Basingstoke and Deane

Newnham Conservation Area Appraisal and Management Plan 2026

Draft public consultation document







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FINAL Draft Public Consultation document

Date November 2026

This Conservation Area Appraisal and Management Plan has been prepared by Basingstoke and Deane Borough Council for adoption following public consultation. This document will supersede the Newnham Conservation Area Appraisal amended in 1984 and adoption as a Supplementary Planning Document (SPD) in 2004.

The Council gratefully acknowledges the assistance of Newnham Parish Council, and the work of Parish Clerk Sue Turner.

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1.0 Introduction

Newnham is an historic rural village set on a high ridge between Old Basing and Hook.

1.1 Overview

Newnham, from the Anglo-Saxon meaning ‘new estate’, is an attractive village located on a ridge of higher ground to the east of the River Lyde and extending northwards towards Rotherwick. At the highest point, the 12th century St. Nicholas’ Church is flanked by the core settlement around a village Green, and on the other by the Manor Farm complex. Newnham’s origins are agricultural, based also on its location at a junction of historic routes which now bypass the village. As such Newnham retains much of its original character as an ancient rural settlement with later development extending along the main village road towards Hook. The London and Southwestern Railway cut through the southern part of the Village partially isolating this area of the Barracks from the main village. The now much larger settlements of Hook and Old Basing lie to the east and west respectively, with the A30 and M3 bypassing to the south.





Looking north across the Green

1.2 Summary of Special Interest

Newnham's special interest is derived from its early medieval origins, first mentioned in 1127, set on a high ridge centred on St. Nicholas' Church and the adjacent Green surrounded by a mix of well-preserved historic farmhouses, barns, cottages and village pub. The settlement is surrounded by open farmland, and views from its elevated position. A key feature of Newnham is the Green, originally sited at a junction of major routes leading west to Hook and eventually to London, south via Odiham to Fareham and the coast, west to Basingstoke and north via Rotherwick to Reading. The treed landscape, hedgerows, and modest scale, spacious form and pattern of later development also contribute to the quality of the area.



1.3 Purpose of the Conservation Area Appraisal

The Conservation Area Appraisal identifies, describes and illustrates those features and characteristics of the historic settlement of Newnham that contributes to its special interest and justify its designation as a Conservation Area. Where buildings, structures or landscape features have not been described in this appraisal, they may still make a positive contribution to the character and appearance of the conservation area, and its setting.

This Conservation Area Appraisal is to be used as a baseline to inform future change, development and design within the Conservation Area, or within its setting, and to preserve or enhance its unique character.

The appraisal recognises designated and non-designated heritage assets within the area which contribute to its special interest, along with their setting. It will consider how the area developed, and its building styles, forms, materials, scale, density, roads, footpaths, alleys, streetscapes, open spaces, views, landscape, landmarks, and topography. Other less tangible aspects of historic place such as vitality, tranquillity, openness, enclosure and light also contribute to an area's special interest and its significance.

These qualities will be used to assess the key characteristics of the area, highlighting the potential impact future developments may have upon the significance of heritage assets and the character of the Newnham Conservation Area.

This assessment is based on information derived from documentary research and analysis of individual Character Areas. This appraisal will enhance understanding of the Newnham Conservation Area and its development, informing future design. Applications that demonstrate an understanding of the character of a Conservation Area are more likely to produce appropriate designs and positive outcomes for agents and their clients.

It is expected that applications for planning permission will also follow the best practice guidance outlined within the Management Plan and Principles for New Development.

2.0 Planning Policy, Guidance and Legislative Background

2.1 National Policy

The national legislative framework for the preservation and enhancement of Conservation Areas and Listed Buildings is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 69 of this act requires Local Planning Authorities to designate areas which they consider to be of architectural and historic interest as Conservation Areas, and Section 72 requires that special attention should be paid to ensuring that the character and appearance of these areas is preserved or enhanced. Section 71 also requires the Local Planning Authority to formulate and publish proposal for the preservation and enhancement of these areas.

National planning policy for the conservation and enhancement of heritage assets is set out in Chapter 20 of the Government's National Planning Policy Framework, or NPPF, (2026). It provides policies with the objective of conserving and enhancing the historic environment. Heritage assets are an irreplaceable resource and range from sites and buildings of local historic value to those of the highest significance such as World Heritage Sites. Such assets should be conserved in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

The NPPF includes Policy HE2 (2) requiring Conservation Areas to be reviewed periodically, and new or amended designations should be accompanied by an adopted appraisal and management plan which should be aligned with the policies in the development plan. Policy HE6 includes the requirement that in the consideration of the potential impact of development on the significance of designated heritage assets, substantial weight should be given to their conservation, and the more important the asset, the greater the weight should be, and that any harm to a designated heritage asset will be a matter of considerable importance and weight.

Chapter 14 of the NPPF also provides policies for achieving well designed places. Policy DP3 requires that development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings,

the use of materials and architectural features, and the restoration, reuse and integration of heritage assets.

Conservation Area Appraisals and Management Plans carry considerable weight in the conservation and enhancement of the historic environment, in accordance with national policy.

2.2 Local Policy

The following Basingstoke and Deane Local Plan (2011 to 2029) policies are particularly relevant in consideration of development proposals relating to the conservation area, although others may also apply:

Policy EM1 Landscape

Policy EM10 Delivering High Quality Development

Policy EM11 The Historic Environment

Other relevant documents:

Heritage Supplementary Planning Document 2019

2.3 Designation of the Conservation Area

Newnham Conservation Area was first designated in 1981 by Hampshire County Council in association with Basingstoke and Deane Borough Council in recognition of the special architectural and historic interest of the area. It was further amended in 1984. Basingstoke and Deane approved the Conservation Area Appraisal as Supplementary Planning Advice on 19th February 2004.

A further review has been undertaken, and this document, Newnham Conservation Area Appraisal and Management Plan 2026 has been produced. It has been to public consultation on **xxx** and following its approval by the Council on **xxxxxx** it is now the current and adopted Conservation Area Appraisal for Newham.

The Newnham Conservation Area Appraisal is described, and the Conservation Area Appraisal Map is included. This shows the Conservation Area boundary, proposed changes, as well as features of significance within the Conservation Area including listed buildings, positive buildings or groups, walls and boundary treatments, trees, and focal points and views in and out of the area.

2.4 Article 4

The current Newnham Conservation Area is not subject to an Article 4 Direction. Under the Town and Country Planning Act, an Article 4 Direction may be an appropriate management tool to remove certain permitted development rights for specific works to residential properties within a Conservation Area.

Some conservation areas are of particular sensitive historic character. This means that minor alterations will be far more noticeable and potentially damaging to the special appearance of the area. Changes that might be possible under permitted development to non-listed residential buildings within the Conservation Area can have a negative effect on the character and special significance of the area.

Article 4 directions may be an appropriate management tool to protect the area's character and appearance. The Management Plan in this document provides further details.

2.5 Boundary Revision

As part of this review, the Conservation Area boundary has been assessed, in line with national legislation for Conservation Areas. Following the review, one boundary change is now proposed as follows:

- Include *The Strings* - a Site of Importance for Nature Conservation (SINC) beyond Heathmorr, Saudian House and Fir Tree Cottage on Newnham Road extending to the borough boundary and following the line of the boundary to also include the area of open land south of Ridge Lane as shown on the associated Conservation Area Appraisal map.

A number of buildings are included as Positive buildings on the appraisal map and detailed in section 7 of the appraisal.

2.6 Designated Heritage Assets

The Conservation Area is a designated heritage asset in its own right. Listed Buildings and structures are also designated heritage assets. There are 14 listed buildings within the Newnham Conservation Area boundary listed below:

St. Nicholas' Church – Grade II

Manor Farmhouse – Grade II

Manor Farm Tithe Barn – Grade II

Manor Farm Granary – Grade II

Manor Farm Cottages – Grade II

Newnham Green Farm – Grade II

Elm Cottage – Grade II

Newnham House – Grade II

Tylney Lodge – Grade II

Tithe Barn – Grade II

Naishes Farm – Grade II

Cromwells – Grade II

Holdings – Grade II

These buildings and structures have been listed due to their special historic and architectural interest under Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Further information about the listing process can be found on the Historic England website: https://historicengland.org.uk

Listed buildings are protected by government legislation and there are policies in place to ensure that any alterations to a listed building will not adversely affect its special interest. Works to alter, extend or demolish a listed building require listed building consent and sometimes planning permission.

Mostly the concentration of listed buildings is centred around Newnham Green, including a number of buildings identified as Positive buildings that also contribute to the special character of the area. There are further listed buildings along the main

routes into the village, and also in The Barracks; the southern part of the Conservation Area now separated by the railway bridge.

There are no scheduled monuments within in the Conservation Area.

2.7 Non-Designated Heritage Assets

All buildings, features and planned landscapes within a Conservation Area make a contribution to its significance. These can be measured on a sliding scale of positive, to neutral, to negative contributors.

Heritage assets are defined in the NPPF as ‘a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.’

Not all heritage assets are designated, but this does not mean they are of no heritage value. Buildings and other elements of the built environment such as fountains, railings, signs and landscaping can make a positive contribution to the appreciation of an area’s historic interest and its special appearance.

Local listing is an important tool for local planning authorities to identify non-listed buildings and heritage assets which make a positive contribution to the locality. There are no local list buildings within Newnham.

As part of the appraisal of the Conservation Area, this document has identified heritage assets which make a positive contribution to the Conservation Area. These are identified in the Conservation Area Appraisal and shown as Positive buildings on the appraisal map.



Well Cottage, a Positive building

2.8 Heritage at Risk

Currently, there are no buildings categorised as at risk from neglect or disrepair, either on the national Historic England’s Heritage at Risk Register or on the local Basingstoke and Deane Borough Council’s Risk Register.

2.9 Positive, Neutral or Negative Elements

Positive: Positive buildings are identified within the Conservation Area are shown on the map. These are buildings and sometimes features that have been identified as

positive contributors to the character or appearance of the Conservation Area. Although not considered to be worthy of statutory listing, it is their value amongst other features that have a positive impact on the area and its setting as a whole. Whilst identified as Positive there may also be improvements which can be made to better reveal the architectural interest of the building and enhance their contribution to the character and appearance of the Conservation Area. General enhancements that may be appropriate are noted in the Management Plan.

Positive with opportunity for enhancement: these are buildings which have been highlighted as they are positive contributors, however their positive contribution has been compromised due to intrusive alterations or additions. These buildings may be enhanced through the removal, replacement or redesign of detracting or unsympathetic alterations.

Neutral: These buildings make no beneficial or adverse contribution to the character or appearance of the Conservation Area. It is important to ensure that neutral features do not become negative through poor design.

Negative: These buildings make an adverse or intrusive contribution to the character or appearance of the Conservation Area.



Woodside, a Positive building

3.0 Historic Development of the Settlement

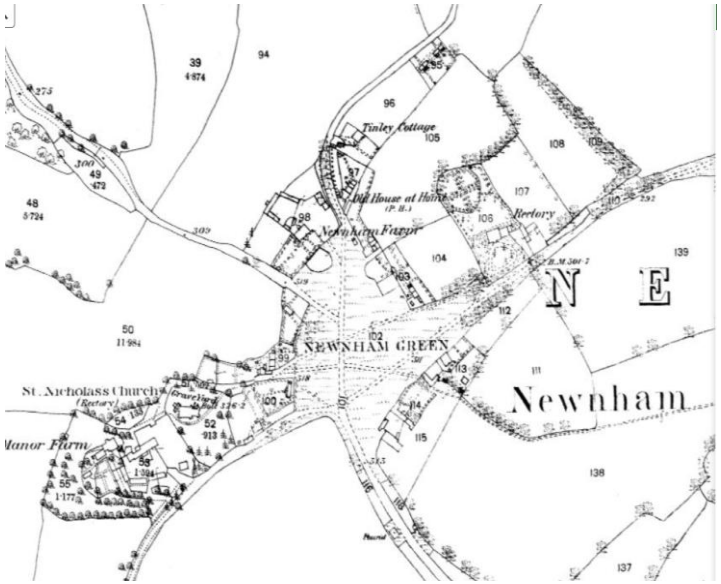
From early times the road from London to Lands' End travelled through Guildford, Farnham, Alton and Winchester to Salisbury and onwards to Exeter. In the 1400s a faster route from Salisbury via Andover and Basingstoke to London was

established passing through Newnham. The route was known as the Great West Route; it was also identified as the King's Highway, or the London Way on historic mapping, and influenced the economy of the Newnham adding to its importance and sustaining its economy as a stopping point for drovers and travellers.

In the later 18th century the route was changed, taking a line similar to that of the present A30. With further improvements to the A30 in the 1920s, and the more recent construction of the M3, the changes combined to make Newnham the more tranquil village that it is today. A small area known as The Barracks used to be more directly connected to the village centred on Newnham Green, but the coming of the railway in 1838 brought further change to the village and isolated these dwellings. They were included within the original Conservation Area designation undertaken in 1984.

3.1 Early Settlement

Newnham is a combination of the Old English words "neowe" (new) and "ham" (homestead, village, manor), is a long-established community, with its first written reference dating from 1130. The earliest relics of settlement were two Neolithic hand axes discovered in the area, one at what is now Naishes Farm. The Church was in existence between 1125 and 1135 (its Norman arch has been dated to 1125) and it is reasonable to conclude that a community was established before this time.



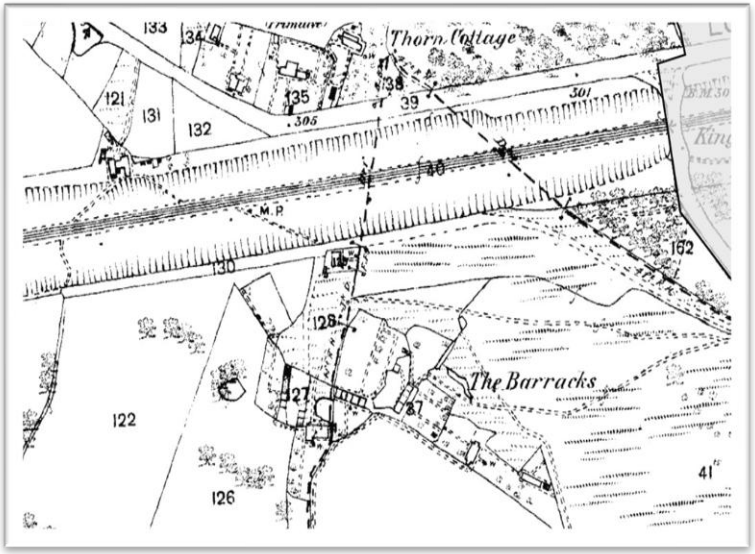
1870 – 1888 Historic Map of Newnham

Newnham formed part of Mapledurwell until 1198 when Alan Basset Lord of Mapledurwell granted lands to Hugh de Arundel, where it remained with a number of the family descendants. By 1275 the Manor had passed to Adam de St. Manefeo. The St. Manefeos were also owners of Heckfield in the Hundred of Holdshot. Newnham remained with descendants of that Manor for nearly a century and a half. In 1381 a descendant of the St. Manefeo family gave up all their rights to Robert Fulmere and others. It then passed in 1395 to Edward Bokeland and his wife Amice who not having any children, the Manor passed to Sir Phillip la Vache in 1402, and in 1428 to Thomas Stukeley. After a contentious period in the Stukeley family procession the Manor passed to William

Paulet, 3rd Marquess of Winchester in the 16th century and stayed with their descendants for over two centuries. William Powlett, Lord Bolton was the owner in 1816 and continued to be a major landowner in Newnham in 1842. The Manor was later sold to Guy Carlton, the third Lord Dorchester who was lord of the Manor between 1859 and 1867. The Manor remained with the Dorchester family until 1963 when Dudley Carlton died. It then passed to his daughter, Diane, wife of William Harris 6th Earl of Malmesbury. On her death in 1990 her son James, the 7th Earl, inherited the Manor of Newnham. Corpus Christi College, Oxford and Winchester College also own land within the parish.

Before the 19th century other landowners in Newnham included Henry Deane, who on his death in 1610 held two water corn mills and three water fulling mills called Lyde Mills within part of the manor of Newnham for the marquess of Winchester. The 1842 tithe shows a number of important landowners including the Duke of Bolton; leasing land to James Warren, esquire. The London and South Western Railway Company also owned land. The Hookland Estate was held from the 16th century by Corpus Christi College, Oxford including land in Newnham which in the 17th and 18th centuries was sublet to various people including Lord Dorchester. One of the largest estates belonged to the Wellesley's of Tylney Hall in Rotherwick which also included land in Newnham.

Newnham's settlement was based on agriculture and provided a stopping place for drovers of livestock from surrounding areas to rest and water at the village ponds on the route to Basingstoke market. During the 15th century the trading route from London to Land's End, via Basingstoke and Salisbury, was established. It passed through Newnham, adding to its importance and sustaining its economy. However, in the later 18th century the route of this road was changed, taking a line similar to that of the present A30 so by-passing Newnham. This change and the more recent construction of the M3 contributed to Newnham remaining the small village it is today. The area known as The Barracks was once more directly part of the main village extending outwards from Newnham Green, but the coming of the railway in 1838 cut through separating The Barracks into the distinct area as it is today.



1870 -1888 map showing The Barracks

3.2 Medieval origins

St. Nicholas' Church is the oldest surviving building in the village and dates from the 12th Century; its Norman Arch dated to 1125. It is Grade II listed and approached along the narrow Church Path leading from the Green.



The churchyard includes a number of early headstones including some carved stone tombs with arched hoods close to the church entrance, as well as some unusual metal Methodist grave markers, all set amongst ancient Yews and mature planted boundary edges.



St. Nicholas Church' Churchyard with Manor Farm tithe barn in the distance

3.3 15th to 18th century development.

A number of listed buildings survive from this period.

Manor Farmhouse is a Grade II listed two-storey dwelling, with a timber framed core, and dates from the 16th and 17th centuries with later alterations. Its complex of farm buildings includes its 18th century tithe barn and 19th century granary which are also Grade II listed, and which contribute to the views from the Church and to its setting.

Other listed buildings from this period centre on Newnham Green and include:

Newnham Green Farm, an 18th century Grade II listed farmhouse, together with its curtilage listed outbuildings including an 18th century former cowshed now a cottage, and a timber barn to the rear and pond on the Green.



Newham Green Farmhouse fronting pond on the Green (photograph used with kind permission of S. Turner copyright owner)

Elm Cottage, also overlooking the Green, is a Grade II listed 17th century timber framed house with modern alterations.



Over two storeys with double attic windows it has exposed timber framing now underbuilt with brick and brick infill panels and a plain red tiled roof.

Also overlooking the Green but set back and at the junction with Church Path is Manor Farm Cottage. It fronts its large garden bounded by natural hedging. Once comprising two cottages, it is now a house of linear form of 17th century origin with 18th and 19th century alterations and listed grade II.



Set back from the Green on Ridge Lane is Newnham House; formerly The Rectory, it is an imposing 18th century building in Regency style with stucco clad elevations under a slate roof and having architectural detailing including large entrance porch, pilasters and entablature.

3.4 19th Century Development

Dovecote Cottage is a 19th century house sits immediately to the rear of Manor Farm Cottage alongside and facing Church Path. Of brick elevations under a plain tiled roof, it has an attractive timber hooded entrance and door and well planted boundary edges alongside.



Dovecot Cottage

On Ridge Lane is one of two former Gatehouses to Tylney Hall that lies halfway between the villages of Newnham and Rotherwick. West Lodge was built in 1899 -1901 and together with its gate and piers are Grade II listed.

3.5 20th Century Developments

New House is an example of a Modernist Movement house built in the 1960s with its asymmetric design, flat roof and predominantly glazed south facing rear elevation, it sits well within its historic context. However, recent extension and alteration has eroded some of its original design.

Newnham Road exemplifies later ribbon development of the 1930s extending from the Green, with a number of bungalows, including some Positive estate cottages of the period on the north side with links to open rural farmland on the south side. The modern Village Hall is also situated here.



Newnham Village Hall, Newnham Road

4.0 Context

4.1 Location, topography, geology, and setting.

Newnham Village lies on a ridge of high ground above and to the east of the River Lyde, the ridge running through Newnham Hill to Church Path, the Green, Tylney Lane and

onwards to Rotherwick. The high ground including most of the Green and St. Nicholas' Church is over 95 metres above sea level.

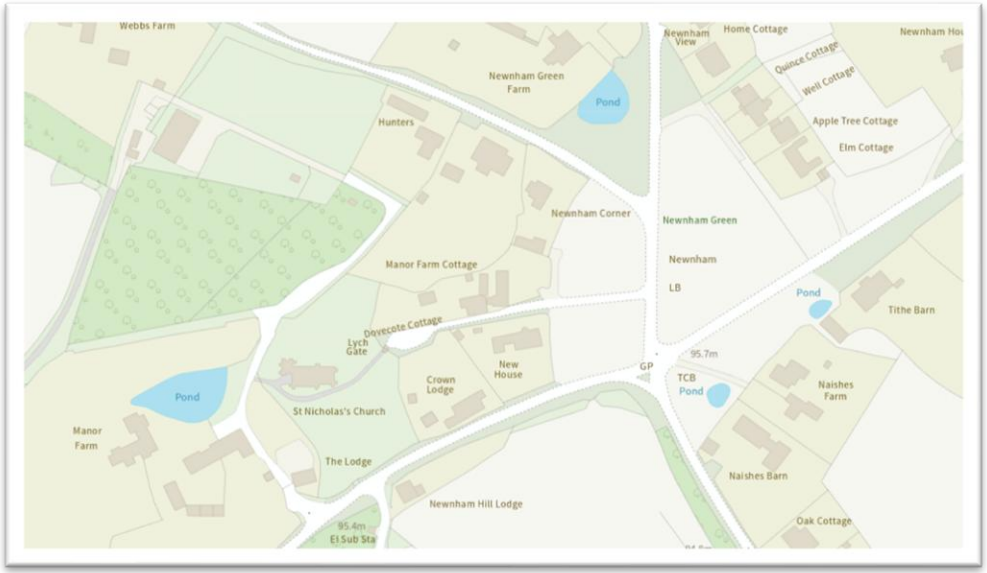
The Lyde - a rare north flowing chalk stream flows from above Andwell through Water End to join the Loddon, and once powered the corn Mill at Lyde House beyond Newnham village.

The soils are Plateau Gravel with London Clay merging into the surrounding landscape as it falls away in each direction. Along the Lyde the soil is Alluvium. The geology and soils of the area has influenced the pattern of settlement. The plateau gravel lies above a saucer of clay where rainfall percolates through to the gravel and is held by the impermeable clay beneath. So, whilst the village lies some distance from a water course, the soils have enabled wells to be sunk through the gravel, and water is found fairly close to the surface.

Many of the historic buildings within the Conservation Area have wells as shown on historic mapping which were relied on as mains water was not supplied to the community until 1916. There are also several ponds around the Green, which in earlier times were important for drovers taking animals to markets. Newnham was situated on an ancient route known as the King's Highway or London Road.

The geology and soils are also contributing factors as to why Newnham may have been a secondary settlement to earlier established settlements on surrounding lower lying lands, where lighter soils such as chalk would have been cultivated more easily than heavy soils such as clay.

The Plateau gravel area around Newnham Green may have been populated later as more land was needed, and where water from wells was available.



Map showing some of the existing Ponds within the village centre.

4.2 Open space and ponds

Newnham Green: The focus of the Conservation Area - a large, central, and open area where all roads into the village converge. The green contains several small ponds, two of which front onto the Green. It is crossed by the historic Church Path and other well-trodden recent tracks. The Green is a highly significant feature of the Conservation Area, retaining its rural aspect, the connections to its historic farms and settlement patterns, and also to the roads that have

shaped its development. There are wide views across the Green towards the historic buildings surrounding it from varying directions and approaches, also views beyond the Green looking across Crown Lane towards Newnham Road, the former Drovers Road, and to fields that continue to be used for sheep grazing.



Newnham Green is predominantly a tranquil area which remains unspoilt by modern developments with the exception of a number of overhead cables and poles which detract on views.

The Green below, looking north (photo used with kind permission of S.Turner copyright owner).



St. Nicholas' Churchyard: Church Path leads from the Green to the west in the direction of St Nicholas' Church, which sits within its churchyard encircled by mature trees including a number of ancient Yews. It is a quiet and peaceful area with attractive views of the historic church, and towards Manor Farm and the roofscape of its large timber framed barn.



The Oppé Garden: A further attractive area of open space for quiet reflection is the Oppé Wildlife Garden donated to the Village by the Oppé Family who at one time owned Manor Farm. It too is approached along Church Path and neighbours the churchyard.



Open Land between Newnham Road and Crown Lane: On the approach to the Green along Newnham Road there are views westwards, particularly from the field gateway, and through trees into a large expanse of open farmland, connecting the settlement to its agricultural landscape and reinforcing its continued rural identity. Views into this area of open space extend further at the junction with Crown Lane, and then from the top of Crown Lane as it runs westward towards Newnham Hill Lodge which is a Positive building. There are also views from Crown Lane between gaps in the trees into the open land looking back across to Newnham Road. The Green also connects with the farmland, with views looking across Crown Lane and towards Newnham Road, the former drovers route.



Further areas of open land within the Conservation Area beyond Naishes Farm and Tithe Barn also contribute to its setting of the Conservation Area. This includes a public footpath (FP3) that leads from the Green alongside Tithe Barn and towards The Strings, a Site of Important Nature Conservation with views across it. The Strings is not currently included in the Conservation Area.



Footpath FP3 (photo used with kind permission of S. Turner copyright owner).

The area of important open land identified can be glimpsed between gaps on Newnham Road lying to the rear of Heathmorr, Saudian House and Fir Trees Cottages and from the field gateway. Newnham Road was once an important drover's route connecting Newnham and Hook common land. Views into the area north of Newnham Road area are also possible from the footpath FP3. There is now a new barn for a small scale orchard and agricultural use to compliment Wild Green Acres Farm. The rural and agricultural use of the land that has survived here is significant in contributing to the historic connection of the village to its landscape, rural economy and vitality, and to the settlement's past, as well as contributing to its setting on views in and out.



Barn for proposed orchard (photo used with kind permission of S. Turner copyright owner).

These surviving open spaces of significance are intrinsically linked to the settlement and now provide a strong open and pastoral quality to the village, contributing to the setting of the Conservation Area. They also provide an important buffer

from later modern development, and for the future, which should be protected.

It is proposed that to protect The Strings SINC land, and the open spaces to the southwest of Ridge Lane, these open areas are now included within the Conservation Area, as shown on the Conservation Area proposal map.

The areas of open space all contribute to the setting of the village Conservation Area and relate to the historic agricultural landscape that was once so important to the village. The enduring and continued agricultural use and nature of land within the settlement, together with traditional vernacular buildings that survive, remain significant features to the character and setting of the area.

Sites of Importance for Nature Conservation

There are three Sites of Importance for Nature Conservation within the Conservation Area setting:

- Newnham Green – within the Conservation Area
- The Strings – meaning a narrow strip of land, here forming an area of wetland to the rear of Heathmorr, Saudian House and Fir Trees Cottage which follows the small watercourse flowing from the Newnham Road ponds, and extending northwards to the Parish / Borough boundary and as far as the track onto Ridge Lane – proposed for inclusion in the Conservation Area
- Newnham Green Farm Pasture on the northwest boundary of the Conservation Area; within its setting but lying beyond Newnham Green Farm, Hawkridge and Newnham Edge, and beyond the settlement.

Ponds - Amphibian and Reptile Nature Conservation

Newnham has a number of ponds within the village Conservation Area. Newnham Green Ponds are managed for wildlife with the help of Hampshire and Isle of Wight Amphibian and Reptile Group (HIWARG). The Green has an ‘exceptional’ Great Crested newt population centred on the main pond by Newnham Great Farm. The ponds are important to the rural and natural character of the Conservation Area and must be protected.



Pond at Naishes Farmhouse (photo used with kind permission of S. Turner copyright owner).

4.3 Trees

The Conservation Area is characterised by its predominantly open character and appearance, but trees are important features within it, and on Newnham Green edges, and within building plots. Gaps through the built form allow views of trees, and they provide backdrops to the built form that softens and sometimes frames views. There are a number of ancient Yews within St. Nicholas' churchyard. Newnham Green Farm is partially hidden from views across the Green by a line of Weeping Willows bordering the pond, and there is a belt of mature trees beyond the pub and to the rear of houses running alongside that overlook the Green. There are further well treed areas including to the northeast from Tithe Barn, mature trees along Newnham Road, Tylney Lane, Crown Lane, and The Barracks where a Eucalyptus Tree frames the gated entrance to the listed those. All these tree groups contribute to the setting of the Conservation Area.



Trees in winter on the Green



Backdrop of trees and mature plants beyond Newnham Green.



Eucalyptus tree at The Barracks

4.4 Roads, lanes and paths

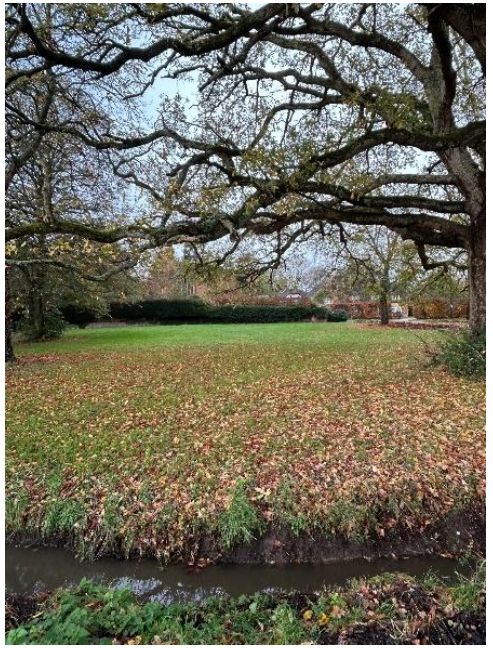
Roads are predominantly rural, narrow and relatively quiet. Newnham Road being the main route through the village is slightly busier. There are a number of informal footpaths through the Green, but predominantly there are no footpaths alongside roads, although some properties have green verges softening the hard roadside edges bounding historic properties. Church Path, a raised route, is still visible across the Green connecting the former Rectory – now Newnham House - to the Church.



Trees alongside Church Path

A significant well-trodden public footpath (Newnham FP3) is the route of the original Church Path from Hook to Newnham, used since medieval times up to 1886 when St. Nicholas' was the only church in the locality, and in some cases up to 1938 when the present St. John's Church, Hook was built. It remains an important local amenity through a rural landscape emerging at the Green by Tithe Barn. The original Church Path continued across the Green to the Church.

Around the Green, and within the surrounding area there are a number of ditches important for drainage. It is important that these are retained and maintained where they exist.



Ditch cleared for winter near Church Path

There is very little highway signage or road marking that can impinge on and mar views along and through the rural lanes. Careful consideration should be given to mitigate any harm on the setting of buildings and views in the Conservation Area where any signage or road markings may be considered by Highway agencies who should consult the Local Authority prior to undertaking such works.

There is little in the way of street furniture apart from a few wooden benches overlooking the Green. There is also a post box and village noticeboard. Predominantly, street furniture and traffic management have been sympathetically designed. Modern highway signage is minimal with traditional metal finger posts retained and sited where roads into the village converge. Overhead utility cables and posts across the Green do detract from views and the opportunity for these to be put under ground would be welcome to enhance the Conservation Area.





The rural character of the village is reinforced by the lack of street lighting and illumination, retaining dark skies at night. There is also a lack of formal pavements and kerbs, and paths which also contributes to the special rural character and appearance of the area.



Planted verge to road where there are no footpaths

4.5 Enclosure

Predominantly Newnham has an open character especially as seen from the Green, with houses set in spacious plots, often set back with views and gaps between. However, there is a strong sense of enclosure within individual plots and front gardens are often bounded by enclosures including mature shrubs, hedges and trees and gated entrances. There are examples of low brick walls, picket fences, wrought iron gates, stock fencing and use of timber five bar gates which have a positive impact on the character of the Conservation Area. These traditional boundary treatments allow views over and through to buildings, and through the gaps between them.



Picket fence affords enclosure and views through.









Traditional timber gates and hedges as means of enclosure



Low brick wall and grass verge

The varied traditional boundary treatments and means of enclosure, together with planted edges including native trees and hedges, provide a verdant rural character and contribute positively to the character of the Conservation Area.

Boundary treatments include historic brick walling in soft red brick set with piers and gates, predominantly traditional five bar gates, to drives and land. Positive boundary examples include: Naishes Farm, Naishes Barn, Tythe Barn and Elm Cottage on Newham Green where traditional wall detailing, and materials have been applied.

There are a number of examples where picket fences provide the enclosure; these are either natural or painted and often planted with shrubs alongside, softening the views. These can be seen at Apple Tree Cottage on the Green, Bridleway and Woodside on Tylney Lane, Valentine Cottage and Linden on Newnham Road. The white picket fence at Ashmead on Newnham Road is followed at Beech House opposite, a modern infill house, helping to connect it to its surroundings.

At the Church, a stock fence with mature hedging and trees secures the farm from the cemetery but preserves views of the ancient barns and wider views beyond. Where stock fences and native hedging continues to be used along properties on Newnham Road, this is important in retaining a rural aspect and character.



Churchyard boundary with Manor Farm

At Tylney Lodge, a listed building, tall ornamental and highly decorative piers of red brick and stone banding with stone ball finials topping survives. It forms one of the historic entrances to Tylney Hall beyond the village and the Conservation Area. Sadly, the original timber gates are modern replacements detracting a little from the otherwise positive focal point of this part of the Conservation Area.



Traditional boundary treatments are important and retain historic and rural character of the Conservation Area. New and bespoke designs should seek to retain or enhance the existing character through appropriate forms, scale and materials combined with planting to soften and screen. Urbanising modern forms of enclosure are not appropriate within the setting of the Conservation Area.

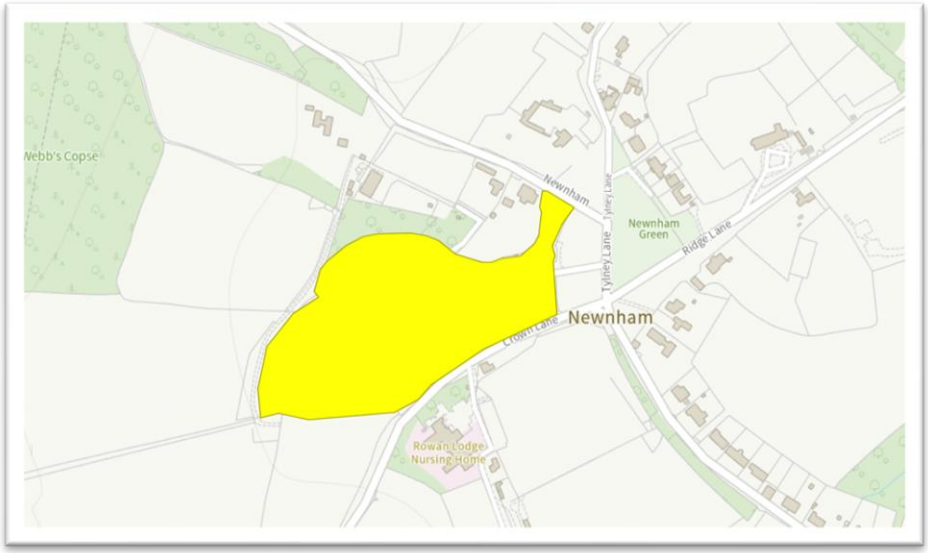


Modern means of enclosure on road edge undertaken with fencing and contained planted screen in front creates a soft road edge on Church Lane.

4.6 Archaeology

Every settlement contains within it archaeological evidence of its origins and development, of the economy and industry of the community and of the lives and lifestyle. Archaeological records for the settlement of Newham are included in the Historic Environment Record (HER) for Hampshire County Council (HCC).

An area of archaeological potential includes St. Nicholas' Church and graveyard, Manor Farm, and an area of land north of the farm, Crown Lodge, New House, Dovecote Cottage Newnham Corner and Manor Farm Cottage. The yellow area on the extract map shows the area of archaeological alert within the conservation area. The Hampshire County Council Historic Environment Record should be consulted for fuller reference, for any works close to, or within these areas.



Map showing yellow archaeological area within the conservation area. (BDBC local plan mapping)

Where a development is proposed, the impact it might have on archaeology is a material consideration within the planning process, both to preserve the most important archaeological remains and to ensure that where archaeological evidence is encountered and disturbed it is properly recognised and recorded.

4.7 Views and Vistas

Views and vistas into, from and within the Conservation Area are all important to the character and appearance of the Conservation Area and its setting. They allow the significance of the heritage asset and those within it to be appreciated. These include, but not limited to, the following views:

- into, from and within the Green
- through the church Lychgate and along the path towards St. Nicholas' church and from the graveyard setting
- into the Open Area of Villagescape Significance from Ridge Lane
- into the landscape from Newnham FP3 (Church Path), and beyond Naishes Farm and Tithe Barn
- into the open farmland on approach to the village and the Green from Newnham Road and from the junction with Crown Lane, and south from the top of Ridge Lane
- from Crown Lane close to the railway into the landscape
- across the landscape on Ridge Lane opposite Newnham Lodge



Far reaching vista of Basingstoke in the distance beyond Manor Farmhouse seen from the setting of St. Nicholas' Church.



Long distant view from high ground along Tylney Lane

The elevated position of Newnham provides some outstanding views of the surrounding countryside, particularly looking northwest, where views extend for many miles, and which contribute to the setting of the Conservation Area. The Green on which the settlement is centred is open but there are tree belts and hedgerows that surround it, contributing to its rural character.

Newnham is situated in a landscape of mainly arable farming; the setting of the landscape also supports a small-scale resurgence of farming including summer sheep grazing, rare wild livestock breeding (including Highland cattle, sheep and pigs) at Manor Farm, and market gardening and animal rearing at Wild Green Areas. To the north of the village there is a pattern of medium to large fields separated by low hedges, interspersed by small woodland areas.

The village setting allows views in and out towards the surrounding countryside along routes, and from rear views of properties on higher land such as along Tylney Lane and from Newnham Hill. The setting of the Conservation Areas is also considerably enhanced by the many surviving historic buildings that contribute to the character of the area.

View across Newnham Green with listed and Positive buildings against a treed backdrop



5.0 Historic buildings, architectural style and detailing

A high concentration of historic buildings remains in the village including fifteen listed buildings within the conservation area shown on the appraisal plan.

There are also several unlisted buildings that positively contribute to the Conservation Area. These date mostly from the 19th and 20th century and are scattered amongst the listed buildings. They represent an expansion of the village but predominately are of vernacular design, scale and materials that reinforce the street pattern and character of the village. It is their group value in association with the listed buildings that significantly contributes to the overall special interest of the Conservation Area which their loss would diminish. Historic buildings of Positive value are shown on the appraisal map.



5.1 Pattern of Built Form

The pattern of development extends from the Church on the highest point on the ridge and the Green on which the early settlement began and spread further from. Settlement developed around the Green, and along ancient routes through, and where they converged, along Ridge Lane, Tylney Lane (formerly Park Lane), Crown Lane and Newnham Road. The layout is loose knit, and buildings of varying forms, are set in very spacious plots mostly of irregular size, often with land surrounding them.





Predominantly properties are set in spacious plots and in the main are now large and detached, often having separate outbuildings. Many of the cottages around the Green would originally have been small Estate properties, owned by large landowners and rented out. Over time these have passed into private ownership and enlarged. A few houses such as Apple Tree Cottage remain small retaining much of their original character. There has been later 19th and 20th century ribbon development in more regular plots, though many of these are still spacious along Newnham Road towards the railway. A few the historic plots have been subdivided and new infill development inserted. Generally, new development has reflected the character, scale, height and built form of the Conservation Area.



Gaps are retained between historic buildings in the Conservation Area. These gaps afford glimpses to historic plots and structures, significant tree groups and open spaces and contribute to the overall sense of spaciousness within the village and its special rural character.

5.2 Building forms

There is a visual cohesion in the scale and form of the buildings around the Green through their predominantly traditional, vernacular style and layout, and materials used. Earlier buildings of 17th century origin are one and half storeys; 18th and 19th century buildings are of two storeys, with narrow linear or square plan forms, sometimes with gable projections.

There is an interesting, varied mix of built form within the Conservation Area which includes some modern additions, reflecting variety in styles over times. Predominantly, buildings sit in spacious plots with land surrounding, and attention to scale, detail, and quality of materials used, has enabled most of the variety of built form to sit harmoniously together, and positively contribute to the overall interesting character of the Conservation Area.



Later development in the 1960s along Newnham Road comprises mostly bungalows many of which are now bungalows with dormers utilising their roof space. Historic buildings typically have a narrow front to back span, simple ridge roof lines, some with gable projections, and recessed openings.



Residential buildings are of traditional plan forms: mostly linear, some square plan, or with gable projections in an L shape plan, with modest footprints relevant to their historic hierarchy.





Elsewhere within the village there are large houses, some with double piled roofs and gabled extensions over later additions covering a deeper plan form. Smaller houses and cottages have narrower front to back spans and predominantly simpler ridge roofscape, sometimes with attics or small dormer windows within the roofscape.

Several historic properties as well as some modern developments have large outbuildings within their curtilage such as historic barns related to their former uses. Outbuildings are subordinate in scale to principal buildings.





5.3 Elevations

The earliest built form within the Conservation Area includes flint with stone dressings as exemplified in St. Nicholas' Church. There are examples of early timber framed buildings and some with exposed timber framing with brick infilling in soft red clay brick infill panels such as at Tithe Barn.









There are many examples of buildings built in natural red clay brick in earlier and later forms. There are also examples of off-white painted brickwork and rendered walls.

Some buildings have dark stained timber feather edged weatherboarding to agricultural buildings and outbuildings as exemplified at Manor Farm. Feather edged boarding has been used in contemporary buildings of traditional form reinforcing the prevailing historic character of the area.





Waney edge weatherboarding has also been used in later buildings as exemplified at Ash Cottages of 1920s origin although much renovated. On Newnham Edge shown below the apex of the curved front gable has waney edge weatherboarding above a mixed blend of brickwork with red brick edge detailing and clay tiles on edge where the eaves kick out, and ornamental bracing to the upper floor side bay creating a unique mix of decorative style:



5.4 Roofs

There is a variety of roofscapes within the Conservation Area, but predominantly traditional forms prevail with ridge lines and overhanging eaves on historic buildings. There are also examples of gable projections such as those to Tithe Barn, long catslides such as Naishes Barn, and small outshots such as that to Elm Cottage. There are examples of hipped, half hipped and gable ends. Mostly roofs are covered with natural plain red clay tiles, but slate is exemplified too.





The stepped roofscape and tower to the Church is a highly attractive feature.







Dormers of traditional form and scale are also a feature on some buildings punctuating steep and catslide roofs.

Chimneys are also attractive and prominent features of many the historic buildings contributing to the Conservation Area's special interest. There are examples of stacks to ends of buildings, or set in mid ridge, and some punctuating through at eaves level. Mostly, stacks are slender and simple in design with corbelled tops and pots; others such as those at Newnham View - a more recent addition on the Green, are more decorative with dentil coursing, corbelling and inset brickwork panels creating an interesting tower effect.
There are a few examples of pantiles being used for example at Bridleway, and slate at Woodside and at the Old House at Home. New House is unusual with a flat roof in keeping with its Modernist Movement architectural style. Dormer windows are a feature at Manor Farm Cottage which are of traditional small scale; well-proportioned and balanced and allowing light into the attics rather than an extension of the roof itself.





Newnham View







5.5 Windows and Joinery

Historic joinery including windows, doors, porches, doorcases and hoods contribute considerably to the attractive appearance of properties in the Conservation Area. Windows to historic residential properties are mostly recessed single-glazed windows including some timber sliding sash examples. Predominantly buildings have timber side hung casements, painted white or off-white, and in some cases in muted colours. Fenestration patterns are well proportioned and mostly in regular patterns. Most doors are heavy timber. Many historic buildings have brick dressings to openings and cills to windows.









There are some examples of historic metal-frame casements, some with leaded panes such as those in St. Nicholas' Church where there are also some fine examples of stained-glass.



There is some use of replacement uPVC windows but mostly these are within new modern developments. uPVC can have a detrimental impact on heritage assets. There are some good examples of new timber double-glazed casements replicating historic proportions and detailing and improving thermal efficiency.

6.0 Newnham Conservation Area Character

6.1 St. Nicholas' Church and Church Path

This narrow lane leads from the Green towards St. Nicholas' Church where there is a small parking and turning area. The Church is approached through its lychgate of oak on a stone plinth with tiled roof and dated 1910. Following the path the full view of its balanced composition comes into view; firstly, the early lower structure comprising the 12th century Norman chancel, followed by the higher aisleless nave, and the 19th century northwest bell tower with its helm roof, above the organ loft and entrance doors at the north west end.





The Church has flint elevations with stone dressings under a plain red tiled roof. It was heavily restored in the 19th century but the Romanesque style is retained and the original 12th century stone chancel arch with concentric outer curves and dog tooth carvings is a highly attractive feature.



The heavy dark stained timber gabled chancel roof is also very attractive with its arched braces under the collars, and purlins with carved wind bracing. Together with its form, early stone walls, and roof covering, the Church presents a serene solidity and simplicity, both internally and within its churchyard.





The setting of the Church includes a number of mature trees including ancient Yews. There are important views westward towards the historic Manor Farm complex, its large timber framed weatherboarded barn and outbuildings visible; and set within extensive grounds including a large pond. Historically the farm was always separated from the church to deter farm animals from the graveyard.



Access to the Manor Farm complex is from Crown Lane. However, its full visual impact and significance is appreciated from St. Nicholas' churchyard. The grouping of buildings, and

as viewed from the setting of the Church, are highly significant within the Conservation Area. Constructed of red brick in Flemish and English bonds, the farmhouse has a long east front with a tile hung gable to the right. The south front is treble gabled with the central gable over-sailing on brackets. A modern extension has been added to the west under a tiled roof.



The tithe barn is a large seven bay timber framed structure of the 18th century with one aisle of two periods. It has a large plain clay tiled roof with a long catslide clearly visible from the churchyard. The tiled roof is half hipped at both ends and has a gabled roof over the cart entrance at the third bay. Internally there are five Queen Post trusses and others with diagonal struts. The whole is clad with dark stained weather boarding. There is also a brick kennel outshot to the south.

The associated granary is an early 19th century small square timber framed building on nine stone staddle stones, now with brick reinforcement, and under a gabled red clay tiled roof with stained weather-boarded elevations.

Adjacent to the graveyard is the Oppé Wildlife Garden gifted to the village by the Oppé Family. Opened in 1997 and maintained by local volunteers it has trees, shrubs, roses and meadow grass to provide a habitat for wildlife and a place of quiet relaxation. The openness, natural habitat and peacefulness of this area also contributes to the setting of this part of the Conservation Area.

Situated along Church Path is Dovecote Cottage a Positive building within the Conservation Area. Viewed from the Green it is partially obscured from view by Manor Farm Cottage, but is prominent on approach to the church, being two storeys and dates from the 19th century with 20th century additions. It is constructed of red brick with a red clay tiled roof, central chimney and hooded porch entrance. It also has very attractive boundary treatments and views into its garden.





Also, with its entrance from Church Path, is New House. It is a building originally reflecting Modernist Movement design principles of asymmetrical composition, minimal ornamentation, modern materials, and flexible spaces maximising light through orientation and glazing. It sits on a prominent site within the Conservation Area on the corner of the lane leading to the church. Originally designed by London based architects Ian Fraser and Associates in the late 1960's, the house has an almost entirely glazed south facing elevation overlooking its garden, in contrast to the more severe brick façade facing Church Path.



The house is two storeys under a lower flat roof, with a curved staircase tower in a mix of medium and dark red brick elevations. Originally an exemplar of contemporary form within an historic setting, sadly, it has been somewhat altered with changes to its front elevation. However, it retains aspects of its original design concept including the glazing on its rear elevation. Planting to its boundaries and green planted side wall assists in harmonising its contemporary form and scale, as viewed from the junction with Newnham Road and Ridge Lane, with the more traditional built form and Conservation Area setting here.

6.2 Newnham Green

The Green derives its character from its open space and outlook, rural nature and relationship with the village's key buildings and historical settlement pattern. The Church is some 150m to the west, and the former Rectory (now Newnham House) is similarly set back on the east side of the Green. The Green remains characterised by the raised Church Path connecting the two. The Green's two farm complexes sit on its southern and northern edges, with the Old House at Home pub adjacent to Newnham Green Farm at the main northern access point. Historically the Green was otherwise built around with small cottages owned by the large landowners, all now in private ownership and most much extended.



Newnham Green looking north

Many of the listed buildings within the Conservation Area are centred around and overlook Newnham Green: Manor Farm Cottages, Newnham Green Farm, Elm Cottage, Tithe Barn, Naishes Farm.

Facing Newnham Green and set back from Church Path sits Manor Farm Cottage, overlooking its large front garden bounded by natural hedging. Once comprising two cottages, it is of 17th origin with 18th and 19th century alterations and listed Grade II. It has a simple linear form with ridge roofline and two end chimney stacks with a two storey half hipped gable to the left side end alongside Church Path.



There are balanced double casement attic windows in the roof; hipped with decorative clay bonnet hip tiles. It has red brick elevations under a plain red clay tiled roof, and retains its timber casement windows, some with leaded lights and has cambered ground floor openings on ground floors. The single solid timber entrance door is situated just off centre.

Newnham Green Farm is an 18th century Grade II listed farmhouse, together with its curtilage listed outbuildings. It overlooks the Green and pond but is often hidden from view by the Weeping Willows edging the back of the pond on its boundary. Its clay tiled roofline with end stacks can be seen above the Willows. The farmhouse has two storeys with an almost symmetrical southeast frontage of five windows and balanced end chimney stacks. The elevations are of vitrified brick with red dressings and blue headers, set on a plinth with banding to the ground floor and further band projections at first floor. Modern casement windows have been inserted replacing Crittall windows, and it has a modern doorcase with Doric pediment detailing. The curtilage of the listed house also includes and 18th century former cowshed, now a cottage, and a timber barn to the rear.



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Elm Cottage is a Grade II listed 17th century timber framed house with modern alterations. Now over two storeys with double attic windows, it has exposed timber framing now underbuilt with brick and brick infill panels, and a partly rendered end gable. The roof has plain red clay tiles, with a slate covered single storey side outshot. There are two slender brick chimney stacks. It has small timber side hung casement windows. The building is visible on front view from the Green, and on side elevation where there is a double garage. The modern garage has red brick elevations and dark stained doors under a double pitched roof with mid valley to keep it low and is proportionally balanced with the host building set behind. The boundary includes mature planted edges and low brick walls.





Tithe Barn although not originally a barn, and originally known as Hope Cottage is grade II listed, and much extended, it is one of the most visually prominent buildings in the Conservation Area. It is viewed from across Newnham Green, and along Ridge Lane. Its steep roofline, chimney stacks and three prominent gable projections on the front elevation are dominant features. It has a 17th century core with later 20th century additions. The elevations are of exposed timber framing infilled with red brick, with a plain red clay tiled roof, swept valleys and half rounded hip tiles, and tile hanging to the first-floor gable end. It has new side hung timber casement windows installed to respect the building's historic character. The building's setting includes extensive grounds, part of which has now been developed. There is also a pond on the frontage to Newnham Green overshadowed with mature trees including a large Weeping Willow. The historic

Church Path (Newnham Footpath FP3) connecting with Hook, runs from the Green, beside the pond and alongside the Tithe Barn boundary. The path continues alongside a small timber framed barn considered to be curtilage listed and within the grounds of Tithe Barn and from where the weathervane on its roof can be seen.



On a large plot adjoining land formerly part of the curtilage of Tithe Barn on Ridge Lane, a large modern house has recently been built. Having a barn like form and appearance but with modern insertions such as rooflights over its extensive roofscape and large areas of glazing, its design appears rather incongruous within its setting. It is set well back into the site from the road, and with a semi planted frontage where its impact is less visible.

Naishes Farm is a further visually prominent group of historic buildings abutting The Green, and Grade II listed. The main house is early 19th century and set at right angles to the Green, facing across its former farmyard towards Naishes Barn, now a dwellinghouse in separate ownership. Naishes Farmhouse is two storeys with a symmetrical balanced front elevation having a three over two window arrangement and a central entrance with porch over. The ridge roofline is hipped at both ends with end chimney stacks and covered with plain clay red tiles and half round hip tiles. The elevations are of red brick in Flemish bond with cambered headers and tile on edge cills. The windows are single glazed metal Crittall windows with lead cames.



There is a small L shaped timber clad barn to the rear of the building with part plain tiled and part pantiled roof. It is considered a Positive building.

The site is bounded by low brick walling allowing views into the former farmyard and the built form and the whole presents an attractive grouping of buildings.

Also visible on views along Ridge Lane is the roofline of Naishes Barn. The barn is historically associated with the farmhouse but was delisted following a collapse and rebuild. Naishes Barn remains a focal and Positive building, contributing to the group value of the wider farm complex and retaining its rural character and appearance, which also contributes to the wider village setting and views.



A number of other buildings are identified overlooking the Green contributing on views of the built form and the character of the Conservation Area, and shown as Positive on the appraisal map.



Newnham View is a two-storey house of red brick with an imposing frontage. It has a red clay tiled roof with a narrow eyebrow window set into its sloping catslide roof, and tall prominent chimney stacks with decorative corbelling. There are diamond pattern leaded light windows set in dark stained timber frames. A large garden surrounds the property and there is a barn with a clock tower to the rear.

Quince Cottage and Well Cottage are a pair of two-storey red brick cottages, with tiled roofs and tall chimneys, dating from 1912. They both overlook attractive gardens with informal shingle drives leading to the Green. Both are considered to be Positive buildings.



Also, within this group and considered to be a Positive building is Apple Tree Cottage, a single storey white painted brick cottage with a tiled roof, which was constructed in 1938 and remains a small cottage typical of its date and construction in a setting where many houses have been extended. It has a white painted picket fence. The house is set back into its plot with attractive garden fronting.



Apple Tree Cottage

The village pub, the Old House at Home is also a highly focal and Positive building viewed across the Green and marking the entrance to Tylney Lane due to its orientation towards the Green. It was recorded as an operating pub in 1725. The present-day Victorian building was erected in 1847 on the front of an original thatched structure. The thatched buildings were destroyed in a fire in 1904, but the old weatherboarded stable beside Tylney Lane remains and was attached and converted into a dining area in 1993 when the car park was also expanded. The pub has cream rendered and red brick elevations, and three double fronted sliding sash bay windows on ground floor and balanced single windows on the upper floor, with a slate tiled roof and a central brick stack. The gable end has an attractive curved bargeboard. These traditional details and materials contribute to its attractiveness, and to its positive impact on views and the setting of the

Conservation Area. The exposed metal flue is the only modern feature that detracts from front and rear views.





6.3 Ridge Lane

Set back from the Green on the north side of Ridge Lane is Newnham House, formerly The Rectory, a large 18th century building. It is distinct from other buildings of earlier date close by and fronting the Green, due to its Regency style, scale, and formal layout. The house has five bays on front view with a central entrance and side wings, white painted stucco clad elevations, large timber sliding sash windows balanced across the façade, with a central porch with plain corner pilasters and entablature. The building has shallow hipped slate roofs. The property includes The Coach House, a 19th century red brick stable and coach block with a separate entrance onto Ridge Lane. It retains its visual relationship and use to The Rectory. The whole complex is set in spacious grounds with mature trees. The Coach House recently gained listed building consent and planning permission to be converted to a dwelling house.



To the north of Ridge Lane, the Conservation Area boundary extends as far as to include the grounds of Newnham House, and also Tylney Lodge (formerly West Lodge) which is Grade II listed. Tylney Lodge is sited at the original western entrances to Tylney Hall and is a focal building on approach.

To the south of Ridge Lane, onwards from Wisteria Cottage (formally Tithe Barn Cottage), the Conservation Area boundary runs alongside the southern road boundary. A large area of open land on the southern side of Ridge Lane is now Wild Green Acres Farm, a small holding. The farm is a low impact mixed use agricultural enterprise run on an organic basis, operating permaculture, regenerative and ecological agricultural practices, retaining and promoting agricultural farming within the village.



The farmland contributes to the agricultural character and openness of the settlement here although it is not currently included within the Conservation Area boundary. This area of farmland land also connects to The Strings, the area of SINC land running inside the Parish /Borough boundary southwards towards Newnham Road.

These surviving open spaces of significance are not currently within the Conservation Area. However, they are identified as intrinsically linked to the settlement and now provide a strong open and pastoral quality to the village, contributing to the setting of the Conservation Area. They also provide an important buffer from later modern development along Newnham Road which should be protected for the future. It is proposed to protect the SINC land, and the open space to the south of Ridge Lane, that these are now included within the Conservation Area, as shown on the Conservation Area Proposal map.

Continuing along Ridge Lane, Tylney Hall lies halfway between the villages of Newnham and Rotherwick Parish. The Estate had two former entrance Lodges, in addition to the new entrance and gatehouse used for Tylney Hall Hotel.

Tylney Lodge (formerly West Lodge) together with its gate and piers are Grade II listed and lie within Newnham Conservation Area. Built in 1899-1901 by R. Selden Wornum, they are of red brick with stone dressings. The single storey Lodge has an H plan with gabled projections under a plain tiled roof. There are square and rounded projections on either end, iron casement windows and recessed entrance door.

The four gate piers to the south-west are of brick and stone with stone pedestals, moulded cornices and ball finials. The former traditional timber gates have sadly been replaced with modern versions. This former gatehouse is a focal point on the route out of the village on the edge of the Conservation Area.

The Newnham Conservation Area includes Tylney Lodge and a small portion of land beyond the gatehouse. The gatehouse



Tylney Lodge and entrance gates on Ridge Lane

and land were once in the ownership of and forming part of the vast estate of Tylney Hall most of which now lies within Hart District. Tylney Hall is a Grade II listed country house set in an extensive Grade II* listed Park and Garden including its restored Edwardian-era gardens designed by Gertrude Jekyll complementing the 19th century building. Originally built in 1700 a house had existed on the site since the 16th century. In 1725 the estate passed to Richard Tylney and under his ownership an extensive formal landscape was laid out. In 1812 the original mansion was demolished, and for many years the property was unoccupied.



Tylney Hall beyond Newnham village and Conservation Area

In the 1870s Charles E Harris purchased the estate and commissioned Edward Birchett to build a new mansion, which was subsequently extensively altered for a further new owner Sir Lionel Phillips by Seldon Wornum and Robert Weir Schultz. The latter provided a number of new buildings on the estate including an orangery, greenhouses, summer houses

and a boathouse within the extensive pleasure gardens and parkland to the house. In 1906 Gertrude Jekyll undertook planting schemes for a Wild Garden and flower borders. Under various further owners the house served as a hospital in World War I, the headquarters of the Clan shipping line in the 1930s, and a residential care home. In 1984 the house and grounds were sold again. The house is now a hotel with some of its original Dutch style Water Gardens with bridges and water features restored, and part of its original parkland is now a golf course.

Historically, Newnham had connections to the Estate along Tylney Lane, also shown as Park Lane on historic mapping, running from the Green past the Old House at Home pub via woodlands in the Conservation Area on its northern boundary edge. The lane continues to connect Newnham to the Tylney Hall estate parkland. The estate may well have provided local employment. The 1888 OS map shows Park Lane leading towards Beards Copse and Icehouse Copse within the estate grounds which now remain as wooded areas within the golf course.

6.4 Tylney Lane

Tylney Lane leads from the crossroads on the Green with the current road layout giving priority to Newnham Lane. The Tylney Estate map from 1774 shows Tylney Lane as a main route to Rotherwick; hedgerow dating has shown the lane to have once been much wider than present day. It also connected Newnham village to Tylney Hall and its estate parkland. Tylney Lane is now a very narrow leafy lane that changes into a public footpath at the Parish boundary with Rotherwick in Hart District. The lane is much used as local amenity for walking and bike rides connecting with to the wider network of footpaths in Rotherwick.



The Conservation Area extends just beyond the built form of the village to include Tylney Lodge land which stretches back from Ridge Lane, and the woodland on the west side beyond Newnham Edge. The lane retains much of its rural character with housing extending only to the top of the lane. There are no listed buildings but there are a number of Positive vernacular buildings and some recent modern infilling.

Residential buildings on the lane are predominantly large and set in open spacious plots, many having large outbuildings. Houses on the edge of the ridge to the northwest of the lane

have extensive views over the surrounding farmland, although only glimpses through boundaries are possible from the lane. A distant view opens up at the field entrance to Newnham Green Farm.



Properties are bounded by a mix of mature planting, fencing and gated entrances, most of which are close to the road edge. Hawkridge has stock fencing with native hedging and green verges that softens the approach. Narrow green verges well maintained ditches, picket fencing and native hedging enhance Bridleway and Woodside Cottage and contribute to the Conservation Area setting.



The Old House at Home pub marks the entrance to Tylney Lane due to its orientation to the Green and its grouping with Newnham Green Farm and the village pond. This focus was also important when Tylney Lane was once the main thoroughfare northwards towards Rotherwick and onwards to Reading.

Continuing along the lane, there are four dwellings considered to be Positive buildings. Newnham Lodge is an imposing, substantial 20th century two storey house of cream painted brick under a slate roof with clay ridge and hip tiles and central brick stack. Its modern replacement windows have somewhat diminished its original character. It has a lower two storey side extension and sits in open extensive grounds with mature garden planting. The building is set back from the lane and can be glimpsed through the driveway entrance gates.



Bridleway and Woodside Cottage appear as traditional long houses. Both are considered to be Positive buildings contributing to the historic character and setting of the Conservation Area here. Originally, two pairs of estate cottages both joined and extended, and now two separate linear houses of narrow depth. Woodside retains much of its traditional character with brickwork elevations now painted white under a slate roof with eaves dentil coursing, simple side hung timber casement windows balanced through the front elevation, and a simple low pitched gabled entrance.

The surrounding backdrop of trees, garden landscaping with native hedging bordering the lane frames the built form and contributes to the attractiveness and setting of this traditional historic building.



Bridleway, similarly, has been extended, with further modern alterations including the clay pantile roof, also over its gabled entrance. It also retains timber casement windows and has end stacks. It sits in a spacious more open plot than Woodside with picket fence and garden planting to the lane frontage.



Newnham Edge on the opposite side of the lane is an unusual building first shown on the 1930 historic mapping. It has an interesting collection of detailing including its steep gables with swept curving sides, waney edge weatherboarding to first floor gable and red and brown clay brick elevations with red dressings. The end gable roof extends over the fenestration on heavy timber brackets, with boarded soffits, deep reveals and swept valley tiling. Its distinctive and unusual features and detailing contribute to the attractiveness of this house within the lane. The southwestern extension was designed to match the detailing of the original house. It is included as a Positive building.



Newnham Edge

Hawkridge is one of two recent infill houses within the lane. A large house including a large outbuilding; its traditional form and detailing, and materials used together with its orientation, assist its contemporary style and size in sitting comfortably within its setting. Stock fencing, native hedging and green verges help retain the rural nature of the land here.



Hawkridge new built form within the Conservation Area

Some other recent buildings have large formal drives, hard landscaping, and close boarded fencing which can appear overly dominant and urbanising and should be avoided within the context of the village setting.

6.5 Crown Lane

Crown Lane runs westwards from the crossroads at the Green as far as the Manor Farm entrance on the ridge, then descends south westerly to the lower lying land in Nately Scures. Crown Lane is named for the former Crown Inn at the top of the hill which dates from the 17th century. However, the lane itself is clearly much older. Crown Lane cuts deeply; on descending from the Village it is a hollow way, the road surface currently six to 10 feet lower than the fields each side; a result of the road being worn down by the passing of traffic over the centuries. From about 1400 to the 1780s Crown Lane was part of the Great West Road, the main road from London via Basingstoke, Andover and Salisbury to Exeter.

Today, the Newnham Conservation Area extends down the hill, its south - western boundary stopping short of the railway line. On both sides Crown Lane is bordered with mature trees and mixed hedged banks. Between the trees, particularly from the foot of the hill looking upwards, there are views of the sloping fields either side of the lane.





The Crown Lane railway bridge has attractive and well detailed arched brickwork. Although the bridge is not within the Conservation Area boundary it is considered of a quality that warrants it identified as a Positive structure.



From the Green crossroads and high points of Crown Lane there are attractive views southwards with vistas marked on the appraisal map into the open landscape across fields bound by Newnham Road to the east, and as land falls away, by the railway to the south.



The former Inn on the north of the lane, now called Crown Lodge is a Positive building. It is of traditional form with some surviving timber framing at first floor now underbuilt and infilled with red brickwork, under a plain red clay tiled roof hipped at both ends, with a central brick chimney. It has timber casement windows. There is a single storey extension and outbuilding with gabled roof to one end. The house is bounded by a long hedge that allows views over, and with a treed rear backdrop.



Newnham Hill Lodge on the south side of Crown Lane is a small single storey building of square plan form with slate tiled roof and is included as a Positive building. It was formerly the lodge house to Newnham Hill House as shown on the 1930-1946 OS Map. The original Newnham Hill House was demolished and replaced with Rowan Lodge a modern large care home. Its scale and height mean that it is visually prominent in its field setting on some views through trees. Newnham Hill driveway continues south past the former lodge and care home to the Bungalow, a building comparable to Newnham Hill Lodge and also associated with the original house.

Back across Crown Lane to the north side, is the entrance to Manor Farm. The Manor Farm complex includes the listed farmhouse of 17th and 18th century origin together with its listed 18th century timber framed barn, and 19th century

granary. Views are limited from this access, with wrought iron entrance gates set into a curved wall along the drive and mature planting screening and verges softening the approach. However, the grouping of the buildings can be glimpsed from here. Their fuller visual impact and connectivity can be viewed from the setting of St. Nicholas' Church where their high significance within the Conservation Area can be more readily appreciated.

6.6 Newnham Road

Newnham Road is a relatively busy road as it links Old Basing with Hook via Newnham Lane, and the M3 to the M4 via Ridge Lane. It is also a key pedestrian link from around Newnham including the Barracks and from Hook, and connects to the pub on the Green, and to footpath walks onwards along Tylney Lane. Historically, Newnham Road was a continuation of the Great West Road as it turned south from Crown Lane at the Crossroads, then onwards to Hook and eventually to London. It was also a drover's route linking the Green with Hook Common and via an area now cut across by the railway line. Original field boundaries to the west of Newnham Road on approach to Newnham Green still survive. In the 18th century Newnham Road was likely to have been a turnpike road and where milestones were a feature.

From the Village core around the Green 20th century linear development extends along the north side of Newnham Road as far as the railway. Open fields to the southwest of the road survive, bound by trees and hedging with some open views into the landscape particularly in winter when the trees are bare





Naishes Barn on the corner of Newnham Green was rebuilt following collapse, delisted and converted to residential use, and is now separated from its original farmhouse with its access now from Newnham Road. Modern close boarded fencing encloses the rear garden. The building's visual connection to the Farmhouse and its original setting still remains apparent on views from the Green, and it is considered a Positive building.

Four other houses along Newnham Road are identified as Positive buildings which appear on the 1930-1946 OS map. This includes Ashmead set back from the road in a large plot, a substantial two storey house with picket gate entrance and surrounded by trees. It was built and with similar materials to those used on Ash Cottages opposite. Ash Cottages comprises a symmetrical pair of semi-detached houses of of one and a half stories with dormers in the roof, in red brick with clay tiled roofs and porch entrances. The land on which Ash Cottages were built; also, Heathmorr next door, was originally part of the cattle drovers' routes connecting the Green (Newnham Common) with Hook Common. The land was purchased by W.M.C Pechell of Ashmead from Henrietta Carleton, 5th Baron of Dorchester around 1900, with the cottages being built in the 1920s.

Chapel House (formerly the Orchards) is a two-storey much altered brick building with a red tiled roof. It is named for the former Primitive Methodist Chapel which stands within its curtilage dated 1846.





Valentine Cottage is a white rendered detached cottage with a tiled roof and three eyebrow dormers to the front elevation. It was reconstructed in line with the 18th century Thorn Cottage which preceded it and is set well back from the road.



Further infilling has taken place alongside these houses since the 1960s. Predominantly later developments are bungalows of linear form in modest sized plots. Some now have dormers utilising their low roof spaces. Further buildings alongside the railway edge include Highbank, Whitmore, The Meet and Railway Cottages.

A feature of the infill development beyond Naishes Barn on leaving the Green is a row of five originally uniform bungalows, set back from the road, roughly centred in gardens which evidently enclosed land from the field behind.

The row of bungalows set back from the road departs from the established pattern of building plots being contained within the original highway land. The road width has changed over time, with the extent of the drovers' route widened on reaching the common. Gaps between built form here afford views to the rural land behind with views towards to the public footpath (Newnham FP3 Church Path).



Looking across open land and historic drovers' route towards houses that back onto Newnham Road

The special quality here lies in the later historic development of the village southwards towards Hook and the railway, and the openness beyond the built form, and on both sides, the spacious mostly regular plot sizes, and the modest scale, height and form of development that enables views through the buildings. This has retained a sense of spaciousness, and a semi-rural character on approach to the Green. The character here also includes the open views of land once associated with the farmsteads and drovers' routes within the heart of the Conservation Area. The visual separation that the openness provides contributes to its setting here.

It is considered that the openness not already included in the Conservation Area including The Strings and SINC land, should be included as it has historic significance to the rural village character, contributing considerably to its setting here. Its inclusion will afford it added protection in the future. The proposed boundary is shown on the Conservation Area proposal map.

6.7 Newnham Lane

Today, Newnham Lane continues northwards from Newnham Road at its junction with Ridge and Newnham Green. Historically it linked to Tylney Lane that was once the route of the road. From the road junction there are expansive views around the openness of the Green and where a number of historic buildings come into view against a treed backdrop. The openness and views across the Green are increased here by the gaps between the buildings that afford views between them, softened by mature trees within gardens, and to their rears toward the Conservation Area's northern boundary edge.



Looking north across the Green



Looking westwards across the Green

Newnham Lane turns northwest from the Green where it narrows and slopes downwards from the high ridge of the village into the valley with hedges and trees enclosing it on both sides. Leaving the Green past Newnham Corner two houses of modern appearance come into view. Pink House which has been much extended, and Hunters a new house are both sited on the edge of the village just at the top of the ridge. These are large houses of traditional form and materials and are set in substantial plots back from the road edge with hedge boundaries and mature planted gardens. The Grade II listed Newnham Green Farmhouse fronts Newnham Green where its red clay tiled roof is visible across the Green. It is glimpsed here too but mostly its side boundary along Newnham Lane is heavily screened by a mature tree belt.



Newnham Corner looking southwest from the Green

6.8 The Barracks

To the south of the railway line lies an area known as The Barracks, now a detached part of Newnham Conservation Area. It comprises a small area of open common land which is part of Hook Common and provides a setting for several dwellings around it, two of which are listed and three which are considered to be Positive buildings. Holdings is a 17th century Grade II listed timber framed building formerly a terrace of small cottages but now one dwelling. Cromwell's next to it is also Grade II listed. There is only limited view of the listed buildings from the access track, or across the small area of green space, however the landscape including trees within gardens, contribute to the setting here.



View across The Barracks







Rose Farm Cottage and the semi-detached pair of cottages, Rose and Jasmine Cottages, date from 1880 and whilst this group are much altered and extended, they are considered Positive.

The surrounding area has considerably changed with modern development on approach and surrounding them; including a business premises, car servicing facility and Kingsbridge End, a small modern housing development close by.

The Barracks is now rather separate and detached from the historic core of the wider Conservation Area with little visual or physical connection to it. However, it remains a distinct part of the early historic development of the village and Conservation Area, albeit now separated by the main railway line. The built form, and its layout remain important to the special interest of the Conservation Area as a whole.

6.9 Features of significance in the Conservation Area include:

- An ancient settlement based on agriculture, on a ridge of high ground where geology retains water enabling wells to be sunk, and on the route of the Kings Highway, a 15th century trading route from London to Land's End via Basingstoke and Salisbury.
- St. Nicholas' Church: Grade II listed, on the highest point of the village and the oldest surviving building dating from the 12th century with a Norman chancel, the arch dated to 1215, positioned in a quiet setting including a graveyard with ancient tombs and Yew trees
- A number of historic listed buildings surviving including farmhouses and barns such as Manor Farm House of 16th and 17th century origins, and its complex of listed farm buildings including its 18th century barn and 19th century Granary. A number of listed buildings of early date are centred around Newnham Green
- Newnham Green retains its original open rural character with historic ponds surviving and narrow ancient lanes, around which early pattern of settlement developed
- A number of listed historic timber framed farmhouses and barns around the Green in spacious plots still surrounded by former farmland and retaining the historic association of the built form to its original farming connections
- A number of Positive buildings also identified around the village core and along roads extending from it, where the later historic pattern of development continued, and where the Green connected with Hook Common
- Traditional plan forms of buildings, predominantly two storeys in height, retaining historic fabric and set in spacious plots with mature gardens and planted boundaries
- Use of traditional materials including timber framing, brick infilling, plain red brick elevations, some stucco and painted brickwork
- Pitched roofs some with steep pitched and half hipped gables, red clay plain tiles, some use of slate and pantiles, tall slender brick chimney stacks with pots retained, some with decorations and corbelling
- Buildings set back into plots with views through and around, green verges and banks between built form and road edges
- Well cared for boundary treatments including historic low brick walling, brick piers and timber gates, traditional picket fences, stock fencing, open timber five bar gates, wrought iron gates, native hedges and planting
- Gravel tracks and paths, limited use of inappropriate black top or hard engineering brick drives
- The area is characterised by an historic rural village being set on a high ridge, with views overlooking farmland and between built form and from roads into

the surrounding open land. A number of important areas of Open Space and SINC have been appraised and identified contributing to the rural character and setting of the settlement and some additional areas of agricultural land use are proposed for inclusion in the Conservation Area for protection. Openness is sometimes screened or framed by a backdrop of trees and landscaping beyond.

- Agricultural origins of the settlement, enduring rural agricultural land use, and revival of small-scale agricultural holdings and organic food production
- Trees are a defining feature along the key routes into the heart of the Conservation Area where Newnham Green opens, and also as a backdrop framing and softening built form, and distant views from high ground.

7.0 Conservation Area Condition, Proposed changes to the Boundary and Management Plan – draft working considerations for review and consultation

7.1 Condition of the Conservation Area

The character and appearance of Newnham Conservation Area is generally well-preserved and cared for. It retains much of its original character as an ancient rural village centred around an open Green. A number of statutory listed and Positive buildings survive from the farming economy upon which the village was based with historic farmhouses and barns, ancient routes, open spaces and landscape surviving. Many historic structures and features of significance have been preserved and enhanced.

7.2 Proposed changes to the Conservation Area

The appraisal has identified two distinct areas of open land that are currently outside of the Conservation Area, but which are considered to be appropriate for inclusion.

- The agricultural land south of Ridge Lane currently used as a small holding: Wild Green Acres Farm is part of positive re-emerging trend of local food production in Newnham and linked with rare breed farming at Manor Farm. It is proposed for inclusion.
- The Strings, the SINC land that runs alongside the Parish/ Borough boundary and to the rear of Heathmorr, Saudian House and Fir Tree Cottages on Newnham Road, have survived and are important to the setting of the Conservation Area. These areas of open space are intrinsically linked to the settlement, its historic rural and economic life. The areas of open land now provide a strong pastoral quality to the village, especially since there are also attractive open views into and out from public footpaths. The open areas of land also provide an important buffer from later modern development, and for the future. These special and

significant qualities contribute to the setting of the Conservation Area. It is proposed that to protect the SINC land, and the open spaces to the south of Ridge Lane, that these are now included within the Conservation Area, as shown on The Conservation Area Proposal map.

The following buildings have been identified and included as Positive Buildings on the appraisal map:

- Crown Lodge
- Dovecote Cottage
- Naishes Farmhouse
- Naishes Barn
- Apple Tree Cottage
- Quince Cottage
- Well Cottage
- Newnham View
- Old House at Home Pub
- Newnham Lodge
- Bridleway
- Woodside
- Ash Cottages
- Ashmead
- Valentines Cottage
- Holdings Cottage
- Cromwell Cottage
- Rose Farm Cottage
- Jasmine Cottage
- Woodside Cottage
- Newnham Edge
- Newnham Hill Lodge
- Ashmead
- Ash Cottages
- Heathmore
- Chapel House
- Railway Arch bridge, Crown Lane

7.3 Management Plan

The Management Plan sets out principles to support residents, the Parish Council, and service providers, in the protection of the special character that has been identified, and to secure improvements to the Conservation Area, where these might be possible, and where resources allow. It also sets out principles to be applied where change is proposed to ensure that new development preserves or enhances the character, appearance and the significance of the Conservation Area.

The appraisal has identified a few issues which are considered to have a negative impact on the Conservation Area, and which might be considered as part of this review:

- Poles and overhead cables have a negative effect on the views and vistas, and the overall setting of Newnham Green. The opportunity for these to be run underground and old poles and cables removed, and any new underground cabling where this is necessary or required together with like for like appropriate reinstatement works,

should be pursued where this is possible, and funding allows. If overhead cables are made redundant through as a result of other works then these should be removed.

- Traffic, associated noise, damage to verges and air pollution on the narrow village lanes can have a negative impact on the character and appearance of the Conservation Area and its setting. Surface water flooding can also occur during heavy rainfall. Loss of drainage ditches and open areas to serve as soakaways for water to escape from roads is a contributing factor. It is important that any highway or drainage work has regard to the special rural and historic character of the area, and that appropriate consultations are undertaken.
- New development should have regard to the character that has been identified within the appraisal including:
    - plot sizes, ratios of built form to plots, spaciousness and views through and around built form
    - appropriate plan forms, scale and height, and detailing to reflect and harmonise with existing buildings and character, and their setting
    - use of high-quality natural materials and detailing
    - use of traditional boundary treatments for enclosure including low walls of red brick, timber picket and stock fences, native hedge planting
    - preferably the use of loose shingle or resin bonded shingle for residential drives. Hard engineering paving and tarmac can have an urbanising effect on rural roads and lanes
    - retention of green verges, trees and native species hedges and important views through
    - ditches are an important feature, to the drainage of the area, and are to be retained and maintained. Any changes to drainage ditches and water courses may require permission. The Environment Agency and Hampshire County Council as Lead Local Flood Authority (LLFA) should be consulted.

Article 4 Direction - Some conservation areas are areas of particularly sensitive historic character. This means that minor alterations will be far more noticeable and potentially damaging to the special character and appearance of the area. Changes that might be possible under permitted development to non-listed residential buildings within the Conservation Area, and which may have a negative effect on its special significance, include the following:

- The replacement of windows and doors
- The installation of any solar panels, including to the roof
- The installation of roof lights
- The construction, alteration or demolition of boundary walls
- The construction, alteration or demolition of a porch
- The replacement of fascia’s, soffits or guttering
- The construction, alteration or demolition of outbuildings
- The construction or alteration of paving or other hard-surfaced areas
- External painting or changing the external paint colour of your building
- Changes to a residential property to a small HMO (house of multiple occupation)

The Newnham Conservation Area is not currently subject to an Article 4 Direction. Under the Town and Country Planning Act, an Article 4 Direction may be an appropriate management tool to remove certain permitted development rights for specific works to residential properties within a Conservation Area, to retain its special historic significance and character, and maybe considered as part of this review.

8.0 Principles to be applied where new development is proposed:

Basingstoke and Deane Borough Council has a statutory duty to review the management of Conservation Areas from time to time.

The following principles have emerged from the assessment of the Conservation Areas in its borough. They will be considered and addressed in any proposals for change within this Conservation Area:

Principle 1: Setting

The setting of the Conservation Area contributes to its significance. This contribution should be maintained.

The setting of the Conservation Area can be defined as the surroundings in which the Conservation Area is experienced. Not all settings have the same capacity to accommodate change, without harm to the significance of the heritage asset that is the Conservation Area.

Protection of the setting of the Conservation Area need not prevent change; indeed, change may be positive, for instance where the setting has been compromised by poor development. Many places within the setting of a Conservation Area are subject to some degree of change over time.

Principle 2: Origins and historic pattern of development

Development proposals should respond to the historic pattern of development. This pattern contributes positively to the special historic and architectural interest of the Conservation Area and its significance.

The appraisal describes the origins and historic pattern of development of the Conservation Area. These are key contributors to and determinants of the special historic and architectural interest of the Conservation Area.

The appraisal highlights various key aspects of the conservation area, including: the hierarchy of spaces; urban grain/built layout; open spaces; enclosure; plots; gaps; building form and details; materials; boundary treatments and the public right of way network. All of these relate to the origins and historic pattern of development of the settlement.

Principle 3: Materials and finishes.

New works, repair and maintenance should use the traditional common palette of materials and finishes used in the Conservation Area. This common palette of materials and

finishes is a key positive contributor to the special historic and/or architectural interest of the Conservation Area.

New works, repair and maintenance should utilize the traditional common palette of materials and finishes used in the town, which includes white or off-white painted timber for sash and casement windows, timber doors, clay tiles to roofs and red brickwork.

If original materials are now unavailable, materials should be used which are sympathetic in character and appearance. The use of inappropriate materials will be resisted. Preference should be given to materials sourced locally or regionally over alternatives transported great distances.

Principle 4: Built Environment

Structures and features which contribute positively to the character and appearance of the conservation area, should normally be retained, and new development carefully designed, to preserve or enhance the special character and appearance of the Conservation Area. Where structures and features of particular interest or value are lost or altered, development proposals should make a positive contribution to the Conservation Area to make up for the loss.

Buildings are one of the most significant features contributing to the character of the Conservation Area.

Buildings which have been identified as of particular architectural and/or historic interest and townscape value include: listed buildings; Positive buildings and structures and landmarks. These are identified on the Conservation Area appraisal map.

Principle 5: Views and vistas

Views into, out of and within the Conservation Area, which contribute positively to the character, appearance or significance of the Conservation Area should be preserved or enhanced.

Views and vistas into, out of and within the Conservation Area are important, they contribute positively to the character of the area.

Care needs to be taken to ensure that where views and vistas contribute positively to the Conservation Area, they are not lost or compromised.

Principle 6: Green Infrastructure and open spaces

Open spaces which contribute positively to the character, appearance and/or historic and/or architectural interest of the Conservation Area should be preserved or enhanced.

Green Infrastructure (GI) is a network of natural areas and other green open spaces that is vital to the health and quality of life of people in local communities and supports and enhances natural and ecological processes.

The Council's Green Infrastructure Strategy can be viewed on the council's website.

Conservation Area open space designations are described in the appraisal.

Open Areas of Townscape Significance (OATs) and Important Open Spaces (IOS) are identified on the appraisal map. Some of these are public open spaces, some are private open spaces. All make a positive contribution to the character, appearance, special interest and significance of the Conservation Area.

Principle 7: Landscape and landscaping boundary treatment

The landscape features and boundary treatments, which make a positive contribution to the conservation area, should be preserved or enhanced. New landscape features, boundary treatments including close-boarded fencing and other enclosures, which are considered to be out of keeping with the Conservation Area will be resisted.

The landscape of the Conservation Area is made up of a network of watercourses, open spaces, trees, hedgerows, as well as built structures including the railway embankment.

These features make an important contribution to the character of the Conservation Area.

This contribution can be adversely affected through:

- Loss of green spaces.
- Loss of trees and hedgerows.
- Loss of traditional boundary treatments including hedges, simple picket fences and low brick walls.
- Erection of close boarded fencing.
- Planting of non-native species.
- Subdivision of open spaces with inappropriate fencing.
- Large out-of-scale buildings.
- Light pollution and use of external lighting.
- New access drives over previously undeveloped land.
- Parking on road verges.

Principle 8: Street Furniture

New and replacement street furniture should be in keeping with the character and appearance of the Conservation Area.

Street furniture including bollards, bins and seating make an important contribution to the character of the Conservation Area.

Where new or replacement street furniture is needed, design and materials should respond to the character and appearance of the Conservation Area and take into account the surrounding buildings, their functions and features. Where possible, existing traditional street furniture should be retained and maintenance.

Principle 9: Highways works and signage.

Highway works, signage improvements and maintenance should be in keeping with the character and appearance of the Conservation Area. The retention of historic fabric should be maximised and any negative impacts of interventions minimised.

The Conservation Area is served by a network of roads and lanes. Responsibility for the maintenance of public highways

and the provision of road signs within the Conservation Area rests with Hampshire County Council as Highway Authority and with Basingstoke and Deane Borough Council.

Road safety is regulated by legislation. However, highway works and the location and number of signs can have a significant impact on the character of the Conservation Area.

Signage, traffic calming measures, parking issues and highway maintenance can all have an impact on the character of the Conservation Area.

Duplication of signage leads to visual clutter, harmful to the character and appearance of the Conservation Area and should be avoided.

The Borough Council will seek improvements in line with context-led best practice advice, set out in Manual for Streets, Hampshire County Council Companion Document to Manual for Streets and Streets for All: South East (Historic England).

Principle 10: Other utilities

Works undertaken by utility suppliers should preserve or enhance the character and appearance of the Conservation Area. Burying power and service lines and associated equipment, underground will generally be encouraged.

Works carried out by utility suppliers (such as electricity, water, gas, telecommunications, street lighting etc.) can have an impact on the character of the Conservation Area (e.g. position and type of street lights, the siting of electricity sub-stations, overhead lines and poles, the use of non-traditional fencing, maintenance including tree cutting, digging of trenches near to trees and hedges etc.

Duplication of plant, equipment and street lighting leads to visual clutter, harmful to the character and appearance of the Conservation Area and should be avoided.

Principle 11: Planning controls in the conservation area The Borough Council will consider the imposition of an Article 4 Direction if additional planning controls are considered justified in the Conservation Area

Conservation Area designation affects planning controls. Please refer to www.planningportal.co.uk for more details. If additional planning controls are considered justified in a conservation area, the Borough Council will consider the imposition of an Article 4 Direction.

Principle 12: Pre-application advice in the Conservation Area.

Pre-application advice should be sought for all development proposals which affect the conservation area and its setting.

Since planning considerations are often complex in Conservation Areas, pre-application advice is important. There are many benefits to seeking advice from the Borough Council at a pre-application stage:

Specialist input can be sought at an early stage, for example regarding listed buildings, trees, landscape, noise, transport, contaminated land, ecology or archaeology issues:

- It will assist applicants in preparing proposals for formal submission which - provided advice is taken fully into account - will be handled more quickly, with the likelihood of a more positive outcome.
- It may lead to a reduction in time spent by professional advisors in working up proposals.
- It will indicate how Development Plan policies will be applied to proposals. It may indicate that a proposal is completely unacceptable, saving the cost of pursuing a formal application.

Principle 13: Conservation Area planning application supporting information

All development proposals within the Conservation Area or its setting should be supported by an appropriately researched and detailed heritage statement which discusses the impact of proposals on the historic environment.

9.0 Glossary

Building of Local Interest (BOLI) – (also known as Locally Listed Buildings) are Building(s) or structure(s) that have been included on the Council's adopted List of Buildings of Local Interest, and assessed against BDBC's published criteria. Buildings or structures of Local Interest are not listed buildings, but are a type of non-designated heritage assets. There is a presumption that all Buildings of Local Interest will be retained, and any adaptations or extensions should respect their historic character and appearance, in accordance with national planning policy. The current Local List can be found on the Council's website. However, the list does not currently cover the whole of the Borough, and there are no Local List Buildings in Newnham.

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

Character Appraisal - The purpose of the appraisal is to define the architectural, historic and townscape qualities present in the area that make it special. The appraisal has been designed so that it can be used as an aid to decision-making relating to planning applications which affect the Conservation Area.

Conservation Area - "An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance". (Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990). Various planning controls apply within Conservation Areas, see Appendix 7 development in Conservation Areas.

Curtilage-listed structures – Curtilage can be defined, for the purposes of listed building legislation, as an area of land around a listed building, within which other buildings predating July 1948 can be afforded the same protection as the

principal listed building, in certain circumstances. Curtilage listed buildings are not shown on the Conservation Area appraisal map, only the principle listed building. Any works to buildings within the curtilage of a listed building need to be carefully assessed as to whether listed building consent applies, in the same way as the principle building.

Fenestration pattern - Fenestration pattern refers to the placement of windows in a building. As windows are large and noticeable design elements that pattern greatly affects the overall look of a building.

Heritage Asset - Heritage assets include designated and non-designated heritage assets. Designated heritage assets include Scheduled Monuments, Listed Buildings, Registered Parks and Gardens and Conservation Areas designated under relevant legislation. Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets. In some instances, non-designated assets, particularly archaeological remains, may be of equivalent significance to designated assets, despite not yet having been formally designated.

Important Open Spaces (IOS) - Spaces identified as part of the conservation area appraisal process which are open, largely undeveloped spaces, which make a positive contribution to the character and appearance of the Conservation Area, form the setting of designated and non-designated heritage assets and/or are of historic interest. The identification of IOSs was based on a similar rationale to the identification of Notable Structures.

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

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

Material consideration - A material planning consideration is one which is relevant to making a planning application. Further information is available on the Council's website.

Positive buildings and 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 within the Conservation Area. Their value can derive from various attributes such as, for example, their

historic fabric and form, grouping, and/or their overall design and detailing, consistency of scale and materials. Such structures help to define spaces, and contribute to the identity and setting of the area. The appraisal identifies Positive buildings and shows them on the Proposals map.

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.

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

Supplementary Planning Documents (SPD) - Documents which build upon and set out more detailed advice and guidance in respect of the policies in the Local Plan. This Appraisal will be adopted as an SPD. They can be used to provide further guidance on particular issues, such as design. SPD are a material consideration when determining planning applications but are not part of the Local Plan. Appendix 6 gives further details on relevant planning policy.

Trees of townscape significance - Trees often contribute positively to the visual amenity of the area, views into, out of and within the Conservation Areas, contribute to local distinctiveness, ecological value, historical and cultural value. The position of trees shown on the Conservation Area Appraisal map is for guidance only and is not necessarily an accurate reflection of their exact location. This data is based on assessment of aerial imagery and the presence or absence of a tree on the map does not necessarily reflect the Council's view of its value or protection status. All trees in a Conservation Area over a certain size are protected.

Urban grain - The pattern and arrangement of street blocks and plots. The urban grain is usually formed by the historical development of roads and plots of land.

Views - Views within, in and out of the Conservation Area which contribute to its special significance are identified in the appraisal document and on the Appraisal Map. Views into, out of and within the Conservation Area are a material consideration in determining planning applications. Views are generally framed or enclosed, often by buildings or landscape features (such as trees) and are typically narrower than vistas. Views may include particular visual features, a focal building or a group of buildings, a statue or feature tree, or a close urban layout, or the way a road curves leading the eye and opening up the built form or landscape beyond.

Vistas – Wider ranging views, often encompassing larger areas of townscape or countryside. Vistas can also be framed or enclosed, or open in character. As with views the framing or enclosure can be provided by buildings or landscape features such as trees. Vistas are important general, wider

and distance views, for example: the surrounding rural farming landscape or a distant urban townscape, or a river valley view from higher ground, and the contribution such vistas provide to the character and setting of the Conservation Area.



END OF DRAFT

For further advice or information see
www.basingstoke.gov.uk/ConservationAppraisals

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