



Basingstoke  
and Deane

# Laverstoke and Freefolk

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





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

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

The appraisal and management plan Supplementary Planning Document (SPD) is a material planning consideration which accords with the National Planning Policy Framework (NPPF) and the Development Plan, and which is written in the light of Historic England advice.

Those qualities or 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, openness, enclosure and light.

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.

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.

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.

*“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)



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## 1.0 Overview of Laverstoke and Freefolk Conservation Area

Laverstoke and Freefolk are small villages on the River Test. They lie approximately 15 km from both Andover and Basingstoke on an historic east-west route which is now the B3400, London Road/Rotten Hill. The villages lie approximately 3 km from Overton (which lies to the east) and 3 km from Whitchurch (which lies to the west). The North Wessex Downs Area of Outstanding Natural Beauty (AONB) and the operational mainline railway lie to the north of the settlements, outside the conservation area (Figure 1). The River Test is protected as a Site of Special Scientific Interest (SSSI).

### Conservation area boundary

The Conservation Area encompasses the settlements of Laverstoke and Freefolk; Laverstoke House and Laverstoke Park; Laverstoke Mill; Bere Mill and its environs including The Gables, the former Whitchurch Workhouse; and Coombehanger Down ancient woodland (Figure 1).

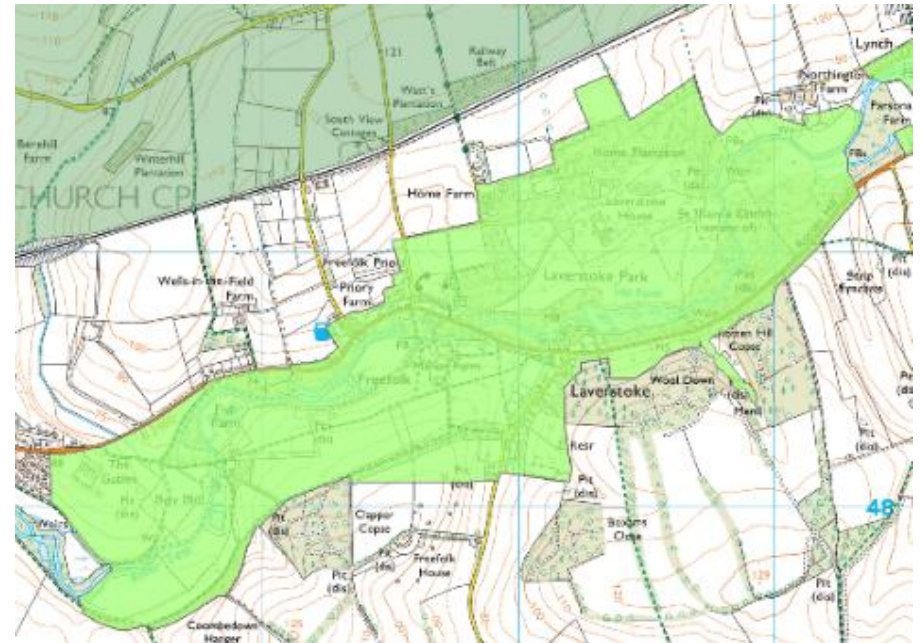


Figure 1. Map of 1990 Laverstoke and Freefolk Conservation Area (in bright green) and the North Wessex Downs AONB (in khaki green) which lies to the north. OS Licence 100019356

### Designation history

Laverstoke and Freefolk Conservation Area was designated in 1990, in recognition of the special architectural and historic interest of the area. The 2003 Laverstoke and Freefolk Conservation Area Appraisal has been superseded by this SPD.

### Topography and geology

The inter-relationship of the historic settlements with the River Test and the surrounding undulating chalk landscape, the latter containing ancient woodlands, is a vital component of the character and appearance of this conservation area.

As noted previously, the railway line lies to the north of the settlements. Running east-west, it links Salisbury and the southwest to London.

The majority of Freefolk village lies on the north bank of the River Test at around 80m Ordnance Datum (OD, the height above mean sea-level). St Nicholas' Church and a few houses lie on the south bank of the river at a little below 80m OD. To both the north and south of the river the land rises to over 110m OD. The remains of Old St Mary's Church, in Laverstoke Park, on the north side of the river lie at between 90 and 100m OD.

The area of the present day settlement in Laverstoke lies on the south bank of the River Test, including Laverstoke Lane which runs along the line of a small dry 'tributary' valley at around 80m Ordnance Datum (OD).

## Summary of special interest

Laverstoke and Freefolk are attractive villages with well-preserved historic townscapes. The main features which contribute to the special historic and architectural interest of Laverstoke and Freefolk Conservation Area are summarised below:

### **Location, topography and setting**

The two settlements have developed close to the main road and rail routes from London to Salisbury, within the distinctive valley of the River Test Site of Special Scientific Interest (SSSI).

The gently curving river and its floodplain create intimate short range views of groups of buildings in often verdant settings. By contrast there are also key long range vistas which encompass the wider landscape as well as buildings.

Their close relationship with the countryside and the River Test provides a strong open and pastoral quality to the settlements. This is reinforced by the well-spaced and open arrangement of the buildings, which forms a fundamental element of the distinctive appearance of the conservation area.

The B3400 London Road/Rotten Hill and Laverstoke Lane are busy with road traffic. In contrast, the character of the conservation area away from the roads is semi-rural and tranquil.

A major influence on the development of the conservation area is the manufacture of bank paper by the Portal family, using mills on the River Test. The Portal family commissioned many buildings in the conservation area.

### **Concentration of historic buildings**

There is a high concentration of historic buildings, many of which are listed, including St Nicholas' late medieval church (Grade I), a small number of medieval buildings, some good examples of Georgian domestic architecture, and a collection of late nineteenth-century, architect-designed buildings, commissioned by the Portal family, which includes St Mary's Church and Laverstoke House (Grade II and II\* respectively).

There are no Scheduled Monuments in the conservation area.

### **Urban Grain/Built Layout**

Although the settlements are irregular in plan form, they have strong visual cohesion. This is created by a predominant vernacular building tradition and, in particular, the use of flint as a walling material, with red brick dressings and details.

Estate cottages built by the Portal family within the conservation area are laid out in close-knit groups.

Elsewhere this conservation area has a relatively loose knit built layout, characterised by relatively large, mature gardens and Important Open Spaces (IOSs, see Table 1).

During the late 20th and 21st centuries, small housing developments have been built in the conservation area. Such developments generally reflect the characteristic height, scale and building form of surrounding historic buildings.

### Open Spaces

Part of the special interest of the conservation area is derived from the undeveloped public and private Important Open Spaces (IOSs).

The most extensive private open space in the conservation area is Laverstoke Park, listed as Grade II on the Historic England

Register of Historic Parks and Gardens of Special Historic Interest (Figure 2).

### Enclosure

There is a strong sense of enclosure to the main thoroughfares in the conservation area, with some historic buildings at the back of pavement and building frontages reinforced by walls and hedges. Elsewhere, roadside trees and hedges provide a sense of enclosure.

### Plots

The conservation area comprises a varied mix of building types in plots of irregular size and shape. However, the conservation area has a distinct character derived from the arrangement of building plots following the historic road pattern.

### Gaps

Gaps are retained between historic buildings in the conservation area. These gaps afford glimpses to historic plots, historic structures, prominent tree groups and/or the river.

### Uses

The variety of services and businesses present in the conservation area, interspersed with houses, contributes to aspects of the character of the conservation area such as vitality and vibrancy, and reflects the historic functions of the conservation area. An example is The Watership Down Inn. Land uses include ecclesiastical, recreational, leisure, commercial, agricultural and residential uses, some of which are allied to historical uses relating to the river. The Bombay Sapphire Distillery, at the former Laverstoke Mill, is an important historic site and tourist attraction.

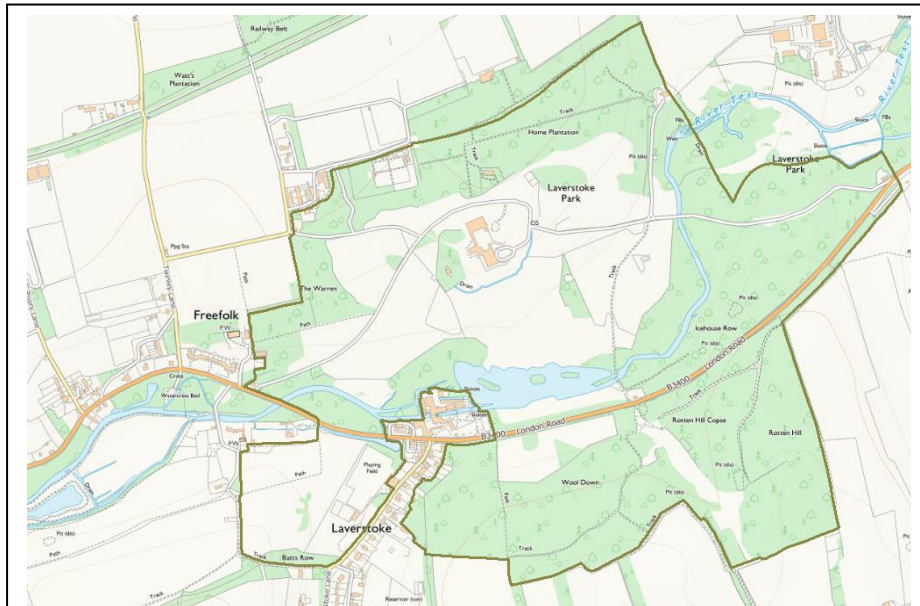


Figure 2. Laverstoke Park, Grade II Historic Park. OS Licence 100019356

### **Building Form**

Most buildings in the conservation area present 1 ½ to two storeys to their front elevations, although the Laverstoke Mill buildings range in height from two to three storeys.

Historic buildings typically have a narrow front to back span, recessed openings and simple roof lines.

Outbuildings are subordinate in scale to principal buildings.

### **Materials and finishes**

The common palette of materials in the conservation area includes flint, with red brickwork dressings to openings, quoins and bands, red brick walling and some timber framing. Brickwork is often in Flemish bond on historic properties.

Stone is used on high status buildings, notably the Churches of St Nicholas and St Mary and Laverstoke House.

Blue bricks and clay tile hanging are used decoratively.

Agricultural buildings, mills and outbuildings often have simple elevational treatment, using materials and finishes with a less substantial and permanent appearance than those used in residential buildings. An example is the black-stained, square-edge timber boarding at Bere Mill.

### **Windows and doors/joinery**

Historic joinery including windows, doors, porches, doorcases and hoods often contribute to the attractive appearance of properties in the conservation area.

Windows to historic residential properties are mostly recessed single-glazed timber sash or casements, painted white or off-white. Fenestration patterns are regular. Most doors are timber. Many historic buildings have brick dressings and or cills to window and door openings.

There are examples of historic metal-frame casements with leaded panes at Manor Cottages, Freefolk (Grade II).

### **Roofs**

There is an aesthetically pleasing variety in the roof slopes, ridge lines and eaves of historic buildings in the conservation area.

Dominant chimney stacks are often key characteristics of older buildings, creating an attractive roofscape.

Plain clay handmade tiles, slate and thatch are used on historic buildings.

Dormer windows on historic buildings typically have pitched roofs with cills above the eaves of the main roof.

There are examples of decorative half-timbered gables and timber bargeboards which are all important architectural features in the conservation area.

### **Trees**

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

### **Boundary treatment**

Historic boundary walls of brick or of brick and flint are characteristic of the area. Railings, timber picket fences and hedges also contribute positively to the conservation area.

### **Utilities, street furniture and traffic management**

Overall utilities, street furniture and traffic management have been sympathetically designed. Some traditional surfacing materials have been retained.

### **Public access**

Laverstoke and Freefolk have a well-used network of footpaths adding to the permeability of the conservation area, and affording views of the conservation area and at the surrounding countryside. Footpaths and roads cross the River Test at four points in the conservation area: at Manor Farm; near the pumping station; at Freefolk on London Road (B3400); and at Bere Mill. Public access to walk beside the river is limited elsewhere.

### **Views**

Views and vistas into, from and within the conservation area are all important to the character and appearance of the conservation area. Views and vistas contribute to an appreciation of the tranquillity of the conservation area and its setting. They allow the significance of heritage assets to be appreciated.

There are a number of important landmarks, listed below, defined in the Glossary and marked on the Appraisal Map.

- The Gables, Whitchurch, Notable Structure.
- Bere Mill, Grade II listed.
- 9 Freefolk Priors, Grade II listed.
- Priory Farmhouse, Freefolk, Grade II listed.
- Manor Cottages, Freefolk, Grade II listed.
- Church of St Mary, Freefolk, Grade II listed.
- Church of St Nicholas, Freefolk, Grade I listed.
- Laverstoke Mill complex, Grade II listed.
- 1-4 The Bungalows, Laverstoke Lane, Notable Structures.
- Church Lodge, Rotten Hill, Grade II listed.
- Southington Lodge, Rotten Hill, Notable Structure.
- Northington Farmhouse, Northington, Grade II listed.

## **2.0 Historic development**

### **Beginnings**

There is little evidence that this area was used or occupied during the Neolithic to Romano-British periods.

The Portway, the Roman road between Sarum and Silchester and the Harroway, a prehistoric trackway to Andover, used later as a drovers' track to London, lie 4km and 1.3km north of the conservation area.

There were three manors here, with three churches:

- The Manor of Laverstoke was owned by Hyde Abbey (Winchester) from an early date. The ruins of Old St Mary's Church and churchyard stand in the grounds of Laverstoke House. A chapel dependent upon Whitchurch was recorded in Laverstoke in 1187.
- The Manor of Freefolk, at the time of the Domesday survey, was held by Ralf, son of Seifrid, who held the Manor of Whitchurch. The Grade I listed St Nicholas' Church dates from the late medieval period (Figure 3).
- The Manor of Freefolk Priors, on the north side of the river, was in Whitchurch parish at the time of the Tithe Apportionment in the 19th Century. The Church of St Mary the Virgin dates from 1896. By J L Pearson, it is Grade II listed (Figure 4).

The historic development of Laverstoke and Freefolk is related to their situation along the course of the River Test, with the presence of two mill buildings, Bere Mill and Laverstoke Mill, known from the time of the Domesday survey (Bere Mill is Grade II listed, Figures 5 and 35).

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**Figure 3. Church of St Nicholas, Freefolk, Grade I listed. Late medieval single cell church, restored 1703.**



**Figure 4. Church of St Mary the Virgin, Freefolk Priors, Grade II listed. 1896, by J L Pearson.**



**Figure 5. Bere Mill House and Bere Mill, Grade II listed.**

### **The Georgian period 1714-1830**

The paper making industry, over an extended period, and the associated wealth of the Portal family have shaped the character and appearance of the conservation area.

The house and mill at Bere Mill were built c1710 by Thomas Deane's widow, Jane. Henri Portal began making paper at Bere Mill in 1712 (Grade II listed, Figure 5). In 1718, Henri Portal leased Laverstoke Mill and in 1724 secured the contract for the manufacture of Bank of England notes. Joseph Portal continued the paper making industry and, in 1759, purchased the Laverstoke estate which is the site of a possible deserted medieval village. Joseph Portal became the High Sheriff of Hampshire in 1763. In the 1790s, a turnpike road now known as the B3400, London Road/Rotten Hill, was created to divert the old east/west road

through Laverstoke Park and Laverstoke House was rebuilt for the Portals in 1798 (Grade II\* listed, Figure 6). The design of the building was inspired by draft plans produced by Joseph Bonomi.



**Figure 6. Laverstoke House, Grade II\* listed. Palladian, 1798, plans drafted by Joseph Bonomi.**

Many buildings in Freefolk and Freefolk Priors were constructed to house the paper mill workers, and date from 1785 onwards.

### **The Victorian period 1837-1901**

The Watership Down Inn at Freefolk Priors (formerly the Freefolk Arms) dates from 1840. It is the only public house in the conservation area (Notable Structure).

In 1847-8, a new union workhouse for Whitchurch was erected northwest of Bere Mill, designed by S.O. Foden. Now known as The

Gables, it was converted into private housing in 1979 (Notable Structure, Figure 7).



**Figure 7. The Gables, formerly Whitchurch Workhouse. Notable Structure. Erected 1847-8.**

The Laverstoke Mill complex dates primarily from 1881.

There are 19th-century architect-designed lodges and cottages in Laverstoke Park (detailed further under the relevant character area).

Historic farm complexes in the conservation area remain at Priory Farmhouse, Manor Farm, Home Farm and Northington Farm. Agricultural employment and associated trades were important to the development of the community in the Victorian period. The farmland at Bere Mill Farm and the Site of Importance to Nature Conservation (SINC) Coombedown Hanger ancient woodland are now Important Open Spaces (IOSs).

During the later Victorian period the architecturally distinctive Portal Estate Cottages were erected along Laverstoke Lane. Pairs of semi-detached and terraced houses were built every few years starting in 1870. Cottages in this North Hampshire vernacular style can also be

found in several other local settlements, including Southington and Quidhampton. Examples within the conservation area include 29 and 30 Laverstoke Lane, Notable Structures, Figure 8).



Figure 8. 29 and 30 Laverstoke Lane. Notable Structures.

### 20th and 21st Centuries

During the 20th and 21st Centuries housing has been built within the conservation area. Such development generally reflects the characteristic height, scale and building form of surrounding buildings which are 1 ½ or two storeys in height, with pitched roofs.

A notable exception is the group of four unusual structures, known as The Bungalows, located at the southern entrance to the conservation area on Laverstoke Lane (Notable Structures, Figure 9). These single storey structures have walls clad in horizontal timber boards, and central chimney stacks.

It seems probable that these buildings reflect a further phase in workers' housing. From 1942 Lord Portal was Minister of Works and Buildings, during which time he introduced pre-fabricated houses that became known as 'Portal Houses'

Although somewhat altered, these Bungalows contribute positively to the character and appearance of the conservation area (Figure 9, Notable Structures).



Figure 9. 1 The Bungalows, Laverstoke Lane. Notable Structure.

## 3.0 Architectural and built character

### 3.1 Urban grain/Built layout

In the Freefolk and Laverstoke Character Areas historic buildings front the main thoroughfares. An important characteristic of this part of the conservation area is that buildings are often sited on one side of the road, with largely undeveloped land to the other side.

The present built layout of the conservation area is recognisable from the historic maps, Figures 10 and 11.

During the late 19th and the 20th centuries small housing developments have been built in the conservation area.

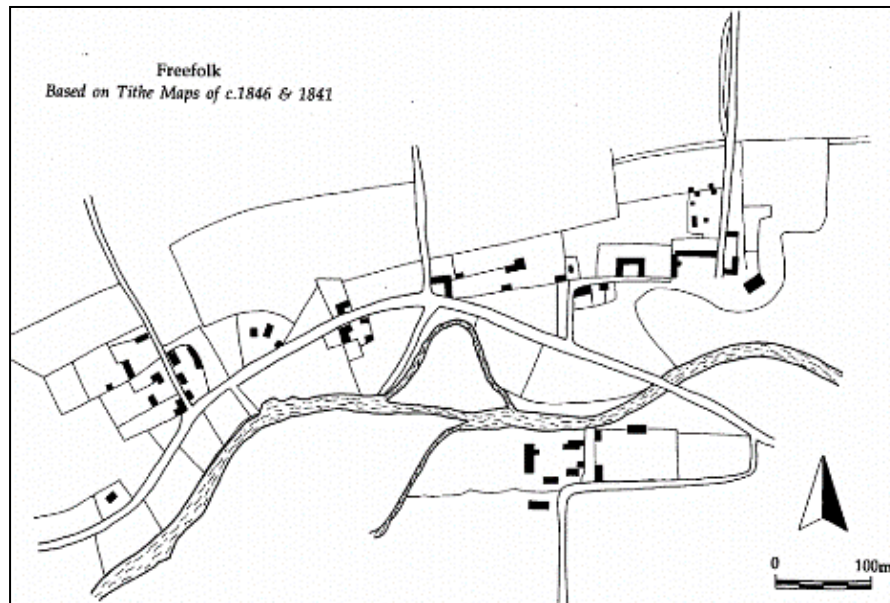


Figure 10. Freefolk map based on Tithe Maps of c.1841 & 1846.  
Source: Freefolk Historic Rural Settlement Survey HCC/EH

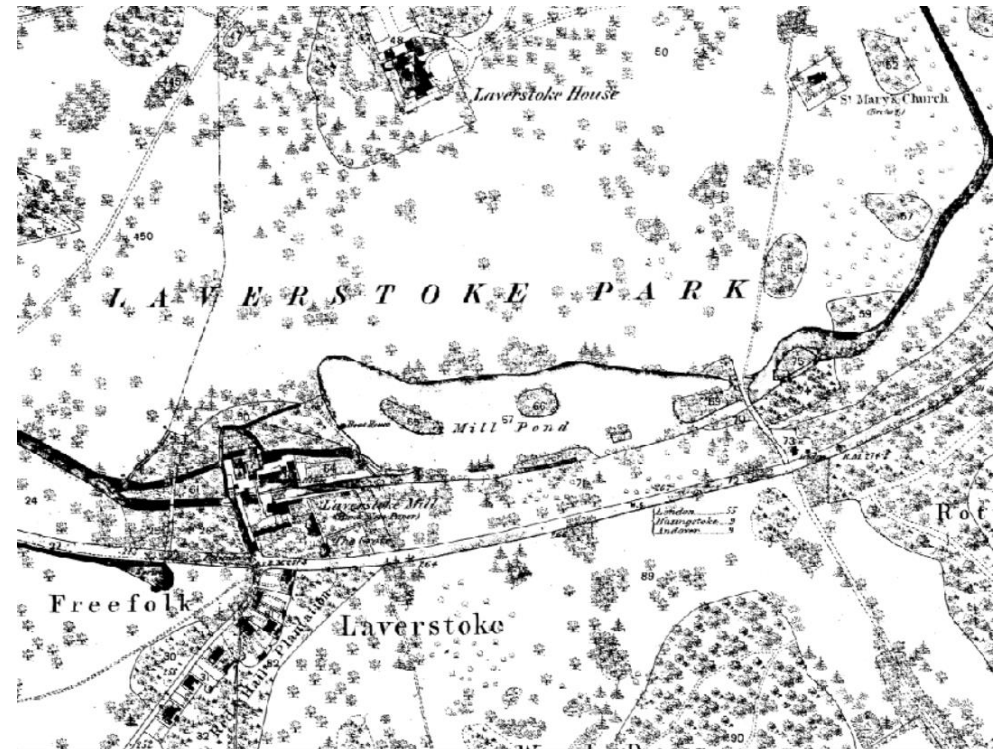


Figure 11. Laverstoke OS map 1870-1880 OS Licence 100019356

### 3.2 Building forms and details

The historic buildings of the conservation area are strongly traditional in character and can be summarised as follows:

- Predominantly dwellings are 1 ½ to two storeys in height, they are small-scale and domestic in character;
- Larger buildings are found at Laverstoke House, Laverstoke Mill, Bere Mill, St Mary's Church and the remaining historic farm complexes at Priory Farmhouse, Manor Farm, Home Farm and Northington Farm;

- Historic buildings typically have a narrow front to back span, recessed openings, traditional forms of pitched roofs and simple roof lines;
- Many of the historic buildings in the conservation area were commissioned by the Portal family, during the late 18th, 19th and 20th centuries. Some of the buildings were designed by reputed architects, other distinctive Portal Estate Cottages were erected in the North Hampshire Vernacular style which can be found in several other local villages, including Southington and Quidhampton;
- The Portal commissioned buildings have common architectural features such as: tall and prominent chimneys; porches; prominent dormer windows; cast iron rain water goods; recessed single-glazed timber sash or casement windows; recessed timber doors; and boundary treatments;
- Outbuildings are subordinate in scale to principal buildings, an example is the Bere Mill Butchery (Curtilage Listed, Figure 12).



Figure 12. Bere Mill Butchery. Curtilage Listed.

### 3.3 Materials and finishes

The majority of the listed buildings in the conservation area are characterised by their use of flint with red brickwork dressings to

openings, quoins and bands. An example is at the Grade II listed, Batts Cottage, Figure 13).



Figure 13. Batts Cottage. Grade II listed.

There is some use of stone on high status buildings in the conservation area. St Nicholas' Church is built of stone rubble (Grade I listed, Figure 3) St Mary's Church and Laverstoke House have stone dressings (Grade II and II\* listed, Figures 4 and 6).

The common palette of materials in the conservation area also includes red brick walling and some timber framing. Brickwork is often in Flemish bond on historic properties.

A variety of decorative features on historic buildings contributes positively to the conservation area. Blue bricks are used decoratively as well as tile hanging, for example at 18 and 19 Laverstoke Lane (Figure 14, Notable Structure).



**Figure 14: 18 & 19 Laverstoke Lane. Notable Structures.**

Examples of rendered facades are found on historic buildings at The Gables and The Priory, Freefolk Priors (Figure 15, Grade II listed).



**Figure 15: The Priory, London Road. Grade II listed. Photograph used with kind permission of A. White copyright owner.**

Plain clay, handmade tiles, slate and thatch are used on historic buildings. Roofs are hipped, half-hipped and gabled, often

steeply pitched. There are examples of decorative half-timbered gables and timber barge boards which are all important architectural features in the conservation area, notably at Freefolk Lodge, Grade II, Figure 16.



**Figure 16: Freefolk Lodge, London Road. Grade II listed.**

### **3.5 Boundaries and streetscape**

Boundary walls, of brick or of brick and flint, are a common and characteristic feature of the village. Brick boundary walls are generally constructed in traditional bonds.

A brick and flint turnpike revetment flanks Rotten Hill on the descent into Laverstoke from the east. This wall runs the length of Laverstoke Park, which borders this road, and dates from the mid 1790s (Figure 17, Notable Structure).



**Figure 17. Brick and flint revetment to Rotten Hill, view west. Notable Structure.**

Railings and timber picket 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.

Road and pavement surfaces are mostly tarmac, with concrete kerbs. Opposite Manor Cottages the Freefolk Cross and water fountain has stone steps. The two thatched bus shelters on London Road make positive contributions and are Notable Structures.

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

### **3.6 Views and vistas**

Within the conservation area, the River Test winds through the bottom of the valley. The river, the open spaces surrounding it

and the higher land along the valley sides of the River Test allow extensive views over the conservation area, and make a major positive contribution to the semi-rural character and appearance of the area.

The large private parkland of the Laverstoke Estate, with glimpsed views across to the Palladian house, dominates the eastern approach to Laverstoke, from which glimpses are afforded of the registered garden.

The western approach to Freefolk, the road from Whitchurch, descends and turns to run alongside the River Test, allowing views across the valley.

The areas of land around Bere Mill and between the groups of buildings around the Church of St. Nicholas not only separate the very different character areas, but also provide long important views across 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.

### **3.7 Character Areas**

Four character areas can be identified within the Laverstoke and Freefolk Conservation Area, based on their spatial character and architectural qualities, historical development and the contribution which they make to the conservation area. The features and characteristics of the character areas are summarised below. The character areas are shown on the Appraisal Map.

## Character Area 1: Bere Mill Environs

This character area includes Bere Mill Farm complex, The Gables, Cowleaze Cottage, the land surrounding these buildings (Figure 18) including fields, water meadows, and the steeply sloping ancient woodland at Coombedown Hanger. Parts of the River Test are included in this character area.



Figure 18. View of Freefolk from field east of Bere Mill.

Most of the land in this character area has been identified as Important Open Spaces (IOSs). 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.

This character area has a very loose built layout and very low building density. Built form has changed very little in this character area since the mid-19th Century.

The inter-relationship of the landscape with relatively isolated historic buildings is a vital component of the character and appearance of this character area. Close to Whitchurch, the land to the west and south of The Gables, is an important element of the setting of the historic buildings here.

There are views from within the conservation area of the setting of the conservation area including farmland to the west and northwest, Whitchurch to the west and the River Test floodplain to the south.

The buildings in this character area range from 2 ½ storeys in height at Bere Mill House and Bere Mill to 1 ½ storeys in height at Cowleaze Cottage.

Red brick is commonly used in this character area. An exception is Bere Mill, which is timber-framed and timber-clad. The Gables is constructed in brick and flint, with part of the building finished in render.

Roofs in this character area are pitched, finished in clay tiles or slates. Bere Mill and Bere Mill House have half-hipped, plain clay tile roofs. The Gables has a slate gabled roof. Most houses have prominent, high, square chimneys.

In this semi-rural character area where buildings are set back from the road in large mature plots, traditional boundary features include historic walls, hedging, trees and traditional post and rail fencing, all of which make a positive contribution to the character and appearance of the conservation area.

Bere Mill has an attractive, historic cob boundary wall which is curtilage listed (Figure 19). Water meadow structures were renovated at Bere Mill in 2021.



Figure 19. Cob wall at Bere Mill. Curtilage Listed.

- **Conservation area boundary changes**

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

- **Notable Structures – Omissions or additions**

There are no Notable Structure omissions or additions in this character area.

### **Character Area 2: Freefolk Priors and Freefolk**

This character area includes Freefolk Priors and Freefolk, with St Mary's Church and St Nicholas' Church respectively. The Important Open Spaces (IOSs) of the churchyards and the low-lying land adjacent to the River Test (Figure 20) are included in this character area.



Figure 20. 11 River Test at Manor Farm bridge looking east.

Priory Farm was situated at the historic core of the east-west settlement at Freefolk Priors and Freefolk (Grade II listed, Figure 21). Part of the land here formerly in agricultural use is now residential.



Figure 21. 11 Freefolk Priors and Priory Farmhouse. Grade II listed.

The Watership Down Inn provides vitality and a focus for activity as well as being of architectural and historic interest (Figure 22).



**Figure 22. The Watership Down Inn. Notable Structure. Photograph used with kind permission of Watership Down Inn copyright owner.**

This character area has a relatively loose built layout and low building density, with many detached and semi-detached dwellings set in large mature gardens. For example, the thatched cottages at 12 and 14 Priory Lane have relatively large gardens (Notable Structures, Figure 23).



**Figure 23. 12 and 14 Priory Lane. Notable Structures.**

However, the Portal Estate buildings are built at a relatively higher density, these include the Domestic Revival style Manor Cottages, believed to be the longest run of residential thatch in the UK (Grade II listed, Figure 24) and 1 – 5 Mount Pleasant (Notable Structures).



**Figure 24. Manor Cottages and St Mary's Church spire (Grade II listed). Designed in 1939 by E T Mort.**

Most buildings sit back from the main London Road in this character area. Manor Cottages front onto a semi-formal garden containing three thatched wells. The garden is an Important Open Space (IOS) which makes a positive contribution to the character and appearance of the conservation area.

Canterbury Cottage and 15 Priory Cottage present gables to the roadside, are 1½ storeys in height and sit below road level on London Road. These buildings form an interesting focal point in views along the main road from the east and west (Grade II, Figure 25). On Priory Lane, 11 Freefolk Priors, Priory Farm House (both Grade II listed, Figure 21) and The Watership Down Inn (Notable Structure) all have gables sited adjacent to the road.



**Figure 25. 15 Freefolk Priors and Canterbury Cottage on London Road. Both Grade II listed.**

Long brick and flint and brick boundary walls are a key feature here.

The 20th-century houses on Priory Lane, London Road and Watch Lane sit back from the historic building line.

There are Important Open Spaces (IOSs) at 9 Freefolk Priors, Freefolk Priory and The Priory (Figure 26). These historic plots, visible on historic maps, remain relatively unchanged over time.



**Figure 26. Important Open Space. The Priory, Grade II listed. Photograph used with kind permission of A. White copyright owner.**

The IOSs at 11 Freefolk Priors and the land south of The Watership Down Inn are shown as part of a field on the 1870-1880 Ordnance Survey Map. These IOSs are a reminder of the historic use of this area.

The wooded IOS west of Watch Lane appears to pre-date the adjacent dwellings at Mount Pleasant which are Notable Structures. This IOS contributes positively to the tranquil character and appearance of Watch Lane (Figure 27).



Figure 27. Watch Lane view south. IOS to west and east.

St Mary's Churchyard and the land to the north contribute positively to the character and appearance of the conservation area and are an IOS.

South of London Road, the land including the Pump House and The Weirs is an IOS. A public footpath with two wooden bridges cross the Test providing public views of the river. St Nicholas' Churchyard and the large plots at Batts Cottage, The Rectory (listed buildings) and Manor Farm (Notable Structure) are all Important Open Spaces (IOSs).

The tallest building in this character area is St Mary's Church. The tall spire is a landmark feature that punctuates the skyline in views along London Road as it rises above the roofs of Manor Cottages (Figure 28). Other buildings in this character area range from 2 ½ to 1 ½ storey in height. Larger high-status buildings have higher eaves and ridge heights, for example the 16th-century, Batts Cottage (Grade II listed, Figure 13).



Figure 28. Manor Cottages and St Mary's Church spire (Grade II listed).

Outbuildings are subordinate in scale to principal buildings in this character area, an example being the single storey outbuilding at Manor Farm. This Notable Structure abuts the track leading past St Nicholas' Church (Notable Structure, Figure 29).



**Figure 29. Single storey outbuilding at Manor Farm. Notable Structure.**

The character area features a range of walling materials.

Stone is used on high status buildings, the Churches of St Nicholas and St Mary (Grade I and II\*, Figures 3 and 4).

Flint is found throughout this character area. The former Primary School, now a private dwelling, and The Rectory were designed by G E Street in 1855 and 1858 respectively, both are Grade II listed (Figures 30 and 31).

Notable Structures with brick and flint walling include The Watership Down Inn, 12 and 14 Priory Lane and Manor Farm.



**Figure 30. St Mary's Church and the former Primary School. Both Grade II listed.**



**Figure 31. The Rectory. Grade II listed.**

9 Freefolk Priors is a timber-framed building of 1 ½ storeys in height. The west gable is tile hung. (Grade II listed, Figure 32).



**Figure 32. 9 Freefolk Priors. Grade II listed.**

The Churches of St Nicholas and St Mary have stone dressings to windows with leaded lights and timber doors. Manor Cottages have historic metal-frame casements with leaded panes. Other windows to historic buildings are predominantly single-glazed timber casements, painted white or off-white. Doors are predominantly timber. Many buildings have prominent porches. 12 and 14 Priory Lane have thatched door hoods (Notable Structures, Figure 18).

Historic buildings in this character area predominantly have pitched roofs, finished in plain clay handmade tiles, slates or thatch. There is a mix of gabled, hipped and half-hipped roofs.

There are thatched well heads in the Manor Cottages garden, two thatched bus shelters and a thatched pump house which all contribute to the special interest of the Conservation Area.

Opposite Manor Cottages is the Freefolk Cross, on the southern side of which is a drinking fountain installed in 1870 by Melville Portal for the use of the villagers.

- **Conservation area boundary changes**

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

- **Notable Structures – Omissions or additions**

**Addition**

The two thatched bus shelters on London Road are Notable Structures which make a positive contribution to the character and appearance of the conservation area (Figure 33).



**Figure 33. Bus shelter, London Road. Notable Structure.**

**Character Area 3: Laverstoke**

This character area includes: the low-lying Laverstoke Mill complex on the River Test and the surrounding land; Laverstoke Lane, which runs along the line of a small dry 'tributary' valley; the land adjacent to the reservoir, east of Florence Portal Close; also land to the west of 1-4 The Bungalows, 90 Laverstoke Lane (now known as Keepers' Cottage) and Batts Row Cottage.

To the west of Laverstoke Lane, the flat-roofed Lady Rose Hall and car park to the north make a neutral contribution to the character and appearance of the character area (Figure 34). Adjacent to the sports grounds, the Millennium Green (field, woods, Quiet Garden, Pond and stream), the Pavilion and play areas lie within the Grade II registered Laverstoke Park. They make a positive contribution to the special interest of this character area. See Figure 42.



**Figure 34. Lady Rose Hall, Laverstoke Lane.**

This character area has a tighter built layout and higher building density than the adjacent character areas. Building density is higher for 20th-century dwellings at Marsden Court and Florence Portal Close compared to historic dwellings.

The Important Open Spaces (IOSs) northwest of Laverstoke Lane, west of 1-4 The Bungalows and east of Florence Portal Close provide a semi-rural setting to Laverstoke Lane. These are historic open areas, visible on historic maps and have remained relatively unchanged over time. There are also IOSs in the gardens of properties on Laverstoke Lane including some of the Portals Estate Cottages. (See Table 1, page 33).

The buildings at Laverstoke Mill range in height, with a three storey gatehouse, the 2 ½ storey Millhouse and the two storey former Mill Cottages, Wheel House and Glazing House. The Mill buildings are Grade II listed or curtilage listed (Figures 35, 36 and 37). The Laverstoke Mill complex is of intrinsic architectural and historic interest and is a dominant element of the streetscape in this part of the Conservation Area (Figure 35).



**Figure 35. Laverstoke Mill Gatehouse, 1868. Now Bombay Sapphire Distillery. Curtilage listed.**



**Figure 36. Laverstoke Millhouse. Grade II listed.**



**Figure 37. Laverstoke Mill former Cottages at the Bombay Sapphire Distillery, now converted to a cafe. Grade II listed.**



**Figure 38. Glass House at Bombay Sapphire Distillery. Former Wheel House and Glazing House on the right are Grade II listed.**

The late 19th-century Portal Estate Cottages on Laverstoke Lane are Notable Structures of 1 ½ to 2 storeys in height. Built in the distinctive vernacular style of North Hampshire, the cottages have prominent timber dormer windows, porches and chimney stacks. This housing is seen as an architectural composition as well as individual houses with a common palette of materials. Constructed of red brick with blue brick detailing, and steeply pitched, red clay tile or slate roofs with red brick boundary walls (Figures 8, 14 and 39).



**Figure 39. 16 & 17 Laverstoke Lane. Notable Structures.**

To the south, 1-4 The Bungalows are distinctive timber-clad, single storey 20th-century Portal's workers' dwellings with tall brick central chimney stacks (Notable Structures, Figure 9). The regular rhythm of built form and gap, combined with shared features adds to the distinctive character and cohesion of this part of the conservation area.

The remaining buildings in this character area are generally two storeys in height, including the 20th-century housing at Marsden Court and Florence Portal Close, which have a neutral impact on the character and appearance of the conservation area.

In this character area red and blue bricks are the predominant walling material, brick and flint walling is also found. Tile hanging is found at 19 Laverstoke Lane (Notable Structure, Figure 14) this has been referenced in the use of modern tiles on some of the houses at Marsden Court (Figure 40).



**Figure 40: 11, 12 & 13 Marsden Court.**

Historic buildings in this character area predominantly have single-glazed timber casements, painted white or off-white in the main. Doors are predominantly timber.

Most historic buildings have pitched roofs, finished in plain clay handmade tiles or slate, most roofs are gabled roofs. However, 3 and 4 Memorial Cottages, Laverstoke Lane, have a partial parapet (Figure 41).



**Figure 41: 3&4 Memorial Cottages has a partial parapet.**

Boundary walls, of brick constructed in traditional bonds, or of brick and flint, finished with half round or saddleback copings or bricks 'on edge' are a common and characteristic feature of this character area.

The Laverstoke Mill site has dark navy blue mild steel fencing which is a neutral feature in the conservation area.

Laverstoke Lane allows views west across the recreation area up over Batts Meadow, easterly views of the gardens and the wood behind Laverstoke Lane, also a vista to the open countryside to the south. Such views allow an appreciation of the relationships between the core of the settlement and the surrounding countryside (Figure 42).



Figure 42. View of Laverstoke Lane pavilion from Batts Meadow.

- **Conservation area boundary changes**

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

- **Notable Structures – Omissions or additions**

There are no Notable Structure omissions or additions in this character area.

#### **Character Area 4: Laverstoke Park Environs**

This character area includes Laverstoke House (Grade II\* listed) and Laverstoke Park, on the Register of Historic Parks and Gardens at Grade II, which measures approximately 275 acres and stands on the banks of the River Test. Laverstoke Park has been identified as an Important Open Space (IOS).

Laverstoke Park also includes the Rotten Hill Copse and Wool Down on the south side of London Road/Rotten Hill. Land at Home Farm including land at 44-46 Home Farm Lane and the Overton Rugby Club are part of the Laverstoke Estate but lie outside the registered landscape. Northington Farm lies outside the Laverstoke Estate and it is included in this character area. All of this land has been identified as an Important Open Space (IOS) which contributes positively to the character and appearance of the conservation area.

Gardeners Cottage and five gate lodges lie within the Park. Three lodges are at the London Road/Rotten Hill entrances: Freefolk Lodge and Church Lodge are Grade II listed; Southington Lodge is a Notable Structure. The fourth is North Lodge, at the Watch Lane entrance to the park. The fifth Keepers Lodge, now known as East Lodge, is curtilage listed, it stands adjacent to a low weir where the River Test enters the Park at the north-east corner of the site.

Land rises gently away from the River Test in this character area.

This character area has a very loose built layout and low building density. Most historic buildings are isolated or sit in small clusters, for example at Laverstoke House, Home Farm and Northington Farm.

Buildings in this character area range from 2 ½ storeys to single storey in height.

Laverstoke House which was rebuilt in 1798 based on draft plans by Joseph Bonomi, is two storeys in height. The house has a central 4-columned Ionic portico and a "campanile" water tower resembling an Italian bell tower (Grade II\* listed, Figure 43).



**Figure 43. Laverstoke House. Grade II\* listed. Photo used with kind permission of the copyright owner Laverstoke Park.**

Northington Farmhouse dates from the mid-18th and 19th centuries. It is an L-shaped house of 2 ½ storeys in height (Grade II listed, Figure 44).



**Figure 44. Northington Farmhouse. Grade II listed.**

To the north-west of Laverstoke House is a large walled garden, integral to which is the ornate gothic style Gardeners Cottage, two storeys in height, with a round flint and brick tower. Designed by Philip Charles Hardwicke, it dates from 1855 (Grade II listed, Figure 45). Both the walled garden and the house are visible from the track leading to the Overton Rugby Club and are of visual and historic interest in the Conservation Area.



**Figure 45. Gardeners Cottage. Grade II listed.**

Freefolk Lodge on London Road and Southington Lodge on Rotten Hill are single storey in height (Grade II listed and Notable Structure, Figures 46 and 47).



**Figure 46. Freefolk Lodge. Grade II listed.**



**Figure 47. Southington Lodge. Notable Structure.**

Agricultural buildings in this character area at Northington Farm and Home Farm include large, tall buildings, some of which are in prominent positions, sited adjacent to the road for easy loading/unloading of crop. There are also single storey buildings including stables. These buildings reinforce the rural character of the area and evidence historic land uses (Figure 48).



**Figure 48. Home Farm outbuildings.**

Overton Rugby Club is single storey in height and has a neutral impact on the character and appearance of the conservation area (Figure 49).



**Figure 49. Overton Rugby Club Pavilion.**

The character area features a range of walling materials.

Laverstoke House (Grade II\* listed, Figure 43) has yellow brick walling laid in Flemish bond with stone dressings. The use of stone reflects the high status of the building.

Northington Farmhouse (Grade II listed, Figure 44) has red brickwork in Flemish bond with a flush band of blue bricks at first floor at a brick dentil course at eaves level.

Gardeners Cottage (Grade II listed, Figure 45) has red brick and flint walling at ground floor with scalloped tile hanging above. Freefolk Lodge and Church Lodge have timber framing. Freefolk Lodge has small square knapped flint infill whilst Church Lodge has infilling of horizontal and herringbone brickwork.

Notable Structures with brick and flint walling include Southington Lodge, North Lodge and Home Farmhouse (Figures 48, 50 and 51).



**Figure 50. North Lodge. Notable Structure.**

Windows are predominantly single-glazed timber sash or casements, painted white or off-white. Doors are predominantly timber.

The character area features a range of roofing materials and there is a mix of gabled and hipped roofs. For example, Laverstoke House has a hipped slate roof with gabled dormers. Northington House has a steep-hipped handmade clay tile roof and hipped dormers.

Gardeners Cottage, Freefolk, Church and Southington Lodges have half-hipped and gabled red tile roofs, with elaborate cusped and ornate bargeboards.

Agricultural buildings have simple slate gabled and hipped roofs.

The majority of historic dwellings have massive brick chimney stacks. These stacks are prominent from street level and are used as an architectural statement.

Roadside trees, fencing and hedging make an important contribution to the character and appearance of this character area.

Whilst access is prohibited to Laverstoke Park, footpaths at the Sports Grounds link Laverstoke Lane to the well-used track and footpath network south of the River Test.

## • Conservation area boundary changes

### 1. Wool Down Wood and Rotten Hill Copse

South of the B3400, Rotten Hill, Wool Down Wood and Rotten Hill Copse are included within the conservation area boundary. These woods lie within the Laverstoke Park, Grade II Registered, Historic Park and Garden.

Elements contributing to the significance of this conservation area extension include the national importance of the planned landscape around Laverstoke House.

The copse and woodland mark the southernmost limits of the park and the horizon when viewed from Laverstoke House (Grade II\* listed).

## 2. Land at 44-46 Home Farm Lane

The land at 44, 45 and 46 Home Farm Lane was historically part of Home Farm, the land was in the ownership of Laverstoke House and played a part in the running of the estate. The dwellings at 44, 45 and 46 Home Farm Lane were used by the gamekeeper, the laundry and the estate carpenter respectively. The gardens of Nos. 45 and 46 were used for drying laundry and rainwater from the dwellings was collected in an underground rainwater tank which still exists. At 46 Home Farm Lane the estate carpenter had a woodyard and workshops adjacent to the dwelling. There is a belt of trees surrounding the buildings here which appears on historic Ordnance Survey maps.

The inclusion of this area of land including the buildings and the woodland belt is a physical reminder of past human activity in this area, with historic and communal value.

### • Notable Structures – Omissions or additions

#### Additions

##### 1. 45 and 46 Home Farm Lane

45 and 46 Home Farm Lane were built as a pair of semi-detached, brick cottages around 1900. The dwellings have a hipped, slate roof and a tall central brick chimney. No. 45 is known as 'Laundry Cottage.' The house has a rear single storey wing with a laundry hatch on the rear elevation and 'steam' ridge tiles to allow the steam to escape (Figures 51 to 53).



Figure 51. 46 Home Farm Lane. Notable Structure.



Figure 52. Laundry Cottage, 45 Home Farm Lane. Rear single storey wing with 'steam' ridge tiles. Notable Structure.



Figure 53. Laundry Cottage, 45 Home Farm Lane. Rear laundry hatch. Notable Structure. Photograph used with kind permission of copyright owner J. Burchett.



Figure 54. Home Farmhouse. Notable Structure.

## 2. Brick and flint revetment to Rotten Hill

The brick and flint turnpike revetment flanking the B3400, Rotten Hill marks the extent of Laverstoke Park and is a Notable Structure which makes a positive contribution to the character and appearance of the conservation area (Figure 17).

## 3. Home Farmhouse

Home Farmhouse is a two storey, brick and flint house which makes a positive contribution to the character and appearance of the conservation area and is a Notable Structure (Figure 54).

## 4.0 Views and vistas

Views and vistas make an important contribution to our ability to appreciate the character and appearance of the conservation area.

### Character Area 1: Bere Mill Environs

There are large Important Open Spaces around Bere Mill, Coombedown Hanger ancient woodland and the Gables, which are enclaves of tranquillity within the conservation area.

This tranquil character is reinforced by the fact that much of the land is agricultural and undeveloped, including that bounding the River Test.

This tranquillity can be appreciated in views and vistas from the roads and paths in this character area, such as those looking south from the bridge over the River Test towards Bere Mill and Bere Millhouse.

The surrounding countryside which provides a rural setting to the conservation area can be appreciated in this character area (Figure 55).



Figure 55. Cowleaze Meadow looking west towards Bere Mill.

### **Character Area 2: Freefolk Priors and Freefolk**

London Road allows views to the west and east. There are also glimpsed views between buildings from London Road to the mature trees lining the River Test.

St Mary's Church spire is visible in views from London Road along the access track and over the roof of Manor Cottages.

Such views allow an appreciation of the relationships between the core of the settlement, the church and the surrounding countryside.

There are views of St Nicholas' Church from the well-used track and footpath network in the southern part of this character area.

There are views to the River Test from the public realm at The Weirs and from the London Road bridge, which has white painted metal railings (Curtilage Listed). The interplay of water, vegetation and historic buildings here contributes positively to the special character and appearance of the conservation area.

### **Character Area 3: Laverstoke**

Laverstoke Lane allows views to the west across the recreational areas to Batts Meadow and the open countryside. There is a vista to the open countryside to the south. There are also glimpsed views between buildings from Laverstoke Lane to the mature trees to the east.

The Important Open Spaces (IOSs) of the sports grounds, Batts Meadow and the Millennium Green allow an appreciation of the tranquil, semi-rural setting of this character area, with views west into the Bere Mill Character Area and views and vistas south to the open countryside outside the conservation area.

Such views allow an appreciation of the relationships between the core of the settlement and the surrounding countryside.

### **Character Area 4: Laverstoke Park Environs**

There are glimpsed views into Laverstoke Park from the public realm in this character area.

At Home Farm there are views north into the open countryside outside the conservation area.

## 5.0 Open space assessment

### **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 Laverstoke and Freefolk that contribute to this network. The council's Green Infrastructure Strategy is set out at: <https://www.basingstoke.gov.uk/ENV09>

### **Open space**

Table 1 gives details of open space designations in Laverstoke and Freefolk Conservation Area. These open spaces are marked on the Appraisal Map.

The River Test is a Site of Special Scientific Interest (SSSI) and is a green corridor through the conservation area.

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

<b>Table 1: Laverstoke and Freefolk Conservation Area Open Space Designations</b>	
<b>Open space designation</b>	<b>Locations in Laverstoke and Freefolk Conservation Area</b>
<p><b>Sites of Importance to Nature Conservation (SINCs)</b> are designated by Hampshire County Council and are protected under Local Plan Policy EM4.</p>	<p>Part of Coombedown Hanger ancient woodland Part of Rotten Hill Copse adjacent to Church Lodge, Rotten Hill.</p>
<p><b>Important Open Spaces, (IOSs)</b> 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.</p>	<p><b>Bere Mill Environs:</b> Land surrounding The Gables and Bere Mill including the River Test and Coombedown Hanger ancient woodland and Cowleaze Meadow.</p> <p><b>Freefolk:</b> Land at 9 Freefolk Priors. Land at 11 Freefolk Priors. Land to south of The Watership Down Inn. Land adjacent to Drood Cottage and Mount Pleasant. Land at Freefolk Priory and The Priory. Land west of Watch Lane adjacent to Mount Pleasant. Semi-formal front garden to Manor Cottages. Land west of Manor Cottages. St Mary's Churchyard and land to the north. Land south of London Road including land at Canterbury Cottage, the Pump House and the River Test. Land at Manor Farm and The Rectory, St Nicholas' Churchyard.</p> <p><b>Laverstoke:</b> Millennium Green, recreational areas and Batts Meadow, west of Laverstoke Lane. Front gardens of 5 Laverstoke Lane, 8 and 9 Laverstoke Lane. Land to the sides of the Portal Estate Cottages along Laverstoke Lane including land to the southwest of 15, Laverstoke Lane. Land between 17 and 18 Laverstoke Lane, 18 and 19 Laverstoke Lane, 26 and 24 Laverstoke Lane, 25 and 29 Laverstoke Lane, 35 Laverstoke Lane and 1 Memorial Bungalows. Land adjacent to reservoirs, east of Florence Portal Close. Land to west of 1-4 The Bungalows, 90 Laverstoke Lane and Batts Row Cottage</p> <p><b>Laverstoke Park Environs:</b> Laverstoke Park, Grade II Registered Historic Park and Garden. Overton Rugby Club and land to south. Land at Northington Farm.</p>

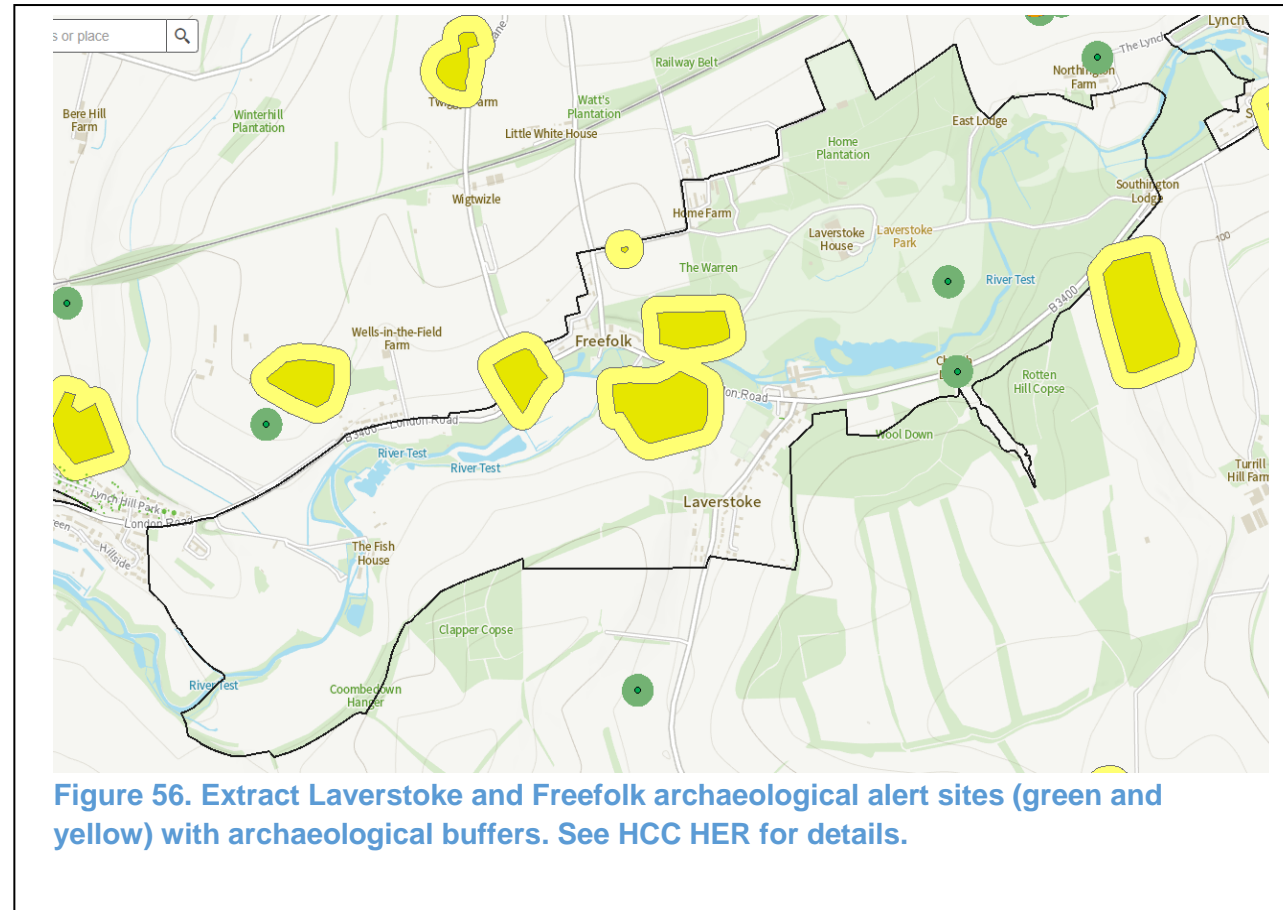
## 6.0 Archaeology

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 of Overton are included in the Historic Environment Record (HER) for Hampshire County Council (HCC).

Areas of archaeological potential for Laverstoke and Freefolk are shown on Figure 56.

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.



## 7.0 Condition and issues

The character and appearance of the conservation area is generally well-preserved.

There are some issues which have a negative impact on the character and/or appearance of the conservation area:

- Heavy traffic and the associated noise and air pollution on the B3400 London Road/Rotten Hill have a negative impact on the character of the conservation area;
- Laverstoke Lane has become a busy traffic cut-through from the A34;
- The lack of crossing points on the B3400 London Road/Rotten Hill increase the sense of separation

resulting from the road which divides the northern and southern parts of the conservation area;

- Some of the buildings at Home Farm are in need of repair, although planning permission has been granted for their conversion to residential use, stables, farmshop and associated working farm offices;
- Noise and litter from visitors to the River Test.

The Management Plan sets out principles to work with service providers, to secure environmental improvements to the Conservation Area, where resources allow.

## 8.0 Conclusion

Conservation area designation brings with it additional responsibilities for owners and occupiers due to increased planning controls and particular requirements for materials and detailing in works to buildings. These are often outweighed by the benefits of living in an area of architectural integrity and traditional character, which people appreciate and which is often reflected in higher property values.

Proposals for new buildings, alterations to existing buildings, development on open space and development in the setting of the conservation area can all affect the conservation area. Relevant principles are set out in the Management Plan below.

## 9.0 Management Plan

Basingstoke and Deane Borough Council has a statutory duty to review the management of conservation areas from time to time. The following principles have emerged from the

assessment of the conservation area in made in the preparation of this appraisal:

**Principle 1: Setting** The setting of the conservation area contributes to its significance. This contribution should be maintained.

**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.

**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.

**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.

**Principle 5: Views and vistas** Views into, out of and within the conservation area, which contribute positively to the character, appearance or significance of the conservation area should be preserved or enhanced.

**Principle 6: Open spaces** Open spaces which contribute positively to the character, appearance, historic and/or the architectural interest of the conservation areas should be preserved or enhanced.

**Principle 7: Landscape** The landscape features and boundary treatments, which make a positive contribution to the conservation area, should be preserved or enhanced. 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.

**Principle 8: Street furniture** New and replacement street furniture should be in keeping with the character and appearance of the conservation area.

**Principle 9: 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.

**Principle 10: 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.

**Principle 11: 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.

**Principle 12: 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.

**Principle 13: 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 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. Also known as Locally Listed Buildings. Refer to the Heritage SPD, Appendix D.

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. The current Local List can be found here: <https://www.basingstoke.gov.uk/local-list>

**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/hpg/hpr-definitions/c/534830/>) such buildings may be described as curtilage-listed. Note: The curtilage-listed structures identified on the Appraisal Map are those which make particular, positive contribution to the conservation area. Not all the structures which are curtilage-listed are identified on the map.

**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.

**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 nondesignated 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.

**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.

**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 or 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)**