



*Basingstoke  
and Deane*

Conservation Area Appraisal

# Ecchinswell



...making a difference

## Introduction



*The School House, High Street*



*Malthouse Farmhouse, High Street*



*Woodley Cottage*

The Ecchinswell Conservation Area was designated in 1990 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.

The less tangible senses and experiences, such as noise or smells, 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 Ecchinswell 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 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 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 Ecchinswell is located two miles (3km) north-west of the town of Kingsclere, and lies in the shallow valley of a small stream within the North Hampshire Downland. The surrounding countryside is strongly undulating with fields intimately enclosed within valleys, but with higher ground providing extensive views across the surrounding downland.

The population of the Ecchinswell Conservation Area in 1998 was approximately 132 (projection based on the Hampshire County Council Planning Department Small Area Population Forecasts 1995).

## Historic Development

### Settlement Origins

The name Ecchinswell may have originated from the Old Saxon word 'eikena', meaning oak (thus describing the well by the oaks). The village of Ecchinswell, along with Sydmonton, formed part of the Parish of Kingsclere until 1852. The Manor of Ecchinswell, sometimes called the Manor of Nuthanger, was included in the original endowment of the See of Winchester. It remained part of the Bishopric until 1648, when, as a result of the Root and Branch Act, it was sold to Nicholas Love and George Wither. In 1660, it returned to the Bishop and continued to be held until the mid 18th century when the Herbert family acquired the Lordship. Henry John George Herbert, Lord Porchester, was the son and heir of Henry George, second Earl of Carnarvon.

### Settlement Development

The village of Ecchinswell has evolved as a linear settlement with irregular and loosely formed clusters of buildings. There is perhaps one planned area, consisting of a regular row of houses.

Between the main north/south road and the river, is an irregularly shaped area which originally contained a church along with other buildings. North of this, on the west side of the stream, are three plots which appear to have encroached onto a former open area. On the east side of the river are a group of buildings that have a common rear boundary, and at the north of this area is the mill. Backing onto part of this area are a number of long narrow strips of land, which may be the remnants of the open field strip system. To the north of the main concentration of settlement is an area with an internal curving boundary, suggesting that the road system may once have been different to the present day narrow roads. On the northern boundary of the village is a small cluster of cottages around a small green and pond, suggesting a later phase of settlement within the village.



*St Lawrence's Church*



*Ancillary buildings to Ecchinswell House*



*View south, Ecchinswell Road*



*Riverside Cottages*



*View south along High Street to Riverside Cottages*



*Bramley Cottage, High Street*



*Church Villa*

The village has developed around two foci with the Church of St Lawrence located between the two. The southern focus is the more historical centre of the settlement, formerly containing the original church within the village. The northern focus has developed around Ecchinswell House and Malthouse Farm, spreading to the north to centre on a pond.

The prevailing former employment within the village was agricultural, with two farms situated within the boundaries of the Conservation Area, and a further three farms located to the east of the village. The mill also provided local employment along with the tannery. A number of watercress beds existed in the south of the village. The cress was cut, bundled and packed into wicker crates to be sent to Old Burghclere Station for delivery to markets.

## **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 in a way that does not detract 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.

The special appearance of the Conservation Area is derived from the combination of small informally grouped pockets of settlement punctuated by open areas, which afford long range views of the surrounding countryside. This contrast in appearance is reinforced by the well established hedgerows and mature trees which draw the otherwise well spaced buildings together to create an intimate and cohesive streetscene. In addition, although of varied dates, the buildings have a strong visual relationship to each other derived from the vernacular form, scale and materials particular to this part of Hampshire, especially timber-frame, thatch, and mellow red brick (often mixed with blue headers).

The essential character of the village is of a rural settlement, a significant feature of which is the inter-relationship of the plan form with the surrounding countryside, and the informal quality of the uncurbed lanes.

## Built Form

Within the Conservation Area there are twenty six buildings included within the list of Buildings of Special Architectural or Historic Interest. The buildings are all listed as being of special regional or local interest (Grade II).

The listed buildings represent a variety of building types, mainly dating between the 17th and 19th centuries, and are dispersed throughout the village. The majority however are situated within the southern focus of settlement, on the eastern side of the main north/south road. Often located at key visual points within the streetscene, they make a significant contribution to the special qualities of the Conservation Area. Some of these older buildings have been altered over successive periods to accommodate changes in their use or contemporary architectural fashions, as for example Hillside Cottage which dates from the 17th, 18th, 19th and 20th centuries. However, a significant number of listed buildings have retained more completely their vernacular form and materials. Woodleys Cottage is a 17th and 18th century house of timber-framed construction with hipped thatched roof slopes. It is of one storey and attic with lower outshots at each end. The use of mellow red brick (usually interspersed with blue headers) is also a strong architectural characteristic. Notable buildings include Villa Cottage, Mill House and The Old Tannery.

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, are scattered amongst the listed buildings representing an expansion of the village. They are predominantly constructed of vernacular materials and strongly reinforce the street pattern of the new village.



*Long vista to the church tower, High Street*



*Oak Cottage*

## Significant Individual and Groups of Buildings

The Church of St Lawrence is situated in a semi-isolated position in a rural setting between the two foci of development. Constructed on raised ground above the road on the eastern side of the High Street, it is a significant landmark building and a focus for views along the High Street from the cluster of buildings to the south-west. The building is screened by trees, and the sharp bend in the High Street, in views from the north-east. However, the immediacy of the building and churchyard as it is revealed around the bend adds a notable element of variety to this part of the Conservation Area.

The church was designed by Bodley and Garner in 1886. It is a substantial building in the Decorated style. Its prominent features include the long tiled roof slopes, which are continuous over the whole building; and the tower on the south-west corner, which has a tiled, shingled spire. The main walling is a decorative pattern of knapped flint with Bath stone dressings. It was built to replace the original village church located on the southern boundary of the settlement. Before the new church was constructed, services were held in an old barn with the bell fixed to a cartwheel. The lychgate to the west of



**Corner Cottage**



**The School, built in 1861**

the church was constructed in 1894, in memory of a member of the Kingsmill family. It is timber-framed on a Bath stone plinth with a tile roof and ornamental bargeboards.

Also separated from the main areas of settlement is Oak Cottage. It has a near symmetrical front of one-storey and attic and dates from the early 17th and mid 19th centuries. A timber-framed building with brick nogging and some brickwork to other walls, it has a half hipped thatched roof with a dominant central chimney stack. There are two boarded outshots at either end, a distinctive feature common to several early buildings in Ecchinswell. Its immediate streetscape contribution is of a picturesque cottage in an intimate setting framed by trees. There are also notable views from the churchyard of the building (especially of the thatched roof) in its landscape context.

To the south-west of the church, along the High Street, are three significant buildings. They form a small self-contained group visually and physically detached from the main street scene by their inward facing arrangement and the surrounding vegetation.

Corner Cottage (Grade II) dates from the 17th century with later extensions. It is a substantial timber-framed building, the longitudinal form of which is emphasised by the dominant, uninterrupted roof slope (formerly thatched). Opposite is Church Villa, also listed Grade II, which is a long house dating from the early 18th, 19th and 20th centuries. The red brickwork of the walls, minimal fenestration and large hipped thatched roof emphasise the apparent mass of the building. The thatched roof and distinctive diagonal flues of the chimney stack are glimpsed in important views from the High Street, defining the group in the wider village context. Corner House forms the third side of the group, arresting views northwards to enclose the informal central space. Although unlisted, it is of 17th century date, and, like Church Villa, is constructed of red brickwork with thatched roof slopes. The three buildings are of intrinsic architectural and historic interest, whilst the arrangement of the buildings is significant as it alludes to an earlier road pattern.

To the south of this group, but separated by undeveloped spaces, the character of the Conservation Area changes to a more close-knit pattern of development. The nucleus of this part of the historic settlement is focused along the two lanes which run eastwards from the High Street, crossing the river, and fronting the north/south, east/west section of High Street which joins them. The variety of building types and uses in the context of the informal road and river pattern create an area of particular historic and visual interest.

The School and associated School House (both listed Grade II) define the start of this cluster, and are situated at the junction of the High Street and Mill Lane. They date from 1861 and were built by the Kingsmill family of nearby Sydmonton Court and let to the Hampshire Education Committee on the condition that religious instruction followed the Church of England teaching. They are of Gothic design, with ornate detailing and use of materials. The School has square knapped flint walling with Bath stone dressings, tile roof with wide bands of scalloped tiles, and decorative joinery features including the bargeboards, porch and triangular

ventilation dormer. Stepped back from the hall building, and of subservient character, is the school house. A single storey building with features following the pattern of the school, the main walling material is a complementary blue brick with Bath stone dressings. A feature of particular streetscape importance is the timber turret on an octagonal stone base with a conical leaded fleche. This turret, the gables of the south crossing, and the angled chimney stacks punctuate axial views along Mill Lane. They create a picturesque focal point in the verdant setting of the lane. The Turret is also notable in long vistas north-eastwards along the High Street from Riverside Cottages. In addition to their architectural contribution, the buildings are also a valuable part of the social history of the village.

Along Mill Lane is an irregular group of buildings, informally focused around the river crossing. The buildings to the south side of the lane include the mill and Mill House, Burnside and associated barn. They are all listed Grade II. Vine Cottage and Mill Cottage (both unlisted) complete the historic group on the north side of the lane. The mill is a plain rectangular block of four floors and functional appearance (the mill machinery is still insitu). Dating from the early 19th century, it has red brick walling in Flemish bond with blue headers and simple cambered openings. At right angles to this building, and dominated by the mill's proximity, is the Mill House. Again dating from the early 19th century, it has a symmetrical front with sash windows arranged around a central door. Two storeys in height, it has corresponding red brick walling to the mill. Perpendicular to the lane, immediately to the east of the Mill House and stream, is Burnside (a small single storied house with symmetrical front and thatched roof). The tall chimney stack at the centre of the ridge, and long catslide roof to the rear, are distinctive features. The red brick walling and close arrangement of all three buildings, strongly defines the character of this part of the lane and the historic relationship to the surrounding network of waterways.

Two other buildings contribute to the intimate, semi-rural setting of the lane. To the south-east of Burnside is an 18th century timber-framed barn (with later extensions). The timber-boarded walling and thatched roof have a strong group value with the adjacent house. Opposite, to the north of Burnside, are Vine Cottage and Mill Cottage. Although altered in the 19th century, exposed timber-framing in the gable of Vine Cottage indicates an earlier building on the site. The cottages enclose the northern side of the lane reinforcing the setting of the mill buildings.

Between Mill Lane and Ecchinswell Road, the line of the High Street gently curves, focusing views onto the staggered progression of historic buildings which face on to it. Of these, Yew Tree Cottage and Riverside Cottages are especially notable. The northern elevation and hipped tiled roof of Yew Tree Cottage terminates the straight vista south-westwards along the High Street from the War Memorial, whilst the long elevation of Riverside Cottages, and their position on the curve in the road, deflects the closer range view to suggest further visual interest beyond.



***The mill and Mill House, Mill Lane***



***Burnside, Mill Lane***



***Riverside Cottage, High Street***



***View from the High Street to the Old Tannery and river course***



***The Old Tannery, Echinswell Road***



***View north west from the river crossing opposite Church Farm Cottage***

Riverside Cottages are listed Grade II. The row dates from the 17th and 18th centuries, the earlier timber-framed cottages having been extended in brickwork at either end. A continuous thatched roof links the cottages and emphasises their distinctive horizontal character. The rear roofscape is as prominent and impressive as that at the front. At the south corner there is a chamfered wall, curving as a single storeyed outshot (with hipped tiled roof) and continuing as a boundary wall along Echinswell Road. This feature contributes significantly to the richness of the streetscene, defining the junction and forming a transition between the buildings along each road.

Other buildings of architectural and historic note along this section of the High Street include Bramley Cottage, Woodley Cottage, and (set apart to the south-west of Riverside Cottages) The Royal Oak Public House. The rear elevation and grounds of the latter also contribute to the distinctive grain and appearance of the area along Echinswell Road. Woodley Cottage (17th and 18th centuries) and Bramley Cottage (early 19th century) reinforce the vernacular building traditions characteristic of the village. These include red brick walling in Flemish bond with blue headers, timber-frame and thatch.

Turning sharply eastwards beside Riverside Cottages the series of views, which evolve along Eccinswell Road, are of exceptional visual interest and reinforce the historic associations of the village with the river. The approach from the High Street is particularly notable. Here the trees and hedgerows of The Royal Oak boundary and the mellow brick wall of Riverside Cottages frame the semi-revealed consecutive ranges of The Old Tannery and its single storey stable/workshop. These end the view and, together with the iron railings of the river crossing sweeping to the south, allude to visual interest beyond. The undulating mellow orange/red roof slopes of the stable building and Old Tannery, and the punctuation of the skyline by the varied chimney stacks, contribute significantly to the picturesque qualities of the scene. Situated on the bend in the road at the river crossing, the stable is a pivotal building also punctuating the long views northwards from Chapel Farm Cottages and the river. Both buildings date from the early 19th century and are listed Grade II. The Old Tannery has a polite character derived from the ordered arrangement of sash windows and walling of red brickwork in Flemish bond with blue headers. Like the mill, the former tannery and its associated ancillary buildings reflect the social and economic development of the village. Distinctive features such as the louvers (to allow air circulation to dry the hides) in the walls of the hide-store (listed Grade II) are a key part of this.

From the river crossing the view opens out to the south-east to reveal the simple longitudinal forms of the tiled roof slopes of Clere House Farm and beyond Church Farm Cottage. A dense belt of trees encloses the space along the western bank of the river and along the route of the road to the east. The special qualities of this view are derived as much from the contribution of the spaces around the buildings, the intimate riverside setting and the arrangement of the buildings as a group, as the merit of individual elements.

The end of this distinctive riverside group is defined by Chapel Farm Cottages, around which Ecchinswell Road turns sharply to the east. This square building dates from the 18th and early 19th centuries and has roughcast walling on a cement plinth, concealing a timber-framed core.

On the southern periphery of the settlement are two buildings which, although physically and visually unrelated, are linked by virtue of the verdant wetland setting which is between them. The Vicarage to the west of the watercourse fronts onto the High Street. Of mid 19th century date, it was constructed on Glebe Land to serve the original church. It is unusual within the village, being constructed of red brick with yellow and black brick dressings. However the steep gables, ornate joinery of the bargeboards and porch, and the prominent external chimney stack adjacent to the main entrance, reflect the Victorian Gothic details of the School and Schoolhouse. Immediately to the south of the Vicarage is a walled churchyard encircled by mature trees. In contrast to the formal character of the front elevation in views along the High Street, the gables of the southern elevation are glimpsed through the surrounding trees and across the rustic setting of open grassland adjacent to the river. To the east is Springhurst, a secluded Victorian Villa with a symmetrical rendered façade. In contrast to the natural habitat to the west, it has a mature landscaped setting appropriate to its polite character.

The settlement of Ecchinswell extends to the north of St Lawrence's Church and, although less tightly grouped, the buildings follow more closely the simple linear pattern of the High Street than the development to the south-west. The character of this part of the Conservation Area has a rural, undeveloped quality significantly derived from the well-spaced arrangement of the buildings, established hedgerows and mature trees interspersed by open countryside.

Ecchinswell House and associated farm buildings and Malthouse Farm form the first group of buildings when approaching from the south. Ecchinswell House (listed Grade II) is set in extensive grounds and is screened from the streetscene by a high brick boundary wall which in part is continued as a hedge. The house is situated close to the roadside boundary and therefore the upper floors and dominant roof slopes punctuate axial views along the High Street. The short west front faces onto the road and has a symmetrical appearance with a gable above a slightly projecting centrepiece. Characteristically for a building of early 19th century date in the village, it is constructed of red brick walling in Flemish bond with blue headers. The longer north and south elevations are of red brick and render respectively. It is a substantial building of intended status, which adds to the varied character of the settlement. Immediately to the north of the house are a continuous range of outbuildings which, together with the boundary hedge, enclose the courtyard and drive. The simple ancillary character of these buildings is of significant value to the setting of the house, and its rural traditions. To the north-east of the modern farm buildings at Ecchinswell House is a late 19th century water tower, which is a distinctive historic feature and adds to the visual interest of views south-eastwards over the adjacent fields from the High Street.



*The Vicarage*



*Ecchinswell House*



***The Old Post Office***



***Briar Malthouse Cottages***



***Kewells Cottage***

Malthouse Farmhouse is situated on the western side of the High Street and is again set back from the road. It has a strong rectilinear form of two sections running parallel to the road and dates from the 18th and 19th centuries (listed Grade II). The principle elevation has a polite appearance with casement windows arranged symmetrically around a central door. A substantial building of some status in the context of the village, it is unusual in that the walling is of blue brickwork in Flemish bond with red brick dressings. To the north-west of the house is an 18th century three bay timber-frame barn with a hipped thatch roof, which again reinforces the rural traditions of the village and setting of the Malthouse Farmhouse.

Separated from the two farm complexes by open farmland are a varied group of buildings. These include The Old Post Office (unlisted), Briar Malthouse Cottages (Grade II), Kewell Cottage (Grade II), and Kisby's Cottage (Grade II). The Old Post Office dates from the 19th century and has a symmetrical front elevation centred around a decorative timber porch. The south hip and rear range of the slated roof are prominent in views northwards along the High Street and define the start of the group. Associated with the house are a series of single storey outbuildings of contemporary date, which add to the architectural variety, and grain of the Conservation Area.

Opposite the Old Post Office are Briar Malthouse Cottages, a symmetrical pair, dating from the mid 19th century. Characteristically of buildings in the village they utilise materials to decorative effect, including red brick walling in Flemish bond with blue headers, a flush first floor band in blue brick and a patterned tiled roof. The cast iron casements add to the ornate quality of the architecture, as does the central chimney stack. Kewell Cottage dates from the 17th and 19th centuries. The earlier timber-framed house was increased in height and altered in the 19th century (which accounts for the unusual appearance of the timber-frame).

Slightly detached from the cluster and situated in the wooded environs of the track leading to Kisby's Farm, is Kisby's Cottage. Originally dating from the 16th century it has been altered and extended in the 19th and 20th centuries. It has a timber-frame with later brick infill (now painted) and long thatched roof over the earlier central part with extensions at either end. Framed by its leafy setting, the roof in particular makes a picturesque contribution to views eastwards along the track from the High Street.

The gentle incline of the High Street northwards adds another dimension to the character of the area, and affords longer views of and between the three remaining buildings of note, which are situated along the western side of the road. The Old Church House was the former Methodist Church. The front (east) elevation has lively patterned brickwork over the door and tripartite central window arrangement. Although a large building, it has limited visual impact in the immediate streetscene, being screened by the mature trees, which surround it and the adjacent churchyard. However, the long flanking slopes of the slate roof are a dominant feature in views southwards down the High Street from Hillside Cottage.

Hillside Cottage is a small house of timber-frame construction with brick nogging and dates from the 17th century with alterations in each of the subsequent centuries. The long catslide roof to the rear, and massive tapered chimney stack at the northern end, including some stone work, are prominent features of the cottage in the long views southwards from Ratt's Cottages. These views also place the isolated cottage in sweeping vistas over the surrounding countryside. Ratt's Cottages define the northern periphery of the settlement and are very prominent buildings in views northwards along the High Street from Hillside Cottage and over the field that separates them. The once symmetrical central section of the row are contemporary to Briar Malthouse Cottages and share similar details such as: the red brick walling in Flemish bond with blue headers, a flush first floor band in blue brick, and similar porch design. However, of lesser quality than their counterparts, they have simple cambered arches over the cast iron casement windows in contrast to rubbed flat arches and low pitched slate roof with simple stacks. This is not to devalue their contribution to the architectural and historic interest of the village as designed artisan cottages.

## Other Features of Architectural or Historic Interest

Brick walls define and contain several historic curtilages in the Conservation Area. Significant examples include the walls associated with Riverside Cottages and Ecchinswell House. There are also a number of other walls and railings noted on the Appraisal plan that greatly contribute to the texture and grain of the area, for example, the walls bounding the two churchyards.

Features intrinsic to the area are the bridges crossing the watercourses. The views from the pedestrian bridge opposite Chapel Farm Cottages are of particular note.

## Building Materials

Ecchinswell is characterised by two distinctive building traditions: namely timber-frame and thatch of 16th, 17th, and early 18th century construction; and the high quality, often decorative, brickwork of the 18th and 19th centuries.

Much timber-framing is still apparent, often in association with later brick infill and sweeping thatched roof slopes. Timber-boarding is also a distinctive vernacular feature and is found on many agricultural buildings and outshots attached to the ends of cottages such as Oak Cottage and Church Villa.

A significant number of buildings have brickwork in Flemish bond with blue headers. This is a notable feature of the Conservation Area and contributes to its special character and appearance. Extensive red clay roof tiles complement many of these buildings, and are often of intrinsic streetscape importance.

There is also limited use of other materials including flint, stone and slate.



*The Old Church House*



*Ratt's Cottages*



*Ecchinswell House*



*Oak Cottage with lateral outshot*



*View from path behind the Vicarage*



*Oak Cottage and landscape setting*

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.

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

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

In Ecchinswell the loose grained arrangement of buildings in large individual plots, often set back from the roadside by front gardens, significantly contributes to the special character and appearance of the settlement. Views of most buildings are on an individual basis over frontage hedges and low timber fences.

Private spaces also provide an essential setting to several significant buildings and play a key part in their wider streetscape contribution. The grounds to Ecchinswell House, The Old Tannery, Malthouse Farm and St Lawrence's churchyard are such examples.

The watercourses and their effect, both on settlement development and the visual amenity of the village, are extremely important. The streams, ponds and associated vegetation dominate the southern part of the Conservation Area and make a picturesque setting to the buildings. At the southern end of the village is an open area to the west of the stream. This open space is important as it contains the site of the original village church, as well as the remains of the watercress beds. It also supports an important wetland habitat for associated flora and fauna, and is well used for leisure activities by the local community. In other areas, such as Mill Lane, the effect is less obvious but just as significant. The pond at the junction of Hyde Lane and the High Street adds to the visual and historic interest of this part of the village.

The contribution of the open land which surrounds the settlement cannot be underestimated. The fields, pastureland and wooded clumps, which punctuate the northern area of the settlement from the church, provide key views out of the Conservation Area. These spaces provide context to Ecchinswell House and Malthouse Farm, and setting to the vernacular buildings along the High Street including Hillside Cottage and Oak Cottage. The open land between the two foci of settlement reinforces the historic development of the area and affords significant long range views of, and from, the church.

Individual and groups of mature trees are an essential part of the character of the Conservation Area. The tree cover is broadleaved in character with ash and oak the dominant species. Field maple, sycamore, Turkey oak, lime, beech, horse chestnut, poplar and willow are also represented. Conifers are present, including a few yew trees (as in the garden of Woodleys Cottage). More exotic species

are present in some gardens. The contribution of individual trees is particularly notable in views southwards along the High Street from the War Memorial, and along the High Street from Ecchinswell House northwards to Kewells Cottage. To the rear of the Royal Oak is a fine walnut, and opposite the school is a fine spreading oak which forms a dominant feature in this part of the Conservation Area

Important tree groups can be found within the grounds of Ecchinswell House and The Royal Oak; in the undeveloped plot immediately to the south west of The Royal Oak; between The Old Tannery and the mill; in the woods along the track to Kisby's Farm; along the frontage of Old Church House; to the west and north of the Church of St Lawrence; in the immediate grounds of the vicarage and churchyard; and most dominantly associated with the water courses within the area formed between the High Street, Ecchinswell Road and the southern boundary of the Conservation Area.

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 Mill Lane and the northern section of the High Street in particular.

## The Setting of the Conservation Area

The undulating character of the countryside with hedge lined fields creates intimate enclosure within valleys with extensive views from higher ground.

It has less woodland cover than adjacent areas, consisting of small irregular shaped semi-natural woods. Small to medium sized fields are typically well hedged, with hedgerow oak trees (this being very characteristic within this type of landscape). The fields are a mosaic of irregular shapes. The heavier lower lying clay areas have watercourses and streams and are predominantly used as grazing land. The higher, and generally drier, ridges and slopes are used for mixed farming. A dense network of winding lanes connects scattered villages and farming settlements. The southern boundary of this area is defined by the chalkland landscapes which are very distinct and which are contained within the North Wessex Downs Area of Outstanding Natural Beauty (ANOB). The north and west boundaries are bordered by heath associated or heathland types.

In the vicinity of the Conservation Area are the remains of two historic deer parks, including Frobury Park Copse, originally enclosed in 1269. It retains the medieval boundary banks and ditches and is ancient semi-natural woodland rich in flora. Twenty-one ancient semi-natural woodlands also survive in this area, which was once part of a late Saxon Royal Estate.



**Mill Lane**



**Hillside Cottage and countryside setting**



**Corner House, viewed from the High Street**

## Areas of Archaeological Significance



*Ecchinswell House*



*Malthouse Farm*

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 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 AHAP includes the area to the west side of the village where the original village church was located and stretches south to cover the earthworks on the eastern side of the road, out of the boundaries of the Conservation Area. This AHAP also covers the east side of the river including Clere House Farm, outside the Conservation Area, which fronts an area which may once have been the village green. This AHAP extends to include the mill to the north.

An Area of Archaeological Potential (AAP) covers the area at Riverside Cottages and Yew Tree Cottage, as well as the area opposite, on the west side of the main road. The plots along the west side of the road suggest that there may have been occupation along this section of the village.

The original churchyard of the village is situated in the vicinity of the site of the former church, which was demolished in the 1870's, on the south bank of the stream.

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

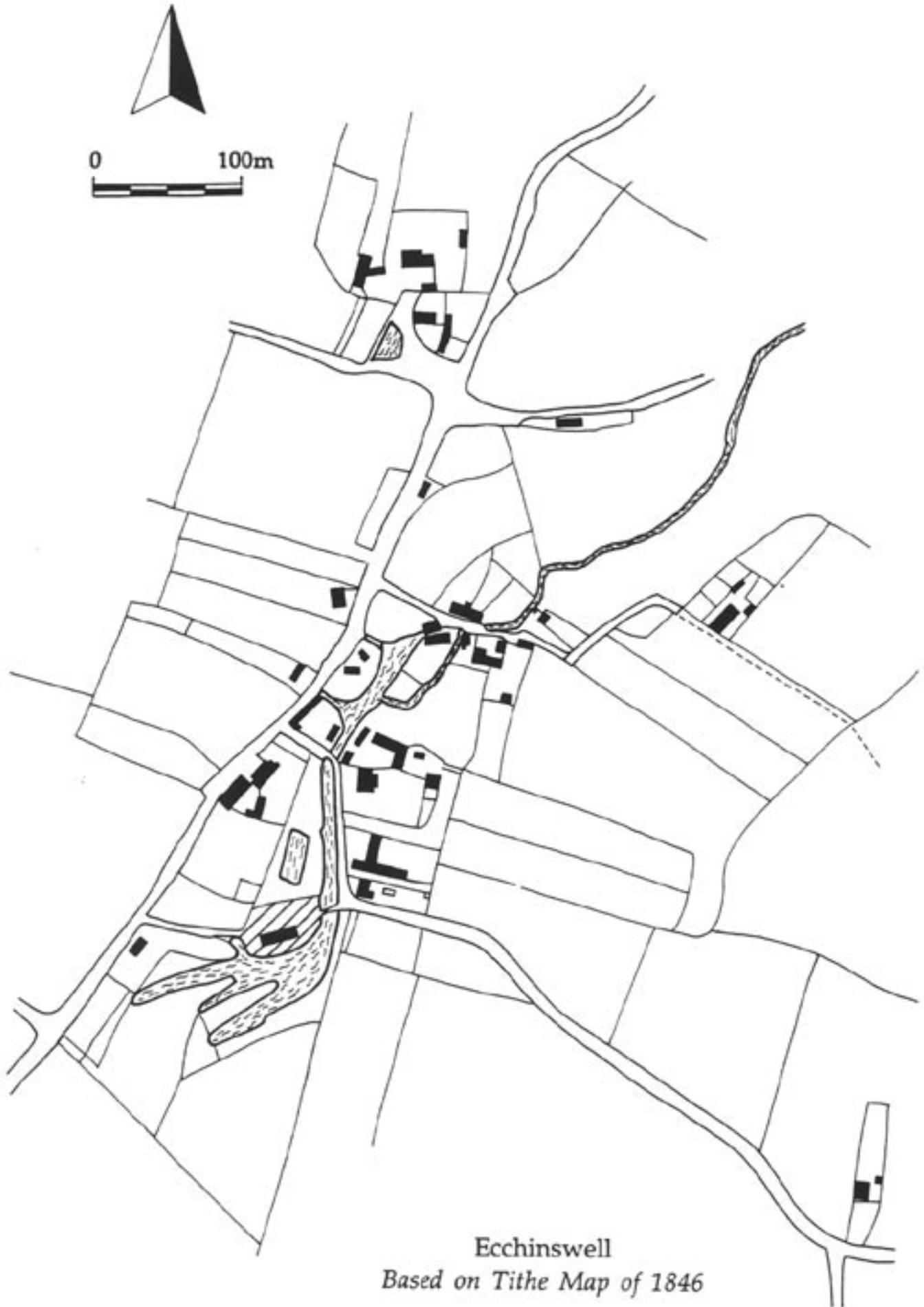


*Verdant and intimate streetscenes created by the mature vegetation*

## 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. It is advisable to contact the Council for further information on any grant.





# Conservation Area Appraisal

# Ecchinswell

...making a difference

**Basingstoke and Deane Borough Council**

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