



*Basingstoke  
and Deane*

# Conservation Area Appraisal **Brookvale West**



...making a difference



*Worthing Road with Downsland Parade  
and Stowell's funeral parlour*



*Worthing Road*

## Introduction

The Brookvale West Conservation Area was first designated in 1999 by Basingstoke and Deane Borough Council in recognition of the special architectural and historic interest of the area.

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 buildings and structures 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 that are 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 Brookvale West 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 and local amenity groups. A full list of consultees, copies of their responses, and details of the Council's consideration of the issues raised during the consultation period are available for inspection, by appointment, at the Civic Offices, during normal office hours.

## Location and Population

The Brookvale West Conservation Area comprises a number of primarily residential streets, located to the west of Basingstoke town centre.

The Conservation Area is bordered to the north by Churchill Way West and to the south by Worting Road. The rear gardens of properties on the east side of Queen's Road from the eastern border, and the boundary of the King George V playing fields makes up the western border

## Historic Development

### Settlement Origins

The Conservation Area was formerly meadow land. It was developed for housing at the end of the 19th and beginning of the 20th centuries.

Prior to this development the upper reaches of the River Loddon flowed from West Ham Farm, through the surrounding fields towards the historic Basingstoke town centre. The area between the present Worting Road and the railway was known as Salisbury Field in the medieval period. In the early 19th century, the northern section became known as Longcroft, and then Newtown in the 1880s.

By 1900, the streets in the eastern part of Brookvale (Essex, Rayleigh, and Southend Roads) had already been built. At this time the plots of land that were to form the Brookvale West Conservation Area (George Street, Alexandra Road and Queen's Road) were sold for development.

### Settlement Development

The Brookvale West Conservation Area developed as a rectilinear grid of streets between the earlier Brookvale East development and Thornycroft's factory to the west. Constructed between 1897 and 1912, Queen's Road, Alexandra Road, George Street, Deep Lane, Lower Brook Street, College Road and May Street formed the residential area. The southern edge of the area is formed by Worting Road. This is likely to have been an historic route into Basingstoke and is represented on a 1762 map. Thornycroft's factory, constructed in 1898, provided vehicles for military purposes in the First and Second World Wars. As a major employer, its relationship with the development of the area would have been significant. The buildings were demolished in 1991, and a superstore now stands on the site.



*112 Worting Road*



*Alexandra Road*



*Original door and quarry tiles in Alexandra Road*



*Combined porch and bay roofs, Alexandra Road*



*Original quarry tiles, Alexandra Road*



*Ground floor bays at Alexandra Road*

The type of housing in the Brookvale West Conservation Area is similar to that of many towns and cities of their period. This was a reaction against the slum housing constructed in the factory towns earlier in the 19th century. The 1875 Public Health Act, and the Model by-laws that derived from the Act, set amenity and layout standards, which resulted in minimum street widths and open areas to the rear of dwellings.

Within the established street pattern speculative building companies developed small numbers of plots on an 'ad hoc' basis. The result is a subtle variation in house design and detail.

Characteristic of the period, the social hierarchy of status and wealth is reflected in the scale and design of the properties. In Brookvale these include terraces of small two-up two-down properties (such as those in George Street and Deep Lane). At the other end of the scale are shorter rows of paired houses, often with more intricate detailing and bay windows (such as those in Lower Brook Street, Queen's Road, Alexandra Road and Worting Road). The detached and semi-detached, villa-style houses in Worting Road are distinctive in their greater mass, form and plot size. The architectural quality of these buildings, and their position on the periphery of the larger mass of housing, is indicative of their intended higher status.

Deep Lane was constructed in 1903, and originally led to the farm owned by the May family who established a Brewery in Brook Street in 1755. On the 1897 Ordnance Survey map, Deep Lane is shown to extend along the course of the present Lower Brook Street as far as Queen's Road. Apart from a few changes to May Street and George Street, the layout of the road pattern and arrangement of properties is essentially the same as on the 1912 Ordnance Survey map.

Although principally residential in character, the Conservation Area has always included a small mix of shops and other commercial uses. Some buildings that were constructed for a specific commercial or social purpose have survived. This has ensured that the historic character and social structure of the period can still be appreciated - even if the original function has long ceased. Queen's Road, for example, used to have six shops, only one of which remains in commercial use and, the Dairy, which closed in 1995. The distinctive form and arrangement of these buildings is still evident.

The King George V Playing Field was acquired in 1910, and laid out in 1922. The surrounding local community used it for sporting events and recreation. Between the field and the Waterworks (built in 1906 with a nearby public swimming pool) was a Shellmex and BP Depot dating from the 1950s.

In addition to housing and commercial uses, Brookvale School, formerly known as Brook Street Elementary School, formed a key element in the historic and social development of the area. Opened in 1909 to serve a



growing population, it could originally accommodate around 200 children. In the 1960s, Churchill Way West was constructed through the playground on the north side of the school. The school closed in 1985 and was taken over and used by the Technical College until the end of 1998. The school was converted to residential use in 2001.

The 1912 Ordnance Survey map shows a working men's mission hall, situated at the corner of Deep Lane and George Street. This eventually became the Methodist Hall, which was demolished in 1997, when flats were built on the site. A Railway Mission Hall and St Michael's Hall were situated on May Street, which was constructed in the 1880s.

The Alton Light Railway, now the site of the Ringway West on the northern border of the Conservation Area, was built in 1901. It closed in 1917 when the tracks were taken up and used in France during the Great War. Although re-opened in 1924, the railway finally closed for passengers in 1932 and for goods in 1936.

## 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 the listed buildings, it also includes unlisted buildings of particular individual or group value, which are indicated on the Appraisal 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 essential appearance of the Conservation Area is of two-storey brick buildings, arranged in a cohesive and ordered layout of rectilinear streets. Within this framework the form and design of buildings can be divided into three groups by street. These are made up of rows of terraces, semi detached pairs and three-storey villas. The use of detailing and decorative features in each of these types establishes the special appearance of Brookvale West.

Much of the original street pattern, its houses and their features, and the integrated mix of commercial and community uses still survives. These provide an appreciable understanding of the cultural and social history of Basingstoke at the beginning of this century. The contribution of these elements as a whole is essential to the special character and historic interest of the area.



*Two-storey bays at Alexandra Road*



*Chimney detail, Alexandra Road*



*Passageway at Alexandra Road*



*George Street looking east to Queen's Road*



*George Street*



*George Street looking west to the King George V playing field*

## Built Form

There are no buildings in the Conservation Area included on the Statutory List of Buildings of Special Architectural or Historic Interest. The streetscape does, however, comprise a number of notable unlisted buildings.

In general, Brookvale West is typical of many growing towns of the late 19th and early 20th centuries. Its built form is characteristic in style and appearance of the majority of mass built residential properties in England at this time.

The majority of buildings are constructed of an orange/red brick, with grey slate roofs. The area was developed in a relatively short period around a planned street layout and common building line. This creates the overall visual cohesion that characterises the area. The rhythmic punctuation of roofs by lines of chimney stacks, the articulation of otherwise plain elevations by projecting bay windows, and the delineation of house plots and their frontages by front garden walls, are examples which collectively create a strong and distinctive identity.

However, within this overall framework, the architectural quality of Brookvale has distinctive qualities on a smaller, more individual scale. Principal architectural features, such as windows and doorways, are often emphasised by the use of rendered or plain brick pillars, lintels and arches. Bay windows of various sizes are also prominent in the area, as is the use of decorative joinery features. Turned wood porches, eaves details, bargeboards and arrangements of glazing bars on sash casement windows are all evident in many different forms.

General architectural trends of the period are also reflected in a stylised manner. The Gothic revival towards the end of the 19th century is reflected by the popularity of polychromatic brickwork, or different coloured bricks in stripes or patterns. This is well illustrated by buildings in Lower Brook Street and Alexandra Road. In the late 19th and the early 20th centuries, the style and details of buildings were also influenced by a move towards 'rustic' and 'country' architecture. Features such as half-timbering, tile-hanging, and the use of tiles decoratively within the main brickwork to form small patterned details, were included in the design of a building. The terraced houses on Worthing Road and the long terrace on the south side of George Street are examples of this derivation of the architectural style.

There are other features that reinforce the essential historic character of the Conservation Area. These include red and black quarry tile front paths, with clay edging pavers of rope-work design, and small garden walls with canted or half round moulded coping bricks.

The wide range of these features, and more especially the significant degree to which most buildings have retained the essential components of their original form, are essential in creating the special historic and architectural interest of the area.

## Key Individual Buildings

There are four buildings that make a significant individual contribution to Brookvale in terms of their appearance, historic value or their position in the streetscape.

Brookvale School, constructed in 1909, is one of the earliest buildings in the area. Its gabled red brick elevations and varied arrangement of slate roof slopes serve to reduce the mass of the sizable building. This sits comfortably with the domestic scale and character of the surrounding residential streets. The small area of open frontage, created by the school being set back slightly from the pavement, also ensures that the building does not over-dominate the residential street. It provides an important setting by which to appreciate the front elevation.

The classical style circular cupola with its lead-covered roof is a distinctive feature, both in the immediate streetscape and from some distance away. This, together with the rear elevation, forms a prominent landmark on the ring road, distinguishing the Conservation Area from the other surrounding terraced streets.

The Downsland Parade shops on the south side of Worthing Road were constructed in the early 1930s. The metal bay windows, with curved glass used to form the corner sections, are distinctive features of the Art Deco building. Although the ground floor shop fronts have been replaced, the overall architectural integrity of the building is retained. It forms a dominant stop to the view south up Alexandra Road.

Stowell's funeral business is next to the shops. The Victorian lodge has been much extended to the rear and west. The gabled front façade, with its decorative timber bargeboard, provides a picturesque feature and visual stop to the view up Queen's Road, particularly when set against the mature trees to the east.

112 Worthing Road, is an attractive painted brick and slate, classically styled, house in a mature landscape setting. Its rusticated quoins and three pedimented first floor windows give it a distinctive and individual character. The property was restored in 2002, with the addition of a small single-storey side extension and the erection of a new garage on the west side of the house.



*Tile hanging in George Street*



*Bay windows in George Street*



*Lower Brook Street*



*Lower Brook Street*



*New housing in Lower Brook Street*

## Significant Groups of Buildings

There are certain groups of buildings in the Conservation Area of particular significance, by way of either their completeness of original design and features, or as a result of their position in the streetscene. These are identified on the Appraisal plan.

## The Character and Importance of Public and Private Spaces

Despite the compact nature of the housing, the overall character is not one of over-development and lack of space, but of relative spaciousness and environmental quality. This character is principally derived from the contribution of the private spaces, which are as much a component of the streetscape as the built form.

In addition to the small front gardens, each building has a regular allocation of rear garden. Views of these gardens are key to the character of the area, notably from along the back alley access ways between Queen's Road/Alexander Road, and George Street/Lower Brook Street. The views across the rear gardens of the south side of Lower Brook Street from College Road, and of the gardens in Worting Road from the bisecting north/south streets, are also of interest. These views are reinforced by glimpses of rear gardens, afforded by the occasional mid-terrace passageways or side accessways between the shorter rows of houses.

Views west along the two east/west streets focus on the open character and mature planting of the King George V playing fields. The terraces along Lower Brook Street are also punctuated by a landscaped space, formerly allotments, and by the mature planting around the former school.

## Other Features of Architectural or Historic Interest

The survival of original stone kerb and gutter linings is of integral value to the character of the Conservation Area. Together with the larger flat stone slabs and areas of former access to rear yards, they add a subtle patina to the appearance of the streets. Some of the original high level street name plates also survive, again adding to the overall historic ambience of the area.



## Building Materials

The traditional building materials of the Conservation Area reflect the increasing variety that could be sourced via the modern railway and road networks, and the techniques of mass production. Brick of various colours, including pre-formed decorative specials are the predominant building material. It is occasionally used in association with tile hanging on building elevations. Clay roofing tiles are also used particularly on buildings aspiring to higher social status. This is in contrast to the use of slate as the main roof covering elsewhere in the area.

Joinery is of particular importance in the Conservation Area. It was used in various forms to distinguish houses of otherwise similar design. Although there has been some replacement of these features, enough remain to make the area special. The following are examples.

- Sash Windows - timber with between 8 and 16 square panes. Some illustrate the style at the time of building, with Art Nouveau details using narrow panes to each side of the window and a large pane to the centre - found on the north side of Lower Brook Street.
- Bay windows - all originally with sash windows, and slate roofs with associated leadwork detailing.
- Original style front doors - four panelled, often with a pane of glass at the top or two vertical panes.
- Porches - often with intricate timber detailing, for example Alexandra and Queen's Roads.

The extensive survival of red and black quarry tile pathways with rope edging is important in adding to the richness of the appearance of the area.

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. Although some groups of buildings have been modernised, the use and overall effect of inappropriate replacement windows and doors is limited.



*Tiled path in Lower Brook Street*



*Passageway in Lower Brook Street*



*Open space on the south side of Lower Brook Street*

## Green Spaces, Trees, Hedges and other Natural or Cultivated Features



*Shop and Post Office, Queen's Road*



*Lower Brook Street*



*King George V playing field with Deep Lane in the background*

The King George V playing field is the only large open space in the Conservation Area. It provides short vistas throughout the west of the area, and along George Street and Lower Brook Street. To the south of Lower Brook Street, part of the original allotment area is now used as a car-parking/communal area. This provides views of the rear of the terraced houses in George Street. Smaller cultivated areas, such as the small front gardens, are just as important. Many of the houses retain the original garden walls and quarry tile pathways, with rope edging.

Although there are only a few individual trees of streetscape importance, there are a few groups of smaller trees in rear gardens. Together, these add variety to the area. Examples include the group between Alexandra Road and Queen's Road, and along the River Loddon at the western end of Lower Brook Street.

## The Setting of the Conservation Area

Although Lower Brook Street is located close to the centre of Basingstoke town, the Conservation Area is bounded to the south, west and north by areas of completely different character and grain. This serves to differentiate the area from the surrounding development.

In particular, vegetation frames views to the east and north of Lower Brook Street, outside the Conservation Area boundary. It is particularly important in long range views from Worting Road down Queen's Road, and provides a lush background to the houses.

Punctuating the far horizon of views east and north are the distinctive high rise buildings of the modern town.

## Areas of Archaeological Significance

There are no areas of designated archaeological potential in the Conservation Area. However, there are several recorded archaeological finds in the immediate vicinity of the Brookvale West Conservation Area. Roman finds were discovered to the north east in 1839 and 1879, indicating the possible site of a Roman building. Further to the east and south, archaeological finds include flint tools, dated to the paeleolithic and neolithic periods.

## Conservation Area Planning Controls

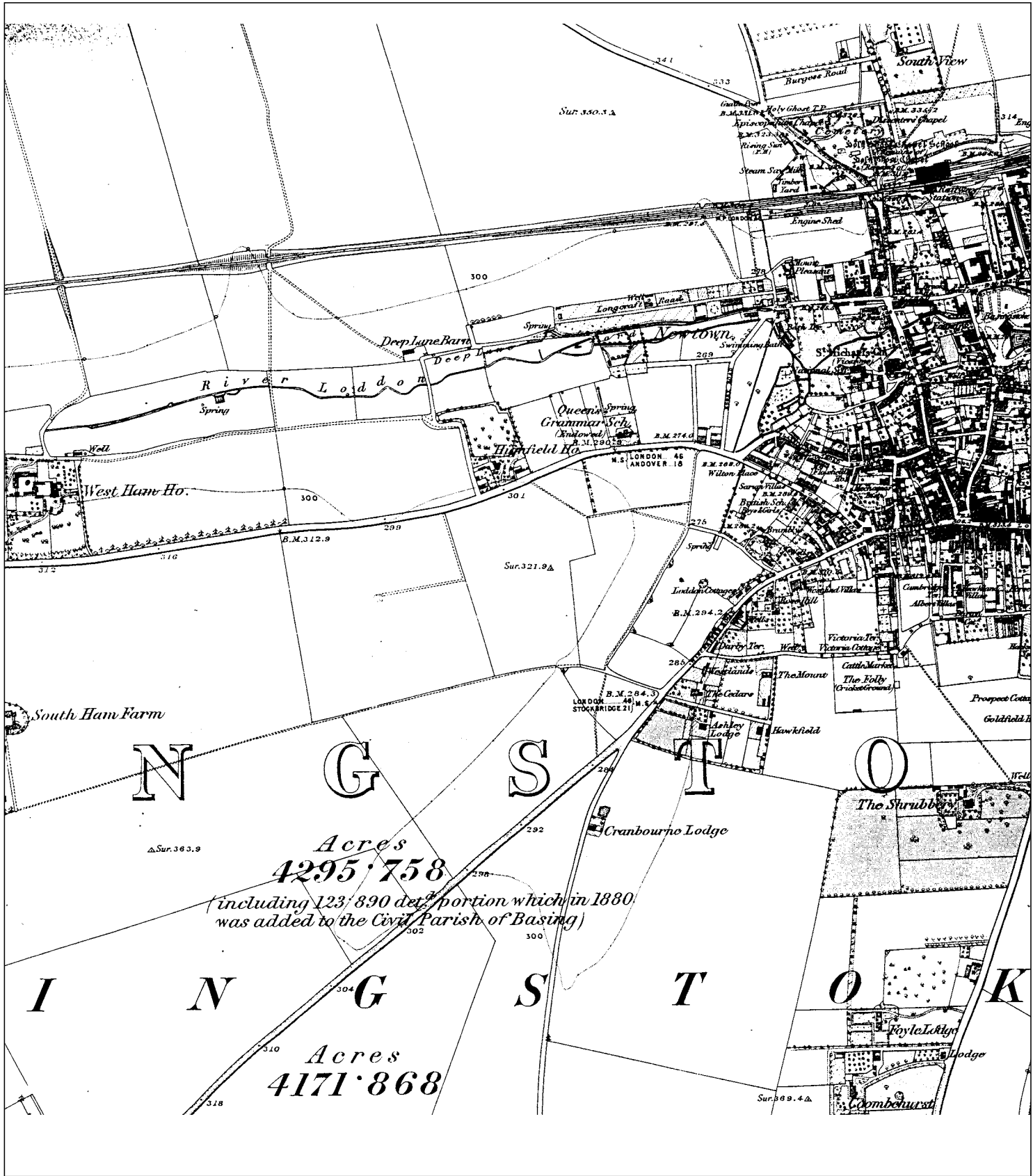
The following controls apply within the Conservation Area in addition to normal planning controls:

- 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 for the enhancement of areas designated as of 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.

## 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

# **Brookvale West**

...making a difference

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