



Basingstoke  
and Deane

# North Waltham

## 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 North Waltham Conservation Area

North Waltham is a small village located approximately six miles south west of Basingstoke. The topography is characterised by chalk upland with clay pockets that extend towards the village of Steventon to the northwest.

The M3, A30, A33 and A303 lie to the southeast of the settlement, outside the conservation area. These roads connect London to the south and southwest (Figure 1).

### Conservation area boundary

The Conservation Area encompasses Popham Lane; Coldharbour; The Green and the pond; Church Road; St Michael's Close; part of Waltham Lane; part of Steventon Road; Church Farm Close; The Old School House; Mary Lane; Cuckoo Close; Chapel Street; Up Street; Old Barn Close and Yew Tree Lane.

### Designation history

North Waltham Conservation Area was designated in 1981, in recognition of the special architectural and historic interest of the area. The 2003 North Waltham Conservation Area Appraisal has been superseded by this SPD.

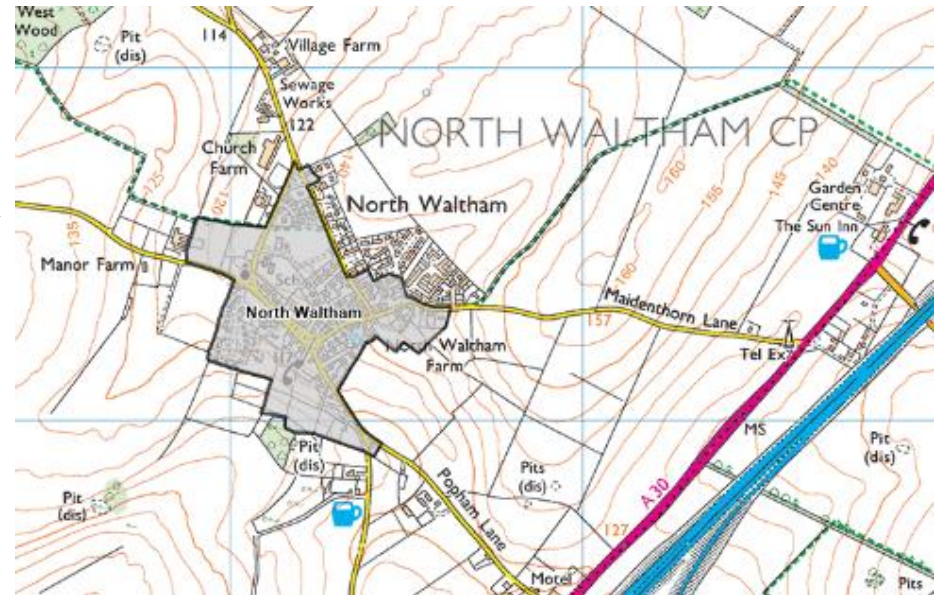


Figure 1. Map of North Waltham Conservation Area (in grey). OS Licence 100019356

### Topography and geology

The inter-relationship of the historic settlement with the surrounding open fields is a vital component of the character and appearance of this conservation area.

St Michael's Church and the bulk of the settlement lie on a southwest facing slope at around 120-130m Ordnance Datum (OD, the height above mean sea-level).

To the west and east of the settlement the land rises to around 160m OD. There is a pond in the village but no evidence for a stream or watercourse in or near the settlement.

## Summary of special interest

North Waltham is an attractive village with a well-preserved historic townscape. The main features which contribute to the special historic and architectural interest of North Waltham Conservation Area are summarised below:

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

Roads converge from five directions in the village. They have evolved from early tracks across country, and remain narrow, winding lanes, with high banks and hedges to the sides. This reinforces the impression of a self-contained village, with clearly defined edges and its own individual character, despite modern housing developments on the fringe of the village.

In most parts of the village one is aware of the proximity of the countryside, with attractive long views of the surrounding landscape, much of which is sited on higher ground around the village.

The semi-rural character of the village is reinforced by the lack of street lighting the limited amount of pavements and kerbs. Some pavements were provided as part of a traffic calming scheme in the 1990's.

The close relationship with the countryside provides a strong open and pastoral quality to the settlement. 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.

North Waltham is situated in a landscape of mainly arable farming, within a pattern of medium to large fields separated by low hedgerows. Woodland occupies only a small percentage of the area. The village setting allows views towards the surrounding countryside.

### **Concentration of historic buildings**

There is a high concentration of historic buildings, many of which are listed, including St Michael's Church (Grade II), a small number of medieval buildings, some good examples of Georgian domestic architecture, and the late nineteenth-century, Gothic-style Primary School (Grade II listed).

There are no Scheduled Monuments in the conservation area.

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

Although the settlement is irregular in plan form, it has a 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.

Around The Green, Yew Tree Lane and Chapel Street, historic buildings form close-knit groups laid out close to the road ways. 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.

Four character areas can be identified within North Waltham Conservation Area, described below and shown on the Conservation Area Appraisal Map, Appendix 2.

## Open Spaces

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

There are extensive open spaces in the conservation area at The Green and The Pond, St Michael's Green, Cuckoo Meadow, the Primary School grounds, land to the north and west of St Michael's Church, Corndell Green near the Old School House on Mary Lane, land at North Waltham Farm, Up Street and land to the southwest of Popham Lane.

## Enclosure

There is a strong sense of enclosure to the main thoroughfares in the conservation area, with some historic buildings sited adjacent to the road 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. The conservation area has a distinct character derived from the arrangement of building plots following the historic road pattern which is visible on the 1895-96 OS Map at Figure 2.

## 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 open spaces.

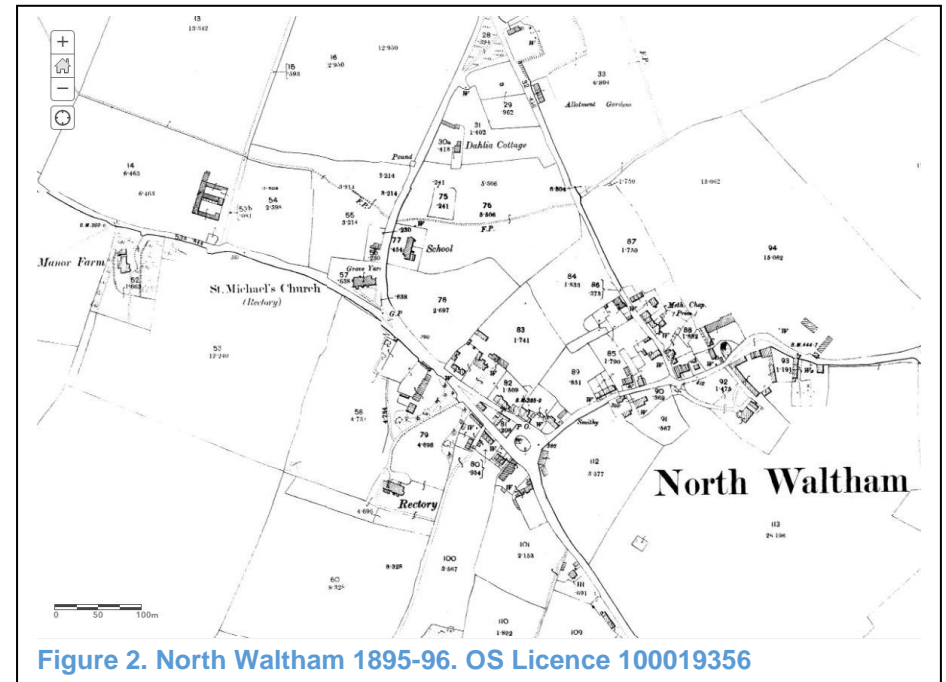


Figure 2. North Waltham 1895-96. OS Licence 100019356

## 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. Land uses include ecclesiastical, educational, recreational, leisure, commercial, agricultural and residential uses, some of which are allied to historical uses relating to the surrounding agricultural land.

## Building Form

Most buildings in the conservation area present 1 ½ to two storeys to their front elevations.

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 structures.

Stone is used on high status buildings, notably St Michael's Church (Grade II, Figure 3).



Figure 3. St Michael's Church, Grade II listed.

Brick banding and clay tile hanging are used decoratively. Agricultural buildings 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 the North Waltham Farm Barn on Maidenthorn Lane (Notable Structure, Figure 4).



Figure 4. North Waltham Farm Barn on Maidenthorn Lane, Notable Structure.

### 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 the Church of St Michael's (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.

## **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**

North Waltham has a well-used network of footpaths adding to the permeability of the conservation area, and affording views of the conservation area and the surrounding countryside.

Long distance public footpaths run west from Steventon Road and northeast from Maidenthorn Lane.

20th-century housing layouts within the conservation area contribute to the permeability of the conservation area, with footpath links at Cuckoo Close connecting Mary Lane to The Green, another footpath links Old Barn Close to Up Street.

## **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.

- Kyte Abbey, Popham Lane, Notable Structure.
- Batchelors, Popham Lane, Grade II listed.
- The Post House, Grade II listed.
- Blake Cottage, Grade II listed.
- 1 The Green, Grade II listed.
- Thatching, Grade II listed.
- Grayshott, Grade II listed.
- Box Cottage, Church Road, Notable Structure.
- Church of St Michael's, Grade II listed.
- Church Cottage, Notable Structure.
- North Waltham Primary School, Grade II listed.
- Holly Cottage, Notable Structure.
- Mary Lane Cottage, Notable Structure.
- Southview Cottage, Notable Structure.
- North Waltham Farm barns, Notable Structures.
- Hook and Hatchet Cottage, Grade II listed.
- Yew Tree Cottages, Notable Structures.

## 2.0 Historic development

### Beginnings

There is evidence of the Roman and Pre-Roman occupation of the area around North Waltham.

Outside the conservation area to the south, the Grade II listed, 18th-century Wheatsheaf Hotel lies on the route of the Roman road between Winchester and Silchester (now the A30/A33). This site lies close to the mid-way point on the Roman road, at a distance where it is possible that a *mansio* (an official staging post on the imperial highway) would have been needed.

The Wheatsheaf itself is associated with the discovery of Roman remains and to the north there is archaeological evidence of a Roman building. It seems likely that the *mansio* and or a small road side settlement existed here at the crossroads of the imperial highway and Popham Lane, a local road which appears to have been in place during the Roman period.

Southwest of the Wheatheaf lies the eastern end of the A303 trunk road. It branches off the A30 and M3 here. It is still one of the main routes from London to Devon and Cornwall.

The earliest written records referring to North Waltham date from the 10th century, when an area of land was given by the King to the Bishop of Winchester.

The manor of 'Wealtham' was given to the Bishop of Winchester by Edward the Elder in 909 AD. 'Wealtham', meaning a clearing in the forest, is not mentioned specifically in the Domesday book. It was almost certainly included in the Bishop of Winchester's Manorial records entry for Overton, with which the village had close

administrative associations in medieval times. The name North Waltham distinguishes the village from Bishop's Waltham where the bishop had one of his five palaces.

North Waltham displays some features of a nucleated settlement, with clusters of buildings arranged around a focal point at The Green (Figure 5). The village lies in a landscape where there are other nucleated settlements. However, the village appears to have developed historically as a dispersed settlement, with a series of linked islands of habitation now appearing as a cogent settlement today.



Figure 5. Areas of habitation in North Waltham 19<sup>th</sup> century. Image used with kind permission of copyright owner Hampshire County Council.

It has been speculated that North Waltham was a relatively poor parish, with few wealthy families, and this is reflected in the surviving buildings, the largest of which are the farmhouses located on the edges of the village.

Although there is no longer a traditional Manor House within the village, the Manor is likely to have been close to the church. Manor Farm lies outside the conservation area, over 200m west of the church, it is completely isolated from the village but is likely to have been the site of the Manor House.

The North arcade of St Michael's Church dates from circa 1200 and the chancel dates from circa 1300. Whilst the church was largely rebuilt in 1865-6 by J Colson it retains some features from the 13th, 14th and 15th centuries. The roof was originally composed of wooden shingles but only the shingled spire remains. The slim timber-framed bell turret contrasts with the dense flint walls with stone window dressings (Figure 3).

### 15th - 18th centuries

The village has many half-timbered houses with thatched roofs.

Batchelors, has been dated using dendrochronology to 1499, with alterations in 1574 (*Roberts, E. (2003). Hampshire Houses 1250-1700*). It is a hall-house, only three bays survive but there was originally a fourth bay that may have served as an attached kitchen (Figure 6).



Figure 6. Batchelors, Grade II listed.

Camelia Cottage on Yew Tree Lane also dates from the 16th and 17th centuries with modern additions (Figure 7).



Figure 7. Camelia Cottage, Grade II listed.

Rose Cottage nearby on Yew Tree Lane, dates from the 17th century, it has a cruck timber frame (Figure 8).



Figure 8. Rose Cottage, Grade II listed.

The Bishop of Winchester's land was sold to George Wither and John Yate in 1648. Whilst the land was restored to the bishopric in 1660, it was leased by John Yate and sold to John Batchelor in 1772.

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

At the junction of Steventon Road and Mary Lane is the Old School House. It was constructed in 1833 as the national school with an adjoining two storey teacher's house. It has been converted and is now in residential use (Figure 9).



Figure 9. Old School House.

The majority of the cottages shown on the 1839 Tithe Map (Figure 11) survive, although in several cases small cottages have been joined to make larger houses.

The 1839 Tithe Map shows a now demolished farm located opposite Church Cottage, on Steventon Road. A large building, possibly a farmhouse stood to the north of the farmyard. All the farm buildings were demolished and the current North Waltham Primary School was opened on this site in 1873, to replace the national school. The Primary School is a Grade II listed, brick and flint building in the Gothic Style with a two storey Master's House adjoining (Figure 10).



Figure 10. North Waltham Primary School, Grade II listed.

### 20th and 21st centuries

Cuckoo Meadow recreation ground was given to the Village Trust in 1953. Since then a pavilion has been erected, a sports field and tennis courts have been laid out on the land.

North Waltham is one of several rural settlements that expanded with new housing development during the 1960s and 1970s. The North Waltham Village Plan identified areas for housing at St Michael's Close and Mary Lane. Since the 1960s there have been several cases of infill development, where large grounds attached to older houses have provided building plots for individual new houses, for example, The Old Rectory.

Following the designation of the conservation area in 1981 new developments including Old Barn Close, on the site of a dismantled Grade II listed barn, have been added to the village.

## 3.0 Architectural and built character

### 3.1 Urban grain/Built layout

In The Green and Eastern Character Areas there are groups of historic buildings fronting the main thoroughfares. However, some older buildings have gable ends abutting the highway, examples are found at Batchelors, Popham Lane and Rose Cottage, Yew Tree Lane (both Grade II listed, Figures 6 and 8).

Elsewhere in the Church and Environs and Southern Character Areas a looser knit urban grain/built layout is evident, characterised by relatively large, mature gardens and open spaces.

The present built layout of the conservation area is recognisable from the historic maps, Figures 2 and 11.

During the 20th and 21st centuries housing developments have been built in the conservation area.

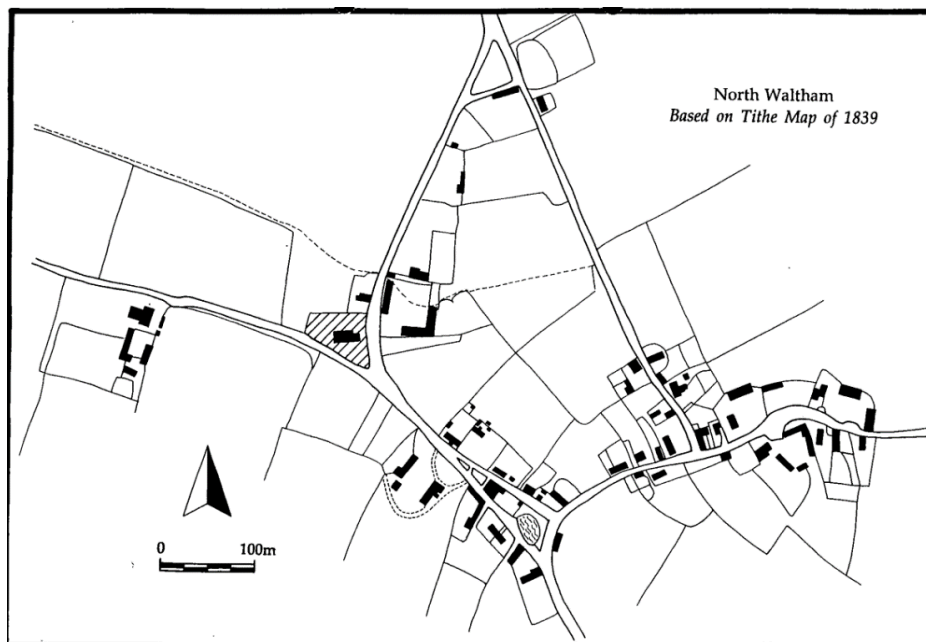


Figure 11. North Waltham map based on Tithe Map of 1839. Source: North Waltham Historic Rural Settlement Survey HCC/EH

### 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 historic buildings are found at St Michael's Church, North Waltham Primary School, and the remaining historic farm complex at North Waltham 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 built during the late 18th and 19th centuries 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 found at Holly Cottage (Notable Structures, Figure 12).



Figure 12. Single storey outbuilding at Holly Cottage, Chapel Street. Notable Structures.

20th and 21st-century development in the conservation area generally reflects the characteristic height, scale and building form of surrounding buildings which are 1 ½ or two storeys in height, with pitched roofs. An exception is Old Barn Stores which is 2 ½ storeys in height and which makes a neutral contribution to the character and appearance of the conservation area (Figure 18).

### 3.3 Materials and finishes

Many 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 the Grade II listed Hook and Hatchet Cottage on Chapel Street (Figure 13).



Figure 13. Hook and Hatchet Cottage, Chapel Street, Grade II listed.

There is some use of stone on the high status building of St Michael's Church which has stone dressings and flint walling (Grade II listed, Figure 3).

Chalk Cottage is constructed in cob (Grade II listed).

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. Brick banding is used decoratively as well as tile hanging, for example at North Waltham Primary School (Figure 10). Hook and Hatchet Cottage has a decorative dentil course, a tooth-like effect created by the projection of alternate headers or cut bricks at eaves level or as a string course (Figure 13).

Examples of rendered facades are found on listed buildings at Thatching, The Green (Figure 14) and on Notable Structures at Towns End Cottage and Maiden Thorne Cottage, Up Street, Kyte Abbey and Cuckoo Bushes, Popham Lane (Figures 25, 26, 40 and 41).



Figure 14: Thatching, The Green, Grade II listed.

### 3.4 Roofs

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

The only instance of long-straw thatch in the village is found at Chalk Cottage.

### 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.

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.

Grass verges, grass banks and 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. For example, at the southern edge of the conservation area, steep grass banks and high hedges on Popham Lane give the appearance of a quiet semi-rural lane on the edge of the settlement (Figure 15)



Figure 15:  
Popham  
Lane, view  
southeast.

Road surfaces are mostly tarmac, often with grass verges. There are few pavements outside the 20th and 21st-century housing developments in the village.

There are staddle stones and stone setts marking the boundary at The Green (Figure 16).



Figure 16: The Green.

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

### 3.6 Views and vistas

The gently sloping topography allows glimpsed and more extensive views within the conservation area, and to the surrounding open agricultural land. These views make a major positive contribution to the semi-rural character and appearance of the area.

From within the conservation area there are views and glimpses down lanes and through gaps between buildings to the surrounding undeveloped land, much of which is sited on higher ground around the village, which provides an attractive rural backdrop to the settlement.

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

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

### 3.7 Character Areas

Four character areas can be identified within North Waltham 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: The Green and Environs

This character area includes The Pond and The Green, part of Church Road including Box Cottage, Batchelors on Popham Lane and Pond Corner on Yew Tree Lane.

The largely unaltered pattern of mainly historic buildings surrounding the Pond and The Green, views into and out of The

Green, glimpsed views out the countryside beyond and more intimate views within the enclosed space are key features of this character area.

This character area has a relatively high building density. Built layout has changed very little in this character area since the mid-19th century.

Batchelors and Blake Cottage are amongst the oldest buildings in this character area. Both were originally farmhouses. Whilst the land formerly in agricultural use surrounding Blake Cottage is now residential, land to the south of Batchelors on Popham Lane is still in agricultural use. Batchelors dates from 1499 (Figure 6). Blake Cottage is a timber-framed house that was cased in brick, probably when a brick chimney was inserted, bearing the date 1695 (Figure 17).



Figure 17. Blake Cottage, Grade II listed.

The buildings in this character area range from 2 ½ storeys in height at Old Barn Stores (Figure 18) to the single storey Old Forge on The Green (Notable Structure, Figure 19).

Old Barn Stores is the village shop, it makes a neutral contribution to the character and appearance of the character area (Figure 18).



Figure 18. Old Barn Stores, The Green.



Figure 19. Old Forge on The Green, Notable Structure.

The village shop was previously located in the Post House, a 1 ½ storey thatched house with half-timbered

gables. The Post House was built c. late 18th century. In the 19th century it housed the village shop and later the Post Office. In 1984, at the time of listing, an extension at the east end was used as a modern single-storeyed shop (Figure 20).



Figure 20. Post House, Grade II listed.

Flint with brick dressing and red brick are common walling materials in this character area. Timber-framing and off-white render are also used.

Roofs in this character area are pitched, finished in thatch, clay tiles or slates. Box Cottage is a Notable Structure which has a half-hipped, tile-hung gable facing the road (Figure 21). Most houses have prominent, high, square chimneys.



Figure 21. Box Cottage, Notable Structure.

Traditional boundary features include historic walls, hedging, trees and traditional post and rail fencing. Box Cottage and Post House have picket fences, 1-3 Church Road have low metal front fencing and 1-3 Pond View have low brick walls. All of these features make a positive contribution to the character and appearance of the conservation area (Figures 22 and 23).



Figure 22. 1, 2 and 3 Church Road, Notable Structures.



Figure 23. 1-3 Pond View, Notable Structures.

The Pond and The Green are Important Open Spaces (IOSs). They make a positive contribution to the special interest of this character area.

- **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: East**

This character area includes Chapel Street; Up Street; Old Barn Close; land to the south of Maidenthorn Lane including North Waltham Farm; and part of Yew Tree Lane including Yew Tree Cottages.

At the eastern entrance to the conservation area Maidenthorn Lane is wider than the other thoroughfares in this character area (Up Street, Chapel Street and Yew Tree Lane) but it maintains a semi-rural character and appearance.

The only remaining historic farm complex in the conservation area lies within this character area, at North Waltham Farm. The historic farm buildings are arranged around a southern farmyard with the farmhouse located to the west, surrounded by mature trees and vegetation. The traditional farm buildings are located adjacent to the road, behind wide grass verges (Notable Structures, Figure 24).



**Figure 24. North Waltham Farm, Up Street. Notable Structures and Important Open Spaces.**

North of the farmyard, part of the land formerly in agriculture use is now residential at Old Barn Close and part of Elizabethan Rise. A Grade II listed, late-18th-century, timber-framed barn of eight bays, with a corrugated iron roof, which formed part of North Waltham Farm, was moved when Old Barn Close was built. The dwelling 4 Old Barn Close has been erected on the site of the barn and there is an open grassed area adjacent to the road. The land including the grass verges at North Waltham Farm, together with the undeveloped land and mature trees around the farmhouse and the open grassed area to the north at Old Barn Close, are Important Open Spaces (IOSs) which remain undeveloped since the mid-19th-century.

To the east of North Waltham Farm on Maidenthorn Lane, Towns End Cottage and Maiden Thorne Cottage are Notable Structures which appear on the 1839 Tithe Map (Figures 25 and 26). With gable ends sitting close to the road, set in large plots with roadside boundary walls. These properties contribute positively to the semi-rural character and appearance of this part of the conservation area.



**Figure 25: Maiden Thorne Cottage and Towns End Cottage, Up Street. Notable Structures.**



**Figure 26: Towns End Cottage, Up Street. Notable Structure.**

At the eastern edge of the conservation area, two 21st-century detached dwellings have been built on former agricultural land. The layout of this housing evidences historic field boundaries.

Whilst the land to the southeast of this character area has a distinct semi-rural character and appearance, with a very loose built layout and very low building density, land to the north of Up Street, on Yew Tree Lane and Chapel Street has a tighter built layout and higher building density.

Most historic buildings are sited adjacent to the main thoroughfares, in contrast 20th and 21st-century housing is setback from the highway, often with on-site parking to the front of the property.

This setback of 20th and 21st-century housing allows views of historic buildings and structures from the highways. For example, at the junction of Yew Tree Lane and Chapel Street the single storey 20th-century dwelling Beechwood is setback, allowing views to the Grade II listed Rose Cottage and Walnut Cottage (Figure 27).



**Figure 27: Yew Tree Lane, view west, at junction with Chapel Street. Beechwood to left, buttressed wall is Notable Structure.**

In the view north on Chapel Street (Figure 28) the off-white coloured Notable Structures at Holly Cottage and the former Methodist Chapel are prominent. Chapel Cottage to the rear of the Chapel is a Building of Local Interest (BOLI). Dating from 1866 Chapel Cottage was formerly the Minister's house.



**Figure 28: Chapel Street, view north to Holly Cottage, the former Methodist Chapel (Notable Structures) and Chapel Cottage (BOLI).**

In views south on Chapel Street (Figure 29) the brick and flint, Hook and Hatchet Cottage and off-white rendered Chalk Cottage are visible adjacent to the highway. Hook and Hatchet Cottage dates from the 16th-19th centuries and was once a 'Beer House', Chalk Cottage dates from c.1750 and was formerly a bakery (both are Grade II listed, Figure 29).



Figure 29: Chapel Street, view south from Holly Cottage.

Throughout this character area historic dwellings are 1 ½ to 2 storeys in height. 20th and 21st-century dwellings are in keeping with scale and building form of the historic buildings adjacent or are smaller in height to ridge line.

Red brick and painted brick are commonly used in this character area. There are examples of timber-framed historic buildings. The Methodist Church on Chapel Street is finished in an off-white render.

Roofs in this character area are pitched, finished in thatch, clay tiles or slates. Most houses have prominent, high, square chimneys. Holly Cottage is a Notable Structure which has a handmade clay tile roof on the south elevation (Figure 12).

On Chapel Street, Up Street and the eastern half of Yew Tree Lane, narrow roadways, roadside hedges, trees and boundary walls provide a sense of enclosure and contribute positively to the semi-rural character and appearance of the area.

The western half of Yew Tree Lane has wide grass banks, 20th and 21st-century housing is setback from the highway with mature roadside vegetation to some plots, the sense of enclosure is eroded by car parking and wide vehicle entrances. The Lane narrows at Yew Tree Cottages which are Notable Structures, as is the historic front boundary wall (Figure 30).



Figure 30: Yew Tree Lane, view east to Yew Tree Cottages. Notable Structures.

To the east of Yew Tree Cottages, Yew Tree Lane has a cluster of Grade II listed buildings and an intimate, semi-rural character and appearance (Figure 31).



Figure 31: Yew Tree Lane, view east. Yew Tree Cottages and wall are Notable Structures to left.

- **Conservation area boundary changes**

**Additions:**

1. **11 Old Barn Close.** The land at 11 Old Barn Close is included within the conservation area boundary. The boundary previously bisected the residential curtilage of this property which was built after the 1981 conservation area designation. This alteration makes the conservation area boundary more easily legible and ensures the entire plot lies within the conservation area.
2. **Grass verge to the south of 1-5 Barley View, Maidenthorn Lane.** The open aspect of this sloping grass verge, to the side of the narrow lane entering the village, makes a positive contribution to the character and appearance of the area and is included within the conservation area boundary.

- **Notable Structures – Omissions or additions**

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

**Character Area 3: Church and Environs**

This character area includes: part of Church Road; The Old Stables; The Rectory; Boundary House; St Michael's Close; St Michael's Church with land to the west on Waltham Lane and to the north on Steventon Road; North Waltham Primary School and the school grounds; Cuckoo Meadow; Church Farm Close; Old School House on Mary Lane and part of Cuckoo Close.

Residential cul-de-sacs of 20th-century housing leading off the main thoroughfares at St Michael's Close, Church Farm Close and Cuckoo Close, The Old Stables, The Rectory and the row of 20th-century dwellings along Church Road have a relatively loose built layout and relatively low building density compared with the built form in Character Area 1: The Green.

Church Cottage, Old Farmhouse and Boundary House (formerly the rectory) are historic Notable Structures sited on relatively large building plots. The inter-relationship of the landscape with these historic buildings is a vital component of the character and appearance of this character area.

The tallest building in this character area is St Michael's Church. The North Waltham Primary School is 2 1/2 storeys in height with a bell tower (both Grade II listed, Figures 3 and 10). Most other historic buildings are 2 storeys in height. The 20th-century dwellings at St Michael's Close are in keeping with the scale and building form of

the historic buildings nearby. The 20th-century dwellings on the higher ground to the northwest side of Church Road are single storey in height and set back from the road.

Stone is used in this character area on the high status Grade II listed St Michael's Church. The building has flint walling with stone dressings, a tall shingled spire and a battered bell turret. North Waltham Primary also has flint walling with brick dressing. Elsewhere red brick is commonly used in this character area. An example of painted brick is found at Church Cottage (Figure 32).



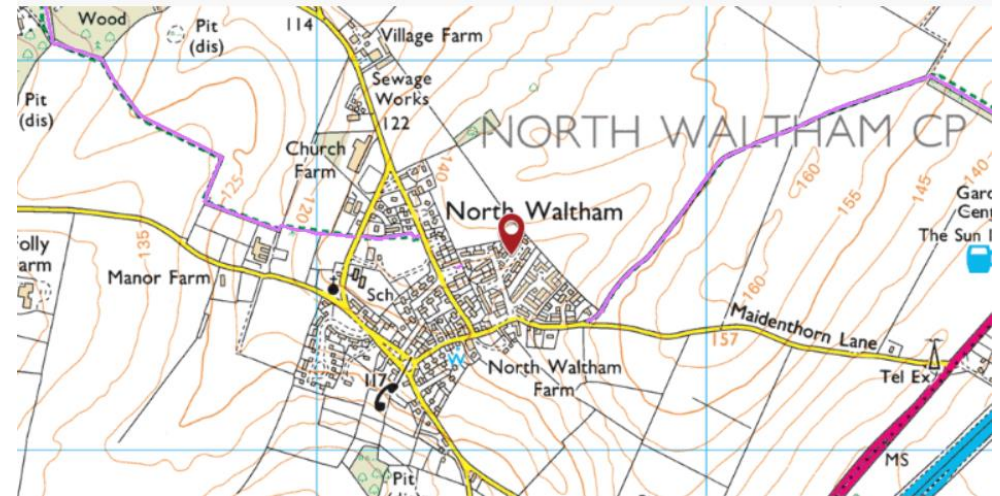
**Figure 32: Church Cottage, Steventon Road. Notable Structure.**

Roofs in this character area are pitched, finished in clay tiles or slates. Most houses have prominent, high, square chimneys.

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.

There are views from within the conservation area of the setting of the conservation area including farmland to the west, north and east.

A public footpath runs along part of the conservation area boundary, leading west from Steventon Road towards Steventon, a public footpath runs through Cuckoo Meadow (Figure 33).



**Figure 33: North Waltham public footpaths in purple. OS Licence 100019356**

Much of the land in this character area has been identified as Important Open Spaces (IOSs) including the land around the church, at Cuckoo Meadow, Corndell Green near the Old School House on Mary Lane and St Michael's Green at St Michael's Close. These IOSs and the open undeveloped land outside the conservation area contribute positively to the semi-rural character and appearance of this character area.

St Michael's Church is a landmark in this character area and a focal point in views along Church Road from the Green, along Steventon Road, along Waltham Lane and from Cuckoo Meadow (Figures 34, 35, 36 and 37).

The single storey dwellings on the northwest side of Church Road are unobtrusive in views from The Green to the church (Figure 34).



Figure 34: Church Road, view northwest to St Michael's Church.

Steventon Road, Waltham Lane and Mary Lane are narrow, with mature roadside vegetation with a semi-rural character and appearance (Figures 35, 36 and 38).



Figure 35: Steventon Road, view southwest to St Michael's Church.



Figure 36: Waltham Lane, view southeast to St Michael's Church.



Figure 37: Cuckoo Meadow Important Open Space (IOS) view to St Michael's Church.



Figure 38: Mary Lane, view southeast.

- **Conservation area boundary changes**

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

- **Notable Structures – Omissions or additions**

**Additions**

**1. Old Farmhouse**

Old Farmhouse is a detached, two storey, brick and flint building with a hipped, slate roof and a tall brick chimney on the front elevation. The house has been extended to the north. It appears on the 1839 Tithe Map (Figure 39).



Figure 39. Old Farmhouse, Steventon Road. Notable Structure.

**Character Area 4: South**

This character area includes: Popham Lane and land to the south and west and Coldharbour.

This character area has a relatively loose built layout and low building density compared to Character Area 1: The Green. Coldharbour comprises a cul-de-sac of semi-detached two storey brick and tile roof 20th-century housing. The semi-detached houses at 7-12 are accessed from Yew Tree Lane which lies in the adjacent character area. On the southwest side of Popham Lane large detached houses sit in large plots with open undeveloped fields to the southwest, which once formed part of a farm associated with Bachelors, a listed building in The Green and Environs Character Area.

The inter-relationship of the landscape with relatively isolated buildings some of which are historic is a vital component of the character and appearance of this character area.

Most of the buildings in this character area are 2 storeys in height, with red brick or rendered walling. Roofs are pitched, most are finished in clay tiles or slates. Kyte Abbey on Popham Lane is a thatched Notable Structure (Figure 40).



Figure 40: Kyte Abbey, Popham Lane. Notable Structure.

At the southern edge of the conservation area, steep grass banks and high hedges on Popham Lane give the appearance of a quiet semi-rural lane on the edge of the settlement, which make a positive contribution to the character and appearance of the conservation area (Figure 15). At Coldharbour the road widens, most houses have front hedges which maintain a sense of enclosure. An exception is Cuckoo Bushes, a Notable Structure which has close-boarded-fences, with a Notable flint bank to the south of the entrance and a brick wall and fence to the north (Figures 41 and 42).

All of the land to the southwest of Popham Lane has been identified as an Important Open Space (IOS) which contributes positively to the character and appearance of the conservation area.

#### • Conservation area boundary changes

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

#### • Notable Structures – Omissions or additions

##### Additions

##### 1. Cuckoo Bushes and flint bank

Cuckoo Bushes is a detached, two storey, rendered building with a slate roof and a tall brick chimney. It appears on the 1839 Tithe Map. To the south of the entrance is a Notable roadside flint bank which contributes positively to the character and appearance of the conservation area (Figures 41 and 42).



Figure 41: Cuckoo Bushes, Popham Lane. Notable Structure.



Figure 42: Flint bank to south of vehicle entrance at Cuckoo Bushes, Popham Lane. Notable Structure.

## 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: The Green and Environs

The largely unaltered pattern of mainly historic buildings surrounding the Pond and The Green, views into and out of The Green, glimpsed views out the countryside beyond and more intimate views within the enclosed space are key features of this character area.

### Character Area 2: East

Maidenthorn Lane has the character and appearance of a semi-rural entrance to the village, the buildings at North Waltham Farm are landmark Notable Structures.

Chapel Street, Up Street and the eastern half of Yew Tree Lane are narrow roadways, with roadside hedges, trees and boundary walls and a high concentration of historic buildings with an intimate, semi-rural character and appearance.

The western half of Yew Tree Lane has wide grass banks, 20th and 21st-century housing which is set back from the highway with mature roadside vegetation to some plots.

### Character Area 3: Church and Environs

St Michael's Church spire is visible in views throughout this character area.

The Important Open Spaces here and surrounding undeveloped agricultural land contribute positively to the semi-rural character and appearance of the area. There are views of the church and across open fields from the well-used track and footpath network in this character area. For example, views from the Old School House north and west over open countryside.

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

### Character Area 4: South

The inter-relationship of the landscape with relatively isolated buildings some of which are historic is a vital component of the character and appearance of this character area.

At the southern entrance of the conservation area, Popham Lane is narrow with steep grass banks and lined with high hedges. There is agricultural land on either side of the road to the southeast of the historic Notable Structure Kyte Abbey. Popham Lane has the

appearance of a quiet semi-rural lane on the edge of the settlement, which make a positive contribution to the character and appearance of the conservation area as a whole. At Coldharbour the road widens, the 20th-century housing is set back from the road, allowing views to landmark historic buildings and most houses have front hedges, which maintain a sense of enclosure.

## 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 North Waltham 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 North Waltham Conservation Area. These open spaces are marked on the Appraisal Map.

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

| <b>Table 1: North Waltham Conservation Area Open Space Designations</b>   |   |
|---|---|
| <b>Open space designation</b>   | <b>Locations in North Waltham 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>There are no SINCs in the conservation area.</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>Character Area 1: The Green and Environs</b><br/>The Green and The Pond.<br/>Land at Batchelors.</p> <p><b>Character Area 2: East</b><br/>Land at North Waltham Farm.<br/>Land adjacent to 1, 3 and 4 Old Barn Close.</p>   |
|   | <p><b>Character Area 3: Church and Environs</b><br/>Corndell Green near the Old School House on Mary Lane.<br/>Cuckoo Meadow.<br/>Land at North Waltham Primary School.<br/>Land to west and north of St Michael's Church.<br/>St Michael's Green which lies to the southeast of 2 St Michael's Close.<br/>Land at The Rectory and Boundary House.</p> <p><b>Character Area 4: South</b><br/>Land to south and west of Popham Lane.</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 North Waltham are included in the Historic Environment Record (HER) for Hampshire County Council (HCC). Areas of archaeological potential for North Waltham are shown on Figure 42.

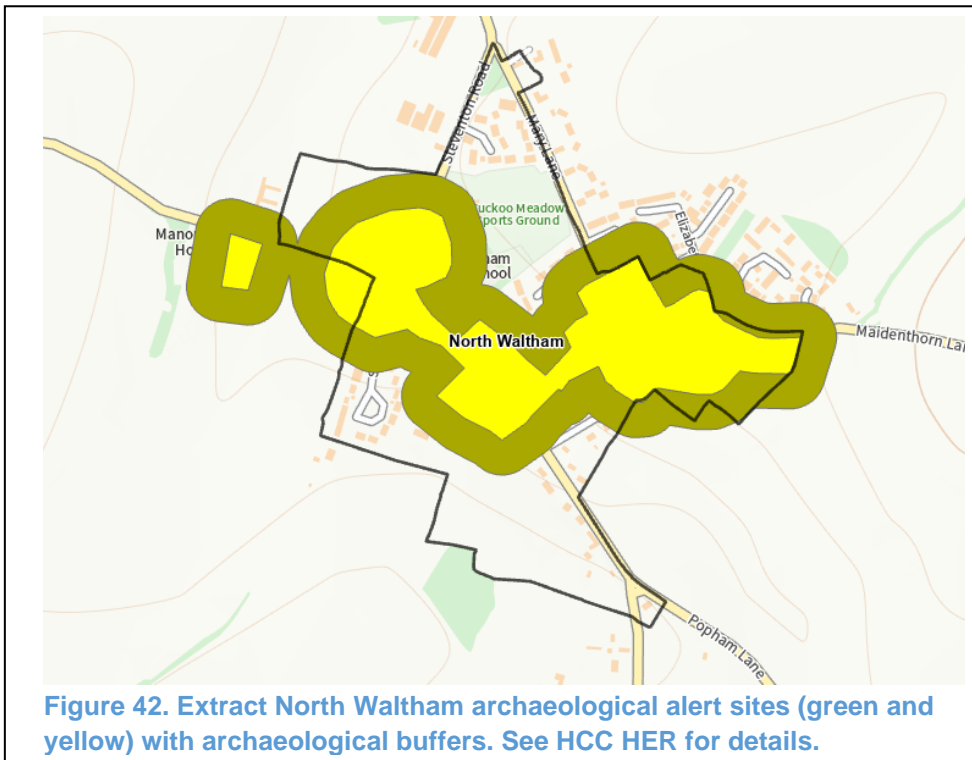


Figure 42. Extract North Waltham archaeological alert sites (green and yellow) with archaeological buffers. See HCC HER for details.

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:

- Traffic, associated noise and air pollution on the narrow village lanes have a negative impact on the character of the conservation area;
- Some of the buildings are in need of repair including The Forge on The Green and buildings at North Waltham Farm.

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 non-designated heritage assets and/or are of historic interest. The identification of IOSs was based on a similar rationale to the identification of Notable Structures.

**Landmark structures** - A conspicuous building or structure that, whether due to its scale, location, specific use or design, is highly distinctive relative to its surroundings. May also be a navigation or focal point, or a key element in views, both locally and in the wider context.

**Listed building** - A building, object or structure that has been judged to be of national importance in terms of architectural or historic interest and included on a special register, called the statutory List of Buildings of Special Architectural or Historic Interest. When a building is listed, it is listed in its entirety, which means that both the exterior and the interior are protected. Listed buildings are classified into grades as follows: Grade I - buildings of exceptional interest (approximately 2% of all listed buildings) Grade II\* - particularly important and more than special interest (approximately 4%) Grade II - buildings of special interest, warranting every effort being made to preserve them (94%).

**Material consideration** - A material planning consideration is one which is relevant to making the planning decision  
<https://www.gov.uk/guidance/determining-a-planning-application>

**Notable structures** – Buildings and structures (including walls and street furniture), that have been identified as making a positive contribution to the overall character and sense of place of the

conservation area. Their value can derive from various attributes such as, for example, their historic fabric and form, grouping, and/or their overall consistency of scale and materials. Such structures help to define spaces, and contribute to the identity of the area.

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

**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)**

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