



*Basingstoke
and Deane*

Conservation Area Appraisal
Church Oakley



...making a difference



The Manor House from Rectory Road



*3 Oakley Lane (foreground)
and 3 and 5 Rectory Road*

Introduction

Basingstoke and Deane Borough Council designated the Church Oakley Conservation Area in 1976 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; and
- the relationship between the built environment and the landscape.

They can also include the less tangible senses and experiences such as noises and 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, this does not mean 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 Church Oakley 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

Church Oakley is situated four miles west of Basingstoke, on the south-east side of the B3400 Andover Road. The historic settlement centres on Rectory Road, and extends from Well House to the west, south-eastwards to East Oakley (and the cluster of buildings around the pond), and Oakley Lane, as far as Deepwell Cottage. The two areas, known as Church Oakley and East Oakley, are referred to collectively as the village of Oakley. The Conservation Area also extends to the north-west (as far as Oakley Lodge) and includes an important landscape setting to the south of the historic settlement.

The village lies in a fold of gently undulating land on the border of the North Wessex Downs Area of Outstanding Natural Beauty and in an Area of Special Landscape Quality.

The population of the Conservation Area in 1998 was approximately 167 (projection based on the Hampshire County Council Planning Department Small Area Population Forecasts 1995).



Manor Cottages, Rectory Road

Historic Development

Settlement Origins

The name Oakley is thought to derive from the old English name 'Achleach' meaning 'Oak Wood'. However, by 1256 the name for the settlement is recorded as 'Chirchealcle' or Church Oakley.

Some archaeologists believe that Oakley is the site of Ethelwulf's victory over the Danes. During the reign of Edward the Confessor, there was a manor in Church Oakley, which was held by one Alwin. At the time of the Domesday Survey, Gerlei, a district of Deane and Church Oakley, comprised much of what is now the Malshanger Estate. It was included among the holdings of Chutely Hundred.

The Manor of Malshanger at Oakley was owned by Walter, son of Owner. Walter was governor of Windsor Castle, and an ancestor of the Baronial House of Windsor. The last mention of the Windsor overlordship was in 1501 and 1504, when the land was sold to William Warham. William was the most illustrious member of the Warham family and had been connected with the property since the 15th century. He held high offices of state in the reigns of Henry VII and Henry VIII. These included Bishop of London, Chancellor of England and Archbishop of Canterbury. William crowned Henry VIII and his first wife Catherine of Aragon, at Westminster Abbey, and was later an opponent of their divorce.

From 1620 the same family owned both Oakley Manor and the Oakley Hall Estates. In successive centuries they changed ownership several times. The more notable owners included the Kingsmill and Brickenden families.



Church Oakley



The village pond, East Oakley



View northwards towards Oakley Lane

Settlement Development

The village is surrounded to the south, north and north-west by arable farmland. It is likely that the development of the rural community was based on agricultural employment and associated trades. The setting and views provided by the surrounding farmland still make a significant contribution to the rural character of the Conservation Area. The remaining traditional farm buildings (for example East Oakley House) also contribute to the rural character.

The settlement pattern of the village is an irregular agglomeration of buildings, which form an essentially linear plan along Rectory Road. Within this overall form there are two clusters of buildings, based around St Leonard's Church and Station Road to the west. More recent residential development has taken place to the east, outside the Conservation Area boundary.

A church is known to have existed on the present site in the medieval period, having been rebuilt in the early 16th century, and again in 1869. However, the settlement appears to principally date from the 17th, 18th and early 19th centuries, although Deepwell Cottage is notably older (16th century).

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 special interest of the village is derived from the varied mix of building styles, the use of vernacular materials and the integral relationship of buildings and spaces. This is a serpentine arrangement of the road pattern. Together with the undulating topography and irregular layout of buildings, this creates a historic settlement of varied appearance and significant visual interest.

The historic character of the Conservation Area is essentially of a small residential and rural-based community that has developed over time.

Built Form

There are 17 buildings located in the Church Oakley Conservation Area included on the Statutory List of Buildings of Special Architectural or Historic Interest. All the buildings are listed as being of local or regional special interest (Grade II), apart from St Leonard's Church which is of national importance (Grade II*).

Various building types mainly dating from between the 17th and 19th centuries are represented. These listed buildings are dispersed throughout the village. They are often located at key visual points within the streetscene, where they make a significant contribution to the special qualities of the Conservation Area. Some of these older buildings have been altered over successive periods to accommodate changes in their use, or contemporary architectural fashions. Well House is an example of a building that has seen successive periods of alteration in the 17th, 18th and 19th centuries. Other buildings have retained their vernacular form and materials more completely. These include Deepwell Cottage in Oakley Lane, Hunters Moon (Nos 4 and 6 Hill Road) and Manor Cottages in Rectory Road. Several buildings are of notable, and intended status, and this is reflected in the quality and consciousness of their architectural appearance. The Manor House, Oakley House (formerly The Rectory) and East Oakley House are examples.

There are several unlisted buildings in the village that contribute to the special character of the Conservation Area. These buildings, dating mainly from the late 18th and 19th centuries, are predominantly constructed of vernacular materials, and are of simple domestic form and scale. Some of these are of historic value by virtue of their social significance, such as the St Leonard's Centre (formerly Church Oakley School). They may also possess features of particular architectural interest. However, it is their group value, in association with adjacent listed buildings, which significantly contributes to the overall special interest of the Conservation Area.



Deepwell Cottage, Oakley Lane



Buildings of significant group value



Well House, Rectory Road

Key Individual Buildings



Manor Cottages



St Leonard's Church



View westward along Rectory Road



East Oakley House and barn

The medieval church on the site of St Leonard's was rebuilt by Archbishop Warham in the early 16th century, and was extensively restored by T H Wyatt in 1869. The Victorian restoration included the rebuilding of the chancel and tower and the addition of a north aisle. The church is constructed of flint walling, with stone detailing and a red clay tile roof. Some medieval features survive inside the church, including the tower arch, the west door, and an altar tomb dating from 1520. Apart from its intrinsic historic value, the crenellated tower and corner turret are significant landmarks. This forms the focal point of many important views throughout the village and surrounding countryside. The intermittent glimpses of the church, when approaching from Rectory Road, are particularly notable.

The Manor House (18th and 20th century), Barn Cottage and The Barn House (17th and 20th century), and The Lodge (possibly 18th century) are brick buildings. They form a cohesive complex, and have a dominant impact on the character and appearance of the Conservation Area. Set back from Rectory Road, the varied arrangement of roof slopes reflect the growth and remodelling of the substantial Lodge. This is flanked by former farm buildings which have been converted to dwellings. Glimpses of the main 18th century east-facing façade are significant in the distant views north-west along Rectory Road. The roadside elevations of The Lodge and The Barn House are also important in the streetscape. Their position on the curve in the road deflects the view to suggest further visual interest beyond. The juxtaposition of these buildings, and the church tower beyond, forms an important component of the special historic appearance of this part of the Conservation Area.

Further south-east along Rectory Road, East Oakley House and its associated farm buildings form a second significant complex in the Conservation Area. Previously named Home Farm, the main house dates from the 18th century, with later additions from 1910. It is a substantial rendered building with slate roof and prominent chimney stacks. The north elevation and rear two and a half-storey wing, with mansard roof, abbreviates the long view along Oakley Lane. The size and apparent status of the building contrasts with the vernacular scale and appearance of the cottages around the village pond.

The four bay, aisled barn north-east of East Oakley House is of particular historic value and streetscape significance. Situated on a section of raised land, the large sweeping thatched roof dominates the southern perimeter of the open space around the pond. The hipped ends are significant in views along Rectory Road and Hill Road. This building and the listed barn and cart shed to the south, are evocative of the rural character of the Conservation Area, and demonstrate the historic origins of Oakley.

To the north of Rectory Road, between Station Road and the centre of East Oakley, are several properties in spacious plots. These date mainly from the early 19th century, the quality of their brickwork and the well-ordered elevations reflect their relative social status and a period of development of the village. They include Sunbeam Cottage, an early 19th century house with a symmetrical front elevation and central door. In the garden is a single-storey octagonal pavilion (once one of a pair) built in brick with a slate roof. Oakley House (formerly The Rectory) also has restrained symmetrical elevations. The south façade is of rendered stucco, a plaster render that imitates stone, and the prominent west elevation is of high quality red brickwork. Other buildings include Yewbank and Manor Cottages.

Also located along Rectory Road are the brick buildings forming part of the St Leonard's Centre (formerly Church Oakley School) which was constructed in 1852/3 and extended in 1870. The wooden classroom was built in 1924. Of simple design, in red and grey brickwork, the buildings and the church contribute significantly to the architectural and social diversity of Oakley, and reflect the historic focus of the community.

Deepwell Cottage is a timber-framed building with crucks and dates from the 16th century or earlier. The areas of exposed external timber-frame are infilled with brick. The other walling is entirely in Flemish bond with blue headers. Perhaps the most distinctive and prominent feature is the large expanse of thatched roof, emphasised by the low eaves line. Situated at an angle to the curve in Oakley Lane, the hipped north end wall punctuates the view southwards, creating an important setting for the historic environs of the village. Hunters Moon (Nos 4 and 7 Hill Road), a long one and a half-storey thatched cottage (originally a pair) dating from the late 18th century, is of similar individual and townscape merit. Located at the back of the pavement, on a curve in the road, it punctuates significant views into, and out of, the Conservation Area.



**St Leonard's Community Centre
(formerly Church Oakley School)**



Deepwell Cottage



4 and 6 Hill Road



View north-westwards across village pond



1 to 4 Station Road



Oakley House (former Rectory)

Significant Groups of Buildings

One of the distinctive characteristics that contributes to the special historic character and appearance of Oakley is the grouping of cottages around the village pond. This includes the lines formed by Rectory Road, Hill Road and Oakley Lane. The cottages are a varied mix of building types, mainly detached or paired dwellings. The compact arrangement and overall similarities between the buildings derived from their vernacular form, scale and materials, create a strong sense of place and intimate streetscape, with limited views out. Forge Cottage (3 Oakley Lane) and Nos 3 and 5 Rectory Road are set apart from the main cluster of buildings and are significant in providing the visual enclosure necessary to define the western corner of the space, in addition to their intrinsic historic and architectural value. No 5 Oakley Lane (The Lilacs), No 2 Hill Road (East Oakley House) and the adjacent Hunters Moon make a similar contribution.

Opposite Park Farm House are a pair of estate cottages and adjacent terrace of late 19th century, including a matching ancillary building. Consciously designed, they have highly articulated elevations, composed of red and blue brick panels, with decorative bargeboards. Gables, half dormers and tall ornate chimney stacks punctuate the patterned tiled roof slopes. The pair of cottages has cast iron lattice casements. The group is a well-preserved example of social architecture of the late 19th century period. The rear elevations and chimney stacks are prominent in long-range views of the Conservation Area from the north-west.

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

The contribution to the rural character of the Conservation Area made by the open spaces, in the settlement, is a significant one.

The area comprising the village pond forms a focus for the development of this part of the village, and provides an important setting for, and views of, the surrounding buildings. The combination of this open space and the arrangement of the buildings, is an essential component of the special interest of the Conservation Area.

There are two areas of open farmland essential to the character and appearance of the Conservation Area. The open belt of land to the south of Rectory Road (separating the two hubs of development) gives significant views of the surrounding countryside. It also provides long views of the church and Manor House. The second area is located between the Rectory and St Leonard's Centre (including the pond),

and reinforces the rural and open character of the hamlet. The views of Oakley House (formerly The Rectory) across the field also add interest to the villagescape.

Hedges contribute extensively to the rural character of the Conservation Area. This is particularly evident along the roads into the village, where they form high barriers along the verges.

The trees in the Conservation Area are mainly broad-leaved, with ash, beech, lime and oak the predominant species. These are often found grouped in small copses, especially around the boundaries of the Conservation Area to the south, and in the parkland of Oakley Hall. There are also examples of poplar, walnut, Norway maple, sycamore and birch. At East Oakley House there are two mature limes and a notable silver birch. There are also several more established lime trees in the grounds of The Manor House.

Other Features of Architectural or Historic Interest

Brick and flint boundary walls are used to contain and define several historic curtilages within the Conservation Area. The most notable are those fronting the pavement at Forge Cottage, Well House, the church, and The Lilacs. The chalk cob boundary walls with tile copings at East Oakley House are also of historic and visual significance. There are several other walls or railings that greatly contribute to the texture and grain of the area, However, hedges are the most prevalent boundary feature.

One important feature in the south-west of the Conservation Area is the survival of a 'ha-ha'. This is a bank and wall structure historically used to prevent animals wandering out of this open area. It is situated to the rear of the church and The Manor, and forms the boundary of the Oakley Hall parkland.

The stone gate piers in front of Oakley Lodge are also a feature of note.

Building Materials

The special interest of Oakley is characterised by the variety of vernacular building materials and traditions. These include mellow red brick, timber-frame, flint, chalk cob and stone, rendered or painted façades, orange/red roof tiles, slate and thatched roofs. They follow no comprehensive pattern throughout the area. Some timber-framing is evident, particularly on the surviving agricultural structures and Deepwell Cottage. However, brick is the predominant material on most buildings.



4 and 6 Hill Road from the pond



East Oakley House. Cob boundary wall.



3 and 5 Rectory Road



Farmland setting to Station Road



View south from rear of St Leonard's Church



Prominent hip of barn, East Oakley House

Given the domestic scale and simple provincial architecture of the buildings in Oakley, historic joinery (such as sash windows, doors and door hoods) are often the features that define the appearance of properties. Where buildings are in close-knit, continuous street frontages (as along Oakley Lane or around the pond) 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

Church Oakley lies in a shallow valley on an east-west axis. The village is, therefore, situated in an undulating landscape of farmland, with Oakley Park to the south of the settlement. This setting gives significant views of the Conservation Area in a rural context, particularly from the north-west and south.

Areas of Archaeological Significance

Every settlement contains within it archaeological evidence of its origins and development, the economy and industry of the community and 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.

There is one Area of Archaeological Importance (AAI) in Church Oakley. It is located in the fields to the south of St Leonard's Church, which is known to have been the site of a medieval church, with a possible associated settlement.

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 for the preservation of historic buildings and their setting, and for 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 level of detail required, the Borough Council will normally require proposals within a 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 within Conservation Areas.

Grants

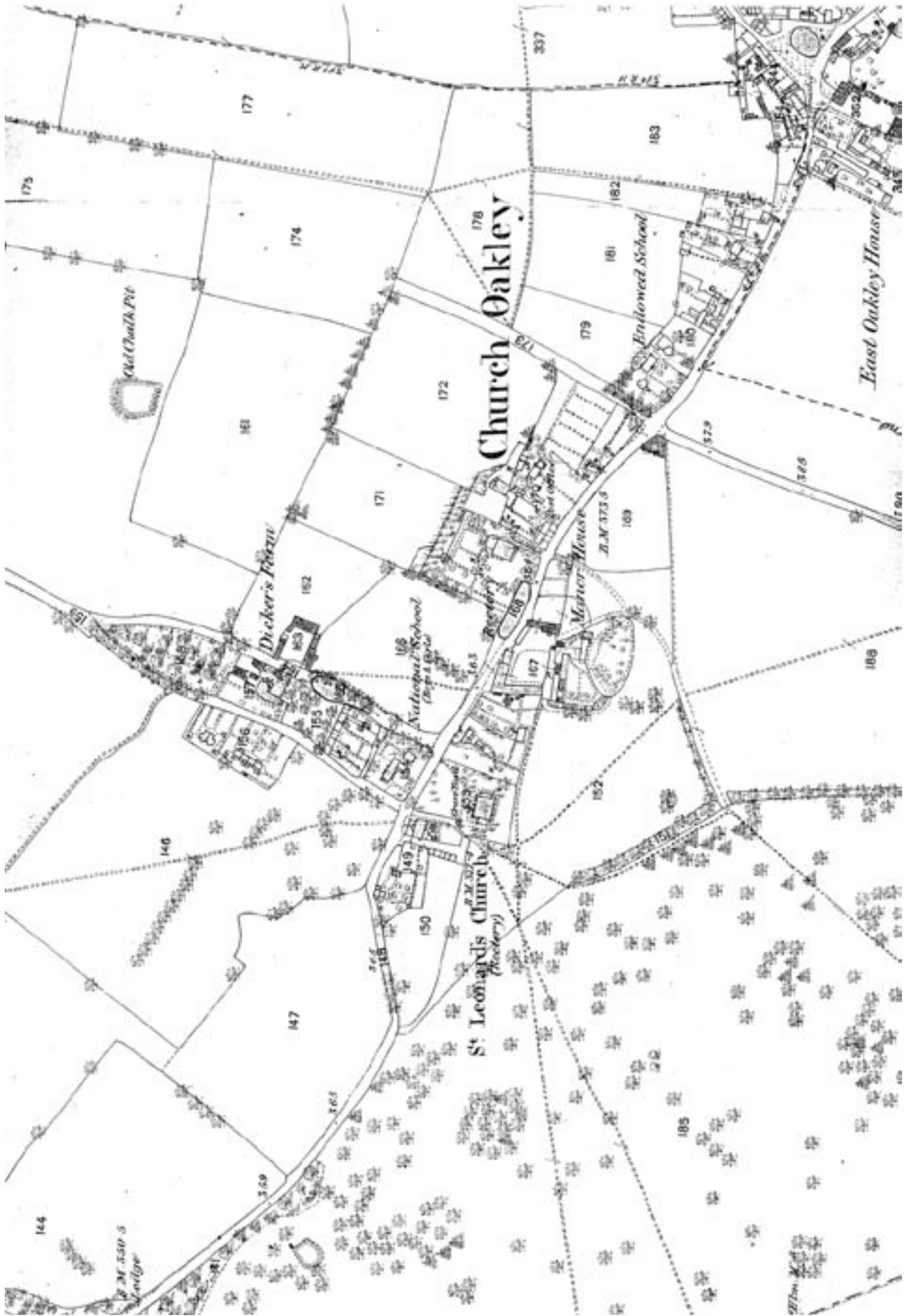
The Borough Council provides grants for various types of work. These include, Historic Building Grants, Environment and Regeneration Grants and Village and Community Hall Grants. Leaflets are available explaining the purpose and criteria for each grant and an approach to the Council is recommended for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



5 and 6 Station Road



Outbuildings, 5 and 6 Station Road



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Basingstoke and Deane Borough Council

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