



*Basingstoke
and Deane*

Conservation Area Appraisal
Monk Sherborne



...making a difference



The War Memorial

Introduction

The Monk Sherborne Conservation Area was designated in 1992 by Basingstoke and Deane Borough Council in recognition of the special architectural and historic interest of the village.

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

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

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

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

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

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

This document was adopted as Supplementary Planning Guidance by the Borough of Basingstoke and Deane on 20 February 2003 and complements the policies of the Borough Local Plan (review).

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

Location and Population

The village of Monk Sherborne lies to the north of Wootton St Lawrence and west of Sherborne St John, approximately four miles from Basingstoke. The road from Kingsclere to Basingstoke runs through the southern part of the parish, one and a half miles to the south-west of the settlement. The village is located close to Monk Sherborne Wood in an undulating arable landscape.

The population of the Conservation Area in 1998 was approximately 98 (projection based on the Hampshire County Council Planning Department Small Area Population Forecasts 1995).



Queen's Meadow Cottage, Salters Heath Road

Historic Development

Settlement Origins

Sherborne means 'bright stream' and the Monk prefix arose from the existence of a priory, at Pamber, at the northern end of the parish. The manor of Monk Sherborne was held by Alnod Cild in the reign of Edward the Confessor. At the time of the Domesday Survey, the manor belonged to Hugh de Port, whose son, Henry, established a priory on the manor as a cell of St Vigor of Cerisy in Normandy and gave Monk Sherborne to the monks. In the 14th century, the priory was taken into the King's hands. In 1462, Edward IV granted Monk Sherborne to the Hospital of St Julian in Southampton. The hospital had been granted to Queen's College, Oxford, by King Edward III, and the lands and muniments of Monk Sherborne came into the hands of the Provost and Fellows of the College.

Around one and a half miles west of the village of Monk Sherborne and the Conservation Area, exists the site of a Norman motte and Bailey castle, which would have once dominated the surrounding landscape. This area of land was given to Aethelnod by King Edmund in 945AD and became Woodgarston Manor.

Settlement Development

The prevailing former use within the Conservation Area was agriculture with the evidence of two farms within the settlement. A 'pound' enclosure for stray animals existed on the site where the Old Rectory is now located, until the end of the 19th century. The village also had both a wheelwright on the south side of Queens Meadow and a blacksmith who lived at 'Jonathan's Thatch', with a small forge to the right of the entrance to Kiln Lane.



Ramsdell Road



Manor Farm

The village has developed away from the southern grouping of the Church, Manor Farm and Rookery Farm in a linear pattern along Ramsdell Road to the fork at the northern end of the settlement, near The Mole Public House, with the western road leading to Charter Alley and to the north to Pamber. In the 19th century, many changes in the plan form of the village occurred. The village green was built upon, and a pond was situated where Woodlands House now stands. Further 19th and 20th century development adjoins the Conservation Area on the Charter Alley Road where there are the listed buildings of Lilac, Fayreleigh Cottages and Jonathan's Thatch, as well as a small unlisted granary standing on staddle stones. The village traditionally has two churches, All Saints' located within the Conservation Area, and Pamber Priory, at the northern end of the village, which is the remains of the Benedictine Priory founded in 1110AD.

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

The Monk Sherborne Conservation Area is mainly linear in character, following Ramsdell Road for the most part. It has three main focal points - All Saints' Church and Manor Farm at its southern edge; the group of buildings around Monk Sherborne House; and the group around the fork in the road at The Mole Public House.

The area is characterised by an informal arrangement of vernacular residential buildings interspersed with more modern buildings. The occasional glimpse through gaps in the hedges lining the main road, or between buildings, reveals the surrounding countryside and Monk Sherborne Wood. The dispersed settlement pattern and topography result in a Conservation Area of subtle, but distinctive character.

Built Form

Within the Conservation Area, there are ten buildings included on the List of Buildings of Special Architectural or Historic Interest. Of these, All Saints' Church is listed Grade I (being of outstanding national importance) with the remainder being listed Grade II (of local or regional interest).

There is a variety of building types, mainly dating between the 16th and 19th centuries which are dispersed throughout the village. Often located at key visual points within the streetscene, they make a significant contribution to the special qualities of the Conservation Area.

Some of these older buildings have been altered over successive periods to accommodate changes in their use or contemporary architectural fashions. The refronting in brick of existing timber-framed buildings and insertion of carefully arranged sash windows, to produce a polite elevation, was particularly common in the 18th century. Other buildings have retained more completely their vernacular form and materials.

The villagescape, however, comprises a number of unlisted buildings, mainly dating from the 19th Century, which are predominantly constructed of vernacular materials and strongly reinforce the street pattern of the new village.

Key Individual Buildings

All Saints' Church dates from between the 10th and 14th centuries with minor restoration work in 1851 and 1887. It is constructed of flint, some of which is laid in a 'herring-bone' pattern, and has a clay tile roof with a tile hung bell-turret. The church lies at the top of a small hill, and this feature can, therefore, be seen from across the fields to the west of the church. The main body of the church, however, can only be seen at close range, as it is well screened behind the trees and hedges of the narrow rural lane that leads up from the main village.



All Saints' Church



Iris Cottage

Adjoining the church is Manor Farm. The farmhouse is a building of notable historic significance with its central core dating from the early 18th century, with perhaps elements of 17th century origins. The gable end to the building punctuates the view up the lane from the village. The buildings, together with the more modern agricultural buildings in the adjoining field, create an important historic setting to the church.

Rookery Farm can also be seen across these fields but not from the road. Also known as Lower Farm, this is a substantial early 19th century red brick building with a symmetrical façade and a slate roof. At the entrance to the Conservation Area from Sherborne St John, lie Iris Cottage and Appletree Cottage (formerly Eastrop Cottage and Beam Ends respectively) which are constructed of timber-frame with brick infill panels and clay tiled roofs. Iris Cottage has distinctive eyebrow dormer windows, in the front elevation, from when the building was originally thatched. Wantage Cottage, on the northern boundary, is of similar character and appearance. Queen's Cottages, near to Wantage Cottage, remains thatched. These buildings are all located on the edge of the large fields that surround the Conservation Area and therefore define its historic settlement pattern.

Significant Groups of Buildings



Queen's House



Clifton House

The other two listed buildings - Baymon and Rookery Cottage - form part of a group of buildings around the road fork. Both are timber-framed with 16th and 17th century origins, respectively, but unlike the other listed cottages, are enclosed by the boundaries of adjoining plots, with mature vegetation in their grounds.

At the top of the hill, from Rookery Farm, towards the rest of the village and around the curve in the road, lies an important group of buildings - Queen's House and a courtyard of ancillary buildings, Monk Sherborne House and Stable Cottage, Down Cottage and Woodlands. These 19th century buildings are of conscious architectural design and status and are set in large, irregular plots that are well planted with tall hedges and trees along the boundaries. Queen's House is of particular note, with its buff facing bricks, fenestration arrangement and gabled elevations. Woodlands is a complex of buildings, set in extensive grounds and located midway along the main north/south road which divides the Conservation Area. The main façade has an ashlar stone portico across the ground floor.

At the northern end of the village surrounding The Mole Public House are a number of buildings of interest. Around the fork of the north-south road, is a cluster of 19th and 20th century buildings. These are Clifton House (which was originally two buildings dating from the 18th century with an Edwardian extension and unusual gothic window openings), Flaxbourne (set back further from the road, a long brick and tile terrace with irregular fenestration), The Priory and Western Cottage. These structures, including The Rectory, form a complimentary grouping to the older buildings, and show the development of this area of the village during the 19th and early part of the 20th century. Western Cottage is an early 20th century building that has a symmetrical painted brick façade and arched windows, with a slate roof.

The Mole Public House is also an important feature of the Conservation Area. It occupies a prominent position at the end of the long view along Ramsdell Road from the south, and is of some interest as a well-proportioned 19th century building, with low hipped slate roof and distinctive white-painted elevations. Also worthy of merit are Yew Tree House (a reconstruction of 2 earlier cottages) and Nos 13,14 and 15 Ramsdell Road.

The Character and Importance of Public and Private Spaces

The northern part of the Conservation Area is characterised, not only by irregular plot sizes and building forms, but also by the significant hedges that define the boundary between the public and private spaces. The hedge line is almost constant along both sides of the mainly straight road, creating a 'tunnel' effect terminated by The Mole Public House at one end and the mature tree belt at the other. The formality of the grass verges, in front of the hedges, reinforces the residential character of the area within the wider rural landscape.

There are, however, a number of open spaces along the western side of the road that afford extensive views across the landscape and also to the Monk Sherborne Wood in the east. The large open area around Rookery Farmhouse to the east and the west is important as it provides a formal setting to the ordered appearance of the building, as well as allowing views across the Conservation Area, especially looking across from the Church and Manor Farm. This area also reinforces the historic development of Monk Sherborne by retaining the separate identity between the more open areas to the south and the more developed areas to the north.



Ramsdell Road

Other Features of Architectural or Historic Interest

To the west and north of the building adjoining The Mole Public House, is a chalk cob boundary wall. This is an important vernacular building material that reinforces the historic character of this part of the Conservation Area. There is also a run of 18th century cast iron railings around the frontage of Manor Farm, which add interest to the elevations behind. A K6 telephone kiosk was listed as grade II on 27th February 2002 and adds to the character of the Conservation Area. The War Memorial at the junction of Ramsdell Road, Monk Sherborne Road, and the lane to the church is a feature of interest.

Building Materials

The Conservation Area reflects the variety of traditional building materials, particularly red brick and tile. The survival of other vernacular building traditions, for example thatch and cob, reinforces the special historic character and appearance of the area.

Given the domestic scale and simple vernacular architecture of the buildings within the Conservation Area, historic joinery (such as sash or casement windows, doors and door hoods) are often the features that define the appearance of properties. Although some buildings have been modernised, the use and overall effect of inappropriate replacement windows and doors is limited.



Manor Farm

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

The open areas within the Conservation Area, to the north and the south of the settlement, illustrate the scattered development of the village along a ribbon plan form. Many of the houses are set back from the roads in extensive well-kept gardens, often hiding the buildings from view or allowing only brief glimpses on passing by. Mature trees are planted around the area, both within gardens, and farmland. The trees are predominantly a mix of native and exotic broad-leaves with a number of ornamental conifers also present. One tree of note is a young Dawn redwood located in the front garden of New Close. These trees were thought to be extinct until their discovery in China, in 1941. Also worthy of merit is Yew Tree House with a notable yew archway and mature yew within the grounds. Sycamore regeneration is also quite evident in places.

To commemorate the Millennium, an avenue of 40 English oaks was planted along Salters Heath Road.

Hedgerows form an important feature in the Conservation Area and are found along the verges, often enclosing the road as it meanders through the village. They are an interesting mix of native, evergreen and coniferous species.

The Setting of the Conservation Area

Monk Sherborne is located within a predominantly rural landscape and is an area of countryside containing clay, gravel and sand deposits, along with some woodland cover and a low settlement density. A dense network of winding lanes, which skirt a mosaic of irregular shaped fields and grazing land connects scattered villages and farming settlements.

To the east of the village, the Monk Sherborne Wood, and the open space in front of it, can be glimpsed through gaps along Salters Heath Road and Ramsdell Road. Elsewhere, the buildings around The Mole Public House can be seen from Manor House, across the small valley at Rookery Farm, and also from along Salters Heath Road to the north. The road out of the area to the north-west and Kiln Lane to the west are both densely wooded, resulting in the Conservation Area emerging from a long line of later buildings along the northern edge of the road.

Given the Conservation Area boundary excludes properties on the western side of Ramsdell Road, between Clifton House and Down Cottage, these properties form a significant part of the setting to the area. The regularity of their plot size and shape and the style of these mid 20th century buildings contrast with the informal historic character of the remainder of the area. However, the essential form and scale of the buildings is complimentary to the overall appearance of the area and their hedge and verge boundaries to the road help define this important space.

Areas of Archaeological Significance

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

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

All Saints' Church and Manor Farm are the focus of an Area of Archaeological Potential (AAP). An excavation at Manor Farm in 1996 revealed the foundation plan of a Roman winged corridor house, one room of which was modified to incorporate a channelled hypocaust. Two well preserved corn dryers were also discovered. A further two pits found close to the building contained coins and pottery datable to the 3rd and 4th centuries AD. These finds give this area an extremely important archaeological significance, demonstrating that this has been a focus for settlement, for many hundreds of years.

A further AAP within the Conservation Area surrounds the building lines on each side of the road extending northwards. Occupation of this area never appears to have been intense and the houses are all irregularly spaced. Further investigation into the age of the buildings would enhance the understanding of the development of the village. A 'keyhole enclosure' is located to the south-east of Field Barn Farm (just south-west of the Conservation Area) and this has been recognised as a Scheduled Ancient Monument (SAM).



13 and 14 Queen's Cottages, Ramsdell Road



Wantage Cottage on Salters Heath Road

Conservation Area Planning Controls

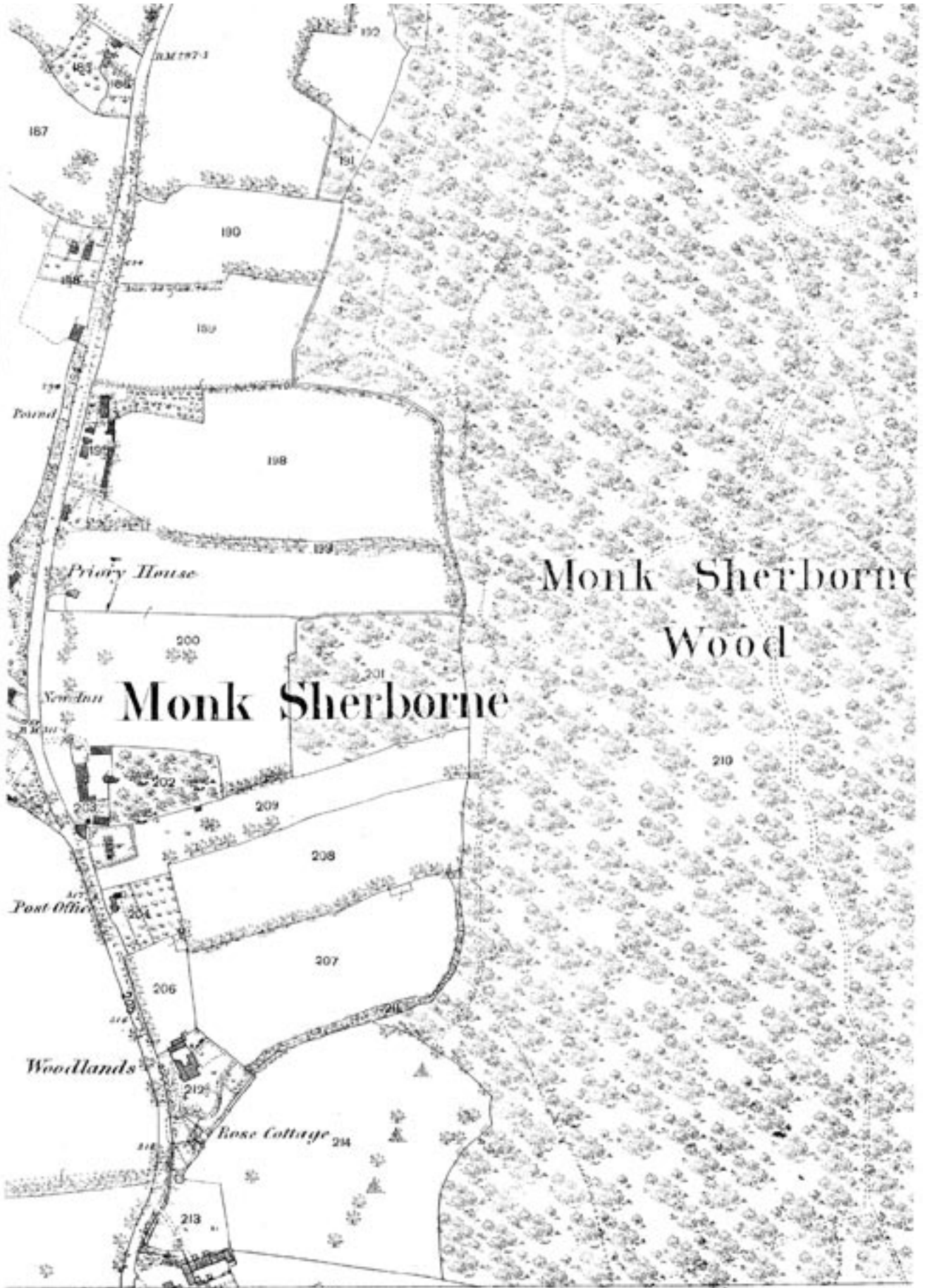
The following controls apply within the Conservation Area in addition to normal planning controls:

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

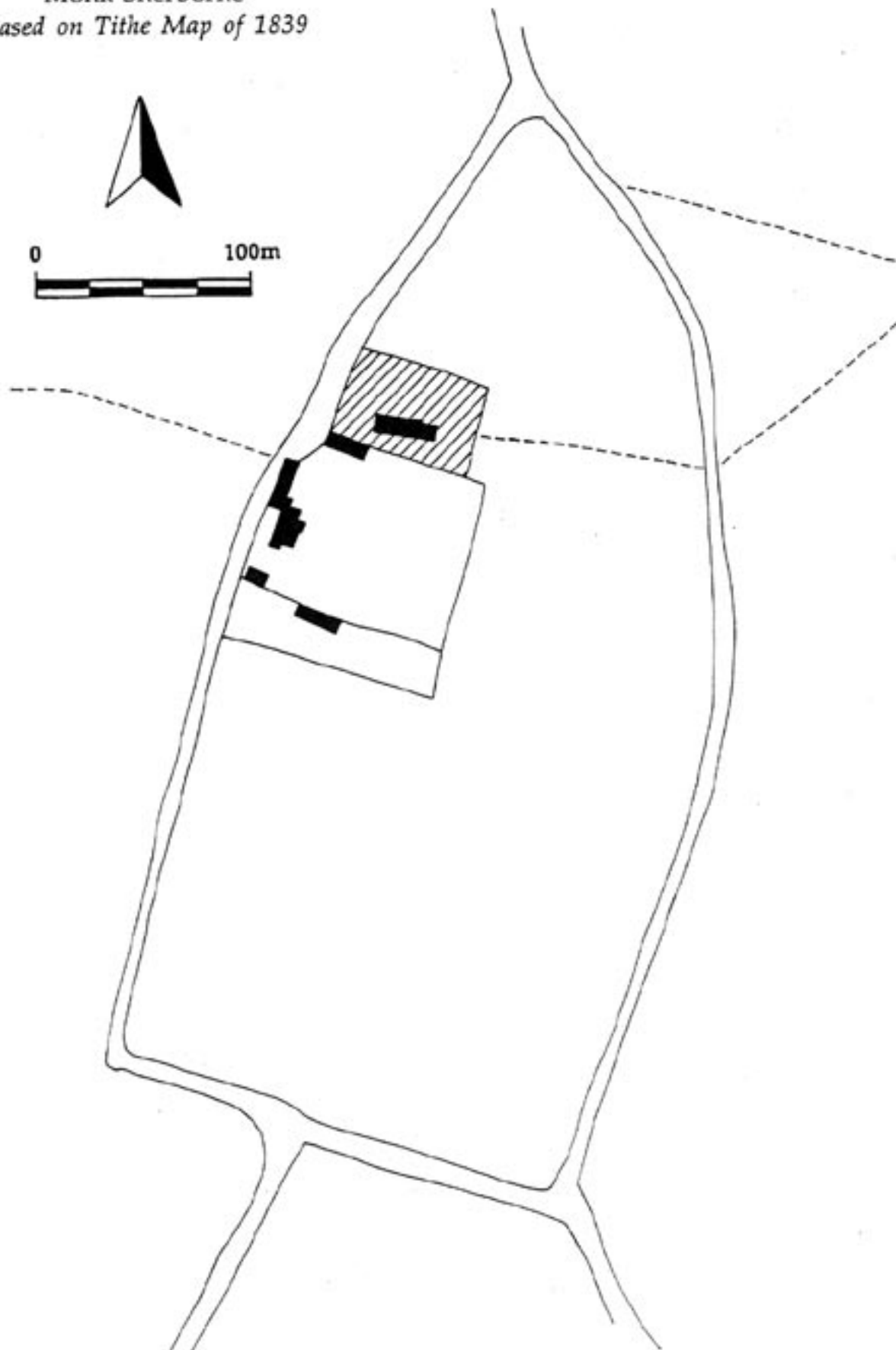
Statutory policies relating to Conservation Areas and listed buildings are set out in the adopted Basingstoke and Deane Borough Local Plan. These policies reflect the statutory duty on the Local Planning Authority to have regard to the preservation of historic buildings or their setting, and to the enhancement of areas designated as being of special interest. These policies seek to ensure that particular 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 the Conservation Area.

Grants

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



Monk Sherborne
Based on Tithe Map of 1839



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...making a difference

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