



*Basingstoke
and Deane*

Conservation Area Appraisal

East End and North End



...making a difference



Fox House, North End



*Dormer Cottage and Framework Cottage,
East End, from the north*

Introduction

The East End and North End Conservation Areas were designated in 1992 by Basingstoke and Deane Borough Council in recognition of the special architectural and historic interest of the hamlets.

Having designated the Conservation Areas, the Local Authority has a statutory duty to ensure that those elements that form their 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 areas and to assess how they combine to justify their designation as Conservation Areas. Such factors can include:

- their 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 areas. 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 Areas. 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 East End and North End Conservation Areas follows their review in 2003 by Basingstoke and Deane Borough Council and explains what their 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

East End and North End are two hamlets within the Parish of East Woodhay. The two areas are located in the north-west of Hampshire, six miles south-west of Newbury, in an undulating landscape of fields and copses.

The population of the East End Conservation Area in 1998 was approximately 115, and the population of the North End Conservation Area was approximately 64 (projection based on the Hampshire County Council Planning Department Small Area Population Forecasts 1995).



The Cottage, North End

Historic Development

Settlement Origins

The hamlets of East End and North End were part of the Manor of Woodhay. In 1284, the manor was the property of the See of Winchester, to which it had been given by Alwara, and was confirmed by Edward I. East Woodhay was included in the sale of the Bishop's lands in 1648. The manor was purchased by James Storey, and the manor house land by John Goddard and Tishborne Long. On the Restoration of Charles II, however, the manor was restored to the bishopric. Later, the Earl of Carnarvon acquired the whole estate.



Stargrove, East End

Settlement Development

The area known as East End lies to the east of the adjacent settlement of East Woodhay. It consists of irregularly shaped plots around a road junction. To the north of the centre there are narrow plots lying parallel to the road.

North End has evolved as a linear form of development following the main road. At the southern end of the settlement there is a loop road with two properties situated within it. Along the eastern side of the road are two well-spaced properties set back from the road frontage. At the northern end of the settlement, on the eastern side, there is a long narrow plot, which contains Primrose Cottage. This is characteristic of the re-use of the roadside land.

The village of East Woodhay contains the Parish Church of St Martin. This church serves the Ecclesiastical Parish of East Woodhay, which includes the hamlets of Ball Hill, East End, Gore End, Hatt Common, Heath End, Hollington and North End. East Woodhay is also the name of the Civil Parish, which includes Woolton Hill.

The prevailing former employment within these two hamlets was agricultural, and there is still one working farm in East End.

An Appraisal of the Conservation Areas

An Overview

The Appraisal plan identifies those buildings, views and key features considered as essential to the special character or appearance of the Conservation Areas. In addition to 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 hamlet without detracting from its special qualities. The Appraisal looks at each of the two areas: East End and North End.



Dormer Cottage, East End and the triangle from the east



View north along the main road, North End

Individual hedgerows have not been included on the Appraisal plan. However, their contribution to the character of the Conservation Areas should not be underestimated and their significance is implicit in the Appraisal.

The special appearance of East End is one of a diverse mix of buildings. The overall streetscape is given some cohesion by the use of traditional vernacular materials, and the general alignment of properties. The contribution of spaces, in relation to the buildings, is a distinctive feature of the Conservation Area. This is dominated by two large houses and their grounds to the east and south-west, and open farmland to the north and south.

The special appearance of North End is one of an informal and varied group of buildings, forming a small, compact cluster focused on the historic road pattern. This intimate grouping contrasts with the open countryside that dominates all surrounding views.

Although primarily residential in use, the character is a strongly rural one, reinforced by hedgerows and mature trees. These line the narrow lanes and restrict the long range views. However long range views, particularly up to the downs, are a feature of the footpaths that cross the fields behind the houses.

Built Form

There are 17 buildings located in the Conservation Areas that are included on the Statutory List of Buildings of Special Architectural or Historic Interest. All are listed as being of regional or local interest (Grade II). They represent a varied mix of types, most reflecting the vernacular building traditions local to this part of Hampshire. Evingar Cottage in North End dates from the 17th and 20th centuries and is of timber-frame construction with a thatched roof. The Old Cottage in North End dates from the 16th century. It is of timber-frame, but with red brick walling, and some Flemish bond with blue headers. The distinctively coloured brickwork and tiles generally originate from the Hollington Brickworks (c1750-1922), about 1km to the south of East End.

Other buildings have been altered to reflect succeeding changes in architectural fashions or function. The Forge and The Court in East End are examples of this, both originally dating from the 17th century. These timber-framed buildings are of one-storey with attic, but were extended in the 19th century and completely rendered.

Several listed buildings within the Conservation Areas date from the 18th and 19th centuries. These have more consciously-designed symmetrical elevations, characteristic of their period and intended status in the hamlet. These include East End Farmhouse and Dower House in North End, both of which were built in the 18th century.

Throughout East End and North End there are many unlisted buildings generally dating from the 19th and 20th centuries. They make a significant contribution in defining the special character and visual interest of the Conservation Areas. Mainly constructed of vernacular building materials, they are of a complimentary scale and form to the listed buildings.

The appearance of the hamlets is heavily influenced by the products of the Hollington Brickworks (c1750-1922) about a kilometre south of East End. Early production, erratically fired, produced red bricks with vitrified purple (blue) intrusions. This developed to extensive use of red bricks with vitrified purple headers and finally to production of red and blue bricks and tiles.



View north towards the triangle, North End



The Court, East End

Key Individual Buildings

East End

East End is dominated by two large country houses lying at either end of the main street of the hamlet. They are set apart from the main focus of development, and are only apparent in restricted views. Their extensive landscaped grounds, boundary walls and gate lodges are prominent in the streetscape and they significantly influence the character of the Conservation Area.

Stargrove House (Grade II) is a substantial 19th century building. Its ornate, chateau-like appearance is characteristic of mid-Victorian fashion. Architectural devices include end and central towers on the main frontage with a castellated parapet, Gothic porch, and full height Tudor bay windows on each side. The single-storey entrance lodge and gate piers to the main house, are significant focal points in views westwards, and place the large house clearly in the context of the hamlet.

East of the Conservation Area, set on the crest of a south-facing slope, is the late Victorian building Malverleys - a long building of two-storeys and two wings, it is constructed of yellow brick with a slate roof. Glimpses



Stargrove House, East End



Malverleys, East End



*The Axe and Compasses, East End
(former public house)*

of this country house can be seen from the lane, to the south, through the perimeter planting. Also to the south is a small gate lodge, again of yellow brick, with a large central chimney-stack.

To the north-east of the Conservation Area is Copse Farm, which is a small agricultural complex. This includes a farmhouse, dairy and granary, dating from 1869 and are all Grade II listed. The farmhouse is constructed of red brick in Flemish bond, with two bands of black bricks. It has a tiled roof with alternate courses of plain and fish-scale tiles. Adjacent to the farmhouse is the purpose-built ornamental dairy, with many interesting features. These include terracotta ridge tiles, a veranda on either side supported on four wooden chamfered piers, and fretted barge-boards. The window casements retain sliding wood/gauze partitions to keep out flies. The farm is particularly notable for its architectural integrity as a group, and contributes significantly to the visual and historic interest of this part of the East End Conservation Area.

North End

The Conservation Area includes a number of listed buildings of individual architectural importance and historic value. However, their overall contribution is as a compact and visually interrelated group, comprising other buildings and spaces.

Significant Groups of Buildings

East End

In the centre of the hamlet lies Dormer Cottage, The Forge, the former Axe and Compasses public house (now an estate agents) and Simdra. Together these define the central focus of the hamlet around a triangular-shaped green.

Dormer Cottage (Grade II) dates from the 16th century. It consists of two timber-framed structures, abutting each other at right-angles, each with a massive, central chimney-stack. The building is of one-storey with an attic, and the eastern part has a jettied first floor. The walling to the main part of the building is red brick in Flemish bond, with blue headers and cambered ground floor openings. The brick-nogged timber-frame is exposed at the rear. The gabled cross-wing is prominent in views from all approaches to the crossroads and its impact on the streetscape is notable, as it punctuates the curve in the road in views north and south.

To the western end of the main street is a second group of buildings around a space created by the fork in the road. This space is defined by the Old Sun Inn (Grade II), East End Farmhouse (Grade II), The Lodge to Stargrove House and The Old School House. The Old Sun Inn dates from the 19th century and is of two-storeys. The building is rendered and has a red clay tile roof. East End Farmhouse dates from the late 18th century and is of two-

storeys. It is constructed of red brick in Flemish bond with blue headers, and has a hipped tile roof.

Associated with the farmhouse is a group of farm buildings. These are of vernacular form and appearance, and are arranged informally around a farmyard and pond. The group reflects the rural traditions of the settlement and provides an important setting to the listed farmhouse. The complex is significant in establishing the semi-rural character of this part of the Conservation Area. It is prominent when viewed from the lane to the south, in the context of the surrounding farmland.



The Lodge (south) Malverleys, East End

Between the two spaces that define the main focus of the settlement are several unlisted buildings dating mainly from the 19th and 20th centuries. Victoria Cottages were built in 1897, to replace four thatched cottages destroyed by fire. They were originally of identical form and design with highly articulated and decorative elevations. These included wooden fretwork porches, horizontal bands of tile-hanging and coursed brickwork with bands of blue headers. The original large catslide roof to the side of the easternmost pair, and the corbelled brickwork to the substantial chimney-stacks, are particularly distinctive features. The cottages are linked by a continuous brick wall and hedge. These form a strong group, which define the southern side of the settlement, and contribute significantly to the character of the area.



Lime Tree Cottage and boundary wall from the south-west, North End

On the northern side of the road lies the former Axe and Compasses public house, with its attached single-storey ancillary building. It is set tight to the road and focusses views along the street in both directions. Chestnut Cottage, formerly the Post Office, is set back from the roadside. A feature of particular interest is the tall chimney-stack to the rear of the building.



Old Cottage, North End

The western edge of the settlement is defined by Stargrove Cottages, an early 19th century pair of buildings. Their principal character is derived from the blue and red brickwork, large sash windows and long red tile roof slopes. These buildings serve to define the space at the centre of the hamlet in views across the school playing field.

To the north of the hamlet is a series of buildings that punctuate views along the hedge-lined road to Heath End. The oldest of this group is Honey Cottage, which is of vernacular form with tile-hung elevations. To the north is Sungrove, a large late Victorian house of intended status. The building dominates views along the lane and, from the north, across the fields. Barncroft is a substantial Victorian house, with associated outbuildings, which is screened from the lane by an extensive garden wall. This wall, and the roof slope of the house, are prominent features in views south along the lane. The presence of several Victorian houses of intended quality and size are a distinctive characteristic of East End and they contribute significantly to the historic interest of the Conservation Area.



Dower House, North End, principal elevation



Barn Croft and front boundary wall East End from the north



Victoria Cottages, East End

North End

Dower House is the most prominent building in North End, situated with two principal elevations fronting two roads. It is an imposing house dating from the late 18th century, with a symmetrical front. It is constructed of brindled (blue) header bricks with red brick flush features. These include quoins, carried through as vertical lines on either side of each opening, a first-floor band, and diamond panels. The windows are leaded casements. The door has an open Victorian porch with a gabled tile roof, hung in the gable with scalloped red clay tiles. This building was once part of the nearby Hazelby Estate.

Set back from the road, in extensive grounds, is Northenby House. This brick and tile hung early Victorian structure is the largest building in this small hamlet. The front gate entrance and boundary walling, formed by the long row of single-storey ancillary buildings, are significant features in the Conservation Area.

To the south of the Conservation Area is a dispersed group that, despite its loose arrangement, has a significant visual relationship between the individual buildings. Evingar, Yew Tree Cottage and Northenby Cottages are all Grade II listed, dating from the 17th century, with later alterations. The views across the open space between the listed buildings is particularly notable, and a key element of the distinctive character of the Conservation Area. Yew Tree Cottage has two ancillary buildings that add to the semi-rural setting of the listed buildings.

To the north of Dower House are Cottage Farmhouse and The Old Cottage. They are both of intrinsic interest, but also of value as a pair, reinforcing the historic character of the main linear progression of buildings in the area. The Old Cottage (Grade II) is one of the earliest surviving buildings in the hamlet dating from the 16th century, with 18th century alterations. It is a timber-framed construction, of three bays in length, with brick infill of Flemish bond, blue headers and a red clay tile roof. A massive central chimney-stack lies next to the entrance to the building. Cottage Farmhouse (Grade II) dates from the 19th century, and is constructed of painted brick walling, in Flemish Bond, with a tile roof. The gable dormers have decorative barge-boards.

Views northwards along this cluster of buildings are punctuated by the prominent gables of the Old Plough, which run at an angle to the road. Associated with this 19th century building is a brick cart shed and stables. The long horizontal roof slope, which adds to the visual interest and architectural diversity of this part of the Conservation Area.

To the north are Hazelby Cottages, Limetree Cottage, Primrose Cottage and The Grove. They date predominantly from the end of the 19th century, but are also of traditional form, scale and materials. The gable elevation of Primrose Cottage is of particular streetscape merit,

as it defines the main core of the settlement in views from the north. Further south is the Old School House, an early Victorian cottage with two entrances - one for the dwelling and the second for the children attending the school.

Fox House (Grade II), dating from the early 19th century, is the northernmost listed building and was formerly The Fox public house. Constructed of painted brick walling, in Flemish bond. It has a symmetrical front with recessed sash windows and a red clay tile roof with a brick dentil course at the eaves level.

The Character and Importance of Public and Private Spaces

The open spaces in East End and North End are extremely important as they help to define the development of the two areas. They also provide vistas throughout the surrounding landscape and essential settings to the listed buildings.

Mature trees are scattered throughout both hamlets - singly, as well as in copses and woodlands. The verges of the roads are generally hedge-lined, with many hedgerow trees in evidence. Individual hedgerows have not been included on the Appraisal plan. However, their contribution to the character of the Conservation Areas should not be underestimated, and their significance is implicit in the Appraisal.

East End

The principal open space in the Conservation Area is defined by the layout of the four roads converging on a small triangular green. This forms a focus within the settlement. At the western end of the hamlet is a pocket of open space, formed by the grounds of St Martin's Primary School.

To the north of East End is the sports ground and bordering agricultural land. These provide extensive views north out of the Conservation Area, towards Copse Farm and Heath End. To the east of the settlement are the extensive grounds to Malverleys, providing an appropriate setting to the intended status and size of this building.

There is extensive agricultural land to the south of the settlement, a reminder that the major employment in the hamlet was farming. On the edge of this open land is East End Farm. To the south-west of the Conservation Area is Stargrove and its extensive landscaped grounds. To the west of the Conservation Area is further extensive agricultural land. This is interspersed with small woods and coppices of mature trees traditional to this area of North Hampshire.



Kingham Cottage and Stargrove Cottages, East End from school field



Dormer Cottage and Framyard Cottage, East End



19th estate fencing to Northenby, North End



Sungrove Lodge, East End



Sungrove, East End



The Lodge and gate piers at Stargrove, East End, from the east



The Old Sun Inn, East End

The loose arrangement of buildings along the southern edge of the main settlement provides significant views out to the open countryside. Of particular note are the views south, from the track between Victoria Cottages and The Forge, and south-eastwards, from Malverleys and Simdra.

Trees are an important visual component of the Conservation Area. Native broad-leaves dominate, with occasional conifer and exotic species present in the gardens of larger houses and woodland. An old Tree Preservation Order relates to several 'areas' and 'woodlands' in the grounds of Stargrove, and also to the west of East End.

North End

The principal spaces in North End are the open areas to the north which are defined by the meeting of the two roads. These are dominated by Lime Tree Cottage and an open space, defined by the surrounding lanes, Yew Tree Cottage and Hazelby Cottage. Elsewhere, buildings are loosely arranged in individual, well-spaced plots with established gardens, adding to the semi-rural and open character of the settlement.

There is a mix of hedgerow and garden trees. Broad-leaved trees (native and exotic) dominate and form important visual features in the Conservation Area. Scuttwells Copse is covered by a Tree Preservation Order.

Other Features of Architectural or Historic Interest

Both East End and North End have a Grade II listed cast-iron K6 Telephone Kiosk designed by Sir Giles Gilbert Scott in 1935.

An extensive iron park-fence runs along the western boundary of the grounds to Northenby House. The presence of brick boundary walls are a distinctive and an important characteristic. They contribute significantly to the grain and appearance of both East End and North End, and define the historic curtilages of properties. Notable examples are the series of walls fronting East End Farm and Dormer Cottage, which define the spatial qualities of the green. The front boundary wall of Lime Tree Cottage similarly defines the area at the road junction in North End. Other important examples include the extensive garden walls of Barncroft, Northenby House and Stargrove House.

Building Materials

In East End, the prevalent traditional building materials are red brick with blue headers as decoration, painted brickwork, and some timber-frame. Roofing materials include red clay tile and slate. Both sash and casement

windows are prevalent and many buildings have large brick chimney-stacks. Vertical tile hanging on wall elevations is a particular feature of East End.

In North End, the prevalent tradition cladding materials are red brickwork with yellow bricks (or dog-tooth string courses as decoration), red brickwork with blue headers as decoration, tile hung walls, painted brickwork and some timber-frame. Traditional roofing materials include red clay tile and thatch. Both sash and casement windows are prevalent, and some buildings have large brick chimney-stacks.

Given the domestic scale and simple vernacular architecture of the buildings in the Conservation Areas, 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 Areas

The East End and North End Conservation Areas are located in an Area of Outstanding Natural Beauty (AONB). This area is characterised by abundant woodland blocks and a network of small irregular fields, with frequent hedgerows and hedgerow oaks. There is also a small amount of heathland present and small farms and settlements can be found along a network of minor roads.

Areas of Archaeological Significance

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

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

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

An Area of Archaeological Potential (AAP) exists within the settlement of East End. The AAP includes the main core of the 19th century occupation of the settlement, shown on the Tithe map. Also included is an area to the south of The Smithy and Malverley Cottage, which has possible earthworks. This may a development of the settlement, shown on the Tithe map, much of which has now disappeared.



Northernby Cottages, North End



Yew Tree Cottage, North End



Dower House, North End, south elevation



Track alongside Cottage Farmhouse, North End



*View south including Northenby Cottages,
North End*



View north through North End



*The Old Plough, North End,
ancillary buildings*

An Area of Archaeological Potential (AAP) also exists in the settlement of North End. This covers the area in the road loop at the southern end of the hamlet and extends to the fork in the road to the north. It covers all of the settlement shown on the 19th century Tithe map. In addition, it allows for the possibility that there was further development on the eastern side of the road, opposite the main group of houses.

Conservation Area Planning Controls

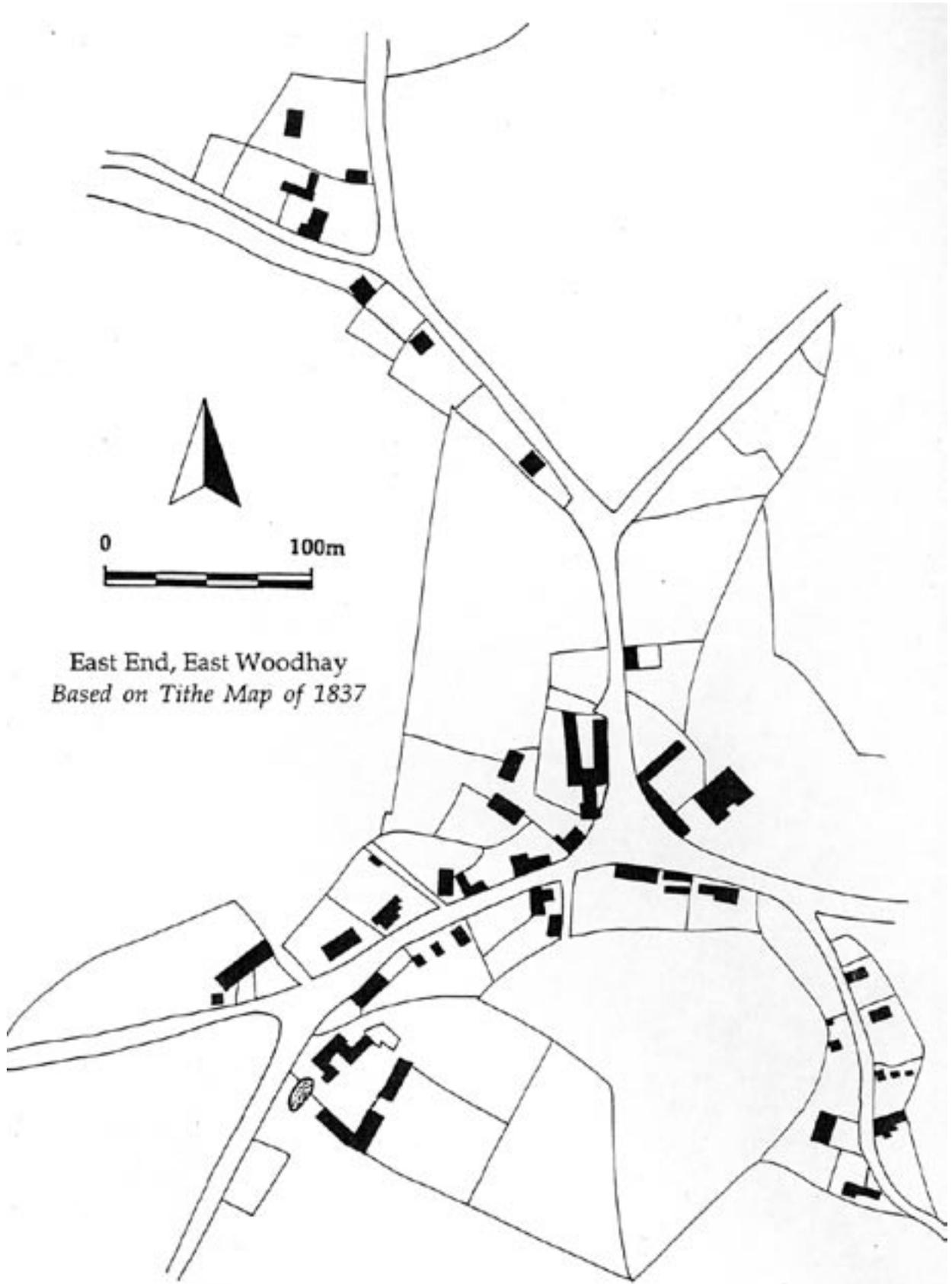
The following controls apply within the Conservation Areas in addition to normal planning controls:

- Conservation Areas Consent is normally required for the demolition of buildings or structures over a certain size within a Conservation Areas.
- The Council must normally 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 Areas.
- 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 Areas which nevertheless affect its setting.

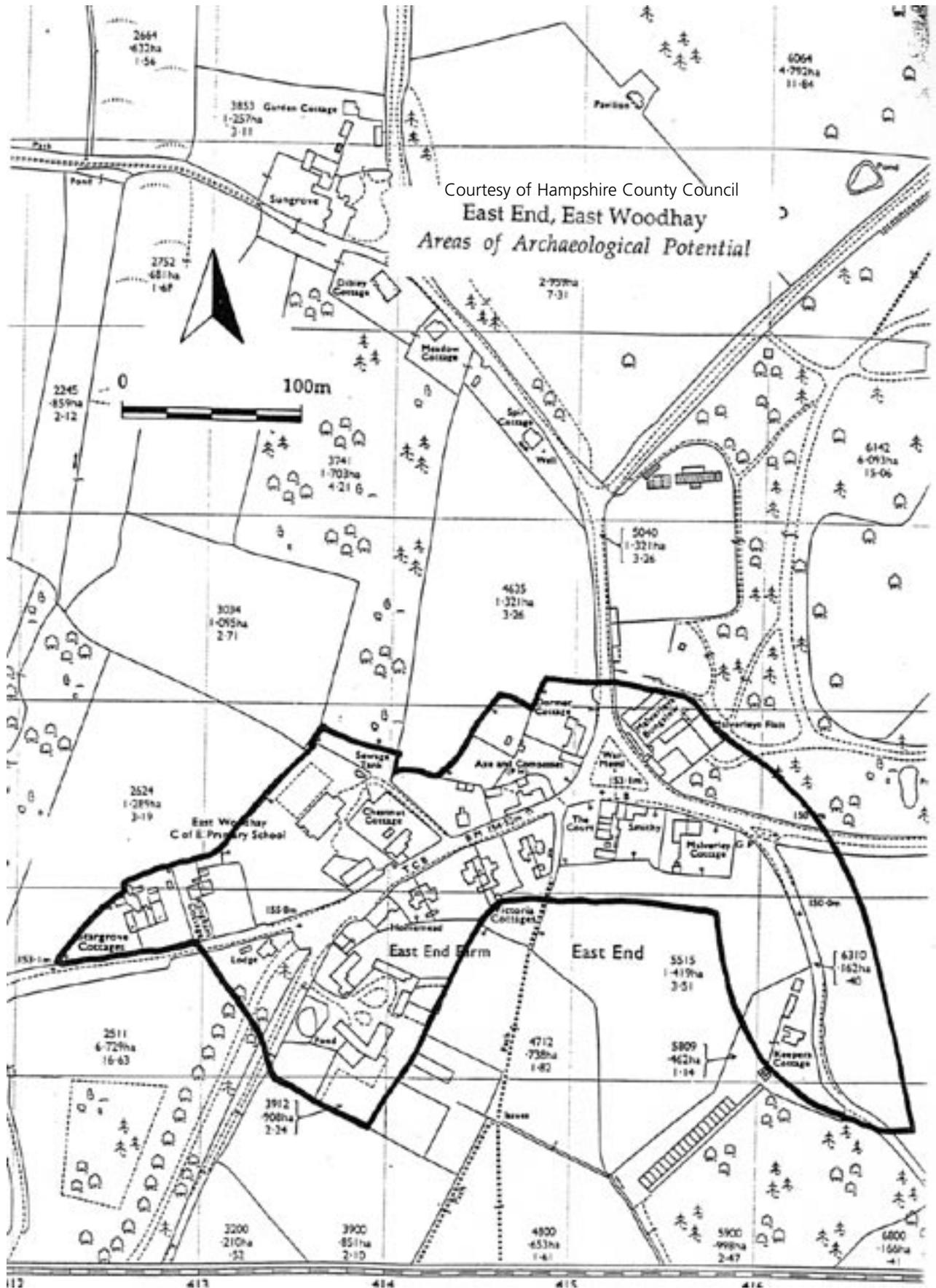
Statutory policies relating to Conservation Areas and listed buildings are set out in the adopted Basingstoke and Deane Borough Local Plan. These policies reflect the statutory duty on the Local Planning Authority to have regard to the preservation of historic buildings or their setting, and for the enhancement of areas designated as being of special interest. These policies seek to ensure that particular attention will be paid to the scale, height, form, materials and detailing of proposals including boundary treatments and other features of note. In order to consider the implications of development and given the detail required, the Borough Council will normally require proposals within the Conservation Areas to be submitted in the form of a full, and not outline, application. The Borough Council's conservation officers are available for advice and information on all matters relating to development proposals in the Conservation Areas.

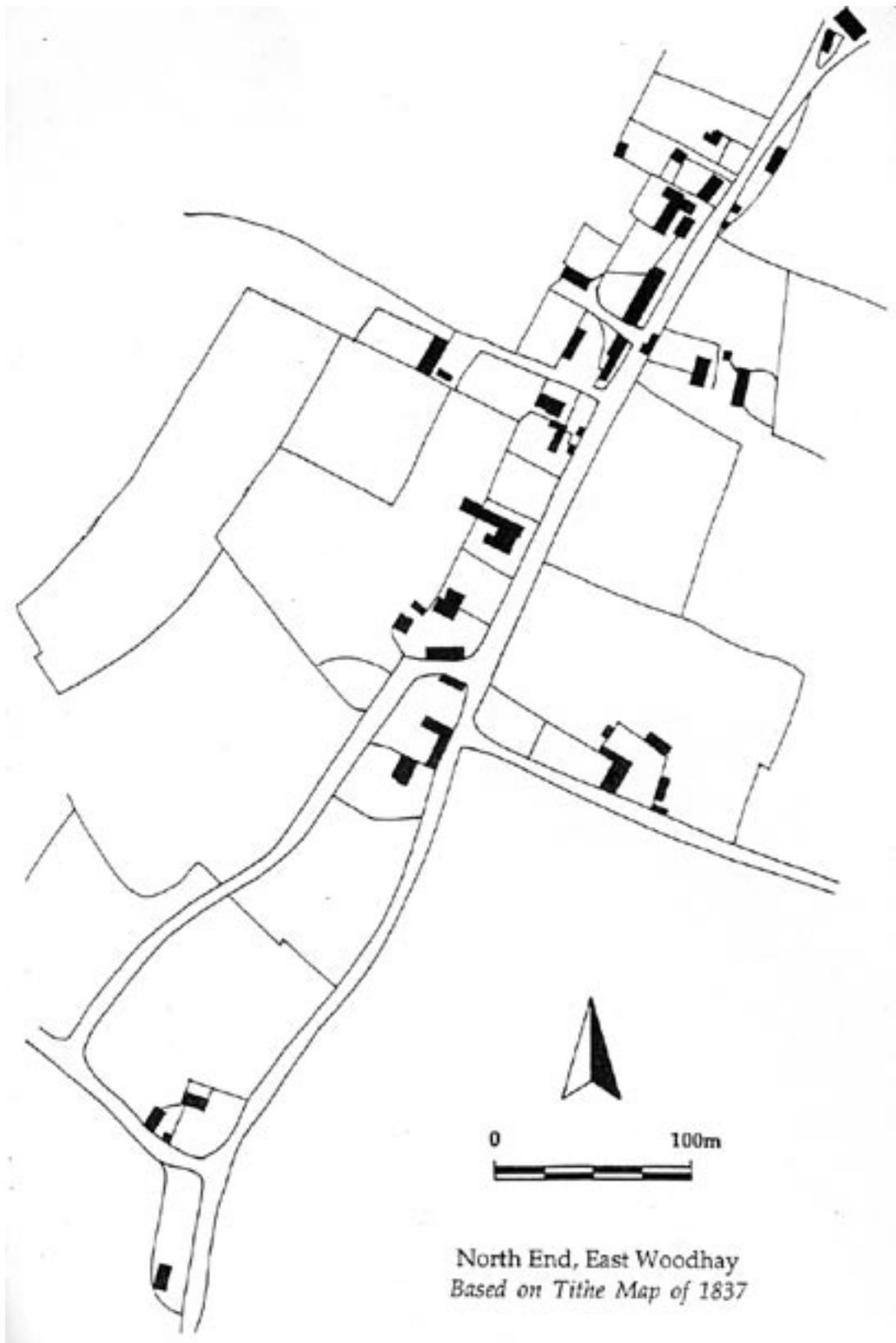
Grants

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.

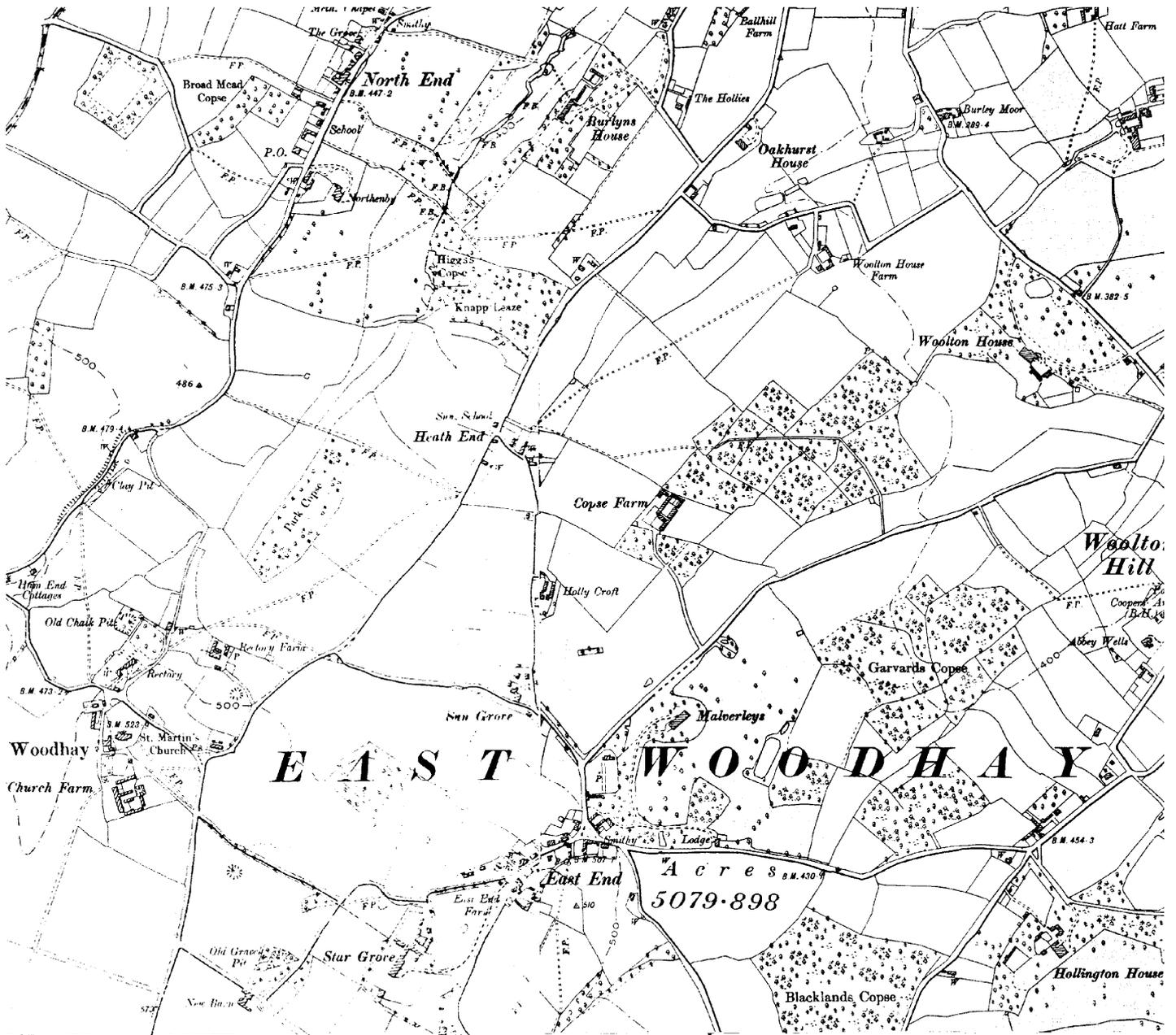


East End, East Woodhay
Based on Tithe Map of 1837





Conservation Area Appraisal - East and North End Late 19th OS Map



Conservation Area Appraisal

East and North End

...making a difference

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