



*Basingstoke
and Deane*

Conservation Area Appraisal **Kingsclere**



...making a difference

Introduction

The Kingsclere Conservation Area was designated in 1969, by Basingstoke and Deane Borough Council in recognition of the special architectural and historic interest of the village. The boundary was subsequently extended in 1981.

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

It is therefore necessary to define and analyse those qualities or elements which 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 street scene and the spaces that surround them;
- 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, although 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 Kingsclere Conservation Area follows its review in 2003 by the Borough of Basingstoke and Deane Council and explains what its designation means for those who live and work in the area.

This document was adopted as Supplementary Planning Guidance by the Borough of Basingstoke and Deane on 20 February 2003 and complements the policies of the Borough Local Plan (review).



High quality brickwork with characteristic blue and glazed bricks (North Street)



George Street - varied building form unified by high quality materials and compact streetscape

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

Kingsclere lies three miles inside the Hampshire county boundary with Berkshire, where the roads from Newbury, Andover, Whitchurch, and Basingstoke meet. The settlement is located about one mile from the base of the north-facing escarpment of the Upper Chalk, which marks the northern boundary of the central Hampshire chalk downs. The village is situated on the edge of the North Wessex Downs Area of Outstanding Natural Beauty.

The Kingsclere Stream, also known as "Gaily Brook", rises to the south of the village. It flows almost due north to join the River Enborne, which forms part of the northern boundary of Hampshire with Berkshire.

The population of the Kingsclere Conservation Area in 1998 was approximately 618. (Projection based on the Hampshire County Council Planning Department Small Area Population Forecasts 1995).



Kingsclere stream



Nos 12-18 George Street

Historical Development

Settlement Origins

Kingsclere was possibly first recorded in the will of King Alfred, around 880AD, when he left his middle daughter the 'ham aet clearin'. The first recorded use of the name 'Kyngesclera' was in the reign of Henry I, in a charter confirming the grant by William I to Hyde Abbey.

The origin of the name 'Clere' is uncertain. One possible derivation is from the same root as the Welsh word 'clær' meaning bright. An alternative is that it referred to a tribal grouping which inhabited this part of Hampshire. As the name 'Clere' was used over a very wide area this is a possibility. It probably pre-dates the Saxon era and is of Celtic origin.

The settlement formed part of an ancient property of the Crown. The Domesday Book records separately the manor and the church. William the Conqueror exchanged the church of Kingsclere with Hyde Abbey, Winchester in 1107. Henry I gave the manor of Clere to the Canons of the Church of St Mary, Rouen, and they remained the owners until 1335. Rouen Cathedral provided the King's administrators and the income from the manor was in recompense for this service. It also contributed to the



The Church of St Mary



Gaily Mill

rebuilding of the cathedral. In 1335 the King granted a licence for it to be alienated to William de Melton, Archbishop of York. The Merton family sold the manor to Sir William Paulet, Lord St John, in 1544 and it remained with his successors, the Marquises of Winchester and the Dukes of Bolton until the death of Harry, 6th Duke of Bolton, in 1794. The manor then came into the possession of Thomas Orde by marriage, who assumed the surname and arms of the Paulet family, becoming elevated to peerage as Lord Bolton.

Settlement Development

The development of the settlement is fundamentally related to its position at the convergence of several roads that link the larger market towns of Newbury, Whitchurch and Overton, together with the proximity of the River Enborne and its position in relation to the surrounding agricultural area. Consequently, the market formed the focus of the village from early times, with mills and associated industries along the river course, and with farms within the village environs.

The village was first granted a market charter by Henry II in 1154. Kingsclere was granted further market rights in 1227 by Henry III, along with a fair. The market took place in what is now The Square, Crown Green and Anchor Yard.

The core of the village has retained its historic street pattern, with the principal streets radiating out from the central focus of the church and The Square. Historically, development appears to have concentrated along the north section of Swan Street and the western part of George Street. In the medieval period, North Street was referred to as a path, which may indicate that it was a less developed area of the village. Certainly the built form today has a distinctive, more dispersed, character to that of the compact frontages of the main roads. The high quality of the buildings dating from the late medieval period, which are still located at the heart of the village, is evidence of the prosperity of the period, possibly based on the wool trade or the ability to grow high grade malting barley.

During the 17th century there appears to have been limited growth in the population of the parish. This may have been influenced by the fact that Kingsclere was one of the worst hit Hampshire villages during the plague epidemic of 1665-6. It appears to have continued as a local market centre, whilst principally functioning as a larger agricultural settlement. The 1843 Tithe Apportionment map shows the arable land to the south divided into strips, even into the mid 19th century.

The 19th century saw a large increase in the size of Kingsclere, with the development of both Swan Street and George Street beyond the medieval core of the village centre. A number of large houses, of some status, and associated grounds were also constructed on the periphery of the settlement in this period.

The Domesday Book records five mills, although they may not all have been within the actual settlement. Town Mill belonged to the Canons of St. Mary's Rouen, who were granted the demesne manor in 1107. Gaily Mill was recorded as 'Galiesmull' in 1296 and known as Upper Mill in the 18th and 19th centuries. Hogesmull existed on the site of Victoria Mill (now demolished) in 1311, whilst to the north of the settlement, Northmulle is thought to have been located on the site of the 18th century Island Mill.

Associated with the combination of mills and agriculture, malt was also an important industry in the 19th century. Kingsclere supplied the London brewing industry with malt, and a 'sample' market was held weekly in the Swan Hotel.

From the 18th century, buildings and property plots developed on the periphery of the village, within the entrance to the chalk quarry, known as The Dell. These squatters' cottages were the homes of some of the poorest inhabitants of Kingsclere, and although outside the Conservation Area boundary, they nevertheless contribute to the understanding of the development of both the village form and its setting.

An Appraisal of the Conservation Area

Overview

The Appraisal plan identifies those buildings, views, and key features considered essential to the special character or appearance of the Conservation Area. In addition to listed buildings, it also includes unlisted buildings of particular individual or group value, which are indicated on the plan as notable. This is not to undermine the value of other unmarked buildings or structures that reflect the historic development of the village without detracting from its special qualities. Individual hedgerows have not been included on the Appraisal plan. However, their contribution to the character of the Conservation Area cannot be underestimated, and their significance is implicit in the Appraisal.

The appearance of the Kingsclere Conservation Area is one of a tight-knit core of buildings radiating out from a central area. This core is surrounded by less dense development in a verdant, informal setting, which is interspersed by a few key buildings.



Swan Street from the Church of St Mary



View eastwards along George Street



Priors Mill and nos 30 and 32 North Street



Nos 20-22 Swan Street



St Mary's Church



View northwards along Swan Street



Brooklyn House, North Street

The special interest of the core village area is principally derived from the combination of distinctive and varied elevations which form a cohesive and homogeneous streetscape. Key factors in producing this complementary combination are the predominance of high quality brickwork, the essentially domestic scale of properties, and the common building lines of street frontages. The radial, yet irregular, form of the street pattern serves to reinforce such subtle variety by focusing views on key buildings

The character is predominantly residential, with a few commercial uses centred around the historic core. The distinctive appearance of former functional buildings, such as the mills and maltings, contribute to give an impression of the historic character of Kingsclere as a working settlement.

Built Form

Within the Kingsclere Conservation Area there are sixty-five listed buildings. Of these, the Church of St Mary and 20 Swan Street are listed Grade II* (as being of national importance) with the remainder Grade II (of local or regional interest).

Principally of timber-frame construction and/or brick, the majority of these properties date from between the 16th and 19th centuries. The 15th century or earlier structures that survive are mainly concentrated along the northern end of Swan Street and the easterly end of Newbury Road. The listed buildings are often located at key visual points within the streetscene and 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. The refronting in brick of existing timber-framed buildings and insertion of carefully arranged sash windows, to produce a polite elevation, was particularly common in the 18th and early 19th centuries. In Kingsclere, the associated addition of an entrance statement in the form of an ornate canopy, portico or doorcase is a recurring feature of special note. Examples include Nos 3 and 5 North Street. Nos 21 and 23 Swan Street have a 15th century core, with 18th and 19th century alterations. The Swan Inn has an ordered Queen Ann elevation and an inner 15th century timber-frame. No 18 George Street clearly shows its 17th century timber-frame behind the brick refronting. The large, steeply pitched roof slopes, and dominant chimney stacks, are often a key characteristic of these older refronted buildings.

The villagescape, however, comprises a number of unlisted buildings, mainly dating from the 19th century. These are predominantly constructed of vernacular materials (namely brick and clay tile) and strongly reinforce the street pattern of the village.

Some possess features of particular interest such as entrance porticos and doorcases. However, it is their group value, in association with adjacent listed buildings, that significantly contributes to the overall special interest of the Conservation Area.

Key Individual Buildings

The earliest parts of the Church of St Mary appear to date from the early 12th century and were built by the Monks of Hyde Abbey in Winchester. Later alterations took place in the 13th, 14th and 15th centuries. In 1848, the building underwent substantial reconstruction and restoration by the architect Thomas Hellyer. At this time the exterior, originally of grey limestone with flint, was completely refaced in knapped flint with stone dressings. The tower was increased in height and the round stair turret added. Most of the windows and doors were altered, incorporating some early fragments. The only part of the church to survive the Victorian remodelling is the south chapel dating from about 1330.

The weather-vane is of particular local historical note, although its exact reference is uncertain. Some believe it was an effigy of a bed-bug, ordered to be placed on the church tower by King John after an uncomfortable night in the village. It is also said to represent the comet seen in 1744, when part of the church tower was being rebuilt, or that it is in fact in the shape of a tortoise, traditionally the symbol of patient progress.

Although located at the core of the village, the church has limited impact on long range views within Kingsclere. The views west of the tower, down George Street and south-eastwards down Newbury Road are the most notable views of the building as a landmark. However, within the central space and setting afforded to it by the churchyard and former market area, the scale and massing of the church dominates the immediate streetscape. The combination of robust built form, and the open qualities of the space, are essential to the character of this part of the Conservation Area, particularly in contrast to the concentrated, domestic scale and urban appearance of the immediate townscape.

No 20 Swan Street has a virtually complete late 14th or early 15th century timber-frame, comprising a two-bay hall and jettied cross-wing. The high quality frame includes moulded arch braces. An archaeological excavation of the floor area has revealed two pits (one of which would have been a grain pit) as well as domestic pottery from the 14th century.



Nos 2-8 George Street



No 20 Swan Street



The Swan Hotel



Elm Grove Flats

No 18 Swan Street is a timber-framed building of architectural importance with later 18th century brick recladding. It occupies a prominent position in the streetscape, as a result of a significant step back of the adjacent building line of Swan Street, and its position at the top of a slight rise with uninterrupted views from the south. The approach into the village is dominated by the prominence of its steeply hipped side elevation and long roof ranges, running perpendicular to the frontage. The adjacent Nos 22A and 22 are Grade II listed buildings.

Another example of a key building of architectural and streetscape significance is the Swan Hotel. The street façade of this building is a symmetrical Queen Anne design, characteristic of the early 18th century. Slim vertical panels of blue header bricks, between flush red brick quoins, reinforce the ordered arrangement of sash windows. The position of the hotel on the curve in the road, and the length and rhythmic articulation of the elevation, dominates the streetscene down Swan Street from the north, yet at the same time deflects the view to suggest further visual interest beyond. Again, this polite frontage deceptively hides the remains of a timber-frame medieval open hall, which still has surviving smoke-blackening to the roof structure.

On the periphery of the Conservation Area, and separated from the main grain of the historic core, Elm Grove and Kingsclere House are two large buildings dating from the 19th century. Although their setting has been eroded by later development, the former status of both is important in understanding the development of the village during this period. The grounds surrounding Kingsclere House, in particular, contribute significantly to the character and appearance of the Conservation Area.

No 2 George Street is a prominent building, the double elevations of which face George Street and the former market area. Its large roof slopes and tudor chimney stacks are particularly important on this corner site.

No's 41 and 43 Swan Street are similarly prominent in the view south along Swan Street. This three storey building sits in front and above the neighbouring terrace and its flank wall adjoins the road, at the point where the road rises. It therefore creates a visual gateway into the village from the south.

Significant Groups of Buildings

Although the character of the Conservation Area, as a whole, is derived from the combined quality of buildings and the spaces surrounding them, there are certain buildings which, due to their position in the streetscene or architectural characteristics, contribute to the special interest and appearance of Kingsclere.

At the centre of the Conservation Area, the Methodist Church and No 3 George Street form the focus of long range views down Swan Street. Their visual impact is reinforced by the strong contrast in form and design between the buildings. The horizontal emphasis of the symmetrical domestic brick façade counteracting the vertical emphasis of the flint gable of the church. These differences are reinforced further by the church, which is set back from the building line of George Street.

A significant group of buildings, in historic and visual terms, are the brewery buildings and house at the junction of Popes Hill and Newbury Road. The 19th century brewery buildings form a courtyard of interlinked structures of varied form and scale whilst the 15th, 18th and 19th century Brewery House, with its Tuscan porch, forms a focal point for views in an intimate and twisting streetscape. The historic association of the industry with the stream is reinforced by the proximity of the former Falcon Inn (now Falcons) and the converted range of malting buildings opposite.

Along Newbury Road, three substantial buildings, namely No 9 The Old House (former Manor House), No 7 and Tower Hill Cottages, combine to reinforce the historic character of this part of the Conservation Area in contrast to the surrounding modern development.

The collection of apparently 19th century buildings, which form the northern end to North Street, are of eclectic style and create an area of pastoral character, again contrasting with the cohesive character of the core area.

Isolated on the periphery of the Conservation Area, Gailey Mill consists of the mill house and associated 18th century ancillary structures. These form a distinctive cluster of buildings that can be seen from many view points, within the Conservation Area. The semi-open pastoral setting is essential to appreciate the complex as a whole, and reinforce its position outside the settlement.



Methodist Church



Nos 5 and 7 Newbury Road



The Rookery, Swan Street



St Mary's Churchyard from Swan Street

At the eastern end of George Street, Nos 35 to 37 and Nos 39, 41, 43 and 45, are contemporary 19th century buildings, constructed in a complimentary style, with blue brick walling, slate roof covering and sash or casement windows. No's 35 and 37 had this frontage (constructed in 1832) but the rear of the property reveals cottages built in the mid 18th century. The former Council Offices in Swan Street have a particularly imposing Queen Anne elevation, whilst The Rookery (26 Swan Street) has two notable doorcases.

The Character and Importance of Public and Private Spaces

Forming the focal point of Kingsclere, the combination of the churchyard, (delineated by the pollarded Lime trees) and the former market area (at the intersection of the four main streets) is an essential component in contributing to the distinctive character and appearance of the Conservation Area. It serves to provide both a setting to the church and a tangible link to the historic function of Kingsclere as a market centre.

The churchyard and open spaces along the stream, both public and private, also allow the appreciation of the varied and complex rear roofscapes which run along the rear of Swan Street, North Street, and Popes Hill. The small, private areas which punctuate the properties along Swan Street also afford glimpses through to the wooded stream course. The side views of frontage properties and their ancillary buildings are essential characteristics which contribute to the special interest and distinctiveness of the streetscape in this part of the Conservation Area.

On the periphery of the village the wooded pasture area around Gaily Mill allows the buildings to remain within their rural context without encroachment from the village. This area provides views along the banks of the stream and across the surrounding countryside, especially to the east and south.

Other Features of Architectural and Historic Interest

The focal point and village centre of Kingsclere is marked by the War Memorial, located in the churchyard. There are also a number of walls that are important in defining the character of the local streetscape. Worthy of particular mention are: the brick boundary walls to Brooklyn House and North Street, the brick and flint wall bounding the open space of the former School Annex, at the southern end of North Street, the high brick wall to Priory House, in Newbury Street, and the almost continuous brick walls that define the southerly boundary to properties along Popes Hill.

Building Materials

Although a variety of vernacular building materials and traditions are apparent in Kingsclere, it is the predominant use of brick which characterises the Conservation Area although timber-framing is still apparent, particularly on side and rear elevations. The variety of uses, colours and bonds of the brickwork are of particular note and is invariably of the highest quality. The use of blue brickwork, both en masse and decoratively is, however, the overriding feature of distinction throughout the Conservation Area.

Flint was introduced as a popular building material in the 19th century as demonstrated by the recladding of St Mary's Church, the construction of the Methodist Church, The Old Vicarage and also as decorative panels in several boundary walls.

Some buildings have painted exteriors, either painted brick or painted render. Plain orange/red clay tiles predominate as the main roofing material, with the occasional use of slate, from the 19th century.

Given the domestic scale and simple provincial architecture of the buildings in the Conservation Area, historic joinery (such as sash windows, doors and door cases) are often the features that define the appearance of properties. This is also the case for more grand and ordered elevations, such as the Swan Inn where the arrangement of sash windows is key to the architectural design. Where buildings are close-knit in continuous street frontages the relationship of these features, and their historic arrangement, becomes a significant factor in the overall special character of the area. Although some groups of buildings have been modernised, the use and overall effect of inappropriate replacement windows and doors is limited. The retention of original doorcases, hoods and porticos is also a significant characteristic of Kingsclere.



Swan Street



*Nos 35-37 George Street
High quality examples of the use of
blue brickwork characteristic of Kingsclere*



*Glazed and blue bricks are a distinctive
feature of the Conservation Area*



No's 21 and 23 Swan Street

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



View along Echinswell Road



View of Priors Mill from Brooklyn House

Despite the tight cohesive nature of the streetscape along Swan Street and George Street, trees and other pockets of vegetation do contribute greatly to the character and appearance of the area. In particular, the mature vegetation which follows the course of Gaily Brook, north from Bear Hill, extending west as part of the grounds of Kingsclere House, and the area centred around Priors Mill, provide a verdant backdrop to the properties along the west sides of Swan Street and North Street.

The trees within St Mary's churchyard are perhaps the most significant in terms of their individual contribution to the special character of the area. In particular, the line of pollarded limes define the boundary of the churchyard providing both a discreet setting to the church and a distinction between this space and that of the wide roadways meeting in this location.

Mature trees and hedges form the dominant character of the peripheral parts of the Conservation Area, particularly to the west around Foxes Lane, Popes Hill and Echinswell Road, allowing only limited glimpses of buildings in a secluded and private setting. Their contribution is an essential component of the special interest of this part of the Conservation Area.

There are a number of individual trees of note in the Conservation Area. These include several Crack Willows at Gaily Mill and a mature Ash in the garden of Fieldgate Farmhouse. Amongst a number of trees in the grounds of Elm Grove there is a notable, mature Cut Leaf Beech.

The private garden of Brooklyn House provides a tranquil and unusual space for Kingsclere. It is a visually essential component in the streetscene, which contributes greatly to the character of North Street and the setting of the eclectic cluster of adjacent listed buildings. Planted with several more unusual trees (including a Tulip Tree) these will, in time, make a significant contribution to the Conservation Area.

The Setting of the Conservation Area

The landscape north of Kingsclere is characterised by clay with a profusion of streams, mixed farmland (predominantly arable) and a landscape with many isolated oak woodlands. To the north-east of Kingsclere around Wolverton can be found a woodland landscape characterised by dense woodlands and grazing land. Whilst to the south-east of the village can be found the downland landscape. This is a clay plateau, with ancient woodlands of oak and hazel coppice, and predominantly arable farming in medium or large fields with some grazing.

To the south-west of Kingsclere is the downland landscape, dominated by the chalk scarp, a unifying element to the overall area, which contrasts with the more densely wooded lowland landscapes. This scarp forms a linear winding belt extending west of Kingsclere. It is often characterised by ancient earthworks on the highest points, and sheep pasture with some arable farming on the lower slopes.

Despite these contrasting and varied characteristics, the setting to Kingsclere is essentially rural. This is reinforced by many key views out of the Conservation Area of the surrounding farm and woodland, and the proximity of several farms on the immediate boundary of the settlement.



*View southwards along
Swan Street and beyond*



Swan Street

Areas of Archaeological Significance

Every settlement contains within it archeological 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 Archeological Potential (AHAP) that it is most likely that such archeological remains will be encountered.

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

There is one AHAP within the Kingsclere Conservation Area. It encompasses the core medieval settlement, including Swan Street and George Street, parts of the village to the west and north-west of the church (where a medieval vicarage stood) and the church itself.

There is one Area of Archeological Potential (AAP) within the Conservation Area that includes areas of expansion along the southern part of Swan Street and the eastern part of George Street. This area encompasses post-medieval development, where evidence may be found to date this expansion of the village. It is also possible that evidence may survive to show irregular medieval development at the fringes of the core of the village.

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 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.



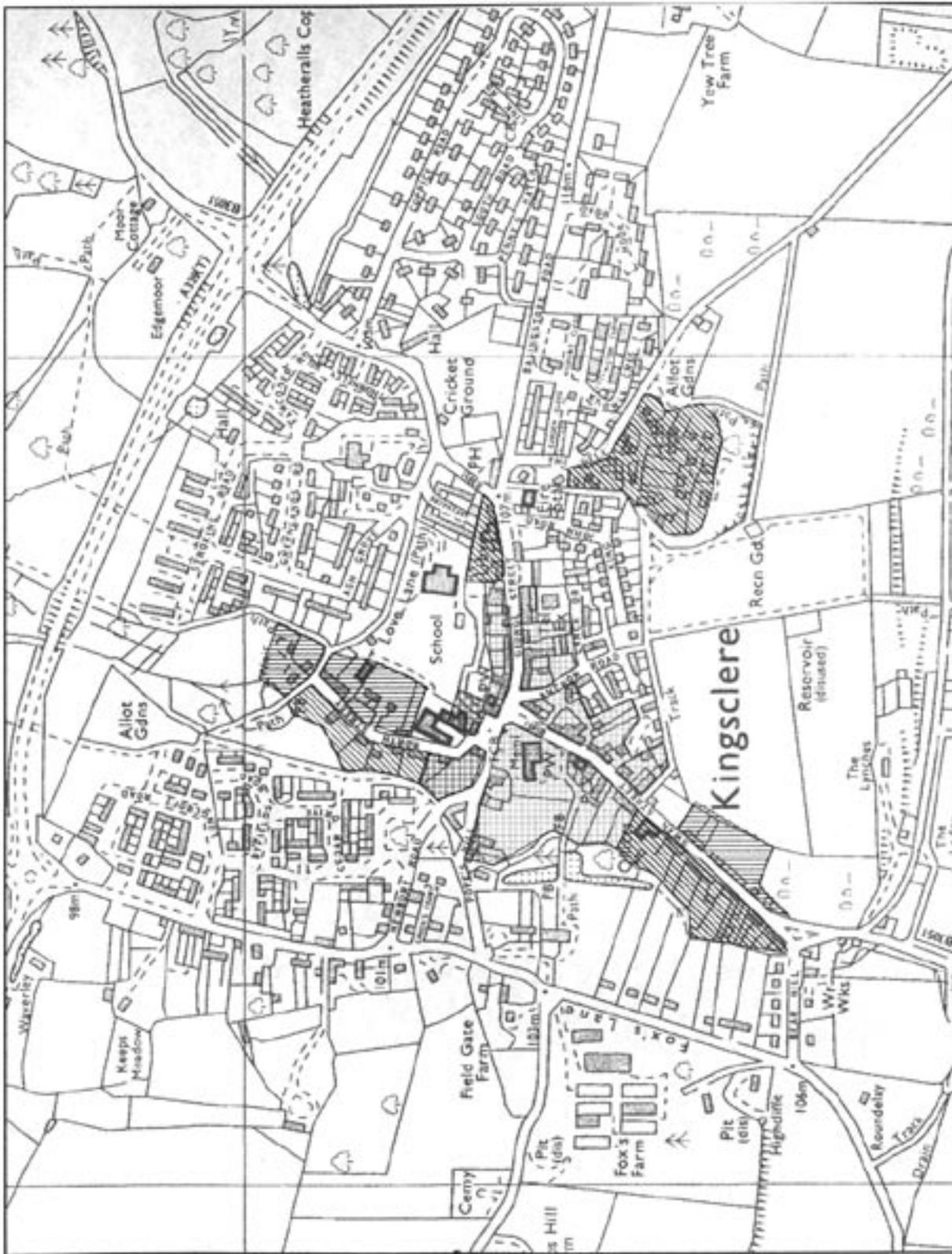
Newbury Road



No 22 Swan Street from Fielden Court

Grants

The Borough Council provides grants for various types of work. These include Environment and Regeneration Grants, Historic Buildings 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.



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MAP E AREAS OF ARCHAEOLOGICAL IMPORTANCE

Courtesy of Hampshire County Council

-  Area of High Archaeological Importance
-  Area of Archaeological Importance
-  Area of Limited Archaeological Importance



Conservation Area Appraisal

Kingsclere

...making a difference

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