



*Basingstoke  
and Deane*

# Conservation Area Appraisal **Cliddesden**



...making a difference



*Yew Tree Cottage*



*View eastwards of the village pond*

## Introduction

The Cliddesden Conservation Area was designated in 1981 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; 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 Cliddesden Conservation Area follows its review in 2003 by the 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 20 February 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

The village of Cliddesden is located two miles to the south of Basingstoke within a dry valley in an undulating chalk landscape. The M3 Motorway runs along the north-western boundary of the village.

The population of the Cliddesden Conservation Area in 1998 was approximately 287 (projection based on the Hampshire County Council Planning Department Small Area Population Forecasts 1995).

## Historic Development

### Settlement Origins

The name Cliddesden derives from the Old English word 'Clyde', meaning 'valley of'. At the time of the Domesday survey, the manor of Cliddesden was held by Durnad de Gloucestre and through him later descended to the Fitz Herbert family as overlords. At a later date, the overlordship belonged to the town of Basingstoke, the manor of Cliddesden and the de Mattresdone families until, in the early 15th century; when the manor came into ownership of the Wallop family. Throughout the following century, the Wallop family was fined repeatedly for encroaching on land and allowing animals onto surrounding fields. In 1720, the then Lord of the Manor, John Wallop, was created Lord Wallop of Farley Wallop and Viscount Lymington. Later, in 1743, he was also made Earl of Portsmouth.

### Settlement Development

The settlement of Cliddesden has developed in an irregular pattern along the north/south road, which runs through the village. At the centre of the settlement a pond can be found located adjacent to a staggered crossroads and a small green. The 12th century church stands alone near the road to the east on the periphery of the village. As churches often form the focus for settlement, the existing settlement pattern may be a result of a shift away from the church.

The prevailing traditional employment within the area was farming, and two historic farm complexes are an integral part of the village. The buildings of Manor Farm and Church Farm have now been developed for housing and offices.

The Portsmouth family have had a significant influence on the history and development of the settlement, and owned several properties in the village.

Later development of the village included a series of fifteen pairs of semi-detached houses on the north-west side of Farleigh Road. Wallis and Steevens constructed the distinctive linear group as workers cottages in two stages from approximately 1903 to approximately 1912.



*View from the Conservation Area*



*Rectory Row*



*19th century farm buildings - Church Farm*



*Old School House*

## 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 can not be underestimated, and their significance is implicit in the Appraisal.

The special appearance of Cliddesden is derived from a varied mix of historic buildings of individual character. These are arranged in an irregular pattern along three roads which together make a cruciform plan centred around the space defined by the pond.

Although mainly residential in character, the overall appearance of the Conservation Area is informal. This is a result of the vernacular form and traditions of the historic buildings. In particular the prominent contribution of the farm complexes and thatched cottages; the integral relationship of key spaces, mature trees and hedgerows in the streetscape; and the overall situation of the settlement within a rolling farmland setting. Indeed the landscape contributes significantly to views into, through, and out of the village.

### Built Form

There are fourteen buildings located within the Cliddesden Conservation Area that are included in the List of Buildings of Special Architectural or Historic Interest. All the buildings are listed as being of special regional or national interest (Grade II).

The listed buildings date mainly from the 17th and 18th centuries and are dispersed throughout the village. Often located at key visual points within the streetscene, they make a significant contribution to the special qualities of the Conservation Area. Most have retained their vernacular form and materials, particular to this part of Hampshire, including timber-frame and thatch, examples of which include The Well House and Laithe House which both date from the 17th century. Characteristic of other timber-framed structures in the village, the original panels between the timber elements of the cottages have been replaced by mellow red brickwork, sometimes in decorative patterns.

There are a number of unlisted buildings in the village that contribute positively to the special character of the Conservation Area. These buildings, dating mainly from the 19th and early 20th centuries, have been built between the earlier listed buildings, and north-eastwards along Farleigh Road. They reflect the expansion of Cliddesden, and generally reinforce the historic settlement pattern.



*View north-eastwards along Farleigh Road*



*Outbuilding to Cliddesden Down House*

## Key Individual and Significant Groups of Buildings

Situated on higher ground to the east, on the periphery of the settlement, is St Leonard's Church. This building dates from the 12th century with 15th century additions. Its present form and appearance reflect the substantial restoration work undertaken in 1889, when the single-celled nave and chancel were extended. On the north side of the nave is a blocked Norman doorway. A simple longitudinal building, the walls are constructed of flint with stone dressings and the roof is clad with orange/red clay tiles. There is a stone bell turret at the west end, which is prominent in views from the footpath to the west across the churchyard. The church is set back from the road (which is at a lower level) and has a detached, isolated quality derived from the openness of the churchyard setting. The small hipped lych-gate signifies the presence of the church in views along Church Lane from the pond.

Church Lane is a gentle curving road lined by mature hedgerows and steep banks, which give it an intimate rural quality. Set well apart, there are a few buildings (unlisted) of visual and historic interest. These include Upper Church Cottage and the prominent slate roof slope of Lower Church Cottage. The long roof line over the outshot is a particularly strong feature in views south-eastwards. The natural quality of Church Lane provides a complementary setting for The Well House that is framed by the hedgerows as it ends the views north-west towards the village.

The west end of Church Lane meets Farleigh Road at an open area, focused around a pond, and forms the spatial core of the village. The varied mix of buildings that loosely encircle the area are drawn together by trees and vegetation and create a strongly defined space, which nevertheless has an informal character. The pond also creates an important setting for the surrounding buildings, including the reflected gables and chimney stacks of Nos 1 and 2 Church Lane, and the view of Pond Cottages and Church Farm framed by the reeds and trees across the pond.

The Church Farm complex to the north is historically related to the pond, which was a former watering place for animals. The barn is the most significant building in the streetscene, the southern gable with low eaves of the aisle on the eastern side, and long uninterrupted roadside elevation, contribute significantly to the character and appearance of the Conservation Area. The long view northwards along Farleigh Road, which includes both The Well House and the barn, is of particular merit. In 2001 the redundant Black Barn was converted for office use and 2 three bedroomed houses constructed with associated parking. This has altered certain views of Church Farm and the granary, but preserves the historic interest of the farm complex. There is also a small weatherboarded granary with a half hipped tiled roof resting on nine staddle stones. The granary is listed Grade II and is visible in views into the farmyard from the pond area. Permission was granted in May 2000 for the erection of 3 four bedroomed dwellings in the field to the rear of The Jolly Farmer and International House.



*St Leonard's Church*



*Church Lane*



*Church Farm*



***The Well House***

Several trees were removed to create a new access road and the development itself has had an obvious effect on the landscape. Only restricted glimpses of the farmhouse can be seen from the main roads, being screened from wider streetscape views by agricultural buildings and trees. However, the red tiled roofslopes and tall chimney stacks of Church Farmhouse add skyline interest to the views northwards across the pond, and indicate the relationship of the farmhouse and farm buildings. As a group the farm and its associated buildings are of significant visual and historic interest to the Conservation Area reinforcing the rural tradition which contribute to its special character. This is particularly notable in views across Cliddesden from the pasture land to the east.

Marking the western enclosure of the central space are The Well House and Pond Cottages. The Well House (Grade II) dates from the 17th century and is a timber-framed building of two storeys with decorative brick infilling and steep thatched roof. In addition to its intrinsic architectural value, it is a significant building in the Conservation Area given its key position, and the visual emphasis afforded to it by its spacious setting. Pond Cottages are plain brick buildings of 19th century date which, together with the barn opposite, form a visual pinch point in views along Farleigh Road, and reinforce the enclosed qualities of the pond area. The mass and position, rather than the architectural qualities, of the rear elevation of Fairwinds, denotes the south-eastern corner of the space.

To the south of the pond along Farleigh Road is Cliddesden Down House, formerly The Rectory. Listed Grade II it is of 18th century date and is a substantial brick building of intended status within the village context. It has a symmetrical facade with a central pediment. Although set back from the main road and screened by mature trees and brick walls it is nevertheless of intrinsic architectural and historic value to the character and grain of the settlement. Associated with Cliddesden Down House is a weatherboarded barn, which runs parallel with the roadside. This building and the adjacent walls and mature overhanging trees are visually prominent in the streetscene, adding to the intimate, rural qualities of this part of the Conservation Area. They also focus views along the road southwards, emphasizing the thatched roof slopes of Manor Farm Cottage as it punctuates the curve in the road.

Situated directly opposite the former Rectory and its grounds are a row of listed cottages with continuous thatched roof. Rectory Row (Nos 1, 2 and 3) is the taller and older (16th century) of the two sections and has an exposed frame with decorative brick infill and a prominent series of projecting canted bays. The thatched roof is hipped with a long catslide to the rear and is only interrupted by a large central chimneystack. Adjoining to the south is a later 17th century addition (Nos 4, 5 and 6) of two storeys and lower thatched roof. The building has a less conspicuous appearance having a simple rendered front elevation. The linear form of the buildings is most notable in views northwards along Farleigh Road, and, particularly highlights the sweeping line of the roof slopes.

The former Manor Farm complex, which dates from the 19th century, dominates the southern part of the Conservation Area. On the western side of Farleigh Road the converted open-fronted cart shed and byre buildings have retained a discreet

character with a central open space and frontage wall. They complement the undeveloped character of this side of road. Opposite is Manor Farmhouse (listed Grade II). This is a very prominent and open grouping at the periphery of the settlement. Immediately to the rear are an unconverted flint and brick coach house and stable, which provide a valuable reference to its previous use as a farmhouse.

To the north of the pond, the character of Farleigh Road is very different from the leafy lane like quality to the south. It is characterised by a tighter arrangement of buildings and wider, more open appearance. An important part of this change in character is derived from the straight line of the road with buildings set well back from the roadside along the western side, and the open land rising behind the buildings on both sides.

There is an eclectic mix of building types and ages with no one building dominating the streetscene. Two of the earliest surviving buildings (listed Grade II) are Yew Tree Cottage and Thatches, which are of 17th and 18th century dates respectively. The sweeping long straw roofslopes of Yew Tree Cottage, and particularly the long slopes to the low eaves of the outshots at either end, are of particular historic and visual interest. The Jolly Farmer and The Old School House form a dominant, longitudinal pair of buildings on the west side of the road. The Jolly Farmer (Grade II) dates from the 18th century. Formerly three cottages, it has a simple ordered appearance to the road elevation and extensive uninterrupted tiled catslide roof over the outshot to the rear. The Old School House (Grade II) is also of simple rectilinear form, and dates from the 17th century, with later 19th century alterations, including the Roman cement external render. Its elevated setting back from the roadside emphasizes the imposing appearance of this building. Two other notable houses are The Vine House and Farleigh Dene both of early 19th century date. The front façade of The Vine House is of brick construction with characteristic flint and brick flank elevations. Although set down below road level, Farleigh Deane is a deceptively large building along the eastern side of the road. The mass of the house is lessened by a lower front range, which runs parallel to the street with two larger wings running at right angles behind. The symmetrical brick front and tiled roof slopes are particularly prominent characteristics.

The varied visual and historic character of this part of the Conservation Area is enhanced by the former Methodist Chapel relocated from a site in Basingstoke in 1906, and the single storeyed Victorian building adjacent to Church Farm, formerly a chapel, which has gothic style windows and decorative brick hood moulds.

On the north-west side of Farleigh Road, is a planned linear development of semi-detached houses built by Wallis and Steevens in 1903. The original fifteen pairs of houses in the Southlea development survive, as does their distinctive arrangement in well spaced plots. Although of limited architectural merit, they are nevertheless of historic value as examples of the philanthropic ideal of satellite housing outside the town of Basingstoke.



**Manor Farm**



**Thatches**



**The Jolly Farmer Public House**



**Farleigh Dene**



*Laithe House*



*Cliddesden Down House*

Woods Lane is a narrow, winding road which climbs from its junction with Farleigh Road to the west of the village. The overhanging trees and tall hedgerows create an intimate rural character, framing glimpses of the buildings along the road. Particularly notable in this respect, are the views of Laithe House, the southern hip end of which is a focal point for the tunnelled views in both directions along the lane. Laithe House is a timber-framed and brick structure and dates from the 17th century with modern alterations. The house and adjacent barn (18th century) sited at right angles to the house form a strong visual grouping, of which their long thatched roofs are a significant feature. Both buildings are listed Grade II.

There is a small cluster of historic buildings on the western periphery of the village near the top of the hill. Dating from the 18th and 19th centuries these include Cold Harbour Cottages (two buildings at right angles to each), and No 10 Woods Lane (a small thatched cottage) which is listed Grade II. Situated on a tight bend in the road this two bay cottage with a steep thatched roof to low outshot on the eastern end is a picturesque focus for views in both directions along the lane.

## **Public and Private Spaces, Trees, Hedges, and Other Natural or Cultivated Features**

Open spaces are an essential component of the development and character of the Conservation Area. In Cliddesden many important views, or the setting to key buildings, are derived from the relationship of the buildings and the spaces formed around them.

The area formed by, and surrounding, the village pond is of key historic and streetscape importance. It serves as a focus for the settlement in contrast to the otherwise irregular and individual development qualities of the village. It provides a parking area and bus stop and a social space with public telephone box, parish notice board and seating. It provides significant views of, and settings to, the buildings which define its form.

The extensive open churchyard to St Leonard's Church reinforces the historic development of the settlement between the early church and later village to its west.

Private spaces also provide an essential setting to several significant buildings including their wider streetscape contribution. The grounds to Cliddesden Down House, Church Farm, Manor Farm, The Well House and the former Methodist Chapel are such examples. However, smaller cultivated gardens also serve to reinforce the informal rural qualities special to the Conservation Area, and provide views to the farmland beyond between Thatches and Sans-Egal for example.

The contribution of the open land, which surrounds the settlement, cannot be underestimated. The fields, pastureland and wooded clumps to the north-east are key in views into, through and out of the Conservation Area. These spaces provide context to Church Farm and setting to the vernacular buildings along the

valley. These qualities apply to the open fields to the south-east and Manor Farm. An example of the relationship between the countryside and village are the glimpsed view between buildings on Church Lane from the pond, which visually leads to the fields beyond. The open land to the west of Cliddesden Down House also shows the village in its outstanding landscape context, as does the field opposite the Southlea development.

Individual and groups of mature trees are an essential component of the character of the Conservation Area and this is evident in both intimate views along the roads, and from longer vistas over the settlement. The tree cover is broadleaved in character with lime, horse chestnut and sycamore the predominant species. A few conifers are present, including a few yew trees. Two large yew trees in the front garden of Thatches and on the boundary of Yew Tree Cottage are predominant in both directional views along the main road. Important tree groups can be found in the grounds of Cliddesden Down House, Church Farmhouse, at the eastern end of Woods Lane, around Woods Corner, Laithe House and The Well House. In summer they create a dense canopy, which overhangs the road and tunnels axial views through the village. The leafy enclosure of significant sections of Farleigh Road is a notable characteristic of the Conservation Area. The trees also reinforce the historic significance of the key buildings and their extensive grounds.

Hedges border many gardens, and uncultivated areas throughout the Conservation Area generally have hedge-lined boundaries, especially at the roadside. They strongly influence the character of Church Lane and Woods Lane in particular.

## Other Features of Architectural or Historic Interest

Brick walls define and contain several historic curtilages in the Conservation Area, the most notable of which are the boundary walls fronting the roadside to Church Farmhouse, Cliddesden Down House and The Vine House. The flint and brick boundary walls to The Well House are also of significant visual and historic value. There are a number of other walls (noted on the Appraisal plan) that greatly contribute to the texture and grain of the area, for example, an extensive chalk cob wall within the grounds of Church Farmhouse.

Adjacent to the pond is a 1930's K6 red telephone box that helps define this important public space.



*Thatches*



*View over Cliddesden from the west of the Conservation Area*



*Pond Cottage*



*Vine House*



*Cob and thatch construction,  
Woods Lane*



*Long range view from the  
east of Church Farm*



*Catslide roof to the rear  
of the Jolly Farmer*

## Building Materials

Cliddesden is characterised by a variety of vernacular building materials and traditions. These include mellow red brick, timber-frame, flint, chalk cob, orange/red roof tiles, and thatched roofs. These follow no single pattern throughout the area.

Timber-framing is still apparent and is generally associated with hipped or half hipped thatched roofs. Early brickwork, as a material of status, is used distinctively to infill the timber-framing of houses and for the buildings of intended grandeur such as the former Rectory (Cliddesden Down House) and Church Farmhouse. Its general availability in the later 18th and 19th century is reflected in its use on less important or agricultural buildings sometimes with flint. These later buildings, with their low pitched roof slopes, also demonstrate the increasing availability of slate as a roofing material. Horizontal weatherboarding to agricultural buildings, such as the granary and barn at Church Farm, strongly reinforces the vernacular building traditions of the rural settlement.

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 use and overall effect of inappropriate replacement windows and doors is limited.

## The Setting of the Conservation Area

The landscape of the Conservation Area is characterised by a degree of openness that does not occur in adjacent countryside. Open arable land dominates, but small areas of woodland can be found. The village is situated within a shallow bowl in the landscape, with development descending the sides. Four roads enter the village and little can be seen of the settlement before entering. There are, however, extensive views out over the countryside from within the Conservation Area.

## 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 lifestyles of past inhabitants. It is in the Areas of High Archaeological Potential (AHAP) that 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.

An AHAP runs the full length of the village on both sides of the main north-south road, covering the buildings facing this road. This area also extends to cover the first part of the road to the west; the plots on the northern side of the road to the east; the church; and the unoccupied land on the south side of the road running to the east.

An Area of Archaeological Potential (AAP) is located around the eastern extension of the AHAP to cover the possibility that there was an area of settlement around the church in the past.

## 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 and 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 in all matters relating to development proposals in the Conservation Area.

## Grants

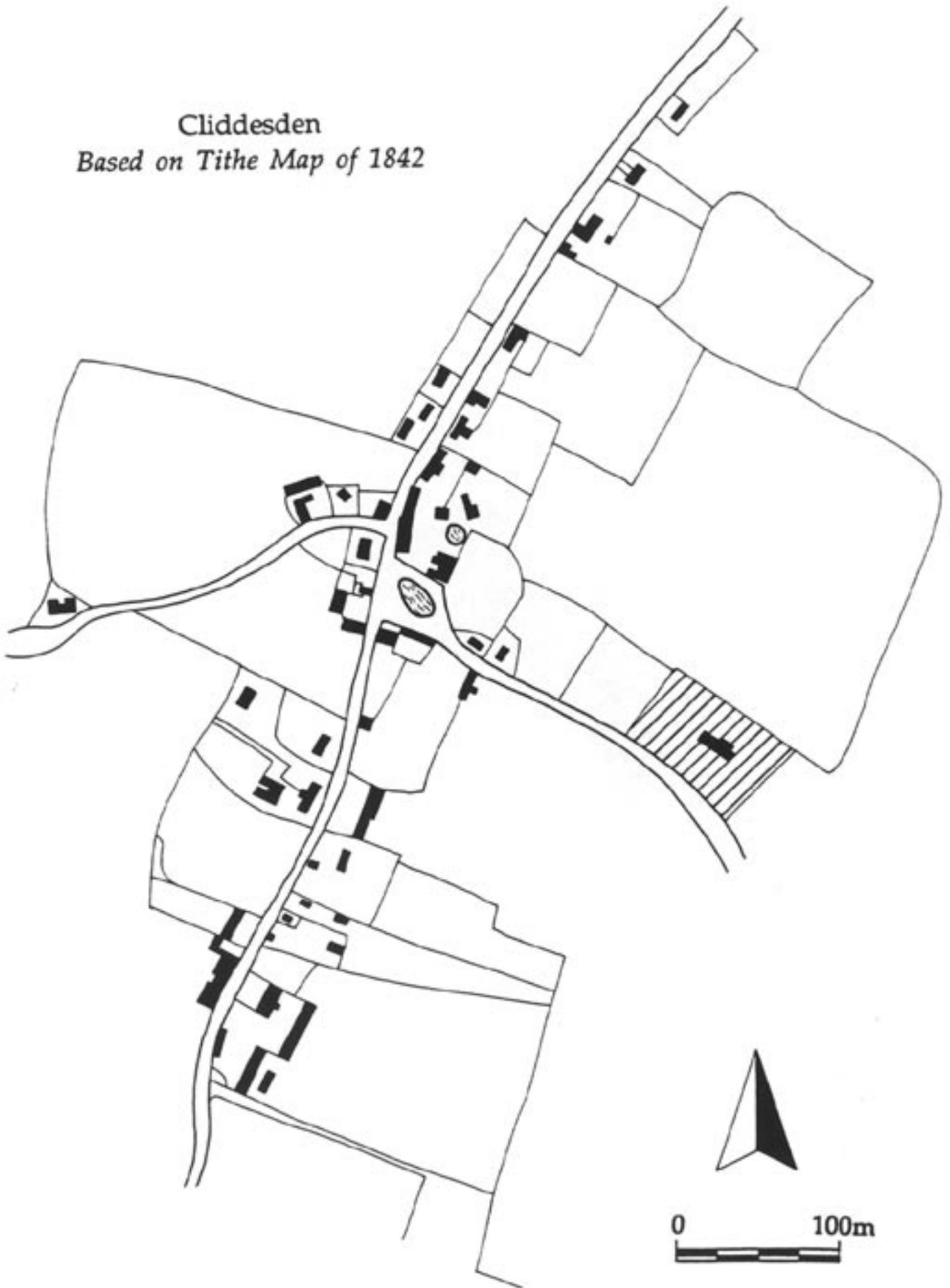
The Borough Council provides grants for various types of work. These include Historic Buildings Grants, Environment and Regeneration Grants and Village and Community Hall Grants. Leaflets are available explaining the purpose and criteria for each grant and an approach to the Council is recommended for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



*Semi-detached houses, Southlea*



Cliddesden  
*Based on Tithe Map of 1842*



# Conservation Area Appraisal

# Cliddesden

...making a difference

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Produced by Graphics/Corporate Communications.

October 2003