



*Basingstoke
and Deane*

Conservation Area Appraisal

Dummer



...making a difference



Village Farm, Up Street, from the 18th century



18th century timber-framed barn, Tower Hill Farm



View south beyond the Conservation Area from track to rear of Manor Farm

Introduction

The Dummer 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, we have a statutory duty to ensure that those elements that form its particular character or appearance are preserved or enhanced, especially when considering planning applications.

It is necessary, therefore, 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, nevertheless, 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 Dummer Conservation Area follows its review in 2003, 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 Basingstoke and Deane Borough Council on 20 February 2003 and complements the policies of the Borough Local Plan (review).

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

Location and Population

Dummer is located 8 kilometres to the south-west of Basingstoke, with the M3 motorway passing close to its north-eastern boundary. The village lies within the gently undulating landscape of the central chalk downlands. The western end of the settlement lies on the east side of a small hill capped by clay with flints. The road to the east lies along a narrow ridge up to the site of the church. At this point a road leads to the north, along which is another concentration of settlement on gently sloping ground facing north.

The population of the Conservation Area in 1998 was approximately 350, (projection based on the Hampshire County Council Planning Department Small Area Population Forecasts 1995).

Historic Development

Settlement Origins

There is evidence of settlement in the proximity of the village from an early date. Artefacts such as flint axes and arrowheads have been found in the surrounding fields and Roman burial urns excavated at Dummer Clump.

The village of Dummer is mentioned in the Domesday Book, although at that time it is recorded as three manors; Dummer Grange, West Dummer and East Dummer (also referred to as Popham Dummer). The spelling of Dummer has also changed over the centuries, including Dunmere (11th century), Dunmare (13th century) and Donmere (14th century).

Settlement Development

All Saints' Church is situated at the centre of the village, with irregular linear development extending to the north and west along the two principal roads. The church dates from around 1200 with the later settlement establishing in pockets around it. These were to the north around Lime Tree Cottage in the late medieval period; to the west around The Nook which has a 15th century core; and to the Manor Farm dating from the 17th century. Contemporary records, such as the Hampshire Hearth Tax Assessment (1665), indicate that it was once a prosperous village with only Henry Wallop of Farley Wallop paying tax on more hearths. This continued into the 18th century with several buildings dating from, or altered during, this period. Dummer House is such a building, the size and character of which reflects its intended status. Subsequent infill development between the historic groupings has consolidated the linear form but have been contained within the essential limits of the historic settlement.

The prevailing employment within the area was farming and four historic farm complexes are still an integral part of the village. The surrounding arable farmland to the north, south, and south-east reinforces the settlements, traditional agricultural associations and rural context of the Conservation Area.



Northern approach into Dummer and Down Street



Mount Pleasant, Down Street



All Saints' Church



All Saints' Church and graveyard

An Appraisal of the Conservation Area

An Overview

The Appraisal plan identifies those buildings, views, and key features that are 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 cannot be underestimated, and their significance is implicit in the Appraisal.

This Appraisal has divided the Conservation Area into the three groups that characterise the distinctive qualities of different areas of the settlement: Down Street, the area to the west along Up Street, Tower Hill and Dummer Down Lane, and the group of buildings centred on the church and the junction of the two roads.

Area 1: Church Corner and Farleigh Lane

Situated between these two groups is an eclectic cluster of buildings of loosely nucleated form, each of individual status, and architectural interest. Their sizeable grounds, mature trees and secluded nature provide a key setting appropriate to the character of the buildings and special interest of the Conservation Area. The church is pivotal both to this group, and to the wider settlement pattern.

Area 2: Up Street, Tower Hill and Dummer Down Lane

The strongly linear arrangement of Up Street and Dummer Down Lane is emphasised by the mature trees and tall hedgerows. These line the roadsides creating a dominant tunnel effect and verdant appearance. This is reinforced by the loose knit arrangement of the buildings, set back from the roadside and each other by well spaced plots, and framed in views by the vegetation. The informal arrangement of vernacular residential buildings, interspersed with more modern buildings, results in a subtle but distinctive character.

Area 3: Down Street

Down Street has an irregular cluster of historic buildings of varied ages and forms, their staggered progression closely follows the gently winding rise of the road, and creates a close-knit streetscape of changing visual interest. This is distinctive in terms of the contribution of individual buildings as focal points in longer axial vistas along the street, and also when viewed together in small groups. The enclosed residential character of this sub-area nevertheless has a semi-rural quality, given the informal arrangement of buildings interspersed with key spaces; the vernacular character of the buildings; and the significant contribution of trees and hedgerows in the streetscene.



View westwards along Up Street



View southwards along Down Street

Built Form

There are twenty four buildings within the Dummer Conservation Area included on the List of Buildings of Special Architectural or Historic Interest. All the buildings are listed as being of local regional interest (Grade II), apart from All Saints Church, which is of outstanding national importance (Grade I).

These listed buildings represent a variety of building types, mainly dating between the 17th and 19th 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. Some older buildings have been altered over successive periods to accommodate changes in their use or contemporary architectural fashions. The refronting in brick of existing timber-framed buildings was particularly common in the 18th century. Lime Tree Cottage is such an example where the later 18th century brick façade conceals a cruck timber-frame. This can also be seen at Manor Farm which exemplifies architectural fashions from the 17th, 18th and 19th centuries. Other buildings have retained more completely their vernacular form and materials including a number of timber-framed structures, some with steep thatched roofs to lower outshots - for example The Nook and Well House. Brick remains the dominant material however. A number of historic farm buildings dating from the 18th century are also listed and are predominantly timber-framed structures, clad with timber weather boarding. Most still retain their vernacular and functional appearance.

There are a number of unlisted buildings in the village that contribute positively to the special character of the Conservation Area. These date mainly from the 18th century and early 19th century, and are scattered between the groups of listed buildings representing the development of the village. Examples include Collins Cottage, Porters Cottage and the former Methodist Chapel. Predominantly constructed of vernacular materials some possess features of particular historic or architectural interest, however it is their group value in association with adjacent listed buildings that significantly contributes to the overall special interest of the Conservation Area.



Well House, Down Street 17th century timber-frame with brickwork



Important visual and historic relationship between the church and Manor Farm

Key Individual and Significant Groups of Buildings

Area 1: Church Corner and Farleigh Lane



18th century Ivy Cottage and Stable Cottage, prominent in the streetscene



Manor Farm, of 17th and 18th century dates

All Saints' Church is situated to the southeast of the meeting point of Up Street, Down Street and Farleigh Lane (formerly New Barn Lane) at the heart of the village. It is set apart from the tighter knit grain of the village development to the west and north by an encircling boundary wall with a lych-gate, and by Manor Farm (including Ivy Cottage and Stable Cottage), Dummer House, and The Old Rectory.

The church dates from circa 1200, with 14th and 15th century alterations and extensions. Although the interior and exterior were restored in the 19th century it still retains many significant features from earlier periods, for example three bells dating from 1590, 1597 and 1599 donated by John Milingate of Dummer Grange.

The church is a simple longitudinal building with plain flint walls reinforced by large red brick abutments and stone dressings to the windows and doors. The steep red tiled roof slopes are again of simple form. The gable is a very prominent feature in views of the building, situated within the west end of the nave facing towards the intersection of Up Street and Down Street. The robustness and mass of the unpunctuated flint wall is emphasised by the weather-boarded bell turret rising above it. This elevation dominates the churchyard setting and lych-gate immediately to the north-west. Although visually and historically a pivotal building in the village, the church is less apparent in longer views through the settlement. Two important views of the church in its wider context are: from the cemetery eastwards along Up Street (with the bell tower forming a focal point above the adjacent roof slopes); and from the southern boundary across the open paddock land to the rear of Manor Farm.

Defining the space formed where the three roads meet are Ivy Cottage and Stable Cottage (listed Grade II). Originally one unit, the building dates from the 18th century, with 19th century alterations, and is of intended status. Possibly associated with Dummer House, it still retains some of its symmetrical appearance with windows arranged around a large central opening (now blocked). This feature is defined with pilasters and a brick pediment, the survival of which makes important reference to its function as a stable/coach house. The large hipped tile roof has a tall central chimneystack which emphasises the symmetrical form and prominence of the building in the streetscene - most notably southwards along Down Street. It also makes an important contribution to the setting of the church in axial views along Up Street and Farleigh Lane.

Immediately to the south of these cottages are Manor Farm and its associated complex of historic buildings. The two storey Manor Farm has an irregular vernacular appearance. Constructed in two main periods, the older 17th century western half has an exposed timber-frame on its north face. The frame is infilled in herringbone brickwork, and the remaining walls in red brickwork. The later section and alterations date from the 18th century with some 19th century

additions, such as the two sash windows. Although a large building, it can only be glimpsed from the track that connects the village and the farm with the open countryside beyond. The connection between these elements is reinforced by two ranges of single-storey farm buildings. These also provide a sense of enclosure both to the lane and the inner historic farmyard buildings behind. Brick piers articulate the simple brick elevations of these buildings with a window between. This minimalist fenestration in conjunction with the large full height doors and long unpunctuated roof slopes, gives the buildings a functional appearance. This reinforces the rural character and historic setting of Manor Farm and this part of the Conservation Area.



Ancillary farm buildings at Manor Farm

To the south east of the church is Dummer House and its extensive grounds. A substantial building, the house dates from the 18th and 19th century and has a formal appearance with stuccoed walls. The façade is symmetrically arranged around a projecting pediment, which encloses a three-light lunette window, and is otherwise characterised by large sash windows, and a later solid classical porch. The building is screened from the streetscene by mature trees and planting along the roadside boundary. To the northeast of the main house is a small 19th century lodge, which (in addition to its historic association with the house) defines the eastern boundary to the Conservation Area.



The Old Rectory and established landscape setting

The close-knit grouping of the church, Manor Farm, Dummer House, Ivy Cottage and Stable Cottage and their associated boundary walls and ancillary buildings which enclose the churchyard, make a significant visual and historic contribution to the Conservation Area.

To the north of this group is The Old Rectory, listed Grade II. Constructed in 1851 and designed by W. J. Dunthorne, the house has an imposing Tudor style appearance with flint walling and decorative stone detailing to the quoins, hood moulds and plinth. The ornate patterned Tudor stacks are a strong feature, emphasising the steep slate roof and irregular gabled design. The building is situated in extensive grounds, and screened from the streetscene in summer by the dense canopy of the surrounding trees. The boundary is defined along Down Street by a high flint and brick wall. This in conjunction with the tunnel effect of the overhanging trees, affords a strong sense of enclosure to the southern end of the road. The limited glimpses of the house add to the picturesque quality of the Conservation Area, notably the views of the eastern elevation across the landscaped park.

Area 2: Up Street, Tower Hill and Dummer Down Lane

From All Saints Church, the village extends westwards along Up Street. The special qualities of this part of the Conservation Area are characterised by small pockets of historic buildings between detached modern dwellings. Most of these buildings are set back from the roadside by long front gardens. This arrangement creates a spacious and loose-knit appearance, contrasting with Down Street. The effect is emphasised by the straightness of the road and relatively uninterrupted axial views, which are focused by the roadside hedges and trees.



Keepers Cottage, Up Street. Late 18th and 19th century construction



The Nook, Up Street. Timber-frame and thatch, dating from 1424 with 17th and 18th century alterations.



Tower Hill Cottages and The Old Brewery, Up Street

The first group of buildings of note includes Albany Cottage, Foundry House, The Haven and Wynth. Albany Cottage is Grade II listed and dates from the late 18th and 19th centuries. It is constructed of brick (now painted) with casement windows and cambered ground floor openings. Orientated at right angles to the road and screened by high boundary hedges, its most prominent contribution to the streetscene is the half hipped gable end, tiled roof slopes and tall chimney stack. Foundry House is also Grade II listed and has a dated panel of 1772. It is constructed of red brick walling with flush panels of blue headers above the ground floor sill level and cambered openings. It is a deceptively large building of some status, set back from the roadside and visually detached from neighbouring houses by its garden setting

Further west along Down Street are The Cottage (early 19th century), Keepers Cottage (late 18th and 19th centuries), Yew Tree Cottage (18th and 20th centuries) and Village Farm (18th century), all Grade II listed. Although they are constructed of local vernacular materials, the buildings are of varied appearance, their individuality emphasised by their extensive garden settings. The Village Farm is most prominent in the streetscene. The longitudinal form of the building is emphasised by the dominant, uninterrupted red tile roof, which is half hipped at the west end, and also by the widely spaced arrangement of the windows along the façade. The new buildings in The Barns retain the pattern of the original farm buildings. Keepers Cottage is viewed through the front vegetation across the gardens, with the timber-framed eastern elevation of Yew Tree Cottage partially revealed behind. The character, spacing and appearance of this group strongly reinforces the rural quality of this part of the Conservation Area.

At the western point of the village and focused around the junction of Tower Hill and Dummer Down Lane there is an irregular grouping of buildings. The arrangement of these buildings reflects earlier settlement patterns around and encroaching on the green. The Nook, situated to the south-east of the road junction, is a building of intrinsic architectural and historic interest. Although set back from the road, it is a significant building in the streetscene with its long front elevation being fully visible. Dating from the 15th, 17th and 18th centuries it is of one storey height and attic. The mass of the building is emphasised by the prominent, steep, thatched roof which sweeps over low outshots at either end. The building has an exposed timber-frame with brick infill.

Opposite The Nook on the north side of the road is a closely juxtaposed pair of historic buildings, which although not listed, contribute significantly to the visual and historic interest of the Conservation Area. The Old Brewery dates from the 18th century and is a simple longitudinal brick building with a steeply pitched roof extending to low eaves over a timber-framed outshot to the east. Unusually for Up Street, the southern gable end abuts the roadside, punctuating the hedgerows and breaking up the views in both directions along the road. The western elevation and gable end of the adjacent cottages are a focal point for views eastwards from Tower Hill across the gardens of the modern houses to the west. To the east, standing well back from the road is an early 19th century brick cottage (originally a pair), recently extended.

Views westwards from Up Street are focused on Belmore Cottage, which faces the triangular space formed by the road junction and defined by six trees on a small grass island. To the west, along Tower Hill, is a pair of 19th century flint and brick cottages, Longview and Lynton. Together with The Peak and Rose Cottage, these loosely grouped properties define the historic form of the western periphery of the village, and its irregular, rural character. This is reinforced by the penetration of the properties into the open countryside, and the dramatic landscape setting, which is in contrast to the enclosure of the settlement.

Dummer Down Lane has an informal verdant appearance and a strongly rural character. These qualities are mainly derived from a few scattered vernacular buildings, punctuating the high hedgerows and trees that follow the roadway, and the glimpses of the fields and open countryside that abut the lane to the east. Tower Hill Farm is of particular note as an important group of historic buildings that reinforces Dummer's agricultural heritage. The Farmhouse dates from the 17th and 18th centuries, and is mainly constructed of red brick walling in Flemish bond with decorative brick detailing. The north elevation has an exposed timber-frame with brickwork nogging. Associated with the Farmhouse are an 18th century barn and early 19th century granary. The barn is a timber-framed construction of 3 bays with aisles on 3 sides. The aisles have weather-boarded walls on brick bases. The granary is a small square structure on 9 staddle stones with weather-boarded walls and a low pitched slate roof. Both agricultural buildings abut the roadside and are prominent in the streetscene.

Other buildings of note include: Bishops Cottage which dates from the 17th century and late 18th century and is of brick construction with thatched roof, hipped and lowered at the north side; Laurel Cottage which has a detached, rustic setting on the eastern side of the lane; and Sunset and Peppercorn to the south. The hip end of Sunset is particularly prominent in views southwards along the lane.

Area 3: Down Street

The northern extent of the settlement is strongly defined by a tight knit sequence of historic buildings. These mark the transition from the open countryside immediately to the north into the leafy intimate environment of the village. These include Glebe Cottage, Westholme, Porters Cottage and, further on, the Village Stores and Post Office. The long front elevation of Glebe Cottage is situated at a slight angle to the road, emphasising the building in views from the north, over the open green in front of it. Particularly prominent are the steep thatched roof and northern gable with tall chimney stack and a flint tiled outshot. Glebe Cottage (Grade II listed) dates from the 18th century and was formerly a small terrace of one storey and attic houses with red brick walling. The front elevation of Westholme (unlisted) faces the road and reinforces the angled building line and orientation of Glebe Cottage. Porters Cottage is a single storey building and attic, the longitudinal form of which is emphasised by the thatched roof which sweeps to a low eaves over the outshot at one end. Although unlisted it is likely to date from the 18th century and reflects vernacular building traditions of the



*Tower Hill Farm and granary,
Dummer Down Lane*



*Bishops Cottage and verdant setting of
Dummer Down Lane*



*A significant group of buildings defining the
northern extent of the village*



View northwards along Down Street, including Little Manor Farm and barn



18th century brick timber-frame and thatch hip elevation of The Cottage, Down Street

period, including chalk cob walling. At right angles to the road, and projecting forward of the surrounding houses on a curve in the street, it is a significant building in the streetscene - forming a visual pinch point for views into, and out of, the Conservation Area. The front elevation is particularly notable as the focal point in the transition of views along Down Street from Mount Pleasant, framing glimpses of the open countryside in more immediate views. Adding further visual interest beyond this group to the south is the white end elevation of the Village Stores. A simple double-fronted building, with some exposed timber-framing in the northern gable, it is also significant in the streetscene as its position on the curve in the road deflects the long view northwards from Little Manor Farm, and frames Porters Cottage as the road turns the bend.

Punctuating the trees and hedges of the western side of Down Street is the former Methodist Chapel, once a gallery and now a home/office. It is a single storey brick built hall, with a distinctive appearance that demonstrates its original use, and adds to the visual and historic interest of the streetscene.

Beyond the tree lined garden of Arbour Cottage lies a series of significant historic buildings which are of intrinsic architectural interest and which together create a distinctive streetscape of significant quality.

On the western side of the road the first group are Kingsey Cottage, Rose Cottage, The Cottage and Little Manor Farm and barn. The buildings are close knit but appear to have a loose semi-rural quality derived from the spaces, trees and hedges that strongly define the setting to each. Their unusual arrangement is also an interesting reflection of historic patterns of development and ownership.

Little Manor Farm and barn are the most prominent of the buildings in views along Down Street. The juxtaposition of the eastern end of the large barn at right angles to the long front elevation of the Farmhouse, is particularly notable in views northwards along Down Street. Both buildings are Grade II listed. The barn is timber-framed and dates from the 18th century while the Farmhouse is a substantial brick building, the original 19th century appearance of which was symmetrical with the windows arranged around a central door case. Immediately to the north of the Farmhouse, but set back from the building line and axial views along the street, is The Cottage (unlisted). Framed between the Farmhouse and lime trees, the sweeping thatched roof and 18th century brickwork of the hip end make a picturesque contribution to the Conservation Area. Linked by the grassed frontage of the Farmhouse in view from the street, The Cottage is also an integral component of the setting of the adjacent listed building. Situated on land to the rear of The Cottage is Rose Cottage, one of two cottages in the court of Little Manor Farm. Secluded from the street, it is glimpsed along a track between a tall hedge and the side elevation of Kingsey Cottage. Although it dates from the 19th century, its form and scale with the use of flint for the walls reinforces the vernacular traditions of the village.

Kingsey Cottage (Grade II listed) is a small, early 19th century house. The front elevation (which faces onto the road) was formerly of a symmetrical design with a central doorway. Although only the upper floor windows and roof are glimpsed over the front boundary hedge, the northern gable, chimneys and rear roof slopes punctuate the tree-lined views southwards along Down Street from Arbour Cottage, marking the start of this group.

Beyond this grouping to the south, and situated in a staggered arrangement, which strongly defines the curving line of the road, are Well House, the covered Wellhead and Lime Tree Cottage, all Grade II listed. Views of this group are particularly notable from the north, where they form a picturesque focus for the long tunnelled views along Down Street. Here the thatched roof of Lime Tree Cottage is partly revealed behind the low sweeping hip end of Well House, with both cottages punctuated by the decorative hipped tile roof of the Wellhead. Well House dates from the 17th century with modern alterations. It has an exposed timber-frame on the north elevation with brick facing on the south. Lime Tree Cottage has a late mediaeval cruck-frame enveloped by a late 18th century façade. The Wellhead was constructed in 1879 and is a rectangular timber-frame with cross bracing. The cottages, in particular, are of key significance to the historic and visual interest of Dummer.

The eastern side of Down Street provides an important foil to the streetscene opposite. Here the continuous regular line of the boundary walls defines the line of the road, counterbalancing the irregular, informal character of the spaces and buildings of the western side. Behind the walls, the sequence of gardens with their mature vegetation and overhanging trees, reinforces the contribution that semi public/private spaces make to the distinctively spacious, yet enclosed character of this part of the Conservation Area and add to the pastoral setting of the vernacular buildings. These spaces which dominate between Post Office Lane and the southern junction of Down Street with Up Street, are only interrupted by a few buildings. Of these the simple vernacular elevations and thatched roof slopes of Mount Pleasant (Grade II listed) and Collins Cottage (unlisted) are also important in creating the domestic scale and intimate character associated with this section of Down Street. Collins Cottage is also of importance to the streetscape, as its position on the curve in the road deflects the view northwards from the church to suggest further visual interest beyond.



Picturesque grouping of Lime Tree Cottage, the Well Head and Well House, Down Street



Lime Tree Cottage, Down Street



The importance of spaces and mature vegetation, Down Street

Green Spaces, Trees, Hedges and Other Natural or Cultivated Features

Open spaces are an essential component of the development and identity of the Conservation Area.

The different arrangement of the buildings and their gardens between Up Street and Down Street, contributes significantly to the contrast in character and appearance between the two. The loose grained, regular arrangement of buildings along Up Street, in large individual plots, often set back from the roadside by front gardens, significantly contributes to the special character and appearance of this part of the village. Views of most buildings are primarily on an individual basis over frontage hedges. Down Street, however, is partly characterised by an irregular, tight knit arrangement. The buildings are situated close to the roadside and are punctuated by an equally irregular pattern of gardens. These gardens are key features in creating the interesting and varied streetscape of this part of the village. One notable example of this includes the front garden of Fairways, which allows the open view of the northern elevation of Well House to be appreciated in views from the north. Another example is the complex arrangement of gardens around Little Manor Farm, The Cottage and Rose Cottage. On the eastern side of Down Street, enclosed by boundary walls, is a sequence of large gardens to Mount Pleasant, Collins Cottage, Hill House, and The Old Rectory. The spatial qualities and mature planting of these are a foil to the buildings opposite. They reinforce the informal grain, and undeveloped semi-rural qualities that are an essential component of the special character of this part of the Conservation Area.



Seven Sisters at the junction of Dummer Down Lane and Tower Hill



Countryside setting viewed from Manor Farm

Private spaces also provide an essential setting to several significant buildings and play a key part in defining the character and appearance of the Conservation Area. The grounds to The Old Rectory, Manor Farm, Dummer House, and the churchyard surrounding All Saints' Church are such examples. The view from the paddocks to the south of Manor Farm, which encompasses the longitudinal elevation of the farmhouse, its walled garden, and the church is of particular merit, as is the view of The Old Rectory in its parkland setting from Farleigh Lane.

Other important spaces include: the small triangle of land and six cherry trees known as Seven Sisters at the junction of Up Street, Dummer Down Lane, and Tower Hill which terminates the vista northwards along the road and alludes to a previous settlement pattern; the walled cemetery on the north side of Up Street which provides a significant area of open space along the otherwise continuously developed street frontage, and affords the main visual link within the settlement to the open farmland and undulating topographical context of the village; the small pocket of land separating Manor Farm and the cottages, from Albany Cottage to the west, which serves in conjunction with the cemetery to emphasise the change in character between Up Street and the development to the north and west, the undeveloped nature of which adds to the rural quality of this part of the village; and the pond and landscaped environs, whose natural, verdant qualities again contribute to the overall rural character of the Conservation Area.

The contribution of the open land, which surrounds the settlement, cannot be underestimated. Views outwards over the fields, pastureland and wooded clumps are limited from within the village, this serves to emphasise the dramatic relationship of the village with its context at the periphery of the settlement. Views of the village in its wider setting are particularly notable from Tower Hill, as are the penetration of views outwards from Manor Farm looking southwards, and those northwestwards from the cemetery.

Individual and groups of mature trees are an essential part of the character of the Conservation Area. 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. Field maple, Turkey oak, beech, poplar and willow are also represented. Some conifers are present, including a few yew trees (as in the cemetery and churchyard and as hedging). There are also some ornamental species in gardens and around the village pond. Individual trees are notable in views along Down Street, including the limes in the garden of The Cottage and a Copper beech in the garden of Hill House. There are also fine individual trees of particular value within the grounds of The Old Rectory. However, it is the groups of trees that contribute significantly to the character of the Conservation Area. Important tree groups form a wooded approach to the church along Down Street and Farleigh Lane. These include the mature trees within the grounds of The Old Rectory, Dummer House, and Hill House, and 1 and 4 Queensfield opposite. In summer they create a dense canopy, which overhangs the road and tunnels axial views, screening the buildings behind from general view. These dominant groups can be seen in views and approaches to the Conservation Area.

Hedges border many gardens, and uncultivated areas that form the setting to the Conservation Area generally, have hedge-lined boundaries, especially at the roadside. They strongly influence the character of Up Street and Dummer Down Lane in particular.

Other Features of Architectural or Historic Interest

Brick, and brick and flint walls define and contain several historic curtilages in the Conservation Area. The most notable is the sequence of boundary walls fronting the roadside to Mount Pleasant, Hill House and The Old Rectory (with its notable gate piers). The brick boundary walls to the churchyard and the cemetery 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, the walls and railings fronting Village Farm, and the Victorian estate railings in the grounds of The Old Rectory.



Notable trees and walls surround the cemetery



The significance of hedgerows and vegetation along Dummer Down Lane



19th century brick and flint boundary wall to The Cottage, Up Street



Well head structure, dated 1879, Down Street



View northwestwards from Tower Hill



Foundry House, Up Street. 18th century with 20th century additions and alterations

The two well heads are distinctive structures of merit within the village. The first is square in plan and has a simple timber-frame and hipped tiled roof. It stands on a small area of open verge, and is a prominent entrance feature into the Conservation Area from the north. The second structure dates from 1879, and is Grade II listed. Situated between Well House and Lime Tree Cottage it has a picturesque appearance with a heavy timber-frame, cross bracing, and hipped tile roof with scalloped bands. Inside is a heavy axle carrying a wide-rimmed wheel, possibly for working by a dog.

Building Materials

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

Much timber-framing is still apparent, often in association with brick infill and sweeping thatched roof slopes. Brick or painted brick buildings such as Little Manor Farm House and Kingsey Cottage, reflect mainly 18th and early 19th century architectural tastes, with brickwork of this period usually in Flemish bond. Timber boarding is also a distinctive vernacular feature, as found on agricultural buildings, or on outshots attached to the ends of cottages, as at Well House. Horizontal weather boarding to agricultural buildings such as the granary and barn at Tower Hill Farm, strongly reinforces the vernacular building traditions of the rural settlement.

There is limited use of other materials including flint, stone and slate. Their use generally reflects changes in architectural fashions and their increased availability in the 19th century. The high quality detailing and use of these materials on The Old Rectory is consistent with the stylised Tudor character of mid 19th century architecture, and contrasts with the vernacular scale and materials of the area. Some buildings have been rendered in imitation stone, the most notable of which are the stuccoed elevations of Dummer House.

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

Dummer landscape 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 on a ridge in the landscape, with the land dropping away to the south-east and north-west providing extensive views out to the undulating landscape (mainly private views from the linear settlement along the roads). The village appears as a cohesive, and tightly defined settlement in its countryside context, particularly from the long, open approaches into the village.

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 most likely that in the Areas of High Archaeological Potential (AHAP) such archaeological remains will be encountered. Where a development is proposed, the impact 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 stretches from the small green on the western edge of the settlement, along the road to the west. It includes the building lines on both sides of the street, the area around the church and Dummer House, and the building lines along the road to the north. As there are gaps both between rows, and also within the rows of cottages (which may be a result of shrinkage in the settlement), any area near the road may contain building remains. The AHAP covers the areas of the probable core of medieval Dummer. It also includes the area south of the green, the site of the possible farmstead on the east side of the road, and the earthworks, which probably represent the lone cottage shown on the Tithe map.

The areas behind the plots along the east-west road and the road to the north are covered by an Area of Archaeological Importance (AAI) as information relating to the division of plots may survive in these areas.



Sunset and Peppercorn, Dummer Down Lane



Albany Cottage, Up Street

Conservation Area and Planning Controls

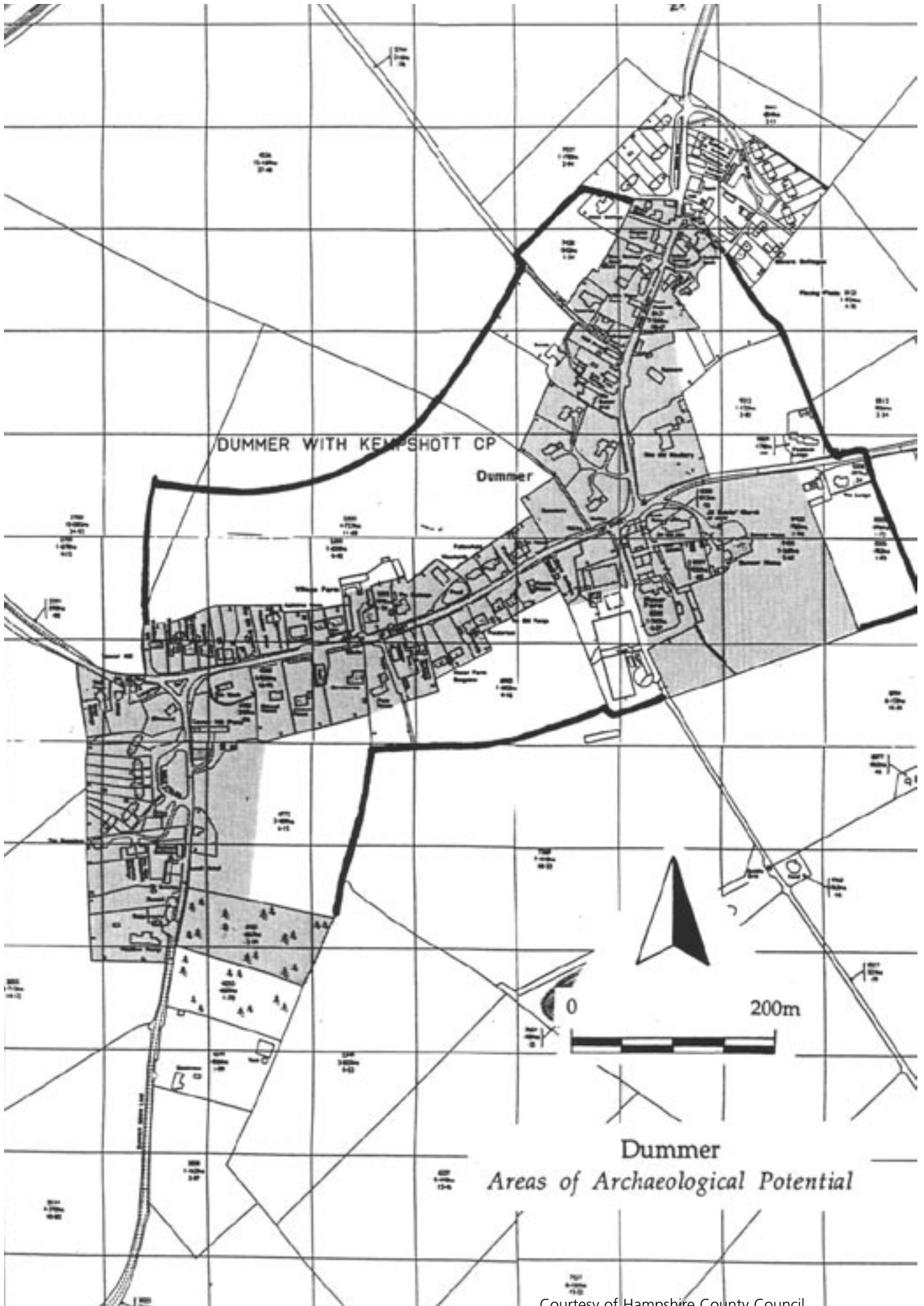
The following controls apply within the Conservation Area in addition to normal planning controls:

- 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.

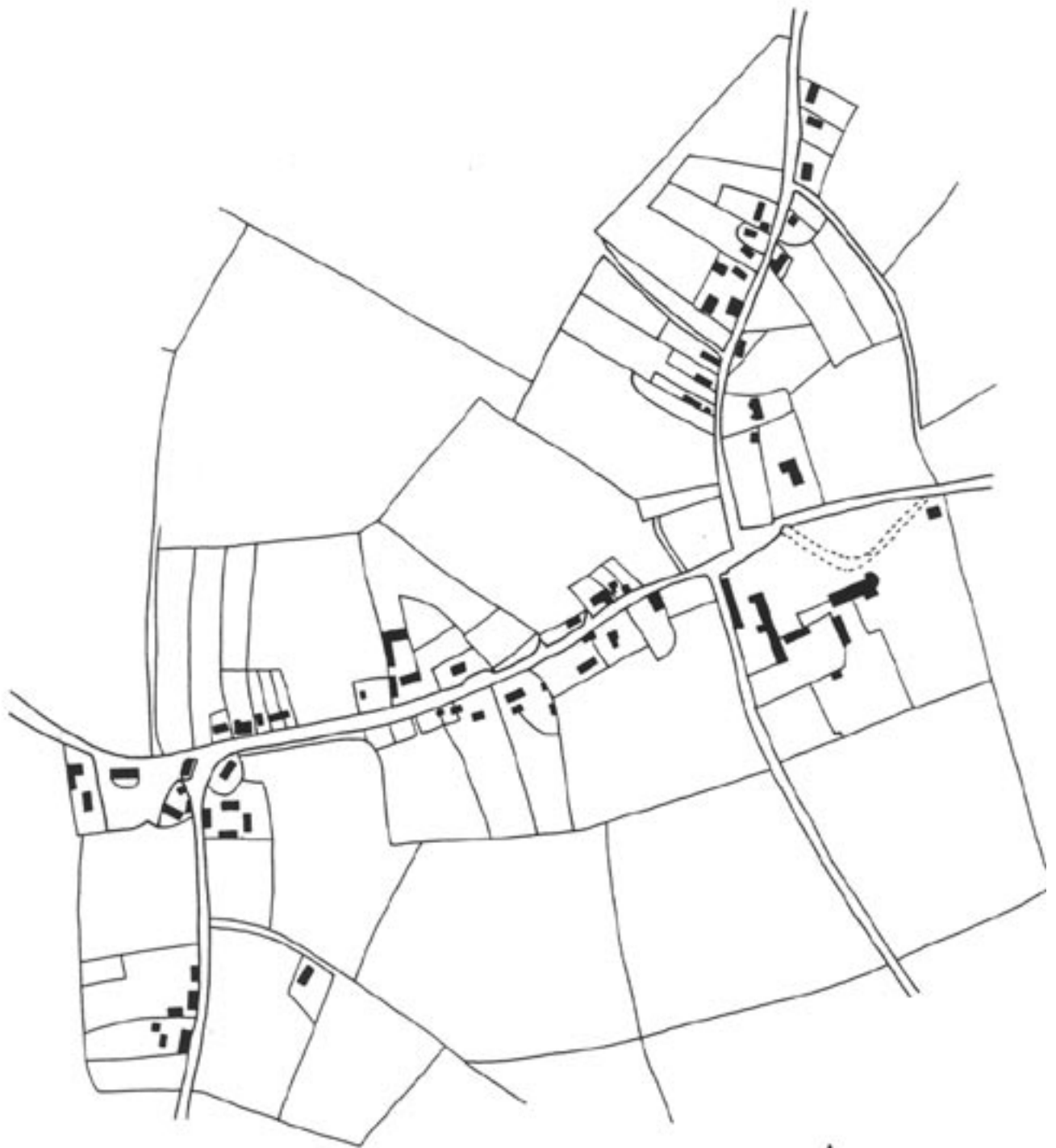
Statutory policies relating to Conservation Areas and listed buildings are set out in the adopted Basingstoke and Deane Borough Local Plan. These policies reflect our statutory duty to have regard to the preservation of historic buildings and their setting, and to the enhancement of areas designated 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 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.



Courtesy of Hampshire County Council



Dummer
Based on Tithe Map of 1838



Conservation Area Appraisal

Dummer

...making a difference

Basingstoke and Deane Borough Council

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