



*Basingstoke  
and Deane*

# Conservation Area Appraisal **Bradley**



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*The Rectory*

## Introduction

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

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

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

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

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

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

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

This document was subject to consultation with Councillors, Parish Councils and local amenity groups. A full list of consultees, copies of their responses, and details of the Council's consideration of the issues raised during the consultation period are available for inspection, by appointment, at the Planning, Environment and Transport Department, during normal office hours.

## Location and Population

Bradley lies in the Candover Valley, six miles south of Basingstoke.

The population of the Conservation Area in 1998 was approximately 71 (projection based on the Hampshire County Council Planning Department Small Area Population Forecasts 1995).

## Historic Development

### Settlement Origins

The name 'Bradley' originates from 'Bradellie', meaning 'broad clearing in a wood'. The settlement belonged to the Manor of Overton and was part of lands given to the Bishop of Winchester by King Edward the Elder in 909. By 1167, Bradley had become a separate manor and was inherited by Sir Bernard Brocas in 1395. He was one of those executed for treason at Tyburn, at the accession of Henry IV, but the settlement stayed with the Brocas family until 1621.

Following its return to the King in 1629, due to bad debts by Thomas Taylor, the manor was to be leased. However, Taylor refused to leave and garrisoned the manor house. The house was destroyed when armed men arrived from London to help the sheriff regain possession. Two years later, the manor was returned to Taylor by the Court of Exchequer, which dissolved the injunction on the manor. Since then, the manor has passed through many families.

### Settlement Development

It is likely that All Saint's Church and Upper Farm formed the early focus of the settlement. There are earthworks south-east of the church but no documentary evidence exists to show this was the site of an earlier settlement. Later settlement grew around Manor Farmhouse, which dates from the late 18th century, and the pond at the foot of the church hill. Much of Bradley was destroyed by fire in June 1881, which explains the many differences between the Tithe Map of 1843 and the present day settlement pattern.



*Manor Farm from the track to the south*

## An Appraisal of the Conservation Area

### An Overview

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

Individual hedgerows have not been included on the Appraisal plan. However, their contribution to the character of the Conservation Area should not be underestimated and their significance is implicit in the Appraisal.

The village of Bradley is a small settlement, of mixed building types and ages, huddled around a central green and pond. The hill rising from the village centre, north-east of the church, is one of its most distinctive features. It enables important views into and out of the historic village centre, nestling below the church. The village has grown around the green and pond and the more modern development is now as much a feature of the area as older properties.

The position of key buildings of special historic and architectural interest in the streetscene (for example, the thatched Pond View), is crucial in defining the overall character of the village. Whilst much of the built form of the village is of little intrinsic character, the contribution of 19th and 20th century buildings is important given their general complimentary domestic scale, form and materials and their adherence to the overall character of the village.

There is a strong visual link between the church and the buildings that define the village green. This, combined with the long views into the village from the north, produces the special character of the conservation area.

### Built Form

Seven buildings in the Bradley Conservation Area are included on the List of Buildings of Special Architectural or Historic Interest. These are all listed as being of local or regional special interest (Grade II), apart from the church, which is of national importance (Grade II\*).



*Wield View and Jewel Cottage*



*View across fields to Manor Farm Cottages and Oakmoor Cottages*



*Upper Farmhouse*

There is a variety of building types, mainly dating between the 17th and 19th centuries, ranging from the formal Manor Farm to the strong vernacular form of Pond View and the Rectory. These buildings are dispersed throughout the village. Many buildings have almost completely retained their vernacular form and materials, notably timber-framing and thatch roofing (as at Wield View and Jewel Cottage).

A number of unlisted buildings also contribute positively to the special character of the Conservation Area. These date mainly from the 19th and early 20th centuries, and are scattered around the village.

## Key Individual Buildings

The Church of All Saints by Colson dates from 1877, having almost entirely replaced the former medieval church, but re-using its materials. It has flint walling, red tile roofing, and a diagonally set wood-framed bell turret. Its small broach spire can be seen from across the fields to the south-east. The church is set within a small turfed space, defined by railings and a long flint and brick wall that runs parallel with the lane to Upper Farm.

Upper Farm (Grade II) consists of a 17th century farmhouse, adjoining the church, and a group of one and two storey flint and brick walled buildings with slate roofed barns and stables to the north. The long, red brick and tiled farmhouse has a taller south end and a later 19th century front gable and porch. The building is partially hidden by the large tree that dominates the space in front of the building and the church, terminating the views up Church Lane from the pond.

The Rectory (Grade II) also dates from the 17th century, with many later alterations. The brick facing hides its timber framed core which is exposed at the rear. It has a tiled roof, three tall chimney stacks, and is hipped at the northern end, with a gable on the south side. The building is set in extensive grounds with boundary hedges and a brick wall at its entrances onto the main road. On the road boundary and within the grounds lies a single storey brick and half-hipped, tiled outbuilding. This is prominent in the views north and south along the lane.

Wield View and Jewel Cottage (Grade II) lie on the southern boundary of the Conservation Area. This pair of early 19th century, single storey cottages have eyebrow dormers in a long thatched roof. They are set behind a tall front hedge on the main road, but are more visible from the fields to the rear.



*Outbuildings to the Rectory*



*Long view to Thatched Cottage and Sunnyside with Upper Farm and church*



*Bradley Lodge from across the pond*



*Yew Cottage and Forge Cottage*



*Looking across the pond to Pond View and fields to west*



*All Saint's Church and Upper Farm House*



*Barns at Upper Farm*

The unlisted Thatched Cottage and Sunnyside, on the hill leading north-east on the edge of the village, also make an important contribution to the character of the Conservation Area. Both lie in the foreground of Upper Farm, when viewed from across the fields on the northern boundary of the area, and appear on the 1843 Tithe Map. Thatched Cottage is much altered, but has a distinctive thatched roof and southern half-hipped gable. Sunnyside is an L-shaped brick and tile building with glazed headers.

## Significant Groups of Buildings

The group of buildings alongside Manor Farm and Pond View form the centre of the village.

Manor Farm (Grade II) dates from the 18th and early 19th centuries. It has red brick walling and a hipped tiled roof with tall, tapered chimney stacks. These are visible from the fields to the west and between the buildings to the east. The unlisted single storey brick with slate roof outbuilding, at its entrance, is particularly important as it helps define the courtyard setting to the manor and also the space around the pond. This building terminates the views into this space from the Rectory to the south, and the church to the north east. Similarly, Bradley Lodge, although of more modern construction and style, makes an important contribution to defining this space, particularly with its strong south-east brick gable facing the pond.

On the opposite side of the pond is Pond View (Grade II), an early 17th century red brick walled cottage. It has a half-hipped thatched roof with a catslide roof on the north-west side. This is a dominant feature in the Conservation Area, as it stands forward of other buildings around the pond, on the bend in the road.

The 19th century Manor Farm Cottages and more recent Oakmoor Cottages, lie behind the farm, but together form a cohesive group of two storey brick buildings. Their form and general appearance are similar to that of Yew Tree Cottage and Forge Cottage opposite and Sunnyside. However, the more decorative brickwork of Manor Farm Cottages and slate roofs of Oakmoor Cottages are not common to the village. Yew Tree and Forge Cottages are prominent at the entrance to the village from the north, particularly with their glazed header gable ends. The whole group, including the Manor Farm, is important in defining the main bulk of the village when viewed from the west and north.

## The Importance of Public and Private Spaces

The space around the pond is the most discernible and important feature of the Conservation Area. As a public space (with its seat and Grade II listed 'K6' telephone box), it allows glimpses of the church and the fields to the west, however it is an enclosed space of special intimate character. This is due to the staggered pattern of the four roads and paths into the space and the positioning of buildings like Pond View, the barn at Manor Farm and Bradley Lodge. The space is only revealed when arrived at, rather than anticipated from further afield.

The open fields to the north and west are important in forming the setting to the village, as they allow long views into, and beyond, the settlement. The gardens to Manor Farm create a formal landscape setting to this important building.

In contrast, the area in front of Upper Farm and the church is a very private space, formed by the buildings and the trees along the lane. Church Meadows, below the church, is also important in preserving a visual separation between the church, Upper Farm and the rest of the village.

Hedges are the most common boundary features in the Conservation Area. Individual and groups of trees are also key features, as they define the boundary of the open field in the north of the Conservation Area. They also line the lane to the church and the main road south, to Wield View and Jewel Cottage. The trees to the side of the pond assist in defining the space. Those to the rear of the bungalows, opposite the pond, assist in enclosing the space around the Rectory.

## Building Materials

The use of red brick, thatch and red clay tiles is a distinctive characteristic of the Conservation Area. However, flint is used extensively in the church, its boundary wall, parts of the Upper Farm buildings and the stable building behind The Rectory. These decorative features combined with brick bands, are not part of the traditional vernacular. Glazed headers are found in some buildings, and slate as a roofing material.

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



*View across fields to Manor Farm Cottages and Oakmoor Cottages*



*Open countryside setting to the north east  
of the Conservation Area*

## The Setting of the Conservation Area

The Conservation Area boundary extends beyond the settlement to include some of the open fields surrounding Bradley. They form an extensive arable landscape, except at the southern edge, where there is the complex of buildings at Bradley Farm. There are, therefore, long views out of the village along the valley, and to the horizon that reinforce its rural setting and character.

## Areas of Archaeological Significance

Every settlement contains within it archaeological evidence of its origins and development, for the economy and industry of the community and for the lives and life-styles of past inhabitants.

It is in the Areas of High Archaeological Potential (AHAP) that it is most likely that such archaeological remains will be encountered.

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

The area offering the most significant archaeological potential lies around the church and Upper Farm. There is evidence of earthworks south-east of the church. The area of the village around the pond and Manor Farm also offer some archaeological potential. However, due to development in this vicinity, it is likely that any deposits have been disturbed, if not destroyed.

## Conservation Area Planning Controls

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

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

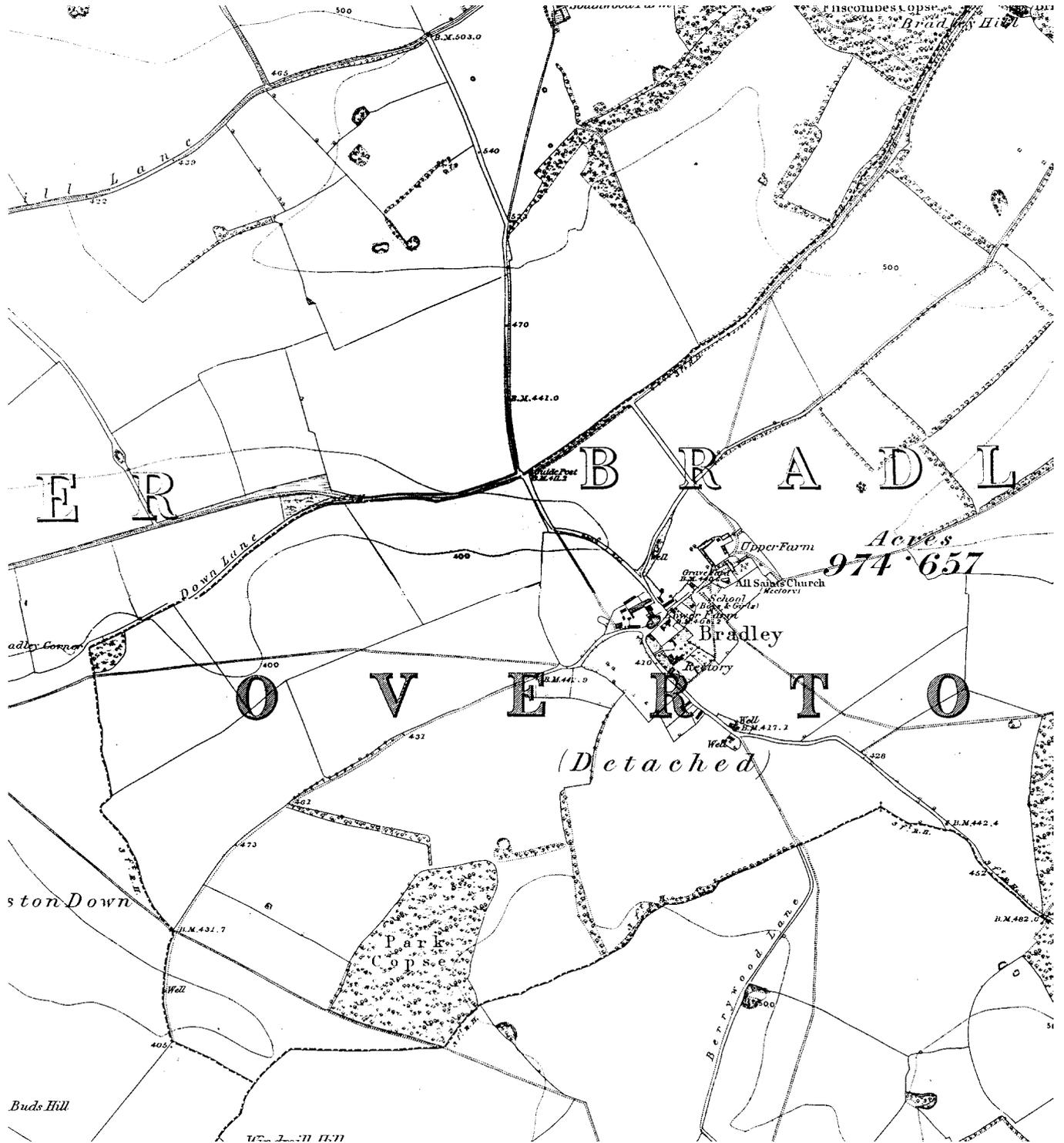


*Pond View*

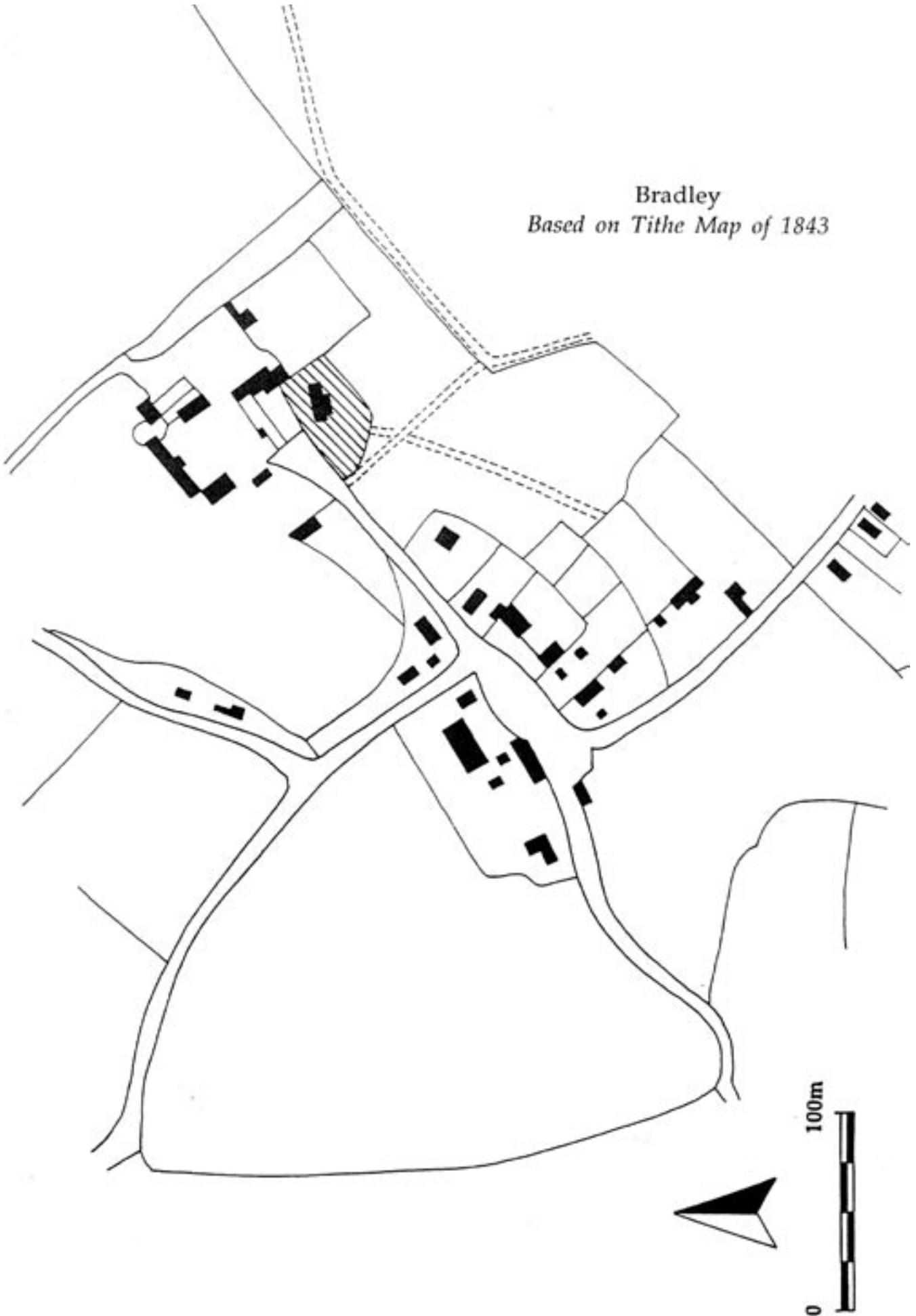
Statutory policies relating to Conservation Areas and listed buildings are set out in the adopted Basingstoke and Deane Borough Local Plan. These policies reflect the statutory duty on the Local Planning Authority to have regard to the preservation of historic buildings or their setting, and to the enhancement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

## Grants

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



Bradley  
*Based on Tithe Map of 1843*





Courtesy of Hampshire County Council







# Conservation Area Appraisal

# **Bradley**

An excellent Borough - together we can be even better!

**Basingstoke and Deane Borough Council**

Civic Offices London Road Basingstoke Hants RG21 4AH

**Telephone 01256 844844 Fax 01256 844706**

[www.basingstoke.gov.uk](http://www.basingstoke.gov.uk)