



*Basingstoke  
and Deane*

Conservation Area Appraisal  
**Ellisfield**



...making a difference



*View south along Green Lane past Hill Farm and boundary wall*



*Kandahar Cottage, Ellisfield Green*

## Introduction

The Ellisfield Conservation Area was designated in 1989 by Basingstoke and Deane Borough Council in recognition of the special architectural and historic interest of the village.

Having designated the Conservation Area, the Local Authority has a statutory duty to ensure that those elements that form its particular character or appearance should be preserved or enhanced, especially when considering planning applications.

It is therefore necessary to define and analyse those qualities or elements that contribute to, or detract from, the special interest of the area and to assess how they combine to justify its designation as a Conservation Area. Such factors can include:

- its historic development;
- the contribution of individual or groups of buildings to the streetscene and the spaces that surround them; and
- the relationship of the built environment with the landscape.

They can also include the less tangible senses and experiences such as noise or smells, which can play a key part in forming the distinctive character of an area.

The Appraisal takes the form of written text and an Appraisal plan. In both respects every effort has been made to include or analyse those elements key to the special character of the area. Where buildings, structures or features have not been specifically highlighted it does not necessarily follow that they are of no visual or historic value to the Conservation Area. The document is intended to be an overall framework and guide within which decisions can be made on a site-specific basis.

This Appraisal of the Ellisfield Conservation Area follows its review in 2003 by Basingstoke and Deane Borough Council and explains what its designation means for those who live and work in the area.

This document was adopted as Supplementary Planning Guidance by the Borough of Basingstoke and Deane on 17 July 2003 and complements the policies of the Borough Local Plan (review).

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

## Location and Population

The village of Ellisfield lies five miles south of Basingstoke. The population of the Conservation Area in 1998 was approximately 105 (projection based on the Hampshire County Council Planning Department Small Area Population Forecasts 1995).

## Historic Development

### Settlement Origins

The name 'Ellisfield' derives from the Old English word 'ielfsanfeld' meaning 'open land of ielfsa'. At the time of the Domesday Survey, Ellisfield was part of the estate of the Bishop of Bayeux. It was held by Hugh de Port and later the St Johns. The manor was held by a favourite of Henry VIII, Sir William Sandys, in 1496. He later became Lord Chancellor and was created Baron Sandys. In 1657, the fifth Lord Sandys served with Charles I at the Battle of Cheriton. The property was sold and divided, to be reformed in 1789 by John Wallop, Earl of Portsmouth.

A second manor in the area was owned by the Prior of Southwick. The Prior appears as the joint Lord of Ellisfield during the reign of Edward II, but is not mentioned after 1428.

### Settlement Development

The village of Ellisfield has grown around a number of separate small settlements. The Conservation Area comprises four of these settlements: Merritt's Farm, Ellisfield Manor, The Old Manor and Ellisfield Green. All are joined by a series of lanes running east/west, linking the A339 with the B3046. Part of this route formed the Harrow Way, an ancient trackway across Southern England from Dover to Stonehenge and then Cornwall. The remainder of the village lies outside the Conservation Area, further south along Green Lane, College Lane and Axford Road.

Ellisfield Green, where Green Lane meets Church Lane, was originally the centre of the parish, and was a larger settlement. The Old Manor and St Martin's Church lie at the foot of the hill from the Green, at the head of a small valley running south-west (Furzen Lane follows). The former Ellisfield Manor and surrounding buildings have developed around the junction of Church Lane, College Lane, Winslade Lane and Bell Lane at the top of the hill. Merritt's Farm and Cooper's Farm are more isolated along Bell Lane. Each settlement (apart from The Old Manor) has grown around farm complexes (Merritt's, Cooper's, Widmoor, Hill). Only one, Hill Farm, remains in agricultural use. The Conservation Area is now residential in use and character.



*Church Cottage*



*Barn in front of Widmoor, Church Lane*

## 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 Appraisal plan as notable. This is not to undermine the value of other unmarked buildings or structures, which reflect the historic development of the village without detracting from its special qualities.

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

The Conservation Area is a rich mix of building styles, landscape, topography, road patterns and open spaces. The surrounding open landscape setting to the Conservation Area enables important views through, in, and out of, the small settlements that make up the area and this part of the village.

There is generally a strong rural appearance created by the style of buildings and the predominance of vernacular building materials. However, the special character of the area as a whole is derived just as much from the contrast between the four small settlements. These settlements evolved around historic farm complexes and manors, but each has taken a different character as a result of the pattern of development and the local topography. Common to each, however, is the dominance of mature vegetation and open fields. Together these permeate the settlements and the spaces between them, creating a strong verdant character.

### Built Form

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

There is a variety of building types, mainly dating between the 17th and 19th centuries, dispersed throughout the village. Often located at key visual points in 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. Others have retained more completely their vernacular form and materials.



*View west across open space from Merritt's Farm*



*Brocas and gateway from Green Lane*

There are several 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 among the listed buildings. They represent an expansion of the village, and are predominantly constructed of vernacular materials and strongly reinforce the street pattern of the village. Some possess features of particular 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. Historic buildings of particular individual or group value are indicated as notable on the Appraisal plan.

## Key Individual Buildings and Significant Groups of Buildings

St Martin's Church dates from the 13th century, and is constructed of flint walling with a red clay tile roof. The church dominates the small, tree-lined churchyard but is hidden in the small valley. It is only revealed from the foot of the hill leading from The Green, and from behind the tall brick wall concealing the pond to The Old Manor.

The Old Manor (Grade II) dates from the late 17th century and has two-storeys and an attic, with a steep red tile hipped roof. The north elevation presents a substantial complex, which contrasts with the small, vernacular form of other buildings in the Conservation Area. The progression of the attached early 20th century buildings to the west is more subservient and decorative in style. Features of note include the bands of flint and brick work, its cupola and the Dutch gables to the end pavilion.

The building, together with its granary (Grade II - early 17th century), barn (Grade II - early 19th century), stable (Grade II - mid 19th century) and landscaped grounds, make an important contribution to the historic character of the Conservation Area. It dominates the small valley to the south, along which it is visible for some distance. Its close proximity to the church - the two are divided by a brick wall - creates a strong visual relationship between the two buildings. The unlisted flint-faced Church Cottage, and the flint and brick outbuildings (with steep tiled roof) on the corner of Church Lane and Furzen Lane, complement this group of buildings. The distinctiveness of this settlement is its position on the valley floor, and the mature trees that help bond together the large, formal buildings.

Widmoor (Grade II) dating from the 17th century, is a two-storey, timber-framed house with later brick cladding and an old tile roof. The house is partially hidden by a boundary wall and vegetation, and by a distinctive black-stained weatherboarded, aisled barn at its front on Church Lane. This barn is a prominent feature in the lane from the west, and from the junction with Winslade Lane. Other buildings of note in this group include Drumbeg (a simple brick terrace), The Pump House (an unusual brick building dating from 1902), Orchard House (a large half-tiled two-storey



*Glimpse of fields behind Fox Hill House and Hill Farm Cottages*



*Pond off Green Lane*



*St Martin's Church and the Old Manor from Church Lane*



*Old Manor, from parkland to the south*

building with projecting gables hidden amongst dense trees), Ellisfield Manor buildings (with distinctive Dutch gables and archway entrance) and Guillemot on College Lane (a detached Edwardian building with decorative timber-framing on the upper floor). This settlement is distinguished by its openness, with long views between the buildings to open countryside.

Merritt's Farm House (Grade II) dates from the 18th century. It is an L-shaped house of two-storeys and a tall tile roof, with one hipped end. It is hidden behind a front boundary hedge by a long weatherboarded building along Bell Lane. A smaller cart shed and stable building to the rear, and a larger, corrugated iron Dutch barn, complete this small, cohesive group of former farm buildings. Bell House, Ivy Cottage and Kit Lane Cottage opposite, contribute to setting the historic context for the farm, with their vernacular form and appearance. The defining feature of this small settlement is the homogeneity of building form and materials and its semi-enclosed character. Further along Bell Lane, and relatively isolated from the main group, is Cooper's Farm Cottages (Grade II). This is an 18th century, hipped thatched and red brick building, surrounded by more modern outbuildings.

Brocas (Grade II) dates from the early 19th century, and is two-storeys with a low pitched slate roof and prominent Tuscan porch. The building is set back from Green Lane, in large and well-planted grounds, but can be glimpsed through the gateway. The Thatched Cottage (Grade II) on the northern entrance to the Conservation Area is an 18th century long block. It consists of one-storey with attic, thatched roof, and white painted brick infill. It occupies a prominent place on the road, visible from the north and on the approach to The Green from Church Lane. Hill Farm Cottage (Grade II) is similarly thatched and is a long two-storey block. Also prominent from Church Lane are Pullens Cottage (Grade II) an early 18th century two-storey tiled cottage, Hill Farm, a late 19th century two-storey brick and tile cottage, and Kandahar Cottage, a 19th century two-storey building with single-storey addition. These buildings form a distinctive settlement of mixed historic and suburban development and open, rural appearance.

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

The Conservation Area comprises a range of public and private spaces that combine to create special interest and define its character. Given the predominant rural appearance of the area, the contribution of belts of mature trees, hedges, and open fields is particularly important.

Mature trees are scattered throughout the Conservation Area. Broad-leaved trees dominate but there are examples of conifers. Native species are well represented but exotics have been planted in private gardens. Of particular note is the line of limes around the churchyard, and a large and imposing sycamore opposite. There are many hedgerows defining the lanes, plots or field boundaries. Verges are mostly unkempt, with only the occasional manicured hedge and verge.

The Conservation Area includes two long tree-lined views. One runs from the south along the valley to the Old Manor (along Furzen Lane). The other runs up College Lane, past Guillemot to Widmoor - an avenue of ash and oak. It also includes the sunken, hedge-lined lanes linking the separate settlements. Some of these are strong linear spaces, for example the hill down to the Old Manor. Others have tight bends to create anticipation and interest, as buildings are revealed, for example up the hills on Church Lane and Green Lane to Ellisfield Green, and along Bell Lane.

Other key spaces include that between Merritt's Farm and Ivy Cottage. Here the hedges that line Bell Lane widen to leave a sunken space, probably a former pond. This space is well-defined by the hedges and partially hidden buildings behind, and the long barn at Merritt's Farm. There is a similar space on Winslade Lane, where the tree line widens in front of Drumbeg to create a well-defined entrance to the village.

The narrow shallow valley that runs below Furzen Lane, north to The Old Manor, is defined by Park Field Copse and the trees lining the lane. It forms a long view to the manor, which terminates the view. Behind St Martin's churchyard is an important space, which provides an essential setting. This allowed the church to be seen in its entirety with The Old Manor to the rear. It also provides a contrast with the tight lanes that characterise this part of the Conservation Area.

The field joining Church Lane and Green Lane is an important open space. It allows views from Green Lane south and east towards the church, which remains hidden in the valley below. Adjoining this field is a large enclosed pond. Important too in contributing to the rural character of this part of the Conservation Area is the open field behind Hill Farm Cottages. This can be glimpsed between Fox Hill House and the Cottages, as well as from Green Lane opposite Hill Farm.



*Gateway pier to former Ellisfield Manor*



*View north along College Lane*



*View up Bell Lane to outbuildings at Merritt's Farm*



*Merritt's Farm House from Bell Lane*

There are several other fields, the openness of which helps define the rural character of the Conservation Area. They also separate the four settlements that make up this part of Ellisfield village. The fields combine with those immediately outside the Conservation Area boundary to create the setting to the area.

## Other Features of Architectural or Historic Interest

Boundary walls are of particular importance in defining both the historic curtilage of important buildings, and the key spaces that characterise the Conservation Area. Of special note (and identified on the Appraisal plan) are: the flint and brick walls among the buildings at Hill Farm (along Green Lane and running behind the farm house); the tall walled gardens adjoining Brocas and Manor Cottage; the tall walls defining St Martin's churchyard and along Church Lane at The Old Manor; the low walls in front of Widmoor and The Pumphouse; and the tall brick walls remaining from Ellisfield Manor. At the former Manor the tall brick pillars remain at the entrance from the junction with Bell Lane. There is a K6 telephone box on Green Lane that contributes to the historic character of the Conservation Area.

## Building Materials

The variety of materials used in the Conservation Area, includes red brick, timber-frame with red clay tiles, thatch and slate roof coverings. Flint and red brick are also common in boundary walls, and weatherboarding is used in agricultural buildings.

Given the domestic scale and simple vernacular architecture of the buildings in the Conservation Area, historic joinery (such as sash or casement windows, doors and door hoods) are often the features that define the appearance of properties. Although some buildings have been modernised, the use and overall effect of inappropriate replacement windows and doors is limited.

## The Setting of the Conservation Area

The setting to the Conservation Area makes an important contribution to defining the rural character of the area. In many places, it is indistinguishable from the Conservation Area itself. This is particularly noticeable where open fields adjoin the boundary north and south of Ellisfield Green and Church Lane towards Widmoor, and south and west of Bell House.

This setting allows long views into this part of the village from all directions. Buildings like The Old Manor, Cooper's Farm and The Thatched Cottage are visible from long distances.

As with the open fields inside the Conservation Area, some fields outside the boundary are important in separating the settlements. Of particular note are the fields north and south of Bell Lane, west of Kit Lane Cottage.

The Conservation Area lies within a larger Area of Special Landscape Quality (ASLQ) designated to recognise a rare example of a clay plateau valley in the Basingstoke area. The countryside is characterised by chalk valleys and large woodlands, in contrast to the predominantly open arable landscape.



*View south along Winslade Lane past Drumbeag*

## 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 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 occasionally result in the need for archaeological recording in the case of some developments.

The Conservation Area contains two AHAP. One is the area around St Martin's Church and The Old Manor. The other is the area west of Green Lane, between Hill Farm Cottage and The Thatched Cottage (a site of an earlier settlement and a second church). South of the latter is an area designated as being of archaeological potential, as this area may have been settled in the past.

## Conservation Area Planning Controls

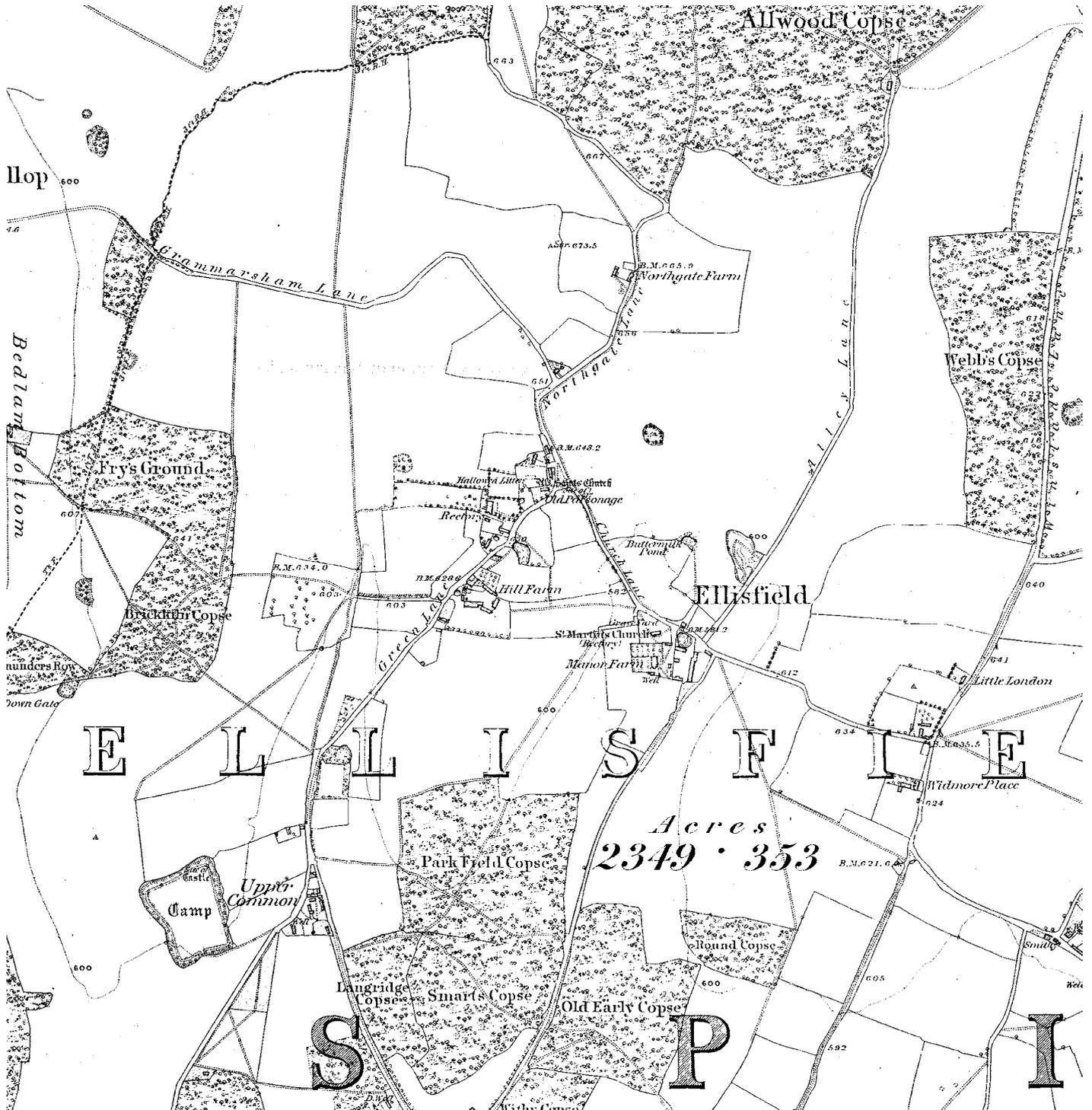
The following controls apply within the Conservation Area in addition to normal planning controls:

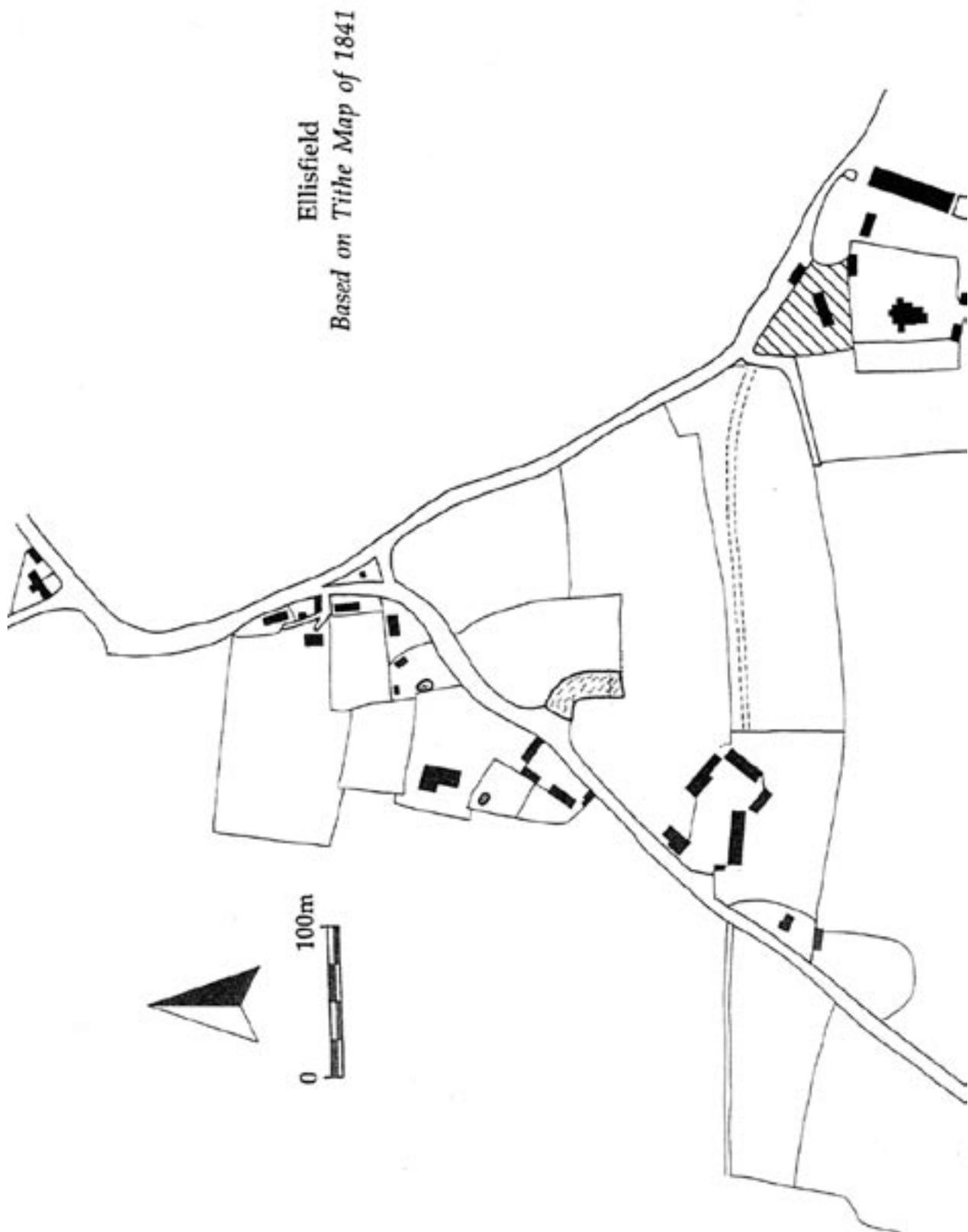
- Conservation Area Consent is normally required for the demolition of buildings or structures over a certain size within a Conservation Area.
- The Council must be given six weeks notice of any intention to undertake works to, cut down or uproot any trees over a certain size in the Conservation Area.
- Planning applications which, in the opinion of the Borough Council, would affect the special character of the Conservation Area must be advertised and the opportunity given for public comment. This may include proposals outside the Conservation Area which nevertheless affect its setting.

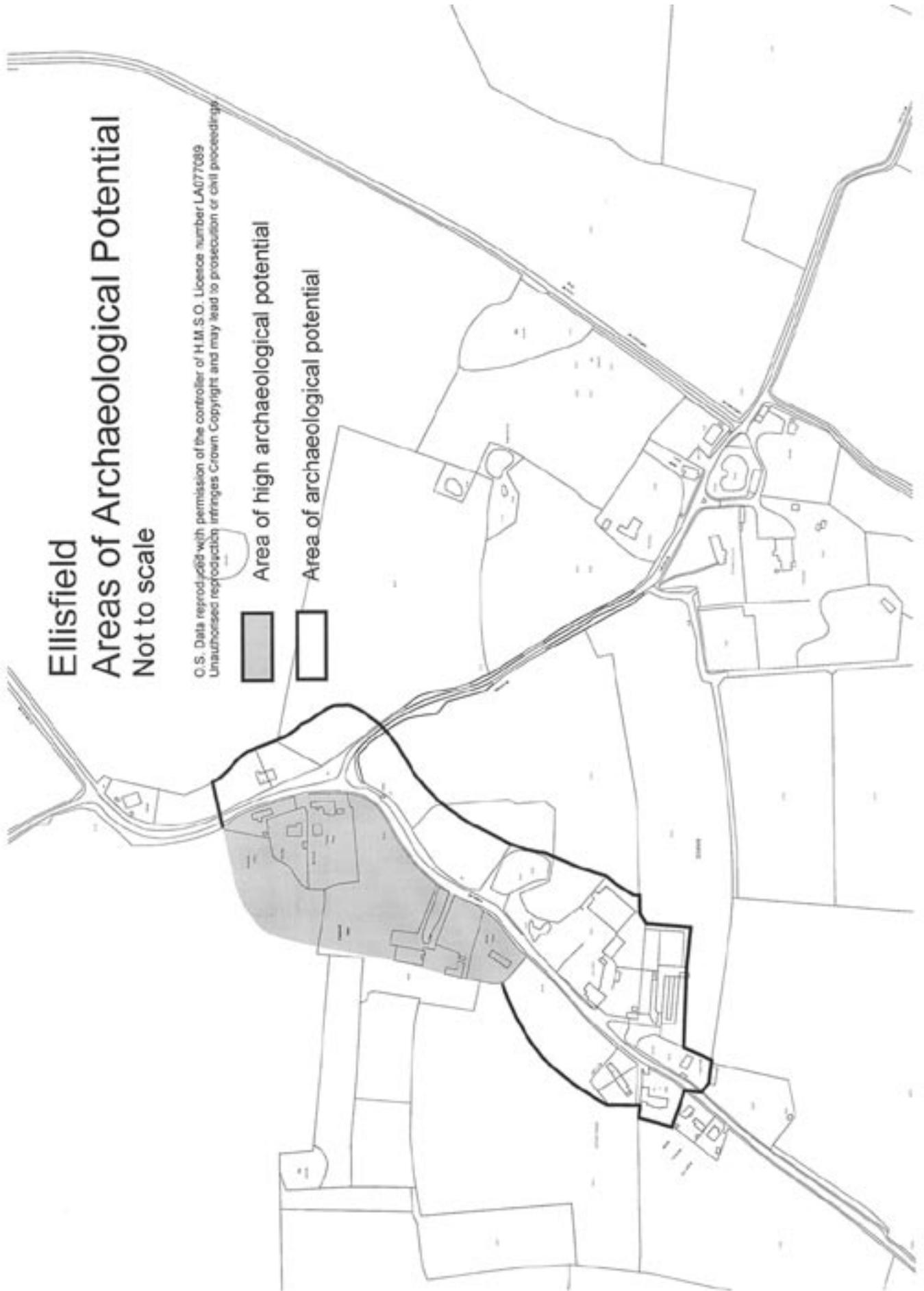
Statutory policies relating to Conservation Areas and listed buildings are set out in the adopted Basingstoke and Deane Borough Local Plan. These policies reflect the statutory duty on the Local Planning Authority to have regard to the preservation of historic buildings or their setting, and to the enhancement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

## 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

# Conservation Area Appraisal

# Ellisfield

...making a difference

**Basingstoke and Deane Borough Council**

Civic Offices London Road Basingstoke Hants RG21 4AH

**Telephone 01256 844844 Fax 01256 845200**

[www.basingstoke.gov.uk](http://www.basingstoke.gov.uk)

Produced by Graphics/Corporate Information Division

April 2004