
SHERFIELD ON LODDON NEIGHBOURHOOD DEVELOPMENT PLAN 2011 TO 2029



ANNEX C - CHARACTER ASSESSMENT

JULY 2016

SHERFIELD ON LODDON PARISH COUNCIL

Sherfield on Loddon Neighbourhood Development Plan

Annex C – Character Assessment

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INTRODUCTION

Well-designed development proposals, that are both visually attractive and functional, stem from having an understanding of a development's setting and the character of the local area. This document describes the unique appearance and existing features of the village and wider parish, and how these contribute to, or detract from, its character. It will assist planners, developers and architects in ensuring that any future development is of an appropriate design for our community, one that respects and complements the existing local character.

WHAT 'CHARACTER' MEANS

Character comprises a number of elements that combine to create the overall significance and value of a place or building. Not all elements are physical features e.g. materials, walls, windows, buildings; some are more sensory in nature relying upon an individual's emotions or perceptions of a place.

Character develops over time and is a result of many layers of influence. Some historical context, where relevant and informative, has been included. Further research using historical records would be needed to understand how this character has evolved and how it may reflect the historic associations of areas, places or buildings with people, events and longer stories of the area's development.

HOW THE ASSESSMENT WAS CARRIED OUT

In October 2015 a Character Assessment team was set up by the Neighbourhood Plan Working Party. The team was made up of volunteer members of the community who attended a workshop run by Planning Aid England to guide them through carrying out the assessment.

The team identified six broad character areas (areas that have their own distinctive, individual character or 'sense of place') within the Sherfield on Loddon parish. Having divided the area up, small groups then undertook field work, capturing information using a structured proforma. Photographs were also taken in order to illustrate key features and buildings.

This was then validated by local knowledge, site checks, Google maps and other documents such as the Conservation Area Appraisal and historical records of the village where available. The ten categories and type of data recorded were:

- **Layout**, e.g. relationship between buildings, spaces and routes and how these are arranged in relation to each other
- **Topography**, e.g. landscape setting, gradient of the area (hilly, flat, sloping)
- **Spaces**, e.g. parks, playing fields, allotments, car parks, market squares etc
- **Roads, streets, routes**, e.g. vehicular routes, pedestrian pathways, cycle paths, rights of way, alleyways, etc
- **Green and natural features**, e.g. trees, hedgerows, streams, rivers, ponds, woodland
- **Landmarks**, e.g. distinct and instantly recognisable local features, inc buildings, statues, monuments
- **Buildings and details**, e.g. how many storeys, arrangement, style (detached, semi-detached, terraced, flats), construction era, materials, roof types, architectural features, window types, condition
- **Streetscape**, e.g. lamp-posts, benches and seating, street surfacing materials, signage, boundary treatments, etc
- **Land Use**, e.g. residential, retail, leisure, recreation, commercial, community
- **Views**, e.g. important views in and out of the area

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OVERVIEW AND HISTORY OF THE PARISH

Sherfield on Loddon is a village and civil rural parish (popn. approx 1,500) set in North Hampshire. The parish is made up of three historic settlements: Sherfield Village, Church End and Wildmoor.

The name originates from the old English 'Scira feld', meaning the 'bright open land' on the banks of the River Loddon. The settlement was first recorded in the 12th century, when the manor was granted by Henry II to his Marshall, William Fitz Aldin. The present village is thought to have developed in the 14th century.

The Loddon rises in Basingstoke and runs to the east of the parish, crossing to the north west and eventually joining the River Thames at Shiplake Lock. It was harnessed to provide power for local mills, including Longbridge Mill. In 1870, the 'Imperial Gazetteer of England and Wales' described Sherfield on Loddon as:

'a parish, with a village, in Basingstoke district, Hants; adjacent to the Reading and Basingstoke railway, 4 miles NE by N of Basingstoke. Post town, Basingstoke. Acres, 2,236. Real property, £2,257. Pop., 693. Houses, 139. The manor belongs to J. B. Shane, Esq. The living is a rectory in the diocese of Winchester. Value, £680. Patron, G. Barker, Esq. The church was recently restored. There are chapels for Independents and Primitive Methodists, an endowed school with £25 a year, and charities £7.

Mainly residential, the architecture within Sherfield is varied and reflects the historical development of the village since the 16th century. Housing is generally low-density and the village has a spacious feel, enhanced by Sherfield Green, which is semi-wild and has large open spaces with views of the sky. Bramley Road has a 100-year-old Horse Chestnut avenue but is the only street to have specific tree planting. The others 'borrow' their trees from those on the Green or in front gardens.

During the 20th century Sherfield was expanded and now includes more modern style housing, although this is mostly positioned behind the Green 'edge'. Each area has a distinct feeling of its own created by common architecture, the scale of the houses and plots and the maturity of the trees and gardens around them.

There are an abundance of very old moated sites in the locality, possibly due to the presence of the river. An Iron Age hillfort lies to the north-west of the development area at **Bulldown Copse**, the only example of its kind in the Loddon Valley Conservation Area.



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BUILDINGS

There are 16 buildings in the Conservation Area included in the **Statutory List of Buildings of Special Architectural or Historic Interest** as being of 'regional or local interest' (Grade II).

'These listed buildings are of varied type, dating mainly from the 16th to 19th centuries, and are dispersed throughout the village. Often located at key visual points within the streetscape, they make a significant contribution to the special qualities of the Conservation Area. Some of the older buildings have been altered over successive periods to accommodate changes in their use, or changes in contemporary architectural fashion, for example



the refronting in brick of The Old Rectory.

*Other buildings have retained more completely their vernacular form and materials, e.g. the **Thatched Cottage, Wayback and Four Winds**, which have timber-frame construction with thatched roofs.*

Many unlisted buildings contribute positively to the special character of the Conservation Area. These date mainly from the 19th and early 20th centuries, and are scattered among the listed buildings, representing an expansion of the village. Although often of individual intrinsic interest, most of the historic buildings also form part of small clusters of settlement around The Green. The distinctive character and appearance of the Conservation Area is derived principally from the combined contribution of these buildings'.



The Grade II listed, 14th century church lies approximately one mile to the south of the village. There is no direct evidence of an original village settlement next to the church. As the area is characterised by dispersed settlement, it is possible that the church, moat and original manor house stood alone.

Many also use the village as a cut-through to Bramley and beyond, particularly in rush-hour, and traffic on the Bramley Road is near constant during the day. Generally there is no street lighting apart from in some of the newer developments, such as Pound Meadow, which adds to the rural feel of the village.

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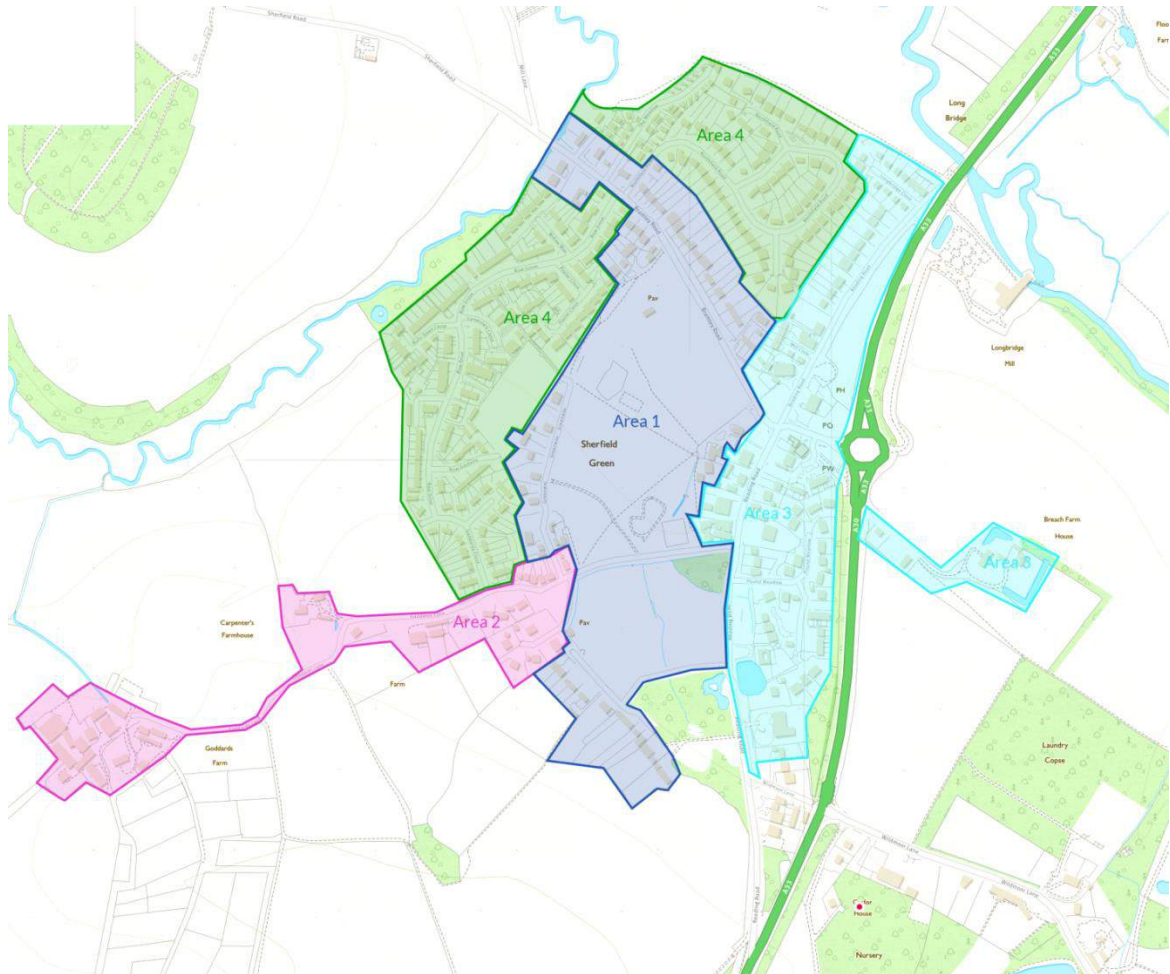
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Church End and **Wildmoor** are ancient settlements that have evolved over the centuries. Both have their own listed buildings of note. Housing along Wildmoor Lane is strung along the road individually or in short rows, with access to off to farmsteads.

The parish is separated from the neighbouring settlements of Bramley, Chineham, and Hartley Wespall by farmland.

CHARACTER ASSESSMENT AREA MAPS

VILLAGE CENTRE



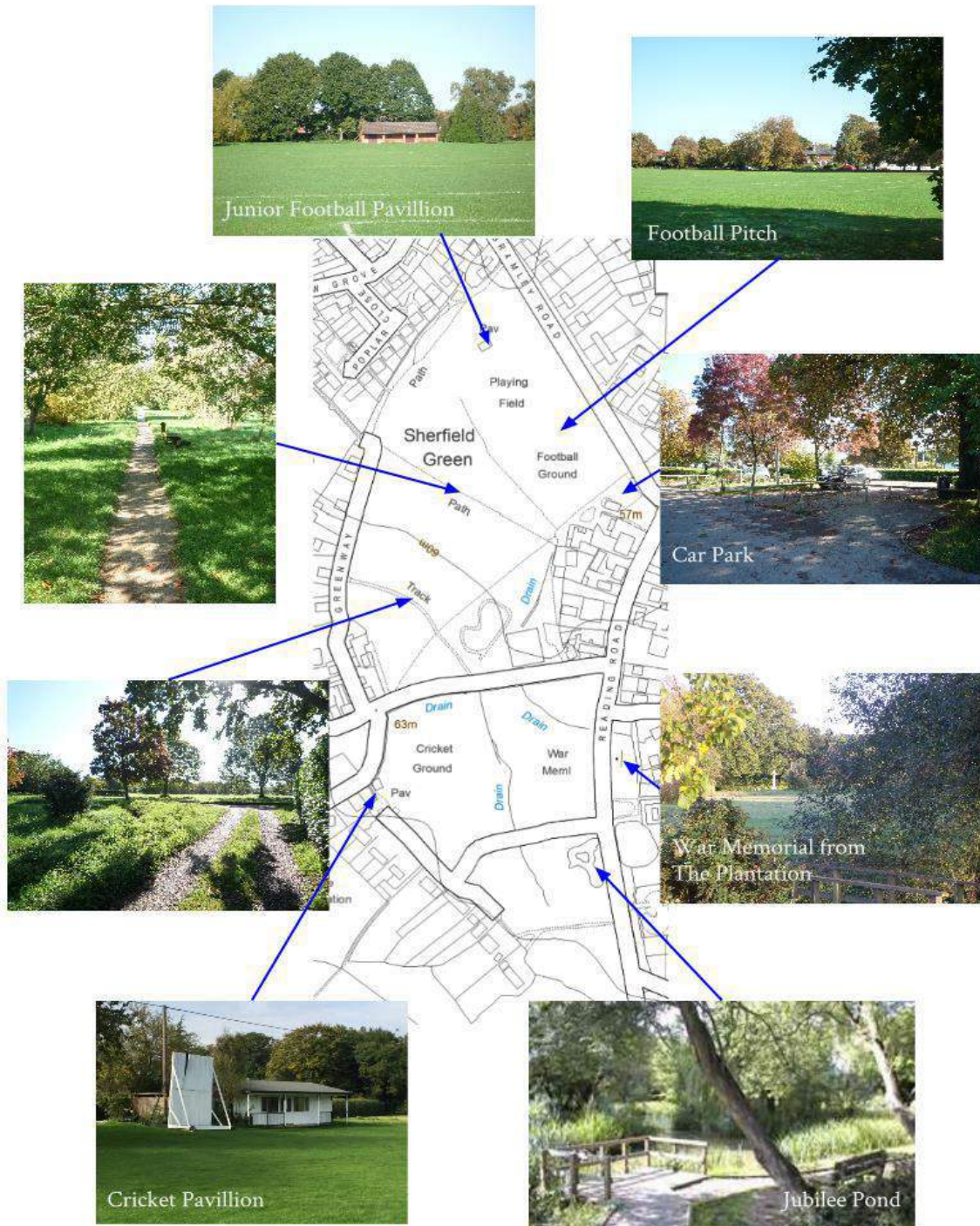
KEY

- | | |
|-----------|---|
| Area 1a: | Sherfield Green |
| Area 1b: | Sherfield Green 'Edge' and Bramley Road |
| Area 2: | Goddards Lane |
| Area 3: | Reading Road and offshoots Longbridge Close, Mill Close, Pound Meadow, Ham's Corner and Breach Lane |
| Area 4(a) | Goddards Close, Bow Drive and Bow Grove and offshoots, Area 4(b) Northfield Road |

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AREA 1A: SHERFIELD GREEN

MAP



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OVERVIEW

According to the Conservation Area Appraisal, Sherfield Green is 'the only remaining open land, out of 114 acres of common land, that existed until the end of the 19th century. Throughout the 20th century, the common land of Hodgemoor, Little Wildmoor, The Whitmarsh and Boar Meadow has been developed. It has also been used for agricultural purposes other than the original rights of pasture and hay. This space is one of the most distinctive characteristics of the area. Its survival is extremely important to the historical and special character of the village and the Conservation Area'. The Green is the heart of the village and a very sociable space where people meet and talk. Being able to walk across it and connect with neighbours is highly valued by existing residents and attractive to new ones.



The map below shows the layout of the Green.



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This photograph, taken mid 20th century, shows the Green and Green edge very clearly. The Horse Chestnut avenue is visible along Bramley Road, and the newly built housing developments of Goddards Close, Bow Grove, Poplar Close and Northfield Road are all visible. Court Farmhouse can be seen at the bottom when it was still a farm.



LAYOUT

The Green is generally flat, but slopes down gently from south to north. It is approximately 6.56 hectares in size. Largely natural and semi-wild in feel, it yet offers a range of uses to villagers, including a number of sporting activities on the football and cricket playing fields, tennis courts, BMX track, basketball court and children's play area, in addition to walkers, dog-walkers and horse-riders.

It has a small, discrete car park on its eastern edge, at the junction with Reading Road and Bramley Road which provides parking for the football playing fields.



ROUTES

Goddards Lane transects the Green roughly through its middle, and **Greenway**, an unmade track, runs north alongside the Green from

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Goddards Lane. This provides access to the houses along this western side of the Green described in Area 1b.

From the east is a narrow concrete path which crosses the Green from the rear of Greenview Cottage, and takes pedestrians to the Children’s Play Area. There are additional unmade tracks providing access to houses on the north western edge of the Green and to the cottages on the Green behind Reading Road. There are various well-trodden footpaths, which have been created by walkers. In addition grassy tracks are kept clear of undergrowth, to provide access for parking during village events. Although no specific bridleway exists, horse riders are able to use the Green.



BUILDINGS



There are three free-standing buildings; two are timber (the Football Pavilion and Cricket Pavilion) and one is brick-built with a tiled roof (the Sports Pavilion). These are all utility buildings used by the various sports teams that use the playing fields and have no particular architectural merit.

Otherwise, houses encircle the Green along its boundary edge, which are partially visible from the Green itself, more or less depending on whether there are leaves on the trees.

GREEN AND NATURAL FEATURES

The Green has a large number of trees of mixed species, particularly oaks, willows and ash, typically growing in copses, with some evergreen species such as Holm Oaks, Holly and Yew. The Green is part of the Conservation Area, and this gives protection to trees growing there. In the 19th century there were very few trees that survived large numbers of grazing livestock, but since the early 20th century trees have gradually been added, including 120 new trees planted in the mid 1970s, and the treescape now contributes significantly to the aesthetic and environmental benefits of the Green.



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In between the copses are large areas of open ground, with rough grass and uneven terrain. Although the sports pitches are mown more regularly, the grass in other areas is allowed to grow long and creates a meadow-like effect. Four fruiting hedges and a number of fruit and nut trees were planted in 2012 in different locations for villagers to forage and for wildlife benefit. The Green supports a wide range of birds and other creatures.



There are three ponds, Horse Pond and Jubilee Pond, at the southernmost point of the green and Golden Pond, which is an informal pond within woodland just south of the other two.. The ponds are opposite each other, separated by Reading Road.

The Green is a designated Site of Importance for Nature Conservation (SINC), based on three Criteria; 1) Semi-improved grasslands which retain a significant element of unimproved grassland, 2) Areas of heathland vegetation; including matrices of dwarf shrub, acid grassland, valley mires and scrub 3) Sites which support one or more notable species.

STREETSCAPE

There are 'Dragon's Teeth' wooden posts and low timber single-rail fences around the Green edges to prevent access by unauthorised vehicles. There are no lampposts as the Green is not lit. Signage is minimal and discreet. Dustbins are provided in various locations.

Benches are positioned along the footpath, near the ponds and around the Jubilee Oak, planted on the corner of Goddards Lane and Reading Road in 2013 to commemorate Queen Elizabeth II's 60 years on the throne.



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VIEWS

There are many open views across the Green. The pictures below are intended to give a sample of the type of views the village enjoys.



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AREA 1B: THE GREEN 'EDGE' AND BRAMLEY ROAD

MAP: BRAMLEY ROAD & GREEN 'EDGE' - NORTH OF GODDARD'S LANE



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MAP: THE GREEN 'EDGE' - SOUTH OF GODDARD'S LANE



OVERVIEW

Dwellings in this area include the oldest in the village and there is a mix of ages of property along the Green boundary gives a sense of the evolution of the village, as houses were built in a largely unplanned way through the decades. Many of the listed buildings are situated in this area. There are four unmade roads providing access to buildings around the edge of the Green, which adds to the character of the area. **Greenway** is the only one of these with a name; this runs north from Goddards Lane along the west side of the Green.

Despite regular traffic, the south eastern length of the **Bramley Road** feels very rural; the trees largely hide the housing on the northern side, which is well set back from the road behind a generous verge, and on the southern side is the Green itself. The fact that the houses are similar in height and scale,

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make it feel cohesive and restful on the eye. Once the Green ends, the road has quite a different, more urban feel, created largely by the lack of street trees and visibility of the houses from the road and cars parked in front.

LAYOUT

The buildings are arranged in a linear fashion around the Green edge. Houses are mostly detached and set in wide plots apart from a few terraced cottages at the southeast end of the Bramley Road where it joins Reading Road. Some properties have large front gardens. At the south eastern section of the Bramley Road, there is a generous grass verge between the gardens and the road, so the houses are set back. All have off-street parking apart from the terraced cottages.



The north end of Greenway terminates close to the allotments and children's playground. There is a public car park at the north eastern corner of the Green where the Bramley Road joins Reading Road, adjacent to the football pitches.

ROUTES

Bramley Road runs along the north eastern edge of the Green and is the main route from the A33 to Bramley, surrounding villages and the A340 from Basingstoke to Aldermaston. Bramley also has the nearest railway station to Sherfield. The road is straight at its southeastern end, with houses on the north western side and the Green on the other but bends slightly to the left between the end of the Green and Bow Bridge, and it is at this point that housing has been built on the south western side of the road.



The road is generally busy with two-way traffic, but especially in rush-hour. Narrowed sections with bollards slow the traffic within a 30 mph speed limit. At its northern end there are no street trees and no traffic calming. There is a bus route along this road and a tarmac pedestrian pathway on the north western side. Kerbs are dipped to allow car access from driveways onto the road.

The Plantation is a single lane metalled road which runs west from Reading Road until it divides at the Green edge into two cul-de-sacs, north and south of the lane. It provides access to thirteen houses.

Greenway is unmade track that provides access to houses along the western edge of the Green.

The Meadow is a no through road leading to a mobile home park off the Bramley Road just north of Northfield Road. There is a short access road leading to a small car park, and then beyond to individual properties.

BUILDINGS

Along Greenway is an irregular group of detached, historic buildings in well-spaced plots. **Apple Tree Cottage, Wayback, Four Winds** and **Sherrens Mead** all date from the 16th or 17th centuries. They have

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DEVONSHIRE COTTAGES & THE LAURELS

exposed timber-frames with brick infills. They all have thatched roofs, apart from Sherrens Mead, which has a tiled roof.

Cornwall Cottages, The Laurels, The Willows and Devonshire Cottages are situated between the earlier listed buildings. They are all built of red brick with gable, slate roofs. All have enclosed porches built of brick with slate roofs mostly with gables, apart from The Laurels which has an original double fronted bay which has been joined/extended with a flat, leaded roof. All have timber painted sash windows, apart from two properties which have uPVC replacements.

Sunnyside is a modern style bungalow set in a large plot with gable, concrete tiled roof, walls are of brick corners with white painted infill and wood feature cladding by front door.

Jubilee Cottage and Rambler Cottage at the south end both have painted, rendered walls. Jubilee Cottage has a concrete tiled, gable roof. Rambler Cottage has a clay tiled, gable roof with a feature chimney adjoining a small porch with timber frame. **Woodley Cottage** was originally two cottages. It is similar to the other brick built cottages in Greenway but has been painted.



FINTRAGH & CLEVE HO

‘NORTH CORNER’

Fintragh and Cleve Ho are modern two storey, detached houses with concrete tiles, catslide roofs and brick construction with some painted rendering on the walls.

Penlee and The Warren are two storey, semi-detached properties also brick built with concrete tiled gable roofs. They have hanging tiles on the walls and an extensive single storey bay front running the whole width of both properties with integral, enclosed gable ended porches. All four properties are in well spaced plots with mainly gravel drives apart from Penlee which has a concrete drive.



HOLT COTTAGE

Holt Cottage is an old, detached, brick built, two storey property set hard to the track. It has a slate, gable end roof and a small, open, timber porch with slate gable roof.



GREENVIEW COTTAGE

‘EAST SIDE’

Dursley Cottage is a semi-detached, two-storey property in a single, large plot with gravel front. It has a slate tiled, gable roof with painted rendered walls and an extensive single storey bay window and enclosed porch with lean-to, slate tiled roof.

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Greenview Cottage is next to Dursley Cottage and is attached to **1, The Cottage**, which is a two-storey, brick built property with slate tiled hip roof and brick enclosed porch with slated hip roof. **1 & 2 The Cottage** are semi detached, two-storey properties with painted rendering with timber frame decorative detail and decorative hanging tiles. Both have slate tiled, hip roofs.

Attached to **2 The Cottage** is a single storey, brick built property with concrete tiles and feature timber framing to walls. Behind these properties is **Old School Cottage** which is attached to the rear of **Yarrowlea** and **The Old School House** which face onto Reading Road. It is brick built, two storey house with a double gable and valley, slate tiled roof.

‘SOUTH EDGE’ INCLUDING THE PLANTATION

There is mostly a mixture of 19th and mid 20th century housing along this part of the Green edge. The exception is **Ye Olde Winton Cottage** (Grade II listed), which is described in the the Conservation Area



WINTON COTTAGE

Appraisal as ‘a substantial, timber-framed two-storey building of two distinctive elements. The first element is the 16th century structure, which lies parallel to the track, and at right angles to the later 17th Century cross-wing. The second element is the dominant, tiled roof slope of the earlier building, punctuated by a massive chimney-stack. This feature and the gable elevation are prominent in views across The Green from Goddards Lane’. Since this was written, hanging tile has been added to the front and northern facades for weatherproofing.

As this picture shows, to the right of the old cottage, is a run of six 1950s built semi-detached houses. Formerly council properties and built for estate workers, these are brick-built, with gable roofs and gable ends, chimneys and modern replacement windows. They are unaltered originals and are set back from the road by long front gardens but are clearly visible from a long distance on the Green having no boundary screening.



THE PLANTATION

Along the left or southern cul-de-sac is a row of six houses of different ages and styles. Some of these are accessible by car from the Plantation, but two properties - Hafor and



WEST STOW

Summerfield - can only be reached via a separate gravel drive, which crosses the Green south of the Jubilee Pond. Pedestrian access is possible from the Plantation.

Chestnut Cottage is a renovated period cottage with rendered walls. It has a tiled gable roof, with a catslide roof to the rear, and white casement windows. There is also a tiled gable over an enclosed porch. It has no front garden; the area is laid to gravel for parking. Next to Chestnut Cottage is **Gravelmead**, another traditional cottage with outbuildings and a detached garage. Part-brick, part-rendered it has a gable roof and central chimney.

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Casement windows. It has a paved drive with a low wooden fence and good sized front garden with flower borders and lawn.

Copmaur is a modern bungalow with large picture windows, a gable roof and chimney. **West Stow** is a detached two storey house with dormer windows, set in a gable roof and modern windows downstairs.

Enclosed porch. Gravel drive with wooden gates and picket fence.



SUMMERFIELD

Summerfield is a large Victorian detached house with an extension at the rear. Part rendered, with hanging tile to one side. Different roof styles with gable at the front and small gables over front upstairs windows.

Sash windows with bays at the front downstairs. Gable porch over front door with steps up. Garage at side. Gravel drive with wooden electric gates and hedging.



HAFOD

Hafod is a detached bungalow with gable roof and a chimney. Unusually for the village, Hafod is stone built. It has modern casement windows and a garage. Its drive is gravel, bounded by a hedge and wooden electric gates. There is a gable porch over the front door.



THATCH END

BRAMLEY ROAD

The housing includes a number of different styles of architecture, influenced by the period in which they were built. All are in good condition and well maintained.

The oldest properties are **Bow Bridge Cottage** and **Thatch End**, positioned at opposite ends of Bramley Road. Built in the 17th century, these are timber-framed, white-washed detached houses with thatched roofs.



6 - 9 BRAMLEY ROAD

To the east of Thatch End, are **nos. 1 and 2 Bramley Road**, and to the west are **nos. 6-9** in a terrace of 4 houses. There is no number 3, 4 or 5 due to the original cottages being converted into single properties. These are 19th century two-storey terraced cottages, originally all 'two-up, two-down'. Nos. 1 and 2 are semi-detached and have small front and rear gardens but nos. 6-9 have long, narrow gardens both front and back. No. 6 and no. 9 are end of the terrace and have been modestly extended. The roofs are pitched, tiled and the windows are white casement opening. All have porches with the exception of no.2.



ALEXANDRA TERRACE

Alexandra Terrace is a row of four, architecturally distinct, two storey brick-built houses constructed in the early 20th century

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in the Dutch Colonial style, with gambrel clay tiled roofs and dormer casement windows. All have open porches with pitched roofs over. These are the only Dutch style properties in the village.

Between Alexandra Terrace and Northfield Road are a number of 20th century brick built, two-storey semi-detached houses. Most are rectangular, with porches and attached garages. Roofs are tiled hip, and include slate, concrete and clay. All the windows have white casings with the exception of no. 2 **Lilleshall**.

Vailima has large top-opening bay windows on one side, at both ground and first floor level. Although they were built at different times, the houses are all of a similar size and height.



LITTLE ORCHARD

Front gardens are medium sized with room for parking.

Little Orchard is a 1920s detached house, distinct from the rest in its shape and interesting architectural detailing, in the 'Arts and Crafts' style. It is brick-built with a part rendered front. The main roof is pitched with a catslide roof and dormer window to one side. The windows are casement with rectangular lintels. There is some herringbone detailing in brick above one of the upper storey windows.

As you leave the Green and proceed along Bramley Road there is housing, and metalled pavements, on both sides. On the West side are a collection of detached and

semi-detached brick-built 20th century houses all with timber shingle cladding to the upper storeys. These all have off-road parking and good-sized front gardens. The windows are casement and are all white apart from one property. On the opposite side beyond Northfield Road, **Conkers** and **Meadow Corner** are brick-built 20th century bungalows, adjacent to the entrance to **The Meadows** mobile home park.

This is a distinct community of 25 or so well-maintained mobile homes, some double width, within small, neat and tidy plots. Some have room for parking but there are some parking areas and separate garages. There are no trees along the road. The park is not visible from Bramley or Northfield roads.



THE MEADOWS

Moving along towards Bow Bridge on the western side is another small group of modern houses, **River Gardens** and **Bow Bridge House**, which are positioned next to each other at right angles to the road, and whose rear gardens back onto Bow Brook. These are two-storey houses, with concrete tile roofs and dormer windows clad in white painted timber. There is an access track and off road parking for each house.



RIVER GARDENS & BOW BRIDGE HOUSE

The houses around the Green are a mostly fronted with natural hedging or picket fencing. Some houses have large front gardens, some are positioned closer to the lanes and roads. The treescape is an important feature of the properties around the

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Green. There are a number of specimen trees in front gardens, for example, a Maple in the front garden of The Laurels and two Holm Oaks on the edge of Greenway. A major feature of the Green is the Horse Chestnut avenue along the Bramley Road.

The Green can become waterlogged so there are a number of drainage ditches along the edge of the tracks around the Green. There are copses of mixed species trees on the north end of the Green visible from the road. South of these the football pitches create a wide open space.

STREETSCAPE

Property boundaries are mostly marked with natural hedging with some brick walling, picket fencing and traditional fencing. Some properties e.g. **Devonshire Cottages** have no boundary marked.

Block paving, tarmac and gravel have been used for driveways. Most have established plantings of trees, shrubs, hedges and herbaceous perennials.

There is a brick built bus shelter on the western edge of the Bramley Road, just before Bow Bridge. Pavements, where they exist, are tarmac/asphalt. There is no signage other than a few road signs.

VIEWS

All the properties face onto the Green and have wide views across the Green, apart from **Ramblers Cottage** and **Woodley Cottage**.



Sherfield on Loddon Neighbourhood Development Plan Annex C – Character Assessment

The row of houses along Greenway can be viewed fully or partially from The Green depending on where you're standing and time of year, as to how much tree cover there is.

Houses along the south eastern section of the road have views out over the football pitches, but in summer this is obscured by the canopy of the chestnut trees. Likewise, the view of the houses is only possible from a distance in winter. The view of the looking down the road through the tree avenue is very attractive.

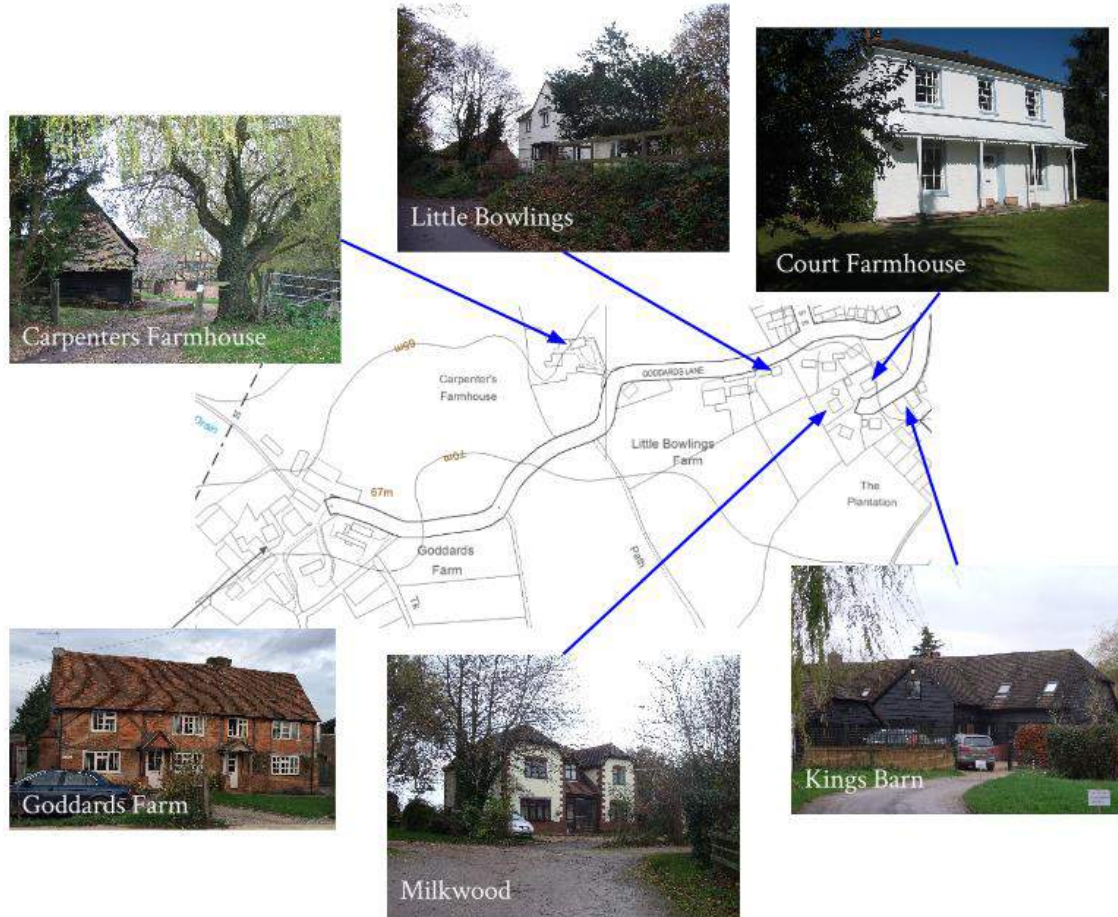


Sherfield on Loddon Neighbourhood Development Plan

Annex C – Character Assessment

AREA 2: GODDARDS LANE INC COURT FARM

MAP



OVERVIEW

Goddards Lane runs west from Reading Road, across the Green and beyond the village boundary until it reaches Goddards Farm, where it ends. The land around it is used for residential, commercial and agricultural purposes.

LAYOUT



MYRTLE COTTAGE

Houses are generally arranged in a linear fashion along the road in short stretches.

In the village section, older houses are terraced or semi-detached in small plots with very small front gardens. The properties behind the Shop have no rear gardens at all as they back onto commercial premises.

As the road leaves the Green, there are detached houses in larger plots, which become much more spaced out as the lane progresses into the countryside.

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ROUTES

As it bisects the Green, the road is straight and wide enough for two cars to pass. As it leaves the village it narrows to a single track lane and becomes more winding and undulating. It was previously known as the Causeway/Cast Road. Within the village there are pedestrian footpaths on both sides.

At the other end of the Green an unmade track leads to a cluster of modern or converted residential properties at the site of the old **Court Farm**.

Further along is **Orchard Lea**, a small modern development of houses built in the 1980s. These houses share a drive off Goddards Lane with three plots equally spaced. There are small front gardens, mostly driveway with double garages, but have large rear gardens. Just beyond is the right hand turn into Goddards Close.

At the end of the lane is Goddards Farm. The first part of the lane has high banks either side which level out near Carpenters Farmhouse. There are no pavements. There are two rights of way footpaths across farmland about half way along the lane on the left. The second footpath leads to the church.



BUILDINGS

Immediately behind, and adjoining, the shop are three c 19th century terraced cottages, nos **1 and 3 South View**, and **Greenways**. Rendered white there is a gable roof at the end cottage and each has a chimney. There are varied styles of replacement windows. They have small gardens back and front with a brick wall at the front. Next to these cottages are a pair of semi-detached brick cottages built a bit later in the early 1900s, **Heathfield** and **no. 2 South View**. They have hip end and small gables on the roof with a double chimney. Replacement windows. Small front gardens with brick wall and one has a metal gate.

Further along, beyond the tennis courts and part of the village green, is **Globe House**. Formerly an off-licence, it is 19th century, but extended considerably around 2004/5. Its walls are rendered and has a gable ended roof with 2 chimneys. Windows are replacement sash style. Behind is a double garage, large conservatory and an outbuilding. It is surrounded by a high hedge with an iron gate leading to the front door with a porch with pillars. At the side are wooden electric gates



GLOBE HOUSE

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Access to this cluster of five dwellings is via a tarmacked track which branches off Goddards Lane opposite Globe House. **Court Farmhouse** dates from the early 19th century and is of brick construction (now painted), with a hipped slate roof. The openings are slightly cambered and the sash windows are in reveals. The prominent east facade is unusual, with its distinctive veranda on slim wooden posts. It has a large front garden with mature trees and plants. A picket fence and hedge with a grass verge surround the property. Adjacent is **Kings Barn**. The old barn that stood there originally was demolished and a new house built on the same spot. This house, built in 1984, has external wood cladding. Inside there are some of the timbers from the original barn.



COURT FARM



KINGS BARN

Behind the farmhouse and barn are three detached houses with double garages, built in the 1980s. **Milkwood** is white rendered throughout, **Holly House** is part rendered and **Beaumaris** is entirely brick faced. These have white rendered walls with brick corners, modern windows, hip roofs and dormer windows. They have modest front gardens, open plan, with room for parking.



MILKWOOD

Heading west, beyond the turning for Greenway, is a short row of mixed style houses, which include **Myrtle Cottage**, **Fernleigh**, **Rose Cottage** and **Goddards Hall**, Goddards Hall was built as a chapel for the Plymouth Brethren and is oriented gable-end on to the road. It has an unusual balcony

Orchard Lea (not shown) houses are three, 5-bed detached, brick-built, with tiled hip roofs, modern windows, chimneys, double garages and an open plan frontage.

Little Bowlings is a 1930s cream rendered detached house with 3 bedrooms. It has a gable roof with chimney and modern windows. It is on a slight slope with a retaining wall at front and an open wooden fence on the top. Outbuildings are at the rear for the cattery and paddock.



ROSE COTTAGE & GODDARDS HALL



LITTLE BOWLINGS

Little Bowlings Farm, accessed from the lane via a five bar gate and wooden fencing two large open roofed barns with concrete corrugated roofs, which house horses, horseboxes and caravans. There are horse paddocks at the rear.

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Carpenters Farmhouse originates from the 16th and 17th centuries, and is a T-shaped timber-framed house of two-storeys. The timber-frame is infilled with red brick and the half-hipped roof is tiled. The farmhouse and its associated complex of farm buildings terminate the long views along Goddards Lane. They contribute significantly to the special character of this part of the Conservation Area, and provide views to the open farmland to the north of the lane. **Bowlings** is a 1980s 5 bed detached house on a slope, with gable roof and modern windows. It has a single garage with drive and a large garden with hedges.



CARPENTERS FARMHOUSE

Goddards Farm has two Grade II listed semi-detached, two-storey, timber-framed cottages dating from the 14th century. The farmyard has various outbuildings which house businesses, including the village micro-brewery and a small garage. Adjacent are horse paddocks and three modern houses off the farmyard area.



GODDARDS FARM

VIEWS

To the north of Goddards Lane is farmland, with are open views across to the road to Bramley and surrounding countryside. This is a quiet country lane popular with dog walkers with easy access onto the fields which lead to other footpaths towards the church and the A33.



Sherfield on Loddon Neighbourhood Development Plan
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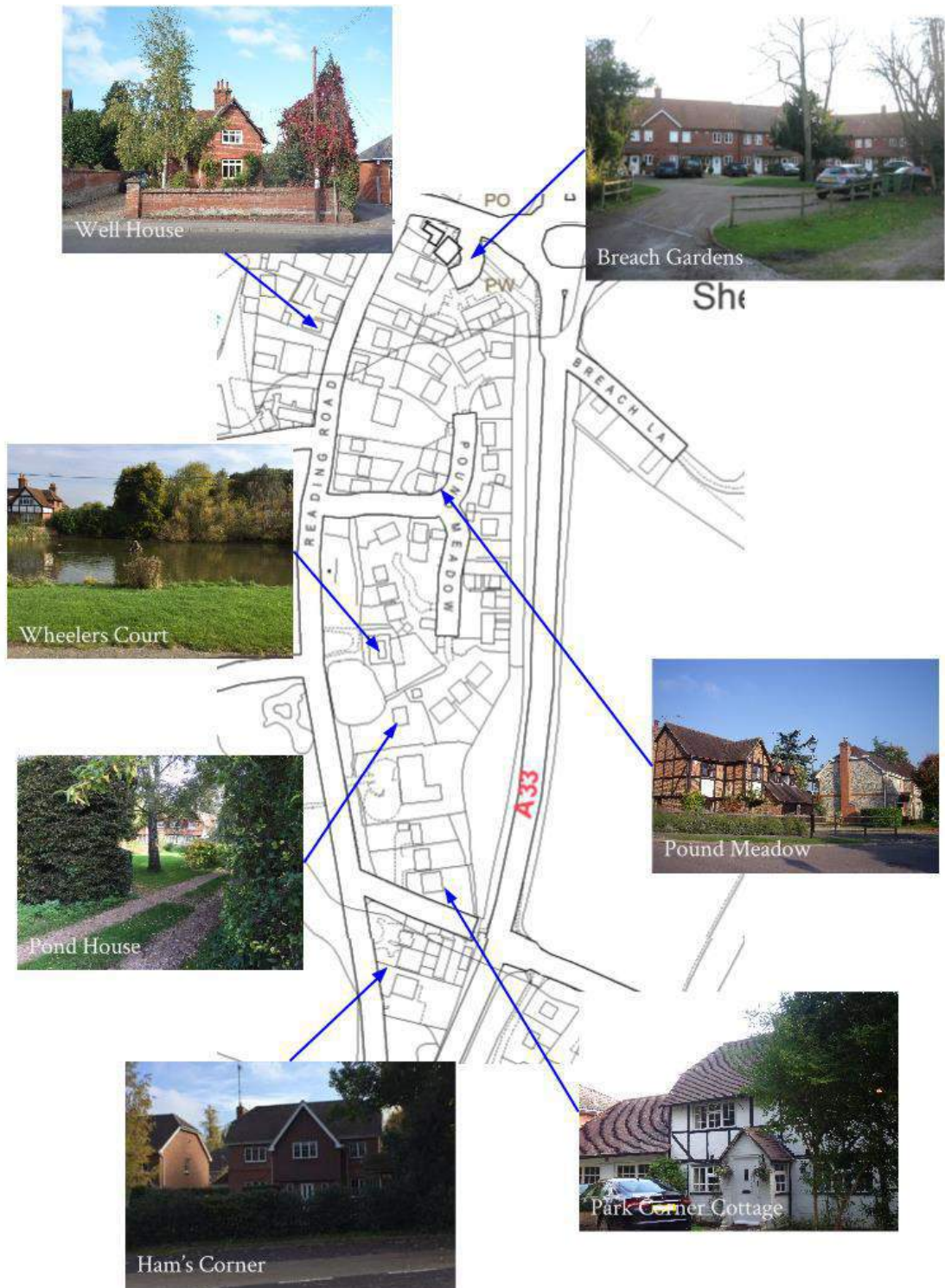
AREA 3: READING ROAD AND OFFSHOOTS

MAP: READING ROAD NORTH OF BRAMLEY ROAD CROSSROADS



Sherfield on Loddon Neighbourhood Development Plan
Annex C – Character Assessment

MAP: READING ROAD SOUTH OF BRAMLEY ROAD CROSSROADS



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OVERVIEW

This area comprises the old Reading Road, a long road serving as one of the two main thoroughfares at the heart of the village, and a small number of side roads branching off it. It has a mix of uses, predominantly residential but with a retail/commercial section in the middle and access to the Green and duck ponds.

LAYOUT

Gently curving to the right, the road splits off from the A33 and runs north, slightly downhill until it comes to a dead-end just short of the A33 again. It intersects with the second most important roadway, Bramley Road, at the landmark 'Village Crossroads'.



As Reading Road progresses through the village, its layout changes. Because it was originally the main trunk road, it has a wide and spacious feeling. Through the Green section there is space for on road parking. The road has been narrowed to slow traffic coming into the village and where cars are parked in the central section, traffic is also slowed. Beyond the Bramley Road/Breach Lane crossroads, the road becomes spacious again, with residential housing only on the left-hand side, and a stand of trees and a narrow field on the other.

The traffic is much lighter in this section as there is no through-traffic and the road is mainly used by local residents. However, the road noise from the A33 is much more pronounced.

ROUTES

The road has pavements on both sides apart from the north and south sections, where there is only a footpath on the left hand side and woodland on the other. There is a narrow cut-through to Northfield Road between Sylvan Mead and Premier Court, and there is pedestrian access at the end onto the A33 and bridge over the Loddon. All the surfaces are tarmaced.



BUILDINGS

SOUTH SECTION

There is a linear row of housing dispersed along the right-hand side in an irregular fashion, set back from the road and facing the Green. All the properties have front gardens with space for car-parking and there are dropped kerbs providing access.

A modern, brick-built one storey BT telephone exchange building is tucked away in the trees on the right hand side, remarkable only for the historic curved brick walls that flank the entrance to the premises.

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These used to house the entrance gates to Sherfield Manor -now Sherfield School. For a more detailed description please refer to the Local List of Buildings of Architectural or Historic interest.

HAM'S CORNER



HAM'S CORNER

Next to the telephone exchange is a cluster of nine modern houses built in 2004 known as Ham's Corner. Three are detached houses facing onto Reading Road, with six smaller terraced houses behind in a small cul-de-sac. They are brick-built with combination roofs due to the end house having a third floor in the roof space. They all have modern casement windows and small porch overhangs. The garages are opposite the houses.

In addition there are three modern, detached houses with hip roofs in traditional tile, stretch bond brickwork with Georgian style windows. One now has a conversion and gabled dormer roof to one side. They sit in relatively small plots, with modest rear gardens and share a drive for access to open front gardens with parking.

Park Corner Cottage is a Tudor style cottage, brick with painted white and timber box sections with traditional casement windows, jerkin head roofing style. It has two attached garages and front car parking with a rear garden.



PARK CORNER COTTAGE

Continuing along the Reading Road, there are two detached houses, **Meadowlea** and **Southlands** both built at different times and in generous wide plots, with good sized front and rear gardens. **Southlands** is a large detached Georgian style house which has recently been renovated. The double garage has been converted to living accommodation with another front door making the property L shaped. It has hip style and gable roof with Georgian style windows. The original front door facing has a porch with pillars. It has a long gravel drive with wooden gates.

Meadowlea is built in the same style as Southlands, but still has its double garage. It has a curving drive on the corner of Wildmoor Lane with tall conifers and deciduous trees which screen the property.

North of these is **Wessex Grange**, a purpose-built residential block consisting of 22 one and two bedroom flats, built in 2002 on the site of Wessex House. This is the only large, three-storey building in the village. It is brick built in stretcher bond and there are dormer windows in a tiled roof. There are gardens to the rear and communal parking at the front laid to block paving. The frontage is fenced with planting behind, and a communal bin and cycle store sits to the left of the entrance.



WESSEX GRANGE

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Pond Cottage is a timber-framed and painted brick cottage. It may originally have been two cottages and is set back with a large, well planted front garden. It has a gable roof with three dormer windows to the front.



POND COTTAGE



WHEELERS COURT

Next to Pond Cottage is **Wheeler's Court**, now three houses, built in the late 19th century. All three houses have hip and valley tiled roofs and face squarely onto the road with hedged front gardens. On this site a building of some importance, where the courts leet for the manor were held, stood until demolition in the 1890s. The property still carries the Lordship of the Manor of Sherfield.

POUND MEADOW

Pound Meadow is a mixed development of thirty seven homes built in the 1990s along a slightly winding 'T' shaped road with two cul-de-sacs. There are twenty one detached houses, which sit in wide and medium length plots. They have double width drives (some are shared) leading to double garages. The remaining sixteen properties are terraced in narrower and shorter plots, with parking in car parks at the front of each block. At the entrance to the road there is a pedestrian pathway on the right bordered by a hedge and an apple tree. The road then splits left and right.



There is street lighting throughout. The detached houses have a mixture of gable, hip and dormer style roofs with modern windows, some of which are

uPVC. There is a mixture of building styles including knapped flint, rendering, tile hung walls, mock Tudor style beams and different kinds of bricks. Fourteen of the houses have separate double garages, six are integral and one has been converted into living accommodation. All the detached houses have chimneys. The terraced houses are part brick, part rendered with timber framing and have pitch roofs, casement windows and tiled door canopies.

There is a small green area with trees on the right after the right turn and a small landscaped garden where the road divides. There are hedges (including beech hedges) on the entrance road and along some of the frontages including in front of the main car park. The smaller car park is bordered by a brick wall with plants growing on top.



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Back on the Reading Road, moving north, is **Star Ceda**, **Mandarin Cottage** (formerly **Rozel Cottage**) and **Shercote**, which are all very different from each other in style. **Star Ceda** is a detached 1960s brick built house situated gable-end to the road, on the site of the old animal pound (hence the naming of the adjacent Pound Meadow). It has a pitch roof, chimney and large casement windows giving good views over the Green. It has an enclosed modern porch and adjoining garage with white doors. To the front there are brick garden walls with railings on top and metal gates. It has a paved drive with flower beds and a medium sized back garden adjacent to Pound Meadow.



MANDARIN COTTAGE & STAR CEDA

Mandarin Cottage is a detached period cottage, built in the late 19th century and renovated in the late 1990s with replacement Georgian style sash windows and white shutters. It has a pyramid hip roof with a large chimney and adjoining garage. There is a picket fence at the front with an open in and out driveway with flower beds.



SHERCOTE

Shercote is a substantial Edwardian part-rendered, detached house with bay windows. It has a pitched tiled roof with decorative period ridge tiles and two gable fronted dormers with mock Tudor framing over the bay windows to the front. There is a large open porch over the front door. The front garden is small and has been paved for parking; a garage at the rear of the property is accessed off Pound Meadow. It has a good sized back garden.

CENTRAL SECTION

'The historic core of the Conservation Area lies around the meeting of Reading Road and Bramley Road. Here, a series of listed and unlisted buildings have a tighter grain and linear plan. The two public houses, both listed, reinforce the importance of this area as the focal point for village life.'

Geographically, the village centre is the Village Green, but the central stretch of Reading Road is the hub, with the Village Hall, children's nursery, shop and butcher, hairdressers and beauty salon, garage, estate agent, two pubs, a small post office and coffee shop. This section of the road is busy by day but quiet at night unless there are events going on at the hall or the pub.



THE FOUR HORSESHOES

Buildings are in a linear arrangement. Plot sizes vary from large (**The Old Rectory**, **The Four Horseshoes** pub and the **Village Hall**) to narrow and small (**Rectory Cottage**, **Yarrowlea**). Commercial properties all have tarmacked open areas for parking, but the residential properties have front gardens.

There are pavements on both sides of the road and

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dropped kerbs for driveways. The buildings are all two-storey, brick-built with pitched tiled roofs. Several are detached, but most are semi-detached.



YARROWLEA & THE OLD SCHOOL HOUSE

The Four Horseshoes is listed and dates from the 16th century. A blacksmith's shop until circa 1900, it is timber-framed and although originally thatched, now has a slate half-hipped roof. This building is of particular importance to the character and appearance of the Conservation Area

The old village school (1737) consisted of a schoolroom and the schoolmaster's house. The school closed in 1958 and was converted into three separate residences, **The Old School House** (listed), **Yarrowlea** and **Old School Cottage**. **Yarrowlea** has the old school bell tower on its gable end. The large **Old Rectory** (pictured in the [Conservation Area](#)

section) is constructed of painted brick and has a hipped slate roof with dentil eaves. Adjacent is the 'L' shaped brick stable block, **The Coach House**. This was built in the mid 19th century and its western side façade runs alongside the road. This housed the stables and there are two fanlights high up in this wall. It was converted into a residential dwelling in the 1970s/80s. It has an internal courtyard not visible from the street. Its roof is tiled, with velux windows, and has a cupola /lantern with slatted



THE COACH HOUSE

timber painted sides, a tiled top and weather vane.



THE VILLAGE HALL

The **Village Hall** was a gift from the Rev. Barker's family. This building was originally six cottages built in 1869 called 'Pleasant Row'. The middle four were converted to form the hall, and the two end properties were retained for residential purposes.

with decorative tile detailing on its roof, set in a small plot behind a front garden with mature trees and plants, and a gravel drive providing off-road parking.

Adjacent to the Village Hall is **Well House**, a small unaltered, 'L' shaped, 19th century building



WELL HOUSE

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SHERDON HOUSE

Between Well House and Yarrowlea is **Sherdon House**, a detached, brick-built, two-storey building set in a wide plot with vehicular access to the rear on each side. Originally a house with garden, the building is now divided into flats with Sherdon's estate agents' premises housed in a small extension on the south side. The house has a slate hip roof and timber painted sash windows either side of a central porch. There is room for parking for about four vehicles immediately in front, on a tarmacked area that would originally have been the front garden.

Behind is an open concreted area giving access to several old industrial storage units and a travel agents' business. Along with the garage, this is the most industrialised area of the village.



BREACH LANE



Breach Lane is an ancient lane that was bisected in 1974 by the A33 bypass and is now the main spur off the A33 roundabout into the village, where it meets the old Reading Road at the crossroads with

Bramley Road. It is a tarmacked, two-way, single carriageway, with pavements on both sides, street lights, bus stops and a red brick bus shelter, with blue plaque commemorating the wedding of the Prince of Wales to Lady Diana Spencer. There are two parking bays, and street signage, a bench and litter bin.



HOUSE TWENTY8

To the north is **The White Hart** pub and garden/carpark to the south is the Post Office and coffee shop, Baptist chapel and Breach Gardens, a cul-de-sac of ten houses built in 2010 on a brownfield site.

To the east the lane crosses the A33 and becomes an un-adopted gravel track accessing three dwellings and signed as a footpath across open countryside. Part of the old trackway can still be seen adjoining the A33.



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The **Post Office/‘House Twenty8’** coffee shop was originally a 2 storey, 3 bed family home, built in the late 19th century. It now houses the village Post Office, gift shop and coffee shop, with a residential flat over having access from the rear on Breach Lane. Brick-built, it has a gable slate roof with chimney and timber Georgian-style casement windows. The wooden glazed entrance doors face onto the corner and lead into a 1992 single-storey extension built of the same materials with a pyramid pitched roof. There is a paved and landscaped garden to the side on the Reading Road, and signage, a bench and a red post box near the entrance.



BREACH LANE CHAPEL

Erected as a memorial chapel to the Jackson family in 1923, **Breach Lane Chapel** faces squarely onto the road behind a short row of iron railings and opens hard onto the pavement.

It has a slate hip-and-valley roof with chimney, partially hung-tiled gable-end wall, stained glass windows in original wooden frames and a small gabled entrance porch facing the road. There is parking for two cars at one side, in front of side access to a vestry and kitchen.

BREACH GARDENS

Off Breach Lane, two modern red brick 2 and 3 bed terraces are sympathetically arranged around a communal parking area, laid to Drivegrid. Original tall wild hedges surround most of the site and original trees and a grassy area have been preserved in the centre. There is no street lighting. Plot sizes are narrow, some having designated parking areas at the front with narrow planting strips. The rear gardens are compact.



BREACH GARDENS

Roofs are pitched with a front facing gable, with red concrete roof tiles and chimneys. The casement windows and doors are modern white uPVC. There are tiled canopy door porches throughout.

The eastern side of Breach Lane is on the other side of the A33. Pedestrian access is by means of a traffic island but the volume and speed of traffic on the A33 and cars accelerating off the roundabout mean that this can be difficult to cross. The lane is an unmade track and continues into fields still within the Conservation Area. The track provides access to three dwellings and is signed as a footpath to open countryside.



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The first dwelling, **Cydonia**, is a detached, square, house with a tiled hip roof and flat roof dormers and white casement windows. It has a large extension on the western side and a built-in garage. It sits in a medium sized plot facing onto the lane and is screened from the adjacent A33 by trees.



CYDONIA

Formerly three farm cottages, further along the lane is **White Gables**, now a single, extended 4 bed dwelling, at right angles to the lane and facing out over farm land. A gabled extension abuts the concrete-tiled pitch roof, the walls are rendered white. It has timber casement windows and doors. There are landscaped gardens to front and side, with a large garden to the rear. There is



WHITE GABLES

parking for two cars at the front of the house.

At the end of the lane are **Breach Barn and Farmhouse** (Grade II listed). The Conservation Appraisal describes them thus: *'Breach Barn and Farmhouse are situated in open fields to the east of the settlement. The barn, dated to 1391, is a timber-frame structure of five bays, with central entrances on the east and west sides. The roof is half-hipped, tiled on three sides and slated on one. The timber-frame is of a cruck construction with weather-boarded walls. Adjacent to the barn is Breach Farmhouse, which dates from the 18th century. It has a symmetrical front with massive, tapered chimney-*



BREACH FARMHOUSE

LONGBRIDGE MILL AND MILL HOUSE

Situated just outside the village, east of the A33, is Longbridge Mill and Mill House (grade II listed), a public house. After renovation, the mill is in working order but no longer in regular use. It has been operated on an occasional basis by the Hampshire Mills Group, and is used to grind flour on open days. There is a large beer



garden and car park. The Mill had one of the largest water wheels in Hampshire, with a potential capacity of 100 hp to work four pairs of stones. The mill is of key significance to the special architectural and historic interest of the Conservation Area:

'The Mill dates from the 17th century, with early 19th century alterations. The walls are of brickwork in English bond, with cambered openings to the ground floor. A weather-boarded section marks the wheel housing above the water channel. On its south-western

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end is a cross wing, the northern end of which features exposed 17th century timber framing on the upper part. The interior of the mill has a timber-framed core, and much of the old machinery remains, including the wide wheel. The adjacent Mill House dates from the mid-18th century and is two-storey. The north-facing front has four windows, a hipped tile roof with brick dentil eaves, and red brick walling in Flemish bond.'

This is a view along the River Loddon beside Longbridge Mill, taken from Long Bridge on A33. The water meadows are an important feature of the river floodplain.



NORTH SECTION

This section of Reading Road has a variety of two-storey residential houses, green spaces and two cul-de-sacs off to the west. It culminates in a dead-end just before joining the A33 at Long Bridge, over the River Loddon. It runs roughly north/northeast and is a metaled two-way carriageway with a tarmac pavement along one side, running slightly downhill. There is no street lighting but some telegraph poles and wires. At the crossroads, it is bordered to the left by a corner of the Village Green, and to the right by the The White Hart.



THE WHITE HART

The White Hart (Grade II listed) is a 17th/18th century building, brick built but now rendered and painted. The two-storey building has a tile roof, hipped over rear extensions, cambered ground-floor openings, timber framed windows and ½ glazed timber doors in solid frames. There is an unusual half octagonal projection at the south end of the building. There is outdoor seating and parking to the front. To the side is an ample car park and further to side and rear is a large beer garden.



WESTON HOUSE

Beyond the corner of The Green and set back from the road, is **Weston House**, once the village store, now

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converted into eight privately rented flats. Early/Mid 20th century, red brick two storey building with considerable sympathetic extensions later, some single storey. Hung tile upper storey walls and complicated slate hipped roofs and chimneys, white replacement uPVC casement windows and glazed doors. There are various access points, some to single flats. There are no gardens but parking for up to 16 cars around the building with a waste bin area near the road and the grassy Village Green is to one side. An alleyway leads from the parking area, along the farthest side of the building to join the Bramley Road. Opposite Weston House is a small car park, once a bus terminus turning area.

MILL CLOSE



Built in the 1980s, Mill Close is a quiet cul-de-sac of six 2 storey, 3 bed detached houses. There is only one short stretch of standard kerbed pavement beside to flats. and no street lighting.

Four homes face squarely onto the road, linked by single garages and two further detached homes are set apart, to the left. They all have off-site parking for one extra vehicle on drives. Plots are narrow with small rear gardens.

Open-plan front gardens are laid to lawn with some well-established shrubs and young trees. The buildings are in

sand-finished pink brick with gable or gable-end roofs in brown concrete tiles. All have glazed doors and brown replacement uPVC casement windows. Some have a gabled wall dormer to the front and there is a variety of tiled porches.

At the junction of Mill Close and Reading Road is **Premier House**, a two storey building of four privately owned flats, with Premier Court at its rear. It is brick-built, rendered and painted cream, has brown uPVC replacement casement windows and timber, glazed doors. The roof is gable with two additional gables over the two two storey bays to the front.



PREMIER COURT

Also built in the 1980s, **Premier Court** is a 2 storey red brick building housing 8 flats. It has 2 story brown timber cladding and some red hung tiles on the upper story. It has an irregular roof of brown concrete tiles, brown replacement casement windows and glazed doors. There is private parking at the rear with sufficient waste bin spaces. There is no garden area. Access is directly off the pavement through two communal entrances. Only one flat has a small private garden/parking area to the side. Other residents park on the road.

Between Premier House and Sylvan Mead, an unlit pedestrian alleyway connects with Northfield Road. The road continues with a row of eleven

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detached and semi-detached houses and pavement on one side until it reaches a dead end just before Long Bridge.

On the opposite side is a natural verge, high hedging and trees bordering a triangular field which abuts the A33. There is no street lighting but some telegraph poles and wires.



FAIRMEAD



8 & 9 READING ROAD



9 READING ROAD

The houses are set back and face squarely on to the road, being dispersed in an irregular fashion in well-spaced plots. Although different in design and finish, most are rectangular, with porches and attached garages. Some have been considerably extended. Some have characteristic hung tiles on upper storeys. Roofs are concrete tiled hip with chimneys. Most casement windows are replacement uPVC, and all are in white or brown. Some properties have loft conversions.

All have long rear gardens but front gardens vary in size. Gardens are well established, with ample off-street parking on gravel, tarmac or paved drives. Boundary treatments vary from open split pole fencing to substantial beach.

Reading Road has some Grade II listed street furniture, including the cast-iron telephone kiosk by the the White Hart and the 19th century stone milestone near Longbridge Close. This is semicircular on plan with a slanting top inscribed **Southampton 35** and on the front **Reading 11** and **Basingstoke 5**.



The Basingstoke and Reading Turnpike was opened in 1718, and this is one of a series of milestones on the turnpike. ‘

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LONGBRIDGE CLOSE

Longbridge Close leads off Reading Road at the northern edge of the village. Built in 1980s as a short linear cul-de-sac with ten detached two-story dwellings; an additional terrace was added in 2006. The original dwellings have double-width driveways leading to double garages set behind the building line and these broad plots produce wide spaces between the houses. The six-home terrace has narrower, shorter plots with an open parking area at the rear, accessed from Reading Road.

All houses face squarely onto the narrow two-way, single carriageway with shallow front gardens, contained by brick front walls which match the house bricks. There are no gates and few hedges, giving a sense of space. Tarmac pavements run along both sides and drop kerbs provide access to double width drives for on-site car-parking.



The detached 4/5 bed dwellings have pyramid hipped roofs with brown concrete roof tiles and chimneys, Georgian-style white uPVC casement windows and glazed doors. Individuality was introduced by slightly varying each bay window but overall the close has a quiet harmonious feel. The newer terrace of three-bed homes was sympathetically designed to blend in but with the addition of wooden door canopies to reference other properties in the village.

Front gardens are well established, mostly laid to lawn with some well-established shrubs & flowering trees. Some rear gardens back onto the floodplain of the River Loddon, with views across the river and open farmland.

GREEN AND NATURAL FEATURES ALONG THE READING ROAD

To the south, Reading Road passes alongside wooded and open areas of the Green and two ponds. One is the old Horse Pond, now called Jubilee Pond. There is a 'duck crossing' making motorists to slow or stop if ducks are in the road. The central section has very little greenery apart from trees and hedges in the front gardens of the residential properties.

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The areas in front of the shop, salon and estate agents provide parking spaces for customers. **The Old School House** has metal railings and a mixed species hedge, along with three large conifers in the front garden. **The Old Rectory** has a number of mature trees, including Yew and Oak, behind a timber closeboard fence. The other residential properties (**Well House, Hazel House, Rectory Cottage** and **Holly Cottage**) all have mature front gardens.



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At the junction of Bramley Road, there is another small section of the Green. Beyond this, moving north, the houses all have good sized front gardens with mature planting, and there are plenty of trees opposite, screening the A33.

In the southern section there are open views of the Green. The close-up view from the street of the various character properties within the centre of Reading Road, make this section of the road most interesting and enrich the experience of walking along the street.

There are interesting architectural details on a number of buildings such as the bell-tower on Yarrowlea, The Coach House façade, and Village Hall decorative boundary wall.



AREA 4: THE WESTERN & NORTHERN EDGE OF THE VILLAGE

OVERVIEW

This ribbon residential area is the result of expansion between 1950s and 1970s and spans Bramley Road to form an outer circle on the western and northern boundaries of the village. Entirely populated with late 20th Century dwellings, it comprises:

- a) **Goddards Close/Bow Drive/Bow Grove** a long, slightly winding road built over three stages, which links the established Goddards Lane to Bramley Road. The main thoroughfare has a number of cul-de-sacs off, **Bow Gardens, Carpenter's Close, Bullsdown Close, Poplar Close** and **Willow Way.**
- b) **Northfield Road**, a separate horseshoe-shaped area on the other side of Bramley Road.

All the roads are narrow two-way single carriageways. The tarmacked pavements are standard width with drop kerbs for access, in most cases on both sides of the road and are enhanced by frequent green verges and occasional open spaces with trees.

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MAP: (A) GODDARDS CLOSE, BOW DRIVE, BOW GROVE & CUL-DE-SACS



OVERVIEW

The route follows a gentle slope from south to north and forms part of the circular bus route to Basingstoke. There is good access to the Green and village amenities from here, by walking the many interconnecting concrete footpaths. Properties are well spaced out with a variety of housing types including semi-detached, terraced and bungalows and most houses have good sized front and rear gardens. Along part of the route, the front gardens are open plan and on the western side, some rear gardens face onto open farmland.

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GODDARDS CLOSE

LAYOUT

Goddards Close, the first part of the route, was a new development of 44 houses built by the council in the 1950s. Leading off Goddards Lane and now connecting with Bow Drive, the winding road has two short straight cul-de-sacs off.



Most houses have their front elevation facing the road but plot sizes follow the bends in the road. Parking is generally on-site but two off-road garage areas give access to some rear gardens. Dwellings are set-back from the road with compact front gardens contained by privet hedging (some full height) and front gates. There are bus stops and steel lampposts.



There are bus stops and steel lampposts.



At the Goddards Lane end, and at right angles to the road, there are two off-road terraces with no on-site parking. Each terrace of four bungalows is accessed by a walkway at the front.

BUILDINGS

Twenty four of the homes are two-storey red-brick, 3 bed semis with red concrete-tiled pitched roofs, all with chimneys and some supporting solar panels. Most have modern white uPVC casement windows and partially-glazed uPVC doors and the majority still retain their characteristic door canopies: either gabled in wood and tiles or flat and concrete. Some semis now have extended and enclosed porches.

Twenty of the homes are 2-bed bungalows: three terraces of four and four pairs of semis with pitched roofs and gabled ends, again some with solar panels. Privet hedging is a feature and front gardens are well established, well planted with shrubs and trees and neatly tended. The properties on the western side of Goddards Close have extensive views across open fields.

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BOW GARDENS

Built by the council in 1970s for elderly residents, Bow Gardens is a short, flat, straight cul-de-sac of twelve 2 bed bungalows, front facing onto the road. Homes are set back from the road, on good sized plots. With paths leading up to the entrances, very few residents have converted front gardens for on-site parking and most front gardens retain the original privet hedges.



Rear gardens are also of a good size. Pavements are wide and kerbed with grass verges in places. A commemorative bench has been placed on the grassy junction with Bow Drive where disabled access has been provided by a surfaced drop kerb. The Close also offers vehicular access to the village allotments and provides an off-road parking area for allotment-holders.



BUILDINGS

The twelve 2 bed linked semi-detached bungalows have rendered walls, pitched roofs of brown concrete tiles with chimneys, modern uPVC casement windows and doors and wide plots.

BOW DRIVE

Bow Drive links Goddards Close to Bow Grove. Built in phases during the 1970s, this section of the route has a mix of housing.

Most homes have their front elevation facing the road. There is an open feel with houses set back, standard pavements and, in part, green verges lining both sides of the road. Short terraces and semis ensure good spacing between the buildings. Plot sizes vary in width but all have compact front gardens. Rear gardens vary, with some on the western edge enjoying views over open countryside.



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Some properties have on-site parking but most homes do not so parking is generally on the street. Four garage blocks provide off-road parking to the side or rear. Discrete narrow vehicular access between terraces often connects with footpaths giving access to allotments, the Green and thereby central amenities.

Four laybys for additional on-road parking have been provided, at times combined with extra shrubby landscaping. There are bus stops and steel lampposts. The area is quiet and feels safe. Roofs are hipped with brown concrete roof tiles and chimneys, some supporting solar panels. Modern white uPVC casement windows and doors predominate throughout.



Building Phase I: ex-council, 2 bed, semi-detached bungalows, rendered, and linked by entrance porches. Front gardens retain characteristic ex-council privet hedging and garden gates.



Building Phase II: 3 bed two-storey staggered terraces of 4, 6 or 8 properties in red brick, with tile-hung curtain walls. One terrace, at right angles to the road, is rendered white. 2 terraces of red brick 2 bed bungalows



Building Phase III: a 3 bed two-storey staggered terrace in sand-finished pink/ buff brick, with narrower plots, protruding attached garages and open plan gardens.

There are open grassy areas, planted with characteristic rowan trees, which enhance the open, rural feel of the area. One has views to the landmark village allotments and leads onto the allotment access footpath.

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CARPENTERS CLOSE

Built in 1970s for elderly residents, Carpenters Close is a short cul-de-sac, off Bow Drive, which also leads by foot to the village allotments. Slightly downhill to the left, two staggered terraces of bungalows face onto a central area of grass, hedging, rowan trees and two pedestrian footpaths. On the right-hand side are the rear gardens of bungalows on Bow Drive. The entrance, with a grassy area and disabled parking bay, opens out into a large triangular space for street parking flanked by planting.

The twelve 2 bed light red brick linked bungalows have pitched roofs of brown concrete tiles with chimneys, modern uPVC casement windows and doors and good sized plots.

Good sized gardens are open plan and well-kept to the front and on the eastern side, rear gardens face onto the village allotments.



BULLSDOWN CLOSE



This short curved cul-de-sac of 3-bed two-storey 1970s terraced housing has a slight slope west to east and a much steeper slope south to north. It has a grassy area and layby for 3 or 4 vehicles near its junction with Bow Drive. Houses face squarely onto the road. The houses are on narrow plots, some having protruding attached garages. Small paved frontages and on-street parking contribute to the cramped feel in the road. However, most dwellings have long rear gardens: to the north and west they are steep, with views across Bow Brook to woodland or open fields.

A short spur extends beyond the road, running at right angles to the edge of the village, having hedged front gardens, front access from a footpath only and views over open land.

A feature of the Close is the network of concrete footpaths which almost surround it, giving rear access to long gardens, connecting with garage blocks or giving pedestrian access onto Bow Grove.



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The twenty six 3-bed, two-storey houses are arranged in two different styles of staggered terraces of 3, 4 or 5 dwellings in various shades of sand-finished pink/buff brickwork. There are gabled roof terraces with brown concrete roof tiles with chimneys. Most have modern white uPVC casement windows and partially-glazed uPVC doors.

Spaces between the terraces, the end of the pedestrian 'spur' and the surrounding footpaths offer views across Bow Brook to woodland and fields. To the west glimpses of Bullsdown Camp, a heavily-wooded site of a former Iron Age plateau fort, can be seen. There is a natural pond that can be seen from the path behind the corner pictured below.

BOW GROVE, INC POPLAR CLOSE & WILLOW WAY



Bow Grove continues on from Bow Drive, running south to north on the flat. It is on a bus route and has street lighting. The cul-de-sacs of **Poplar Close** and **Willow Way** branch off to each side. This last section totals seventy seven properties in all.

Homes face squarely onto the roads. There is an open feeling with houses set back from the road, with good spacing and ample plots. Most properties have kept original open plan front gardens laid to grass.

Pavements are standard and in Bow Grove, green verges line both sides of the roads. In the corners of both cul-de-sacs, some properties have shared off-road access. Concrete footpaths connect both Bow Grove and Poplar Close to the village green and central amenities.



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BUILDINGS

The housing is predominantly a mixture of two-storey linked 4 bed detached and 3 bed linked semis, with some individual properties at the northern end.

The similar properties are sand-finished light red brick with front tile-hung curtain walls. They present to the road frontage with a mixture of pitched roof and gable ends, with brown concrete roof tiles and chimneys, some supporting solar panels. Modern white uPVC casement windows and glazed doors predominate throughout.

Most properties have integral garages but vehicles also seem to park on front driveways. Garages are linked to the house by single-storey entrance halls and also linked to the garage next door.



POPLAR HOUSE

There are some individual properties. **Poplar House** in Poplar Close, is a unique design, purchased from the ideal home exhibition, built in 1970s and has a large corner plot with large rear garden backing onto the village green. This extended 5 bed home features white plastic cladding on the upper storey, Georgian style uPVC casement windows, a gabled roof and paved frontage.

There is a mix of housing at the north end of Bow Grove: twelve dwellings include detached bungalows (some red brick and some rendered), three two-storey dormer window chalet bungalows, an extended detached house, and two pairs of semis matching the rest of the road.

The rear gardens on the east of Poplar Close back onto, and enjoy views over, the Green. At the north end of Poplar Close a communal grassy square is



POPLAR CLOSE



7 BOW GROVE



4 BOW GROVE

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surrounded on two sides by characteristic 3 bed semis. A parking area borders the third side and a concrete footpath leads to Bow Grove, along the fourth. Another footpath leads from the far north corner to a garage block and similarly connects with Bow Grove.



27 BOW GROVE

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MAP: (B) NORTHFIELD ROAD



OVERVIEW

Northfield Road is a quiet winding cul-de-sac with a housing development of 77 mostly detached two storey houses, of four basic styles and with a few bungalows mixed in. Most were built in the mid/late 20th century by the same builder who allowed purchasers to influence the design of their accommodation, so whilst similar materials might have been used, no two neighbouring houses are the same. Since construction many of the houses have also been modernised or extended or both, which further adds to the variety in the street. The layout was carefully planned and housing is low density, mostly set in wide plots with good sized front and rear gardens. All have off road parking.



BUILDINGS

The houses have a variety of roofing styles, mainly pitched but with examples of hipped and gable roofs, shed roofing a feature of larger houses, some have porches with door hoods. The red, stretcher

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bond brickwork is unremarkable, some have wood or uPVC cladding. Most have replacement windows, mainly uPVC in a traditional casement style, some being leaded. The overall impression is of well maintained dwellings with no eyesores.

ROUTES

The road is two-way with pavements on both sides throughout, with limited on-street parking. Some front gardens have been graveled or paved over but most have mature trees and shrubs. Two shorter cul de sacs each, with hammerhead turning points, run off the main route. There is a pedestrian cut-through from one cul de sac to Reading Road.



GREEN AND NATURAL FEATURES



There are no open green spaces but well tended front gardens and plenty of trees and hedges throughout contribute to a rural feel. A ditch runs along the northern boundary and field with Public footpath to River Loddon. Properties on the northern edge back onto a field and have good views to the River Loddon across water meadows.

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AREA 5: A33 AND CHURCH END



OVERVIEW

Church End is situated approximately 1 mile south of the main village along the A33 Reading Road and around the southern end of Wildmoor Lane. It comprises a number of dwellings created out of the old Sherfield Court estate, and individual houses situated along the A33 and the end of Wildmoor Lane.

LAYOUT

Properties are arranged along the A33 and Wildmoor Lane in irregular groupings with gaps between them. Most houses are set back from the road, with access for parking, with the exception of Le Fevre which has only a narrow garden between the house and pavement. Sherfield Court and associated properties are set well back from the road and grouped to the side or behind the main house, as these were originally all part of the estate. The Paddock is in a large plot set back from the road. Ashwood Pines is also in a good-sized plot, but slightly closer to the road.

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ROUTES

Church End is split in two by the A33. Volumes of traffic on this road have steadily increased, and it is now constantly busy, generating a lot of road noise. It is not pedestrian or cycle friendly. Properties on the western side are accessed by narrow tracks, one of which is shared with St Leonard's Church. Properties at the southernmost point are accessed by a short layby. There is a slip-road on the southbound carriageway leading to the junction with Wildmoor Lane, but northbound there is a right-hand turn off the main road. It can be difficult for local traffic trying to join the main road to access it safely, particularly in rush-hour

BUILDINGS

Sherfield Court is the largest and most imposing of the dwellings in this area, situated next to St Leonard's Church. The original manor was constructed in the 12th century, on an island within a moat. Over the centuries the manor changed hands several times, notable owners including the scholar George Puttenham in the 16th century, the Duke of Wellington and Roger Mellor Makins, 1st Baron of Sherfield, who lived in the Court from the late 1940s. The current house is Grade II listed, set in approximately 11.8 acres of gardens.

Originally Tudor, now with a Georgian facade, this is a substantial three-storey building, once described as 'the most attractive medium-sized estate in the Basingstoke area'. It has outbuildings, a former water tower, three stables and a disused tennis court. From the stables is an avenue lined with Poplar trees providing access to the paddock and copse beyond.



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There is also a walled kitchen garden with a large, somewhat dilapidated greenhouse.

This description nicely captures the development and history of the house:

*'A house called Sherfield Court has stood on or near this spot since the manor was granted by Henry II and the moated site is one of the best preserved in Hampshire. The house which replaced the stronghold was a typical country Tudor farmhouse which was later extended and gentrified so that it now presents two contrasting architectural faces. Despite 19th and 20th-century additions **the house remains a fascinating combination of styles reflecting its history.** The house and grounds retain historical and literary significance for their association with Gerald Wellesley, architect and later sixth Duke of Wellington, and with Dorothy, Vita and the literary set of the 1920s. The grounds are simply maintained; **the house itself is admirably well set-off by the sweeping lawns in front which complement the Georgian face while to the rear the island in the moat still presents a scene of rural idyll** as captured by Vita Sackville-West in her poetry. The site, elevated and surrounded now by trees can be seen from a distance with the spire of St Leonard's Church marking its presence and a public footpath follows round two sides of the moat ensuring that Sherfield Court still occupies a dominant position in the landscape'. <http://www.parksandgardens.org>*

The additions referred to include the circular wings, which are now separate residences, **The Octagon** and **Little Court**.

To the north of Sherfield Court is **Garden Court**. Originally built as the children's nursery, this is now a four bedroom house set at right angles to the main house. It has a large garden retaining original brick walls.



GARDEN COURT

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Behind Sherfield Court and Garden Court are **Moat Cottage** and **Little Court Barn**, individual properties created out of former staff quarters and a barn, respectively. Moat Cottage has an unusual mix of tile and thatch roofing, stained glass and arch windows. Both are single-storey, long and narrow structures.



MOAT COTTAGE



LITTLE COURT BARN

Between Little Court Barn and the A33, on the north side of the track, is **The Paddocks**, a large, modern property with pitched roof and leaded casement windows, large single-storey extension and outbuildings.. The house is set back from the main road and has a large front garden with mature trees which provides visual screening and some reduction in road noise.

Moving along the A33 northwards on the left is **Ashwood Pines**, a modernised and extended 'L' shaped property with a double height timber framed glass bay, tiled roof and car-port.



THE PADDOCKS

The southern end of Wildmoor Lane has a short linear section of houses adjacent to the junction with the A33, which include a mixture of house types built in the 19th and 20th centuries.



TANDA TULA



EUTOPIA



THE OLD FORGE

A short distance further along is **The Loddon School**, an independent school for children who have severe and complex learning difficulties. An imposing building, the mansion was developed around an earlier vicarage in the late Victorian period and in 'Early English style' and was further developed in the Edwardian period as a large family home for a noted businessman. It has had various names over time, including Drayton Manor School in the 1960s, and becoming the Loddon School in the 1980s. *'The arrival of a wealthy overseas owner in 1935 brought an injection of capital expenditure on the house and garden and the introduction of the art-deco style in both house and garden. The garden was revamped by William Wood and Son Ltd of Taplow, pre-eminent garden designers of the time who rebuilt the terraces and probably created the rock and water garden, It is also a rare example of existing art-deco work in a Hampshire garden context.'*

Hampshire Gardens Trust:

<http://research.hgt.org.uk/item/loddon-school-the/>

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To the south, on the eastern side of the A33 opposite the entrance to the church is a short row of houses, **1 and 2 Sherfield Court Cottages**, brick-built, two-storey semi-detached properties with white casement windows and two gable ends facing the road. Next to them is **Yew Tree Cottage**, a detached, largely rendered, house with part-timbered gable end and some old timber framing visible on the front. It has a porch with canopy over the wooden front door. Set in a large plot, the driveway is tarmacked and has room for parking.



YEW TREE COTTAGE



MAFRE & KEOGH

Mafre and Keogh

are two small, 2 bed semi-detached cottages with part-hip tiled roofs, white casement windows and arched front doorways.

Le Fevre is a Grade II 18th century coaching inn formerly known as the Le Fevre Arms, which closed as a pub in the 1950s. It is now a five-bedroom, extended, timber-framed and brick house, painted white to the front and sides, with brown casement windows. Set hard onto the A33 it has no front garden but has a generous rear garden.



LE FEVRE



CHURCH VIEW

To the south of Le Fevre a little further down the A33 are a further three properties. Built in the 1980s, **Church View** is neo-Georgian in style, in light brown brick. It has a concrete tiled hip roof, white uPVC casement windows and an open, flat-roofed porch with white pillars. The house faces squarely onto the A33, with a shallow front garden retained behind a low brick wall. There is an adjoining double garage converted into accommodation, and space for street parking.

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A layby on the eastern side gives access to four, modern two-storey large properties: two detached 4/5 bed and a pair of 3-bed extended semis. The layby is two-way, flat, metalled with an entrance at each end, separated from the A33 by a wide mowed grassy area. There is no pavement.

Properties are arranged in an irregular build line. The detached properties are both set back on wide plots behind high hedges with high double entrance gates leading to wide gravel drives. Both 4/5 bed with red/brown concrete tiles and leaded large dormer windows, topped with red/brown tiled roofs.



Sherfield Hall Cottage is a considerably extended L-shaped brick-built house, with irregular hipped roofs and brown uPVC casement windows. There is a tiled gable over porch to the front. It has a good-sized gardens. There is a separate hipped roof garage block, with upper window. **St Anthony's Cottage** has gable roof with 4 large dormer windows and steep roof extending to lower storey. Large gardens to front and rear.



SHERFIELD HALL COTTAGE



THE BRIARS

The Briars A pair of red brick 3 bed extended semis back to back and at right angles to the road. Steep stepped gable roof with central gable on either side and chimney. White uPVC windows and glazed doors. Very shallow open-plan lawn to front, large gardens to side and rear.

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AREA 6: WILDMOOR

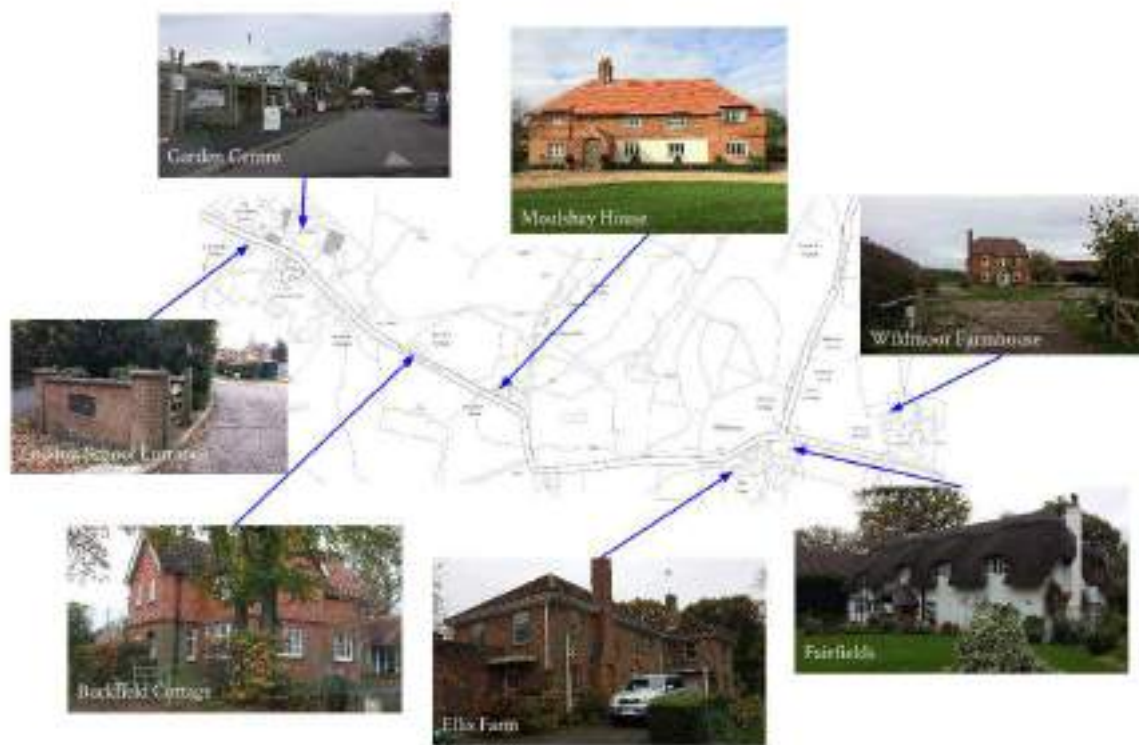
MAP: WILDMOOR NORTH



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MAP: WILDMOOR SOUTH



OVERVIEW

Wildmoor is a large area central to which is a long 'U' shaped road which starts and finishes on the east side of the main A33. The properties are arranged in a sparse, linear fashion around this loop. Properties are set in generous plots in a rural location surrounded by extensive farmland and Sherfield Oaks golf course. There are several tracks and lanes branching off providing access to further properties and farms.

Wildmoor Lane originally connected with the village but was intersected when the village was bypassed. This has resulted in a short section of Wildmoor Lane being left on the west side of the A33, which is now a small cul-de-sac.

Wildmoor is a rural area which is sparsely populated with houses generally clustered together in small



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groups. The houses differ greatly in size, age, style and character. There are extensive views across fields, farmland and golf courses and there are many footpaths and bridleways leading from and crossing the lane which are well used. Along the length of Wildmoor Lane there are small copses of mature trees and mature hedging. The retail outlets are discreetly positioned close to the main A33 ends of the lane and do not detract from the rural feel of these settlements and they provide employment opportunities and attract a lot of local trade.

ROUTES

The road is a metaled single carriageway, with some passing places. Several bridleways and footpaths cross the lane. See [Maps](#) for details of footpaths. The west end of Wildmoor Lane has housing on both sides and drop kerb access to terraced housing for on-site car-parking and separate garages. There is no pavement apart from the section within the village, and this leads to a crossing over the A33.



BUILDINGS

There are six listed properties in Wildmoor: **Breach Farm, Lance Levy Farm, Fairfield Cottage, Moulshay House, Sherfield School and The Walled Garden.**



LANCE LEVY FARM

The Grade II **Lance Levy farmhouse and barns** are situated in a rural location at the end of a shared private track surrounded by farmland and bordering Sherfield Oaks golf course. At the farm are the remains of a moat. The house formerly stood within the moat, but was rebuilt in its present position about two hundred years ago. The house takes its name from the Warwickshire family of Launcelevy, and is Queen Anne in style, as described by British Listed Buildings: *'Early C19. Near-symmetrical front (south) of 2 storeys, 3 windows, with set back wing on the west side of one-storey. Hipped tile roof, brick dentil eaves. Red brick walling in Flemish bond, flush blue brick first-floor band, cambered rubbed arches to the ground-floor, stone cills,*

plinth. Sashes in reveals. Plain arched door opening, with a radiating fanlight, 6-panelled door, beneath a gabled (tiled) canopy, on large triangular brackets with circular perforations.'

The barns, consisting of a substantial range of former farm buildings, dating from the 18th and early 19th centuries, fell into disuse and are undergoing conversion.

Fairfield Cottage is a timber-framed house with later additions; one-storey and attic, with irregular fenestrations. It has a thatched roof, 1/2-hipped, with 'eyebrow' dormers. It is exposed frame with painted brick infill and other walling.



FAIRFIELD COTTAGE

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MOULSHAY HOUSE

Moulshay House was originally converted from two farm cottages and was formerly known as Willett's Farm. The older part of the building is in the centre, with later brick-clad additions on each side. It has a large hipped, clay tile roof. The external walling is in red brick, with hanging tile on the first floor storey.. The boarded front door is in a solid frame, enclosed in a modern brick porch. There is a listed Granary Barn in the grounds.

Situated just off the north end of Wildmoor Lane is **Sherfield School**. The current Grade II building was built by Fairfax Blomfield Wade in 1870 and is a good example of his 'Wrenaissance' style. Initially named Buckfield Manor after the wood in which it was built, it replaced a 300-year-old house called Archer Lodge which had burned down. Towards the turn-of-the-century in 1897, the building became known as Sherfield Manor. The house became a girl's school in 1947, renamed as North Foreland Lodge School, which it remained until 2004 when it became the co-educational Sherfield School.

The school has the remains of a fine, historically important, Edwardian garden, elements of which are listed along with the main house and part of which is now occupied by The Walled Garden, including the glasshouses. Hampshire Gardens Trust has a detailed description of the garden:

<http://research.hgt.org.uk/item/sherfield-school2north-foreland-lodge-sherfield-manor-buckfield-house-archer-lodge/>



The Walled Garden is a part-contemporary, part-Victorian residential dwelling created out of the old glasshouses that were once part of the Buckfield Manor Estate. It contains a Grade II listed Palm house. The property is accessed off Wildmoor Lane through tall wooden gates in the three-metre-high brick garden walls with pilaster buttresses, flat coping and square piers with pyramidal finials. The exterior of the garden walls along Wildmoor Lane are visually very pleasing.

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WILDMOOR FARMHOUSE

There are a number of Victorian and Edwardian properties along the length of Wildmoor Lane. They are all of a similar style being built of red brick with decorative tile cladding on the second storey, decorative soffits and a clay tile, gable roof. There are some variations to this, namely **Wildmoor Farmhouse** which has a decorative, alternate black and clay tiled, hip and gable roof, **Wildmoor Cottage** (1850) which has rendered walls and a thatched roof with a modern extension, **Rose Cottage** which is fully rendered with a slate, gable roof and an oak framed porch, **Garden Cottage** which has a decorative clay tile, gabled roof and is double fronted and **Beehive Cottage** which is painted brick with a slate tile roof.

There are a number of modern properties interspersed between the older ones. They are built in a variety of styles including two storey houses and bungalows mainly built in red brick (two of which are painted) with some rendering and timber framing on the second stories, slate, clay and concrete tiles, gable and hip roofs.

On the west end cul-de-sac of Wildmoor Lane (known as **Ham's Corner**) there are six modern, terraced townhouses situated off road. Green and natural features

There are numerous mature trees and shrubs in gardens and fields along the length of the lane with several small woodlands. The golf course is heavily landscaped but does retain some small copses and many mature oak trees. The boundaries are primarily mature hedging with some wooden fencing and brick walls. This is a rural location transected by many footpaths used by walkers.

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VIEWS

There are extensive views across open farmland and the golf course.



SUMMARY

Sherfield on Loddon is an historic, rural parish situated in the Loddon Valley. With only 736 homes, it is smaller than its neighbours at both Bramley and Taylor's Farm. As these homes are positioned around the large open space of Sherfield Green, the village has a spacious, rural feel, which belies the number of houses that actually exist. Footpaths and cut-throughs in and around the village and the many green spaces add to this rural feeling and are much used and valued by residents.

The granting of Conservation Area status in 1974 has protected the historic village and outlying parish from inappropriate development and many important historic buildings and features, such as the Green, have been preserved. The Green is the centre of the village and host to many village activities.

Because Sherfield has been in existence since the 12th century, its architecture is extremely mixed. New building was mostly limited to infill of one or two individual properties in amongst existing dwellings. Thus you can find a Victorian cottage next to a 1960s bungalow, a 16th century timber-framed cottage next to 1950s semis, an Edwardian house sandwiched between two 20th century bungalows and 21st century terraced houses next to a 19th century Methodist chapel. Whilst this may not be 'chocolate box' pretty, it tells the story of the village in the most interesting way.

The exception to this infill growth was in the 1970s, which, in common with many other places in Britain, saw the creation of large scale new housing areas. 268 new houses were built along the north and northwestern edge of the village, outside of the Conservation Area. The design of these areas bore no relation at all to the 'old' village. As a result, these streets have an atmosphere and feel of their own;

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most are built around cul-de-sacs and so there is only light, local traffic; the style, size and shape of the buildings, the materials used and plot sizes are all similar and create a clear identity which is different to anywhere else in the village.

Because the design of these areas bears little visual relationship to the 'old' village; standing in them you could be anywhere in urban 1970s Britain. It is only when you come onto the Green that you know you are in Sherfield. Long views across the Green with often only partial glimpses of housing around the Green edge create the feeling of openness and space, unusual in the centre of a village. It is this Sherfield that everybody sees as they arrive in the village, and so many aspire to live in.

CONCLUSION

Nothing stands still and nothing stays the same. If and when there is new building within the parish it must learn from the mistakes of the 1970s, when development was not only permitted on an inappropriate scale but completely ignored the rural village setting in which it was put. Since the 1970s, development within the village has been small-scale and the architecture more varied and sympathetic. This more organic growth has brought new people to the village without overwhelming it and spoiling the very thing people want to live here for.

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**APPENDIX A: HOUSING DEVELOPMENT IN SHERFIELD ON LODDON PARISH
1950-2010 INCLUDING DENSITY**

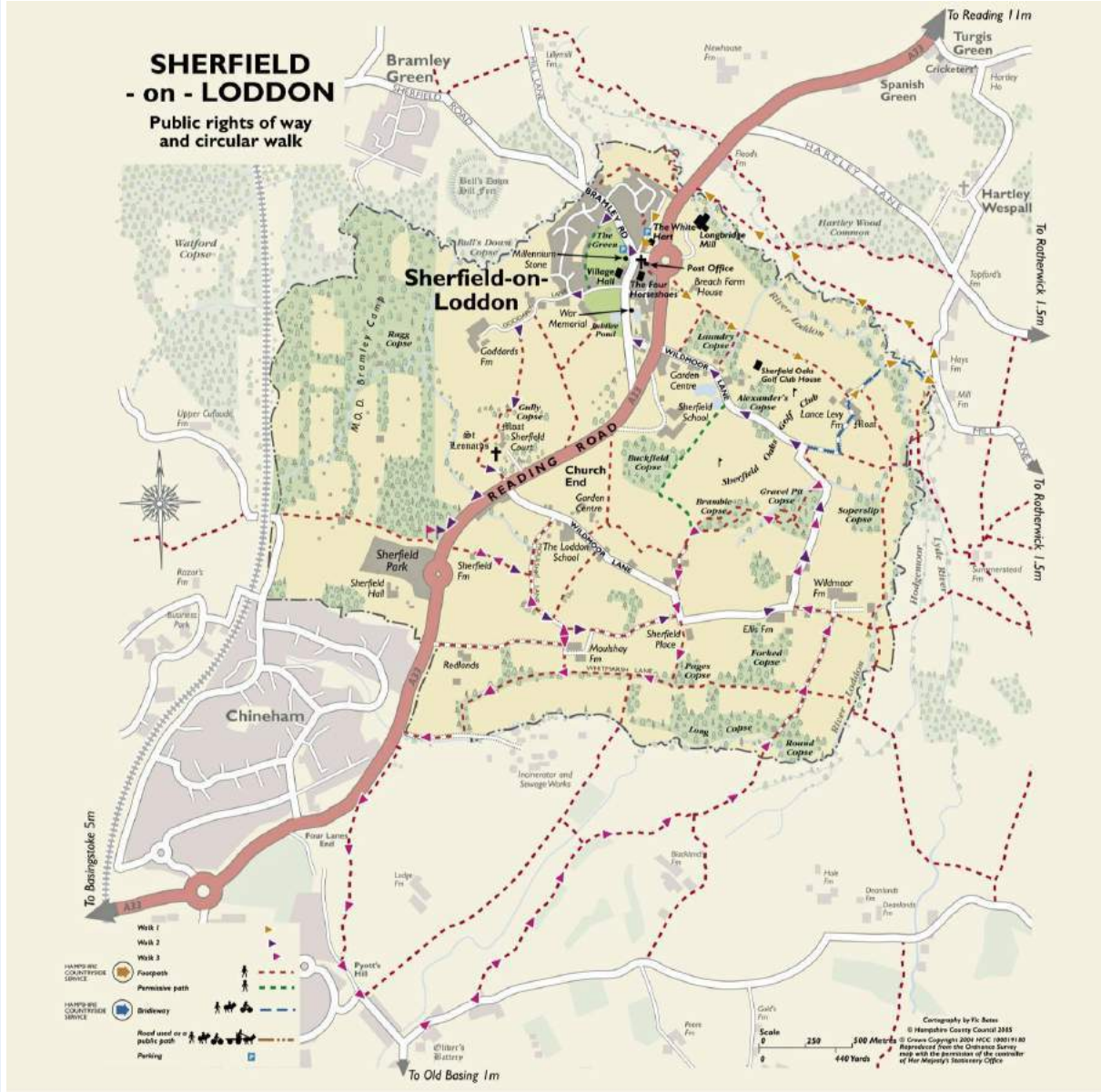
Period	Name	No. of Dwellings	Area (Hectares)	Density (dwellings per hectare)	Description
1950s	Goddards Close	44	1.59	27.67	3 bed semi detached and 2 bed bungalows
1950s	The Plantation	6	0.43	14.02	3 bed semi detached
1960s	The Meadow	33	0.75	43.77	Mobile Home Park
1970s	Northfield Road	77	5.37	14.34	3 or 4 bed detached and bungalows
1970s	Bow Grove, Poplar Close, Willow Way	77	3.19	24.14	4 bed detached, 3 bed semi-detached and bungalows
1970s	Bow Drive, Bullsdown, Carpenters Close	114	3.72	30.65	3 bed terraced and 2 bed bungalows, 4 or 5 bed detached houses.
1980s	Court Farm	4	0.52	7.74	4 or 5 bed detached houses
1980s	Longbridge Close	11	0.58	18.87	4 or 5 bed detached houses
1980s	Orchard Lea	3	0.36	8.31	4 or 5 bed detached houses
1980s	Mill Close	6	0.18	34.09	3 bed terraced houses
1980s	Mill Close Flats	12	0.08	153.85	1 & 2 bed flats
1990s	Pound Meadow	37	2.09	17.7	4 or 5 bed detached houses and terraced
2002	Wessex Grange	22	0.32	68.97	1 and 2 bed flats
2004	Ham's Corner	9	0.33	27.27	4 or 5 bed detached houses and terraced
2006	Millstone/Longbridge Close	6	0.12	51.28	3 bed terraced
2010	Breach Gardens	10	0.23	42.92	3 bed terraced
TOTAL		471	19.86	23.72	

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APPENDIX B: FOOTPATHS

'A Guide to the Footpaths in Sherfield on Loddon' and 'Exploring Sherfield on Loddon' detailing three circular routes of three, five and seven miles, has been published by Hampshire County Council as part of Walking in Hampshire.



Map subject to Copyright.

APPENDIX C: GRADE II LISTED BUILDINGS

LISTED BUILDINGS WITHIN THE VILLAGE

Bow Bridge Cottage, Bramley Road
Court Farmhouse, 4 Goddards Close
Four Winds/Wayback, Greenway
Old Rectory, Reading Road
Sherrins Mead, Greenway
The Four Horseshoes Public House, Reading Road
The Old School House, Reading Road
The Thatched Cottage, Bramley Road
The White Hart Public House, Reading Road
Ye Olde Winton Cottage, Greenway

WITHIN THE WIDER PARISH

Breach Farmhouse and Barn, Barn West of House
Carpenters Farmhouse, Goddards Lane & **Cartshed South-East of House**
Church of St. Leonard, A33
Fairfield Cottage, Wildmoor Lane
Gates and Gate piers and Flanking Walls Sherfield School, 2 South Drive
Goddards Farm Cottage, Goddards Lane
Granary South-West of House
K6 Telephone Kiosk South South West of the White Hart Public House, Reading Road
Lance Levy Farmhouse, Sherfield on Loddon
Le Fevre, A33
Longbridge Mill, & Longbridge Mill House, A33
Milestone on A33, Reading Road
Moulshay House & Granary, 2 Wildmoor Lane
Pond Basin to South East of Sherfield School 2 South Drive
Conservatory Vine Houses, Walls and Garden Houses, Wildmoor Lane
Sherfield Court, A33
Sherfield School 2 South Drive
Walled Garden at The Walled Garden, Wildmoor Lane

APPENDIX D - SETTLEMENT AREA PROPERTY ANALYSIS

A property analysis was conducted to give a high level, statistical view of the character of the properties in the settlement area. This analysis recorded the wall materials, cladding, roofline, roof materials, boundary materials, number of storeys, street lighting and pitch of the properties. Where there was a mixture of materials or design present at the property, the most prominent was recorded. For example, if a property had a mixture of hedge and wall as boundary materials, the most prominent of these was recorded.

