



Basingstoke  
and Deane

# Old Basing

## Conservation Area Appraisal and Management Plan

Supplementary Planning Document (SPD)





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2020/2021

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

This SPD supersedes the 2003 Old Basing Conservation Area Appraisal Supplementary Planning Guidance (SPG).

## **CONTENTS**

<b>FOREWORD</b>	<b>6</b>
<b>1.0 INTRODUCTION</b>	<b>7</b>
1.1 Background	7
1.2 Effect of conservation area designation	8
1.3 Statement of significance	8
<b>2.0 ASSESSING SPECIAL INTEREST</b>	<b>20</b>
2.1 Location, topography and setting	20
2.2 Origins and historic development	20
2.3 Archaeology	29
2.4 Architectural quality and built form	29
2.5 Views and vistas	30
2.6 Green Infrastructure, open space and trees	33
<b>3.0 CHARACTER AREAS</b>	<b>37</b>
3.1 Overview	37
3.2 Character area 1 – Church Environs	38
3.3 Character area 2 – Oliver’s Battery Environs	46
3.4 Character area 3 – Basing House Environs	52
3.5 Character area 4 – River Loddon Corridor	60
3.6 Character area 5 – Pyotts Hill	66
3.7 Character area 6 – Route of Basingstoke Canal	72
<b>4.0 CONSERVATION AREA APPRAISAL CONCLUSIONS</b>	<b>75</b>

<b>5.0 CONSERVATION AREA MANAGEMENT PLAN</b>	<b>76</b>
<b>APPENDIX 1: Glossary</b>	<b>83</b>
<b>APPENDIX 2: Appraisal Map</b>	<b>Separate document</b>
<b>APPENDIX 3: Historic Old Basing maps 1870-1880</b>	<b>87</b>
<b>APPENDIX 4: Historic Old Basing maps 1895-1896</b>	<b>91</b>
<b>APPENDIX 5: Historic Old Basing maps 1910-1911</b>	<b>95</b>
<b>APPENDIX 6: Planning policy context summary and compliance table</b>	<b>99</b>
<b>APPENDIX 7: Old Basing, archaeological sites with archaeological buffers</b>	<b>106</b>

## Foreword

This draft Old Basing Conservation Area Appraisal and Management Plan Supplementary Planning Document (SPD) has been adopted by Basingstoke and Deane Borough Council on **27 January 2020** in its role as Local Planning Authority to support the delivery of the Basingstoke and Deane Local Plan 2011-2029.

The SPD is a material consideration in determining planning applications relevant to the Old Basing Conservation Area.

The appraisal (Sections 1 to 4) identifies the elements that contribute to the significance of the conservation area and to its character and appearance. The appraisal informs the management plan (Section 5) which sets out a series of recommendations to preserve and enhance the area.

An 8 week public consultation was carried out in line with the Council's Statement of Community Involvement COVID-19 Temporary Amendments, using innovative

approaches to consultation, including online meetings.

The Old Basing Conservation Area boundary has been reviewed. The following areas are now included in the Old Basing Conservation Area:

1. The Pyotts Hill Entrenchment Scheduled Monument in its entirety along Pyotts Hill, with the conservation area extending north to include the Toll House, Grade II listed building, on Reading Road.
2. The Basingstoke Canal Route in two Sub-Areas:
  - 6a: Along Redbridge Lane including Swing Bridge Cottages.
  - 6b: Land behind St Mary's Church of England Junior School, Fraser Close, Cavalier Close, Cavalier Road, Rawdon Close, Belle Vue Road and Batchelor Drive down to Hatch Lane.

## 1.0 INTRODUCTION

### 1.1 Background

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

The SPD accords with the current policy framework and is written in the light of Historic England advice.

Qualities and elements which make up the special interest of the conservation area are defined and analysed. Definition and analysis can include less tangible aspects of place such as vitality, tranquillity, noise, openness, enclosure and light. The appraisal forms the evidence base for the conservation area management plan at Section 5.0, which will assist in the positive management of change.

***“Conservation areas can be created where a local planning authority identifies an area of special architectural and historic interest, which deserves careful management to protect that character”.***

[www.historicengland.org.uk/advice/planning/conservation-areas](http://www.historicengland.org.uk/advice/planning/conservation-areas)



This appraisal and management plan Supplementary Planning Document (SPD) is a material consideration in the determination of planning applications.

This SPD is National Planning Policy Framework (NPPF) compliant and accords with the Development Plan, including the made Old Basing and Lychpit Neighbourhood Plan. Appendix 6 gives details on planning policy compliance, including reference to the 2006 Old Basing and Lychpit Design Statement. This SPD complies with the council’s declared Climate Emergency which works towards Basingstoke and Deane borough being carbon neutral by 2030.

The Old Basing Conservation Area was originally designated by Basingstoke and Deane Borough Council in 1973 and was extended in 1981, in recognition of the

special architectural and historic interest of the village. The 2003 Old Basing Conservation Area Appraisal has been superseded by this SPD.

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

The Borough Council is also under a legal duty to assess its conservation areas and review them from time to time.

Where buildings, structures or landscape features have not been described in this appraisal, they may yet make a positive contribution to the character and appearance of the conservation area.

A glossary of technical and unusual terms is at Appendix 1.

## 1.2 Effect of conservation area designation

Certain types of development are currently controlled by conservation area designation. Please refer to [www.planningportal.co.uk](http://www.planningportal.co.uk) for more details.

Certain permitted development rights are removed by conservation area designation.

Trees within the conservation area are given special protection, and normally, the council will need to be notified before pruning or felling any tree within the conservation area. Please refer to [www.basingstoke.gov.uk/protectedtrees](http://www.basingstoke.gov.uk/protectedtrees) for more details.

## 1.3 Statement of Significance

The conservation area has been broken down into six character areas:

1. Church Environs;
2. Oliver's Battery Environs;
3. Basing House Environs;
4. River Loddon Corridor;
5. Pyotts Hill;
6. Route of Basingstoke Canal.

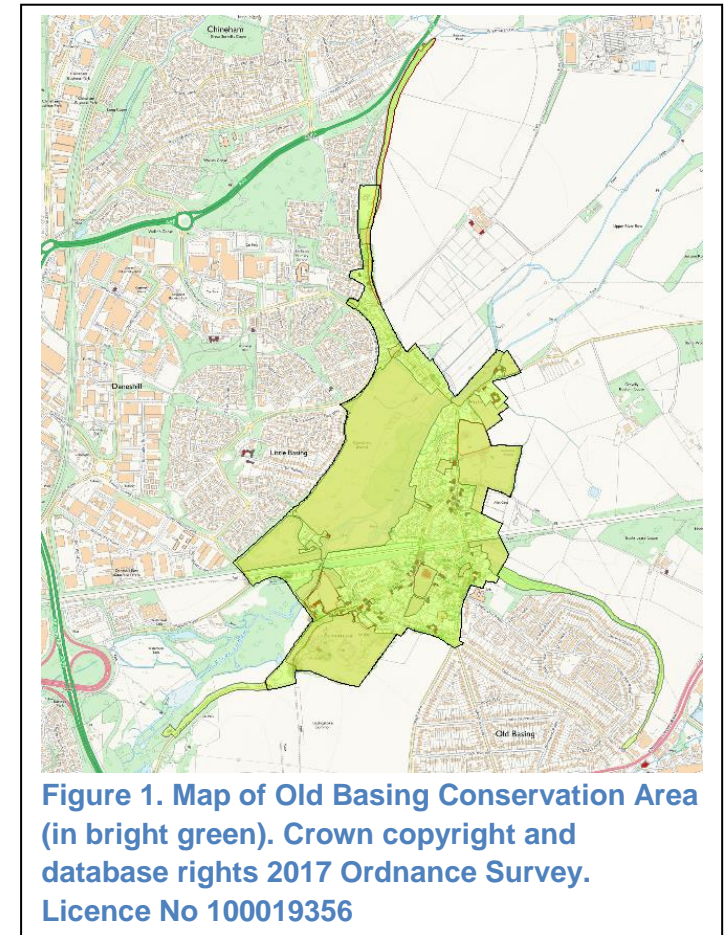
These are shown on the conservation area Appraisal Map appended at Appendix 2.

Each area is analysed in greater detail in Section 3 below.

This Section relates to the assessment of the conservation area as a whole. Key contributors and determinants of the significance of the entire conservation area include those listed below.

- **Location, topography and setting**  
Old Basing lies approximately 3km east of Basingstoke in the valley of the River Loddon, which flows in a northeasterly direction through the conservation area (Figure 1).

Pyotts Hill stands on rising land



**Figure 1. Map of Old Basing Conservation Area (in bright green). Crown copyright and database rights 2017 Ordnance Survey. Licence No 100019356**

extending to the northwest away from the river.

The River Loddon arises from springs

west of Basingstoke. The river runs under Festival Place and rises at Eastrop, then flows through Basing Fen, a peat moor southwest of the conservation area. The river is bounded by footpaths for a part of its length, and forms a tree-lined wildlife corridor through the Old Basing Conservation Area.

Within the conservation area the Mill Field Local Nature Reserve lies to the north of the River Loddon. To the west lies the Cowderys Down open space. The Mill Field Local Nature Reserve and the River Loddon are designated as Sites of Important Nature Conservation (SINCs) and together with Cowderys Down are essential components of the character and appearance of the conservation area.

To the east and northeast of the conservation area lies open, undeveloped, arable farmland.

20th-century residential development lies

to the northwest and southeast of the village, outside the conservation area.

Outside the conservation area to the southwest Basing Fen peat moor (formerly known as Basing Water Meadows) is a (SINC).

Basingstoke Common lies south of the conservation area. All Commons in England are registered under 1965 Commons Registration Act.

The Basingstoke Canal was driven through the settlement to the south of St Mary's Church and through the ruins of Basing House in the 1790s, causing considerable damage. Parts of the canal were filled in and built over from the 1950s.

The operational London and South Western Railway (LSWR) line runs east-west through the settlement on a wooded embankment, dividing the conservation area in two. The railway severed the historic street pattern, which includes an

Anglo-Saxon sub-oval shown on Figure 7, discussed in Section 2.2 below. The A30 London Road and the M3 motorway linking London to the Southwest lie south of the settlement outside the conservation area.

- **Scheduled Monuments**

There are three nationally important Scheduled Monuments (SMs) in the Old Basing Conservation Area:

- Basing House Ruins with the adjacent Great Barn and Grange Field (Figure 2);
- Oliver's Battery (Figure 3) a motte and bailey castle dating from approximately 1066-1086, later used by Cromwell's Parliamentarian forces during the English Civil War (1642–1651) to support sieges of Basing House; and
- The Pyotts Hill Entrenchment Scheduled Monument, also referred to as the Basing House Deer Park Pale (Figure 4) east of Pyotts Hill.



**Figure 2: Basing House Ruins Scheduled Monument (red outline) includes the Great Barn and Grange Field to the north. The Ruins are also a Grade II Historic Park and Garden (blue outline). See Appraisal Map for detail.**

The grounds and walled garden of Basing House are also included within the Historic England Register of Historic Parks and Gardens at Grade II by virtue of their special interest (Figure 2).



**Figure 3: Oliver's Battery, Scheduled Monument (red outline). See Appraisal Map for detail.**



**Figure 4: Pyotts Hill Entrenchment Scheduled Monument (red outline). See Appraisal Map for detail.**

- **Hierarchy of Spaces**  
There is a distinct hierarchy of spaces, reflecting historic phases of development, and former and current uses. This subject is explored further in

relation to each character area, below.

- **Concentration of historic buildings**

There is a high concentration of historic buildings within the Character Areas of Church Environs, Oliver's Battery Environs, and Basing House Environs, and there are clusters of historic buildings in the River Loddon Corridor and Pyotts Hill Character Areas: many such buildings are listed. High quality, historic buildings identified as Notable Structures in the conservation area sit alongside the listed buildings.

St Mary's Church and the Basing House Great Barn at Grange Farm are Grade I listed, and are of exceptional national importance (Figures 5 and 6).



**Figure 5. St Mary's Church, Grade I listed. Origins Norman, 12th and 15th-century features. Wrecked in the English Civil War and rebuilt in the 17th century. Photograph used with kind permission of the copyright owner.**



**Figure 6. Basing House Great Barn at Grange Farm, Grade I listed. Dates from 1535.**

- **Urban grain/Built Layout**

The Street near the church, in the Church Environs Character Area, has a relatively tight urban grain i.e. buildings are grouped closely together.

Elsewhere, in this and other character areas, a looser knit urban grain/built layout is evident, characterised by relatively large, mature gardens and open spaces.

The built layout of Old Basing evidences the historic street pattern, which includes an Anglo-Saxon sub-oval shown at Figure 7, bisected by the railway line and discussed in Section 2.2 below.

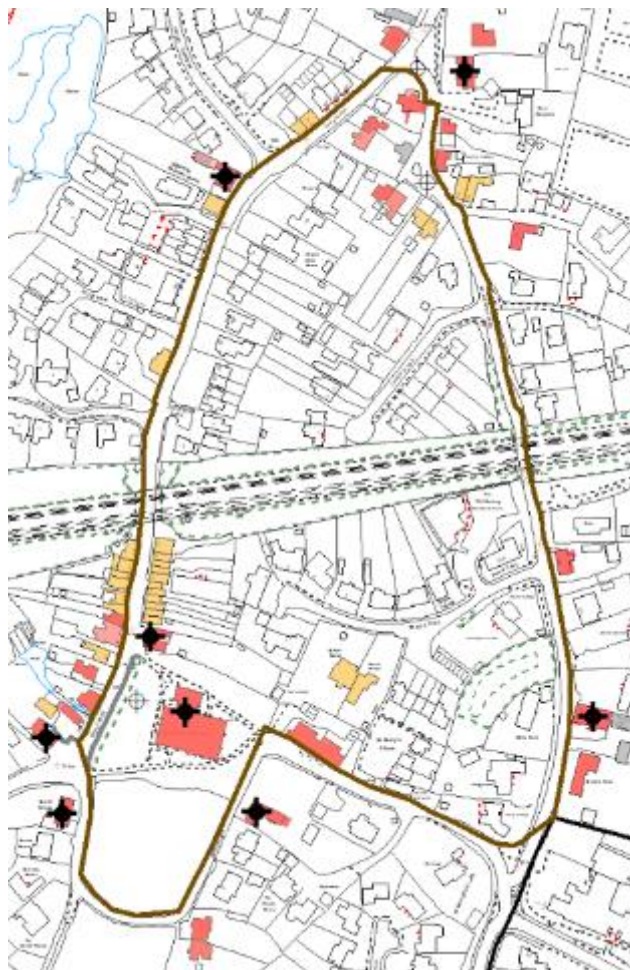


Figure 7: Historic sub-oval street pattern evidenced on current OS map. Licence No 100019356

The route of the Basingstoke Canal has also influenced the built layout, as have the river corridor and the railway line (Ordnance Survey map 1895-1896, Figure 8). This subject is explored further in relation to each character area, below.

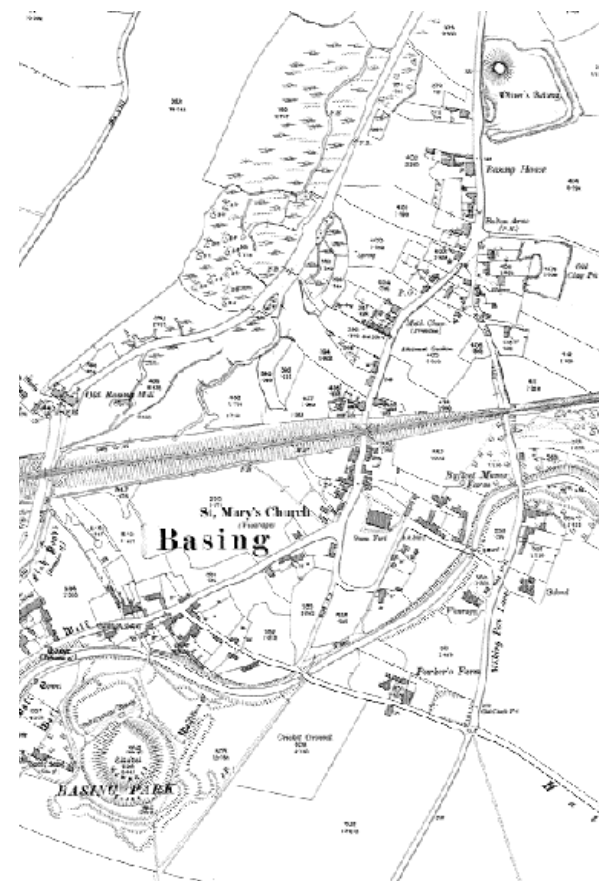


Figure 8. OS 1895-1896 Old Basing showing the canal, River Loddon and railway line. Licence No 100019356

Until the mid-19th century there were few principal buildings in the conservation area. Plots were irregular in size and shape with empty plots or 'Closes' between houses, used as pastures and orchards.

Following WWII housing was built in cul-de-sacs, leading off the main thoroughfares. The layout of such housing often evidences historic field boundaries, for example at Churn Close and east of Milkingpen Lane, or historic footpaths, as at Bexmoor (Figures 9 and 10).

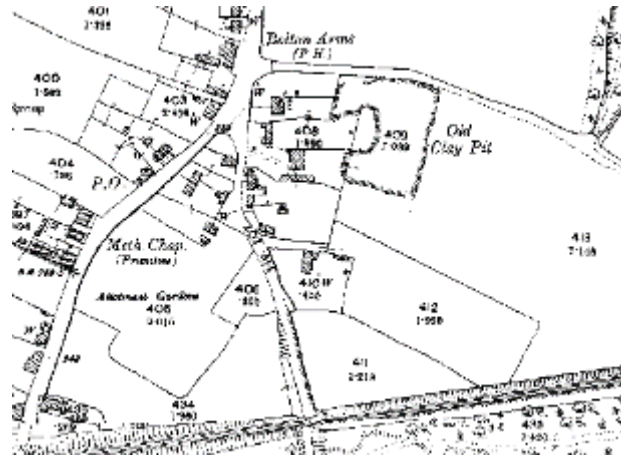


Figure 9. OS 1895-1896 Old Basing showing field boundaries now Churn Close and housing east of Milkingpen Lane. Licence No 100019356



Figure 10. OS 1895-1896 Old Basing showing footpath (now Bexmoor) leading diagonally from the church to the railway embankment. Licence No 100019356

- **Open space**  
Throughout the conservation area there are public and private open spaces which contribute positively to the character and appearance of the area.
- **Enclosure**  
There is a strong sense of enclosure to the main thoroughfares in the Church Environs Character Area, with historic buildings at the back of pavement and building frontages reinforced by walls and hedges. In the other character areas where buildings are often set in larger plots, mature roadside hedges and trees also provide a sense of enclosure.
- **Plots**  
The conservation area comprises a varied mix of building types in plots of an irregular size and shape.

However, the conservation area has a distinct and unique character derived from the arrangement of historic building plots following the historic street pattern,

including the historic sub-oval discussed at Section 2.2 (Figure 7). This arrangement creates a streetscape of significant architectural and historic interest.

As noted above, current plot boundaries also reflect historic field boundaries, footpaths and the route of the Basingstoke Canal (OS map 1895-1896, Figure 8). These subjects are explored further in relation to each character area, below.

Larger 20th-century houses have generally large plots with mature gardens, these contrast with the smaller plots of smaller 20th-century dwellings.

A number of larger historic buildings are set within generous plots in the Basing House, River Loddon Corridor and Pyotts Hill character areas.

- **Gaps**

Gaps are retained between historic buildings in the conservation area:

these gaps afford glimpses of the large historic plots to the rear of the buildings.

There are narrow gaps between many buildings in the Church Environs and Oliver's Battery Environs Character Areas.

Wider gaps between buildings in the other character areas afford views to historic structures, prominent tree groups and the River Loddon, which contribute positively to the character and appearance of the area.

Exceptions include the narrower gaps between buildings in the southern half of the Pyotts Hill Character Area.

- **Uses**

Land use within the conservation area is now predominantly residential.

The variety of services and businesses present in the conservation area, interspersed with houses, contribute to aspects of the character of the

conservation area such as vitality and vibrancy, and reflect the historic function of the settlement. Examples include the church, the pharmacy, doctors' surgery, Old Basing Infant School, the Village Hall, the British Legion Club, the Army Cadet Detachment and the three public houses The Bolton Arms, The Crown Public House and Bartons Mill.

Basing House Ruins and the Great Barn together make up a nationally important historical site and tourist attraction.

In the River Loddon Character Area, Cowdery Downs and the Mill Fields Local Nature Reserve are publicly accessible and serve an important recreational and nature conservation function. The character of these areas is semi-rural and predominantly tranquil away from the railway line.

The distinctive appearance of the mill buildings at Bartons Mill and Lower Mill, within the River Loddon Corridor Character Area, and the former

agricultural buildings throughout the conservation area provide an insight into the working past of Old Basing and reflect the importance of the river and agriculture to the functioning of the village. Bartons Mill is now a public house and restaurant, Lower Mill is a dwelling. Both mills are Grade II listed (Figures 13 and 14).

- **Building form**

Most historic buildings in the conservation area present two storeys to their front elevations. This gives a consistent and domestic scale to the street scene.

Historic buildings typically have narrow front to back spans and simple roof lines.

Developments of 19th-century and early 20th-century housing often have a distinctive character, resulting from the common use of architectural features such as: chimneys; cast iron rain water goods; recessed timber windows; recessed timber doors; and boundary treatments. Such housing and individual

houses of the period contribute positively to the character and appearance of the conservation area.

20th-century buildings range in height from single storey to 1 ½ and two storeys.

- **Materials and finishes**

Old Basing is characterised by the quality and extensive use of red brick, which is common to almost all buildings in the Conservation Area.

Many 17th-century buildings in the conservation area incorporated bricks taken from Basing House Ruins, which was demolished by the Parliamentarians in the English Civil War. These distinctive 'Tudor' bricks also found their way into boundary walls and paving. The reuse of bricks from Basing House is a distinguishing feature of the character of Old Basing.

Brick is often used in association with other materials and finishes, which include timber framing, render and paint,

orange/red handmade plain roof tiles and thatch.

Much timber-framing is still apparent, particularly on side and rear elevations, as on the gable-ends of the Notable Structures at 79-83 the Street (Figure 21).

Stone and flint also form part of the local palette of materials, notably at St Mary's Church (Grade I listed, Figure 4) and a block south of the hall at Basing House, thought to contain the chief living rooms. The construction of this block in flint and stone rather than brick indicates that it dates from before the 16th century, when the 'New House' was constructed.

Agricultural buildings, mills and outbuildings often have a simple elevational treatment, using materials and finishes with a less substantial and permanent appearance than those used in residential buildings and buildings of higher status. For example the 17th-century Bartons Mill is a timber-framed watermill, encased in elm-cladding with casement windows, extended in the early

19th century, whereas the adjoining Bartons Millhouse is a 19th-century, brick-built house with sash windows. Both the Mill and the Millhouse are Grade II listed.

- **Window and doors**

Historic joinery including windows, doors and doorcases are often features that define the appearance of properties. Where buildings are close-knit in continuous street frontages the relationship of these features and their historic arrangement becomes a significant factor in the overall character and appearance of the conservation area.

Windows to historic residential properties are mostly recessed, single-glazed timber sash or casements, painted white or off-white. Listed buildings often have rubbed flat arches over openings.

Fenestration patterns are regular. Most listed buildings have timber doors. Many

historic buildings have stone dressings or cills to door openings and some windows.

The use and overall effect of inappropriate replacement windows and doors on some historic properties detracts from the character and appearance of the conservation area.

- **Roofs**

Steeply pitched and varied roof slopes, with dominant chimney stacks, are often key characteristics of older buildings, creating an attractive roofscape.

Dormer windows on historic buildings typically have pitched roofs with cills interrupting the eaves line.

There are some examples of decorative half-timbered gables, timber barge boards and terracotta ridge tiles which are all important architectural features in the conservation area.

- **Trees and vegetation**

Trees and groups of trees contribute positively to the character and appearance of the conservation area.

There are ancient and veteran trees throughout the conservation area.

The River Loddon is tree-lined for much of its length through the conservation area with important groups of mature trees, which form a backdrop to historic buildings in local and extended views across the conservation area. There are also valuable tree groups lining the railway embankment which form a backdrop to important historic buildings in local and extended views across the village.

- **Boundary treatments**

Brick boundary walls are a common and characteristic feature of the village.

Distinctive 'Tudor' bricks from the demolished Basing House are also found

in boundary walls and paving throughout the conservation area.

Many boundary walls are protected as listed or curtilage-listed structures.

Those which have been identified as making a particular, positive contribution to the conservation area are identified on the Appraisal Map.

Brick boundary walls are generally constructed in traditional bonds.

Railings and timber fences are also found throughout the settlement and contribute positively to the character and appearance of the conservation area. In contrast, close-boarded fences are incongruous, visually intrusive and unduly prominent in the conservation area.

Hedgerows have not been marked on the Appraisal Map but their contribution to the character of the conservation area cannot be underestimated and their significance is implicit in the appraisal.

- **Street furniture and traffic management**

Overall street furniture and traffic management measures have been sympathetically designed.

Care has been taken to retain traditional surfacing materials which contribute positively to the conservation area.

- **Public access**

Footpaths add to the permeability of the conservation area and afford views of the conservation area and to the surrounding countryside.

Present-day footpaths evidence historic routes: for example there is a possible old entrance to the settlement indicated by the existence of a hollow-way track over Basingstoke Common, to the south of the conservation area, now known as Footpath 35, which enters the conservation area near Basing House. Old Basing has a well-used network of footpaths throughout the village, leading to Basingstoke and to the open

countryside beyond the village to the southwest, south, east and northeast. There is also public access across the Mill Fields Nature Reserve and Cowderys Down.

Public access adjacent to the semi-rural River Loddon is restricted in the main, the exceptions being part of Footpath 20 from Grange Farm to Bartons Mill and part of Footpath 19 to the north of Bexmoor Way. The River Loddon runs south of the Mill Field Local Nature Reserve and is fenced off from public access here.

Crown Lane forms part of Route 23 of the National Cycle Network.

20th-century housing layouts within the conservation area contribute to the permeability of the conservation area, with footpath links from Church Lane to Manor Lane, Bexmoor to the River Loddon, Priory Gardens to Paddock Fields and from Bartons Lane to Paynes Meadow.

- **Views and vistas**

Views and vistas into, from and within the conservation area are all important to the character and appearance of the conservation area. The Appraisal Map identifies views and vistas of particular importance to the character and appearance of the conservation area, from viewpoints within the conservation area only. This does not imply that other views and vistas are unimportant.

Views of and from the undeveloped setting of the conservation area, notably from areas accessible to the public contribute to an appreciation of the tranquillity of the conservation area and its setting. They allow the significance of heritage assets to be appreciated.

St Mary's Church is a substantial building located on raised land at the heart of the Conservation Area and dominating the village. Together with the churchyard it forms a focal point in the settlement. The church tower is a

prominent landmark in views throughout the Church Environs Character Area and, in glimpsed views, from the Bashing Housing Environs Character Area. However, the railway embankment, which divides the conservation area, limits views of the church from the north. There is a long view of the church tower looking north-east along The Street from the junction with Crown Lane.

Within the conservation area the open spaces at Basing House Ruins, Oliver's Battery, the recreation ground, the River Loddon, the Mill Field Local Nature Reserve and Cowderys Down contribute positively to the semi-rural character and appearance of the area.

Views of the rural setting of the conservation area including Basing Fen, Basing Common and farmland to the east and northeast make a significant contribution to the special interest of the conservation area and to the ability to appreciate that significance. Views may

be altered by seasonal changes and hedgerow management regimes.

There are views of traditional farm buildings throughout the conservation area, these buildings are listed or Notable Structures, sited in prominent positions abutting the road.

- **Contribution of notable sounds to conservation area character**

Throughout the conservation area the sound of trains passing on the raised railway embankment can be heard.

Notable sounds which contribute positively to the character of the conservation area include the sound of the wind in the trees.

- **Condition of the conservation area**

Old Basing is a well-presented village. The facilities and services within the conservation area contribute positively to the vitality of the village.

As with most conservation areas there are issues which impact adversely on

the character and appearance of the conservation area. In general, however, property owners have carried out timely repair and maintenance.

Relatively high volumes of traffic using the narrow historic roads in the village, with the associated traffic noise, detract from the character and appearance of the conservation area.

Key elements which detract from the special character of the area and offer potential for beneficial change have been described and analysed under each character area and issues have been addressed within the Management Plan and/or in the Council's Heritage SPD.

## 2.0 ASSESSING SPECIAL INTEREST

### 2.1 Location, topography and setting

Old Basing is a village in north Hampshire. It lies approximately 3 km east of Basingstoke. Most of the village lies on the south-eastern side of the River Loddon valley.

The River Lyde lies approximately 3 km to the east of the village.

The southern part of the conservation area lies on chalk, with alluvial deposits along the river valley. The northern area around Oliver's Battery lies on Reading Beds clay. Pyotts Hill rises as a wooded ridge on the northwest side of the Loddon valley, the trees on rising land here framing the views along the Loddon valley from the Mill Field Local Nature Reserve.

Both the River Loddon and the River Lyde flow into the River Thames to the north. The

headwaters of both the Rivers Loddon and Lyde contain a nationally rare type of chalk peatland, this is the only example in the Thames Basin. The rivers and riverbanks here have a chalk bedrock with peat soil.

The area surrounding the settlement is characterised by an open chalk and clay landscape. It has variations in land cover governed by the presence of clay on ridges and hilltops, and chalk in the valleys. The clay supports denser vegetation cover and therefore provides an intimate landscape, with many woodlands of ancient or semi-natural origin. To the southwest Basing Fen is a peat moor formerly known as Basing Water Meadows.

The National Planning Policy Framework (NPPF) makes it clear that historic settlements are regarded as having a setting. The setting of a conservation area can also contribute to its significance. In this case, important contributors to the significance of the conservation area are the physical and historic relationships between the conservation area and the surrounding countryside, where the relationship between

the settlement and surrounding countryside can still clearly be discerned.

### 2.2 Origins and historic development

In the Roman period, the Silchester to Chichester road ran through what is now the Parish of Old Basing and Lychpit. The route of this Roman road lies just to the east of the village and crosses the conservation area near Lower Mill, Newnham Lane. Roman finds include: brick and tile, suggesting substantial buildings; also coins and non-local pottery, indicating contact with a market economy.

The Anglo-Saxon and Norman phases of development in Old Basing influenced the evolution of the current plan form and character of the village.

- **Origins**

The name Basing may have originated from the old English word 'Basingas' based on the personal name 'Basa'. Basing is recorded in Saxon charters: King Ethelred and his

brother Alfred fought the Vikings here in 871, as recorded in the Anglo Saxon Chronicle.

Archaeological evidence suggests that the area around Old Basing has been populated since the earliest times. Flints from the Stone Age (c.2.5 million to 11700 years ago) were found near the Lime Pits on Old Basing Common.

There is evidence of Bronze Age activity (c.3500 years ago).

An extensive archaeological excavation at Cowdery's Down in 1977 and 1978 revealed occupation from 2000 BC to 1645 AD with evidence from the later prehistoric and Roman periods, an enclosed Iron Age settlement of c.100 BC to AD 100 and an Anglo-Saxon village of several phases.

- **Anglo-Saxon**

In the late 6th century, a high status settlement of three large timber halls within fenced enclosures was established at Cowdery's Down. This settlement grew to 10 buildings before being abandoned c.800 AD. The largest of these buildings was over 22

metres long and a testimony to the wealth of the owner.

King Edmund granted land here to Æthelnoth who in turn granted land at Basing to the new minster at Winchester. In 955 AD King Eadred left it to his mother in his will, along with the lands of Amesbury and Wantage. This indicates that Old Basing was a separate manor from before 1066.

In Old Basing, during the Anglo-Saxon period a sub-oval shaped area of settlement developed. It is now bisected by the railway line (Figure 7).

This sub-oval historic street pattern is an important feature of the plan of the settlement and may indicate that Old Basing was the site of a Saxon royal establishment, or *Villa Regalis*. This theory is supported by the early minster status of the church, and the fact that Basing was a royal estate.

In the northern part of the sub-oval a small nucleus of historic buildings lies at a fork in the main through road, suggesting a relatively unaltered road system within the conservation area. Just to the south lies an

open area, possibly a former village green, which once contained a communal well.

- **Norman**

During this phase of development of the village two Norman structures were erected: a Norman ringwork and bailey castle, southwest of the present church, now the site of the ruins of Basing House (Figure 2); and a motte and bailey castle thought to date from between 1066 and 1086, northeast of the settlement, now known as Oliver's Battery (Figure 3). The large conical mound of earth or rubble in the centre, known as the motte, would have been surmounted by a palisade and a stone or timber tower. An embanked enclosure containing additional buildings, the bailey, adjoined the motte. The motte and bailey castle may have been superseded by the larger stronghold at Basing House, or may have been a siege castle associated with it. Basing House Ruins and Oliver's Battery are now Scheduled Monuments.

At the time of the Domesday Survey in 1086, Basing was held by Hugh de Port, a Norman

who came to England with William I and held one of his 55 lordships in Hampshire. Basing Castle was probably his main residence in the county. He constructed the ringwork and bailey castle, a variant of the more usual motte and bailey castle.

St Mary's Church was erected c. 1120 as a cruciform Norman church, with a central tower, to succeed the Saxon building (Grade I listed, Figure 5).

- **12th century**

In the late 12th century, Adam de Port married Mabel St John and their descendants took the name St John.

The circular ringwork castle with a quadrilateral bailey at Basing House Ruins (known as the Citadel) dates from the 12th century. It is one of only 200 known to survive in England.

- **13th century**

In 1261 Robert St John obtained a licence to fortify his residence at Basing with a 'paling' indicating that the earthworks were topped

with a timber palisade. The Pyotts Hill Entrenchment (Figure 4) a bank and ditch enclosing the lord's hunting park, also referred to as the Park Pale, runs to the east of Pyotts Hill up to the Toll House on Reading Road (the latter erected in the early 19th century).

In 1299 the Barony of St John was created.

- **14th – 15th centuries**

In 1347, Edmund St John died leaving his two sisters as his heirs and in 1361 Isabel became sole heir. Her son, Sir Thomas de Poynings, succeeded to the manor in 1393 and on his death the Barony of St John fell into abeyance. He left three heirs - Constance (his granddaughter who married John Paulet in 1428), Alice (his sister) and John Bonville (his nephew).

The inheritance was divided and the land and Manor of Basing went to Constance and John Paulet.

- **16th century**

Around 1519 the Paulet family added a chapel to the north of St Mary's Church, separated from the chancel by a pair of Gothic monuments/altar tombs. A southern chapel was added to the chancel by the Paulets around 1530 with early Renaissance detailing to the altar tombs.

In 1531 Sir William Paulet was granted a licence to crenellate and major work was undertaken on the 'Old House' built within the ringwork bank. William Paulet was one of the principal Tudor administrators, successfully serving four monarchs from Henry VIII to Elizabeth I and amassing many offices and titles (including Marquess of Winchester and the revival of the Barony of St John in 1551).

Along with these offices and titles came a large fortune which enabled him to make Basing House the largest non-royal residence in Britain. This was achieved with the addition of the 'New House' to the north-east of the ringwork, possibly around 1561.

Other 16th century works include the curtain wall and towers to the north of the house, Garrison Gate (Figure 11), the Great Barn (completed in 1535) at Grange Farm and the creation, or at least brick-lining, of three fishponds on the Grange Field. The Great Barn (Grade I listed, Figure 6) is a rare survival of the early use of brickwork in its original form and design, it is of exceptional architectural and historic interest.

The house was the site of royal visits by Henry VIII in 1535, Edward VI in 1553, Mary I (following her marriage to Prince Philip of Spain at Winchester Cathedral) in 1554, and Elizabeth I on five occasions.



**Figure 11: 16th century Garrison Gate the only surviving gate to Basing House, with late-19th century rusticated battlements. Grade II listed.**

- **17th century**

The royal visits proved financially ruinous and by 1635 Basing House was described as '...now forsaken and desolate'.

The fifth Marquis of Winchester is famous for his defence of Basing House during the English Civil War (1642-1651).

Oliver Cromwell's Parliamentary forces used the castle at Oliver's Battery to support his sieges of Basing House. The sieges are

well documented and 17th-century Civil War earthwork defences survive south of the Basing House Ruins.

Basing House was besieged by the Parliamentarians three times and eventually fell to Cromwell on 14 October 1645, after a siege which had begun in August 1645. The house was looted and largely destroyed by a fire. The bricks from the extensive structures at Basing House were re-used in the construction of many surrounding dwellings, boundary walls and paved areas. The survival of these structures and their historic brickwork creates a streetscape of significant visual interest and historic value.

St Mary's Church was wrecked during the Civil War and the building was substantially rebuilt afterwards in brickwork. A tower was added with a crenelated parapet.

Although isolated during the Commonwealth, the lands were returned at the Restoration to the Paulets in 1662, but the house was never rebuilt, the family moving to Hackwood Park, 5 km to the south.

Charles Paulet, 6th Marquess (1674-99) built a 'convenient lodging' in the Grange Field in around 1677, probably as a hunting lodge. The Marquess (created 1st Duke of Bolton in 1689) also undertook significant landscaping of the ruins to create a pleasure garden.

- **18th century**

The hunting lodge was demolished in the mid-18th century.

Basing continued to be owned by the Dukes of Bolton until the death of Harry, the sixth Duke, in 1794. It was inherited by his elder brother's illegitimate daughter. She married Thomas the Third, who took the name of Powlett, and was created Lord Bolton in 1797.

The Basingstoke Canal was built here in the 1790s, creating construction jobs for the local community. The course of the canal followed closely the edge of the early settlement near the church (Figure 8). Further south-westwards the course of the canal runs through part of Basing House Ruins. It is thought that archaeological finds, including

treasures from the Civil War period, were discovered by the workers building the canal. A tree-lined section of the canal is still visible from Milkingpen Lane.

Timber, flour and chalk were the principal canal cargoes to London. Barges returned with coal and fertiliser.

- **19th century**

To the northeast of the church is The Workhouse building erected in 1836. Now a private residence known as Church Lane House (Grade II listed, Figure 12) its survival contributes to an understanding of the social and architectural history of the conservation area.



**Figure 12: Church Lane House, Grade II listed, formerly The Workhouse, erected in 1836). Walling is in 'Tudor' brickwork of mixed bond.**

The construction of the London and Southwest Railway (LSWR) line, which opened on 10 June 1839, formed a dramatic physical and visual intrusion, through the historic core of the village. The railway line is elevated on an embankment above roof-top level, bisecting the village.

The railway had a significant social and economic influence on the community by producing new opportunities for commerce and travel, and fuelling industrial and economic expansion.

Situated to the north and west of the village, the River Loddon was a source of employment for the local community at this time, important for its wild fish and fowl, for managing the stock and water to fish ponds, and for powering mills. The Loddon also supported a watercress industry in the 19th century. Baskets for transporting the cress to market were made in the village.

Farming was also an important source of employment at this time and four historic farm complexes remain in the Conservation Area. They are Grange Farm, The Street; Parkers Farm, Crown Lane; Browns Farm, Milkingpen Lane; and Mill Farm (now known as Lower Mill Farm) on Newnham Lane. (See also Agricultural Buildings Section below).

The village blacksmith would have served these farms by shoeing horses and repairing equipment. A house and forge (Grade II listed) survive opposite the church at 31 The Street. The Forge was in operation until 1969.

Most of the 19th-century housing built in the village consisted of small cottages predominantly of red brick with slate roofs and cast iron rainwater goods. The cottages were often rendered on the front elevation or with contrasting brick detailing.

There were brickworks in Riley Lane, off Milkingpen Lane, and south of Pyotts House on Pyotts Hill in the 19th Century.

A Primitive Methodist chapel was built in 1867 on The Street and remains in use as Old Basing Methodist Church. A Congregationalist Chapel was erected at 15a Pyotts Hill in the late 19th Century: it has now been converted to a dwelling. Both are Notable Structures.

- **20th and 21st Centuries**

The canal did not prove profitable, and the last commercial vessel reached Basingstoke in 1910. In spite of efforts to keep the canal navigable, by the mid-1960s the locks were decaying, the channel was silted up, choked by weed and rubbish, and much of the towpath had become overgrown. From this

time sections of the canal were filled in and built over in Old Basing.

During the 20<sup>th</sup>- and 21<sup>st</sup>-centuries housing has been built within the conservation area, in cul-de-sacs leading off the main through roads. Such development generally reflects the characteristic height, scale and building form of surrounding buildings which are single storey, 1 ½ or two storeys in height with pitched roofs. Current plot boundaries to the cul-de-sacs reflect the historic street pattern, field boundaries and other land uses, including the route of the Basingstoke Canal.

Housing has been built to the northwest and southeast of the conservation area.

- **Mills**

Three mills in Basing are mentioned in the Domesday Survey as belonging to Hugh de Port. One appears to have been attached to the manor. The other two were conveyed by John de Champayne to Peter des Roches in 1324. Peter des Roches 'quitclaimed' them to John Brocas and Margaret his wife in 1339, and in 1357 John Brocas sold them to

John de St. Philibert. They are again heard of in a suit between John Paulet and William Brocas in 1502. A mill worth 20s. was attached to the church of Basing at the time of the Survey, but which of the three mills are represented by the current Lower Mill and Bartons Mill (formerly known as Basing Mill) it is difficult to say.

Lower Mill (Grade II, Figure 13) at the northeast end of the village on Newnham Lane, was converted to steam power and worked until the First World War. It is no longer working.



**Figure 13. Four storey Lower Mill, Grade II listed. Late 18th, early 19th Century. The tile roof is ½ hipped.**

Bartons Mill (Grade II, Figure 14) stands on the northwestern side of the conservation area, near the arches of the railway bank which crosses the river valley here. The former watermill and millhouse have been converted into a Public House and restaurant.



**Figure 14. Barton Mill Public House and restaurant (Grade II listed). Late 17th, early 19th centuries. View from Public Footpath No.20 to the southwest.**

- **Transport Infrastructure**

As listed above, the Basingtoke Canal and the London and South Western Railway (LSWR) line were constructed in the 1790s and the 1830s respectively.

There was a canal wharf in Old Basing south of the graveyard, adjacent to the present Crown Lane (Figure 15).

There has never been a train station at Old Basing, trains pass the village stopping at

Basingstoke to the west and Hook to the east.



**Figure 15. Canal Wharf south of the graveyard. OS Licence No 100019356**

Canal bridges are visible in the conservation area: in the grounds of Basing House Ruins the bridge is Grade II listed in its own right (Figure 16); on Redbridge Lane (Notable Structure, Figure 17) and; incorporated into

boundary walls on Church Lane (Notable Structure).



**Figure 16: Basing House canal bridge, Grade II listed, within the boundary of the Scheduled Monument (SM).**



**Figure 17: Redbridge Lane Bridge over the canal (was formerly known as Slaughter Lane Bridge). Notable Structure.**

A tree-lined section of the canal cutting remains visible from Milkingpen Lane.

The railway embankment running east-west through the conservation area is pierced by four bridges over Milkingpen Lane, The Street, Swing Swang Lane and the Loddon Valley south of Bartons Mill. These bridges, under the imposing embankment, are Notable Structures in the conservation area.

The road bridges over the River Loddon at Basing Road (Figure 18) and Pyotts Hill are Notable Structures which, like the bridges which pierce the railway embankment, make a positive contribution to the character and appearance of the conservation area.



**Figure 18: Basing Road bridge over the River Loddon. Notable Structure.**

- **Agricultural Buildings**

Old Basing retains many barns within the village. The Great Barn at Grange Farm is Grade I listed (Figure 6) and forms part of the Basing House Scheduled Monument (SM).

There are Grade II listed barns at: Parkers Farm, Crown Lane; Browns Farm, Milkingpen Lane; and Lower Mill Farm (formerly known as Mill Farm) on Newnham Lane.

Other barns, which have survived after the associated historic farm complexes have been broken up, are imposing structures built alongside the roads at 22a The Street and Old Barn, Church Lane (both are Grade II listed and now converted to dwellings). Saddlers Barn at 67a The Street and the roadside barn at The Vicarage, on Crown Lane are Notable Structures (Figures 23 and 19).

Agricultural and waterways employment and associated trades were important to the development of the community.



**Figure 19: Barn at The Vicarage, view from Milkingpen Lane. Notable Structure.**

- **Public Houses**

In Old Basing there are now three public houses: The Bolton Arms, The Crown Public House and Bartons Mill.

Public Houses provide vitality and a focus for activity as well as being of architectural and historic interest.

## 2.3 Archaeology

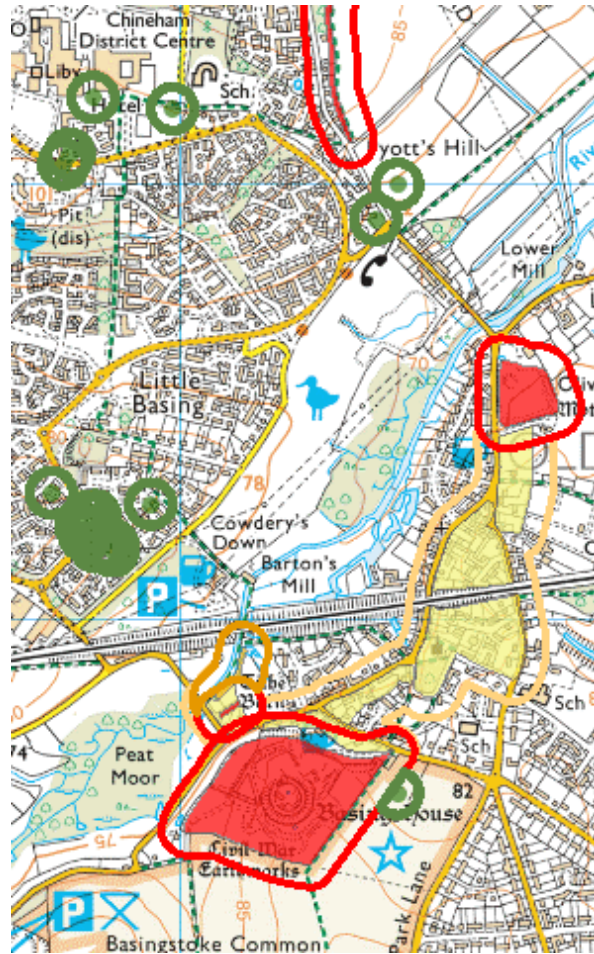
Every settlement contains within it archaeological evidence of its origins and development, of the economy and industry of the community and of the lives and lifestyles of past inhabitants.

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

There are three Scheduled Monuments within the conservation area, It is unusual to have this quality of archaeological monuments in a settlement.

Areas of identified archaeological potential for Old Basing are shown at Figure 20.

Where a development is proposed, the impact it might have on archaeology is a material consideration within the planning process, both to preserve the most important archaeological remains and to ensure that where archaeological evidence is encountered and disturbed it is properly recognised and recorded.



**Figure 20: Extract Old Basing archaeological sites (red, green, orange and yellow) with archaeological buffers. See HER for details.**

## 2.4 Architectural quality and built form

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

There are 67 structures in the conservation area included in the statutory List of Buildings of Special Architectural or Historic Interest. St Mary's Church and the Great Barn at Grange Farm are of exceptional national importance listed at Grade I. The Dovecote (Grade II\*) which forms part of the garden wall to Basing House, is of particular importance of more than special interest. The remaining buildings are Grade II listed of special architectural and historic interest and national importance.

There are a variety of historic buildings, mainly dating from between the 16th and 19th centuries, which are dispersed in small clusters throughout the village. Often located at key visual points in the streetscene, they make a significant positive contribution to the special qualities of the conservation area.

Landmarks (see 2.5 below and Glossary) are marked on the Appraisal Map (Appendix 2) and referenced in the text below. (Note that listed buildings may also be Landmarks).

There are presently no 'Buildings of Local Interest' (BOLIs) within the Old Basing Conservation Area.

'Notable Structures' is a term used for buildings and structures (such as walls) not included in the statutory list or the local list, which have been identified as making a positive contribution to the character and appearance of the conservation area. In Old Basing, these Notable Structures date from between the 17th to 19th centuries, including some timber-framed buildings. 79, 81 and 83 The Street are examples (Figure 21).



**Figure 21: 79, 81 and 83 The Street, Half-timbered, tile roof. Notable Structures.**

Other Notable Structures, dating mainly from the 19th and early 20th centuries, are scattered among the listed buildings, representing an expansion of the village.

Notable Structures are marked on the Appraisal Map and are described in the sections below relating to each character area, with new omissions and additions to the category detailed.

Predominantly constructed of the local palette of materials, some of these unlisted structures have features of particular interest and/or strongly reinforce the street pattern.

Structures which are not listed, Landmarks or Notable Structures may yet contribute

positively to the character and appearance of the conservation area.

## 2.5 Views and vistas

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

The Appraisal map at Appendix 2 identifies townscape views and vistas of particular importance to the character and appearance of the conservation area.

Views and vistas noted are from the public realm, and from within the conservation area only. This list is not exhaustive. Where views and vistas are not highlighted, it does not follow that they are of no importance to the special interest of the conservation area.

Where views and vistas are shown on the Appraisal Map (Appendix 2) similar views and vistas, for example, further along the same street, may be of equal importance.

Landmarks are important features in views and vistas.

Landmarks listed below, as defined in the Glossary, are marked on the Appraisal Map.

- St Mary's Church, Grade I listed. Figure 5.
- 30 The Street, Grade II listed, timber-framed with white painted brick. Half-hipped roof with a large chimney. Prominent building next to the church.
- Church Cottage, 26 The Street, Grade II listed. Brick with a slate roof, sited near the church.
- 31 The Street, The Forge House, Grade II listed, timber-framed. Half-hipped thatched roof. Sited opposite the church (Figure 7).
- Church Lane House, Grade II listed, formerly The Workhouse, erected in 1836. Walling is in 'Tudor' brickwork of mixed bond. Prominent tall building (Figure 12).
- 9 and 11 The Street, Grade II listed, prominent thatched, timber-framed building abutting the road opposite the junction of The Street with Crown Lane (Figure 26).
- 10, 12 and 14 The Street and 1 Crown Lane, Grade II listed. Prominent adjoining

buildings on the corner of Crown Lane and The Street, 17th century.

- The Barn, 22a The Street, Grade II listed, prominent timber-framed, half-hipped barn abutting the road (Figure 22).



**Figure 22. 22a The Street, Grade II listed.**

- 45 The Street, Grade II listed. Formerly the Angel Inn. Origins Norman, 15th-century features. Wrecked and rebuilt in the 17th century.
- Parkers Farmhouse, Crown Lane, Grade II listed. 17th with 18th century features (Figure 29).
- Saddlers Barn, 67a The Street, prominently sited timber-framed barn, abuts

the road. Notable Structure (Figure 23).



**Figure 23. Saddlers Barn, 67a The Street. Notable Structure.**

- Old Basing Methodist Church, 75 The Street, prominently sited Notable Structure (Figure 34).
- 79, 81 and 83 The Street, prominently sited timber-framed dwellings, abutting the road, Notable Structures (Figure 21).
- 5 Milkingpen Lane, Grade II listed, prominent timber-framed building at the junction of The Street and Milkingpen Lane (Figure 32).

- 29 Milkingpen Lane. Grade II listed. Prominent timber-framed building, with a half-hipped roof and a large chimney.
- 89 The Street. Grade II listed. Prominent in views from Milkingpen Lane. Half-hipped roof with a large chimney.
- The Bolton Arms Public House, Grade II listed. A 16th-century two-storey timber-framed hall, prominent on The Street (Figure 24).



**Figure 24. Bolton Arms Public House dates from the 16th, 17th and 19th centuries. Grade II listed.**

- Old Basing House, 97 and 99 The Street, Grade II listed, dates from the 18th century, with an early 19th century classical, pedimented façade. The building is a prominent rendered dwelling. The garden is

on the Hampshire Garden Trust Register (Figure 35).

- The Great Barn at Grange Farm, is Grade I listed in recognition of its exceptional importance. It is prominent (from the footpath to the northwest and from The Street (Figure 6).
- Grange Farmhouse, Grade II listed, prominent at the entrance to the conservation area on The Street.
- Bartons Mill Public House and restaurant, formerly known as Old Basing Mill. Grade II listed. A late 17th-century two storey water mill, timber-framed with elm boarding, with an early 19th-century house attached (Figure 14).
- Yeomans, Newnham Lane, Grade II listed. A white painted, brick 18th-century house, prominently sited.

- Lower Mill, formerly known as Basing Mill, Grade II listed, a late 18th-century, brick building, 4 storeys in height (Figure 13).

From within the settlement there are views and glimpses down lanes and through gaps

between buildings to the surrounding undeveloped land to the northeast, east, south, southwest and west which provides an attractive rural backdrop to the settlement. There is 20th-century housing development to the northwest and southeast of the conservation area boundaries.

Mature trees, dense verdant boundaries, grass verges, fields, allotments, recreation grounds, sports and open spaces fronting the roads, seen in views and vistas, contribute to the semi-rural character of the conservation area.

Future planning applications should take account of the impact of new development on the conservation area and the ability of views and/or landscape to accommodate new development.

## 2.6 Green Infrastructure, open space and trees

- **Green Infrastructure**

Green Infrastructure (GI) is the interconnected network of natural areas and other green open spaces that is integral to the health and quality of life of people in local communities and which supports and enhances natural and ecological processes. There are a number of open spaces and trees within Old Basing that contribute to this network.

The council's Green Infrastructure Strategy is set out at:

<https://www.basingstoke.gov.uk/ENV09>

- **Open space**

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

Open spaces within the conservation area, can be covered by a number of different

designations and may be subject to more than one designation. Table 1 gives details of open space designations in Old Basing. These open spaces are marked on the Appraisal Map.

The Scheduled Monuments (SMs) at Basing House Ruins and Grange Field, Oliver's Battery and Pyotts Hill Entrenchment are not included within this table.

The made Old Basing and Lychpit Neighbourhood Plan 2015 – 2029 forms part of the development plan,

Local Green Spaces designated in the made Old Basing and Lychpit Neighbourhood Plan are: Hodds Lane Copse, outside the conservation area, and part of the route of the Basingstoke Canal behind Cavalier Road, which is now included in the conservation area. (See Section 3.7 below).

The River Loddon is a designated Site of Importance for Nature Conservation (SINC) and is a green corridor through the village. The remains of the Basingstoke Canal were identified as a key biodiversity asset in the made Neighbourhood Plan.

The presence of mature trees, dense verdant boundaries, grass verges and fields, recreation grounds and sports grounds fronting the roads seen in views and vistas contributes to the semi-rural character of the conservation area.

The Mill Field Local Nature Reserve, Cowderys Down open space, water meadows and fields are included within the conservation area boundary. This land was historically associated with the River Loddon and forms part of the setting of listed buildings within the conservation area.

The recreation ground adjacent to Oliver's Battery was gifted to the parish by Lord Bolton in 1980.

These open areas facilitate views from the public realm to historic buildings and to other important features within the conservation area.

<b>Table 1: Old Basing Conservation Area Open Space Designations</b>	
<b>Open space designation</b>	<b>Locations in Old Basing Conservation Area</b>
<p><b>Sites of Importance to Nature Conservation (SINCs)</b> are designated by Hampshire County Council. These areas are protected under Local Plan Policy EM4.</p>	<p>River Loddon corridor including the Mill Field Local Nature Reserve and an area north of the River Loddon adjacent to Basing Road.</p>
<p><b>Open Area of Townscape Significance, (OATS)</b>                      Spaces identified in conservation area appraisals, which are open in character and of value to local people owing to the space’s visual character and positive impact on the appearance of the conservation area, and/or as a visual reminder of the historic function of the area. These may be significant in immediate or longer views. Townscape refers to the character and appearance of groups of buildings, including the shape of streets and spaces.</p>	<p>Area west of St Mary’s Church at the junction of The Street and Church Lane.</p> <p>Open space in front of 5 Milkingpen Lane linked by a section of Milkingpen Lane to the green outside 1 and 3 Milkingpen Lane.</p>

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

**Church Environs:**

St Mary's Churchyard and graveyard.

Land east and southeast of the scout hut accessed off Milkingpen Lane and the Hodd's Farm track, including part of the course of the Basingstoke Canal.

Part of the course of the Basingstoke Canal off Milkingpen Lane south of Manor Lane.

**Oliver's Battery Environs:**

Land at Oliver's Battery, the Village Hall, the recreation ground and part of the allotment gardens off Riley Lane, including the Public Right of Way leading southeast to the railway line.

Old Basing House garden at 97-99 The Street, this garden is included in the Hampshire Inventory of Historic Gardens.

Land to the rear of Cromwell House, 75 The Street.

**Basing House Environs:**

Basing House Ruins, land southeast of Redbridge Lane including part of the course of the Basingstoke Canal and part of the garden of Broad Water.

Grange Field and land to the northeast and northwest including the Public Right of Way leading to Bartons Mill.

**River Loddon Corridor:**

Land along the River Loddon corridor including Cowdery's Down and the Mill Field Local Nature Reserve Site of Importance for Nature Conservation (SINC).

Land south of the River Loddon adjacent to Bridge Farm.

Land adjacent to Great Binfields Road and Bartons Lane pedestrian section.

Land off Newnham Lane near Lower Mill and Lower Mill Farm, including the River Loddon.

**Pyotts Hill:**

Land at 39 Pyotts Hill.

Land to the side of 18b Pyotts Hill including the Public Right of Way leading east towards Hodds Farm.

Page 34

Land to the side of the Vets Surgery of Bartons Lane.

**Basing Canal Route:**

The route of the canal to the rear of Cavalier Road and alongside Redbridge Lane.

- **Trees and vegetation**

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

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

Trees of a variety of species, forms, and heights can be found in the vicinity of the River Loddon.

Verdant areas around the river provide a haven for wildlife. In more built-up areas, in gardens and at the roadside, there is a mix of native species and ornamental specimen trees.

Trees can act as townscape components of some importance, and in some cases terminate or define a particular view. Loss or harm to such trees can have a substantial impact on the character and appearance of the conservation area.

Remnant sections of woodland and hedgerows may have importance, as the last reminder of an historic property boundary.

Hedges, both in gardens and marking field boundaries, make a positive contribution to the character and appearance of the conservation area.

Broad-leaved trees contribute significantly to the character and appearance of the conservation area. Ash and Oak are the dominant species with Sycamore, Yew, Birch, Lime, Beech and Cherry also represented. In the grounds of St Mary's Church there is a maturing Evergreen Oak. At the junction of The Street and Redbridge Lane, there is a view of a row of Lime trees in Basing Road which form an important feature in the streetscene.

Adjacent to the River Loddon, the tree cover is very different and includes Alder, hybrid Black Poplar plus Crack, White and Weeping Willows. There are a few conifers scattered around the Conservation Area. There are a significant number of Yew trees

within the conservation area, but these vary considerably from large trees to relatively small/clipped specimens. Field Maple and Norway Maple are prominent when they are found in groups.

## 3.0 CHARACTER AREAS

### 3.1 Overview

The following character areas are identified on the Appraisal Map:

Character Area 1: Church Environs – St Mary’s Church, churchyard and graveyard, The Street from the junction of Bexmoor Way to the railway bridge, Bexmoor, Church Lane, St Mary’s Close, Crown Lane, Almond Close, Old Basing Infant School, Milkingpen Lane to the railway bridge, The Mead, Manor Lane, Hodd’s Farm track and part of the southern railway embankment.

Character Area 2: Oliver’s Battery Environs – The Street from the railway bridge to the junction with Pyotts Hill and Newnham Lane, Burtons Gardens, Chestnut Bank, Moor View, Chapel Close, Old Basing Methodist Church, Priory Gardens, The Bolton Arms Public House, Paddockfields, Riverside Close, The Village Hall, Oliver’s Battery Scheduled Monument, the recreation ground, Riley Lane, part of the allotment gardens, Milkingpen Lane to the

railway bridge, Churn Close and part of the northern railway embankment.

Character Area 3: Basing House Environs – the Scheduled Monument of Basing House Ruins and the Grange Field to the north, including the Great Barn, Grange Farm house and farm buildings, Basing Road to the Railway Cottages, Swing Swang Lane to the railway bridge, Land at Redbridge Lane from Redbridge Cottage to the junction with Basing Road, the track of the old Basingstoke Canal and the canal bridge in the grounds of Basing House, 2 and 4 The Street, the Garrison Gate, the Crown Public House, land to the south side of Crown Lane up to Basingstoke Common and part of the southern railway embankment.

Character Area 4: River Loddon Corridor– Cowdery’s Down, Swing Swang Lane to the junction with Bartons Lane, land to the south and east of Bartons Lane including the Mill Field Local Nature Reserve, Bartons Mill Public House, Newnham Lane including land to the southwest of Lower Mill Farm, land at the Lower Mill and the land including

the remains of the Roman Road northwest of the River Loddon and part of the southern railway embankment

Character Area 5: Pyotts Hill – Land and buildings off Pyotts Hill from 1a and 2a Pyotts Hill to 43 Pyotts Hill, Pyotts House and The Cottage, part of Bartons Lane to the junction with Great Binfields Road and Paynes Meadow including the Pyotts Hill Entrenchment Scheduled Monument (SM). The conservation area is now extended to include the Pyotts Hill Entrenchment SM up to and including the Toll House Grade II listed building on Reading Road.

Extension to the Conservation Area.  
Character Area 6: Route of the Basingstoke Canal – Land behind Cavalier Road and alongside Redbridge Road.

## 3.2 Character Area 1 – South including St Mary’s Church

- **Description**

This character area includes St Mary’s Church and the bottom half of the historic sub-oval street pattern which was the historical centre of the village and is now divided by the railway line. The sub-oval is surrounded by Church Lane, Milkingpen Lane and part of The Street (Figure 7).

Church Lane is a narrow route, curving round the churchyard. Paths lead south to Crown Lane on either side of the graveyard from Church Lane and another path leads north to Manor Lane. Historic listed buildings are interspersed with 19th and 20th-century buildings here.

There is a wide, relatively open area in The Street, between the church and the former forge at 31 The Street (Grade II listed). This area is an Open Area of Townscape Significance (OATS).

South of Crown Lane, opposite Parkers Farm (Grade II listed) lies the open undeveloped land of Basingstoke Common. The Common lies outside the conservation area boundary but, as part of its immediate setting, contributes positively to the semi-rural character and appearance of the conservation area.

Milkingpen Lane to the southeast of this character area, is tree-lined and semi-rural in character, with Old Basing Infant School and large 20th-century houses in relatively large mature gardens lining the road. At the junction with Church Lane, Milkingpen Lane forms part of the historic sub-oval and the roof of Browns Barn (Grade II listed landmark) is visible on the eastern side of the road. The southeastern side of Milkingpen Lane lies outside the conservation area boundary.

The route of the Basingstoke Canal runs through this character area, and this part of the conservation area is included in the Important Open Spaces (IOSs) listed in

Table 1. Part of the canal route is visible from Milkingpen Lane, south of Manor Lane.

On the east side of Milkingpen Lane, Buttercup House and Milkingpen House lie on part of the route of the canal which was filled in during the 1950s. To the rear of these properties the route of the canal is an IOS.

Alongside the railway embankment north of the Scout Clubhouse on Milkingpen Lane, Hodd’s Farm track is a public right of way leading into the countryside outside the conservation area.

The 20th–century Health Centre and Pharmacy building is included within this character area.

There has been 20th–century infill in this character area with cul-de-sacs leading off the main thoroughfares.

There are no Scheduled Monuments (SMs) in this character area.

- **Topography**

This character area lies to the southeast of the River Loddon. Land rises gently to the

south of this character area away from the valley floor.

The special interest of this part of the conservation area is derived in part from the combination of intimate glimpses of historic buildings and long-range views, resulting from local topography.

St Mary's Church stands on raised ground in this character area.

- **Hierarchy of spaces**

There is a distinct hierarchy of spaces within this character area. In order of status, based on current and former uses, this hierarchy includes the following:

1. The wide, open area in front of St Mary's Church (Open Area of Townscape Significance, OATS);
2. The Street outside the OATS, Church Lane, Crown Lane and Milkingpen Lane. These main thoroughfares are relatively narrow and irregular, gradually revealing progressive groups of buildings;

3. Service yards and narrow routes leading off the main thoroughfares, including St Mary's Close and Bexmoor.

- **Urban Grain/Built Layout**

Within this character area the historic sub-oval has a relatively tight urban grain and high building density including the terraces at 49-61 and 32-52 The Street (Notable Structures, Figure 25).



**Figure 25. 49-61 and 32-52 The Street. Notable Structures.**

Outside the sub-oval, building density is lower with many larger dwellings in relatively large plots.

The majority of historic buildings abut the pavement, forming a consistent, largely continuous building line which contributes

positively to the character and appearance of the conservation area.

St Mary's Church (Grade I listed) is a high-status public building and is set back from the road within the churchyard.

9 and 11 The Street are a pair of two-storey brick and timber-framed cottages and date from the 17th century, with 18th century additions. They are situated adjacent to the pavement.

Opposite is the corner group of four Grade II listed buildings abutting the road at 10, 12 and 14 The Street, and 1 Crown Lane (Figure 26).



**Figure 26. 9 & 11 The Street with 10, 12 and 14 The Street, and 1 Crown Lane. Grade II listed. The side garden of 14 the Street is an IOS.**

Most 20th-century dwellings along the main thoroughfares are set back from the road in mature gardens.

- **Open spaces**

The Street west of St Mary's Church is an Open Area of Townscape Significance (OATS), a visual reminder of the historic functions of the area as a focal point and gathering space, next to the church and the forge.

The churchyard, graveyard, the garden of 14 The Street and the route of the Basingstoke Canal visible from Milkingpen Lane and to the rear of Milkingpen House are Important Open Spaces (IOSs). The

land south of the railway including the Right of Way leading towards Hodds Farm is also an IOS.

- **Enclosure**

There is a strong sense of enclosure to streets within this character area, with many historic buildings abutting or close to the road.

Roadside walls, fences, trees and hedging make an important contribution to visual enclosure here.

There are narrow intimate routes at Church Lane, the footpaths leading south of Church Lane and St Mary's Close.

- **Plots**

This character area comprises a varied mix of building types in irregular plots.

However, it has a consistent character, derived from the overall arrangement of the buildings, the historic street pattern, and the contribution made by historic buildings that are often located on prominent plots and

which create a streetscape of significant architectural and historic interest.

Much of the land in this character area was farm land until the 20th century, with some 19th-century dwellings, as shown on the 1895 Ordnance Survey map at Figure 6. Current plots and roads reflect historic field boundaries. For example, Bexmoor was a footpath between two fields. The Mead, off Milkingpen Lane, stands on the former church meadow and the site of the former Vicarage.

Diagonal plot boundaries follow the route of the Basingstoke Canal from Church Lane to Crown Lane.

Manor Lane was the site of Byfleet Manor Farm. Byfleet seems originally to have been the land in Basing which formed the endowment of the church. The name appears in 1234 among the possessions of the newly-founded priory of Selborne. The adjoining Manor House and Byfleet Manor are now both Notable Structures. Immediately to the south, the Grade II listed Old Barn on Church Lane was part of the

farmstead. A footpath marks the historic property boundary.

- **Gaps**

There are gaps between the historic buildings and associated plots in this character area which contribute positively to the character and appearance of the conservation area (Figure 27).



Figure 27. Gap between 31 and Streamside Cottage, 33 The Street. Grade II listed with a curtilage listed wall.

- **Uses**

Old Basing has a vibrant mixture of residential uses and includes various religious, cultural, educational, health, social and retail facilities within this character area.

The church, Infant School, Health Centre and Pharmacy add to the vitality of the area.

- **Signage, advertisements and shopfronts**

There are no historic shopfronts in this character area, however 45 The Street, formerly The Angels Inn, retains the original Victorian/Edwardian well-proportioned timber bay windows and the gable name plate (recently repainted). These features positively contribute to the character and appearance of the conservation area.

- **Building form**

Whilst most buildings present two storeys to the street elevation, there are a number of 1 and 1 ½ storey buildings in this character area.

There is considerable variation in overall building height of the two storey buildings. The church, with its tower, is the tallest building in this character area (Figure 5).

Parkers Farmhouse octagonal stair turret is 2 ½ to 3 storeys in height (Grade II listed, Figure 29). Church Lane House, formerly The Workhouse is 2 ½ storeys in height with

rooms in the attic (Grade II listed, Figure 12).

Whytgates and 1 Church Lane, 10, 12, 14 The Street and 1 Crown Lane (Figures 28 and 26) are large, high status, Grade II listed, 2 storey buildings, with higher eaves and ridge heights than the 2 storey Notable Structures at 49-61 and 32-52 The Street (Figure 25).



Figure 28. Whytgates and 1 Church Lane, Grade II listed.



**Figure 29. Parkers Farmhouse. Octagonal stair turret. Grade II listed.**

There is an aesthetically pleasing variety in the ridge lines and eaves heights of historic buildings here. Examples include the Grade II listed 2 storey brick, thatched house at 31 The Street, the adjacent 1 ½ storey thatched Streamside Cottage, 33 The Street, and Heron Cottage, 35 the Street, a painted brick 2 storey house with a red clay tile roof. These buildings surround the Open Area of Townscape Significance (OATS) next to the church.

The single storey 20th-century dwelling at 23 Bexmoor Way allows views to and an

appreciation of 9 The Street, a Grade II listed building.

Former agricultural barns in this character area are often large, tall buildings, sited adjacent to the road in prominent positions/locations for easy unloading of crops. These buildings reinforce the rural character of the area and evidence historic land uses.

The Old Barn on Church Lane, which was the Byfleet Manor barn, is an imposing building, of six bays. The barns at Browns Farm, at Parkers Farm, Crown Lane and at 22a The Street are all further Grade II listed examples of traditional farm buildings (Figures 30, 31 and 22). The Vicarage barn on Church Lane is a relatively modest example, it is a Notable Structure (Figure 19).

Other historic outbuildings are subordinate in scale to principal buildings and are single storey in height, for example the building to the rear of 31 The Street and the small storage building at Browns Farm (both are curtilage listed).



**Figure 30. Browns Farm outbuilding with barn to rear. Curtilage listed and Grade II listed respectively.**



**Figure 31. Parkers Farm Barn on Crown Lane. Grade II listed.**

- **Materials and finishes**

The predominant material in this character area is red brick including 'Tudor' bricks from the Basing House Ruins.

St Mary's Church nave, south chapel and tower are built of brick, with stone dressings. The chancel and north chapel are built of flint and stone, with brick east gables.

Some of the older buildings in this character area have been altered over successive periods to accommodate changes in their use or to respond to contemporary architectural fashions. The refronting in brick, tile or render of existing timber-framed buildings, to create a more 'polite' principal elevation, was particularly common in the 18th century. However, a significant number of listed buildings have retained more completely their vernacular appearance.

Where timber framing is still evident in this character area, it is generally to the sides and rear of historic buildings. Refronting, in brick or render, is usually finished in off-white.

Where visible, brickwork is often in Flemish bond on historic buildings. Where 'Tudor' brick is used it is often laid in English or Monks bond or a mixed bond. 'Tudor' brick

in English bond is used in the Old Barn, Church Lane which dates from the 17th century and is now converted to dwellings.

19th-century buildings here often have architectural details which contribute positively to the character and appearance of the conservation area.

Terraced housing has repeated regular patterns of features such as chimneys, cast iron rainwater goods, window and door openings, string courses and dentil courses. The siting, layout, scale, materials and architectural detailing of these dwellings make a positive contribution to the character and appearance of the conservation area.

Many agricultural buildings are clad in timber.

- **Windows and doors/Joinery**

St Mary's Church (Grade I listed) has leaded lights.

Windows in listed buildings are predominantly single-glazed timber sash or casements, painted white or off-white. Fenestration patterns are regular, windows

and doors are typically recessed. Doors are predominantly timber on historic buildings.

Many other buildings in this character area have double glazed, uPvc windows and doors. These are considered to detract from the character and appearance of the conservation area.

There are stone cills on many historic buildings.

- **Roofs**

The roofscape of this character area is attractive and varied. Plain clay handmade tiles are generally used on older buildings. Slate is used on later additions, 19th century buildings and on outbuildings.

There are thatched roofs in this character area at 9-11 The Street, 31 The Street, Streamside Cottage at 33 The Street, and at Browns Farm barn on Milkingpen Lane.

At 9 and 11 The Street the thatched roof slopes, and particularly the sweeping outshots at either end, are prominent. The eastern hip of the building is a focal point

in the long views along The Street from the church and defines the junction with Crown Lane (Figure 26).

The majority of buildings have brick chimneys. High, square chimney stacks are prominent from street level. Large chimney stacks on historic buildings may indicate an earlier structure behind a later façade. Prominent chimneys are used as an architectural statement on later buildings, for example in the terrace at 32-52 The Street (Figure 25).

Stepped eaves and variety in ridge heights also contribute positively to the character and appearance of the area.

However, the terraced dwellings at 49-61 The Street and 32-52 The Street have a strong, continuous eaves line, which also contributes positively to the character and appearance of the conservation area (Figure 25).

Roof pitches are generally very steep for buildings which were formerly thatched and

shallower for buildings constructed with slate roofs.

The use of modern pantiles in this character area detracts from the character and appearance of the conservation area.

- **Trees and vegetation**

Trees and groups of trees contribute to the character and appearance of the conservation area.

- **Boundary treatments**

Many properties have front boundary hedgerows in this character area. The hedging makes a positive contribution to the character and appearance of the conservation area.

Brick boundary walls are also a characteristic feature of the conservation area, some are constructed using 'Tudor' bricks from the Basing House Ruins. Boundary walls which are protected as listed, curtilage-listed or Notable Structures, making a particular contribution to the conservation area, are identified on the Appraisal Map.

Brick boundary walls are generally constructed in traditional bonds. Such walls are finished with half round or saddleback copings or bricks 'on edge'.

Railings and timber picket fences are also found in this character area and contribute positively to the character and appearance of the conservation area. In contrast, close-boarded fences are incongruous, visually intrusive and unduly prominent in the conservation area.

- **Street furniture and traffic management**

Overall street furniture and traffic management measures have been sympathetically designed.

Care has been taken to retain traditional surfacing materials which contribute positively to the conservation area.

- **Public access**

Footpaths add to the permeability of this character area and mark historic boundaries around the church. Paths lead from Church Lane to Crown Lane,

from Church Lane past Byfleet Manor to Manor Lane, east from Milkingpen Lane and also west from Bexmoor to the River Loddon.

Public access to walk beside the River Loddon is limited here to a small section of Bexmoor leading to the Bartons Mill footpath.

20th-century housing maintains these historic pathways.

- **Views**

St Mary's Church tower is a prominent landmark in views throughout this character area.

There is a long view of the church tower north-east along The Street, framed by 9 and 11, 10 and 14 The Street (Grade II listed buildings, Figure 26). This view is terminated at the Open Area of Townscape Significance (OATS) at the junction of The Street with Crown Lane.

Along Milkingpen Lane, between the railway bridge and the junction of Church Lane, Browns Farm barn, farmhouse and

converted stable block form an important focal point in the long views to the north and south along the lane. The farmhouse and barn are Grade II listed.

Basingstoke Common to the south and Hodds Farmland to the east provide a semi-rural setting to the village.

- **General condition**

Structures in this character area are generally well maintained.

Elements which detract from the special character of the area, and which offer potential for 'beneficial change, include uPvc windows and doors in historic buildings, which have replaced original timber components.

Issues have been addressed within the Management Plan and/or in the Council's Heritage SPD.

- **Notable Structures – Omissions**

There are no Notable Structure omissions in this character area.

- **Notable Structures - Additions**

1. Historic barn at The Vicarage, which is prominent on Milkingpen Lane and is a reminder of the historic use of land (Figure 19).

- **Conservation area boundary changes**

There are no conservation area boundary changes in this character area.

### 3.3 Character area 2 – Oliver’s Battery Environs

- **Description**

This character area includes Oliver’s Battery Scheduled Monument (SM) the Village Hall, sports and recreation grounds and part of the Riley Lane allotments. All of the open spaces listed are Important Open Spaces (IOSs).

The northern half of the historic sub-oval street pattern, which was the historical centre of the village, lies in this character area. This sub-oval is bounded by The Street to the west, Milkingpen Lane to the east and the railway line to the south (Figure 7).

The northern end of this sub-oval forms an Open Area of Townscape Significance (OATS) around two linked open spaces (Figures 32 and 33). These spaces are linked by a narrow section of Milkingpen Lane lined by listed buildings.

The open space which is to the north lies at the junction of The Street and Milkingpen Lane.

This forked junction is of historic significance, as indicated by the scale of the space, the age, status and relatively large scale of its surrounding buildings including the Bolton Arms Public House and 5 Milkingpen Lane (both Grade II listed, Figures 24 and 32).

The open space to the south is a triangular area which may have been village green with a communal well. Around this space is a group of listed cottages. The majority of these are single storey or 1 ½ storeys in height. The historic buildings here have a semi-rural and informal vernacular appearance.



**Figure 32: Northern part of the OATS outside 5 Milkingpen Lane (Landmark) 16th century, 2 ½ storey height gable end. 3 Milkingpen Lane, to the left. Both Grade II listed.**



**Figure 33: Southern part of the OATS outside 4 and 6 Milkingpen Lane. Grade II listed.**

To the west of this character area lies the River Loddon with 20th-century housing at

Burtens Gardens, Moor View, Priory Gardens, Paddockfields and Riverside Gardens, all of which back on to the river.

79-83 The Street, Saddlers Barn, 67a The Street and the Old Basing Methodist Church, and are Notable Structures, sited abutting the road or close to it. These are Landmarks on The Street (Figures 21, 23 and 34).



**Figure 34: Old Basing Methodist Church, 75 the Street, Notable Structure and Landmark.**

To the north of this character area lies the junction of The Street with Pyotts Hill and Newnham Lane.

To the southeast of this character area the eastern side of Milkingpen Lane and Churn Close follow historic field boundaries (Figure

9). A series of single storey, 1 ½ and 2 storey 20th-century dwellings have been built here, set back from the road in relatively large gardens. The rear garden of 17b Milkingpen Lane is an Important Open Space (IOS).

- **Topography**

Ground levels rise away gently from the River Loddon which lies to the west of this character area. Ground levels also rise along Milkingpen Lane to the north.

The ground level is raised at the Oliver's Battery Scheduled Monument and there is a vista from here to the open countryside east of the conservation area.

- **Urban Grain/Built Layout**

This character area has a relatively loose urban grain, with a relatively low density. Buildings have comparatively large plots compared to those within the Church Environs Character Area.

There are many detached properties in this character area.

20th-century buildings are mostly set back from the road, in large mature gardens in this character area, whilst historic buildings often abut the road.

- **Open Spaces**

Important Open Spaces lie to the eastern side of this character area at Oliver's Battery, the recreation ground and sports facilities, the Pavilion and the Riley Lane allotments.

There are also large gardens to some properties in this character area. The garden at Old Basing House, 97-99 The Street, is included in the Hampshire Inventory of Historic Gardens and is an Important Open Space (IOS). The rear garden of Cromwell House, 75 The Street, is the only remaining historic plot in this character area extending back to the River Loddon. It is an Important Open Space (IOS). These IOSs are marked on the Appraisal Map at Appendix 2.

- **Enclosure**

There is a combination of hard and soft means of enclosure to this roadsides in this character area.

Historic walls, fencing and hedges along with grass verges make a positive contribution to the character and appearance of the conservation area.

- **Plots**

With the exception of 20th-century property plots at 1-4 Springfield Place, 79-85c The Street, 93-95 The Street and 105-109 The Street, plots are generally larger in this character area than those within the Church Environs Character Area to the south. Building to plot ratios here are generally much lower here than within the Church Environs Character Area.

- **Gaps**

The relatively loose urban grain here allows for large gaps between buildings. Mature hedging and trees contribute positively to the character and appearance of the

conservation area, and the gaps allow views to historic buildings.

- **Uses**

This character area has religious, recreational, sports, assembly and residential uses.

- **Building Form**

Symmetrical façades are common in this character area.

There is a considerable variation in overall building height although most buildings are two storeys in height.

5 Milkingpen Lane, a Grade II listed Landmark has a 2 ½ storey height gable end.

Old Basing House (Grade II listed, Landmark) is two storeys in height (Figure 35).



Figure 35: Old Basing House, Grade II listed, Landmark.

4 and 6 Milkingpen Lane are 1 ½ storeys in height, as are 7 and 9 Milkingpen Lane (Grade II listed, Figures 33 and 36).



Figure 36. 7 and 9 Milkingpen Lane, 1 ½ storeys, Grade II listed, thatched dwellings.

Old Basing Methodist Church is single storey (Notable Structure, Landmark, Figure 34).

Historic outbuildings are subordinate in scale to principal buildings. The ancillary stables, coach-houses and outbuildings adjacent to the Bolton Arms Public House are single storey and 1 ½ storeys in height (Figure 24). The outbuilding to the rear of 68 and 70 The Street is single storey (Figure 33).

- **Materials and Finishes**

The predominant walling material in this character area is red brick, there are also painted brick buildings, and some rendered buildings usually with an off-white finish here.

Timber framing is evident in this character area on buildings including the Bolton Arms, 2, 4 and 6, 5, 7 and 9 Milkingpen Lane (all are Grade II listed, Figures 24, 37, 33, 32 and 36). 79, 81 and 83 Milkingpen Lane (Notable Structures and Landmarks) are also timber-framed (Figure 21).



Figure 37. 2 Milkingpen Lane. Grade II listed.

- **Windows and doors/Joinery**

On listed buildings windows are predominantly timber, single-glazed sash or casement windows painted white or off-white.

On these historic buildings fenestration patterns are regular and windows are typically recessed. Doors to historic buildings are predominantly timber.

Many other buildings in this character area often have double-glazed, uPvc windows. These are considered to detract from the character and appearance of the conservation area.

- **Roofs**

The roofscape in this character area is attractive and varied.

Historic buildings in this character area have traditional handmade plain red clay tile or natural slate roofs.

There is a prominent group of thatched buildings in this character area clustered around the OATS, described above, including 5 Milkingpen Lane, 7 and 9 Milkingpen Lane and Cowslip Cottage at 11 Milkingpen Lane.

The majority of buildings have brick chimneys. High, square chimney stacks are prominent from street level. Large chimney stacks on historic buildings may indicate an earlier structure behind a later façade. An example is 89 The Street, a Grade II listed building (Figure 38). The tall chimney at the Bolton Arms may indicate that the building was once have been thatched (Figure 24).



**Figure 38. 89 The Street. Grade II listed. View from Milkingpen Lane. Landmark.**

Stepped eaves and variety in ridge heights also contribute positively to the character and appearance of the area.

Many 20th-century buildings have modern concrete interlocking tiles which are considered to detract from the character and appearance of this conservation area.

- **Trees and vegetation**

There are mature trees around the recreation ground, on Oliver's Battery, at the Village Hall and along Riley Lane.

These trees and groups of trees are visible in views from within this conservation area and make a positive contribution to the

character and appearance of the conservation area.

- **Boundary treatments**

Many historic properties have front boundary hedgerows in this character area, the hedging makes a positive contribution to the character and appearance of this part of the conservation area.

Railings and timber fences are also found in this character area and contribute positively to the character and appearance of the conservation area. The Bolton Arms has a low timber railing. In contrast, close-boarded fences are incongruous, visually intrusive and unduly prominent in the conservation area.

- **Street furniture and traffic management**

Overall street furniture and traffic management measures have been sympathetically designed.

Care has been taken to retain traditional surfacing materials which contribute positively to the conservation area for

example the paving setts and wooden bollards at the OATS adjacent to 5 Milkingpen Lane.

- **Public access**

Public access to Oliver's Battery, the sports and recreation grounds, and along Riley Lane, leading to the countryside, enhances opportunities to appreciate the character and appearance of the conservation area.

20th-century housing reinforces permeability, with a footpath linking Paddockfields and Priory Gardens.

- **Views**

A cluster of historic buildings surround the two spaces which make up the OATS described above. The sequence of views that take in the buildings and the open spaces, which are focal points, positively contribute to the character and appearance of the conservation area.

There are views from the OATS from outside the Bolton Arms looking north and south along The Street, which include other

prominent historic buildings. In views to the north there are a series of buildings and boundary walls of historic interest which are centred on Old Basing House (Grade II listed, Landmark). In views to the south are a pair of 17th-century cottages at 68 and 70 The Street, which have 19th-century ornate dormers and porches.

89 The Street terminates views from Milkingpen Lane (Grade II listed, Figure 38).

Approaching the OATS along Milkingpen Lane from the south, the brick front elevations of 13 and 15 Milkingpen Lane (Notable Structures) define the space and frame views of the listed cottages beyond.

Views of the undeveloped rural eastern setting of the conservation area, notably from areas of raised land at Oliver's Battery contribute to an appreciation of the tranquillity of the conservation area and its setting. They add to an ability to appreciate the conservation area and of the heritage assets within it.

- **General condition**

Structures in this character area are well maintained.

Some Notable Structures have uPvc windows and doors which are considered to detract from the special interest of the conservation area and offer the potential for beneficial change.

- **Notable Structure Omissions**

There are no Notable Structure Omissions in this character area.

- **Notable Structure Additions**

There are no Notable Structure Additions in this character area.

- **Conservation area boundary changes**

There are no conservation area boundary changes in this character area.

## 3.4 Character area 3 – Basing House Environs

- **Description**

This character area includes the Basing House Ruins.

Basing House Ruins, Grange Field to the north and the Great Barn are nationally important Scheduled Monuments (SMs).

The Great Barn is Grade I listed and the 16th century dovecote is Grade II\* listed.

There are many Grade II listed structures within the Basing House Ruins SM site including the ruins of the first house, the walls, a pigeon cote, the Citadel and the canal bridge.

The route of the former Basingstoke Canal is visible in this character area in the following locations: at the Redbridge Lane Bridge, formerly known as Slaughter Bridge (Notable Structure, Figure 17); within the Basing House Ruins site at the Grade II

listed canal bridge; and south of the houses on Musket Close.

This character area includes part of Basing Road to the junction with Footpath No. 22 which leads to Bartons Mill alongside the river.



**Figure 39: The British Legion and Army Cadet Detachment, Crown Lane.**

There are also 19<sup>th</sup>-century buildings at 8-14 Crown Lane (Notable Structures), and 20<sup>th</sup>-century buildings in this character area, with a cluster off Crown Lane, adjacent to Basingstoke Common including the British Legion and the Army Cadet Detachment (Figure 39) and 1-4 Musket Copse. To the west of Basing House, Redbridge Cottage and Broadwater are 20<sup>th</sup>-century buildings.

To the west of this character area, outside the conservation area, lies Basing Fen, a

Site of Importance for Nature Conservation (SINC). This provides a rural setting to this character area.

There is a significant hollow-way track over Basingstoke Common, to the south of the conservation area, entering the conservation area around Basing House. It is possibly an old entrance to the settlement, and measures up to a metre deep and over a metre wide (Footpath No.35).

- **Topography**

Land in this character area is generally low lying adjacent to the River Loddon. Ground levels are raised at the Basing House Ruins site.

Land rises gently from the River Loddon valley floor up Crown Lane and to the junction of Redbridge Lane and The Street.

- **Urban grain/Built layout**

This character area has a relatively loose built layout, with relatively low building density. 20<sup>th</sup>-century development on Redbridge Lane, Crown Lane and Musket

Copse sits back from the historic building line, generally on larger plots.

Many historic buildings abut the pavement, forming a consistent, largely continuous building line which contributes positively to the character and appearance of the conservation area.

- **Open Spaces**

The land at Basing House Ruins including the garden ground at along Redbridge Lane is an Important Open Space (IOS). Basing House Ruins are located at the edge of the village, with the open, undeveloped Basingstoke Common to the south.

At Grange Field, The Street there were clay-lined fish ponds, providing fresh fish for Basing House. The Basing House Ruins Scheduled Monument (SM) includes Grange Field and this area is an IOS. There is a pedestrian route along the edge of Grange Field, leading from The Street to Bexmoor alongside the Great Barn. The riverside land to the rear of Soper's Row (Notable Structure) is an historic plot extending from the main thoroughfare to the

River Loddon. It is also an IOS. The Right of Way leading to Bartons Mill is included in the IOS: this is one of the few areas in the conservation area with public access alongside the River Loddon.

There is also an IOS next to The Malthouse, 2 Crown Lane. The open space is a reminder of the historic use of this area as a Malthouse yard.

- **Enclosure**

There is a strong sense of enclosure to routes within this character area.

Many historic buildings abut the road in this character area, notably Grange Farmhouse, stables and cart shed along Basing Road and The Malthouse, 2 Crown Lane (Grade II listed, Figures 40 and 42).



**Figure 40: Grange Farmhouse view from Basing Road. Grade II listed.**

Historic boundary walls incorporate 'Tudor' bricks from the Basing House Ruins. Trees and hedges also make a positive contribution to the character and appearance of the conservation area.

- **Plots**

Plots are generally larger in this character area than those within Church Environs Character Area adjacent.

Building to plot ratios are generally much lower here, reflecting the village-edge character of the area.

- **Gaps**

The looser urban grain here allows for large gaps between buildings with views to historic structures, to trees of townscape significance, and to Basing Fen and Basingstoke Common, which lie outside the conservation area.

- **Uses**

This character area has recreational, residential and commercial uses.

- **Building form**

Symmetrical facades are common in this character area.

There is considerable variation in overall building height in this character area although most historic buildings are two storeys in height.

The tallest buildings in this character area are Grange Farmhouse which is 2 ½ storeys in height. The Garrison Gate, 6 The Street and The Malthouse, 2 Crown Lane both have gables which are 2 ½ storeys in height. (All three buildings are Grade II listed, Figures 40, 41 and 42). Park Hill

Cottages which lie southwest of the Malthouse are thatched, 2 ½ storey Notable Structures. (Figure 43).

Historic buildings in this character area typically have a narrow front to back span.

Outbuildings are subordinate in scale to principal buildings in this character area with single storey outbuildings at Grange Farm and The Malthouse, 2 Crown Lane. These outbuildings (Grade II listed and curtilage listed respectively) abut the pavement.

Historic chimneys are prominent in public views of historic building in this character area.

20th-century dwellings in this character area range in height from single storey, to 1½, and 2 storey.



**Figure 41: Garrison Gate and 6 The Street. 2½ storey gable. Grade II listed.**



**Figure 42: The Malthouse, 2 Crown Lane. Grade II listed.**



**Figure 43: 1 and 2 Park Hill Cottages. Notable Structures.**

- **Materials and finishes**

The predominant material in this character area is red brick, including 'Tudor' bricks from the Basing House Ruins.

Brickwork is often in Flemish bond on historic buildings, however, 'Tudor' brick is often laid in English, Monks bond or a mixed bond.

In this character area 'Tudor' brick is used at Garrison Gate and 6 The Street. (Grade II listed, Figure 41).

The Crown Inn is brick painted an off-white colour. (Grade II listed, Figure 44).



**Figure 44: The Crown Inn, The Street. Grade II listed.**

Some of the older buildings have been altered over successive periods to accommodate changes in their use or contemporary architectural fashions. In the 18th century timber-framed buildings were refronted in brick, to create a more 'polite' principal elevation.

Timber framing is still evident in this character area, for example, at 4 Crown Lane (Grade II listed, Figure 45).

- **Windows and doors/Joinery**

Windows in historic buildings in this character area are predominantly single-

glazed timber sash or casements, painted white or off-white.

Fenestration patterns are regular, windows and doors are typically recessed. Doors are predominantly timber.

There are few buildings in this character area with double glazed, uPvc windows and doors.

Most historic buildings have stone cills.

- **Roofs**

The roofscape of this character area is attractive and varied. Plain clay handmade tiles are generally used on older buildings. Slate is used on later additions, 19th century buildings and on outbuildings. Most historic buildings have hipped roofs.

There are thatched roofs in this character area at the Grade II listed, 4 Crown Lane (Figure 45) and Park Hill Cottages (Notable Structures, Figure 43).



**Figure 45: 4 Crown Lane. Grade II listed.**

The majority of buildings have brick chimneys. High, square chimney stacks are prominent from street level. Large chimney stacks on historic buildings may indicate an earlier structure behind a later façade or that the building was once thatched. Mews Cottage and Turret Cottage, The Street are examples.



**Figure 46: Mews Cottage and Turret Cottage, The Street. Grade II listed.**

Prominent chimneys add interest on later buildings, for example the terrace at the 19<sup>th</sup>-century buildings at 8-14 Crown Lane (Figure 47).



**Figure 47: 8-14 Crown Lane.**

Stepped eaves and variety in ridge heights also contribute positively to the character and appearance of the area.

Roof pitches are generally very steep for buildings which were formerly thatched and shallower for buildings with slate or tile roofs.

The 20<sup>th</sup>-century dwellings at 1-4 Musket Copse have concrete plain tiles. The British Legion Club roof has a waterproof membrane and the Army Cadet Detachment has a corrugated cement roof.

These examples are out of keeping with the general materials palette.

- **Trees and vegetation**

Mature trees at Basing House are particularly important landscape features and are visible in views from The Street, Redbridge Lane, and from Basingstoke Common.

Redbridge Lane in the west of this character area is lined with trees and hedges. It has the appearance and character of a rural road.

Mature hedges make a positive contribution to the character and appearance of this character area.

- **Boundary treatment**

'Tudor' bricks from the Basing House Ruins have been reused in historic boundary walls in this character area. Many of these boundary walls are Grade II listed structures including: the wall at Grange Farm fronting The Street; the wall adjacent to 4 The Street; the wall from Garrison Gate to Musket Copse; and the wall to the rear of

the Crown Inn adjacent to Park Hill Cottages.

Historic buildings, boundary walls and hedges at the back of pavement or abutting the road carriageway make a positive contribution to the character and appearance of this character area.

- **Street furniture and traffic management**

Overall street furniture and traffic management measures, including the traffic calming measures on Redbridge Lane, have been sympathetically designed (Figure 48).



Figure 48. Traffic calming on Redbridge Lane.

- **Public access**

Just outside the conservation area boundary Public Footpaths Nos. 22 and 35 lead across Basingstoke Common from the A30 to Redbridge Lane and Crown Lane respectively. These public footpaths enhance opportunities to appreciate the rural setting of the conservation area.

Public Footpath Nos. 20 runs along the northern boundary of this character area, leading from Basing Road to Basing Mill in the River Loddon Character Area. This is one of the few locations in the conservation area where it is possible to walk beside the River Loddon.

- **Views and vistas**

From The Street there are glimpsed views to the Basing House Ruins, including the roof of the octagonal Grade II\* listed Dovecote and the Garrison Gate, which is set back from The Street.

The Great Barn is a Landmark. There are glimpsed views of the barn from The Street. The full extent of the barn and its unique context is best appreciated when viewed

from Footpath No. 20 to the north. This view juxtaposes the south elevation of the building with the long, 16th century brick boundary wall fronting The Street and the surviving walls, with raised earthworks, that comprise Basing House Ruins and the Norman Motte and Bailey.

Grange Farmhouse is sited prominently at the junction of Redbridge Lane, The Street and Basing Road. It is a Grade II listed, Landmark building. The Grange Farm listed stables and cart shed which abut Basing Road contribute positively to the character and appearance of this part of the character area.

On The Street in this character area most buildings date from the 17th century, with some later additions. This concentration of historic buildings, together with the topography and curving road layout, creates a streetscene of significant visual interest.

Defining the road junction to the west is The Crown Inn, formerly an important coaching inn. The long elevation of the inn parallel to The Street is given additional prominence in the streetscene, by virtue of its painted brick

walling, contrasting with the mellow red of adjacent buildings.

Along Crown Lane, the Grade II listed Malthouse with its associated outbuilding abuts the road. The prominent gables of the house are features which add interest, punctuating views east and west along Crown Lane.

The southwestern and southern rural setting of the village can be appreciated from this character area.

There are views over the Important Open Spaces (IOSs) at Basing House Ruins and the Grange Field from the public realm throughout this character area. The land to the rear of Sopers Row is visible from the pedestrian route around Grange Field and in glimpsed views from the Bexmoor footpath to the north. The garden ground at Broadwater is visible from Redbridge Lane.

- **Notable Structures – Omissions**

There are no Notable Structures omissions in this character area.

- **Notable Structures – Additions**

1. Redbridge Lane Bridge, formerly known as Slaughter Bridge. This 19th canal bridge arch is visible under modern parapets and is a reminder of the route of the Old Basing Canal (Figure 17).
2. Redbridge Cottage. This 19th century cottage stands in a prominent location at a bend in Redbridge Lane adjacent to the Redbridge Lane Bridge (Figure 49).



**Figure 49: Redbridge Cottage. Notable Structure.**

- **Conservation area boundary changes**

There are no conservation area boundary changes in this character area.

## 3.5 Character area 4 – River Loddon Corridor

### • Description

This large, semi-rural character area stretches along the River Loddon, which is a designated Site of Importance for Nature Conservation (SINC) and is a green corridor through the village.

The character area is predominantly open space, with a small number of mostly historic buildings. It extends from the 19th-century 1 and 2 Railway Cottages on Swing Swang Lane in the west, past Bartons Mill, to Lower Mill in the northeast of the conservation area (the cottages are Notable Structures the mills are Grade II listed and Landmarks, Figures 50, 14 and 13).



**Figure 50. 1 and 2 Railway Cottages, Swing Swang Lane. Notable Structures.**

There are no 20th-century residential buildings in this character area. At Cowdreys Down and Riverside View there are leisure and office buildings.

Bridge Farm, a disused fish farm on the River Loddon, is also included in this character area.



**Figure 51. Mill Field Local Nature Reserve, Important Open Space (IOS).**

Cowdreys Down and the Mill Field Local Nature Reserve (Figure 51) are sizeable, public Important Open Spaces (IOSs) in this character area, together measuring almost 19 hectares. The Mill Field Local Nature Reserve, including surface water balancing ponds, are managed for nature conservation by a local volunteer group. These areas are an important nature conservation resource and provide a focus for activity in the conservation area.

Historic Ordnance Survey maps included at Appendices 3, 4 and 5 show these IOSs remain relatively unchanged.

Access to the river in this character area is restricted to the path leading from Bartons Mill, under the railway arches, southwest to Basing Road.

Land adjacent to the river northeast of Bartons Mill, adjacent to the River Loddon, is owned by Hampshire County Council but is not accessible to the public.

There are privately owned Important Open Spaces (IOSs) at Riverside View off Basing Road, north of Bridge Farm off Burtons Gardens, and at Lower Mill and Lower Mill Farm along Newnham Lane. These make a positive contribution to the semi-rural character and appearance of the area.

Views of undeveloped land within the conservation area, notably from the public highways, the footpaths along the River Loddon, and routes within the IOSs, allow an appreciation of the tranquillity of the conservation area, its semi-rural character and appearance and the river valley setting of Old Basing.

The interplay of water, open space and historic buildings here contributes positively

to the special interest of the conservation area.

Bartons Lane and Great Binfields Road mark the northwestern boundary of this character area. Roadside trees and vegetation protect the tranquil, semi-rural character of the IOSs at Cowdreys Down and the Mill Field Local Nature Reserve.

The open, undeveloped land around the River Loddon outside the conservation area includes Basing Fen to the southwest and farmland to the northeast, which provide a rural setting to this character area.

The railway bridges at Bartons Mill and Swing Swang Lane, the road bridges over the River Loddon at Basing Road and at Pyotts Hill are all Notable Structures within this character area.

There are no Scheduled Monuments (SMs) in this character area.

- **Topography**

This character area is generally low lying, extending alongside the River Loddon.

- **Urban grain/Built layout**

This character area has a loose built layout and very low building density, with historic buildings and other isolated buildings which are surrounded by large open spaces.

Buildings are mostly set back from the road in this character area.

Historic buildings typically have a narrow front to back span.

The semi-detached dwellings at 1 & 2 Railway Cottages are built at a relatively high density (Notable Structures, Figure 50).

- **Open Spaces**

The majority of land in this character area has been identified as Important Open Space (IOS). IOSs on either side of the river, mature trees and the area's topography contribute positively to the character and appearance of this character area.

- **Enclosure**

Enclosure provided by roadside hedges and trees contributes positively to the semi-rural character and appearance of this character

area. Contrast is provided by open spaces and long-range views.

Bartons Lane and Newnham Lane are relatively narrow, enclosed routes providing glimpsed views to Important Open Spaces (IOSs) and historic buildings.

- **Plots**

Generally plots here are larger than in the adjoining Character Areas, reflecting the semi-rural character of the area.

The semi-detached dwellings at Railway Cottages have much wider plots than historic semi-detached dwellings in Character Areas 1 & 2.

- **Gaps**

The loose-knit pattern of development in this character area allows for large gaps between buildings with views to Important Open Spaces (IOSs), the River Loddon, Landmarks and historic buildings.

- **Use**

This character area has recreational, leisure, commercial, agricultural and

residential uses, some of which are allied to historical uses relating to the river.

- **Building form**

There is considerable variation in overall building height in this character area, although most buildings are two storeys in height.

Lower Mill is the tallest building in the conservation area at four storeys in height, with a projecting hoist cover at roof level. It is a Landmark (Grade II listed, Figure 13).



**Figure 52. Yeomans, Newnham Lane. Grade II listed, Landmark. Painted brickwork.**



**Figure 53. Lower Millhouse, Newnham Lane. Grade II listed.**

Bartons Mill, Yeomans, Newnham Lane and Lower Millhouse, Newnham Lane are relatively large, high-status two-storey Grade II listed buildings, with higher eaves and ridge heights than those of the more modest Notable Structures at Railway Cottages. Yeomans is a Landmark. (Figures 14, 52, 53 and 50).

Outbuildings are subordinate in scale to principal buildings in this character area, and include the single storey building at Yeomans, Newnham Lane.

Historic chimneys are prominent in public views of historic buildings in this character area.

At Cowdreys Down and Riverside View, Basing Road there are leisure and office buildings, which are 1 and 1 ½ storeys in height respectively, with pitched roofs.

- **Materials and finishes**

The predominant material in this character area is red brick, although some buildings have painted brickwork. Historic buildings in this character area are often constructed in Flemish bond.

Some of the older buildings in this character area have been altered over successive periods to accommodate changes in their use or to respond to contemporary architectural fashions. The refronting in brick, tile or render of existing timber-framed buildings, to create a more 'polite' principal elevation, was particularly common in the 18th century. However, a significant number of listed buildings have retained more completely their vernacular appearance.

Timber framing is evident in this character area at Bartons Mill and Lower Mill Farmhouse,. Yeomans is timber-framed, refronted in painted brick.

Timber cladding is used on agricultural buildings, mills and outbuildings. The cladding has a less substantial and permanent appearance than the materials and finishes used in main or higher status buildings. For example, Bartons Mill is a timber-framed, elm-clad building, whilst the adjoining Bartons Millhouse is a two storey, 19th-century, brick-built house, with rubbed flat arches over the windows. At Lower Mill the hoist cover is timber-clad. The barn at Lower Mill Farm is timber-clad (curtilage listed, Figure 54).

The outbuilding at Yeomans is also timber-clad.



**Figure 54. Barn at Lower Mill, view from Newnham Lane. Curtilage listed.**

- **Windows and doors/Joinery**

Windows to historic buildings in this character area are mostly recessed single-glazed timber sash or casement windows, painted white or off-white.

Fenestration patterns are regular. Most doors are timber. Many historic buildings have stone dressings and/or cills to door openings and some windows.

Historic domestic buildings often have a timber porch or canopy which contributes to the special interest of the building. Lower

Mill House has a stone porch and a door canopy, Bartons Mill has a timber-framed porch and Yeomans has a timber door canopy.

- **Roofs**

Most older buildings have plain clay handmade tile roofs, although slate is used on 19th-century buildings including Lower Mill House and the Railway Cottages.

Roof forms are generally gabled with a hipped example at Lower Mill House. Agricultural and mill buildings generally have half-hipped roofs in this character area.

Domestic buildings have brick chimneys. High, square chimney stacks are prominent from street level. A prominent chimney is used as an architectural statement on the Railway Cottages (Figure 50).

- **Trees and vegetation**

Mature trees at Riverside View, Cowdreys Down, Bartons Mill, Lower Mill, Lower Mill Farm and Yeomans, including trees lining the River Loddon, are prominent landscape features, visible in long-distance views.

Swing Swang Lane, Bartons Lane and Newnham Lane are lined by mature trees and vegetation.

Trees, grass verges, hedges and front gardens make a positive contribution to the character and appearance of this character area.

Mature roadside trees enhance the appearance of the 20th-century buildings at Riverside View.

- **Boundary treatment**

In this semi-rural character area where buildings are set back from the road in large mature plots, boundary features make a largely positive contribution to the character and appearance of the area.

Hedging, trees and traditional post and rail fencing make a positive contribution to the character and appearance of the conservation area.

Lower Mill has an attractive, historic roadside boundary wall which is curtilage listed.

The limited instances of close-boarded fences in this character area are incongruous and visually intrusive.

Vehicle entrances in this character area generally have wooden gates or low metal gates. There are many mature roadside hedges which add to the special interest and semi-rural character of this area.

- **Street furniture and traffic management**

Overall street furniture and traffic management measures are low key and unobtrusive in this character area.

- **Public access**

Public access to Cowdreys Down and the Mill Field Local Nature Reserve enhances opportunities to appreciate the character and appearance of the conservation area.

- **Views and vistas**

There are large Important Open Spaces in this character area including the land around Bartons Mill (Figure 55), Cowdreys Down and the Mill Field Local Nature

Reserve, which are enclaves of tranquillity within the conservation area.



**Figure 55. Important Open Space at Bartons Mill, view to railway arches over the River Loddon (Notable Structure).**

This semi-rural, tranquil character is reinforced by the fact that land to the south, bounding the River Loddon is undeveloped. This tranquillity can be appreciated in views such as those from Bartons Lane looking to the north and the west and from Swing Swang Lane looking to the west.

The connection between the village and the surrounding countryside which provides a

rural setting to the conservation area can be appreciated in this character area.

Yeomans and the small group of associated ancillary buildings, fronting the roadside, are a rustic focal point in views along Newnhams Lane.

- **Notable Structures – Omissions**

There are no Notable Structure omissions in this character area.

- **Notable Structures – Additions**

1. Swing Swang Lane railway bridge (Figure 56) is a 19th-century brick structure which dominates the views along Swing Swang Lane and contrasts strongly with the two storey domestic appearance of the Notable Structures at 1 & 2 Railway Cottages to the south and the Important Open Space at Cowderys Down to the northeast. Figure 56.



**Figure 56. Swing Swang Lane railway bridge (Notable Structure).**

2. 1 & 2 Railway Cottages, Basing Road (Figure 50). These 19th-century railway workers cottages adjacent to the Swing Swang Lane railway bridge are a reminder of the historic land uses here.

- **Conservation area boundary changes**

There are no conservation area boundary changes in this character area.

## 3.6 Character area 5 – Pyotts Hill

### • Description

This character area includes land and buildings on Pyotts Hill, part of Bartons Lane to the junction with Great Binfields Road, Paynes Meadow, and the Veterinary Surgery at the junction of Great Binfields Road and Bartons Lane. The conservation area has been extended here to include the Pyotts Hill Entrenchment Scheduled Monument (SM) and the Toll House on Reading Road (Grade II listed, Figure 57).

Land to the east of Pyotts Hill has been allocated for new housing in the Adopted Local Plan 2011-2029.



**Figure 57. The Toll House, Reading Road. Grade II listed.**

There is a Site of Interest for Nature Conservation (SINC) at Pyotts Hill Copse south of Pyotts House, Pyotts Hill.

This character area is made up of two distinct sub-areas.

The southern sub-area 5a, lies south of Bartons Lane, with mostly semi-detached dwellings either side of Pyotts Hill. The linear development of Sub-Area 5a has a mixed character and, in general, represents the later phases in the development and expansion of the village. There is open

undeveloped farmland behind the domestic gardens to the northeast and southwest.

Sub-Area 5b lies to the north of Bartons Lane. Pyotts Hill here is narrow and appears as a quiet semi-rural lane on the edge of the settlement, lined, for the most part with mature trees and hedging. Many of the dwellings here are historic, mainly detached, on relatively large mature plots, with views to the east of open farm land.

Up until the late 19th century, there were few buildings in this character area. In Sub-Area 5a these are identified as Notable Structures and include The Congregational Chapel at 15a Pyotts Hill, erected in 1868 and closed in 1943. It is now a dwelling.

In Sub-Area 5b the following dwellings appear on the early OS maps (Appendices 3, 4 and 5):

- The Grade II listed buildings at 26 and 43 Pyotts Hill, both thatched, 17th-century dwellings;
- to the north beyond a quarry/clay pit Brick Kiln Cottage (on the site of the current Pyotts House);

- to the south, 24 and 37 Pyotts Hill, both thatched (Notable Structures);
- 20 and 22 Pyotts Hill (also Notable Structures).

- **Topography**

Land in Sub-Area 5a lies adjacent to the River Loddon Character area and is generally low lying, rising gently to the north.

Land in Sub-Area 5b rises from the River Loddon valley floor by approximately 6m.

- **Urban grain/Built layout**

Sub-Area 5a has relatively narrow plots and a higher density than the Oliver's Battery Environs Character Area (Area 2) adjacent.

Most of Sub-Area 5b has a loose built layout, with low building density and a semi-rural, edge-of-village feel.

- **Open Spaces**

The land adjacent to the footpath leading northeast from Pyotts Hill is an Important Open Space (IOS), providing a link between Pyotts Hill, and the open countryside to the northeast.

The amenity space adjacent to the Veterinary Surgery at the junction of Bartons Lane and Pyotts Hill and the large garden to 39 Pyotts Hill are also Important Open Spaces (IOSs): both are reminders of the historic layout and development of this area.

The large garden to the south of Pyotts House was formerly a quarry associated with the brick works and with Brick Kiln Cottage which stood on this site.

- **Enclosure**

There is a combination of hard and soft means of enclosure to the roadside in Sub-Area 5a, with walls, fences, hedging and some older buildings abutting the road.

In Sub-Area 5b Pyotts Hill is a narrow intimate route. Vehicle traffic cannot progress beyond Pyotts House. Roadside trees, fencing and hedging make an important contribution to the character and appearance of this sub-area providing enclosure. Contrast is provided by the open countryside to the east.

- **Plots**

Plots in Sub-Area 5a have a relatively narrow frontage. Many historic buildings are positioned close to the road in this sub-area, whilst 20th-century buildings are set back in large front gardens.

In Sub-Area 5b plots are generally larger, with mature gardens. Building to plot ratios here are generally much lower than that within Sub-Area 5a.

- **Gaps**

There are narrow gaps between buildings in Sub-Area 5a.

The looser urban grain in Sub-Area 5b allows for large gaps between buildings, affording views to farmland and historic buildings.

- **Use**

This character area has predominantly residential uses with some agricultural and commercial uses.

- **Building form**

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

37 Pyotts Hill and Woodlands in Sub-Area 5b are 1 ½ storeys in height.

The Congregational Chapel is a single storey building.

Historic buildings in this character area typically have a narrow front to back span.

Outbuildings are subordinate in scale to principal buildings in this character area. There is an example at 3 Pyotts Hill, Sub-Area 5a.

Historic chimneys are prominent in public views of historic buildings in this character area.

20th-century dwellings on Pyotts Hill and at Paynes Meadow are two storeys in height.

- **Materials and finishes**

The predominant building material in this character area is red brick although some buildings are rendered in an off-white colour.

Timber framing is still evident in this character area, at 24 Pyotts Hill (Notable Structure, Figure 58) the Grade II listed 26 Pyotts Hill and 43 Pyotts Hill.



**Figure 58. 24 Pyotts Hill, Notable Structure.**

- **Windows and doors/Joinery**

Windows to historic buildings are predominantly single-glazed timber sash windows with some single-glazed timber casements, all painted white or off-white.

Listed buildings predominantly have regular fenestration patterns, with recessed

windows and doors. Doors to historic buildings are predominantly timber.

Many other buildings in this character area often have double-glazed, uPvc windows. These are considered to detract from the character and appearance of the conservation area.

- **Roofs**

Historic buildings in this character area predominantly have pitched roofs. Most historic buildings have hipped roofs.

In Sub-Area 5a there are few historic buildings with plain clay tile roofs, examples include 8-10 Pyotts Hill and 7-8 Bartons Lane, with 27 Pyotts Hill adjoining. These are all Notable Structures. The other historic buildings in this Sub-Area have slate roofs, most of which are hipped.

In Sub-Area 5b there are thatched listed buildings at 26 and 43 Pyotts Hill. The thatched buildings at 24 and 37 Pyotts Hill are Notable Structures (Figures 58 and 59).



**Figure 59. 37 Pyotts Hill, Notable Structure.**

Many 20th-century buildings throughout this character area have concrete interlocking pantiles. These are considered to detract from the character and appearance of the conservation area.

- **Trees and vegetation**

Mature trees along the Pyotts Hill Entrenchment Scheduled Monument (SM) and Pyotts Hill in Sub-Area 5b are particularly important landscape features and contribute to the semi-rural character and appearance of the sub-area. These trees on gently rising land are visible in views from Sub-Area 5a.

Mature hedges make a positive contribution to the character and appearance of this character area.

There are few grass verges in this character area with hedges and boundary walls at the back of pavement or abutting the road carriageway.

- **Boundary treatment**

In Sub-Area 5a many plots have front boundary hedges. Where front boundary walls and hedges have been removed to create vehicle parking this has eroded the character of the streetscape.

In Sub-Area 5b most plots have boundary hedges and trees. This sub-area has the character of a semi-rural lane heading into the countryside. Vehicle entrances in this area generally have wooden gates or metal gates.

There are some tall close-boarded fences in this character area, for example, on the conservation area boundary, to the rear of 20th-century buildings at Pyotts Copse. These fences are incongruous elements

which detract from the character and appearance of the conservation area.

- **Street furniture and traffic management**

Overall, street furniture and traffic management measures have been sympathetically designed, including at the northern end of Pyotts Hill where vehicle traffic terminates, Figure 60.



**Figure 60. Northern end of Pyotts Hill, pedestrian routes lead north and northwest.**

- **Public access**

Public Footpath No.4 leads north along the Pyotts Hill Entrenchment Scheduled Monument (SM) and along the conservation area boundary.

Public Footpath No.7 leads from the conservation area northeast from Pyotts Hill across open fields. These public footpaths enhance opportunities to appreciate the rural setting of the conservation area.

There is a pedestrian route from Bartons Lane to the Veterinary Surgery and the housing at Paynes Meadow. This 20th-century development maintains the pedestrian permeability of the village.

- **Views and vistas**

The rural setting of the village to the east can be appreciated from this character area (Figures 61 and 62).

Public Footpaths No.4 and No.7 facilitate views out over the countryside to the east of the conservation area.

There are views northwest up Pyotts Hill and southeast towards the River Loddon.

Views or glimpsed views through vegetation are possible along the length of Pyotts Hill. Cumulatively the views create a sequential experience: someone travelling along the lane is aware of the farmland to the east.



**Figure 61. Vista east from Pyotts Hill along the Lodge Farm track.**



**Figure 62. View east from the junction of Bartons Lane and Pyotts Hill.**

- **Conservation area boundary changes**

1. The conservation area is extended to include the Pyotts Hill Entrenchment Scheduled Monument in its entirety and the Toll House Grade II listed building on Reading Road which stands adjacent to the Scheduled Monument.

Elements contributing to the significance of this proposed conservation area extension include the

national importance of the Pyotts Hill Entrenchment Scheduled Monument (SM), also known as the Basing House Deer Park Pale (see Figure 4). The proposed conservation area extension has significant historic associations with Basing House and reflects the traditional function and character of the former Deer Park hunting ground land use here, some distance from Basing House itself. There has been minimal degradation of the Pyotts Hill Entrenchment Scheduled Monument and its legibility contributes positively to the special character and appearance of the area”.

- **Notable Structures – Omissions**

1. Mandalay, 2a Pyotts Hill is marked on the appraisal map as a Notable Structure. It was erected c.1980s and is considered to have a neutral impact on the conservation area.
2. 30b Pyotts Hill (Figure 63) is marked on the appraisal map as a Notable Structure. It was erected c.1984 and is

considered to have a neutral impact on the conservation area.



Figure 63. 30b Pyotts Hill.

- **Notable Structures – Additions**

1. Former Congregational Chapel, 15a Pyotts Hill (Figure 64). Built in 1868 this chapel was in use until 1943, was converted to a dwelling in the mid-1950s, and is a reminder of the growth of Non-conformist styles of worship in the 1800's.



Figure 64. Former Congregational Chapel, 15a Pyotts Hill, Notable Structure.

2. 2 & 4 Pyotts Hill (Figure 65) are a pair of 19th-century cottages, built adjacent to the road, which make a positive contribution to the character and appearance of the conservation area. The position of these buildings reflects the historic layout of Pyotts Hill.



Figure 65. 2 & 4 Pyotts Hill, Notable Structures.

3. 8 & 10 Pyotts Hill (Figure 66) are a pair of 19th-century cottages. The dwellings are in a prominent location with a half-hipped gable abutting the road.



Figure 66. 8 & 10 Pyotts Hill, Notable Structures.

4. 3 Pyotts Hill (Figure 67) is a detached 19th-century house which makes a positive contribution to the character and appearance of the conservation area.



Figure 67. 3 Pyotts Hill, Notable Structure.

5. 24 Pyotts Hill (Figure 58) is a thatched, detached 19th-century cottage which makes a positive contribution to the character and appearance of the conservation area.
6. 37 Pyotts Hill (Figure 59) is a thatched, detached 19th century cottage which makes a positive contribution to the character and appearance of the conservation area.

### **3.7 Character Area 6 – Route of the Basingstoke Canal: extension to the conservation area.**

This character area is an extension to the conservation area.

This character area includes part of the route of the former Basingstoke Canal as follows:

- Sub-Area 6a – along Redbridge Road from Redbridge Lane canal bridge up to and including Swing Bridge Cottages.
- Sub-Area 6b - Land behind St Mary's Junior School, Fraser Close, Cavalier Close, Cavalier Road, Rawdon Close, Belle Vue Road and Batchelor Drive down to Hatch Lane.

This unusual character area does not lend itself to the usual form of this Appraisal. Section subheadings are omitted here.

The significance of this character area is primarily historic rather than architectural.

Elements contributing to the significance of this conservation area extension include the national importance of the route of the Basingstoke Canal as one of the earliest canals to be built, and the first designed to satisfy agricultural, rather than industrial needs.

In Sub-Area 6b, the route of the canal forms a distinctive landscape feature of historical importance, which has shaped 20th-century development here. The semi-rural setting of this sub-area, before the canal route reaches the built-up edge of the village on Milkingpen Lane, contributes to heritage significance. This was an agricultural canal, hence whilst in other locations, a built up environment contributes to the significance of designated heritage assets related to canals, this is not the case here as the setting is appreciably more semi-rural.

The route of the Basingstoke Canal is a physical reminder of past human activity in this area, with historic and communal

value. Part of the Sub-Area 6b route of the canal is marked by a depression in the land which periodically fills with water.

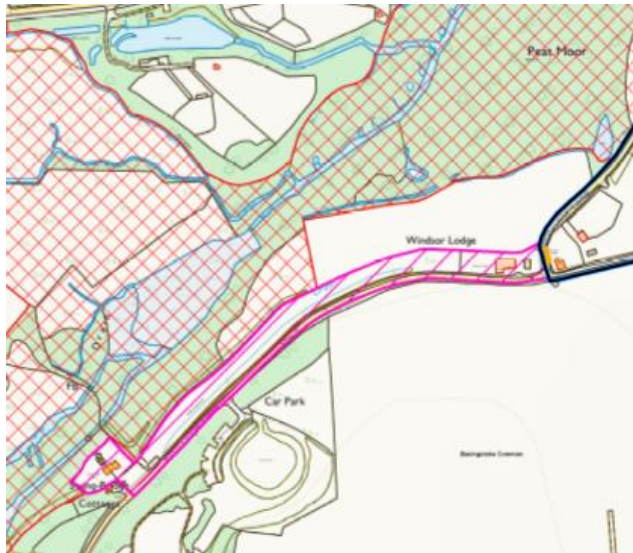
Whilst the canal has been filled in and forms part of private gardens in some parts of Sub-Area 6b, the route of the canal is still legible and this legibility contributes positively to the special character and appearance of the area.

Commercial traffic ceased on this section of the canal in 1910. Since the mid-1960s much of the canal has been filled in, and has been built upon in some areas. The canal route is strongly linear in appearance, with mature vegetation along its length.

For the most part, the canal can only be observed from its immediate setting. There is little or no public access to this privately owned land.

The route of the Basingstoke Canal creates a series of linked spaces throughout the settlement, which are visible from the public realm, these are a reminder of the use of the land and reflect

the influence of the canal on the settlement pattern. Examples include the infilled canal cutting adjacent to Swing Bridge Cottages on Redbridge Lane in Sub-Area 6a and the land northwest of Martins Renault Garage on Hatch Lane in Sub-Area 6b (Figures 68 and 69).



**Figure 68. Sub-Area 6a. The infilled canal cutting adjacent to Swing Bridge Cottages on Redbridge Lane.**



**Figure 69. Sub-Area 6b. Land northwest of Martins Renault Garage on Hatch Lane.**

- **Conservation area boundary changes**
- **Inclusions**
- Sub-Area 6a. The Route of the Canal here runs adjacent to the Canal Heritage Footpath on Redbridge Lane, from Swing Bridge Cottages to the Redbridge Lane bridge. Swing Bridge Cottages (Figure 70).

The 'Swing' bridge was replaced with a 'Fixed' wooden bridge about 1910, the remains of which are just visible. Although the canal has largely been filled, the route is still discernible here.



**Figure 70. 1 & 2 Swing Bridge Cottages, Notable Structures.**

- Sub-Area 6b. The route of the Basingstoke Canal runs behind St Mary's Church of England Junior School and Fraser Close and along the back of the houses on Cavalier Close, Cavalier Road, Rawdon Close, Belle Vue Road and Batchelor Drive, including an infilled canal cutting to the

southeast of 101 Hatch Lane adjacent to Martins Renault Garage (Figure 69).

- **Notable Structures – Omissions**

There are no Notable Structures omissions in this character area.

- **Notable Structures – Additions**

1. 1 & 2 Swing Bridge Cottages, built in 1840. The canal workers who lived in these cottages operated the swing road bridge, which was pivoted at one end and opened out over the canal.

## 4.0 OLD BASING CONSERVATION AREA APPRAISAL CONCLUSION

### 4.1 Background

Designation as a conservation area imposes statutory duties on the Borough Council.

Section 72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 states that with respect to any buildings or other land within a conservation area, in the exercise of relevant functions under the Planning Acts, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The Old Basing Conservation Area Appraisal analyses the character and appearance of the conservation area, followed by consideration of objectives for managing change in the future.

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

### 4.2 Summary of Objectives

- Take a comprehensive and balanced approach to preserving or enhancing Old Basing now and for future generations.
- Manage change to the setting of the conservation area to ensure that the significance of the conservation area as a heritage asset is not harmed.
- Ensure that change responds sympathetically to the origins and historic pattern of development in the village.
- Continue the use of the common palette of materials in the conservation area, which reflects local history and geology.
- Manage change to the built environment positively.
- Ensure that development responds positively to important views and vistas.
- Manage change to open spaces throughout the conservation area positively.
- Manage change to landscape features positively and endeavour to ensure that necessary tree works consent is gained, before any works to trees in the conservation area is undertaken.
- Ensure that signage, advertisements and frontages to commercial premises preserve or enhance the special interest of the conservation area.
- Manage change to street furniture, highways works and signage, and other works relating to utilities positively.
- Consider the imposition of an Article 4 Direction if additional planning controls are needed in the conservation area.
- Encourage pre-application advice to be sought for all proposals affecting the conservation area or its setting.

## 5.0 OLD BASING CONSERVATION AREA MANAGEMENT PLAN

### 5.1 Introduction

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

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

The principles set out in this Supplementary Planning Document (SPD) comply with the National Planning Policy Framework. The SPD accords with the Development Plan, (in particular Policies EM1 – Landscape, EM10 – Delivering High Quality Development and EM11 – The Historic Environment), including

the made Old Basing and Lychpit Neighbourhood Plan. The SPD responds to Historic England advice and the Manual for Streets.

Appendix 6 gives details on planning policy compliance.

The Old Basing Conservation Area Appraisal and Management Plan SPD should be read as a whole and in conjunction with the Heritage SPD (2019) and the Design and Sustainability SPD (2018).

### 5.2 Considering Change

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

All works should be conceived with specific regard to the character and appearance of the conservation area as set out in the Appraisal document. Any intervention should echo and reinforce those characteristics of

the buildings, townscape and public realm which make a positive contribution to the conservation area and its local distinctiveness.

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

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

### 5.3 Old Basing Conservation Area principles

- **Setting**

The setting of the conservation area can be defined as the surroundings in which the conservation area is experienced. Not all settings have the same capacity to accommodate change, without harm to the

significance of the heritage asset i.e. the conservation area.

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

**Principle 1:**

**Setting**

Where the setting of the conservation area contributes to its significance or to the ability to appreciate its significance that contribution should be maintained.

- **Origins and historic pattern of development**

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

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

**Principle 2:**

**Origins and historic pattern of development**

Development proposals should respond to the historic pattern of development. This pattern contributes positively to the special historic and architectural interest of the conservation area and its significance.

- **Materials and finishes**

New works, repair and maintenance should utilise the traditional common palette of materials and finishes used in the village, which includes white or off-white painted timber for sash and casement windows,

timber doors, clay tiles or slates to roofs and red brickwork.

If original materials are now unavailable, materials should be used which are sympathetic in character and appearance. The use of inappropriate materials will be resisted. Preference should be given to materials sourced locally or regionally over alternatives transported great distances.

**Principle 3:**

**Materials and finishes**

New works, repair and maintenance should use the traditional common palette of materials and finishes used in the conservation area. This common palette of materials and finishes is a key positive contributor to the special historic and/or architectural interest of the conservation area.

- **Built environment**

Buildings are one of the most significant features contributing to the character of the Old Basing Conservation Area.

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

**Principle 4:**

**Built Environment**

Structures and features which contribute positively to the character and appearance of the conservation area, should normally be retained, and new development carefully designed, to preserve or enhance the special character and appearance of the conservation area. Where structures and features of particular interest or value are lost or altered, development proposals should make a positive contribution to the conservation area to make up for the loss.

• **Views and vistas**

Views and vistas into, out of and within the conservation area are important, they

contribute positively to the character of the area.

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

**Principle 5:**

**Views and vistas**

Views into, out of and within the conservation area, where they contribute positively to the character, appearance or significance of the conservation area should be preserved or enhanced.

• **Green Infrastructure and open spaces**

Green Infrastructure (GI) is a network of natural areas and other green open spaces that is vital to the health and quality of life of people in local communities and supports and enhances natural and ecological processes.

The council's Green Infrastructure Strategy is set out at:

<https://www.basingstoke.gov.uk/ENV09>

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

Open Areas of Townscape Significance (OATs) and Important Open Spaces (IOS) are identified on the appraisal map at Appendix 2. Some of these are public open spaces, some are private open spaces. All make a positive contribution to the character, appearance, special interest and significance of the conservation area.

**Principle 6:**

**Green Infrastructure and open spaces**

Open spaces which contribute positively to the character, appearance and/or historic and/or architectural interest of the conservation area should be preserved or enhanced.

• **Landscape**

The landscape of the conservation area is made up of a network of watercourses, open spaces, trees, hedgerows, as well as built structures including the rail, road and canal bridges and the embankment.

These features make an important contribution to the character of the conservation area.

This contribution can be adversely affected through:

- Loss of green spaces.
- Loss of trees and hedgerows.
- Loss of traditional boundary treatments including hedges, simple picket fences and low brick walls.
- Erection of close boarded fencing.
- Planting of non-native species.
- Subdivision of open spaces with inappropriate fencing.
- Large out-of-scale buildings.
- Light pollution and use of external lighting.
- New access drives over previously undeveloped land.
- Parking on road verges.

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

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

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

### **Principle 7:**

#### **Landscape**

The landscape features and boundary treatments which make a positive contribution to the conservation area, should be preserved or enhanced.

Where trees are removed a replacement native species tree should be planted.

New landscape features, boundary treatments including close-boarded fencing and other enclosures, which are considered to be out of keeping with the conservation area will be resisted.

- **Signage and advertisements**

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

Advertisement consent is often required for these works in conservation areas. Related works may require planning permission.

#### **Principle 8:**

##### **Signage and advertisements**

All fascias and signs for shops and other businesses should generally be of timber construction with traditional painted lettering.

Advertising should generally be contained within the fascia and not painted on the building.

Existing fascias, signage and/or other features of architectural and/or historic interest should be retained.

The hanging of appropriately designed projecting signage is encouraged, however each shop or building should only include one hanging sign, at fascia level, to avoid excessive clutter.

If illuminated, signs and fascias should be externally-illuminated, with spot or trough lighting (as opposed to being internally illuminated).

More information is available at [www.planningportal.co.uk](http://www.planningportal.co.uk)

- **Shopfronts**

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

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

Planning permission is generally required for alterations to shopfronts. More information is available on the Planning Portal at: [www.planningportal.co.uk](http://www.planningportal.co.uk)

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

#### **Principle 9:**

##### **Shopfronts**

Shopfront maintenance, improvement or replacement should preserve or enhance the character and appearance of the conservation area.

- **Street furniture**

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

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

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

**Principle 10:**

**Street furniture**

New and replacement street furniture should be in keeping with the character and appearance of the conservation area.

- **Highways works and signage**

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

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

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

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

The Borough Council will seek improvements in line with context-led best practice advice, set out in Manual for Streets, Hampshire County Council Companion Document to Manual for Streets and Streets for All: South East (Historic England).

**Principle 11:**

**Highways works and signage**

Highway works, signage improvements and maintenance should be in keeping with the character and appearance of the conservation area. The retention of historic fabric should be maximised and any negative impacts of interventions minimised.

- **Other Utilities**

Works carried out by utility suppliers (such as electricity, water, gas,

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

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

**Principle 12:**

**Other utilities**

Works undertaken by utility suppliers should preserve or enhance the character and appearance of the conservation area.

Burying power and service lines and associated equipment, underground will generally be encouraged.

- **Planning controls in the conservation area**

Conservation area designation affects planning controls. Please refer to [www.planningportal.co.uk](http://www.planningportal.co.uk) for more details.

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

**Principle 13:**

**Planning controls in the conservation area**

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

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

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

- Specialist input can be sought at an early stage, for example regarding listed buildings, trees, landscape, noise, transport, contaminated land, ecology or archaeology issues.
- It will assist applicants in preparing proposals for formal submission which - provided advice is taken fully into account - will be handled more quickly, with the likelihood of a more positive outcome.
- It may lead to a reduction in time spent by professional advisors in working up proposals.
- It will indicate how Development Plan policies will be applied to proposals. It may indicate that a proposal is completely unacceptable, saving the cost of pursuing a formal application.

**Principle 14:**

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

Pre-application advice should be sought for all development proposals which affect the conservation area and its setting.

- **Conservation area planning application supporting information**

Given the complex planning considerations in conservation areas detailed above and the requirements of the NPPF applicants should submit a Heritage Statement for planning applications within or in the setting of the conservation area.

**Principle 15:**

**Conservation area planning application supporting information**

All development proposals within the conservation area or its setting should be supported by an appropriately researched and detailed Heritage Statement, which includes a statement of significance, as required by the NPPF and discusses the impact of proposals on the historic environment.

## APPENDIX 1: Glossary (Please refer to the Appraisal Map Legend)

**Building of Local Interest (BOLI) -** Building(s) or structure(s) that have been included on the Council's adopted List of Buildings of Local Interest, and which have been assessed against BDBC's published criteria. The Buildings of Local Interest Supplementary Planning Guidance was adopted in 2003: <https://www.basingstoke.gov.uk/content/doclib/1552.pdf>  
The local planning authority holds a current list of BOLIs: <https://www.basingstoke.gov.uk/local-list> These are not listed buildings, but are a type of non-designated heritage assets. There is a presumption that all Buildings of Local Interest will be retained, and any adaptations or extensions should respect their historic character and appearance, in accordance with national planning policy.

**Character areas -** Areas within the conservation area, differentiated by, for example, their formative period of development, topographical location, layout, scale of buildings, prevailing uses, etc, which give each area a character distinct or different from neighbouring areas.

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

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

### **Curtilage-listed structures -**

Curtilage can be defined, for the purposes of listed building legislation, as an area of land around a listed building, within which other buildings predating July 1948 can be afforded the same protection as the principal listed building, in certain circumstances, (see <https://historicengland.org.uk/advice/hp/hpr-definitions/c/534830/>) such buildings may be described as curtilage-listed. Note: The curtilage-listed structures identified on the Appraisal Map are those which make particular, positive contribution to the conservation area. Not all the structures which are curtilage-listed are identified on the map.

### **Fenestration pattern -**

Fenestration pattern refers to the placement of windows in a building. As windows are large and noticeable design elements that pattern greatly affects the overall look of a building.

**Heritage Asset -** Heritage assets include designated and non-designated heritage assets.

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

**Hierarchy of spaces** - The hierarchy of spaces is marked by differences in the structure, scale and layout of major spaces, main streets, secondary streets and minor streets. This hierarchy of spaces creates townscape interest, adds to the sense of place and contributes positively the character and appearance of the conservation area.

**Important Open Spaces, (IOS)** - Spaces identified as part of the conservation area appraisal process which are open, largely undeveloped spaces, which make a positive contribution to the character and appearance of the conservation area, form the setting of designated and non-designated heritage assets and/or are of historic interest. The identification of IOSs was based on a similar rationale to the identification of Notable Structures.

**Landmark structures** - A conspicuous building or structure that, whether due to its scale, location, specific use or design, is highly distinctive relative to its surroundings. May also be a navigation or focal point, or a key element in views, both locally and in the wider context.

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

a building is listed, it is listed in its entirety, which means that both the exterior and the interior are protected. Listed buildings are classified into grades as follows: Grade I - buildings of exceptional interest (approximately 2% of all listed buildings) Grade II\* - particularly important and more than special interest (approximately 4%) Grade II - buildings of special interest, warranting every effort being made to preserve them (94%).

**Material consideration** - A material planning consideration is one which is relevant to making the planning decision

<https://www.gov.uk/guidance/determining-a-planning-application>

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

Such structures help to define spaces, and contribute to the identity of the area.

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

### **Open Area of Townscape**

**Significance (OATS)** - Spaces identified in conservation area appraisals, which are open in character and of value to local people owing to the space's visual character and positive impact on the appearance of the conservation area, and/or as a visual reminder of the historic function of the area. These may be significant in immediate or longer views.

Townscape refers to the character and appearance of groups of buildings, including the shape of streets and spaces.

### **Registered Parks and Gardens**

- designed landscapes of note which Historic England has included on the 'Register of Parks and Gardens of Special Historic Interest in England'. These are designated heritage assets. Registration is a 'material consideration' in the planning process, meaning that planning authorities must consider the impact of any proposed development on the landscapes' special character.

**Scheduled Monument** - Designated heritage assets defined as deliberately created structures, features and remains of national importance. There are almost 20,000 Scheduled Monuments on the National Heritage List for England (NHLE). Scheduling is reserved for carefully selected sites, which create a representative sample of sites from different epochs.

[www.historicengland.org.uk/listing/what-is-designation/scheduledmonuments/](http://www.historicengland.org.uk/listing/what-is-designation/scheduledmonuments/)

**Setting of a heritage asset** - The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral. National Guidance on the Setting of Heritage Assets can be found at

<http://historicengland.org.uk/imagesbooks/publications/gpa3-setting-of-heritageassets/>

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

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

**Supplementary Planning Documents (SPD)** - Documents which build upon and set out more detailed advice and guidance in respect of the policies in the Local Plan. This Appraisal will be adopted as an SPD. They can be used to provide further guidance on particular issues, such as design. SPD are a material consideration when determining planning applications but are not part of the Local Plan. Appendix 6 gives further details on relevant planning policy.

**Trees of townscape significance** - Trees often contribute positively to the visual amenity of the area, views into, out of and within the conservation areas, contribute to local distinctiveness, ecological value, historical and cultural value. The position of trees shown on the Conservation Area Appraisal map is for guidance only and is not necessarily an accurate reflection of their exact location. This data is based on assessment of aerial imagery and the presence or absence of a tree on the map does not necessarily reflect the Council's view of its value or protection

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

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

**Views** - Views within and out of the conservation area which contribute to its special significance are identified on the Appraisal Map at Appendix 2. Views into, out of and within the conservation area are a material consideration in determining planning applications. Views are generally framed or enclosed, often by buildings or landscape features (such as trees) and are typically narrower than vistas. Views are normally terminated by a particular visual feature, such as a building or landscape feature.

Compare to 'Vista'.

**Vistas** - Wider ranging views, often encompassing areas of townscape of countryside. Vistas can also be framed or enclosed. As with views the

framing/enclosure can be provided by buildings or landscape features (such as trees). Vistas are important general views, especially of the wider landscape setting of the conservation area.

## **APPENDIX 2: APPRAISAL MAP**

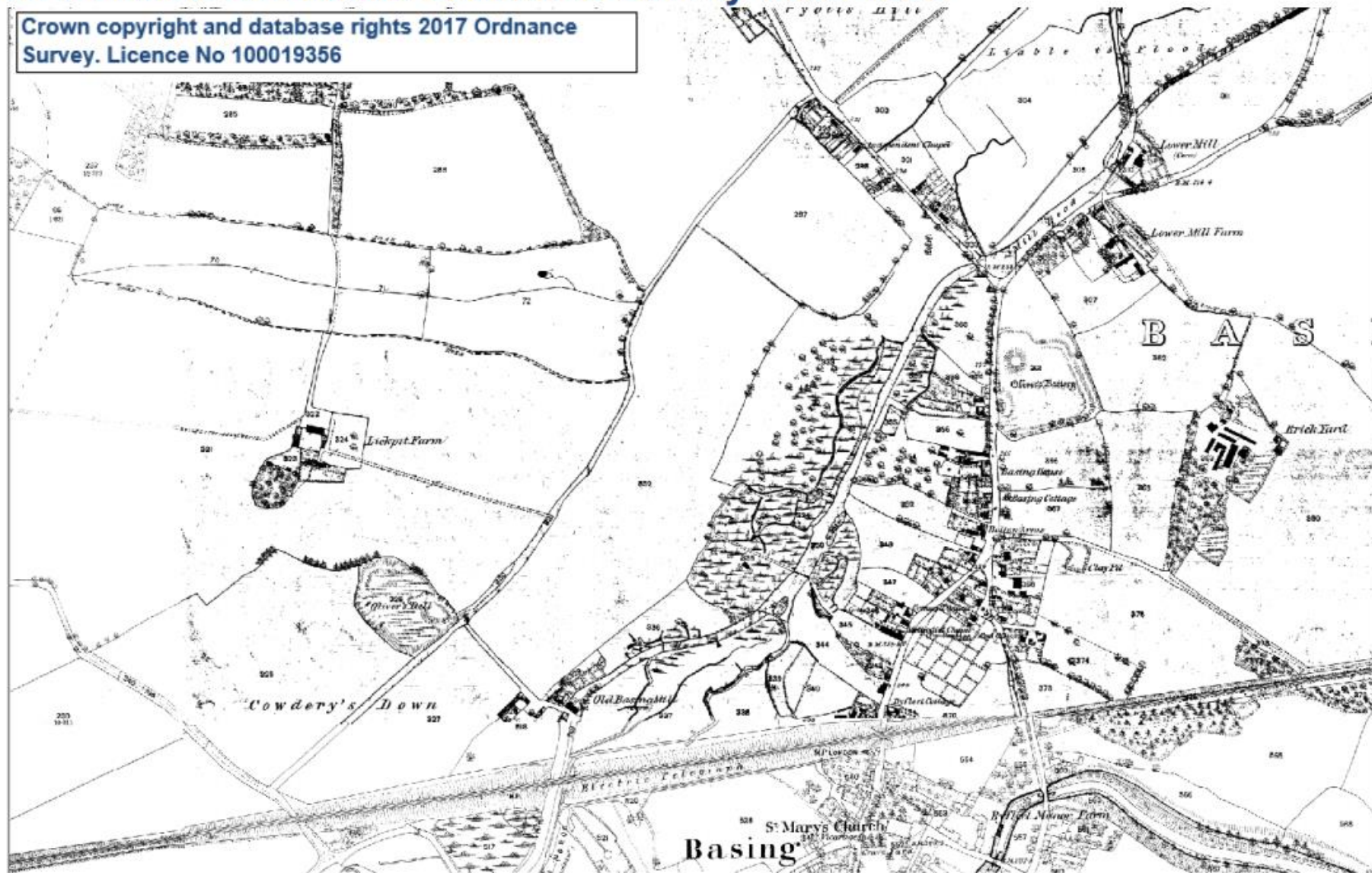
**(Please see separate web map link and PDF document)**

## APPENDIX 3: Historic Ordnance Survey 1870-1880

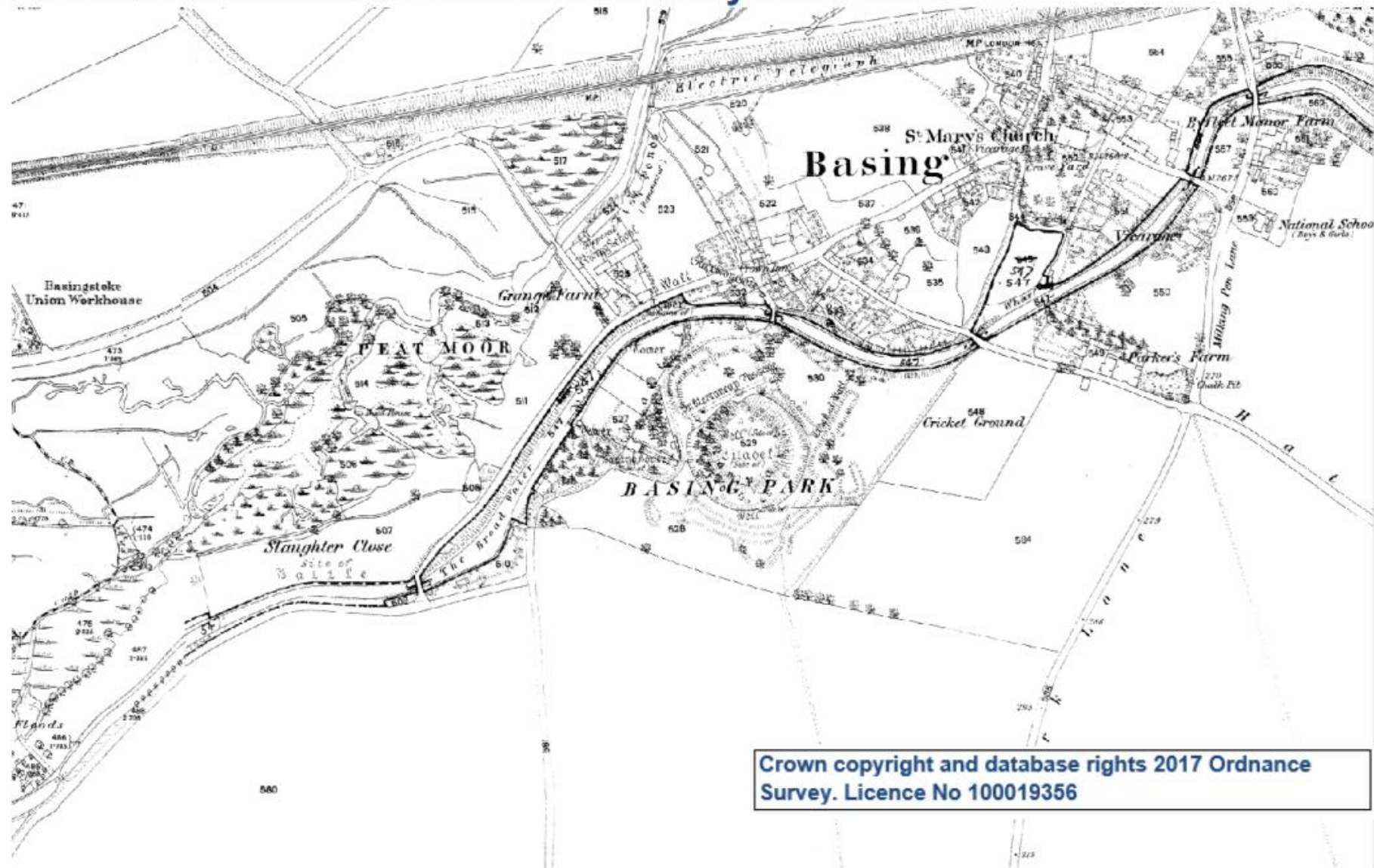


## APPENDIX 3: Historic Ordnance Survey 1870-1880

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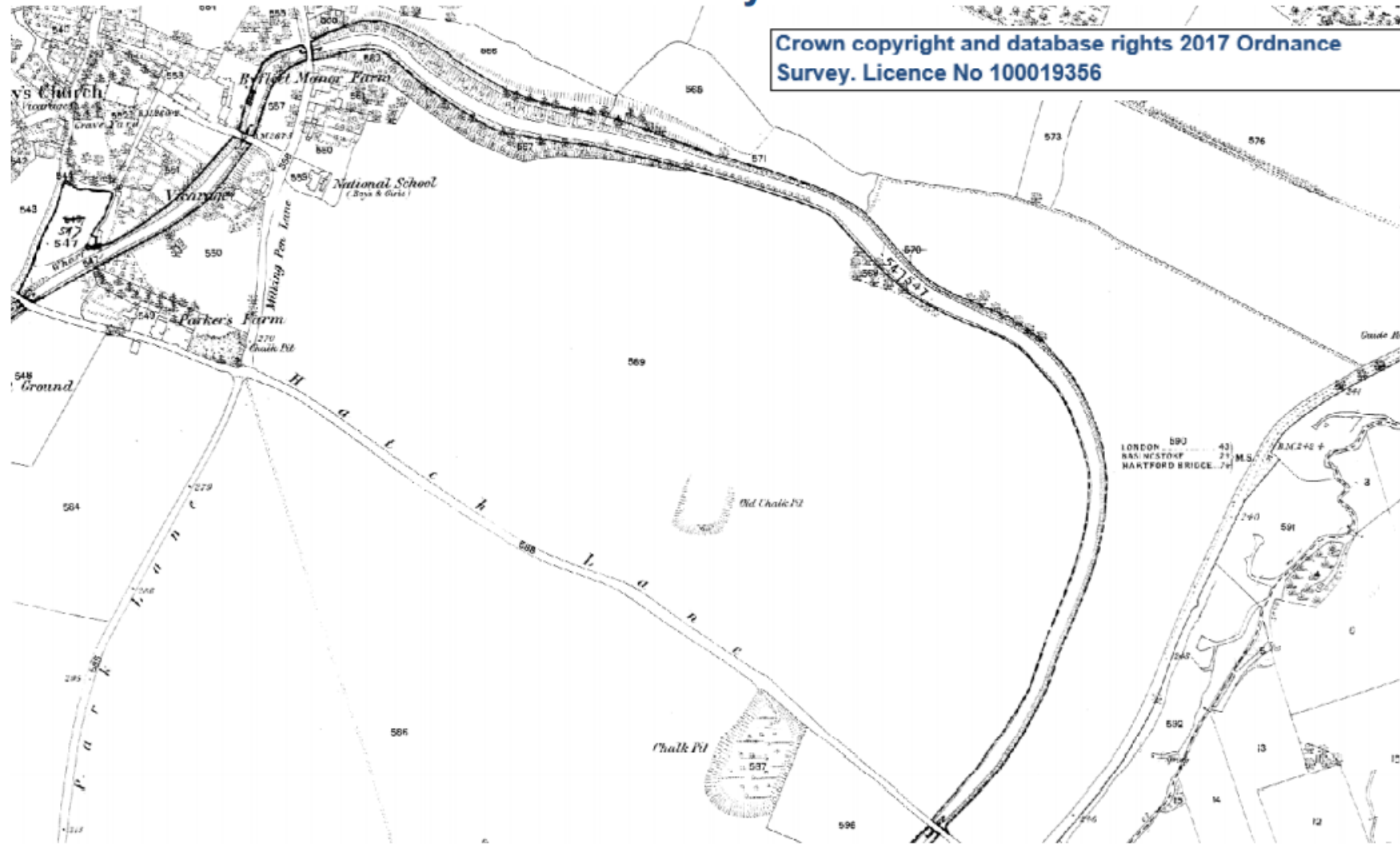


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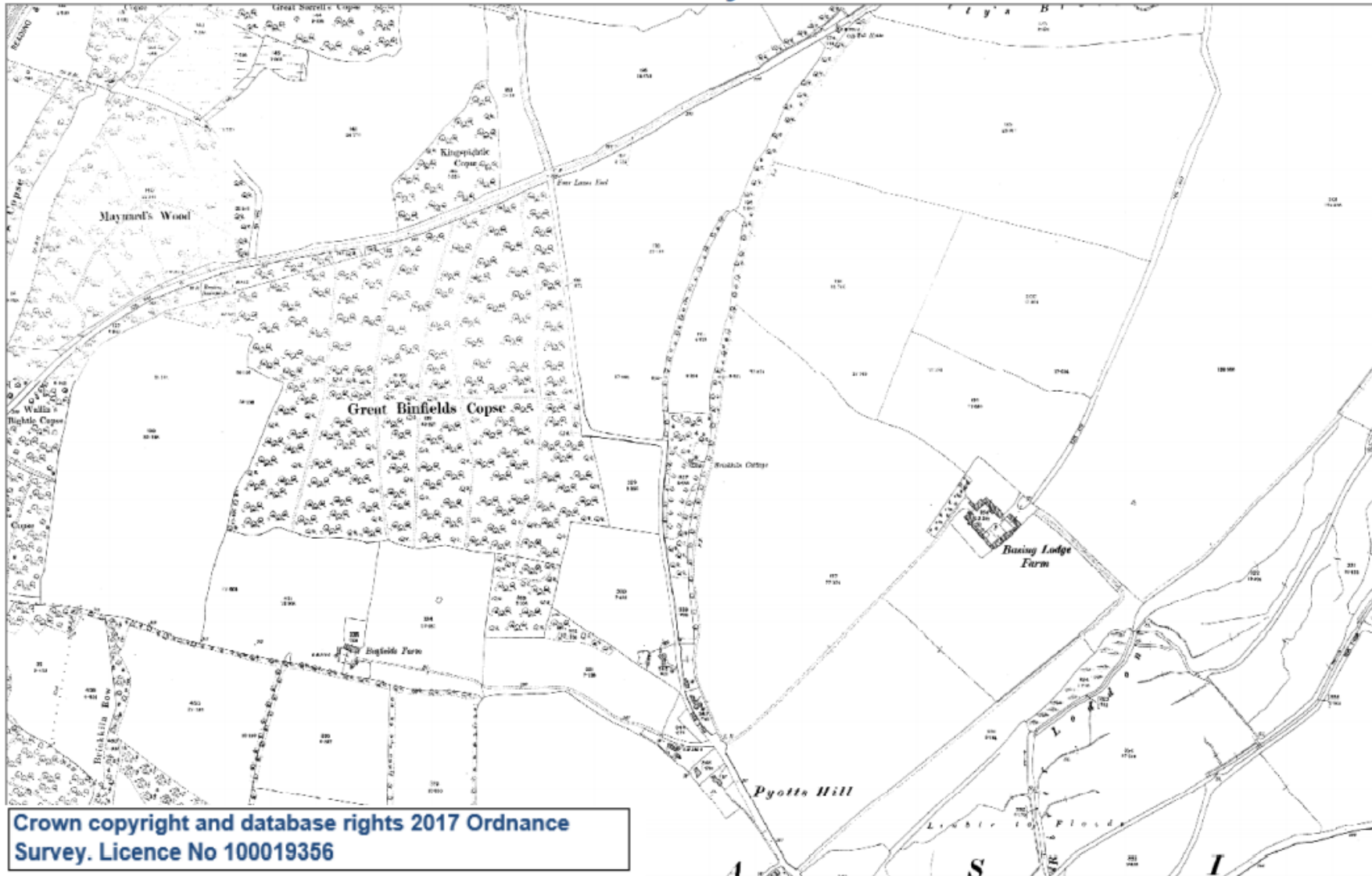


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## APPENDIX 3: Historic Ordnance Survey 1870-1880

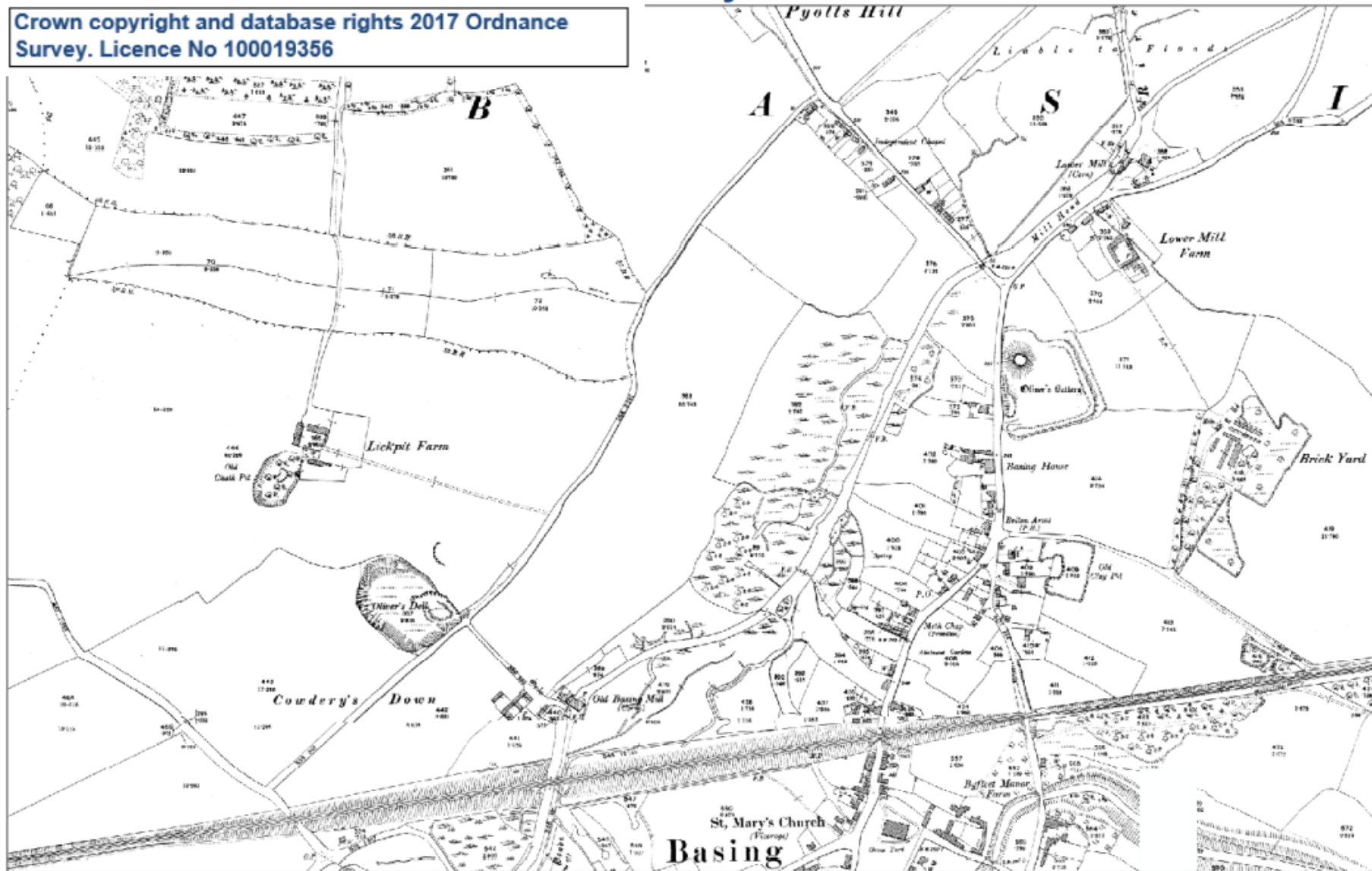


## APPENDIX 4: Historic Ordnance Survey 1895-1896

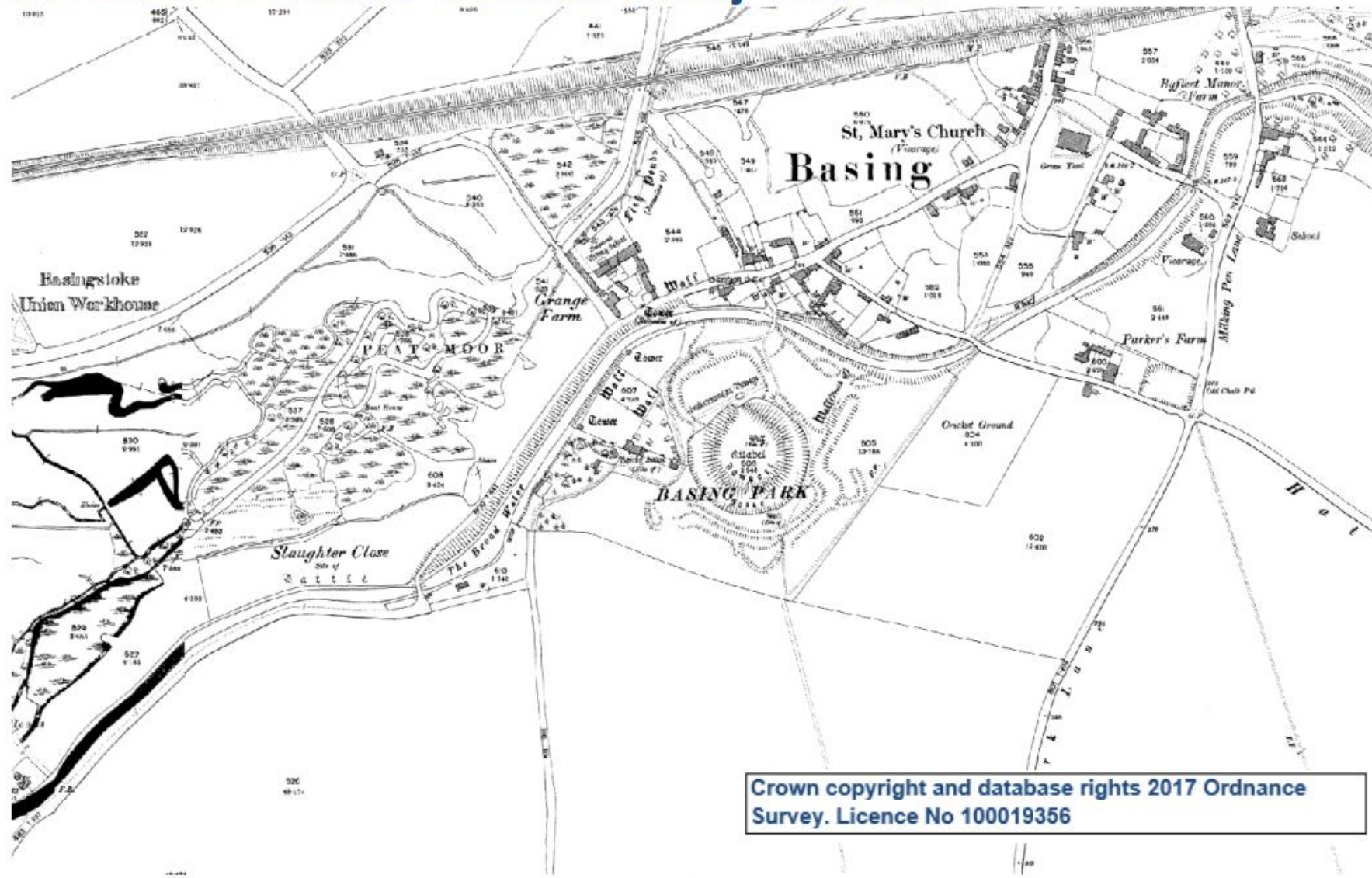


## APPENDIX 4: Historic Ordnance Survey 1895-1896

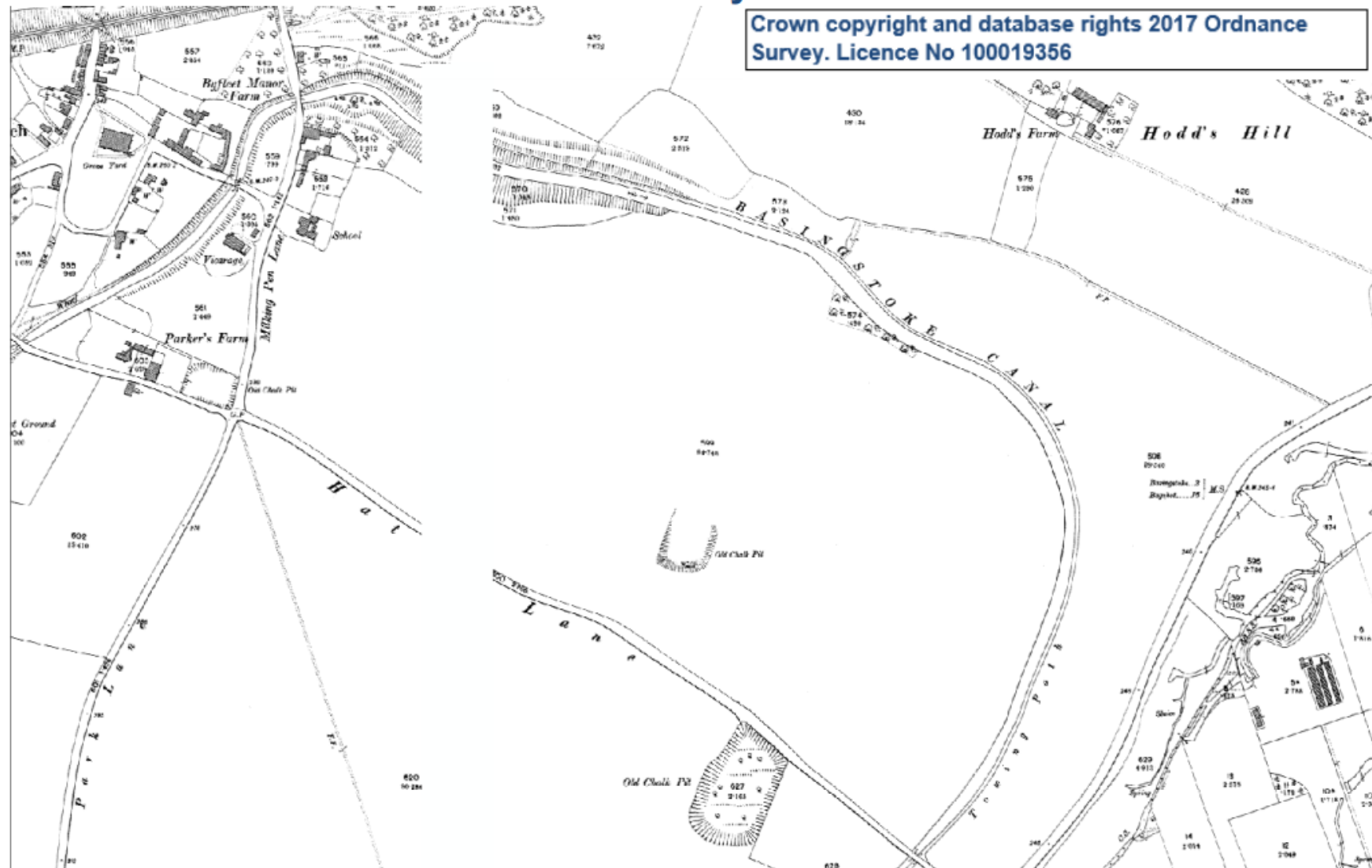
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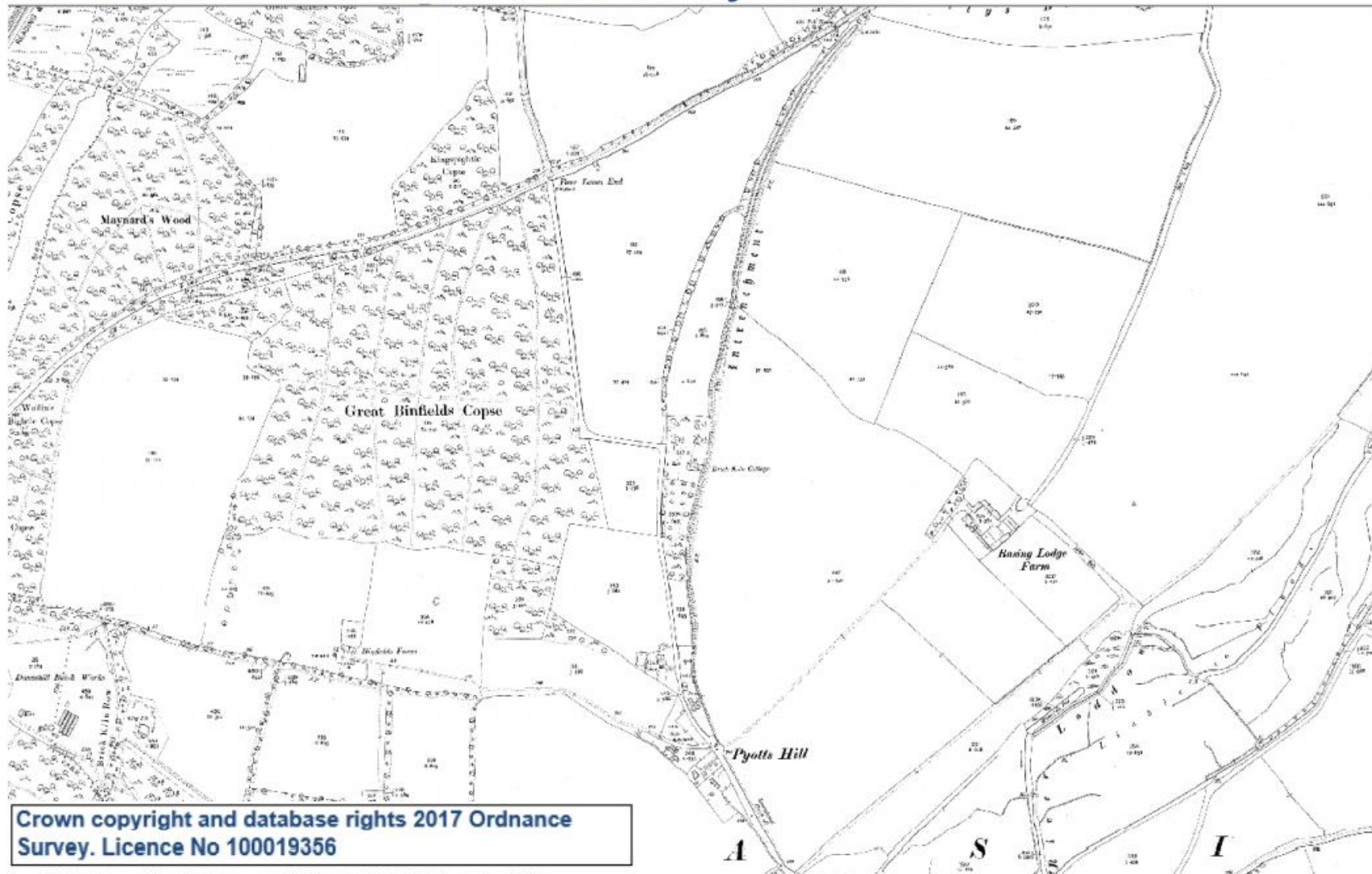
## APPENDIX 4: Historic Ordnance Survey 1895-1896



## APPENDIX 4: Historic Ordnance Survey 1895-1896

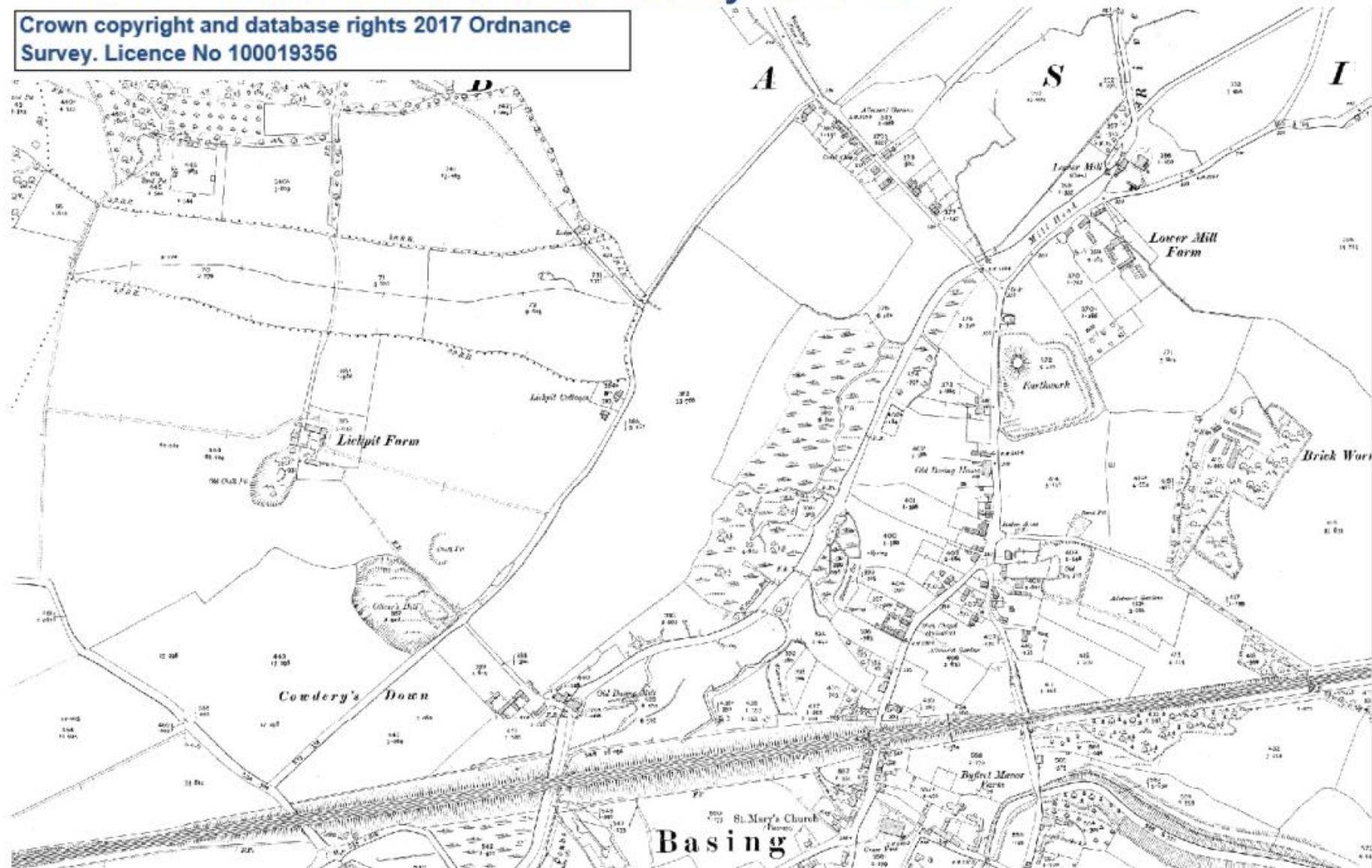


## APPENDIX 5: Historic Ordnance Survey 1910-1911

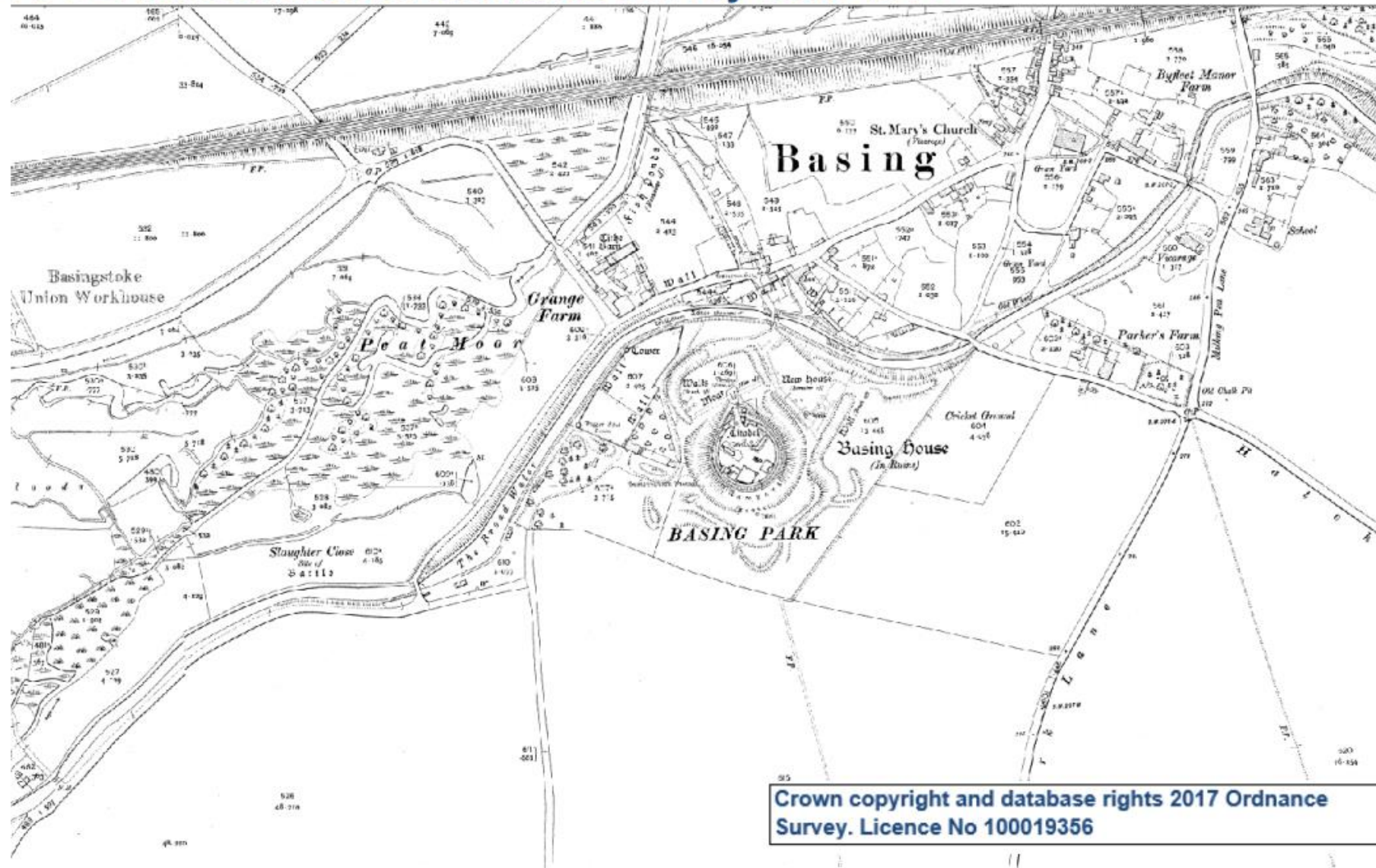


## APPENDIX 5: Historic Ordnance Survey 1910-1911

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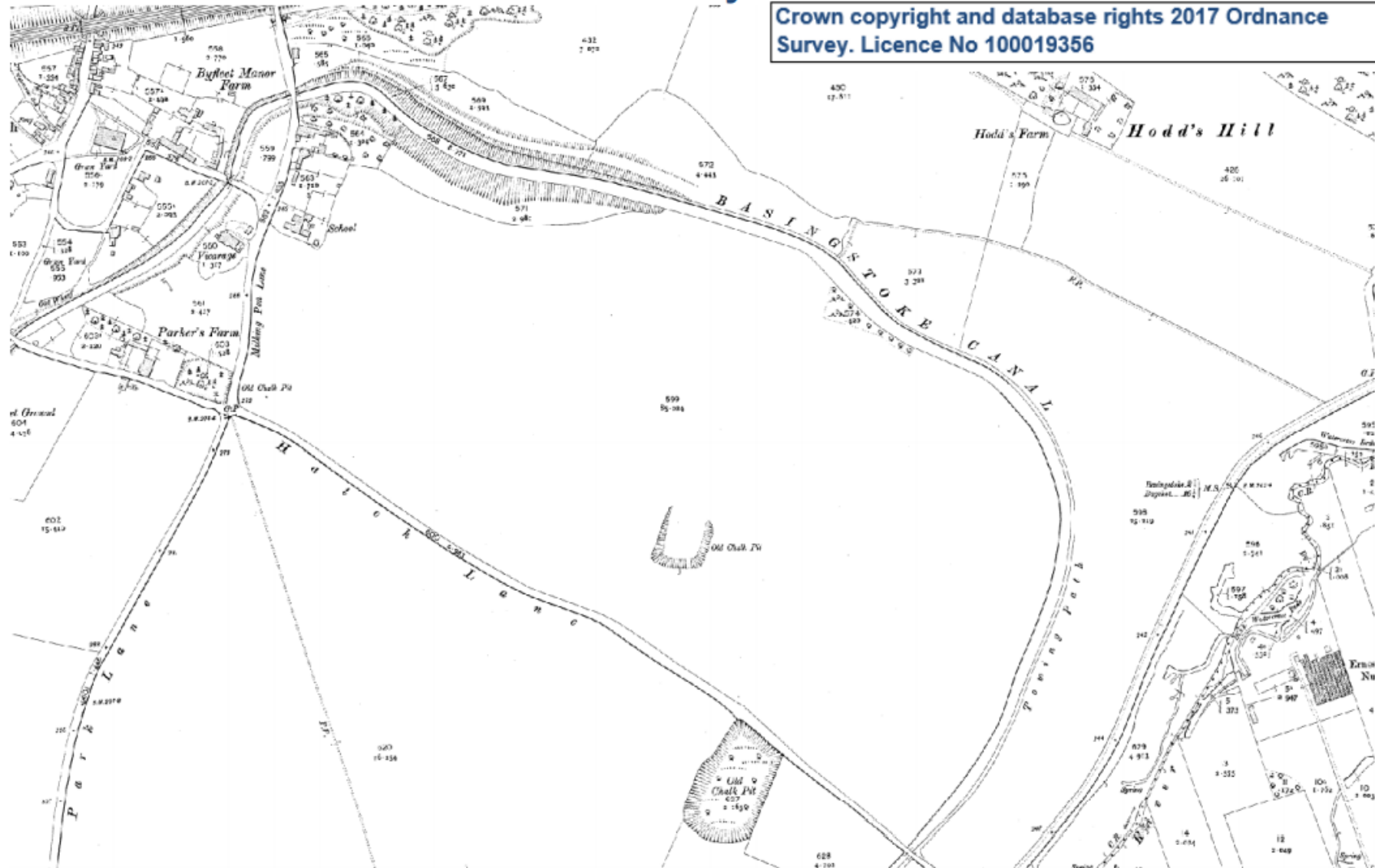


## APPENDIX 5: Historic Ordnance Survey 1910-1911



## APPENDIX 5: Historic Ordnance Survey 1910-1911

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## **APPENDIX 6: Planning Policy Context summary and compliance table.**

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

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

In order to undertake works of enhancement, the character of the

Conservation Area needs to be clearly defined and understood. In addition the statutory test in Section 72 of the 1990 Act states: ‘that with respect to any buildings or land in a conservation area special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area’.

The Old Basing Appraisal and Management Plan Supplementary Planning Document (SPD) complies with government guidance on the management of the historic environment through the National Planning Policy Framework (NPPF) (2019) and the National Planning Policy Guidance (NPPG). Also the Historic Environment, Advice Note: Conservation Area Designation, Appraisal and Management, (Historic England 2016).

The NPPF sets out the planning policies for the historic environment in chapter 16 ‘Conserving and Enhancing the Historic Environment’. This chapter is expanded upon in the table of compliance below.

The adopted Basingstoke and Deane Local Plan (2011-2029) sets as one of its objectives to ‘proactively manage the boroughs rich historic and built

environment to protect and enhance its quality and distinctiveness while accommodating change. The highly varied resource ranges from conservation areas, to listed buildings including the large country houses and numerous brick flint and timber framed farm buildings and cottages distinctive of our rural areas’

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

This Old Basing Conservation Area Appraisal and Management Plan SPD should be read in conjunction with the Heritage SPD (2019) and the Design and Sustainability SPD (2018).

The Old Basing and Lychpit

Old Basing Conservation Area Appraisal and Management Plan SPD

Neighbourhood Plan (2015 - 2029) was made on 19 July 2018 and forms part of the Development Plan for the parish.

responding to the local context and distinctiveness in terms of design and location.

The Old Basing and Lychpit Neighbourhood Plan identifies the key issues for landscape and the built environment, which includes conserving important views, respecting the setting of heritage assets buildings, and the importance of new development

The relevant Old Basing and Lychpit Neighbourhood Plan policies are set out in the table below.

<b>Table 1: Planning Policy Compliance Table</b>			
<b>National Planning Policy Framework (NPPF) compliance</b>			
<b>NPPF Paragraph</b>	<b>NPPF expectations of Conservation Area Review</b>	<b>Old Basing Conservation Area Appraisal and Management Plan SPD</b>	<b>SPD compliance</b>
8.	NPPF identifies three objectives for achieving sustainable development: social, economic and environmental, the latter specifically including the protection and enhancement of the natural, built and historic environment.	The Conservation Area’s special character is identified in the Appraisal. The appraisal forms the evidence base for the Management Plan which will assist in the positive management of change	Yes
124.	Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.	The SPD defines the special character of the Conservation Area, as the basis for contextual analysis of the area, for new development.	Yes
127.	Requires planning policies and decisions to aim to ensure that developments add to the overall quality of the area; are visually attractive; are sympathetic to local character and history and; establish or maintain a strong sense of place.	The SPD defines the special character of the Conservation Area, as the basis for contextual analysis of the area, for new development.	Yes

130.	<p>Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development.</p>	<p>The SPD defines the special character of the Conservation Area, as the basis for contextual analysis of the area, for new development.</p>	Yes
184.	<p>Heritage assets... are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.</p>	<p>The SPD identifies heritage assets and forms the basis of an assessment into whether harm is substantial.</p>	Yes
186.	<p>When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.</p>	<p>The conservation area boundary has been carefully reviewed.</p>	Yes
192	<p>In determining applications, local planning authorities should take account of:  a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;  b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and  c) the desirability of new development making a positive contribution to local character and distinctiveness.</p>	<p>The SPD identifies heritage assets, considers the benefits of conservation of the historic environment and identifies opportunities for development to make a positive contribution to local character and distinctiveness. The SPD also identifies the contribution made by the historic environment to the character of a place and forms the basis of an assessment into whether harm is substantial.</p>	Yes

197.	The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.	The SPD forms the basis of an assessment into the significance of the non-designated heritage asset.	Yes
200.	Local planning authorities should look for opportunities for new development within Conservation Areas... and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.	The SPD is a tool to help establish the setting of heritage assets and their significance.	Yes
<b>Adopted Basingstoke and Deane Local Plan 2011-2029 compliance</b>			
<b>Policy</b>	<b>B&amp;D Local Plan expectations of Conservation Area Review</b>	<b>Whitchurch Conservation Area Appraisal and Management Plan SPD</b>	<b>SPD compliance</b>
Objective O	This objective concerns proactively manage the borough's rich historic environment to protect and enhance its quality and distinctiveness while accommodating change.	Local Plan policies for the Historic Environment ensure this objective is met. The SPD provide further detail to these policies and will be a material consideration in the determination of development proposals.	Yes

Old Basing Conservation Area Appraisal and Management Plan SPD

EM1 Landscape	Policy EM1 concerns landscape and refers to having regard to visual amenity and scenic quality, setting of settlements, including important views to, across, within and out of settlement, local character and historic landscapes.	The SPD provides further detail to this policy and will be a material consideration in the determination of development proposals.	Yes
EM10 Delivery High Quality Development	Policy EM10 sets out the policy approach to delivery high quality development. It refers to responding to the local context and taking into account the local character and distinctiveness of an area.	The SPD provides further detail to this policy and will be a material consideration in the determination of development proposals.	Yes
EM11 The Historic Environment`	Policy EM11 sets out the policy approach to the historic environment. It states that all development must conserve and enhance the borough’s heritage assets in a manner appropriate to their significance unless a number of criteria can be met.	. The SPD provides further detail to this policy and will be a material consideration in the determination of development proposals.	Yes

<b>'Made' Old Basing and Lychpit Neighbourhood Plan (2015-2029) compliance</b>			
<b>Policy</b>	<b>Old Basing and Lychpit Neighbourhood Plan expectations of Conservation Area Review</b>	<b>Old Basing Conservation Area Appraisal and Management Plan SPD</b>	<b>SPD compliance</b>
Policy OB&L 4– Protection of Iconic views	New development will be supported where it would not have an adverse impact on the landscape setting in particular the distinctive views fig 15, 16 & 17 shown in map 6. An assessment of views to and from all a new development within the distinctive view areas as defined on proposals map 6 should accompany a planning application wherever relevant. Re-modelling of the local topography, through cut and fill, could adversely impact on the landscape character. Therefore, where acceptable, development should be adapted to the site contours rather than the site adapted to the development.	This SPD will need to be taken into account when determining relevant planning applications, and will be a material consideration when considering whether proposals successfully conserve or enhance the built environment within the Old Basing Conservation Area.	Yes
Policy OB&L 6 - Protection of Historic Environment	Any designated historic heritage assets in the Parish and their settings, both above and below ground, will be conserved or enhanced for their historic and architectural significance and their importance to local distinctiveness, character and sense of place. In particular, these include, but are not	The SPD will need to be taken into account when determining relevant planning applications, and will be a material consideration when considering whether proposals successfully respect local character and conserve or enhance the built environment within the Old Basing Conservation Area.	Yes

Old Basing Conservation Area Appraisal and Management Plan SPD

	limited to: Basing House and Olivers Battery. Proposals for development that affect non-designated heritage assets will be considered taking account of the scale of any harm or loss and the significance of the heritage assets.		
Policy OB&L 7 – Appearance of development	All new developments should have regard to guidance as set out within the Old Basing & Lychpit Village Design Statement 2006, to recognise and integrate the distinctive local character of the parish, including the special character and appearance of the conservation area where appropriate, and sensitively contribute to creating buildings of a high architectural quality and design commensurate with their location. New development should have sympathetic regard to the scale, siting, roof lines, materials, fenestration and colour palette of neighbouring buildings where this is required to create a high quality streetscene which respects the character of the area.	This SPD will need to be taken into account when determining relevant planning applications, and will be a material consideration when considering whether proposals successfully respect local character and conserve or enhance the built environment within the Old Basing Conservation Area.	Yes



**APPENDIX 7:  
Old Basing,  
archaeologic  
al sites (red,  
orange,  
yellow and  
green) with  
archaeologic  
al buffers.  
Licence No.  
100019356**

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

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