



*Basingstoke
and Deane*

Conservation Area Appraisal **Old Basing**



...making a difference



Peacock Cottage



2 Crown Lane

Introduction

The Old Basing Conservation Area was designated in 1973 by Basingstoke and Deane Borough Council in recognition of the special architectural and historic interest of the village. The area boundary was extended in 1981.

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

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

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

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

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

This Appraisal of the Old Basing Conservation Area follows its review in 2003 by Basingstoke and Deane Borough Council and explains what its designation means for those who live and work in the area.

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

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

Location and Population

The village of Old Basing is located on the south-eastern side of the valley of the River Loddon, which flows north-east past the settlement. The village lies two miles east of Basingstoke and is bisected, east/west, by the London to Southampton railway line. There are two important historical sites in the village, Basing House and Oliver's Battery, both of which have connections with the Civil War. The Conservation Area encompasses the majority of Old Basing village, along with the river banks and meadows to the north-east of the village.

The population of the Old Basing Conservation Area in 1998 was approximately 1020 (projection based on the Hampshire County Council Planning Department Small Area Population Forecasts 1995).



Grange Farm

Historic Development

Settlement Origins

The name Basing may have originated from the old English word 'Basingas' based on the personal name 'Basa'. Basing is first mentioned in the Will of King Edred, who left it to his mother, along with the lands of Amesbury and Wantage. At the time of the Domesday Survey in 1086, Basing was held by Hugh de Port. He was a Norman who came to England with William I and became one of his 55 lordships in Hampshire. Basing Castle was probably his main residence in the county. In the late 12th century, Adam de Port married Mabel St John and their descendants took the name St John. 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 and wife of John Paulet), 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.

The Paulets continued to hold Basing and in 1551 the Barony of St John was revived and John Paulet was created Marquis of Winchester. In this period the Marquis extensively rebuilt the castle and erected a new house. The fifth Marquis of Winchester is famous for his defence of Basing House in the Civil War. The House eventually fell to Cromwell on 15 October 1645 and was destroyed.

Although isolated during the Commonwealth, the lands were returned at the Restoration to the Paulets. 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.



Garrison Gate, Basing House



30 The Street



View south from River Loddon towards Basing House



3 and 5 Crown Lane

Settlement Development

The evolution of the plan form and settlement character of the village of Old Basing relates mainly to two phases in its historic development.

The first period of development is focused around St Mary's Church. This lies at the southern end of the Conservation Area and is a sub-oval shaped area of settlement, divided by the railway, and surrounded by roads. This area is an important feature of the plan of the settlement. The early Minister status of the church, and the fact that Basing was a royal estate, may indicate that it was the site of a Saxon royal establishment, or Villa Regalis. It has been suggested that in some Wessex towns where there was a Villa Regalis, it was located in the same type of oval or sub-oval area. Until the mid-19th century there was relatively little occupation in the sub-oval unit. The majority of plots were alongside the road leading from Basing House, on the western side of the church. Most were of an irregular size and shape.

The northern part of the sub-oval has a small nucleus of buildings. These may have developed around what was possibly a village green, with a communal well. This area also encompasses a fork in the main through-road, which continues to the south-east and south-west. It suggests a relatively unaltered road system. To the north of this area is the Scheduled Ancient Monument, Oliver's Battery, a defensive site used by Oliver Cromwell to support his siege of Basing House.

The second area of settlement is located south-west of the church, near the Norman ringwork and Bailey Castle, now the site of the ruins of Basing House.

After the destruction of Basing House by the Roundheads, the bricks from this extensive structure 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.

In addition to re-use, some buildings are rare survivals of the early use of brickwork in their original form and design. The large Tithe or Manorial Barn at Grange Farm, dating from the 16th century, is of national importance.

There is a possible further, older entrance to the settlement in this area. It is indicated by the existence of a significant hollow-way track over Basingstoke Common, to the south of the village, entering the area around Basing House.

In this historic framework, however, the development of Old Basing has been significantly influenced by the industrial and technological progress of the late 18th and mid-19th centuries. This is evident in the construction of the Basingstoke Canal, and then later the South-Western Railway line.

In the 18th century, the construction and subsequent use of the Basingstoke Canal had a significant effect on Old Basing. At the time of its building, jobs were created for the local community. The route of the canal also follows closely the edge of the early settlement near the church, further south-westwards, destroying part of Basing House grounds. It is thought that treasures from the Civil War period, including many archaeological finds were found by the workers building the canal. Although now grassed, a canal bridge still survives in the vicinity of the garrison gate. The remains of another bridge survive on the north side of Church Lane, in the grounds of a modern house.

A more dramatic physical and visual intrusion, through the historic core of the village, was the construction of the railway line from London to Southampton in the 19th century. Two brick bridges were necessary to cross over The Street and Milkingpen Lane. These bisected the village from east to west, and were elevated above roof-top level. Apart from its visual impact, the railway would also have had a significant social and economic influence on the community.

Situated to the north and west of the village, the River Loddon would once have been a significant source of employment for the local community. Previously, Old Basing had three working mills - Upper, Lower and Bartons. Two of these are located in the Conservation Area but are no longer working. The River Loddon, a clear Hampshire chalk river, was also important for its fish. The Loddon also supported a watercress industry in the 19th century, and the baskets for transporting the cress to market were made in the village. The close visual relationship of the river and its streams still make a significant contribution to the special historic character and appearance of the Conservation Area.

Farming was also an important source of employment and four historic farm complexes exist in the Conservation Area. They are Grange Farm, Parker's Farm, Brown's Farm and Mill Farm. The village had at least two blacksmiths, who would have served these farms by shoeing horses and repairing equipment. A house and forge survive opposite the church. A second smithy operated out of the premises now known as 1-3 Milkingpen Lane.

To the north-east of the church is The Workhouse building. Now a private residence, its survival contributes to the social and architectural history of the Conservation Area.



The Street from Church Front



Bartons Mill



10 The Street

An Appraisal of the Conservation Area

An Overview

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



The Street



43 Pyott's Hill

Individual hedgerows have not been included on the Appraisal plan. However, their contribution to the character of the Conservation Area should not be underestimated and their significance is implicit in the Appraisal.

This Appraisal has divided the Conservation Area into the two areas that characterise the distinctive qualities of both parts to the settlement. They are Old Basing village and the area to the north along Pyott's Hill and Newnham Lane.

Area 1: Old Basing Village and House

The village area of the settlement comprises a varied mix of building types in irregular plots. However, it has an homogenous character, derived from their domestic scale and vernacular materials such as mellow red brick. They have close juxtaposition to each other, with small clusters of buildings around spaces of informal appearance. The overall arrangement of the buildings around the surviving street pattern, and the contribution made by key individual buildings that are often located at prominent positions in the village, create a streetscape of significant architectural and historic interest.

The cluster of buildings to the south-west of the church, centred around Old Basing House has, in addition, a particular character and architectural integrity, derived from the predominant use, and survival, of early brickwork.

Area 2: Pyott's Hill

The appearance of this sub-area is principally one of a varied group of historic buildings in a semi-rural environment. The relationship of the buildings, and spaces between them is loose, given some cohesion by the structure of the road pattern. The immediate character is essentially residential, yet views of the surrounding landscape predominate, and create a strong rural quality to the settlement. This rural character is particularly evident along Newnham Lane, where the Conservation Area extends into the surrounding farmland, to encompass the historic grouping of Yeomans, Lower Mill Farm and Lower Mill.

Built Form

There are 65 buildings or structures located in the Old Basing Conservation Area included on the Statutory List of Buildings of Special Architectural or Historic Interest. The Tithe Barn at Grange Farm and St Mary's Church are of outstanding national importance (Grade I). The Dovecote, which forms part of the garden wall to Basing House, is of national importance (Grade II*). The remaining buildings are listed as being of local or regional special interest (Grade II).

There are a variety of building types, mainly dating between the 16th and 19th centuries which are dispersed in the form of small clusters throughout the village. Often located at key visual points in the streetscene, they make a significant contribution to the special qualities of the Conservation Area. Some of these older buildings have been altered over successive periods to accommodate changes in their use or contemporary architectural fashions. The refronting in brick or tile of existing timber-framed buildings, to create a less vernacular principal elevation, was particularly common in the 18th century. However, a significant number of listed buildings have retained more completely their vernacular form and materials.

There are several unlisted buildings in the village that contribute positively to the special character of the Conservation Area. These buildings, dating mainly from the 19th and early 20th centuries, are scattered among the listed buildings, representing an expansion of the village. They are predominantly constructed of vernacular materials, which strongly reinforce the street pattern of the new village.

The special qualities of Old Basing are derived as much from the group value and combination of buildings and spaces, as from the individual qualities of the buildings. Many of these buildings are of intrinsic historic and architectural interest. However there are three buildings within Area 2 of such individual significance their contribution warrants particular emphasis.



Cannon Cottage, 4 Crown Lane



East elevation of St Mary's Church

Key Individual Buildings

Area 1: Old Basing Village and House



Tithe Barn, Grange Farm



View along The Street

St Mary's Church dates from the 12th century, and was originally a cruciform church with a central tower. Aisles and chapels of equal width to the nave were added to form the present rectangular structure, with triple gables at the east and west ends. The church was badly damaged in the Civil War when the nearby Basing House was under siege. The church was later substantially rebuilt in brickwork around the surviving medieval flintwork and stone dressings. The north and south chapels were added by the Paulets in the 14th and 16th centuries. The 17th century tower is of red brickwork with a crenellated parapet. Its stone corner finial, is a recent replacement.

The 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 around which the settlement is orientated, the tower being a prominent landmark in views throughout Old Basing. There is a long view of the church tower north-east along The Street. This is terminated from its junction with Crown Lane, where it is framed by 9 and 11, 10 and 14 The Street.

At the southern end of The Street is the complex of buildings comprising Grange Farm, which is of both historic and group value. It complements the setting to the Tithe, or Manorial, Barn that forms the southerly perimeter to the farmyard. Dating from the 16th century, with a 17th century smaller unit to the west end, it is a substantial and imposing rectangular building of conspicuous status. It is both a Scheduled Ancient Monument and Grade I listed building. The long, red brick elevations are divided externally into six bays by buttresses, with two tall, arched entrances punctuating the second and fifth bay. The whole is articulated by parallel rows of vertical and evenly spaced ventilation slots. The steeply pitched, red clay tile roof slope runs uninterrupted for the length of the building, between the dominant gable-end elevations, serving to emphasise the massive scale and length of the barn.

The building, and particularly the roof, are significant in south-west views from The Street. The full extent of the building and its unique context is best appreciated when viewed from 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.

The Dovecote (Grade II*) dates from the 16th century and is located at the angle of the garden wall to Basing House. It is an irregular octagon in shape, with a conical hipped tiled roof surmounted by a finial and dormer, with a weather-boarded façade and pigeon holes. The building

is constructed of red brickwork in English bond, with diaper patterning in blue headers. The building is circular inside, with a casing of nesting boxes formed in chalk blocks. Taller than the surrounding structures and vegetation, the roof is an unusual architectural landmark in views along Redbridge Lane and The Street. It adds significantly to the historic interest and visual richness that characterises the Conservation Area.

Area 2: Pyott's Hill

In the north-east of the Conservation Area is a cluster of historic buildings, set in the verdant rural environs of Newnham Lane and the River Loddon. These comprise Lower Mill Farm to the south and Lower Mill to the north of the road.

Lower Mill Farm, has an 18th century timber-framed barn of five bays. An associated house, now called Yeomans, is located on the roadside. It has a 16th century timber-framed core, concealed behind painted brick walls. Although modern development and alterations have changed the farming character, the house and barn represent an aspect of the historic development and rural character of the village.

Lower Mill, no longer in working order, dates from the 18th century, and is a substantial four-storey building, constructed of red brick with a clay tile roof. The gabled roof and side-boarding to the hoist cover are distinctive features, evocative of its former function. Adjacent, is an early 19th century Mill House of polite design and intended status. It has a hipped slate roof, red brick walling with sash windows and a stone porch on the north-east façade. The small group of associated ancillary buildings, fronting the roadside, is a rustic focal point in views along the lane.

The linear development of Pyotts Hill has a mixed character and, in general, represents the later phases in the development and expansion of the village. The remaining historic focus for this area is primarily centred on two listed buildings 26 Hill Rise Cottage and 43 Compton Close, at the northern end of the settlement. Both thatched, they date from the 17th century with later alterations. With long views between the buildings to the east of open farm land, the quiet character of the narrow lane, in association with these and adjacent cottages, creates a distinctive semi-rural character.



Wall of outbuilding, 2 Crown Lane



The Street

Significant Groups of Buildings



View west along The Street



Parkers Farm

The surviving historic settlement pattern of Old Basing is one of three predominant clusters of development, linked by a historic road pattern, along which are smaller groupings of significant buildings. The three foci are the junction of The Street and Crown Lane, including Basing House to the South; the development centred on the church and manor further to the north; and a cluster of buildings in the area where The Street meets Milkingpen Lane.

The first area is an irregular, linear group of buildings and walls, that closely follows the roadside along the south-western end of The Street and north-western part of Crown Lane. The exception to this development pattern is the extensive area of Basing House to the south. It is characterised by the individual quality of the buildings which, in addition, combine with the topography and curving road layout, creating a streetscene of significant visual interest and incident. Most buildings date from the 17th century, with some 18th and 19th century additions, although earlier structures and re-used brickwork are significant.

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 immediately on the roadside. The thatched roof slopes, and particularly the sweeping outshots at either end, are prominent. The eastern hip is a focal point in the long views along The Street from the church and defines the junction with Crown Lane.

Opposite is the corner group of four listed buildings, 10, 12 and 14 The Street, and 1 Crown Lane. The gable-ends and rear sweeping catslide roofs are prominent in views south-westwards along The Street, and north-westwards down Crown Lane. The gable and front elevations are of importance to the streetscape as their position, on the curve in the road, deflects the view, suggesting further visual interest beyond. Dating from the 17th and 18th centuries, they are also notable for the significant re-use of Old Basing brick. Staggered along Crown Lane, to the east of the junction, are three listed buildings, 3, 5 and 2 Crown Lane, the latter with its associated outbuilding. The buildings are of two-storeys with steeply pitched roof slopes. Close to the roadside, their prominent gables are again significant features, punctuating views east and west along the lane.

Defining the road junction to the west is The Crown Inn, formerly an important coaching inn, and the location of a coach building business at the rear. The long elevation 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.

To the west of the Inn, along The Street, is a mixed group of buildings of varied form and arrangement. The buildings are of brick construction, and linked by a continuous progression of different brick walls. There is a tight grain and diverse character to the streetscene. It is, however, the combined contribution of the various 16th century walls of Basing House including the gateway and gable, turret and the Manorial, or Tithe, barn that contribute most to the distinctive architectural and historic interest of this part of the Conservation Area.

On the periphery of this linear group, Grange Farm on The Street, 4 Crown Lane, and Parkers Farmhouse and Barn reflect the farming-based origins of the development, and semi-rural character that is still evident. The varied collection of roof slopes of Grange Farm is visible above the 16th century boundary wall. These also form a focus for views west along The Street, and the complementary setting for the Grade I Tithe Barn.

To the south is the site of Basing House, which is a Scheduled Ancient Monument, containing several listed structures. The Norman Castle, Motte and Bailey were redeveloped in 1531 with the Motte altered to contain a large residence, the Old House, and the surrounding rampart, surmounted on the outer side by a tall brick wall. In the late 16th century, a new house was built on the outside, to the north-east of the original house. The form of a series of rectangular structures around a central courtyard remains.

In addition to the raised earthworks, other tangible remains of the various periods of development include 16th century garden walls, part of which include a dovecote and an octagonal thatched garden pavilion. A red brick bridge, dating from 1797, is a later feature relating to the Basingstoke Canal, that intrudes through the north and west of the grounds.

The second area of settlement focus is centred on the church and churchyard. To the west of the church is a compact and linear group of buildings, which follow the line of The Street as it curves northwards. Most of the buildings are listed and date from the 17th century, with 18th century additions or alterations.

Situated on the sweeping curve in the road are 31 and 33 (Streamside), The Street. These 17th Century listed cottages are key buildings in the streetscene. Their gables onto the highway, their thatched roofs and semi-rural character create a space of transitional character, between the more dispersed settlement to the south, and the compact grain of the two rows of buildings to the north. The relationship of the two buildings in The Street to each other, and to the space between them, is a key feature of this part of the Conservation Area.



31 and 33 The Street



View east along Church Lane



4 and 6 Milkingpen Lane



5 Milkingpen Lane

Immediately to the north is a second small, and irregular, group of four listed buildings. These comprise the 17th and 18th century half timber-framed Siege Cottage and Heron Cottage, an 18th century brick cottage and the rendered L-shaped form of 43, 45, and 47 The Street, which date from the 16th, 17th and 18th centuries. Number 41, a late 19th century house of symmetrical design, is of value to this group, which forms an interesting progression of buildings around the winding street. The gable and catslide roof of Heron Cottage is particularly prominent in views southwards.

The projecting gable of 43, 45 and 47 also defines the series of unlisted 18th and 19th century rendered buildings. These line The Street up to the railway bridge. The sense of enclosure here contrasts to the open setting and scale of the church, which is enhanced when approached from the north.

The bridge and battered brick buttresses of the 19th century railway line dominate the vista northward beyond this row. The visual and physical presence of the early industrial structures, in close proximity to the adjacent buildings, contrasts strongly with the vernacular appearance of the village. However, the high brick arch of the tunnel gives a glimpse of the hipped barn to the north and the cottages to the south. This alludes to the continuation of the historic settlement, which the railway has severed. The brickwork in the arches is also of particular intrinsic architectural value.

To the south of the church, at the junction of Church Lane and The Street, the symmetrical north elevation of Church Lane Cottage (Grade II) terminates the long view southwards down The Street.

Church Lane is to the east of the church, following the curve of the graveyard boundary wall. This part of the Conservation Area has a verdant semi-rural quality derived from its overhanging trees and mature hedgerows. These are occasionally punctuated by the red brick walls or clay tile roof slopes of a widely spaced set of buildings. Four are Grade II listed, with various dates. Byfleet Manor and Manor House (19th century with older core), The Old Barn (17th and 19th century and modern), and Church Lane House (1836) formerly the workhouse, have a similar character, derived from the re-use of Basing House bricks. Whytegates and No 1, also of red brick, date from the 17th and early 19th centuries. The view west to the tower and west gables of St Mary's Church, from the junction of Church Lane and Milkingpen Lane, is framed by mature vegetation. The canal bridge is also of special townscape value.

The third focus of development is centred on the two consecutive triangles of space formed at the junction of The Street and Milkingpen Lane. The Tithe Map of 1840 shows both spaces linked directly to The Street. However, only the major junction now exists. The character of

this area is derived, principally, from the historic buildings that cluster around the spaces, which have a semi-rural and informal vernacular appearance. These, together with the sequence of views that link the buildings and spaces of both nodes, give the area its character.

Approaching Milkingpen Lane from the south, the brick front elevations of 13 and 15 define the space, and frame views of the listed cottages beyond. Around the small grass triangle and tree is a group of listed cottages. The majority of these are one-storey with attic or one and a half-storeys with attic. Dating mainly from the 17th and 18th centuries they are constructed of brick and/or timber-frame, with old tile or thatched roofs. They form a group of intrinsic visual and historic interest to this area. The single-storey outbuildings fronting the triangle are an integral part of this grouping and contribute to the space. The chimneys and rear roof slopes of the cottages fronting onto The Street (68 and 70) also contribute to the space. The long timber-framed front elevation of The Bolton Arms Inn punctates the view north, and highlights the progression of the lane into the second space.

The forked junction of Milkingpen Lane and The Street was clearly formerly of historic significance, indicated by the scale of both the space and its surrounding buildings. Of particular note is the Bolton Arms Inn (16th, 17th and 19th centuries) and adjacent 89 The Street. This is a substantial 18th century house of brick walling and prominent, tiled roof, with a large central chimney stack. The ancillary stables, coach-houses and out-buildings between the two, are also of historic interest. Opposite is 5 Milkingpen Lane, a substantial house of the 16th, 17th centuries and modern dates. The two and a half-storey timber-frame of the north gable-end and long, sweeping thatched roof fronting The Street, form a significant landmark in the streetscene. All are Grade II listed.

There are longer views from this junction to the north and south along The Street, which include other historic buildings of note. To the north, there are a series of buildings and boundary walls of historic interest, which are centred on the rendered and pedimented façade of Old Basing House. To the south are a pair of cottages (68 and 70 The Street) of 17th century date, with 19th century alterations of Gothic character. Situated behind a mature hedge the ornate porches, dormers and chimney stacks are a picturesque addition to the Conservation Area.

Along Milkingpen Lane, between the railway bridge and the junction of Church Lane, is Brown's Farm. The farmhouse is a long, two-storey painted brick building dating from the 18th and early 19th centuries. At right angles to the house and road is an 18th century aisled barn, five bays in length. The large, thatched roof sweeps down to low eaves on both elevations. The 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.



89 The Street



The Barn at Brown's Farm



Entrance to Lower Mill, Newnham Lane



26 Pyotts Hill

To the west of The Street are the river course and flood plains of the River Loddon. On its northern bank is Barton's Mill, now the Millstone public house. The timber-framed part of this historic building dates principally from the late 17th century and is clad in elm boarding on the upper-storey. Attached to the west of the mill building is an early 19th century house in red brick with sash windows. The former mill, in its river setting, is prominent in the views north along the Loddon. To the south-west of the Conservation Area, the brick road bridge of Basing Road complements the picturesque river course.

The Character and Importance of Public and Private Spaces

Open spaces are an essential component of the development and character of the Conservation Area. In Old Basing many important views, or the setting of key buildings, are derived from the relationship of the buildings and spaces formed around them.

There are several open spaces that afford significant views of the wider villagescape and groups of buildings. These include the area to the east of the Tithe Barn, the churchyard overlooking The Street, the junctions of The Street and Milkingpen Lane, and The Street and Church Lane.

Private gardens also contribute significantly to the grain and appearance of the settlement. Of particular note for their contribution to the streetscene, are the gardens to 10, 12 and 14 The Street. Views across these create interesting combinations of roof slopes. The gardens between 31 and 35 The Street and 35 and 41 The Street, including the small stream, which divides these two sets of buildings, are also of note.

Other open areas of importance include the land around the Scheduled Ancient Monument of Basing House and the north-western end of The Street, which contains another Scheduled Ancient Monument, Oliver's Battery. This defensive site was superseded by the castle on the site of Basing House, and was used by Parliamentary forces during the Civil War, hence the name given to the monument.

To the north of the railway, extending from Cowdrey's Down to Pyotts Hill, is an extensive area of open land, known as the Loddon Valley Open Space, which includes the balancing pond. This area borders onto the flood plain of the River Loddon and contains an extension of the marshy peat area which can be found to the south. This area also supports watercress beds and provides extensive views to the east, across the Conservation Area.

The route of the Basingstoke Canal also creates a series of small spaces which reflect the influence of the structure on the settlement pattern. An example is the overgrown cutting to the north of Brown's Farm.

Other Features of Architectural and Historic Interest

Brick walls define and contain several historic curtilages in the Conservation Area and greatly contribute to the texture and grain of the area. The most notable are the extensive listed walls of Basing House and Grange Farm. There are several other walls noted on the Appraisal plan, such as the brick boundary walls in the vicinity of Old Basing House, which are also of significance to their context. Another, more unusual garden wall, exists on the north side of Church Lane. This was the parapet of a bridge over the Basingstoke Canal, and part of the arch survives below the parapet wall.

Hedges are also a feature of the Conservation Area, and are particularly notable along Church Lane and the northern end of Pyotts Hill.

Building Materials

Old Basing is characterised by the quality, and extensive use, of brick, which is represented in all forms and types of building in the Conservation Area. Old Basing bricks, taken from the demolished Basing House (and also used as paving and boundary walls), are ubiquitous in the 17th century buildings around the site and the church. This material makes the character of Old Basing very distinctive.

However, brickwork is often used in association with other materials, which include timber-frame, flint, stone, rendered or painted façades, orange/red roof tiles and thatched roofs.

Much timber-framing is still apparent, particularly on side and rear elevations, as on the gable-end of Brown's Farmhouse.

Given the domestic scale and simple vernacular architecture of the buildings in the Conservation Area, historic joinery (such as sash windows, doors and door-hoods) are often the features that define the appearance of properties. Where buildings are close-knit, the relationship of these features and their historic arrangement becomes a significant factor in the overall special character of the area. Although some groups of buildings have been modernised, the use and overall effect of inappropriate replacement windows and doors is limited.



10-14 The Street



View south-west along River Loddon

Green Spaces, Trees, Hedges and Other Natural or Cultivated Features



1 The Street



The Street from the raised churchyard

The broad-leaved trees contribute significantly to the character of the Conservation Area. Ash, oak and lime are the dominant species with horse chestnut, birch, beech, sycamore and holly 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, with Scots pine and yew, two of Britain's native conifers, being the most notable.

The Setting of the Conservation Area

The Conservation Area is characterised by a contrast of landscape types, encompassing mixed farmland and woodland and open, arable land on clay. However the broad and shallow slopes of the river valleys provide unity between these two different landscapes. The headwaters of both rivers contain a nationally rare type of chalk peatland, which is the only example of this in the Thames Basin. Old Basing is located within the southern most part of the valleys of the Loddon and Lyde Rivers. This is an area of outstanding archaeological, historic, ecological and landscape features. Tunworth Down 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.

Basing House, designated a Park and Garden of Special Historic Interest, contains the remains of early formal gardens, some of which have recently been restored by Hampshire County Council. The site encompasses a 12th century Ringwork and Bailey Castle, with a fortified old house on a Motte and a newer house, constructed in 1530. Both buildings were besieged and destroyed during the Civil War.

Areas of Archaeological Significance

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

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

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

There are two Scheduled Ancient Monuments in the Old Basing Conservation Area. At the southern end of the village is Basing House, the site of a medieval castle and later house, and towards the north of the village is Oliver's Battery.

An Area of High Archaeological Importance (AHAI) covers the historical oval-shaped centre of the village that has been divided by the railway line. Few similar sites have been studied and, therefore, this area represents an important archaeological resource. Any future excavations in the area could greatly assist in the understanding of the development of the village. The area to the north-east, stretching to the southern edge of Oliver's Battery is also an AHAI. There are several surviving late medieval buildings located here that may make this area a possible site for early settlement, especially with the proximity to the Motte and Bailey.

At the southern end of the village are three further AHAI. Two cover the area encompassing the property plots along the southern side of The Street, between the church and Church Lane, and on the south-western side of Church Lane. The third covers the area of the farm complex to the north-west of Basing House, which includes the medieval Tithe Barn. Throughout all these areas there are late medieval buildings, and evidence of earlier development may be recovered in these parts of the village, through future excavation.

An Area of Archaeological Importance (AAI) covers the majority of the area of property plots along the western frontage of The Street.

To the south-east of the church is a small AAI, which may contain evidence for any change in the alignment of roads, caused by the construction of the Basingstoke Canal.



3 and 7 The Street



View across Cowdery's Down towards the river

Conservation Area Planning Controls

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

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



Window detail, 10 The Street

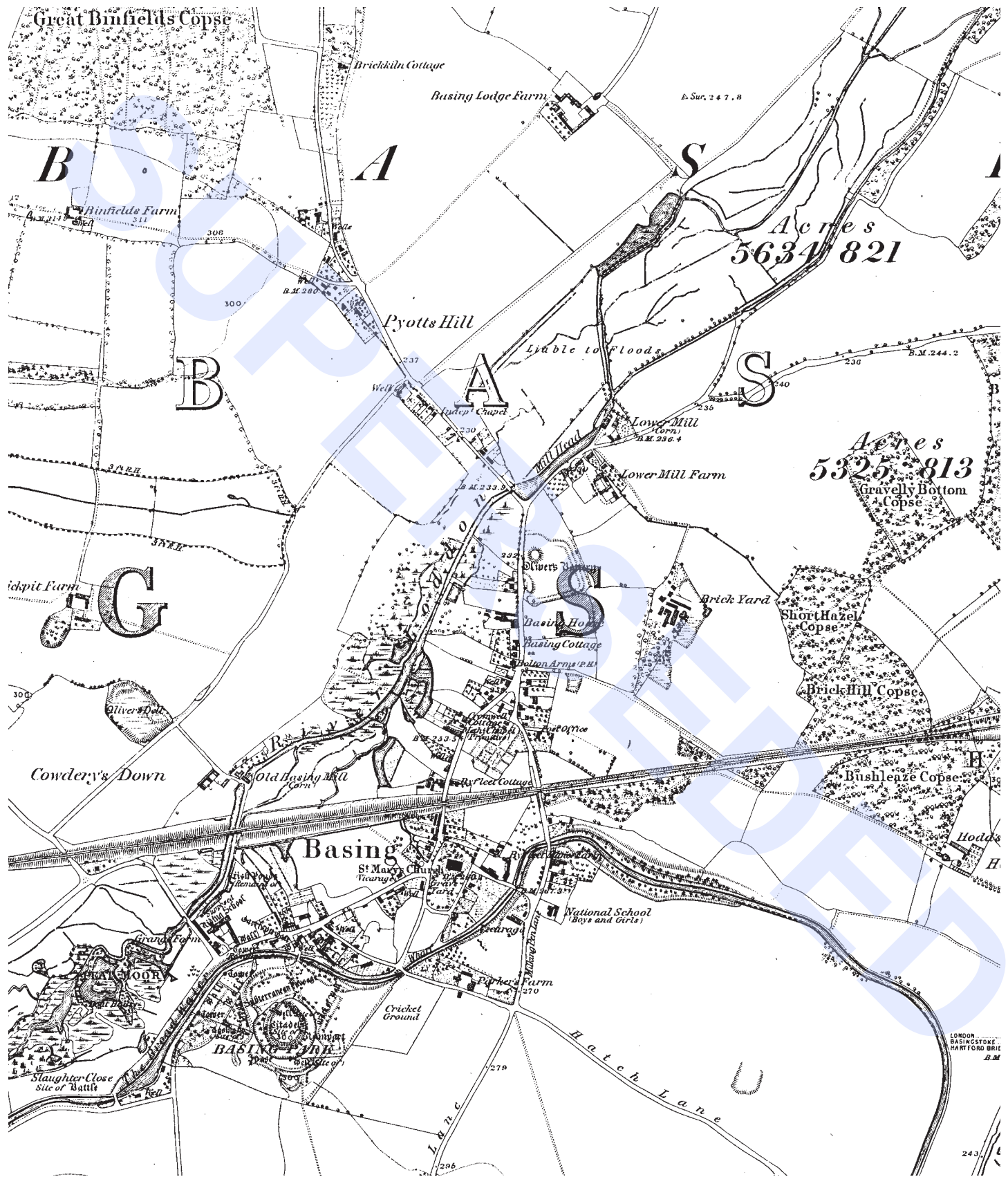


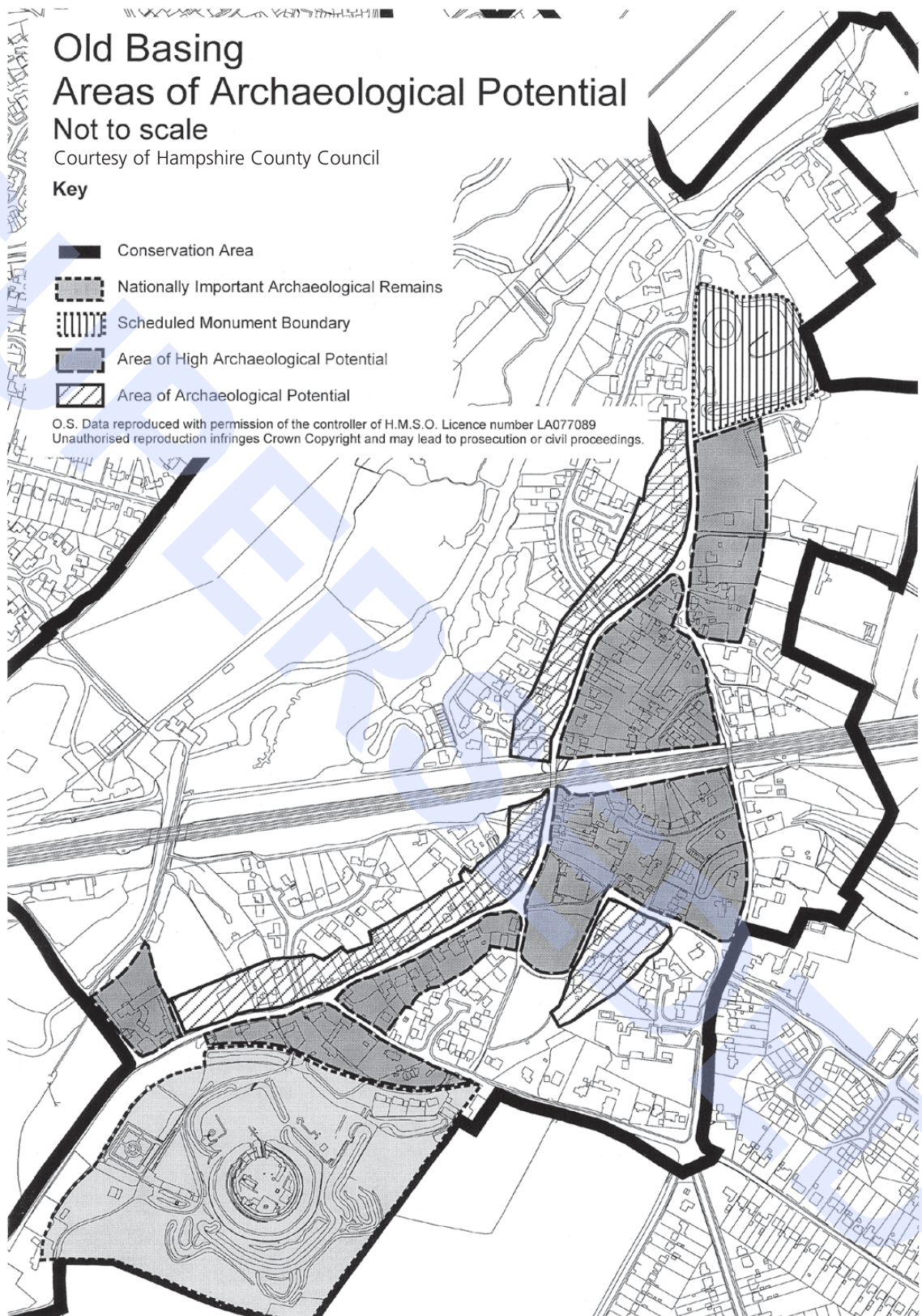
13 and 15 Milkingpen Lane

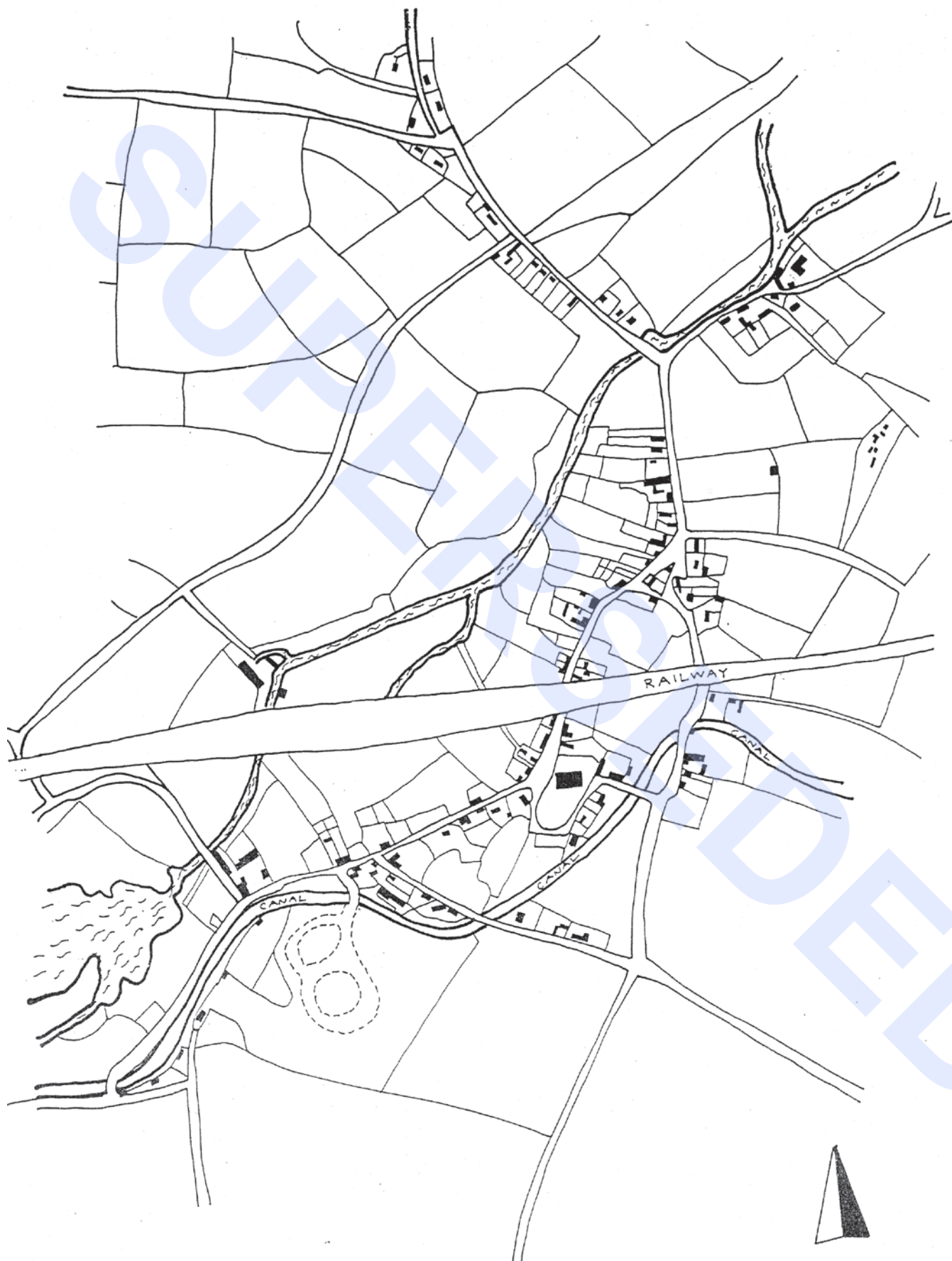
Statutory policies relating to Conservation Areas and listed buildings are set out in the adopted Basingstoke and Deane Borough Local Plan. These policies reflect the statutory duty on the Local Planning Authority to have regard to the preservation of historic buildings or their setting, and to the enhancement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

Grants

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







Conservation Area Appraisal

Old Basing

...making a difference

Basingstoke and Deane Borough Council

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Produced by Graphics/Corporate Information Division

April 2004