

Basingstoke Town

Conservation Area Appraisal



Basingstoke
and Deane

(Blank page)

CONTENTS

- 1.0 INTRODUCTION**
- 1.1 Introduction**
- 1.2 Planning Policy Context**
- 1.3 Summary of key elements**
- 2.0 ASSESSING SPECIAL INTEREST**
- 2.1 Location and setting**
- 2.2 Origins and historic development**
- 2.3 Archaeological potential**
- 2.4 Architectural quality and built form**
- 2.5 Views and vistas**
- 2.6 Open spaces and trees**
- 3.0 CHARACTER AREAS**
- 3.1 Character Area 1 – Top of Town**
- 3.2 Character Area 2 – Church Square and Glebe Gardens**
- 3.3 Character Area 3 – Goldings and Parkland**
- 3.4 Character Area 4 – Chequers Road**
- 3.5 Character Area 5 – Winton Square**
- 4.0 ALTERATIONS TO THE CONSERVATION AREA BOUNDARY**
- 5.0 POSITIVE CONTRIBUTORS**
- 5.0 SUMMARY OF ISSUES**

APPENDICES

APPENDIX 1: Glossary

APPENDIX 2-6: Maps of Basingstoke Town Conservation Area

(Blank page)

1. INTRODUCTION

1.1 Introduction

The Basingstoke Town Conservation Area was designated in 1977 by Basingstoke and Deane Borough Council in recognition of the special architectural and historic interest of the town centre. On 17 July 2003 the Basingstoke Town Conservation Area Appraisal was adopted as Supplementary Planning Guidance by the Council.

The current Conservation Area review seeks to build on the work already undertaken following recent English Heritage guidance (*Understanding Place: Conservation Area Designation, Appraisal and Management*, 2011). In line with this guidance, the review seeks to analyse what is positive and negative about the Basingstoke Town Conservation Area and identifies opportunities for beneficial change or the need for additional protection or restraint.

The review of the Basingstoke Town Conservation Area and the production of a Management Plan are seen as part of the continued commitment by Basingstoke and Deane Borough Council in a dynamic process, the aim of which is to preserve and enhance the character and appearance of the Basingstoke Conservation Area and to provide a basis for making sustainable decisions about its future management.

1.2 Planning Policy Context

Section 69 1(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990, defines Conservation Area as '*areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.*' Once identified these areas should be designated as Conservation Areas and regularly reviewed.

The duty of Local Planning Authorities to undertake reviews is set out in Section 69 (2) of the Act, as follows: '*it shall be the duty of a local planning authority from time to time to review the past exercise of functions under this section and to determine whether any parts or any further parts of their area should be designated as conservation areas.*'

In order to undertake works of enhancement, the character of the Conservation Area needs to be clearly defined and understood (character appraisal). In addition the statutory test in Section 72 of the 1990 Act states: 'that with respect to any buildings or land in a conservation area special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area'.

This appraisal and the accompanying management plan are in compliance with government guidance on the management of the historic environment through the National Planning Policy Framework (NPPF) (2012). The appropriate conservation of heritage assets forms one of the 'Core Planning Principles' (Paragraph 17 bullet 10) that underpin the planning system. This is expanded upon principally in Section 12 'Conserving and Enhancing the Historic Environment' Paragraphs 126-141.

The appraisal and management plan are also in compliance with the National Planning Policy Guidance 2014 (PPG), in particular the section entitled 'Conserving and Enhancing the Historic Environment' which states: '*Heritage assets are an irreplaceable resource and effective conservation delivers wider social, cultural, economic and environmental benefits.*' Paragraph 169 requires that: '*Local planning authorities should have up-to-date evidence*

about the historic environment in their area and use it to assess the significance of heritage assets and the contribution they make to their environment.

The appraisal and management plan follow the latest Government guidance in Understanding Place: Conservation Area Designation, Appraisal and Management, (English Heritage 2011) and the consultation Historic Environment, Advice Note: Conservation Area Designation, Appraisal and Management, (Historic England 2015).

Basingstoke and Deane Borough Council has encapsulated the broad principles of earlier government guidance in the saved policies of its Local Plan. These remain the key policies for development control purposes. Policies E2 and E3 of the saved Local Plan directly relate to listed buildings and conservation areas respectively and are supported by the Design and Sustainability SPD: Appendix 12: Traditional Shopfronts and Advertisements and Appendix 4 – The Historic Environment: Conservation Areas.

1.3 Summary of key elements

The key elements which define Basingstoke Town's character and appearance are:

- Its topographical location within and to the side of the valley of the River Loddon;
- The survival of a medieval street pattern, including a market place with possible late Saxon origins;
- The historic building plot sub-division and the consistent building line are legible elements of the historic core;
- By contrast, the village like qualities of Church Square and Glebe Gardens along the banks of the River Loddon reflect the former edge of the historic town, and provides important open public space within the heart of the modern town;
- The survival of twittens, or narrow alleyways, that provide a link between the main street frontages and the former yards to the rear;
- A high number of statutory listed buildings and positive contribution buildings within the conservation area include a number of 16th century timber framed buildings (some with exposed framing and some with expressed jetties);
- The survival of historic inns along the main thoroughfare of London Street and Winchester Street which reflect the historic economy of the town;
- Important civic and ecclesiastical buildings such as the former Town Hall and the United Reform Church are prominent structures reflecting civic pride in the 19th century;
- The 19th century banks are a highly legible and important element of the character and appearance of the commercial centre;
- Later 19th and early 20th century residential expansion of the town is reflected in the polychrome brick terraces and semi-detached and detached villas on the eastern and western edges of the Conservation Area;
- The survival of former private parkland on the margins of the historic town, now the War Memorial Park, provides an important open space with public access within the heart of the modern town;
- Valuable groups of trees, particularly in Glebe Gardens, the War Memorial Park and the two churches of St Mary and St Michael, form the backdrop to the historic townscape in local and extended views across the town.

2. ASSESSING SPECIAL INTEREST

2.1 Location and setting

Basingstoke is a market town located in north-east Hampshire, at a fording point on the River Loddon, on the northern edge of the North Downs chalk downland. The town lies approximately 18 miles north-east of the county town, Winchester, and 2 ½ miles west of Old Basing, with which it has strong historical links.

The M3 motorway is just to the south while the ring road, built in the 1960s and named The Ringway, encircles the central area of the town. Basingstoke remains an important point where the roads from Winchester, Newbury, Reading, London, Alton, Salisbury (Sarum Hill) and Andover meet. The road from London, which ran through the town, is now the pedestrian area of Winchester Street and London Street and the western end of London Road. It was originally one of the most important routes to the south-west.

Basingstoke is surrounded by a built form that represents the 19th and 20th century expansion and development of the town. The area to the north is dominated by the retail redevelopment of the town which took place from the 1960s through to the early 2000s, and includes Festival Place, The Anvil and Churchill Way. By contrast the area to the west is residential in character with 19th century rows of terraces and villas surviving along Flaxfield Road and Sarum Hill. The Fairfields Conservation Area lies to the south of the Top of Town Character Area and shares a boundary along Hackwood Road. South View also represents the Victorian and Edwardian expansion of the town and much of this original character remains intact. Suburban housing along Eastrop Lane to the east reflects the development of Eastrop and the expansion of Basingstoke eastwards in the 1920's - 1930's.

The setting to the north is dominated by modern development that bears little relation to the scale and grain of the Conservation Area. This is also the case to the south along New Road. There is however inter-visibility between Basingstoke Town and Fairfields Conservation Areas along Hackwood Road and this makes a positive contribution to the character of both areas. To the east, the mid-20th century suburban development along Eastrop Lane forms a very limited setting for the Chequers Road Character Area and for the Conservation Area as a whole, with Eastrop House the last Victorian villa in the area. On the western side, views and glimpses of 19th century domestic dwellings along the main roads and side streets provide context and make a positive contribution to the setting of the Conservation Area.

2.2 Origins and historic development

There is evidence of settlement around the town of Basingstoke from an early period. Archaeological remains survive from the Neolithic, Bronze and Iron Ages and demonstrate that Basingstoke and the surrounding area was the focus of relatively intense activity. The Bronze Age period is represented by barrows, including the Buckskin Barrows and barrows near South Ham.

The largest prehistoric monument is Winklebury Camp, an Iron Age hill fort with complex defences. This dates from the 4th to 1st centuries BC, located on the north-western edge of the present town. The ancient long distance trackway, the Harroway, which ran from the

Kent to the Devon coasts via Rochester and Farnham, passes about a mile to the south of historic Basingstoke.

The Romans also settled and influenced the development of the town. The line of the Portway Roman Road, which once ran between Silchester and Winchester, forms the western limit of the present day town. Other archaeological sites include a villa on the north bank of the River Loddon. Burials, including a stone sarcophagus in the Winklebury area and burials to the north-east of the town have been discovered.

2.2.1 Early medieval

The village of Old Basing, to the west of Basingstoke, was probably the principal area of settlement during the Saxon period. Archaeological excavations on Cowdrey's Down revealed evidence for substantial timber buildings dating from the 6th and 7th centuries that have been interpreted as a settlement of high social status, perhaps a royal palace site.

The name Basingstoke means 'dependent on the settlement of Basing.' The first mention of Basingstoke dates from 990 AD when King Aethelred granted a meadow at 'Embasinga stocæ' to Aetherweard. Archaeological investigations have demonstrated the presence of a settlement dating from the 8th to 9th centuries at Riverdene and a Middle Saxon period high status burial at West Ham demonstrate activity in the area surrounding the historic core of Basingstoke.

At the time of the Domesday Survey (1086), Basingstoke was distinct from Old Basing. It was part of a Royal Manor and was held by the kings of England as a demesne manor. The population recorded was 46, which included 12 freemen. Of historic note, the existence of a market was recorded in the Domesday Book. This is an early and rare reference to a market in Hampshire at this time and suggests Saxon origins. It is not clear where this early market was located.

The Domesday Book listed three mills at Basingstoke. This document records some 5,624 watermills and some are known to have had their origins in the centuries before the Norman Conquest. The Basingstoke mills may therefore also have had their origins in the Anglo-Saxon period.

The earliest date for a church in Basingstoke is currently unknown but it is thought that at the time of the Domesday Survey that there was only one church for Basing and Basingstoke and that was at Basing. It appears that there was a church in Basingstoke by 1061 when the rector of Basingstoke was consecrated Bishop of Hereford. This church, or chapel, would have been dependent on the mother church at Basing. A document dated 1233 refers to the churches of 'Basinge and Basingestok' which demonstrates the existence of an established church at Basingstoke.

2.2.2 Medieval

It is likely that the town originally developed in the area of the Church of St Michael and the River Loddon. It was during the later medieval period that the town extended southwards and became established on the higher ground. This shift may have been influenced by the increasing importance of the route through Basingstoke and the need for a road on higher and drier ground.

A number of developments within the town and its environs took place during the course of the 13th and 14th centuries and a number of these remain legible elements of the town. The construction of the Chapel of the Holy Ghost was constructed after the Litten was consecrated in 1214. Church Cottage, a late medieval hall dating from the 16th century, lies in close proximity to the church. The earliest elements of the Church of St Michael date from the 14th century.

Once a prominent feature of Market Place, a market or mote hall was present from the mid-13th century and underwent at least one rebuild before being demolished to make way for the new Town Hall. The market itself was apparently held on a Sunday but was changed to a Monday in 1203. By 1214 the day had been changed once again, this time to a Wednesday, in the interests of avoiding any harm to other markets. The tradition of holding markets on a Wednesday survives to this day.

In 1449 Henry VI granted a Whitsun fair to Basingstoke and this was held near the Chapel of the Holy Ghost, to the north of the town. The mention of 'two fairs of ancient date' mentioned in a charter of James I suggests the granting of another fair between 1449 and 1622; one of which was held within the town.

The historic core of Basingstoke has an unusually complex plan for a small Hampshire town. It consists of an irregular grid of streets based on two principal north/south streets and two main east/west streets. These four roads are Winchester Street and London Street (the main coach road), Church Street (linking the town to the river valley and church) and Wote Street. All four radiate from Market Place. In 1392 a major fire caused damage to the town of Basingstoke and is recorded as causing 'serious injury and utter loss.' Despite this and later fires, it is unlikely that the medieval plan form has changed significantly, although individual buildings of note would have been destroyed. Experience of other historic towns (and London after 1666) confirms that rebuilding usually took place on existing property plots.

The majority of the buildings of the town would have been timber framed at this time and this continued into the 17th century. There are a number of known timber framed buildings encased by later developments that date from the medieval period. These are located in London Street and Church Street.

The economy of the medieval town is demonstrated in a number of historic documents. Basingstoke prospered in medieval times, when it was an important centre of the woollen industry. In 1273, a merchant was given a licence to export wool from the town. Fullers and dyers of cloth as well as drapers and mercers are mentioned in a court roll of 1456. Other tradesmen documented in this document include tillers, carpenters, curriers and coopers.

Beyond the confines of the medieval town of Basingstoke was the rural settlement of Eastrop. The small Church of St Mary, although built from the mid-18th century onwards, is thought to have medieval origins. Eastrop Mill is first mentioned in 1318 and was located in the small settlement of Eastrop to the east of the medieval town.

2.2.3 Post-medieval



A royal charter of 1622 states that the trading of all kinds of livestock including oxen, sheep, pigs, yearlings, horses, mares, geldings and colts and other beasts were allowed to be traded in the market place. The 1762 map of Basingstoke records Cross Street as Cow Cross Street and may reflect the route of livestock traders into the town and on through to Market Place. By the late 17th century there were four agricultural fairs a year.

Due to its nodal position within an extensive road network Basingstoke became an important coaching station and a number of its inns were posting houses during the reign of Henry VIII. The distribution of early inns and the later coaching inns appear to be concentrated along the southern part of the town.

Basingstoke suffered from two major fires during the course of the 17th century. The first of these in 1601 when Queen Elizabeth was visiting Basing is recorded as destroying 14 fine houses, besides barns and stables. The fire in 1656 is said to have destroyed the 'Town House' (Mote Hall) and a great part of the town.

2.2.4 18th century



The general street pattern of the existing historic core is evident on a map of Basingstoke dated 1762. This map shows the density of development along the four main streets of the historic core: Winchester Street, London Street, Church Street and Wote Street. A representation of the Market House is shown as an elevation and occupies the western side of the Market Place. The regular rows of buildings are punctuated by entrances to courtyards of inns and by twittens (passageways) that provide through access (i.e. Winchester Street to Cow Cross Lane) and access to the rear of properties. The through access from Winchester Street to Cross Street (formerly known as Wendover Street) remains.

Southern Road, which is located in the adjacent Fairfield's Conservation Area, runs along the line of the original Back Lane that would have originally provided access to the long narrow plots that run southwards perpendicular to Winchester Street and London Street.



In the early 18th century Defoe described Basingstoke as a 'large populous market town' and had a good corn market. It was at this time that coarse woollen fabrics called druggetts and shalloons were manufactured, an industry which Defoe noted 'employs a good number of poor people.' Fabric and clothing manufacture continued to be an important aspect of the town's economy into the 20th century, the most famous manufacturer and retailer was Thomas Burberry.

The growing settlement was on the main turnpike from London to the south-west. A total of eight turnpike trusts included the name Basingstoke in their title demonstrating the number of roads that radiated from the town. The Reading and Basingstoke turnpike is the oldest of these dating from 1718. The tollhouse at Chineham preserves a memory of this former turnpike road and is the last to survive in the area.

Basingstoke benefited from the Post coaching system in the later 18th century. The Hampshire Directory of 1784 lists coach services operating between London and Southampton, Salisbury, Exeter, Taunton, Bath and Bristol that all stopped to change horses at one of the Basingstoke inns. As many as 37 coaches a day were changing horses at seven inns in the town by the 1830s.

The Basingstoke Canal which connected Basingstoke with the River Thames at Weybridge via the Wey Navigation was completed in 1794. The canal terminated north-east of the town centre. The Wharf accommodated a large area that faced onto the east side of the east side of Wote Street (now under the site of Festival Place). The wharf was used for the transportation of coal from London and probably agricultural goods from the Basingstoke area. Coal pens, storage sheds and workshops lined the wharf and boat repair facilities were located at the western end.

Malting became a major industry in the town and surrounding area during the 18th century. Malthouses were once located in Church Street and Brook Street, the 18th century barn to the rear of Church Cottage was converted for this purpose. It is thought that malting was the principal industry in Basingstoke by 1720.

2.2.5 19th century



An Act of Parliament in 1829 gave permission for the Market Place to be enlarged. The enlargement and improvement of the Market Place in 1829 resulted in the loss of the original Mote Hall that occupied the western side of Market Place. A new Town Hall was constructed at the top of Church and Wote Street as part of this scheme.

In the 19th century the Railway network expanded across the country. The London South West Railway Company (LSWR) line to Southampton was built in 1840. The Great West Railway Company (GWR) line to Reading followed in 1848.



Later 19th century maps continue to show a high number of coach entrances and passageways, many of which provide access to yards. Feathers Yard continues to be accessed from Wote Street, Joices Yard from Cross and New Street and retain their sense of enclosure. Both these yards are identifiable in the 1762 plan of the town. The yards to the south of Winchester Street and London Street are much less defined today as a result of the construction of New Road but include Albert, Castons and Jacobs Yard. These were used for a variety of uses, including Joice's coach building business in the later 19th century.

By the 1850s the industrialisation of the town had begun. Iron works producing agricultural implements gave way to engineering works during the course of the 19th and 20th century. Brewing as well as the clothing industry continued to be an important part of the local economy. These businesses were generally located on the northern outskirts of the town in the vicinity of the new railway and the River Loddon.

The shopping area of Basingstoke had extended to the lower parts of Wote Street and Church Street by the later 19th century. Residential development around the periphery of the historic core is evident is also evident from the later 19th century. This is particularly apparent

to the south along Beaconsfield Road and Fairfields Road and to the west along Flaxfield Road.

2.2.6 20th century



Basingstoke was designated a London extension area in 1961. More than half of the former historic core was redeveloped at this time. This, together with the associated major road schemes, has had a significant impact on the present day character and setting of the Conservation Area.

2.3 Archaeological Potential

Every settlement contains with it archaeological evidence of its origins and development, of the economy and industry of the community and of the lives and lifestyles of past inhabitants. It is in the Areas of High Archaeological Importance (AHA) that it is most likely that such archaeological remains will be encountered.

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

An AHA is located around St Michael's Church and churchyard. There is the potential for the remains of earlier churches to survive beneath the existing medieval building. Some medieval burials may also remain intact in the churchyard. A second AHA is located around Market Place, at the southern end of the historic core of the town, and includes Winchester Street and London Street.

An Area of Archaeological Importance (AAI) is located to the north of St Michael's Church, along the west side of Church Street and Glebe Gardens. This area encompasses late medieval buildings, disturbed by little modern development, and evidence may exist of an early settlement. An Area of Limited Archaeological Importance (ALAI) exists to the north west of St Michael's Church, and includes the properties fronting Church Street, to the south of the Vicarage.

2.4 Architectural Quality and Built Form

There are over 34 buildings in the Conservation Area that are included in the statutory List of Buildings of Special Architectural or Historic Interest. St Michael's Church is listed as Grade I

and Deane's Almshouses on London Road as Grade II*. The remaining buildings are listed at Grade II.

The listed buildings in the concentrated commercial area generally form two categories. The first include those surviving from the medieval and post-medieval periods and have a simple vernacular character and form. The second are the later buildings of the 18th and 19th centuries. These have a stronger architectural or consciously designed appearance and are often located at key visual points in the streetscape.

Much of the early building construction in the town was of a vernacular form and scale. Given the local materials available, this primarily consisted of a timber frame, with wattle and daub infill, on low flint base walls. Examples of buildings retaining some of these features include 26 and 26a London Street (dating from the late 16th century) and 3 London Road (the west gable of which has an exposed timber-frame with later brick infill).

The area is typical of other towns in the late 18th and 19th centuries, with many of these older buildings altered to accommodate changes in use or contemporary fashion. Structures were often re-fronted in brick or mathematical tiles. They were re-fenestrated with carefully placed sash windows, concealing their vernacular form with more ordered polite elevations. Examples of this include Goldings where the street elevation was rebuilt in red brick, with raised parapet, and was subsequently refaced in yellow mathematical tiles. At 23 and 25 London Street, mathematical tiles were used to clad the façade of these 16th century timber-framed structures.

A significant number of listed buildings within the Conservation Area date from the 19th century. In this period, better transportation allowed for a wider range of materials to become readily available. The architectural form is, consequently, more eclectic and varied. In general, however, the listed buildings of this period are distinctive by the consciousness of their design, whether it be a rendered classical façade or ornate 'high Victorian' brickwork.

2.5 Views and vistas

Basingstoke Town has only a very limited relationship with its setting although some of the larger modern developments are prominent in views out from the conservation area. This is particularly noticeable on the north side where large modern buildings appear to loom over the Church Square area.

The most prominent views onto Basingstoke Town historically were from Chapel Street which provided an elevated position from which to look out across the town. As a result of developments since the 19th century this aspect has now been lost and views into the historic core of the town are fairly limited and restricted. Due to the density of development which comprises 19th and early 20th century terraces and 20th century commercial developments restrict views into the conservation area are limited to the roads that lead in to the conservation area. This principally relates to views and glimpses to and from Church Square and Winton Square Character Areas as well as along Hackwood Road.

Important views are therefore very much contained within the Conservation Area itself. These include views onto important townscape buildings, glimpses along alleyways, longer views along the main thoroughfares, and sequential views from main streets through alleyways to former yards.

2.6 Open spaces and trees

The urban spread of Basingstoke since the 19th century has resulted in the development of the former meadows, enclosed fields and commons that once formed the setting for Basingstoke Town. However, relatively substantial areas of important open space survive along the margins of the conservation area as well as smaller, more intimate spaces associated with buildings such as St Mary's Church.

The two largest enclosed spaces are focused on former glebe lands and commons. Both these spaces reflect the former margins of the historic town to the north-west and south-east. The War Memorial Park on the south-eastern side of the Conservation Area is a rare example of a late 18th to early 19th century private parkland. The relatively large open space is enclosed by belts and spinneys which are interlaced by winding walks. Together with the brick temple folly and ha-ha these elements reinforce the parkland character of this part of the Conservation Area. The focus of Glebe Gardens is the narrow course of the Loddon, the margins of which are lined with trees that obscure the built form beyond.

The sequence of Glebe Gardens, St Michael's Churchyard and Church Square creates an intimate sequence of enclosed spaces. This also provides an important setting to, and link between, the key historic buildings in this area.

The public spaces within the urban core are enclosed by buildings and are linked by streets and alleyways. The Market Place forms a focal point in the town and is enclosed by the front elevations of buildings demonstrating the status and importance of the space within the town. By contrast buildings back onto the yards (now car parks) and present a rather less coordinated and harmonious form of enclosure. The transition between spaces of varying scale is demonstrated by the sequence of Feathers Yard through to the narrow, intense space of Feathers Lane, then the relatively wide space of Wote Street and finally the relatively large public space in Market Place.

Other important spaces within the Basingstoke Conservation Area include the War Memorial on the northern side of War Memorial Park and the area between Church Cottage and St Michael's Church. The enclosed space centred on the War Memorial provides a focal point for a variety of community activities, particularly ceremonial. The forecourt to Church Cottage is enclosed by significant historic buildings and forms an important focal point for visitors to St Michael's Church and the Meeting Rooms at Church Cottage.

There are several trees of special note in the Conservation Area. Within the Memorial Park is a visually prominent and unusual hybrid plane (a cross between the London and Oriental planes). A mature copper beech provides a visual link between Goldings and its former parkland. In the grounds of St Michael's Church there is a notable yew, a spreading western red cedar and a young David's Maple.

Among the many trees in Glebe Gardens is an old black mulberry. This species of tree provides the food source for the silk moth caterpillar, and is a surviving link with the silk mill that was formerly on the site. There are also some notable lime and horse chestnut in Glebe Gardens.

3.0 CHARACTER AREAS

Conservation areas are designated for their special architectural or historic character. In many cases sub-areas, or character areas, are discernible and, as a result of their varied character, contribute to the special interest of the conservation area as a whole. A total of five character areas have been identified for the Basingstoke Town Conservation Area.

3.1 Character Area 1 – Top of Town

Overview

The surviving pattern of the streets and the spaces they create (both formerly as frontages or within irregular blocks of development) are key elements in defining the appearance of the Conservation Area. The placement of key buildings such as the Town Hall and the United Reform Church provide definition and interest at focal points within the town such as the Market Place. The transition from the busy street frontages through narrow, intimate passages to the open spaces of the former yards beyond are important elements of the morphology of the historic core. The topography makes an important contribution to character with both Church Street and Wote Street following the slope of the land towards the river.

The cohesion of properties with common frontages contrasts with the views of their rear elevations. Here competing ranges of hip and gable roofs, perpendicular to the street, provide visual clues to possible earlier buildings on the plot. The character of the area is a commercial one, reinforced by prominent civic and corporate buildings (particularly the former banks) and public houses, many formerly coaching inns.

Local features

- Hierarchy of spaces: streets, square, yards, alleyways;
- Strong sense of enclosure;
- Relatively large scale public and commercial buildings of 2 to 3 storeys;
- Former coaching inns as defined by long frontages and coach entrances;
- Sloping topography along Church Street and Wote Street;
- Brickwork in Flemish bond;
- Use of stucco with moulded details;
- Use of stone dressings and details with polychrome brickwork;
- Tuck pointing.

Street



Church Street

- Church Street gently rises southwards into Market Place;
- Predominantly straight with only a gentle curve at the southern end which allows views from the eastern end of Cross Street onto Market Place;
- This southern part of Church Street has been pedestrianized and finished with a tegula type block to the full width of the street.

Cross Street

- Cross Street gently rises westwards towards New Street;
- The street is very wide due to the loss of buildings on its northern side;
- Cross Street has been pedestrianized and finished with brick pavers to the full width of the street which accentuates the loss of enclosure on the northern side.

London Street

- London Street is wide and straight which allows for long views westward onto Market Place and Winchester Street;
- The street has been pedestrianized using brick pavers which accentuates the width of London Street;
- Natural stone in front of the United Reform Church provides relief from the dominance of the brick paving.

Market Place

- Market Place is roughly square in plan and slopes away northwards towards the former Town Hall;
- The surface material is natural stone.

Winchester Street

- Winchester Street gently slopes away to the west and has a gentle curve leading out of the Market Place;
- The street narrows as it approaches the junction with New Street;
- Winchester Street has been pedestrianized and finished with polychrome brick pavers.

Wote Street

- Wote Street rises southwards into Market Place;
- There is a pronounced curve along the whole length of Wote Street;
- Wote Street has been pedestrianized and finished with tegula type block to the full width of the street.

Position of buildings in relation to the street



- The building line is consistent and almost continuous throughout with shops, restaurants and community premises set to the back of the pavement and accessed direct from the street;
- Some recession in the building line is notable along London Street and this provides interest in the street scene.

Plots

- There is some variation in the size and width of plots but they are predominantly narrow and run back at 90° angle to the road;
- Original plots have been truncated by the creation and expansion of car parking in former yards;
- There are notable examples of deeper plots backing onto Feathers Yard from Wote Street and shallower plots on the eastern side of Church Street and southern side of London Street;
- With the exception of these examples, plots are relatively consistent in depth;
- Buildings stretch across the entire width of their plots.

Building form



- Buildings are predominantly 2 storey but there are substantial numbers of 3 storey buildings such as banks, manufactories, inns and retail premises dating from the 19th and early 20th centuries;
- There is much variation in the scale of the 2 storey buildings, ranging from the modest sizes older buildings, such as the jettied structures in London Street, to the substantially grander proportions of the 19th century public buildings, such as the Town Hall and the United Reform Church with its giant order columns;
- There are a small number of 1 and 1 ½ storey buildings dotted through the character area, the most prominent being Deane's Almshouses on London Street;
- The majority of buildings, particularly along London and Winchester Street have parapets and/or have shallow pitched roofs. Roofs are not therefore a prominent feature in the street scape;

- The modestly scaled, older properties along London Street and in Cross Street have conspicuous pitched roofs, in some cases with dormers;
- The remaining historic inns include coach entrances that pierce elevations at ground floor level and demonstrate the former use of these buildings;
- With the exception of Cross Street traditional and modern shop fronts are prevalent throughout the character area;
- Windows are predominantly timber sash and fenestration pattern is regular.

Materials

- The predominant walling material is brick although this is not always obvious as many properties have later been painted or finished with render on street facing elevations;
- There are some examples of timber framing on older properties legible in the street scene, such as the Feathers Public House;
- Buildings dating from the 18th and 19th century properties are red brick, generally in Flemish bond;
- There is an example of tuck pointing on the 18th century Nos. 12 - 14 Cross Street;
- The use of stucco or render with moulded details is characteristic of 19th century buildings such as the Town Hall;
- Later 19th and early 20th century buildings such as the banks and No. 20 Winchester Street have employed polychrome brick work and in some instance stone work to embellish elevations at ground floor level;
- Roofs are not prominent in the street scene but where they are visible they are generally finished with clay tiles on steep pitches;
- Slate is common for the less visible shallow pitched roofs.

Boundaries

- With the exception of Deane's Almshouses which are set back from the street, historically a pig market was sited in front, properties extend to the roadside and do not include boundaries.

Trees and vegetation

- Trees and vegetation is limited within the character area but make a positive contribution to the character of Market Place;
- Trees on the southern side of the Red Lion Car Park provide a sense of enclosure along Red Lion Lane and reduce the impact of the large open area of parking.

Views

- There are a number of long views onto the principal focal point of the character area: the Market Place;
- London Street and Winchester Street are wide streets with only very gentle curves which allows for funnelled views towards Market Place;
- By contrast, Wote Street and, to a lesser extent, Church Street are narrower and curving which results in unfolding views on the approach to Market Place;

- There are short views onto landmark buildings and groups of important historic buildings throughout the character area and include, for example, views of the Town Hall from Market Place, the United Reform Church from London Street and Nos. 2 – 14 Cross Street from Church Street;
- There are numerous glimpsed views along alley ways leading to the yards from the main streets as well as through former coach entrances. Jacobs Alley is of particular interest as it provides unfolding views from the former yard to the south and terminating at the United Reform Church.

Issues

Street clutter



Generally the public realm is cluttered with the over-provision and poor siting of uncoordinated street furniture.

- Out of scale street lamps and street name signs;
- Over provision of bollards that are not co-ordinated in terms of design and materials. For example, the western end of Winchester Street and Cross Street;
- Uncoordinated sets of street name signs on posts rather than fixed to walls. There are good examples of wall fixed street name signs at the top of Wote Street and at the entrance to Mark Lane;
- Over provision of modern street name signs and doubling up;
- Over provision of telephone boxes in London Street;
- Unsightly railings;
- Unsightly planters;
- Inappropriate and dated brick paving.

Shopfronts



- Overly large fascias;
- Poor quality materials and colours for fascias;
- Uncoordinated and poorly designed enclosures for street café areas;

Condition



- Redundant premises;
- Poor maintenance over shops;
- Lack of general maintenance to facades;
- Re-pointing using cement based mortars damaging masonry;
- Unsightly dpc work.

Alleys

- The entrance to Caston's Yard is poor quality and illegible in the street scene;

Notable building queries



The 1st Edition OS map (1879 – 1880) shows a building is shown on the plot now occupied by the Mayflower Chinese Restaurant. The current building is basically a rectangular block with flat roof and unarticulated elevations. Whilst it has an interesting social history as a St John's Ambulance depot, it does not make a positive visual contribution to the character of the Conservation Area and should not be considered as notable.

3.2 Character Area 2 – Church Square and Glebe Gardens

Overview

The distinctive appearance of this area is derived from its loose and varied pattern and type of development. The northern part of the character area is characterised by the green open space along the course of the River Loddon. This important open space is dominated by a few principal buildings such as St Michael's Church and Chute House which partially frame its eastern edge. The semi-rural feel of Glebe Gardens to some extent reflects the former margins of the historic town. By contrast, the character of Church Square is of a higher

density and residential development with terraces and rows of cottages that reflect the 19th century expansion of Basingstoke. The scale, form and layout of the area promote a village-like quality. It strongly contrasts with the high density and overbearing form of the adjacent modern retail development.

Local features

- Shops fronting onto Church Street;
- Modest residential scale and form of Church Square;
- Contrasting scales and size of buildings reflecting status;
- The juxtaposition of open spaces and built form reflects a village like quality;
- The palette of building materials is diverse;
- Timber framing with brick nogging.

Street



Church Square

- There is a gentle curve at the western end of Church Square with more acute curves to the east and west of the original square;
- There is a pavement on the north side of the western end of Church Square and low front boundary walls contribute to a sense of enclosure in the street scene;
- The eastern end of Church Square has parking bays and varying widths of pavement with build outs for crossings and for defining the junction of the access road to St Michael's Church.

Church Street

- Church Street is noticeably wider than Church Square
- Church Street runs in a north – south direction;
- There is a gentle curve in the road from the northern end of the footbridge to Churchill Way but the road is predominantly straight affording long views;
- There is a very gentle rise as Church Street proceeds southwards away from the valley bottom.

Churchill Way

- Churchill Way (formerly Brook Street) runs in an east – west direction and forms the northern edge of the character area;
- Churchill Way is a dual carriageway with a central dividing strip;

Timberlake Road

- Timberlake Road is a 20th century road that forms the western edge of the character area;
- There is a substantial curve between Victory Roundabout and the junction with New Street.

Position of buildings in relation to the street



- Historic buildings on the west side of Church Street extend to the roadside;
- The modern retail development on the eastern side of Church Street (outside the Conservation Area) is also set to the back of the pavement;
- Larger, higher status buildings that include the Church of St Michael and Chute House are set back from the road within more spacious grounds;
- Houses in Church Square have shallow front gardens.

Plots

- Plots at the western end of Church Square are regular and run back at 90° angle to the road;
- Plots are more irregular in size, depth and width at the eastern end of Church Square and along Church Street;
- The majority of buildings stretch across the entire width of their plots.

Building form



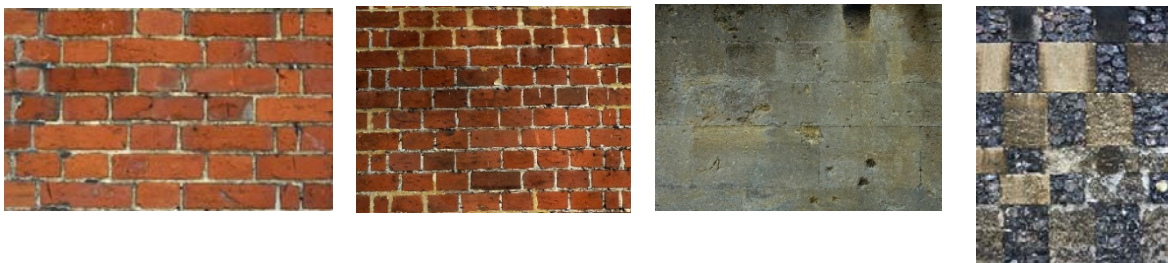
- There is a mixture of ecclesiastical, domestic and commercial buildings of different architectural periods and styles;
- The later 19th century – early 20th century houses at the western end of Church Square form terraces or are semi-detached;
- To the east of the character area buildings predominantly form rows with occasional detached properties;
- Domestic buildings are predominantly two storey, with a small number including dormers;
- Chute House is the exception and, in addition to an attic storey, has a basement;

- Roof forms are gabled or hipped;
- Ridge heights are generally consistent with some variation along Church Street;



- Windows are timber sashes and fenestration patterns are regular;
- Window and door openings face the carriageway creating active frontages.

Materials



- The older buildings reflect the local vernacular with timber framing being used in a domestic context and flint and stone for the church;
- The predominant building material for 17th – 19th century buildings is brick;
- Of note is the cut brickwork of the north gable of 81 – 83 Church Street;
- Rubbed brick flat arches employed for window and door openings are a characteristic of 18th century houses;
- The variety of materials used during the course of the 19th and the early 20th century becomes more varied and polychrome brickwork, tile hanging and pebble dash with brick dressings can be found in the terraces at the western end of Church Square;
- Some rubble stone was used in the construction of a row of 19th century cottages along Elbow corner;
- The roofs of buildings up to the 18th century have been finished with clay tiles while later 19th buildings have slate.

Boundaries

- The majority of boundaries are constructed of brick
- Houses in Church Square have shallow front gardens fronted by low brick boundary walls approximately 1m high and contribute towards a sense of enclosure;
- The high brick boundary wall with brick capping and regular pattern of shallow buttresses form an appropriate enclosure to Chute House and provides strong definition along the north-eastern boundary of the character area;
- The low boundary to the churchyard provides a positive area of recession in the street scene.

Trees and vegetation



- Mature trees associated with Glebe Gardens make a positive contribution to the character of the area and provide a backdrop to views of buildings from the south and east;
- Trees in the churchyard and the Gardens of Remembrance reinforce the village feel of this part of the Conservation Area and help to screen the impact of the mass walling of the retail development to the east;
- Individual trees and hedge boundaries to private gardens along Church Square make a positive contribution to the character of the area.

Views



- St Michael's Church dominates the area and as a result it can be viewed from a number of aspects;
- There are important views from Church Street and Church Square while there are filtered views from Glebe Gardens;
- The open spaces of Glebe Gardens, Church Square and the churchyard afford a number of important views onto notable buildings.

Issues

Building alterations and details



- Satellite dishes on front elevations;
- Poorly matched and detailed brick boundaries;
- Timber sash replacements using uPVC windows.

Street clutter



- Too many bollards along Church Street;
- Concrete bollards outside Church Cottage;
- Close board fencing facing onto public open spaces;
- Wheelie bins in shallow front gardens;
- Over provision of finger posts and street lamps along Church Street;
- Uncoordinated street furniture;
- Unattractive galvanised railings.

Townscape



- Severance from the rest of the Conservation Area. The current link between the north and south part of Church Street is via a footbridge over Timberlake Road. This is a poor quality link between two character areas that detracts from the coherence of the conservation area as a whole;
- There is a strong lack of definition in Church Square which is a consequence of the loss of the original building line positioned along the back of the pavement. The mid-20th century development of single storey dwellings are set back from the road and the boundary of the Gardens of Remembrance lack a strong sense of enclosure. This has resulted in the definition of Church Square and its village like character bleeding out towards Festival Place.

Notable building queries

Considered exclusions



51 Church Square – Was considered for exclusion given the building's degraded historic fabric, only one elevation is positive and the position and character of the modern windows have a poor relationship to the building. All other alterations are poor. However, this is an interesting building with potential for enhancement and given its prominent location within the street scene it still merits identification as a positive notable structure.

Inclusion



48 – 50 Church Square – built in the later 19th century at a time when this part of the town was being developed. Although semi-detached, these two properties share similar characteristics with the terraced houses on the opposing side of the street (18 – 43 Church Square), which were built at around the same time. This includes bands of yellow brick and red orange brick in Flemish bond. Whilst the original windows and doors have been replaced these buildings are notable.

3.3 Character Area 3 – Goldings and Parkland

Overview

The appearance of this area is dominated by the formality of the 18th century fronted house and the relationship with its former parkland. Their former grandeur and visual and physical isolation from the urban form of the town centre is clear. In the park the dense planting around the perimeter contributes to a sense of enclosure and contrast with the townscape beyond.

The War Memorial Park (formerly Goldings Park) was laid out at the end of the 18th century in the landscape style of Capability Brown. Here spinneys and belts of oak, beech and cedar trees are interlaced by winding walks. There are a number of landscape buildings within the park that are part of the original design as well as later additions. The parkland is separated from Goldings by a brick ha-ha, a typical 18th century device to keep animals from approaching the house, without the need for unsightly fences. The hexagonal brick temple folly was originally thought to be part of the original concept for the park but analysis demonstrates that it may have been constructed around the middle of the 19th century although of a different design to the existing. Nevertheless, it was clearly constructed to add interest to the views from the house.

The Victorian bandstand was originally located at the Fairfields recreation ground and was moved to the War Memorial Park in 1922. The War Memorial was constructed at around the same time and later relocated.

Local features

- Open parkland character;
- Mature tree belts and tree lined paths;
- Parkland features, including a summer house and ha-ha;
- Built form concentrated along the northern edge of the park.
- The use of mathematical tiles and Coade stone;
- War memorial;
- Bandstand.

Street



London Road

- London Road slopes away to the east from the junction with New Road;
- This road is straight within the Conservation Area but curves northward beyond resulting in deflected views of the townscape beyond.
- There are pavements on both sides of the road.

Position of buildings in relation to the street

- There is a clear difference in the building line on each side of London Road. Buildings on the north side of London Road are set back from the road while those on the south side, including Goldings, extend to the roadside;
- Structures associated with the parkland are less formally positioned.

Plots

- Buildings are attached and sit within irregular plots that are not well defined.

Building form



- The historic buildings of the area are of 2-storeys and in some cases there are dormers;
- Goldings is an 18th century villa of a scale that is appropriate to its parkland setting. Although only of two storeys it has a relatively large footprint;
- With the exception of No. 3 London Road which is steeply pitched, roof pitches are shallow or concealed behind a parapet;
- Windows are timber sashes and fenestration patterns are regular;
- Window and door openings face the carriageway creating active frontages;
- Structures associated with the parkland are of a modest scale.

Materials

- Brick is the common material for the area and this has been left expressed, finished with render or painted;
- There is some use of timber framing as expressed in the west gable of No. 3 London Road;
- In contrast to the majority of buildings of the Conservation Area, Goldings is constructed in pale yellow brickwork and includes a Coade stone decorative band and yellow mathematical tiles on the front elevation;
- The parkland structures are generally brick with the exception of the bandstand which comprises timber and cast iron elements which create a visually light and open structure.

Boundaries



- Boundaries are generally low brick walls with half round and moulded brick capping;
- The boundary between Goldings House and the parkland is a brick ha-ha, a typical 18th century landscape device to keep animals from approaching the house without the need for unsightly fences.

Trees and vegetation



- Spinneys and belts of oak, beech and cedar trees that define the boundary of the War Memorial Park are interlaced by winding walks;
- The mature trees along the boundary are an important element of the parkland design and screen the area from the surrounding townscape;
- These trees filter views onto the civic buildings along London Road;
- The mature copper beech is a prominent feature of the immediate surroundings of Goldings House.

Views



- Goldings is a prominent and prestigious building and there are important views onto it from London Road. The relationship between Goldings and its landscape setting is significant and is essential for understanding this part of the Conservation Area;
- In addition to general views across the park, views to and from specific parkland features such as the summer house is important;
- The entrance to the park along Hackwood provides an important framed view onto the bandstand.

Notable building queries

Inclusion



The War Memorial Park Gate Posts are notable, historic structures, prominent in the street scape.

3.4 Character Area 4 – Chequers Road

Overview

This is a small residential sub-area of essentially suburban character. The late Victorian, semi-detached properties are generously proportioned and the spacious but regular plot layout is emphasised by the width of the roads. St Mary's Church is one of the last vestiges of the settlement of Eastrop and provides a contrast to the suburban character of the rest of this area. The churchyard of St Mary's is bounded by a hedge and includes a number of mature trees which contribute to a sense of enclosure and tranquillity. The modest scale and form of the church does not overwhelm its setting and the use of materials act as a foil to the polychrome brickwork of the rest of the area. The mature trees and hedging around Eastrop House, contribute positively to the leafy character of the conservation area on Goat Lane, Eastrop Lane and Chequers Road.

Street

Chequers Road

- Chequers Road is on an east-west alignment and follows the contour the Loddon Valley;
- The road is straight but turns an acute 90° turn at the eastern end and slopes down towards Goat Lane;
- There are pavements on both sides of the road.

Goat Lane

- Goat Lane gently curves to meet Eastrop Lane to the east.

New Road

- New Road is a straight section of a new road created in the 19th century;
- There is a pronounced slope southwards as the road climbs out of the Loddon Valley.

Position of buildings in relation to the street



- The building line varies throughout with some houses set to the roadside, as along New Road, and the larger properties along Chequers Road set back behind front gardens fronted by low brick boundary walls.

Plots

- The plot sizes of the buildings in New Road generally have narrow frontages and run perpendicular to the street while there are larger more spacious plots to the south;
- Plot sizes in Chequers Road vary between terraced houses and semi-detached/detached villas;
- Terraced properties extend across the width of their plots while detached and semi-detached houses generally sit centrally;
- There are large spacious plots at the eastern end of Chequers Road and Goat Lane, notably the mature garden around Eastrop House.

Building form



- Houses are of two storeys but the treatment varies throughout with a mixture of terraces, semi-detached houses and villas;
- New Road is predominantly characterised by terraced properties although the older, mid-19th century houses are on a grander scale;
- Chequers Road contains mostly semi-detached properties, the grandest being the late 19th century Gothic style Nos. 13 – 15 which includes an attic storey;



- Windows are timber sashes with some examples of margin lights;
- Ground floor canted bays are common throughout the area;
- Window and door openings face the carriageway creating active frontages.

Materials



- The use of polychrome brickwork is common throughout the character area, for both terraces and semi-detached properties;
- There are some examples of the use of stucco for ground floor elevations and for dressings on brick buildings along New Road;
- The use of yellow stock brick with stone dressings is most dramatically displayed on Nos. 13 – 15 Chequers Road;
- Roofs are predominantly finished with slate;
- Front garden paths along Chequers Road are characterised by the use of yellow and red quarry tiles.

Boundaries



- Boundary walls are predominantly red brick although yellow stock has also been used;
- Some brick piers along Chequers Road incorporate the polychrome theme and include moulded decorative elements;

Trees and vegetation



- The character area becomes more verdant towards the eastern end of Chequers Road ;
- Mature trees within the grounds of Eastrop House and the churchyard of St Mary's provide a strong sense of enclosure and contribute positively to a sense of leafy tranquillity along the eastern margins of the area;
- Trees and vegetation in private gardens reinforce the suburban character of Chequers Road.

Views

- There are important views onto St Mary's Church from Eastrop Lane and from the eastern end of Goat Lane;
- There are filtered views onto Eastrop House from the eastern end of Chequers Road.

Other details

- Ornamental chimney pots;
- Crested ridge tiles;
- Decorative bargeboards;



- Ornamental stonework;
- Shared access alleyways within terraces;
- Traditional cast iron street sign.



Issues

Building alterations and details



- Expansion joints used in brick boundary walls;
- Replacement upvc windows;



- Satellite dishes on front elevations;
- Painting over brick elevations;
- Signage on front elevations;
- Inappropriate replacement roof materials.

Condition



Lack of maintenance.

Street clutter



- Number of posts for signage;
- Number of traffic lights (3 for pedestrian crossings);
- Size and number of road signs;
- Unsightly railings.

Notable building queries

Considered exclusions



The 2 buildings along Goat Lane were considered for exclusion given the buildings' degraded historic fabric. However, constructed in the late 19th century, these are interesting historic, commercial buildings with potential for enhancement and given their prominent location at the entrance of Goat Lane from New Road, they still merit identification as a positive, notable structure.

Inclusion



17 Chequers Road - Late 19th century villa which appears to be relatively unaltered with the exception of a porch using matching materials and unsympathetic door. Otherwise the building relates well to the rest of the character area in terms of materials and design and makes a positive contribution to the street scene.

23 Chequers Road - Late 19th century villa which appears to be relatively unaltered with the exception of a large conservatory/porch extension on the front elevation. Otherwise the building relates well to the rest of the character area in terms of materials and design and makes a positive contribution to the street scene.



17 – 27 New Road – these terraced houses are not marked on the 3rd Edition OS map (1910 – 11) but are likely to have been constructed shortly after this date. The use of materials and design of these buildings reflects other later 19th and early 20th century residential developments on the eastern and western margins of the historic town. The polychrome brickwork in Flemish bond and the overall form, including ground floor canted bays, timber sash windows and doors and corbelled brick chimney stacks, forms part of a group of similar buildings along New Road and Chequers and make a positive contribution to the quality of the townscape.

3.5 Character Area 5 – Winton Square

Overview

The Winton Square area has a strong commercial character but its margins mark the transition to a more residential townscape. It forms the gateway to the Conservation Area from the west and is an important route to and from the town. The appearance of the area is heavily influenced by the road layout and the loose form of Winton Square. The tight-knit arrangement of buildings along Winchester Street provides continuity with the Commercial Centre area and contrasts with the looser pattern of development along Winchester Road and the top of Sarum Hill. There is a strong sense of enclosure along Winchester Street which is only broken when entering Winton Square.

The strong frontage along Winchester Street is pierced by a former carriageway (Victoria Street) and a former carriage entrance to the rear of The Wheatsheaf. These provide glimpses of the surrounding townscape and side elevations of historic buildings. Curved and canted corners to buildings provide emphasis to junctions and entrances. The Wheatsheaf with its rounded corner is a prominent feature in Winton Square and is mirrored by a canted corner leading into Winchester Road.

Local features

- Modillion and dentil eaves cornices;
- Strong sense of enclosure in Winchester Street;
- Cross gables with applied timber boards;
- Flemish bond brickwork;
- Curved and canted corners to buildings;

Street

Sarum Hill

- Sarum Hill extends in a north-westwards direction and on a level plane out of Winton Square before noticeably sloping away beyond the Conservation Area boundary.

Winchester Road

- Winchester Road extends westwards from the junction with New Street and long distance views to the west are framed by a pair of large late 19th century villas;

Winton Square

- The former square now lacks definition although the curved corner of The Wheatsheaf provides a clue to the original form of Winton Square;
- There is an acute curve in the road at the junctions between Winchester Road and Sarum Hill which provides in deflected views.

Position of buildings in relation to the street



- The building line along Winchester Street and Winton Square is consistent with commercial properties set to the back of the pavement;
- Recession in the street scape is created by the set back of Winton House which has a spacious front garden area;
- The square itself is not well defined but the sense of open space at the top of Sarum Hill is tangible.

Plots

- Plot sizes vary in size, width and depth;
- The majority of properties extend across the full width of their plots.

Building form

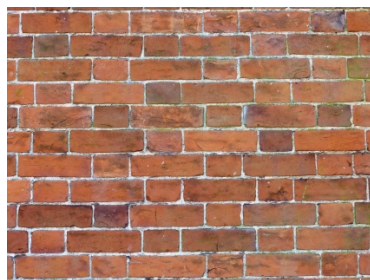


- The built form is of varying scale reflecting the status, style and age of properties;

- Buildings are predominantly of 2-storeys but there are examples of 2 ½ storeys (as in the later 19th century shops along Winchester Street) and 3 storeys (Winton House);
- The 2 ½ storey buildings include cross gables and dormers to achieve use of attic space;
- The later 19th century commercial buildings are terraced while earlier, 2 – storey buildings are generally detached.



Materials



- Early and mid-19th century buildings are characterised by red/orange brickwork in Flemish bond and rubbed brick flat arches to windows and doors;
- Winton House includes a stucco finish to the porch and stone sills for windows;
- Later 19th century buildings are also predominantly brick structures but incorporate applied boards (in imitation of timber framing), pebble dash and render for cross gables;
- The steeper pitched roofs of the later buildings are finished with clay tiles and slates while the earlier shallow pitched roofs are finished with slates.

Boundaries

- Properties are set to the back of the pavement and boundaries are not a strong feature of the character area;
- Where property boundaries do exist they are generally associated with larger, high status domestic buildings and are of red brick construction.

Trees and vegetation

- Mature trees along the front of Winton House make a positive contribution to the character of the former square and reinforce a sense of enclosure.

Views



- There are a number of important long distance views from Winton Square that provide a visual connection with other parts of the conservation area and the townscape setting beyond. These include long views onto Market Place along Winchester Street;
- Views out onto the surrounding townscape along Sarum Hill and Winchester Road provide a sense of the elevated position of this part of the conservation area;
- The relatively pronounced curve of the street in Winton Square creates deflected views along Winchester Street.

Other details

- Traditional painted commercial signs
- Traditional cast iron street signs
- Attractive traditional shopfronts in Winton Square.



Issues

Street clutter

- Out of scale street lights;
- Over-provision of guard railings on the junction with New Street and in Winton Square;

Shopfronts



- Excessive signage applied to shop windows;
- Signage in front of a window opening in Winton Square.

Notable building queries

Inclusion



10 Winton Square dates from the late 19th century and the early 20th century. This modest building sits, set back from the road at the entrance of Winton Square from Sarum Hill. The design and traditional materials used in the building, together with its location, merit identification as a positive, notable structure.

- Sash windows with small panes in the upper half;
- cream render finish and slate hipped roof.

4.0 ALTERATIONS TO THE CONSERVATION AREA BOUNDARY

The following principles have been applied in defining the Conservation Area boundaries:

- The boundaries will follow clearly identifiable features on the ground, for example walls and hedges, to minimise possible confusion in the future.
- Buildings and features which are considered to be of architectural or historic interest or which contribute positively to the special character of the area as a whole will be included. The boundary will include the curtilage of important buildings due to the fact that the setting of a building can be important.
- Planned areas of landscape will be recognised as integral to the setting of any Conservation Area. Unless of proven historical or associative interest, large areas of undeveloped land will not be included within the Conservation Area boundary.

- Exclusions from the boundary will be considered where the cumulative effect of piecemeal changes to existing buildings or where poorly designed recent development has eroded special interest.

4.1 Excluded areas

Below is a list of areas or buildings which it is proposed should be excluded from the Basingstoke Town Conservation Area boundaries.

Character Area 2

The 1977 boundary at the junction between New Street and Timberlake Road has been altered to exclude the roundabout.

Character Area 4

Lauriston Court

Modern properties with modern plot boundaries.

4.2 New inclusions

Character Area 2

The 1977 boundary cuts across the western end of Flaxfield Road. The boundary has been altered to follow the line of the wall on the west side of the roundabout at the junction between New Street and Timberlake Road.

The 1977 boundary excludes the Timberlake Road pedestrian bridge which is an important link between the two character areas within the Conservation Area.

Character Area 5

The boundary has been extended to include the buildings listed below. These date from the 18th century through to the turn of the 20th century. They form an interesting group of domestic buildings that demonstrate the character and development of Basingstoke Town to the west. Nos. 8 and 15 Winchester Road frame views westwards from Winton Square and, as a group, form a coherent sense of arrival into the Conservation Area.

8 Winchester Road (Manor House)

This building is currently identified as a notable structure. The 2nd and 3rd edition OS maps suggest that 8 Winchester Road reached its current form sometime between the end of the 19th century and the first decade of the 20th century. The main elevations are influenced by the Queen Anne Revival style and include typical features, as follows:

- plain brickwork in Flemish bond;
- brick aprons below windows;
- rubbed bricks heads to window openings;
- sash windows with small panes in the upper half;
- painted white joinery;

The ornamental door surround and the canted bay are both features of this style. The prominent eaves cornice is more reminiscent of 18th century domestic architecture while the stained leaded lights show the influence of the Arts and Crafts movement. However, this kind of mixing of styles was typical of later 19th century architectural design.

The scale and flamboyant execution of Manor House has produced a striking building that is prominent in the street scene. It represents the on-going construction of villas along the Winchester Road to the west of Basingstoke during the later 19th century.

15 Winchester Road (Brinkletts House)

This building is identified as a Building of Local Interest. 15 Winchester Road dates from the later 19th century and includes similar features to Manor House although more restrained. The building makes a positive contribution to the character of the street scene as well as the setting of adjacent listed buildings.

17 Winchester Road

This building is currently identified as a notable structure. The 1st edition Ordnance Survey map demonstrates that this building was originally a pair of cottages. The 20th century alterations to the front elevation of the building have completely removed any impression of this original form and appearance. Modern bricks and render conceal the original brickwork. All the windows have been replaced with overly large and poorly designed modern units and glazed upvc door placed centrally. The axial stacks have been truncated. This building no longer makes a positive contribution to the street scene.

21 Winchester Road

Early 19th century house (Grade II listed building). This building makes a positive contribution to the street scene on the western approach to the Conservation Area.

23 Winchester Road

Late 18th century house (Grade II listed building). This building makes a positive contribution to the street scene on the western approach to the Conservation Area.

5.0 POSITIVE CONTRIBUTORS

The town centre contains many individual and groups of buildings that, while not listed, do make a positive contribution to the character and appearance of the Conservation Area. The extent to which their contribution is considered positive depends not just on their street elevations, but also on their integrity as historic structures.

On the south side of Winchester Street, the row of buildings linking the two banks at No. 17 and No. 7, strongly reinforce the street pattern and plot arrangement of the medieval town. Their simple rendered upper storeys, with vertical breaks created by the pilasters, give horizontal emphasis. This creates a strong building line and an unassuming, but essential, foil to the major buildings, dominating the views in and out of Market Place. Moreover, when viewed from New Road, their rear elevations present a varied juxtaposition of roof slopes, and a progression of perpendicular ranges and outbuildings. This view clearly illustrates the long, narrow plots that formed the historic settlement pattern, shown in earlier maps of the

town. This suggests the survival of earlier buildings and their former functions pre-dating the 19th century frontages.

Groups of buildings with similar townscape qualities include the east and west frontages to Church Street, the lower, the lower group of 71 to 83 Church Street, 9 to 21 London Street and the buildings comprising Cross Street. The back elevations of these groups, and especially the remaining buildings, form the perimeter of the inner spaces of Feathers Yard and Joices Yard. These are essential elements of the character and interest of the Conservation Area.

Other noteworthy groups of buildings include the row of gently curved 19th century terraced properties along Church Square. These are 51 (a free-standing building with prominent gable elevations), 6 – 10 Church Square and St Michael's Cottage. Although none are of particular individual architectural merit, together they create a sequence of spaces, with contrasting spatial qualities. These significantly contribute to both the character of the Conservation Area, and the setting of the principal listed buildings.

The three corner buildings that form Winton Square are of both individual and group value. Together with the adjoining buildings, they contribute positively to the special interest of this part of the Conservation Area. Predominantly constructed of red brick, they create an intimate space that denotes the end of the commercial core.

Queen's Parade is the last surviving Art Deco style building in the area. The entrances in Winchester Street and New Street are also good examples of 20th century architectural design.

6.0 SUMMARY OF ISSUES

Building alterations

Minor development that can be carried out under the provisions of the General Permitted Development Order is contributing to an erosion of the character of the Conservation Area. In common with other conservation areas nationally, residential areas of Basingstoke Town Conservation Area have suffered from the loss of traditional windows and doors and their replacement with uPVC or other unsympathetic materials. Other issues include painting over polychrome brickwork and changes of roof material.

A number of works of alteration that are unauthorised, such as the fixing of satellite dishes to front elevations, are having a negative impact on the character of the area.

Building maintenance

The buildings in the Conservation Area are generally maintained to a good standard. There are, however, instances where the fabric of buildings has been allowed to deteriorate. This is most noticeable in the Top of Town Character Area where lack of maintenance is having a negative impact on the upper storeys of shops. This is demonstrated by decaying window joinery, cracked and missing render, spalling paintwork and vegetation growing on sills and guttering. The lack of maintenance of rainwater goods is a contributory factor in some cases.

Character areas

Basingstoke Town has five very distinctive character areas, ranging from the urban town centre, to late Victorian residential developments and a village like character reflecting on the margins of the Conservation Area. These areas have been clearly defined within this review. It is important that these character areas maintain their local distinction and that new development responds to its immediate context.

Outdoor advertisements

Inappropriately sized and detailed fascias and the use of poor materials and colours is a particular problem in the Top of Town Character Area. A detailed survey of advertising within the Top of Town area would identify the need for any areas requiring special advertising control.

Public realm

The streetscape in parts of the Conservation Area, has been undermined until recently by street signs and furniture clutter as well as uncoordinated paving materials. The rationalisation and coordination of street signs and furniture recently is welcome and hard landscaping should be combined to create a coherent and identity for the streetscape and improve the character and appearance of the area.

Traffic management

The quality of some parts of the Conservation Area has been eroded as a result of constant levels of heavy traffic and associated numbers of traffic lights and provision of guard rails. The need for unsightly guard railings and the doubling up of traffic lights should be reviewed

Trees

There are some important individual trees and tree groups throughout the conservation area and to its edges. These require careful consideration in any future proposals which may affect their integrity.

Recent development

There are a number of recent developments which are not considered to preserve or enhance the character and appearance of the Conservation Area and it is suggested that these are removed from the designated area as they are not of sufficient special merit to remain within the Conservation Area. In contrast, houses along Winchester Road on the approach to the Conservation Area from the west are considered to be an important part of the gateway to the historic core and should be included within the conservation area.

APPENDIX 1:

Glossary (Please refer to the Conservation Area Map Key)

Article 4 (1) and Article 4 (2) Directions – Restrict the right of landowners to carry out certain categories of development which would otherwise not require planning permission; Article 4's are used to control permitted development would have a potentially harmful effect on the character or appearance of the area. The Secretary of State's approval is not required in the case of a direction made under Article 4 (2) relating to land in a conservation area.

Building of Local Interest – Buildings that have been included on the adopted List of Buildings of Local Interest. Buildings of local interest will normally make a special contribution to the character or appearance of the conservation area due to their age, integrity and historic and architectural interest. These are not listed buildings, but are non-designated heritage assets. The Buildings of Local Interest Supplementary Planning Guidance was adopted as planning policy in February 2003.

<http://www.basingstoke.gov.uk/content/page/24290/Buildings%20of%20local%20interest.pdf>

There is a presumption that all Buildings of Local Interest will be retained, and any adaptations or extensions should respect their historic character and appearance, in accordance with national planning policy

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

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 a manual for making planning decisions within and affecting 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". Set out in Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The demolition of buildings over a certain size and other planning restrictions apply within conservation areas;

<http://www.basingstoke.gov.uk/rte.aspx?id=177>

Discontinuance Notices - Where an advertisement is being displayed with the benefit of deemed consent, a local planning authority may serve a discontinuance notice on the owner and occupier of the land and on the advertiser, requiring the advertisement to be removed.

Focal Point – A prominent structure, feature or area of interest or activity.

Heritage Asset - Heritage assets include designated and non-designated heritage assets. Designated heritage assets include Scheduled Monuments, Listed Buildings, Registered Parks and Gardens or Conservation Areas designated under the 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, although they may be identified as Buildings of Local Interest. 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 Space of Townscape Significance – Spaces which contribute positively to the local character and/or street scene. Townscape refers to the character and appearance of groups of buildings, including the shape of streets and spaces, form, character and detailing of buildings, ecology, natural features and the way these components combine.

Important Open Spaces – Spaces which are of value to local people and which are open in character, that is, typically largely devoid of built development. These may be valued owing to their visual significance and positive impact on the appearance of the area, and/or as a result of the recreational function they perform.. These may be significant in immediate or longer views into and out of the site, including from surrounding properties. The value of such areas may also encompass biodiversity and nature conservation.

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%)

More information on listed buildings can be found at the Council's web site;
<http://www.basingstoke.gov.uk/rte.aspx?id=270>

Landmark Building - 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.

Management Plan - The purpose of the management plan is to highlight the issues, threats and opportunities for enhancement affecting the conservation area and to put forward proposals for addressing any harmful effects and enhancing, preserving and strengthening the special qualities and character of the conservation area. The management plan is an important output of the character appraisal process. Proposals contained in the management plan are based on the findings of the character appraisal.

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 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.

Future conservation area appraisals and management plans will include an assessment of notable structures' materials, condition, survival of architectural details, boundary treatments and article 4 direction recommendations.

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/images-books/publications/gpa3-setting-of-heritage-assets/>

Significance - The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Significant View – Views into and out of the conservation area which contribute to its special significance are identified. These views are a material consideration in determining planning applications as set out in the Design and Sustainability SPD: Appendix 4 – The Historic Environment: Conservation Areas:

<http://www.basingstoke.gov.uk/content/doclib/622.pdf>

Special Interest – Special interest can be simplistically defined as the thing or things that make a structure or place special and worthy of protection. s.69 Planning (Listed Buildings and Conservation Areas) Act 1990 states:

1) "...in relation to buildings of special architectural or historic interest, the Secretary of State shall compile lists of such buildings..." s1(1) Planning (Listed Buildings and Conservation Areas) Act 1990

2) "Every local planning authority... shall from time to time determine which parts of their area are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance, and...shall designate those areas as conservation areas."

Supplementary planning documents - Documents which build upon and set out more detailed advice and guidance in respect of the policies in the Local Plan. They can be used to provide further guidance on particular issues, such as design. Supplementary planning documents are a material consideration when determining planning applications but are not part of the development plan.

Trees of townscape significance - All trees in a conservation area over a certain size are protected. 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 is for guidance only and is not necessarily an accurate reflection of their genuine location. This data is based on assessment of aerial imagery and the presence or absence of a tree does not necessarily reflect the council's view of its value or protection status.

Views - What is visible from a particular point. 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 a conservation area.

Rural views and vistas will be assessed using the Guidelines for Landscape and Visual Impact Assessment: 3rd edition.

(Blank page)

www.basingstoke.gov.uk | 01256 844844

customer.services@basingstoke.gov.uk

Follow us on Twitter: twitter.com/BasingstokeGov

If you need this information in a different format, for example large print, CD or braille, please contact the council.

©Basingstoke and Deane Borough Council October 2015

