



*Basingstoke  
and Deane*

# Conservation Area Appraisal **Bramley and Bramley Green**



...making a difference



*View along Sherfield Road*

## Introduction

The Bramley and Bramley Green Conservation Area was designated in 1983 by Basingstoke and Deane Borough Council in recognition of its special architectural and historic interest.

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 streetscene and the spaces that surround them; and
- the relationship of the built environment with the landscape.

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

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

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

This document was adopted as Supplementary Planning Guidance by the Borough of Basingstoke and Deane on 17 July 2003 and complements the policies of the Borough Local Plan (review).

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

## Location and Population

Bramley is located about five miles due north of Basingstoke within a flat landscape. The Conservation Area is divided into two - the main village centre of Bramley and Bramley Green. The latter is one mile east of the centre but is considered part of the village.

The population of Bramley village in 1998 was approximately 152 and the population of Bramley Green was approximately 34 (projection based on the Hampshire County Council Planning Department Small Area Population Forecasts 1995).



*Church Farm*

## Historic Development

### Settlement Origins

The earliest settlement was the Bullsdown Iron Age Plateau Fort (Bullsdown Farm is a reminder). The course of the Roman road, between Winchester and Silchester, passes through the western end of the village.

At the time of the Domesday Survey, the manor of Bramley belonged to Hugh de Port, and continued in possession of this family and their successors, the St Johns. In 1347, Edmund de St John died without issue and the manor passed through a number of hands. In 1428 it came into the possession of John Paulet, through his wife Constance. The Paulets also held Basing and, later, the title of Marquess of Winchester. In 1642, the fifth Marquess of Winchester sold the manor to Edward Pitt, Lord of Stratfield Saye. In 1817, the nation purchased Stratfield Saye and with it Bramley, for Arthur Wellesley, first Duke of Wellington. Parts of the village were later transferred to the Beaurepaire Estate.

In the reign of Henry III, John de St John, Lord of Bramley, gave to the convent of Monk Sherborne, a wood of twenty acres in Bramley called 'The Parke'. Queen's College, Oxford, which acquired the priory and all its possessions in the 15th century, still owns this property today.

### Settlement Development

The historic village centre of Bramley has developed around the distinctive shape of a horseshoe that skirts around St James' Church. The road pattern of the present day village has been altered this century. The west and south roads originally formed a T-junction directly in front of the Manor House. The road to the south of the church originally curved before continuing towards the north-east, and a short length of road led north to the church.



*The Manor House and Honey Farmhouse*



*St James' Church*



*Old Bells*

There are two foci of historic settlement in the village. One is immediately south of the church (including Grays House and Church Farm) and the second is around the Manor House.

To the east of Bramley is Bramley Green, which has developed along the edge of the common. This area of settlement has been joined to the village of Bramley by development around the railway station.

The prevalent former employment in the Conservation Area was agricultural. The sites of five farms survive. Church Farm in Bramley, and Green Farm in Bramley Green remain working farms today.

## **An Appraisal of the Conservation Area**

### **An Overview**

The Appraisal plan identifies those buildings, views, and key features considered 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 centre and Bramley Green are very different in character and appearance and are, therefore, appraised separately.

## **Key Individual Buildings**

### **Village Centre**

There are eleven listed buildings in the village centre. The most impressive is St James' Church, which is Grade I listed. It dates from the 12th century, with alterations in all periods to the 20th century. It is constructed of flint with stone dressings and some red brick and has a red clay tile roof. Originally a single cell Norman church, the building was extended to the south, at the eastern end of the nave in 1802, by Sir John Soane. A west tower was added in 1636, and a south porch built in 1806. Three original windows survive on the north wall of the church. These have three cusped lights containing stained glass, from 1470.

The remainder of the listed buildings in the Conservation Area are Grade II. Near to St James' Church are Grays House (the former Vicarage), Church Farm, Old Bells and Old Cottage which form this area of historic settlement in the village. Grays House dates from the 18th and 19th

centuries and is a two-storeyed building constructed of red brick, rendered on the façade. Included in the listing are the panelled forecourt walls, and wrought iron, thin railings in an ogee pattern, which further enhance this attractive building.

Opposite are Church Farmhouse, dating from the 16th and early 19th centuries, and a traditionally associated, large tithe barn, dating from the 18th century. Church Farmhouse is constructed of red brick in Flemish bond, and has a red clay tile roof with a massive central chimney stack. Part of the rear elevation consists of the original timber-frame construction of this building. The façade has a gabled brick porch, and the casement windows have 'Tudor' style hood moulds. The adjacent timber-framed barn is five bays in length, with a southern central projecting entrance. The roof is tiled and half-hipped, and the walls are weather-boarded.



*The Manor House*

Old Bells dates from the 17th century, with mid-19th century alterations. It has a small original centre, with the later extensions to the north and south. The roof is tiled, and has gabled dormers with barge boards and tile hung fronts. The square chimney stacks have diagonal flues. The upper walling is tile hung with scalloped bands. The lower walling is brickwork with timber-framing, exposed in the central section. The front elevation has a two-storeyed porch with a jettied first floor.

The Old Cottage, slightly to the east of this main grouping, dates from the 16th and 18th centuries. It is constructed of timber-frame with brick infill, and has a thatched roof with eyebrows. A massive central chimney breast and stack dominates this small three bay timber-frame house. This is an attractive historic grouping and its survival stresses the importance of the centre of this village. The exceptional church, further enhances the special character of this Conservation Area.

The second focus of historic settlement is formed by The Cottage, Exon House, The Manor House, Honey Farmhouse, Lime Tree Cottage and the adjoining barn. The oldest building is The Manor House, dating from the 16th century, with 19th century alterations. The attractive façade demonstrates a close-studded timber-frame construction, relatively unusual in Hampshire. It has projecting gabled sides to the north and south, and a recessed centre with a jettied upper floor. The north elevation has exposed timber-frame with red brick infill. The south elevation is tile hung on the upper floor, with scalloped bands. This building retains its traditional leaded casements with peg tile roofs, as well as mullioned and transomed windows in the central recessed area.

To the north of this building, on the western side of the lane, is Lime Tree Cottage. This small two-storey cottage dates from the 17th and mid-19th centuries and is constructed in a Romantic style. The façade is symmetrical with cast metal 'Tudor' style casement windows. The ground



*Middle Farmhouse*



*Beech Farm Cottages*

floor bays have peg tile roofs, a central porch with an open decorative timber front, and perforated brick cheeks. The upper half of the façade is tile hung with scalloped bands. A barn is attached to the north side of the house by a gabled outshot. Many features are repeated on this building, including tile hung walling and Tudor style casement windows.

The other two historic buildings in this grouping date from the mid-19th century and are in a Tudor estate design. Honey Farmhouse is of two-storeys, with upper tile hung walls with scalloped bands. The Tudor style casement windows have peg tile roofs on the ground floor bays, and the gables to the roof have decorative pierced barge boards. The Cottage and Exon House have low eaved roofs over walls in Flemish Bond with blue brick headers. Some upper walling is again tile hung with scalloped bands. The casement windows have cast-iron lozenge glazing. The grouping of these buildings, tight against Vyne Road, is in contrast to the group of buildings north of the road, but is also a defining characteristic of the village.

Middle Farmhouse is at the eastern entrance to the Conservation Area. It dates from the 16th, 17th and 19th centuries. It is constructed of timber-frame, with a herringbone brick infill. The casement windows have peg tile roofs on the ground floor and the first floor on the northern elevation. The roof is clay tiled and has a large central chimney stack. The later rear extension is tile hung with scalloped bands.

## **Bramley Green**

There are two listed buildings in Bramley Green. The Granary at Green Farm dates from the early 19th century. It is constructed of weather-boarded timber-frame, with a half hipped clay tile roof, and rests on twelve staddle stones. Beech Farm Cottages, originally a single house, date from the 16th and 17th centuries. This building is a timber-framed hall-type medieval house with end cross wings of two-storeys. The ground floor has a later red brick wall below the former jetties of the upper floor. This may conceal a surviving timber-frame in the interior. The red clay tile roof has a large central chimney stack. Although very different in their purpose and design, both buildings reflect the importance of agriculture in this area, and its role in shaping the special character of the Conservation Area.

## Significant Groups of Buildings

### Bramley

There are several unlisted buildings in the village centre that contribute positively to the special character of the Conservation Area. These date mainly from the 19th and early 20th centuries, and are scattered among the listed buildings, reflecting the later development of the village.

The Slates is a 19th century range of workers' cottages, on the north-west boundary of the Conservation Area. In the vicinity of the church is The Old School House (and outbuildings), a large brick building, partly of three-storeys.

A small early 20th century octagonal garden building survives, in a dilapidated state, in the garden of Lime Tree Cottage. This is significant, as many similar garden features have been lost.

Street House and Street Farm are on the southern side of The Street. This large attractive farmhouse, and adjacent, extensive agricultural buildings, demonstrate the opulence and wealth in the area in the late 19th and early 20th centuries. The main barn adjoining the road, occupies a prominent position in the streetscene. It is visible from the village centre to the west, and from around the bend to the east. The survival of the contemporary ancillary buildings also allows the farmhouse to retain its traditional context. This is again demonstrated by the barn at Middle Farm.

Another building of note is Grafton House, a late 19th century brick building with prominent gable ends. This sits forward of the building line and, therefore, punctuates the long sweep in the road. Hillside, located at the western entrance of the Conservation Area, is one of several around Bramley constructed in the style of the Beaurepaire Estate. Features include the characteristic cast-iron windows, decorative brickwork and tile hanging.

### Bramley Green

Green View, Lilac Cottage and Oliver's Cottage are all isolated from each other in the western half of the Conservation Area. Green View is a small, attractive building dating from the 19th century. Lilac Cottage is a much larger thatched building with evidence of timber-framing surviving on some elevations. The Barracks is an early 20th century terrace of cottages on the northern side of the common, with all contemporary features intact. The Pigeons, on the southern side of the Conservation Area, is a large attractive house with a rear catslide roof. Again, many original features survive.



*The Old School House and St James' Church*



*Oliver's Cottage*



*The Barracks*

Green Farm, on the eastern side of the Conservation Area, is a large, late 19th century farmhouse, with a tile hung symmetrical façade. At the rear of it, within the farmyard, is a 19th century barn in a dilapidated state, with a corrugated tin roof.

## **The Character and Importance of Public and Private Spaces, Trees, Hedges and other Natural or Cultivated Features**

The open spaces within Bramley and Bramley Green are very important. They illustrate the development of the two settlements, as well as providing vistas through the Conservation Area.

### **Bramley**

In the village centre are two extensive open spaces that, together with the open countryside to the north, create an important setting to St John's Church. Although separated by the enclosed graveyard and allotments, the fields west of the church allow long views to its tower. Similarly, the field to the east helps place Church Farm in a traditional setting, even though there is much modern development around its perimeter. The wood behind properties on Silchester Road and The Street hide this development and contributes to defining the character of these important open spaces.

Equally important in defining the character of the village is the triangular space at its centre. It is defined by Grays House (and its adjoining outbuilding), the tall brick wall, trees and Old Bells. The space is more intimate, in contrast to the long, curved roads and open fields to the north of the area. Importantly too, it forms a hierarchy of interesting spaces. These link the main road, the farmyard in front of the large barn, the churchyard, the graveyard and the allotments, each with its own character.

Mature trees are scattered throughout the village centre, both singly and in copses and woodlands. Many of the verges are hedge-lined.

### **Bramley Green**

Bramley Green is centred on the area of open common, around which are isolated dwellings. The common offers extensive views into, through, and across the Conservation Area to the surrounding landscape countryside. It is, therefore, the defining characteristic of the area.

The groups of mature trees and hedgerows define it, preventing open views to the north. These screen modern development to the south and east. The area is generally flat and featureless with only The Pigeons (and,

in particular, its timber outbuilding), Laurel Lea Cottage, Oliver's Cottage, Rose Cottage and The Barracks permeating the space. At its edge, Green Farmhouse is prominent from across the common and is the first building visible from the east before entering the Conservation Area.

Further along Lane End, a second, more intimate space is created by the trees and hedgerow around the pond. The field adjoining Beech Farm is an enclosed space, in sharp contrast to the common. It provides an important historic setting for the listed farm building. In front of Lilac Cottage, at the furthest end of the area, is a small open space used for play. Lane End therefore offers an interesting sequence of public and private spaces that separate the modern developments to the north and south, and are reminiscent of the past rural setting to the area.

## Other Features of Architectural or Historic Interest

There is a range of distinctive boundary detailing in the Conservation Area. An interesting panelled modern wall exists around the garden of Lime Tree Cottage. These panels are alternately constructed of flint or stone, with a figure depicted in the centre. The Gothic style low brick wall with decorative railings in front of Grays House is notable, and also the railings and trees that define the boundary of Old Bells. Tall brick walls define the boundary of the churchyard and Church Farmhouse.

## Building Materials

Both the village centre and Bramley Green are characterised by a range of building types and materials associated with this part of Hampshire.

The typical traditional building materials in the village are red brick, red brick with blue headers, flint, timber-frame with brick infill, timber-frame with traditional wattle and daub infill, tile hung façades with scalloped bands, and rendered or painted brickwork. Typical roof coverings are red clay tile, thatch and slate.

Casement windows are more prevalent than sash windows, with many windows contemporary to the construction of the building. Ornate cast iron casement windows, sometimes in lozenge patterns, add greatly to the picturesque qualities of buildings, especially when combined with decorative tile hanging. Some historic buildings have large chimney stacks.

In Bramley Green the typical traditional building materials are red brick, tile hung façades, painted brick, and timber-frame with brick infill. Typical roof coverings are red clay tile, slate and thatch. Both sash and casement windows are in evidence.



*View towards Bramley Green*



*The Pigeons*



*Lime Tree Cottage*



*The Granary and Green Farmhouse*



*Two Hoots*

Given the domestic scale and simple provincial architecture of the buildings in the Conservation Area, historic joinery (such as sash windows, doors and door hoods) are often the features that define the appearance of properties. Where buildings are close-knit in continuous street frontages the relationship of these features and their historic arrangement becomes a significant factor in the overall special character of the area. Although some groups of buildings have been modernised, the use and overall effect of inappropriate replacement windows and doors is limited.

## The Setting of the Conservation Area

The village of Bramley is located between three contrasting landscapes. The land rises to the north, particularly at The Green, where there is open clay farmland with some woodland. To the south-west, lies the North Basingstoke Mosaic landscape, and to the south-east the Loddon-Lyde Valley. Both are characterised by irregularly-shaped fields in the valley bottoms, predominantly used for grazing. The higher, drier ridges and slopes are used for mixed farming. There is also a high cover of woodland, including both semi-natural and forestry plantations.

### Bramley

The village centre is set in open countryside to the north and the church is particularly prominent. Woodland partially obscures views to its southern edge. The approach from the east along The Street is characterised by large, detached buildings in regular plots, set back from the road. These are also prevalent along much of The Street and Silchester Road out to the west. In contrast, the approach from the west is more rural. Tall mature trees enclose the sweep of the road past York Cottage, at the entrance to the Conservation Area.

### Bramley Green

The setting of Bramley Green is a mix of open countryside to the north that falls towards the common, and modern development to the west and south. Woodland surrounds an industrial estate, creating the setting on the eastern boundary.

## Areas of Archaeological Significance

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 lifestyles of past inhabitants.

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

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

An AHAP covers the church and the lines of settlement along the road to the south (including the manor), and along the road to the east. This is the probable core of the medieval settlement. The remains of a Roman road from Winchester to nearby Silchester, passes through the western part of the Conservation Area. Near the village of Bramley is the Bullsdown Iron Age Plateau Fort, a Scheduled Ancient Monument (SAM).

## Conservation Area Planning Controls

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

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

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



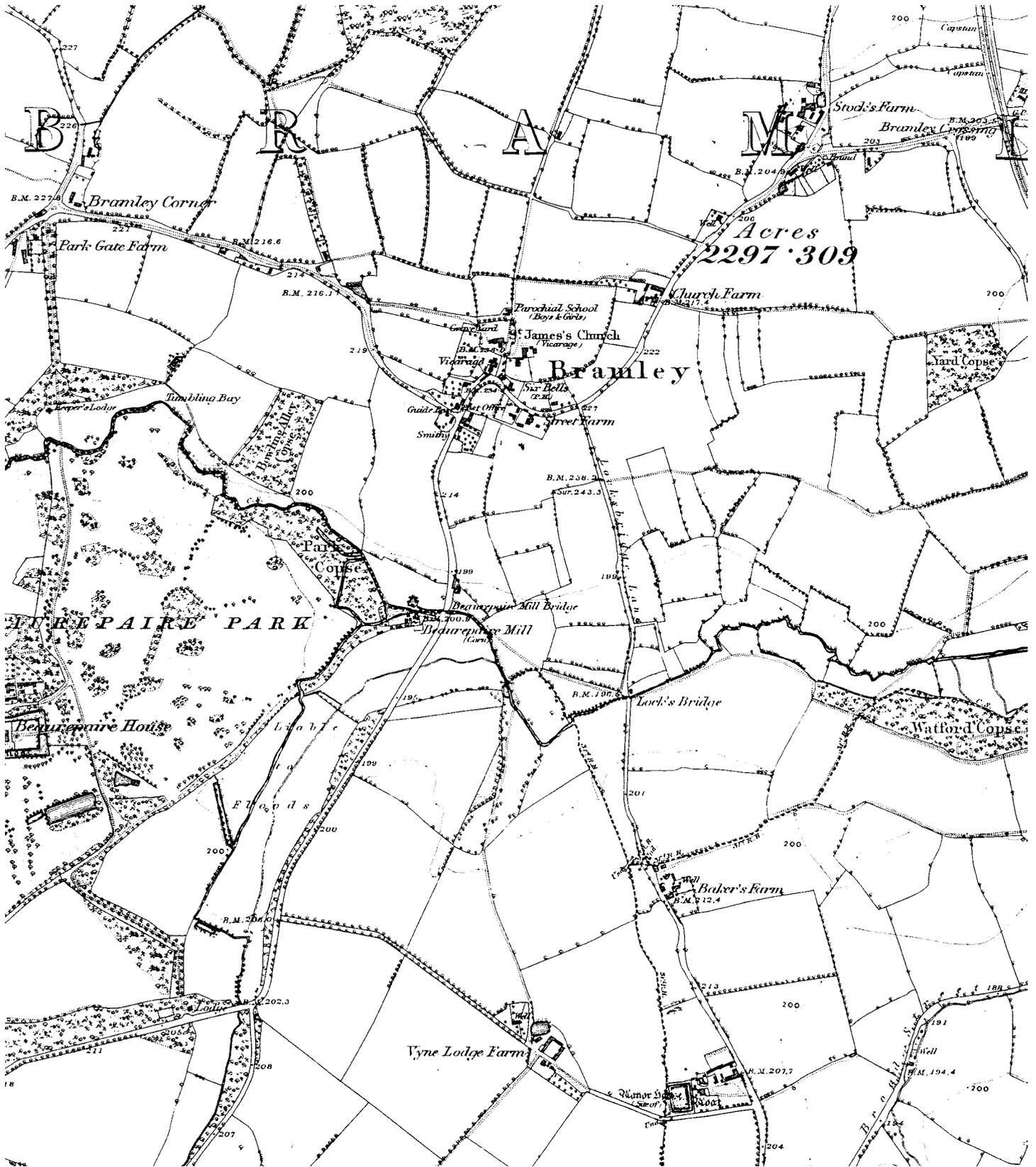
*Street Farm*

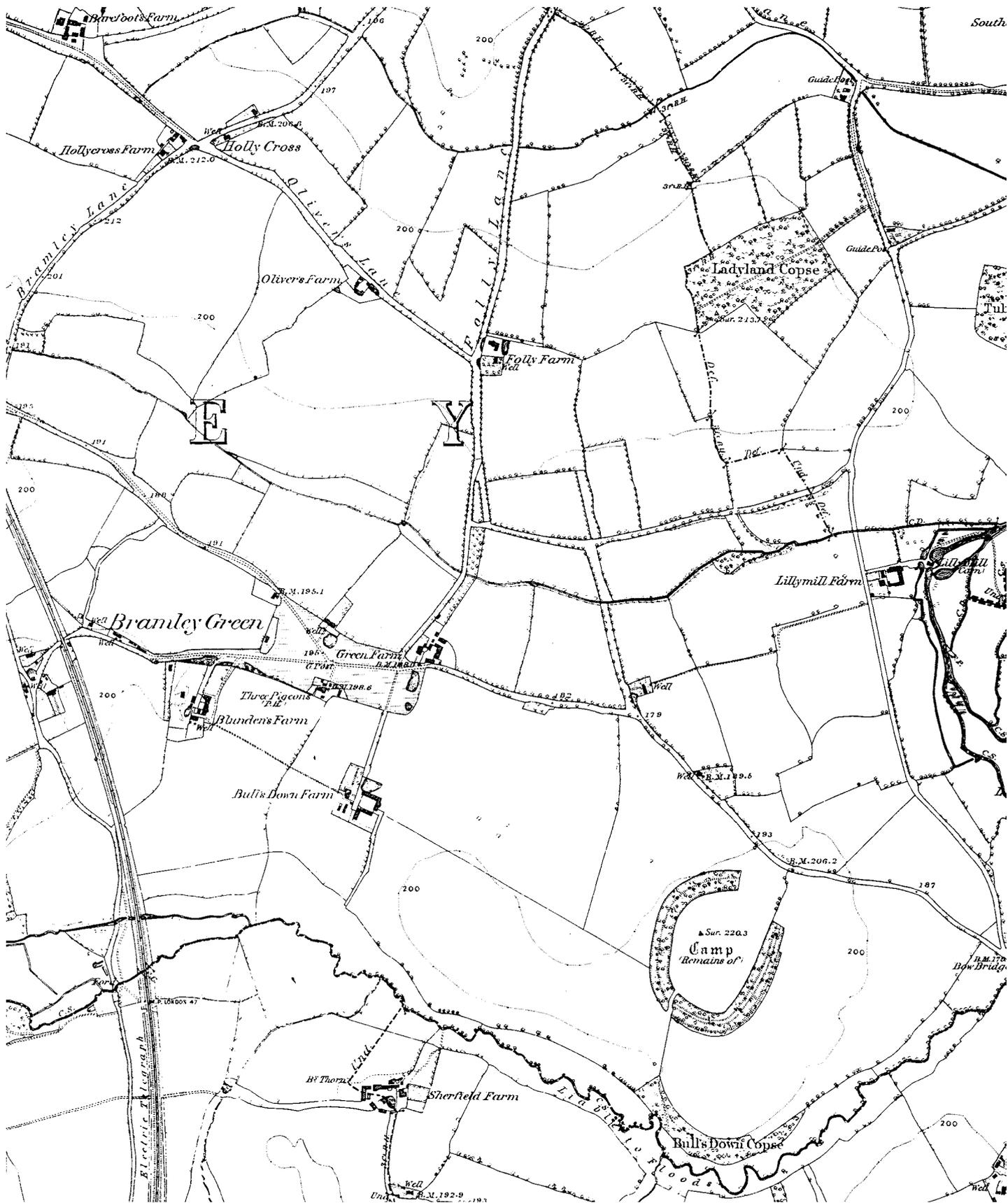


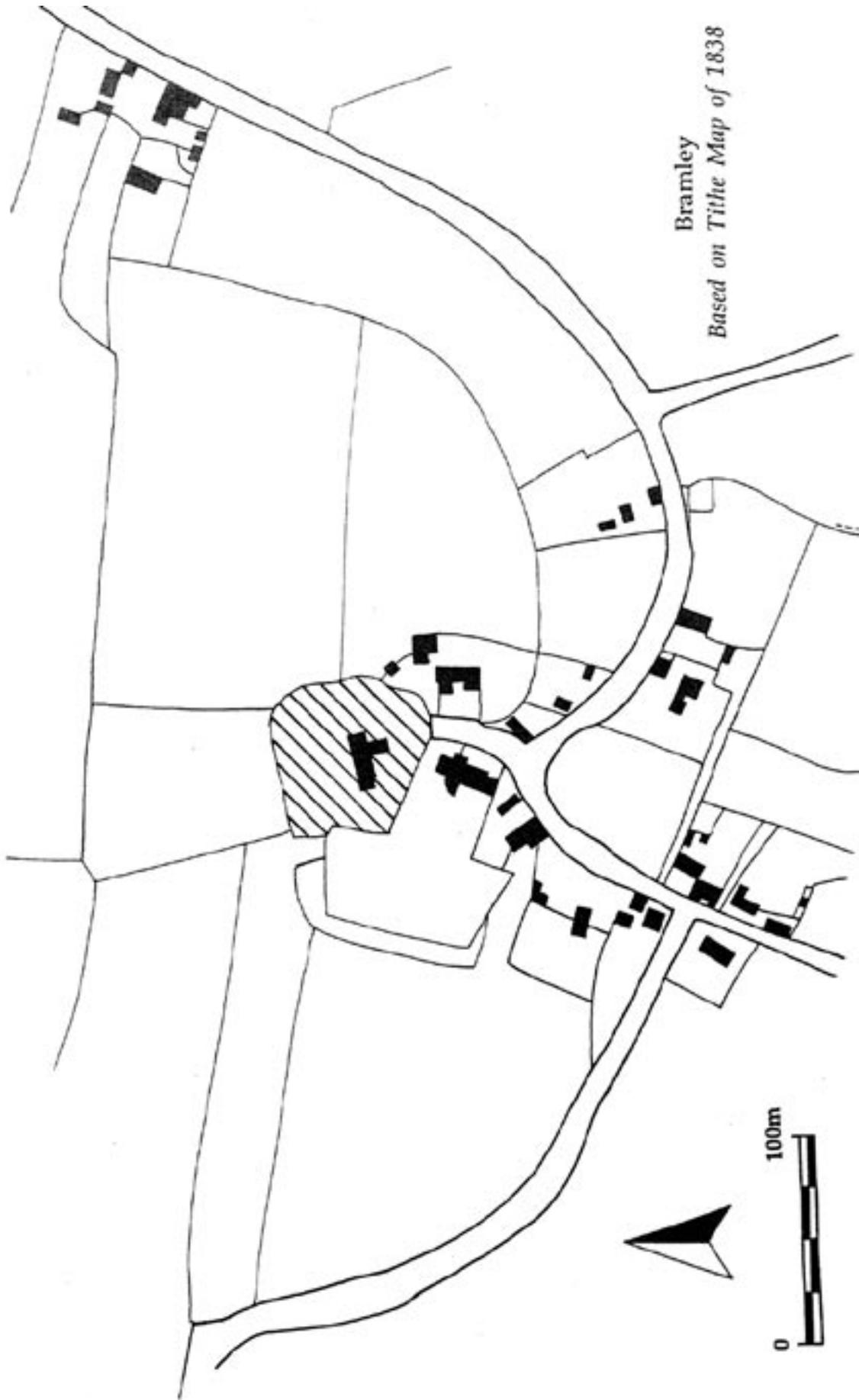
*View into the Conservation Area along Silchester Road*

## **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.







# Conservation Area Appraisal

## **Bramley and Bramley Green**

...making a difference

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