Basingstoke and Deane

# Ellisfield 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 Ellisfield Conservation Area Appraisal and Supplementary Planning Document adopted in 2003.

The Council gratefully acknowledges the assistance of Ellisfield Parish Council.

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# 1.0 Introduction

## 1.1 Overview

Ellisfield is a small rural village located approximately six miles south of Basingstoke and two miles west of the A339, the Basingstoke to Alton road. The topography is characterised by chalk upland around St Martin's Church and clay with flints to the east around Winslade Lane.




## 1.2 Summary of Special Interest

Elllisfield is an attractive and well-preserved ancient village with an historic core centred on its 13th century church, and with historic manors, farmsteads and houses all surrounded by a well-preserved historic rural and open landscape that interlinks historic farmsteads. The landscape includes quiet sylvan lanes, open farmland, woodlands, tracks, bridleways and footpaths.

## 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 Ellisfield that provides its special interest and justifies 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.



Flint and brick boundary walls to Hill Farm; an example of a non-designated positive feature to a positive building.

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

This assessment is based on information derived from documentary research and analysis of the individual Character Areas. This appraisal will enhance understanding of the Ellisfield 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.



Grade II listed designated heritage asset: The Thatched Cottage showing deep thatch roof, eyebrows over timber casement windows, exposed timber framing, timber door, picket gate, boundary and verge planting.

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

The Ellisfield Design Statement 2003

## 2.3 Designation of the Conservation Area

Ellisfield Conservation Area was first designated in 1989 in recognition of the special architectural and historic interest of the area. Following a review in 2003 the Ellisfield Conservation Area Appraisal was approved on 17 July 2003. It was also adopted as a Supplementary Planning Document (SPD). A further review has been undertaken, and this document, Ellisfield 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 Ellisfield.

The Ellisfield Conservation Area Appraisal is described and includes the Conservation Area Appraisal Map. This shows the Conservation Area boundary, and proposed changes to it, 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 Directions

The current Ellisfield 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 areas 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. This review is in line with national legislation. Following the review and assessment, three boundary changes are proposed:

- Extend the Conservation Area boundary to include three houses at the entrance to Ellisfield on Green Lane: Meadow View, Beech Lawn and Penny Cottage, to protect the character of the open setting and views on approach up and along Green Lane, and views in and out of the Conservation Area here
- Extend the Conservation Area boundary to include some of the fields and open land between Ellisfield Manor and Merritt's Farm character areas to protect the historic openness between two distinct historic farmsteads, and the visual separation that the open space between them contributes to the setting here. This will also enable the inclusion of two areas of SINC and important tree groups on College Lane and Mill Lane. It will also remove an anomaly whereby historic open land surrounding the other character areas has been identified as Important Open Space which is included in the Conservation Area as important to its setting.
- Extend the boundary at Coopers Farm to include its Dutch barn; an anomaly as it forms part of the overall farm complex, and to include part of the historic rural field landscape, the

track and views south, west and north, extending to the area of SINC and important tree groups on College Lane. This will afford protection of this historic farm complex and the wider rural landscape setting and views.

The existing and proposed boundary changes and areas for inclusion are shown on the Proposals map with this appraisal.



View from green Lane across open fields at entrance to Ellisfield village.



View of open fields between Ellisfield Manor and Merritts Farm from start of footpath.

## 2.6 Designated Heritage Assets

In addition to the Conservation Area itself, which is a designated heritage asset in its own right, there are 12 listed buildings; also designated heritage assets, within the Ellisfield Conservation Area boundary. The listed buildings are as follows:

Church of St. Martin - Grade II*

Manor Farmhouse (The Old Manor) - Grade II*

Granary, East of Manor Farmhouse - Grade II

Barn, 20 yards North-East of Manor Farmhouse – Grade II

Small Stable 20 yards North-East of Manor Farmhouse -Grade II

Coopers Farmhouse – Grade II

Merritt's Farmhouse – Grade II

Widmoor Farmhouse – Grade II

Pullens Cottage – Grade II

Hill Farm Cottage – Grade II

Brocas – Grade II

The Thatched Cottage – Grade II

These buildings and structures have been listed due to their special historic and architectural interest under the Planning (Listed Buildings and Conservation Areas) Act 1990. Further information on the listing process can be found on the Historic England website.

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.



St. Martin's Church; Grade II listed dating from the 13th century with flint walls, clay tiled roof and lime tree avenue to tower entrance door.

## 2.7 Non-Designated Heritage Assets

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.

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.'



Village hall; a Positive building and non-designated heritage asset, with rendered elevations and plain clay tiled roof

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 the Conservation Area.

As part of this appraisal, heritage assets which make a positive contribution to the Conservation Area have been considered, including some of which may also be considered for local listing. These  are identified in the character areas outlined in this document, and in the Management Plan as proposals for inclusion.

As part of the appraisal of the Conservation Area, the document has also identified heritage assets which make a Positive contribution to the Conservation Area. These are identified on the appraisal map.

## 2.8 Heritage at Risk

Currently, there are no buildings within the Conservation Area categorised to be at risk from neglect or disrepair, either on the national Historic England's Heritage at Risk Register or Basingstoke and Deane Borough Council's local at Risk Register.

## 2.9 Positive, Neutral or Negative Elements

**Positive:** Some elements within the conservation area are considered to be positive contributors to the character and appearance of the Conservation Area. They can include Positive buildings not considered worthy of statutory listing; their value individually or as part of a group; and amongst other features, are considered to have a positive and enhancing affect and on the setting as a whole. Some may be considered suitable for local listing as part of the review. Other features within a conservation area can also contribute to the setting of the conservation area such as historic boundary walls, railings, gates, or traditional metal finger posts. Positive elements; buildings or structures, are identified on the appraisal map.

Whist some elements may be identified as Positive there may also be improvements which can be made to better reveal the architectural interest of such buildings or structures, and to enhance their contribution to the character and appearance of the Conservation Area. General enhancements that may be appropriate are provided within 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.

The recent additions are as follows:

Ellisfield Village Hall and Falconers (house, barn, enclosure walls, piers and gates) on Church Lane

Hedgerows and Fair Views on Bell Lane

Meadow Row, Beech Lawn and Penny Cottage on Green Lane

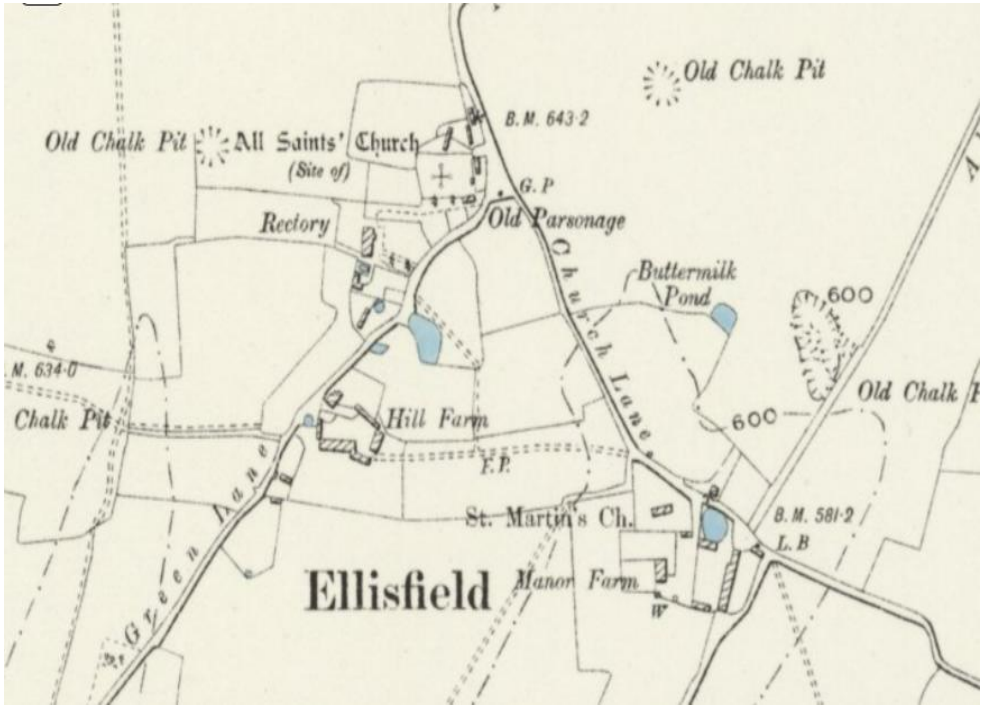
# 3.0 Historic Development of the Settlement

The name ‘Ellisfield’ derives from the Old English word ‘ielfsanfeld’ meaning ‘open land of Iellfsa’. At the time of the Domesday Survey, Ellisfield was part of the estate of the Bishop of Bayeax. It was held by Hugh de Port and later the St Johns.

## 3.1 Early Settlement

The village of Ellisfield has grown around a number of separate small settlements. The Conservation Area comprises four of these settlements, Merritt’s Farm, Ellisfield Manor, The Old Manor and Ellisfield Green. All are joined by a series of lanes running east/west. These are important early survivals of the area, now linking the A339 with the B3046. Part of this route formed an ancient track across southern England called The Harrow Way running from Dover to Stonehenge and onto Cornwall.

Ellisfield Green where Green Lane meets Church Lane was originally the centre of the Parish and was originally a larger settlement. The Old Manor and St. Martin’s Church lie at the foot of the hill from the Green, at the head of a small valley running south-west. The former Ellisfield Manor and surrounding buildings have developed around the junction of Church Lane, College Lane, Winslade Lane and Bell Lane at the top of the hill.




Extract from 1883-1913 OS map showing settlement, lanes, tracks, chalk pits and ponds of Ellisfield.

St. Martin’s Church dates from the 13th century and is constructed of flint walling with a red clay tile roof. Whilst a full restoration of 1870 masks the early structure, the plain octagonal font dates from the 13th century. There is a filled lancet on the south side of the chancel, a small lancet at the east end of the nave on the north side and a small door opening, the latter is probably Norman.



Church entrance Tower from cemetery grounds



Hill Farm

Merritt's Farm and Cooper's Farm are more isolated surviving historic farms along Bell Lane. Each settlement except for The Old Manor has grown around early farm complexes of Merritt's, Copper's, Widmoor and Hill. Only Hill Farm remains in agricultural use. The ancient tracks and lanes, and the surrounding rural landscape and open character within the village remain significant features of the Conservation Area, and whilst the prevailing character of the village settlement is now a residential one rather than an agricultural village, it retains much of the character that links it to historic uses which can still be perceived in the built form, the open fields and spaces between buildings, and its strong verdant scenery.

## 3.2 15th – 18th Century Development

The early manor was held by a favourite of Henry VIII, Sir William Sandys, in 1496. He later became Lord Chancellor and was created Baron Sandys. In 1657, the fifth Lord Sandys served with Charles I at the Battle of Cheriton. The property was sold and divided, to be reformed in 1789 by John Wallop, Earl of Portsmouth. Much of the village farmland is still retained by Portsmouth Estates.

A second manor in the area was owned by the Prior of Southwick. The Prior appears as the joint Lord of Ellisfield during the reign of Edward II but is not mentioned after 1428.

The wooden font cover in St. Martin's Church dates from the 17th century, and there is 17th century furniture anointed with the Royal Coat of Arms of George III. The stone floor slabs in the nave of dates from around 1700.



The Old Manor, Church Lane, Grade II* listed.

The Old Manor, Grade II* adjacent to the church, dates from the late 17th and 18th century with early 20th century additions. Features of note include the classical form and detailing of the original building, its symmetry and its setting where it is highly visible form the churchyard.

Many historic buildings, dating from the 17th, 18th and early 19th centuries, are timber-framed with originally with wattle and daub infills predominantly replaced with later brick panels some of which have been altered by painting. There are examples of buildings retaining thatched roofs, and other historic buildings have traditional cambered natural red clay tile roofs. There are also examples of where slate is used, and a few examples of clay pantile roof coverings too. A number of historic buildings retain timber casements windows, including examples of sash windows, some with fine glazing bar patterns, and a few with leaded lights.

The Thatched Cottage on Northgate Lane dates from the 17th and 18th centuries and is grade II listed. It exemplifies a traditional timber framed building form that retains its thatched roof with heavy overhangs with decorative ridge patterning, and two balanced brick chimneys over its surviving timber framing now mostly underbuilt in painted brickwork. It has well-proportioned casement windows on ground floor, balanced with corresponding tucked under eaves casements on the upper floor; all contributing to the building's symmetrical appearance.



The Thatched Cottage showing deep thatch, exposed timber framing and casement windows, hedge, and grass verge.



Hill Farm Cottage showing deep thatch and brick stacks over stone and brick boundary wall, mature planting and green verges.

Hill Farm Cottage, Green Lane is another example of a timber framed building of 17th origin with 18th and 19th century, and more recent century additions. It is grade II listed. It retains exposed timber framing and red brick infill panels. Partly screened from view on the road by stone boundary walls and vegetation, its large, heavy thatched roof is a focal feature on approach over the walls along the lane..

Widmoor, Winslade Lane also dates from the 17th, early 19th and 20th centuries and is listed grade II. Pullens Cottage, Green Lane dates from the early 18th century, and on Bell Lane, Meritt's Farmhouse and Coopers Farmhouse also date from the 18th century; all are Grade II listed.

Coopers Farm is approached along a narrow track that leads into open farmland and fields beyond. The farm complex comprises the grade II listed farmhouse together with its large weatherboarded long Barn, and further large modern metal Dutch barn. The house is of 18th century origin and two storeys with a deep overhanging thatch roof. Its elevations are red brick in Flemish Garden Wall bond, with cambered ground floor openings and casement windows and a 6-pannelled entrance door with architrave. The Farmhouse overlooks the open rural landscape and together with its historic

barn defines the edge of the conservation area here, with extensive unchanged countryside views into and from the landscape.



Widmoor Cottage showing red brick gable end with feature stack, plain tiled ridge roofline, curved stone boundary wall, gravel drive and mature screen planting.

Merritt's Farm is also of 18th century origin; an L-shaped house of two storeys with a steep ridge roofline hipped at the south-east end, gabled at its opposite end with end stack and low overhanging eaves. Its elevations are of clay red brick in Flemish bond with blue headers. Part of the front elevation is tile hung on the rear there is exposed timber framing. The fenestration includes timber casement windows and a four paned glazed timber entrance door.



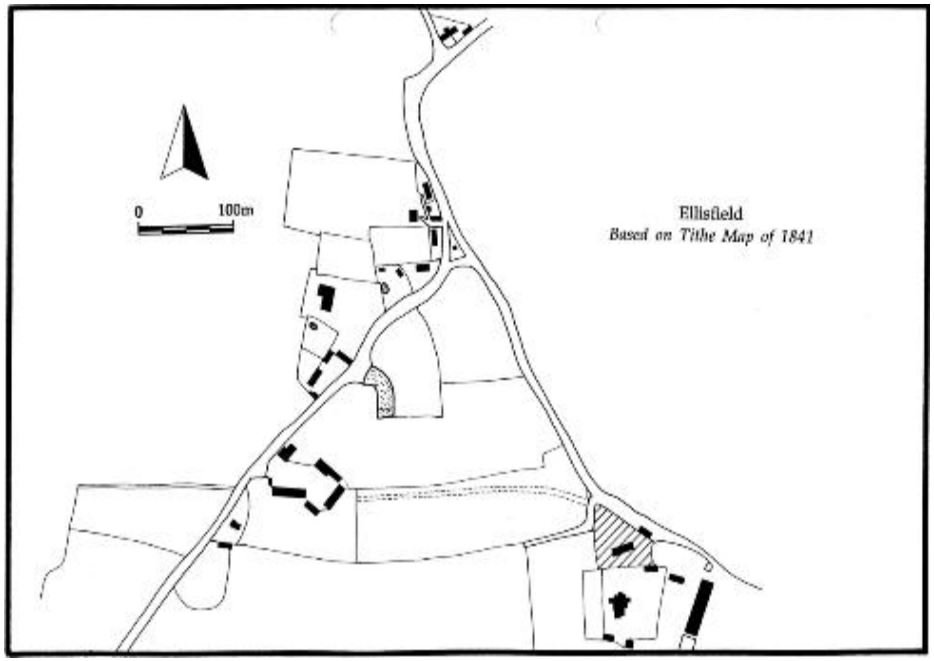
Merritt's Farm: traditional vernacular detailing; red bricks and tile-hanging under plain tiled roof, stacks, timber door, casement windows, gate and boundary hedge



## 3.3 19th Century Development

The majority of the cottages shown on the 1841 Tithe Map survive, although in several cases small cottages have been joined to make larger houses. It is thought there was a second church on the west side of Green Lane, and possibly another manor here too.

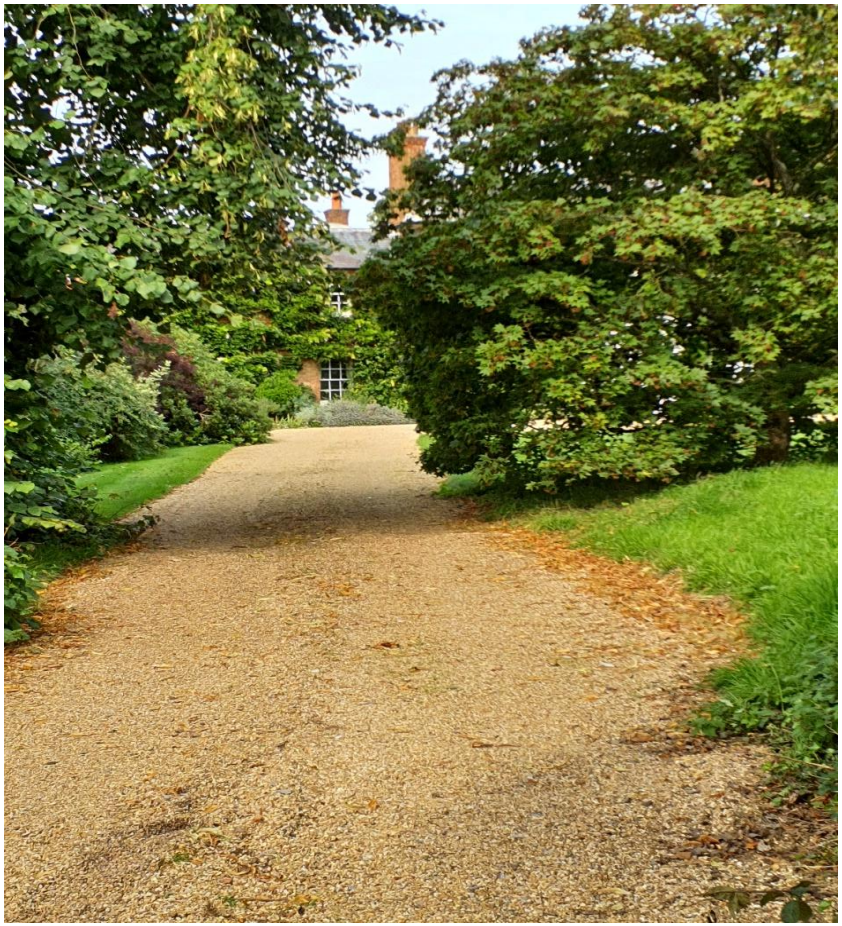
The 1841 Tithe Map shows a now demolished courtyard of buildings located adjacent to Hill Farm. This is now the site of the Hill Farm agricultural buildings. Hill Farm together with its historic boundary treatments of brick and flint walls are positive as focal structures contributing to the street scene.




Ellisfield based on the 1841 Tithe Map. Source: Ellisfield Historic Rural Settlement Survey HCC/EH

Brocas (formerly the Rectory) on Green Lane dates from the early 19th century, grade II listed, and is shown on the 1841 Tithe Map

The census of 1881 also indicates that there was a working blacksmith in the settlement. The Smithy was located opposite Merritt's Farm on Bell Lane and is considered to be a Positive building.



Brocas from its soft gravel entrance drive; framed by mature planting, large sash windows, slate roof and tall brick stacks



Former Smithy, Bell Lane, a Positive structure.

On Bell Lane, at the Bell and Crown Inn, the 1859 Directory of Hampshire and the Isle of Wight lists Francis Frederick as a baker, shopkeeper and victualer.



Hill Farm with traditional stone and brick boundary wall, verge planting, sash windows, render and plain tiled ridge, gabled and half hipped roof.



Former Bell and Crown Inn now residential on Bell's Lane.

## 3.3 20th and 21st Century Development

By the turn of the century the Bell and Crown Inn had closed. The replacement building Bell House appears to include part of the roadside building; it is considered to be a positive building. The footpaths which linked the Inn to Kit Lane and Herriard Grange do not appear on later maps. The Fox Inn, Lower Common, outside the conservation area, remains in operation adding to the vitality and vibrancy of the settlement.




Ellisfield, 1937-1961 OS Map. OS Licence 100019356

The Memorial Hall, Church Lane is considered to be a Positive building having been built in 1920 to commemorate men in the village who lost their lives in WW1, and as it provides a focus for activity and vitality and is an important facility in the settlement.

Ellisfield Manor on College Lane was originally a Victorian rectory and with a garden remodelled into a showcase garden by Henry Hoare from 1905 to 1955. The house was previously known as Widmoor Place. From the 1960s it was abandoned, and the site was redeveloped in the 1980s with a new house erected in the kitchen garden and two more erected on the site of the demolished mansion. The grounds were subdivided. Parts of Hoare's garden have been unearthed and restored. The current gardens taken as a group retain the imprint of the Ellisfield Manor Garden and it is included on the Hampshire Garden Trust Register. The close association between the new dwellings and the retained structures has ensured the survival of the ambiance of the original design. The

Pump House, walled garden, Manor Cottage, the Old Stables, the Bothy, Ellisfield Lodge, the boundary walls and the stable archway are all features of interest and positive structures. The whole site including the woods is encircled by walls, hedges and original railings.



The Old Stables, archway to former Ellisfield Manor. One of a positive building in this group. Showing Dutch gable, red brick elevations under slate roof, gravel drive, decorative entrance pier corbelled with stone ball on top.

During the late 20th and 21st centuries a number of other individual houses; including four small bungalows and two pairs of farm cottages have been built in the conservation area. Such developments have largely reflected the characteristic height, scale and vernacular built form of the surrounding historic buildings being of modest form and one, one and half, or two storeys in height, with pitched roofs.



Manor Cottages built in grounds of former house; Dutch gables, and chimney stacks in soft red brick.



Mulberrry House built in former garden grounds to Ellisfield Manor

Summary of key influences in the development of the area and notable features of character and significance of the area;

- Rural farming character with surviving pattern of historic lanes tracks
- Village has developed around a number of small settlements, with historic farmsteads and their associated farmland between them with varying character as a result of the topography
- Survival of historic farmhouses although predominantly now in residential use
- Built form is set within large spacious plots with dominance of mature vegetation, open fields, and strong verdant character of enclosure but with views and sense of openness between
- Ancient Church, Manors, farmhouses and cottages surviving together with surviving enclosures and boundary treatments such as walls, gates, fences and hedgerows.

# 4.0 Context

## 4.1 Location, Topography and Setting

Ellisfield is identified as being within the Landscape Character Area 19: Ellisfield Clay Plateau Valley. Overall, it is characterised as a rural and varied landscape including large open areas of farmland on higher grounds, with areas of mature, dense woodland, and the darker, more enclosed valley and high mature woodlands such as those around St. Martin's Church and the Old Manor. This character includes and encompasses the Conservation Area.






There is a good mix of building styles set within the landscape; responding to the distinct topography of each of the areas. Roads are predominantly narrow and interspersed by ancient tracks leading into and providing access to the surrounding countryside. Views in, through and out of the village are an important feature of the landscape setting of the conservation area. There are few formal areas of open space. The form of development within the conservation area provides many gaps and views between the built form, retaining the character of this once farming and relatively remote community, to still be experienced and appreciated.

The inter-relationship of the historic settlement with the surrounding open fields and wooded landscape is a vital component of the character and appearance of the Conservation Area.



There is generally a strong rural appearance created by the style of buildings and the predominance of vernacular buildings. However, the special character of the areas as a whole is derived too from the contrast between the four small settlements. These settlements have evolved around historic farm complexes and manors, but each has a different and distinct character as a result of the local topography and the pattern of development within it. Common to each is the dominance of mature vegetation and open fields. Together these permeate the settlements and the spaces between them, creating a strong verdant character.



Views into landscape and along rural lane with vernacular farm building to roadside edge with green verges

The prevailing former use of the surrounding countryside and the predominant employment within the area has been agriculture. Four farms are located within the conservation area: Coopers Farm, Merritt's Farmhouse and Widmoor (which was Widmoor Farmhouse) are Grade II listed. Hill Farmhouse together with its boundary treatment of brick and flint walling is an attractive positive and focal building in the area and is a surviving working farm within the conservation area today. All other historic Farmhouses are now in residential use; and their barns; where these survive, are in ancillary use.

## 4.2 Open Space

Part of the special interest of the conservation area is derived from the undeveloped public and private open spaces, which positively contribute to the character and appearance of the conservation area.

Ellisfield has 12 Public Rights of Way (PRoW) including three designations; Byways Open to All Traffic (BOAT), Bridleways and Footpaths, which reflect the diverse nature of the village landscape. Many are ancient drovers' routes. The Three Castles long distance path joining Windsor, Odiham and Winchester pass the village and attracts walkers to the area. Some of the bridleways are also included in long distance cycle routes. These routes pass through open farmland, or follow grassy tracks, whilst some are leafy others are more open, sheltered and lined with trees and hedges. They are a treasured by local people and travellers alike and are well used.

There are three Sites of Importance to Nature Conservation (SINC):

- The hedgerows on either side of Church Lane from Falconers to Orchard House
- Part of the Ellisfield Road verge
- Part of Kit Lane.

There are also Open Areas of Townscape Significance (OATS) and Important Open Spaces (IOSs) within the conservation area.

**Open Areas of Townscape Significance (OATS)** are identified as open in character and of value to local people owing to the space's visual character and positive impact on the appearance of the conservation area, and/or as a visual reminder of the historic function of the area. These may be significant in immediate or longer views. The following are identified as OATS:

### Character Area 1: Ellisfield Green

- Hill Farm Pond
- Grass verges at the junction of Northgate Lane, Green Lane and Church Lane

### Character Area 4: Merritt's Farm

- Grass verge on Bell Lane south of Merritt's Farm

**Important Open Spaces (IOS)** are identified as part of the conservation area appraisal and 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 following are IOS:

### Character Area 1: Ellisfield Green

- Ellisfield Green and land to the south
- Land around Buttermilk Ponds to the east of Church Lane
- Land northwest of Green Lane
- The Hallowed Litten.

### Character Area 2: The Church and Old Manor

- Land around the church
- Land adjacent to The Old Manor
- Land west of Alley Lane and west of Furzen Lane

### Character Area 3: Ellisfield Manor

- Land on either side of Church Lane
- Land around Widmore Farm
- Land at the former Ellisfield Manor Garden including the woodland

### Character Area 4: Merritt's Farm

- Land surrounding Bell House
- The small pond opposite Coopers Farm on Bell Lane

Much of the Important Open Spaces are farmland accessible via ancient tracks and footpaths within the area.




This includes the area to the south-east of the village from Green Lane beyond the pond, and which is also a focal view from the crossroads with Church Lane where open land is seen from the bus stop framed by distant woodland. A further IOS lies east of Church Lane and its wide view is appreciated from the higher ground at this junction. The land slopes away towards Buttermilk ponds and the woodlands beyond. Church Lane drops steeply down into the valley. A wide track close to the junction with Furzen Lane, Alley Lane leads north-east where views of the IOS farmland open to the east. At Furzen Lane a footpath crosses the open IOS pastureland and

hillside south towards its woodland edge and Ellisfield Manor. These have views that need to be protected.



View and footpath from Furze Lane with timber finger post

The open IOS open farmland north of Church Lane also has important views through the trees and from the built edge at Widmore Garden Bungalow. The important views, vistas and viewpoints within the conservation area are shown on the Conservation Area Appraisal map.

The character of the area around Merritt's Farm is made separate and distinct from the two other character areas in the Conservation Area by the open farmland and trees east of Winslade Lane and College Lane, and north and south of Bell Lane, although only Bell Lane is currently within the Conservation Area. The landscape also provides a distinct rural edge to the character area of Ellisfield Manor. This land historically would have been linked to the farms within the village.



Extract from O.S map 1937- 1966 showing Merritt's Farm and former pub.

Apart from a small area of SINC along the road and field boundary to the west, along College Road and a further SINC along Kit Lane in Merritt's Farm character area, this farmland between two distinct areas is not protected; for example as IOS, and is not included within the Conservation Area. In order to provide a level of protection to these important visual and physical landscape separations that retain the significance and historic context of the Ellisfield Conservation Area as a whole, the Conservation Area boundary is proposed to be extended north and south of Bell Lane to include part of the area of open land between Ellisfield Manor character area, and Merritt's Farm character area and include as IOS.

It is also proposed to include the metal Dutch Barn forming part of the Cooper's Farm complex within the Conservation Area to protect the open views and landscape setting, and views into and out from the Conservation Area here, as well as the setting of the listed farm house and its curtilage listed barn. The current Conservation Area boundary and proposed extension boundary is shown on the proposed Conservation Area boundary map in the appendix to this document.



Cooper's Farmhouse from the farm track looking into the conservation area.



Rural lane next to Merritt's Farmhouse



Ash and Oak trees on College Lane SINC with open land leading back to Cooper's Farm on the left

## 4.3 Trees, hedges and verges

The rural character of the area contributes considerably to the character of the area by its contribution of belts of woodland, matures trees and hedges lining the roads, and surviving trackways interspersing the area, which are all important to the setting. There are both ancient woodland areas and managed woodland that support a wide range of wildlife, flora and fauna. Buzzards, sparrow hawks and kestrels are known to nest in the area. Mature trees are scattered throughout the Conservation Area, and native species are well represented with broad leaved varieties including oak, ash, beech and hazel predominate. There are some examples of conifers, and some exotics have been planted in private gardens.

The Conservation Area includes two long tree-lined views. One runs up College Lane, past Guillemot to Widmoor - an avenue of ash and oak, part of which is a Site of Importance for Nature Conservation (SINC). The other runs from the south along the valley to the Old Manor along Furzen Lane. It also includes ancient sunken, tree and hedge-lined lanes linking the separate settlements.

A notable addition within the Conservation Area is the avenue of lime trees lining the path leading to St. Mary's Church, planted in 1897. They are an unusual feature. However, the west tower entrance as a focal point along the path is somewhat marred from view by the trees which could be cut back or pleached to enable the Church vista to be restored, and the potential of a treed avenue to frame and lead the approach to it.



Ancient trees lining the church entrance path



Curved hedges and planted verge frame stone and brick house beyond under slate roof with feature end stacks, casement windows in deep reveals, and porch



Curved brick walls, deep grass verges ad hedging frame and soften the view




Hedges and verges are also important to the setting of the Conservation Area. Most of the built form is set back from the roads with hedgerows often defining the boundaries, and grass verges forming a soft edge to the road. Many boundary hedges are of varied native species but there is some use of laurel hedging giving a more manicured and suburbanising effect. Verges are sometimes left wild or mown. The hierarchy of boundary verges, hedges, or hedges set above or interspersed with built boundary treatments such as walls and posts are attractive features to the layout and setting of the built form, and the character and setting of the Conservation Area as a whole.



## 4.4 Roads, Lanes and Paths

Roads are rural, narrow and relatively quiet. There is a distinct lack of highway signage or road markings that can impinge on views along and through the rural lanes. Very 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.

The Conservation Area retains its historic metal finger post village signs which are an attractive feature at junctions, retaining the rural and historic character of the area. Timber finger posts identify footpaths and bridleways which are well used. There is little street lighting or illumination within the conservation area which preserves night skies. This is important to wildlife and star gazing and the special quality of the area which should be protected.



Paths to residential properties include compacted gravel, shingle and brick paving providing a more traditional and softer appearance to the built form and the setting of the Conservation Area. Edges are softened by planted borders. Hard engineering brick and concrete drives and paths which have a suburbanising character should be avoided in the Conservation Area. In more rural settings such as around the Church, post and rail fences, traditional farm gates and railings are used and appropriate.

## 4.5 Enclosure

There is a strong sense of spaciousness within the pattern of development within the conservation area. This is visible in the layout of the built form but also characterised by the form of enclosure to most of the buildings. Buildings are well spaced from each other with gaps between but are also well set back from the highway, which in the main are narrow. There are distinctive strong features of enclosure within the conservation area, these are typically provided by wide verge frontages reinforced by walls and hedges and planting which also allow views through and over. Roadside trees and hedges contribute to the rural verdant character too.

Brick pillars capped in stone, stone wall and five bar gate to Brocas






Flint and brick walling, green verges, post box and verdant trees enclose the view along this rural approach

Historic boundary walls of brick or brick and flint are characteristic of the area. There is an example of low dry-stone walling too. Walls are stopped by small piers with a variety of traditional attractive detailing including corbelled plinths to bases, capping's of corbelled brickwork or stone, half round brick caps, or stone slabs.

Traditional timber gates are also a characteristic feature to gateways set on metal hinges. These include five bar gates, timber and metal gates, and decorative metal gates as at the Old Manor House. There are examples of low timber picket fences and garden gates with views to porches and entrance doors. These provide enclosure and some privacy but allow views through contributing to the appearance and setting of the area.



Contemporary bespoke field gate affording enclosure and view



Corbelled brick pillar with stone ball and planting



Brick wall with pier and ball top, curved capping and timber gate



Plants against a brick boundary wall add visual interest and colour



Curved stone wall with hedge and deep grass verge



Soft red brick pier with tiles on edge, and dry-stone wall with stone capping



Pickett fencing on rising grass bank with planting behind

In some places, such as at Merritt's Farm, the buildings themselves provide the enclosure to the street. The red brick barn, and its adjoining dark stained weather boarded barn above a low brick plinth wall, all under a clay tiled roof, together with the terracotta-coloured metal sheeting of the Atcost barn set back and at right angles to the road, provide a very attractive and varied grouping of traditional farm buildings over time. They are all curtilage listed buildings retaining their original detailing; edged by a soft green verge and define and enclose the view along the road here.



Merritt's Farm complex of traditional farm buildings; brick and weather boarding under clay tiled roof, and At Cost corrugated iron clad and roofed barn form enclosure with deep grass verge softening the view.

At Ivy Cottage the symmetry of its timber framing and brick infilling together with its slate roof and central chimney is seen above a tall, rounded hedge of native species, with a deep grass verge with small timber posts marking the roadside edge. The vegetation provides an attractive and proportionally balanced screen and enclosure here.



House with exposed timbering and slate roof visible above hedge with green verge to road

### Notable positive boundary treatments include:

- Flint and brick walls among the buildings at Hill Farm along Green Lane and running behind the farmhouse
- Tall brick and flint walls to walled garden adjoining Brocas
- Tall walls defining St. Martin's churchyard and along Church Lane at the Old Manor
- Walls and entrance gate and piers to Falconers on Church Lane
- Curving stone boundary walls surrounding Widmoor, and the Pumphouse
- Tall brick garden and boundary walls surviving from Ellisfield Manor
- Boundary walls to Bell House and extending along Bell Lane

## 4.6 Ponds and Chalk Pits

The settlement lies in two valleys which meet at Lower Common. Land in the conservation area is between 190 and 150 metres above mean sea-level. The ponds in the conservation area are visible on the 1888-1913 OS Map (Figures 2 & 16) these are: Old Manor Pond, Church Lane; Hill Farm Pond, Green Lane and Buttermilk Ponds east of Church Lane. Ponds at Merritts Farm and Coopers Farm no longer survive although a small roadside pond remains opposite Coopers Farm, Bell Lane. There is a sunken space, probably a former pond between Merritts Farm and Ivy Cottage. Here the hedges that line Bell Lane widen leaving the sunken space visible. The Pond on Green Lane is set within a slightly overgrown wooded area, and the only informal recreational space for sitting, with two benches overlooking the area.

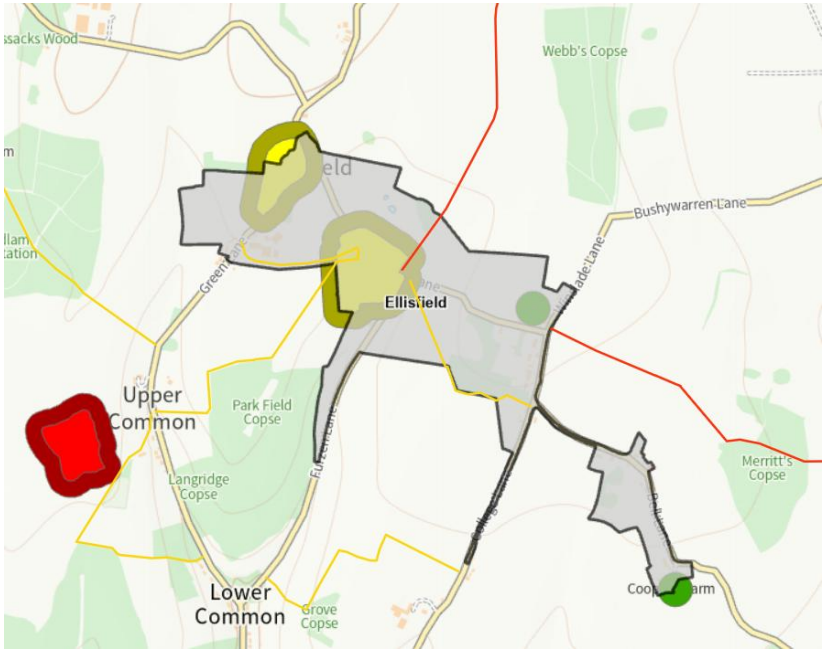
The Historic Mapping 1870-1888 shows a number of chalk pits within the area notably to the north of Ellisfield Green and Coopers Farm.



Green Lane Pond surrounded by mature vegetation.

## 4.8 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 Ellisfield are included in the Historic Environment Record (HER) for Hampshire County Council (HCC).
The sites of archaeological interest relating to the conservation area are shown on the extract map below. This indicates the areas of archaeological alert sites shown in green and yellow with archaeological buffers. Marked in red is the Ellisfield Camp Earthwork which is a Scheduled Ancient Monument but lies some distance from and outside of the Conservation Area.



Archaeology map showing yellow and green areas of importance in Ellisfield CA.

The Hampshire County Council Historic Environment Record should be consulted for fuller reference, for any works close to, or within these areas.

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.

## 4.9 Views and Vistas

Views and vistas make an important and substantial contribution to the character and appearance of the Conservation Area.

The Conservation Area is partly defined by its openness, with long views between the buildings to open countryside. There are several fields identified as Important Open Spaces (IOSs) the openness of which helps define the rural character of the Conservation Area. They also separate the four settlements that make up this part of Ellisfield village.

The setting to the Conservation Area makes an important contribution to defining the semi-rural character of the area. In many places, it is indistinguishable from the Conservation Area itself. This is particularly noticeable where open fields adjoin the boundary. The surrounding open landscape setting to the settlement enables important views through, in, and out of, the conservation area. There is generally a strong rural appearance created by the style of buildings and the predominance of vernacular building materials. However, the special character of the area as a whole is derived just as much from the contrast between the four small settlements and the open space between them. These settlements evolved around

historic farm complexes and manors, but each has taken a different character as a result of the pattern of development within the local topography. Common to each, however, is the dominance of open fields, woodland and vegetation creating a strong verdant character.

Significant views are identified on the appraisal map and include as follows:

### Ellisfield Green

- Views in and out of The Green and the largely unaltered pattern of mainly historic buildings surrounding the Hallowed Litten, Ellisfield Green and Hill Farm Pond.
- Views into the surrounding countryside from the junction of Green Lane and with Church Lane, and out of The Green, glimpsed views to the countryside beyond the conservation area, and more intimate views into built form and gardens which contribute to the setting of the area.
- Open views from the bus stop framed by the distant tree belt.



View upwards along Church Lane

- Views approaching along Church Lane as the lane opens up and focal buildings at the junction and top of the hill come into sight.
- Views towards focal buildings including The Thatched Cottage grade II listed, and Hill Farm a positive building. The thatched roof of Hill Farm Cottage on approach and the glimpsed views of Brocas through gardens and from the lane.
- The sunken tree and hedge-lined lane leading down into the valley to the Church and Old Manor provides a strong sense of enclosure and distinction between the two character areas.

### St. Martin's Church and Old Manor

- This area has the character and appearance of the historic core of a semi-rural settlement. There is a high concentration of historic buildings with St Martin's Church and The Old Manor both Grade II* listed. The church and The Old Manor are highly focal buildings on views from the entrance road and from the setting of the churchyard.



Focal tree spreads across the lane framing and embracing the view

- View to the ponds of the Old Manor through the feature wall openings.
- Views from the bottom of the valley to the wooded landscape set higher above beyond The Rectory, Church Cottage and the Memorial Hall.
- Views along Alley Lane; wooded on one side opening to farmland on the other.
- Views into open field landscape from the junction of Alley Lane with Church Lane.
- Views from the junction of Church Lane with Furzen Lane to the footpath across the open pastureland and hill rise towards woodlands and Ellisfield Manor.
- Views from the tree lined approach along Furzen Lane towards The Old Manor House, and into the surrounding important open space and farmland that defines the setting to the edge of the settlement here. It provides a long view towards The Manor.
- Views along Church Lane between this area and Ellisfield Manor.



Unusual arched and square view holes in boundary wall to the Manor House afford view to ancient pond form the road



## Ellisfield Manor

- Views into and from Important Open Spaces identified here, and the surrounding undeveloped agricultural land contribute positively to the semi-rural character and appearance of the area.
- The tight bend from Church Lane leading to College Lane together with the curved boundary walling on each side creates anticipation and interest, leading to the variety of houses on west of Winslade and College Lane.
- The view from the junction also leads to an open view along the Bridleway into the surrounding landscape that separates this area from Merritt's Farm.



Open rural aspect across farmland with trees belt on the horizon

- Views into the landscape from opposite Ellisfield Manor Cottage and Ellisfield Grange.
- Ellisfield Road Verge Site of Interest for Nature Conservation (SINC) is a strong linear space leading into the Conservation Area.



- Views from tree lined College Lane and SINC both west and east. Views are particularly important eastwards towards Merritt's Farm where the open farmland provides a distinct and historic relationship here – an important visual separation but also interconnectivity to the historic farms within the Conservation Area (and where it is proposed some of the open field land is proposed to be included in the Conservation Area boundary to preserve and enhance the special character here).

## Merritt's Farm

- Views of the inter-relationship of the landscape with relatively isolated buildings some of which are historic is a vital component of the character and appearance of this character area - looking north at the approach along Bell Lane before Merritt's Farm, and from Fair Views and Hedgerows



Brick and corrugated iron, five bar gate, weatherboarding and grass verge organically defining Merritt's Farm boundary edges

- Bell Lane is narrow with important views along the lane of the historic farm buildings to Merritt's Farm on approach from Ellisfield Manor and on approach from Bell House. The wide grass verges open up the vista in both directions.
- Views looking back to Merritt's Farm cluster of buildings, and Bell House, from the landscape and permissive path to the rear of the farm.



Distinctive view of At Cost Barn along Bell Lane, stone boundary walls, green verges and planting enclosure.

# 5.0 Architectural Styles and Detailing

A high concentration of historic buildings remains within the village, including listed and unlisted buildings representing varying types, form, styles and details. Predominantly these are of traditional and vernacular design that contribute to and reinforce the rural character of the conservation area.



View from the permissive path and landscape surrounding Merritts's Farm towards Bell House

## 5.1 Pattern of Built Form

Although the Conservation Area is irregular in plan form, it has a strong visual cohesion. This is created by a predominant vernacular building tradition using traditional building materials and details.

Ellisfield Green, where Green Lane meets Church Lane, was originally the centre of the parish, and was a larger settlement, with a further church. All Saint's Church is marked on the 1888-1913 OS Map but no longer survives, the site being within the present day grounds of Brocas on Green Lane. This is known as Hallowed Litten meaning churchyard or cemetery, from the Old English *lictun*.



The Old Manor and St Martin's Church lie at the foot of the hill from Ellisfield Green at the head of a small valley running south-west along Church Lane and running into Furzen Lane follows.

The former Ellisfield Manor next to the church and surrounding buildings have developed around the junction of Church Lane, College Lane, Winslade Lane and Bell Lane at the top of the hill. Merritt's Farm and Cooper's Farm are more isolated along Bell Lane.

Each settlement, apart from The Old Manor, has grown around farm complexes: Merritt's and Cooper's Farms, Widmoor Farm at Ellisfield Manor, and Hill Farm at Ellisfield Green.



Merritt's Farm complex within its surrounding field landscape setting

## 5.2 Building Forms

Residential building forms 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. Some linear cottages are smaller individual cottages now combined to form one dwelling. There are large farmhouses 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 simple ridge roofscapes. Outshots and outbuildings are subservient in scale to host buildings.



Traditional detailing and gable plan form: clay tiled gable roof with splayed ends, matching porch, bargeboards, half timbering over brick, exposed and angled stacks and soft gravel drive.



Pantile clay roof over stone and brick elevations

Most houses are of domestic scale having two stories. There are examples of early timber framed buildings being lower and with under eaves windows to their upper floor. Farm buildings include timber framed barns with large uninterrupted roofscapes with plain red clay tiles, and modern metal framed and clad barns.



L shaped plan with gable end to street and further ridge facing beyond



Double piled gables with half hips and full gable, plain clay tiles and chimneys



Estate cottages and positive buildings



Subservient side extension to traditional pitched and hipped house

## 5.3 Elevations

The earliest example of building materials is timber framing with a few surviving buildings. Historically these would have wattle and daub infill panels but mostly these appear to be infilled with exposed or painted brickwork such as The Thatched Cottage. The Church of St. Mary is built in hand knapped flint set in lime mortar with stone dressings. Most houses in the Conservation Area have soft red brick elevations with examples of English and Flemish bond used, or flint walls with brick dressings. There are examples of brick used at ground floor with red clay tile hanging sometimes with decorative scallop patterns to the upper floor. There are also examples of render and painted elevations. Bricks in historic buildings are of natural red clay, often handmade, and set in lime mortar giving a softness to the built form.











Dutch gables in red clay brick elevations with tiles on edge to eaves.



Photos above show the variety of traditional natural materials used in elevations and roofscapes of buildings within the conservation area. Predominantly these are high quality and with careful attention to the built form in the craft, detailing and decoration of the building.

## 5.4 Roofs

Roofing material includes thatch with examples having decorative ridge patterns, hand made plain clay tiled roofs and natural slate. Historic clay tiles have a single or double camber that provides a softness and undulation to the roofscape. There are examples of historic roofs having swept valley. Predominantly roofs have generous overhangs. Details such as these should be replicated in repairs or new work to retain the character and appearance that they provide. There are examples of historic cast iron guttering surviving, although mostly this has been replaced in plastic rather than cast iron or aluminium.

There is a variety of roofscapes with simple ridge construction over narrow plan forms, as well as a variety of gable types; often tall and steep, sometimes hipped and half hipped. Dutch gables provide a distinct and unusual feature facing the road frontage at Ellisfield Manor. Slate roofs have clay ridge tiles. There are also examples of interlocking clay pantiles used. Traditional corrugated iron is seen on outshots and farm buildings.

Typically, historic buildings are punctuated by brick chimneys, tall and slender usually of square plan and sometimes set at an angle to the roof. Mostly these are detailed with bandings, corbelled tops, flaunching and clay chimney pots.





The photos above and below show a variety of traditional forms of roofscape, and appropriate material use for building forms within the conservation area: these include thatch, natural red clay tiles with cambers providing a soft undulating appearance, slate, and corrugated iron for farm buildings. Roofs are also punctuated by tall slender corbelled stacks and with a variety of gable treatments too.

















## 5.5 Windows and joinery

Historic joinery including windows, doors, porches, doorcases and hoods make a vital contribution to the attractive appearance of buildings where these survive and are significant features within the conservation area.

A number of historic windows remain. Some have been replaced with like for like replacements that replicate original detailing such as materials, proportions, glazing bar details, forms of opening and finishes. There has been some loss of original windows with unsympathetic modern double glazed windows including uPVC windows replacing originals.

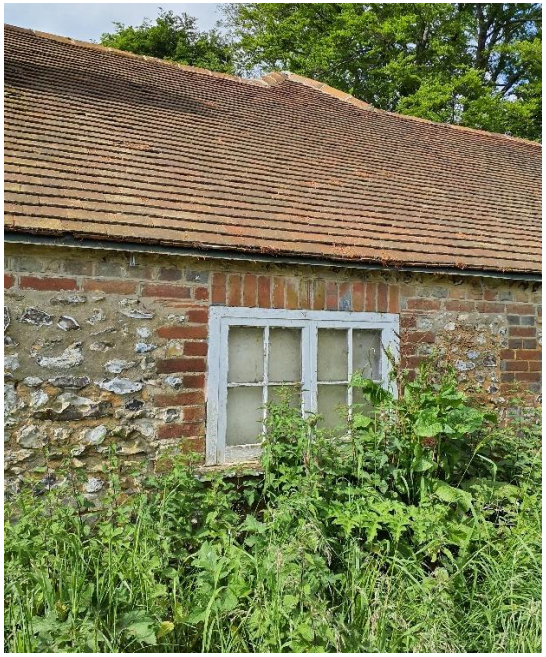
Predominantly, windows to historic buildings are recessed single glazed timber side hung casements, or timber sashes, with white painted finishes. These are usually set back with reveals, and having sills in brick, stone or tile on edge, and brick or stone surrounds.

There are examples of surviving original solid timber entrance doors, some panelled and with glass insets. A number of houses have attractive porches or hoods, or recessed entrances such as at Hill Farm House. These details contribute to the special quality of the buildings, and the appearance of the Conservation Area and should be protected.










Church Cottage















# 6.0 Character Areas

Four character areas can be identified within the Ellisfield Conservation Area, based on their spatial character and architectural qualities, historical development and the contribution which they make to the Conservation Area. The features and characteristics of the character areas are summarised below. The character areas are shown on the Appraisal Map.

The Conservation Area comprises four character areas around which the historic pattern of the village development has formed: Ellisfield Green, The Old Manor, the former Ellisfield Manor and Merritt's Farm. A series of historic lanes run east to west and link with the A339 with the B3046. The remainder of the village; including the surviving village pub The Fox Inn lies outside the conservation area further south along Green Lane, College Lane and Axford Road.




## 6.1 Character Area 1: Ellisfield Green

This character area includes Ellisfield Green, part of Northgate Lane, Green Lane and Church Lane. The landscape south and east; including Hill Farm and Buttermilk ponds are also included within this character area. Much of the surrounding landscape here is identified as Important Open Space as shown on the appraisal map.

This character area has a relatively loose built layout and relatively low building density, with most buildings sited to the west side of Green Lane. Buildings sit predominantly on high land with open vistas into the surrounding farmland with wooded areas to its edges.

Predominately, historic buildings are two storeys with traditional plan forms, scale and proportions, and materials. The earliest structures are timber framed with heavy thatch roofs. Later buildings are in red brick, some painted and under plain clay tiled roofs with examples of swept eaves, and there is some examples of slate. Building forms include steep full and half hipped gables, with narrower linear ridge roof additions subservient the host building. Historic buildings have tall slender feature stacks; some decoratively corbelled, and there is use of timber casements and sash windows, under and through eaves and balanced within facades. More recent buildings in the main follow traditional built forms and detailing in harmony with earlier structures which should be respected in any new build.



The Thatched Cottage, Brocas (formerly The Rectory), Hill Farm Cottage and Pullens Cottage are all Grade II listed buildings. Kandahar Cottage, Hill Farm and Fox Hill House are positive historic buildings in this character area worthy of local listing and retention.

At the entrance to the village along Green Lane the Conservation Area boundary starts and includes Fox Hill House a positive building set back from the road. Hill Farm Cottages: a C20 cottage pair in keeping with their historic character area also included together with a large area of farm and wood land that relate to the history and context, and contribute to the setting, of this part of the Conservation Area. The pair of C20 cottages have a uniform appearance, are two storeys with gardens surrounding, and views into the countryside along the field access track opposite the working farm entrance.



The conservation area boundary currently excludes the three buildings before Fox Hill House: Meadow View, Beech Lawn and Penny Cottage. Similarly to Hill Farm Cottages these more recent buildings are of an appropriate scale and form to their context and setting. These are positive buildings forming the built edge and part of the settlement area here and are important to the conservation area setting in close proximity to other feature and focal buildings. They also have countryside surrounding them and open views on approach and from their rear, which should be protected. It is considered the boundary should include these three buildings in order to afford protection of the Conservation Area setting here.




There are attractive opens views into the surrounding countryside from Green Lane and to and from Hill Farm; a large, imposing and attractive farmhouse and positive building, and the only surviving working farm in the historic core of the Conservation Area. Its double half hipped gables and deep plan form under a large plain clay tiled roof with central ridge stacks are highly prominent on view. Its feature brick and flint boundary walls and deep green verges are also positive and attractive features in this part of the conservation area. There is an 1844 date stone on its white rendered gable fronting the street.

Fox Hill House another attractive positive building sits in a spacious plot and prominent on views on approach into the village from Green Lane.

Pullens Cottage; grade II listed, opposite is an early 18th century two-storey cottage under a plain tiled roof which has been extended. The west gable is timber framed. It is well screened by a hedge and tree boundary.



Hill Farm Cottage is an attractive grade II listed timber framed building of 17th century origin with 18th and 19th century additions, with a deeply thatched roof hipped and half hipped at either end. The building features exposed timber framing, and red brick infilling in herringbone and Flemish bond patterning. It has modern casement windows that have been undertaken with attention to proportions, opening and details. Its bespoke oak and metal entrance gate compliment the setting of the listed house and enables views through to the house and the attractive gardens, and with glimpses towards Brocas.



Brocas, formerly The Rectory house, is a grade II listed early 19th century building. It is set well back from the road and can be seen along its long entrance drive framed by brick piers and gates, and mature trees within its spacious garden. It is a two-storey house with a central Tuscan porch entrance with a shallow slate covered roof hipped at both ends with tall slender side stacks. There are further lower additions in similar form and materials either side of the principle building. It has red brick elevations in English bond with use of blue headers and rubbed brick arches, and timber sash windows with fine glazing bars. There are attractive curtilage listed boundary walls of red brick and flint which add to the overall special quality of the setting here.

The inter-relationship of the open views into the farm land and informal garden landscape with these historic buildings is a vital component of the character and appearance of the character area here especially as built for is set within spacious plots.

The historic ponds on Green Lane provide a more enclosed recreational space set amongst a lightly wooded area with benches



for relaxation. There are footpath links across the open fields. Further along the lane the heavily planted edge to the Hallowed Litten land at Brocas provides a sense of enclosure.




At the junction with Church and Northgate Lanes the bus shelter, village notice board and the K6 telephone box make an attractive grouping of traditional services together with the traditional metal village signpost at the road junction which should be retained.



There are important views from the junction both towards the open countryside on both sides of Church Lane, from Church Lane to the focal building Kandahar at the rise of the hill, and along Northgate Lane where the listed Thatched Cottage is highly visible on side view.

Kandahar sits back from the road on high land on a relatively large building plot. It is visually important, and a focal point on the approach up from Church Lane with its strong two storey gable facing the street, and lower linear building to its right facing. Its three attractive eaves dormers on the gable projection are visible from Church and Green Lanes. It retains an attractive clay tiled roof and swept valleys, but sadly now has modern windows and openings. The building also has a wide green verge and picket fence. Kandahar is a positive building within this area.

The Thatched Cottage is a visually prominent listed building of 17th century origin with 18th century additions. Its timber framed construction is still evident at first floor level, and it is now underbuilt in white painted brickwork. It has a deep half hipped thatch roof ornately decorated at ridge level and has two balanced stacks. Its timber casement windows tucked under curved hood thatching at eaves level and the prominence of the roof are very attractive features on views. Its boarded entrance door, picket gate and green boundary treatments also contribute to the setting here.



Set back between Kandahar and The Thatched Cottage is Blencathra a 20th century building. Its modest scale and plan form is identifiable from its roof form which can been seen over the boundary hedge. It sits comfortably in its plot, and in its relationship to its listed neighbour of earlier date.

A pair of 20th century red brick and tiled roof estate houses sit on high land opposite the Thatched Cottage. They are of traditional two storey and scale with open frontages where their form, their gardens

and the extensive IOS land beyond can be viewed. They are considered to be Positive buildings within the setting.

## Features of significance in the character area include:

- Traditional plan forms of buildings, predominantly two storeys in height and set in spacious plots and retaining historic fabric.
- Use of traditional materials including timber framing, brick infilling, plain red brick elevations, thatched and red clay tiled roofs, some use of slate, predominantly use of timber casement windows, only a few surviving original windows in listed houses, slender brick chimney stacks, some corbelled and with pots.
- Steep pitched and half hipped gables, tall slender brick stacks retained.
- 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 brick and flint walling, brick piers and timber gates, metal farm gates, hedges and planting.
- Gravel tracks and paths, limited use of inappropriate black top or hard engineering brick drives.
- The area is characterised by higher land, with views between built form and from roads into the surrounding open land much of which is identified as Important Open Space on the Appraisal Map. Openness is sometimes screened or framed by a backdrop of trees and landscaping is a defining feature where built form can also be seen and appreciated.

## Considerations:

- Proposed extension of Conservation Area boundary to include three houses at the start of the conservation area: Meadow View, Beech Lawn and Penny Cottage
- Designation would provide an added level of protection to protect views and setting here where future development may be proposed at this key approach
- Remove flag signage that detracts on buildings and views
- Consider cleaning and reuse for telephone box for books /plants and making more use of village notice board



Houses proposed to be included at entrance to Conservation Area to protect views and surrounding area.

## 6.2 Character Area 2: The Church and Old Manor

This character area includes parts of Church Lane, Furzen Lane and the track known as Alley Lane. The mature tree belts adjacent to The Old Manor, Furzen Lane and Alley Lane are included within this character area.

This character area is dominated by St. Martin's Church and the Old Manor House close to it within its setting. The other residential properties are the Rectory, Church Cottage and Falconers. The village Memorial Hall is also within this area. This part of the conservation area has a loosely built layout and low building density. The area is set in the valley and amongst wooded hillsides and tree lined approach roads. It has a strong sense of enclosure from the surrounding landscape but still retains pockets of openness within the built form and their grounds and from key points along tracks and footpaths into the hillsides.



St. Martin's Church is Grade II* listed and of 13th century origin. A full restoration of 1870 now masks the earlier construction; the 13th century octagonal font a surviving feature that can still be seen, and a small door opening probably Norman, are within. The church has a tower added in 1884 with entrance door. The tower has a crenelated parapet, bands and plinth and diagonal buttresses. The elevations are of flint with stone dressings, and the arch braced timber roof is covered with plain red tiles.



The church dominates the churchyard but is largely hidden from views into the small valley. On approach from Church Lane a simple timber entrance archway with steps up from the road opens onto a path that leads to the tower and door entrance to the church. The line of lime tress planted in 1897 are a feature here but are overgrown on all sides and mar the path but crucially the view of the

Church; its tower and entrance. The trees need to be managed either by pleaching or cutting back to reveal the view along the path, and entrance, and to enhance the setting of the Grade II* listed church, and its churchyard, from where the church can be seen in its entirety.




The Church and its churchyard are highly significant and have important settings in their own right and also to the setting of the conservation area here. From within the churchyard the Old Manor House can be seen together with its landscaped gardens and grounds. The grouping of these historic buildings, together with the sense of enclosure by hillside woodlands surrounding contribute considerably to the significance and special interest of the conservation area.

The Old Manor is Grade II* listed. It is viewed through its ornate metal entrance gates and over the low stone boundary wall that separates the property from the churchyard. The core of the house is of 17th century construction with 18th century and 20th century alterations and additions. From the churchyard the range of building forms and their detailing can clearly be viewed, contributing considerably to the setting here. The main building comprises two storeys with attics under a steep red tiled hipped roof. It has classical decorative detailing with deep timber dentil course at eaves, pilasters to ends, mid banding and symmetrical timber sash windows with fine glazing bars set in deep reveals in its cream rendered elevations. A red brick and tiled central building links to a later extension with rendered elevation, parapet and modern glazed roof over. Fenestration symmetry; proportions, glazing patterns and reveals, tie and unify the various elevational forms.



The Old Manor also includes a complex of farm buildings that are also Grade II listed building: a 17th century granary, and early 19th century barn and a mid-19th century stable. An historic stone and brick barn form a boundary with the church yard at the entrance gate. The grounds close to Church Lane also include a partially hidden pond glimpsed through a brick arch wall with triple viewing windows; a quirky and interesting feature in the street scene.

These contribute considerably to the historic character of the Conservation Area.

The flint-faced Church Cottage is a positive building together with its outbuildings and complements this group of buildings. Its traditional form together with sympathetic modern rear extension, front fenestration, oak door, brick stepped path and boundary treatments add to the special character here.

The Memorial Hall was built in 1920 as a ‘memorial to the ten men of Ellisfield who died in World War I’ and commemorates one loss in World War II. It is a small linear building with its own rear garden and car park and is managed by a Trust for community events. Its historic commemoration and value to the local community makes it worthy of consideration for local listing and it is considered to be a Positive building.



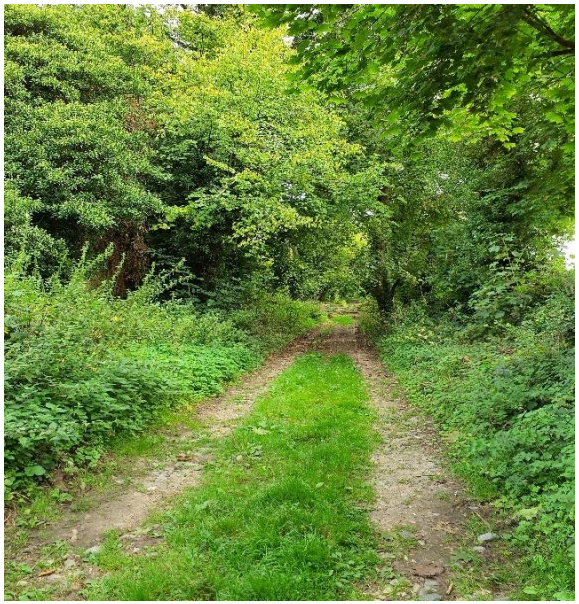


The Rectory is a large brick building erected in 1914 and undergoing refurbishment. It stands proud on rising ground at the entrance to this part of the Conservation Area. Falconers, the only other residential building, sits on a lower corner plot at the crossroads of Church and Furzen Lane and Alley Lane. Its single storey stone and brick outbuilding with red clay tiled roof forms a visually prominent and attractive defining edge and enclosure to the end of this part of the character area, with the openness of the countryside seen beyond.  The house is also of traditional style and modest scale and has recently been refurbished. Both the house and barn together with walls and entrance gates are considered to be Positive buildings at this rural crossroad location.

An essential part of the distinctiveness of the settlement here is its position on the valley floor, and the high mature trees that provide a sense of enclosure by surrounding and framing the built form. There are only a few views into the area, although there are a few important views out of the area, and towards the historic buildings notably around St. Martin’s Church, and towards The Old Manor.



There are important tracks and pathways into the surrounding landscape from Alley Lane with the tree belt to one side and wider open farmland views the opposite. At the junction of Church Lane with Furzen Lane a footpath leads across the open pastureland towards the belt of trees and Ellisfield Manor. The Conservation Area boundary encompasses Important Areas of Open Space shown on the Appraisal map to retain the wooded land and farmland that contribute to the historic rural context here and its surviving character and setting.



## Features of significance in the character of the Area:

- Built form here largely hidden from views being set on the valley floor surrounded by high mature wooded areas with areas of Important Open Space beyond the settlement, the ancient footpaths and tracks giving access.
- St. Martin's Church and its surrounding graveyard from where it can be seen in its entirety. Its entrance steps and path leading to its tower entrance through an Avenue of lime trees that need to be maintained to enable this view to be fully restored and the setting of the church and its graveyard enhanced.
- Old Manor House and its complex of farm buildings; all listed and wide-open views of it from the churchyard, and views to it from Furzen Lane.
- The Memorial Hall is an important building to the community life of the village

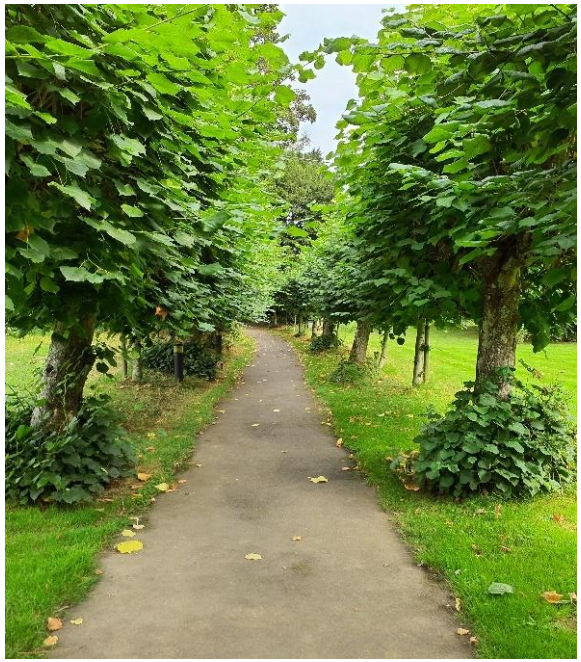
- The simpler more modest hierarchy and plan form, and spacious layouts of the surrounding buildings of two storeys, with pitched roofs with stacks.
- Materials including timber framing, flint, brick and render, clay roof tiles, timber fenestration and many original details surviving in the built form.
- Boundary treatments including flint and bricks walls, hedging and trees.



## Considerations

- Possible inclusion of Memorial Hall as a local list building due to its significance to the life of the village, and as a commemoration to local men lost in both World Wars. It is considered to be a Positive building together with Falconers house, barn, wall and entrance gates
- Consider improvement to Memorial Hall signage to replace plastic sign with a small well-designed permanent sign on green verge fronting.
- Removal of flag signs at entrance to St. Martin's Church and Old Manor House, appearing to have been there for some time, detracting on views of the listed buildings and their settings.
- Management of the avenue of the lime trees in the churchyard of St. Martin's church to improve the view from its entrance gate and to enhance the overall setting here.
- Any new building and extensions need to take care to retain the significance of the established historic hierarchy of the settlement here. The Church, and Manor being highly significant buildings to this area's small community.







spacious corner plot with Church Lane and Widmoor Lane. On Church Lane the curtilage listed barn; with its weather boarded half hipped gable end fronting the road, the wide green verge in front, and flint and brick boundary walls and hedging form a distinctive and focal attractive scene.

## 6.3 Character Area 3: Ellisfield Manor

This character area includes: part of Church Lane; part of Winslade Lane; and part of College Lane. The Ellisfield Manor Garden and woodland, included on the Hampshire Garden Trust Register, the Sites of Importance for Nature Conservation (SINCs) at Church Lane and the Ellisfield Road verge are included in this character area.

Widmoor is a Grade II listed building; its original 17th century timber framed is now concealed by historic brickwork under a plain tile roof with brick dentil course under the eaves. The building is two storeys and has later 19th and 20th century additions. The house sits on a



There are a number of Positive buildings in this character area including Drumbeg; a simple, well detailed vernacular brick terrace, The Pump House; an unusual brick building dating from 1902, Orchard House a large half-tiled two-storey building with projecting gables hidden amongst dense trees, Ellisfield Manor's complex of buildings with distinctive Dutch gables and archway entrance, and Guillemot on College Lane; a detached Edwardian building with decorative timber-framing on the upper floor.

The agricultural land on either side of Church Lane, the land around Widmore Farm and land at the former Ellisfield Manor has been identified as Important Open Spaces as shown on the appraisal map. These open undeveloped areas of land historically associated with the farmhouses contribute positively to the rural character and appearance of this character area.



At the southern edge of the character area, steep grass banks and high hedges on College Lane, including the Ellisfield Road verge SINC identify the importance of this quiet rural lane on the edge of the settlement. Again, this contributes considerably to the character and appearance of the Conservation Area.

On the eastern side of Winslade Lane and College Lane there are further areas of open land associated with the historic rural agricultural character of this area, and the separate but linked farmsteads of the Conservation Area. A bridleway crosses the fields and leads to Merritt's Farm via a further track that passes an old chalk pit; an ancient route that links with other paths and the wider settlement. There are views into this open landscape from Ellisfield Manor and from the junction of College Lane and Bell Lane. The open space here is important too as it provides separation between the distinct character areas of Ellisfiled Manor and Merritts Farm, yet no open land here is included within the Conservation Area. Areas of open land between the other three character areas have been identified, and are afforded protection.



The intrinsic character of the Ellisfield Conservation Area as a whole is its groupings of ancient Farmhouses with their historic farmland surrounding, together with buildings associated them, and the historic relationship of the communities connected with them within the landscape. There are areas of separation between the distinct areas of built form characterised by open farmland, woodlands and pasture, but there remains historic links and connection between each through the network of roads, ancient tracks and paths that have survived. Conservation area designation affords protection of these open spaces that form an important part of the Conservation Area character.



It is considered therefore, that some of the area of open farmland between Ellisfield Manor and Merritts Farm character areas; that currently have no protection, are included in the Conservation Area as shown on the Appraisal map. This would afford protection to the openness and historic separation between the distinct farmsteads and their small communities, and to protect the historic pattern of development here.

It is proposed to include the field east of College Lane; including the SINC/SSI here, and to connect with the track towards Bell Lane and the further area of SINC/SSI along it. It is also proposed to include the field north of Bell Lane and east of Winslade Lane with the field boundary to the north of and including the ancient bridleway and track leading to Merritt's Farm. This would afford protection to the open space surrounding this character area, and Merritt's Farm character area; and is consistent and in keeping with the other areas where historic open land important to the ancient Manor's and Farms of the Conservation Area have already been protected.



Part of the area proposed to be included in the Conservation Area showing SINC trees and land to left east of College Lane.

Ellisfield Manor character area is defined by its relatively loose built layout and low building density. Buildings are sited to the west side of the roads with views over the open farmland towards Merritt's Farm to the east side. The inter-relationship of the landscape with relatively isolated buildings some of which are historic is a vital component of the character and appearance of this character area.

Most of the buildings in this character area are of traditional vernacular plan forms and scale and predominantly two storeys in height. There is use of red brick in elevations. Roofs are pitched, with examples of gable and half hipped ends; and more unusually here; Dutch gables at Ellisfield Manor. Predominantly roofs are finished in plain red clay tiles or slates.

Ellisfield Manor is a distinct grouping of buildings in this area with a unique history that reflects its past. The name was given in 1905 to a Victorian house and garden previously known as Widmoor Place but later replaced in the 1980s. The 1872 O.S map shows a small house enlarged in 1883 for the Curate of Ellisfield Reverend Eversfield Botry Piggott. In 1905 it was sold to Henry Hoare; a member of the banking family, a writer and horticulture enthusiast having published a book Flowering Trees and Shrubs. He and his wife spent over fifty years developing a garden to the house on the windy hillside; attracting many visitors. He kept detailed accounts of all the projects undertaken, plants bought and where planted, tradesmen and nurseries used, and showcased his love of rare varieties of trees and shrubs, carefully labelling them so that visitors would know the varieties. The garden featured long walks of yews and roses, water, rock and winter gardens and though interrupted by two World Wars it continued to thrive and attract visitors. Sadly, on the death of Hoare and his wife the house and garden were closed and fell into dereliction. The 1980s development led to the demolition of the Victorian house and much subdivision of its ambitious historic garden.

Some of the historic features of Hoare's estate do survive, having been converted or new additions made; the Pump house is converted to residential use, Mulberry House was newly built in the walled garden where original rose gardens, Cupid's walk and herbaceous borders remained. Much of the original approach to the Manor remains including red brick boundary walls with stone balls, and hedges.



Some of the Victorian service buildings have also been converted and altered including Manor Cottages, Bothy and Stables. Features of the buildings here include ornate Dutch gables and tall corbelled stacks with bandings set at right angles to their ridges which contribute to the views and setting here.

At Ellisfield Grange a modern building set behind original walls and within a portion of the divided garden, a complete rock garden comprising Purbeck stone bought by train in 1911 was uncovered. In the surrounding wooded areas, a Spring carpet of daffodils, bluebells and primroses is a reminder of the remarkable horticultural interest of Hoare's original garden.



The Walled Garden: modern house within the walled garden of Ellisfield Manor

Although much changed there remains a connection between the complex of new residential houses on the site now with the historic house and garden and the features that once extended over a large area. It is important to have regard to this in relation to any new development within the grounds.

Guillemot on the southern end of this area is a well detailed Edwardian lodge set in a large plot with open views surrounding it. Underbuilt with red brick and having half-timbered and rendered elevations to the upper floor it has steeply pitched gables with swept eaves and heavy bargeboards, plain clay tiles, exposed external chimney and slender angled stacks. It is a highly focal and positive building retaining many attractive original details.

Drumbeg, the last house within the Conservation Area boundary on the northern boundary to this area has a pantile roof; an unusual feature here. A long linear Positive building previously three cottages and now one, it is a positive building due to its attractive detailing including flint elevations with brick details, timber casement windows and end stacks.



Drumbeg: previously three cottages now one

### Features of significance to the character of this area

- Surviving historic buildings and features relating to Ellisfield Manor and its gardens
- Views eastwards from College Lane and Winslade Lane to open land; the visual separation as well as interconnection it provides between the historic context of the conservation area as a whole typified here by ancient farm steads and their farm land
- Woodland slopes behind Ellisfield Manor once forming part of Hoare's extensive showcase garden
- The boundary walls and verges especially those to Widmoor and the Pump House on Church Lane




### Considerations

- Consider extension of the conservation area boundary here as shown on the appraisal map, to include some of the open land that distinguishes this character area from Merrits Farm character area. This will afford protection to the character of the wider conservation area and remove anomalies with the other character areas where open historic important open space between the distinct and historic character areas typified by ancient farmsteads has been preserved and protected.

## 6.4 Character Area 4: Merritt's Farm

This character area includes part of Bell Lane and part of Kit Lane, and also part of Kit Lane and Longfield Dells SINC.

Merritt's Farm House is a Grade II 18th century listed building in an L shaped plan form over two storeys. It has a steep plain tiled clay roof hipped at the south east end and gabled on the north west, and four hipped on the rear with low eaves, and two square stacks corbelled at the top. Cambered tiles give a soft appearance to the roofscape. The red brick walling to first floor is laid in Flemish bond with blue feature headers and decorative banding at first floor; the upper floor on the front façade is tile hung with traditional red clay tiles. Predominantly there are three light timber casement windows, with tile on edge sills and arched brick headers. A central timber entrance door sits under a modern brick porch with gabled hood.





The building is set back from the road with a high boundary hedge fronting the verge. An historic farm track on the western boundary to the farmhouse leads from Bell Lane connecting to historic farmland and further tracks towards Ellisfield Manor emerging close to Widmoor Farm.

The complex of farm buildings here forms a very attractive historic grouping. It includes a small cart shed and barn to the rear of the farmhouse; and like the house has a large traditionally detailed roofscape with clay tiles and bonnets to hips. Fronting Bell Lane there is a further brick barn, set on a flint plinth. It has a red tiled roof and bonnet hip tiles; its end outshot also in brick has a corrugated roof visible at the access to the farm. Adjoining the brick barn, a longer slightly lower barn clad in dark stained weather boarding above a brick plinth extends along the boundary. A further larger, terracotta painted corrugated iron ‘Atcost’ barn is set slightly back from the street with its gable end facing the road. The buildings here reflect a range of farm building types, materials and traditional detailing over different periods. The wide grass verge edge to Merritt’s Farm and the positioning of the buildings here form an attractive scene on approach along Bell Lane.



Further along Bell Lane, and relatively isolated from the main group of buildings, and along a quiet track into open countryside is a further Grade II listed building Cooper's Farm House. This is an 18th century building in red brick under a hipped thatched roof with a long curtilage listed timber framed barn alongside and forming its courtyard together with a metal Dutch barn. There are further 20th century dwellings along Bell Lane including Bell Bungalow; Fair Views and Hedgerows which form the southern edge and rural character of this part of the Conservation Area.



Cooper's Farmhouse: thatch and tiled roof, brick and weatherboarding

Bell Lane includes the two historic farm complexes of this area that survive; Merritt's and Cooper's, as well as a barrel maker associated with the Bell and Crown Inn that stood on the site of the present day Bell House. The present Bell House is believed to be built on the cellars of the former pub. The house is a prominent positive building sitting in a large plot, and its stone boundary walls along Bell Lane are also an attractive feature. Its long sloping slate roof and chimney stacks are also visually prominent together with the terracotta 'Atcost' barn along the lane from the south. Bell House is also seek from the  open farm track beyond Merritt's farm.

The census of 1881 shows there was also a working blacksmith in the settlement. The Smithy was located opposite Merritt's Farm on Bell Lane; a small outbuilding that may have related to this survives here; its ridge and tiled roof partly visible above the vegetation.



Former Smithy set behind vegetation.

There are a number of positive buildings within this area including Ivy Cottage, the former Smithy, Kit Lane Cottage and Bell House. These all contribute to the setting of the historic context, with their vernacular form, scale and appearance. The defining feature of this small settlement is the homogeneity of building form and materials used together with the semi enclosed character.



Ivy Cottage with half timbering and brick infill under a slate roof visible over hedge boundary with green verge

Ivy Cottage opposite Merritt's Farm with its well-balanced linear form, paired single storey out shots to both ends, and central stack on its slate roof with clay ridge tiles, is an attractive focus over the hedge frontage.

This character area has a loose built layout and low building density with buildings in spacious plots. The inter-relationship of the open farmland surrounding the historic buildings is also a vital component of the character and appearance of the character here.

Predominantly buildings here are two storeys in height with only the Dutch barn at Merritt's Farm more prominent in height and on view due to its siting close to the road frontage. Modern 20th century dwellings are in keeping with the scale and building form of the domestic scale of historic buildings nearby.

Red brick is commonly used in this character area on domestic buildings, with some examples of exposed timber framing, and use of feather edged weatherboarding on the agricultural barn at Merritt's Farm. Bell House is rendered with an off-white finish and slate roof. Hedgerow and Fair Views at the far end of the conservation area boundary have white cream painted brickwork and unusually here; have a red clay pantile roof, and replacement uPVC windows but remain distinctive traditional buildings on this rural edge of the conservation area and are Positive buildings on approach and on surrounding views.

Roofs in this character area are pitched, finished predominantly in red clay tiles and use of bonnets to hips, or slates sometimes finished with clay ridges tiles, and most houses have prominent, high, square chimneys. There is also use of traditional corrugated iron on farm buildings.



Hedgerow and Fair Views with pantile roof tiles,

Hedging, trees and traditional post and rail fencing, all make a positive contribution to the character and appearance of the Conservation Area.

A track runs along part of the Conservation Area boundary, leading west from Coopers Farm to Kit Lane. A further track runs alongside the boundary to Merritt's Farm with links towards Ellisfield Manor.



Merritts Farm barn showing a variety of vernacular materials: stone plinth and brick elevations with traditional metal tie, handmade red clay tiles and bonnet hips

The wide verge opposite Merritt's Farm is thought to be the site of a former pond visible on the 1888-1913 OS Map. It is an Open Area of Townscape Significance together with an area of land beyond surrounding Bell House. This land is partly defined by the hedges and partially hidden buildings. These areas of open undeveloped land are important in defining the rural historic character and appearance of the Conservation Area here, and the setting of the surviving historic buildings.

Further along Bells Lane the southern boundary of the Conservation Area includes the grade II listed Cooper's Farm; the farmhouse of linear form with brick elevations under a deep thatch and a weatherboarded extension, together with its long weatherboarded curtilage listed barn opposite. Set back from the main lane along a narrow rural track the listed farmhouse overlooks a wide, open landscape south, west and to the north. There are attractive views towards the farmhouse from the track that extends into the rural fields and swings south into Kits Lane. The farm complex also includes a large modern Dutch barn which sits just outside the conservation area boundary; this appearing to be an anomaly as the building forms part of the overall farm complex and is sited within close to it and within this sensitive setting. In view of the proximity of this barn to the listed and curtilage listed buildings, and in consideration of the historic open landscape that survives here; the Dutch barn and some of the open rural landscape setting, together with the access track are proposed for inclusion in the Conservation Area boundary. This will afford further protection to the setting of the listed buildings, and the sensitive open rural landscape setting which has survived.

The southern boundary of the Conservation Area also includes the pond on Bell Lane, and Hedgerows and Fair View. As the name of the latter property emphasises both have significant views from their front and rear boundaries into the rural landscape setting that

surrounds this part of the conservation area edge here. Both buildings are painted cream and Hedgerows has a pantile roofscape; an attractive and unusual feature here.



## Features of significance in this character area:

- Historic complex of listed farm buildings at Merritt's Farm with use of high-quality materials, traditional detailing; and visually prominent and attractive in the street scene along Bell Lane. Also views of the buildings from the surrounding farmland from the permissive path; including views of Bell House the former pub within this area.
- Coopers Farm; another historic farm complex; Grade II listed farmhouse and farm buildings set back from the road along a quiet rural track, including thatched farmhouse, long weatherboarded curtilage listed barn, and modern Dutch barn on the edge of the conservation area boundary, with wide open views into the surrounding historic rural landscape. Buildings set in a spacious plot in a quiet, rural, undeveloped landscape with network of paths connecting to the wider conservation area



Modest scale, vernacular plan forms and detailing in built form with use of natural materials including clay bricks and tiles, some use of slate and weather boarding, and mostly timber casement windows, doors and fence boundary treatments.

- Wide boundary verges, hedges and focal trees soften and frame views along roads and built form

## Considerations

- Proposed inclusion of two areas of open land between this character area and Ellisfield Manor character area into the

Conservation Area boundary to include the SINC along College Lane and Kit Lane, and to afford protection here to the historic rural open land, and the visual separation and character it provides between the ancient farmsteads of Witmoor and Merritt's.

proposed is the extension of the Conservation Area boundary slightly at Coopers Farm to include its Dutch barn; seemingly an anomaly here as it forms part of the farm complex. This will afford further protection to the setting of the listed building; its curtilage listed barn and the wider landscape setting here with views into the surrounding farmland and its track to the south, west and north.

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

## 7.1 Condition of the Conservation Area

The character and appearance of Ellisfield Conservation Area is generally well-preserved and cared for. It retains much of its original character as a rural village based on farming with historic farmhouses, buildings, ancient tracks, landscape and open space that have survived. Many historic structures and features of significance have been preserved and enhanced.

## 7.2 Proposed changes to the Conservation Area

The Conservation Area Appraisal has identified some proposed changes that have been explained within the document as follows:

- Extend the boundary at the entrance to Ellisfield Green on Green Lane in this character area, to include the three houses shown to protect the open setting and views on approach up and along Green Lane, and views in and out of the Conservation Area here.

- Extend the boundary to include some of the fields and open land between Ellisfield Manor and Merritt's Farm character areas in order to protect the historic openness between the two distinct historic farmsteads, and the visual separation that the open space between them contributes to the setting here. This will also enable the inclusion of two areas of SINC and important tree groups on College Lane and Mill Lane. It will also remove an anomaly whereby historic open land surrounding the other character areas has been identified as Important Open Space and is included in the Conservation Areas as important to its setting, but historic land to Ellisfield and Merritt's farmsteads has not.

- Extend the boundary at Coopers Farm to include its Dutch barn; an anomaly as it forms part of the overall farm complex, and to include part of the historic rural field landscape, the track and views south, west and north, extending to the area of SINC and important tree groups on College Lane. This will afford protection of the rural landscape of this historic farm complex and its wider rural setting, and views.

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

Ellisfield Village Hall, Church Lane

Falconers (House, barn, enclosure walls, piers, gate), Church Lane

Hedgerows, Bell Lane

Fair Views, Bell Lane

Meadow Row, Green Lane

Beech Lawn, Green Lane

Penny Cottage, Green Lane

## 7.3 Management Plan

The Management Plan sets out principles to support residents, 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 resources allow. It also sets out principles to be applied where change is proposed to ensure that new development preserves or enhances the area 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:

- 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 very intense, heavy rainfall, as most of the land in the area slopes towards the roads. 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.

It is also considered that:

- 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 the 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 brick and flint, picket fences, native hedge planting.
    - Preferably the use of loose shingle or resin bonded shingle for residential drives, hard engineering paving having an urbanising effect.
    - Retention of green verges, trees and native species hedges and important views.

### Some opportunities for improvement that might be considered in these areas:

#### Ellisfield Manor

- The curved stone and brick wall at Church Lane within Ellisfield Manor, is an attractive feature and considered to be a curtilage listed structure to the main house. The wall is cracked in places particularly on its curve, and in need of repair. Whilst the work is not considered necessary for inclusion on the At Risk Register; prudent repairs are needed to save sections from collapse or loss.

#### Ellisfield Green

- Undertake some gently clearing and improvement of the Pond and seating area for quiet contemplation.
- Consider future upkeep and reuse of the BT telephone box e.g. book share, plants
- Remove torn flag signs at verges to some properties which detract on heritage properties, views and vistas, and set an unwelcome precedent.
- Promote more use of village Parish Council notice board at Church Lane junction for village information and local awareness.

### Old Manor

St. Mary's Church Grade II* listed - consider improvement to the setting of the church and its graveyard:

- Remove inappropriate flag signage in the graveyard, which is harmful to the setting of this historic and sacred landscape
- Review the avenue of lime trees to the church entrance within its tower. The tower is an important feature, and the church entrance, but is somewhat marred on views by the spreading growth of the trees on all sides. From the public entrance gate and path to the church at Church Lane there is almost no view of the church and its entrance from the lane, although views do open out further along Church Lane, and from the entrance to the Old Manor. Whilst the line of lime trees are pleached in the spring some further shaping and management could improve the wider view. This, or shaping back to allow a framed view of the tower and its entrance door along the path would greatly enhance the setting of the church and its graveyard.
- Review storage of bins to the side of the tower where they detract on views of the tower. Perhaps these can be hidden behind an existing fenced area to the southern elevation
- Consider a planted boundary edge in front of the rear fenced off area to screen and soften the modern addition.

### The Old Manor House

- Remove flag signage from gate and verges as this detracts on the feature iron gates, entrance, views and setting of the listed building.

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 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 current Ellisfield 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, to retain its special historic significance and character, and to be considered as part of this review.

# 8.0 Principles for New Development

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 i.e. 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

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) – Building(s) or structure(s) that have been included on the Council's adopted List of Buildings of Local Interest, and which have been assessed against BDBC's published criteria. Also known as Locally Listed Buildings. Refer to the Heritage SPD, Appendix D. These are not listed buildings, but are a type of non-designated heritage assets. There is a presumption that all Buildings of Local Interest will be retained, and any adaptations or extensions should respect their historic character and appearance, in accordance with national planning policy. The current Local List can be found on the Council's website.

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.

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

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

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

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

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

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

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 of the Conservation Area. Their value can derive from various

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

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 and out of the conservation area which contribute to its special significance are identified on the Appraisal Map at Appendix 2. Views into, out of and within the conservation area are a material consideration in determining planning applications. Views are generally framed or enclosed, often by buildings or landscape features (such as trees) and are typically narrower than vistas. Views are normally terminated by a particular visual feature, such as a building or landscape feature.

Vistas – Wider ranging views, often encompassing areas of townscape of countryside. Vistas can also be framed or enclosed. As with views the framing/enclosure can be provided by buildings or landscape features (such as trees). Vistas are important general views, especially of the wider landscape setting of the conservation area.

# DRAFT ENDS

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

email **LocalPlan@basingstoke.gov.uk**
or call **01256 844844.**

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