



*Basingstoke
and Deane*

Conservation Area Appraisal **North Waltham**



An excellent Borough - together we can be even better!

Introduction

The North Waltham Conservation Area was designated in 1981 by Basingstoke and Deane Borough Council, in recognition of the special architectural and historic interest of the area.

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

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

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

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

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

This document was adopted as Supplementary Planning Guidance by the Borough of Basingstoke and Deane on 19th February 2004 and complements the policies of the Borough Local Plan (review).

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

Location and Population

The village of North Waltham is located approximately six miles south-west of Basingstoke. The topography is characterised by chalk upland with clay pockets that extends towards the village of Steventon. The Parish border is the Roman road from Silchester to Winchester from which the parish forms a semi-circle centred on the Wheatsheaf Inn.

Historic Development

Settlement Origins

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. At the Wheatsheaf (the junction of two Roman roads and an earlier trackway) evidence of a small Roman town is being revealed.

Settlement Development

North Waltham or 'Wealtham', meaning a clearing in the forest, is not mentioned specifically in the Domesday book. It was almost certainly included in the entry for Overton, with which the village had close administrative associations in medieval times. Throughout the 17th, 18th and 19th centuries agriculture continued to be the main occupation of the village, which was a close-knit and almost self-sufficient community.

North Waltham would have been regarded as a poor parish, with few wealthy families, and this is reflected in the buildings, the largest of which are the farmhouses located on the edges of the village. There is no traditional Manor House in the village, but there is some speculation that there may have been something similar on Cuckoo Meadow. The majority of the cottages shown on the 1839 Tithe Map survive, although in several cases small cottages have been joined to make larger houses.

North Waltham is one of several rural settlements that expanded during the 1960s and 1970s, as a consequence of a non-statutory village plan. The North Waltham Village Plan was adopted in February 1965 and revised in 1975, and identified areas for housing at St Michael's Close, Mary Lane and the Maidenthorne estate. 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. Since 1988 new developments including Old Barn Close, on the site of a dismantled barn, and Meadow Rise and Barley View have been added to the village.



View north from Steventon Road



The Old Farmhouse



The Old Stables

An Appraisal of the Conservation Area

An Overview

The Appraisal plan identifies those buildings, views and key features that are considered as essential to the special character or appearance of the Conservation Area. In addition to the listed buildings, it also includes unlisted buildings of particular individual or group value, which are indicated on the Appraisal plan as notable. This is not to undermine the value of other unmarked buildings or structures that reflect the historic development of the village without detracting from its special qualities. Individual hedgerows have not been included on the Appraisal plan. However their contribution to the character of the Conservation Area cannot be underestimated, and their significance is implicit in the Appraisal.



Chalk Cottage



Rose Cottage

North Waltham is characterised by a core of historic buildings centred on the village pond and Yew Tree Lane. It has small areas of infill development and some larger modern development on the edges of the village. In the village centre is the narrow Yew Tree Lane, Up Street and Chapel Street area. It's tightly knit character, with small buildings close together, creates an intimate feel. This contrasts with the more open and spacious character of Church Road, where smaller terraces of cottages surround the pond and green.

Built Form

There are 13 listed buildings within the North Waltham Conservation Area (all Grade II listed), a Grade II listed telephone kiosk, and several buildings of local interest. The listed buildings, dating from the 16th and 17th centuries, are generally of timber-framed construction, while those dating from the 18th and 19th centuries, are mainly small houses and cottages, constructed of brick and flint with thatch, slate or clay tile roofs.

Key Individual Buildings

Rose Cottage is believed to date from the mid 17th century, making it the oldest building in North Waltham. This one and a half storey, thatched cottage is of cruck frame construction. It has an exposed timber frame with painted brick panels in monk bond, and flint sections on the gable elevation (which is a later addition). There is a very deep well under the kitchen floor.

Other listed buildings in Yew Tree Lane are Yew Tree House, Camellia Cottage and Walnut Cottage. Yew Tree House, originally two cottages, was built in the mid 19th century. It is a two storey, thatched cottage with eyebrows and red brick walling in Flemish bond. The roof is hipped at the north end, and half hipped at the south end. Camellia Cottage, a two bay cottage, dates from the early 16th and 17th centuries, with modern alterations. It has a thatched roof, and exposed timber frame with painted brick infill. Walnut Cottage is a 16th century lobby house with a 17th century extension to the south side and exposed timber framing with red brick infill panels.



Yew Tree House

Hook and Hatchet in Chapel Street is Grade II listed, along with the attached Up Street Cottage. A former ale house, Hook and Hatchet is constructed in brick and flint, with a hipped tiled roof, and is date stamped 1822. Up Street Cottage, facing onto Up Street, is the centre part of a three bay hall house from around 1500, infilled with brick and flint under its thatched roof. This listed building is prominent in views down Up Street and along Chapel Street and the individuality of these two buildings contrasts well.



Hook and Hatchet

Also in Chapel Street is Chalk Cottage, which is Grade II listed and was once a bakery. This two storey dwelling has a hipped roof, which is thatched in longstraw to the original core, and slate to the Victorian extension. The cob chalk walls have been rendered.

The area around the village pond and green is the historic core of the village. There are several listed buildings centred around the pond, including Batchelors, Thatchings, Grayshott, Blake Cottage and The Old Post House. Batchelors dates from the 16th and 17th centuries and is a timber-framed house of two storeys, with a hipped thatched roof and an irregular fenestration pattern. The north elevation has painted flint walls, with brick quoins and exposed timber framing at upper levels. Thatchings is also timber-framed and dates from the 18th century. The hipped thatched roof has eyebrows over the first floor openings. There were originally two further cottages leading down an alleyway to the left, but these were demolished during the 20th century. Grayshott is an early 19th century, two storey former farmhouse with a tiled roof, hipped at both ends. The flint walls have red brick banding and quoins and the internal features include timber-framed internal walling. The barn to the rear was converted for domestic use some time ago, and is said to contain the oak floor from Steventon Manor.



Thatchings

Blake Cottage dates from the 18th century with later additions, including a brick and tile outbuilding. The thatched roof and red brick walling in Flemish bond with blue headers, typify the prominent vernacular building styles of this period. There is a date stamp of 1695 on the chimneybreast. The Old Post House also dates from the 17th century, and is a one and a half storey thatched and tiled cottage. The painted brickwork is in English



Grayshott



The Old Post House



The School



St Michael's Church

bond with timber framing to the first floor and internally. Adjacent to The Old Post House, is a Grade II listed K6 telephone kiosk, of square cast iron construction with a domed roof. This is an example of Sir Giles Gilbert Scott's 1935 design.

Together, these listed buildings form a significant group, complemented by surrounding buildings of local interest. Their vernacular style and materials demonstrates the historic development of the village of North Waltham.

On the western side of the village, are the school and the Church of St Michael, both Grade II listed. The village school, constructed in 1873, is an excellent example of the popular Gothic revival style. It has decorative brick and flint walling, and a tiled roof. New permanent classrooms were added in the 1980s. The church was rebuilt in 1865, retaining parts of a much earlier building. This Gothic revival building is Grade II listed, incorporating 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, although this heaviness is alleviated by the stone window dressings.

Buildings of Local Interest

Certain buildings, whilst not considered to be suitable for listed status, are of visual or historic interest, making an important contribution to the character of the Conservation Area.

Maidenthorne Cottage, in Maidenthorne Lane, is a one and a half storey flint cottage, with stone quoins. It has been hugely extended but retains its medieval core. The hipped tiled roof was once thatched, and there is timber-framing on the roadside elevation. The view down Up Street, towards the village core, is dominated by the tall rendered brick boundary wall (currently rendered pink).

Maidenthorne Lane curves around the old farm buildings, which are currently in a state of disrepair. The original farmhouse has been incorporated into the large brick and flint barn at the roadside. Adjacent is a 19th century weatherboarded barn with less attractive brick barns completing the yard. Although obscured by the dense tree line in front of it, North Waltham Farmhouse is a fine early Victorian brick and slate house matching Manor Farm, both presumably built by the Duke of Wellington for his tenant farmers.

Mary Lane Cottage in Chapel Street was constructed in 1818 and was originally designed to house two or three families. It now forms two dwellings known as Mary Lane Cottage and Southview, both of two

storeys and constructed in rendered brick. Mary Lane Cottage has a thatched roof, whilst Southview is tiled. The fact that Southview is stepped down slightly from Mary Lane Cottage suggests it was constructed at a later date. Its subservient position conceals most of the property from public view.

Holly Cottage (opposite) is far more prominent in views up Chapel Street because of its size and stature. This two storey rendered brick and flint property has a red tiled roof, partially exposed timber framing at upper levels, and a central brick and tiled porch. The associated outbuilding is also constructed in brick, with decorative flint panels and a tiled roof. Flint was also used in the boundary wall to Chapel Street.

The Methodist Chapel (now redundant) was built in 1864, on the site of the Old Malt House, replacing an earlier church, which became too small for the congregation. Being close to the roadside, gives the building a dominant position over its neighbours and although it is now redundant, its original use is clear. The former minister's house to the rear (now Chapel Cottage) dates from 1866 and is unusual because the elevations are unrendered. This two storey flint building, with its stone cills and decorative brick window surrounds, is indicative of this period in vernacular architecture.

Continuing into the village centre, 1 Yew Tree Cottages, in Yew Tree Lane, is surrounded by listed buildings, and complements the rural character of the lane. This two storey brick and thatched cottage dates from the 18th century.

The village centre is defined by the village pond and green, which are surrounded by listed buildings, as well as modern infill developments leading off Popham Lane.

Batchelors (Grade II), Pond View Cottages (unlisted), Pond Cottages (unlisted) and Thatchingss are a cohesive group along the edge of the green. They demonstrate the various periods of development in the village. Pond View Cottages and Pond Cottages were both two storey terraces of three cottages built in the Victorian period to house the families of farm labourers. Pond View Cottages has a red tiled roof and dominant dormer windows at first floor level, the timber porch is a later addition. Pond Cottages is of a similar size and scale, and also has a tiled roof, with gabled ends and dormers. The Old Forge at the village green (on the site of the original forge) has been vacant for a number of years, but retains its historical location in the hub of the village. This limewashed brick and flint building has a gabled tiled roof, and is significant in views towards the church.

Beyond this group of buildings to the south-west is Boundary House, formerly The Old Rectory. Although screened from Church Road by extensive tree coverage, this building retains its historic setting



North Waltham Farm Barns



Mary Lane Cottage



Holly Cottage



Chapel Cottage



Pond View Cottages

overlooking the village. The building was constructed in 1841 of brick and flint with stone dressings. It has a tiled roof with four octagonal chimneys and casement windows (some leaded). A decorative stone shield at the gable end, and a stone spike over the main doorway, relieves the severity of the surviving gothic features.

Also on Church Road, leading up the hill towards St Michael's Church, is Box Cottage, which was originally three labourers' cottages. This is a large, two storey rendered brick property with a tiled roof. Although it has been vastly extended, it retains a much earlier core. The large bay windows at ground floor, and the dormer windows at first floor, are key features of the front elevation. The adjacent Dove Cottage appears to date from the early 19th century.



Box Cottage

Between the church and the school is Church Cottage, a timber-framed cottage dating from around 1800, which was once the dairy for Church Farm. The tiled roof and tall chimneys dominate views along Steventon Road. Nearby, at the junction of Steventon Road and Mary Lane is The Old School House, constructed in the early 19th century and predates the village school.

Dominating Popham Lane on the outskirts of the Conservation Area is Kyte Abbey. This thatched cottage was probably a 17th century lobby house but has been much altered. The rear elevation has exposed brickwork in Flemish bond with flint infill panels on the west end.



Church Cottage

Public and Private Spaces

Cuckoo Meadow is owned by the village and provides a focus for village leisure activities, with a sports ground, tennis court, a small village hall and a children's play area. It is a well-maintained, attractive and tranquil area in the heart of the village, surrounded by residential development and adjacent to the school.

Corndell Green at the north of the village is a registered common and has been used as a village green for many years. Considerable effort was made in upgrading the green in the late 1970s when replacement trees were planted. The green provides an attractive entrance to the village when approaching from the north.

The green at the centre of the village provides a focal point of the Conservation Area, with the pond and old village forge. The parish notice board, a Grade II listed telephone kiosk, and a bus shelter are also located here.

Other Features of Architectural or Historic Interest

The traditional combination of brick and flint boundary walls, sometimes combined with simple black cast iron railings, is characteristic of the village. Notable walls survive at Mary Lane Cottage, Holly Cottage, Pond View Cottages, Grayshott, Hook and Hatchet, Walnut Cottage and Yew Tree Cottage. The walls at Grayshott and Hook and Hatchet are protected as curtilage structures.

Building Materials

The buildings in North Waltham are characterised by the use of brick, flint and timber framing, clay tiles, thatch and slate. Just one property in the village, Chalk Cottage, has walls of chalk and flint. Whilst many older buildings retain natural brickwork, the walls on several buildings have been rendered or painted, usually white. The contrast of white walls with timber framing or thatched roofs is typical of the village. Many later buildings have a mix of brick and flint walls. This, together with decorative brickwork such as dentil courses, brick quoins and banding, is characteristic of the village.

Several of the oldest buildings have thatched roofs. Although long straw thatch in the Hampshire style is traditional in this area, most buildings have been re-thatched with combed wheat reed. The thatched roofs characteristically sweep down to low eaves at one or both sides, and most have eyebrow windows or eyebrow dormers.

The predominance of thatch and small clay tiles means that the majority of older buildings have quite steeply pitched roofs. The effect of this is often softened by hips or half hips, and by the low eaves. A few of the later buildings have roofs of natural slate which, with their shallower pitch and generally higher eaves level, provide variety and interest to the village.

Few of the older dwellings retain their original casement windows but most of the replacement windows are appropriate. They harmonise well with the character of the buildings, and the village as a whole. A variety of original windows remain on the later historic buildings, but no one style predominates. Some of the recent housing developments have made use of traditional materials, in order to harmonise with the original character of the area. Extensive use has been made of brick and flint for new dwellings and boundary walls.



Cuckoo Meadow



Village Pond



Wall at Batchelors



Yew Tree Cottages

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

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 extensive views towards the surrounding countryside.

All the main approaches to the Conservation Area are along narrow lanes, often with high or overgrown hedges. This reinforces the impression of a self-contained village, with clearly defined edges and its own individual character. The village also benefits from attractive long views of the surrounding landscape, especially to the south and west.

The predominant tree cover is to the south-west of the village, where many tall, mature trees form an imposing backdrop. Elsewhere, trees are more isolated, and while not having a strong impact on the landscape, they do contribute to the overall character of the village.

Hedges also make a contribution to the character of the Conservation Area, with tall hedges serving to emphasise the narrowness of the lanes into the village. Hedges on these lanes are generally made up of native species, with some conifer hedging in the village. The hedge at the front of the village school is of particular interest, comprising of mainly ash and hawthorn. Some yew trees remain from the Old Manor House, which used to stand on this site.



View from The Old School House



Popham Lane



View from The Churchyard

The Setting of the Conservation Area

Despite modern housing developments on the fringe of the village, North Waltham has retained a sense of compactness. In most parts of the village one is aware of the proximity of the countryside. This close relationship, between the village and the surrounding open fields, is an important characteristic of the Conservation Area.

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

Areas of Archaeological Significance

There is evidence of Roman and pre-Roman occupation of the area around North Waltham. Flint axe heads have been found, and the sites of three Roman villas or homesteads have been located, and continue to yield occasional surface finds.

Conservation Area Planning Controls

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

- Conservation Area Consent is normally required for the demolition of buildings or structures over 115m³ in size within a Conservation Area.
- The Council must be given six weeks notice of any intention to undertake works to, cut down or uproot any trees in the Conservation Area.
- Planning applications which, in the opinion of the Borough Council would affect the special character of the Conservation Area must be advertised and the opportunity given for public comment. This may include proposals outside the Conservation Area which nevertheless affect its setting.

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

The Borough Council's Conservation Officers are available for advice and information on all matters relating to development proposals in a Conservation Area.

Grants

The Borough Council provides grants for various types of work. These include Historic Building Grants, Environmental and Regeneration Grants, and Village and Community Hall Grants. Leaflets are available explaining the purpose and criteria for each grant. Please contact the Council for further information on any grant.

Conservation Area Appraisal

North Waltham

An excellent Borough - together we can be even better!

Basingstoke and Deane Borough Council

Civic Offices London Road Basingstoke Hants RG21 4AH

Telephone 01256 844844 Fax 01256 844706

www.basingstoke.gov.uk