



*Basingstoke
and Deane*

Conservation Area Appraisal **Mapledurwell**



...making a difference



View north along The Street



Rose Cottage

Introduction

The Mapledurwell Conservation Area was first designated in 1981 by Basingstoke and Deane Borough Council in recognition of the special architectural and historic interest of the village.

Having designated the Conservation Area, 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 Mapledurwell 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

Mapledurwell is a small parish of about 830 acres located three miles to the east of Basingstoke, on the northern edge of the chalk downland. The main part of the settlement is situated around a shallow valley, in the north-facing incline, at the edge of the chalk.

The population of the Mapledurwell Conservation Area in 1998 was approximately 180 (projection based on the Hampshire County Council Planning Department Small Area Population Forecasts 1995).

Historic Development

Settlement Origins

The name Mapledurwell means 'maple tree spring'. At the time of the Domesday Survey, the land was held by Anschill for Edward the Confessor. In 1086, Mapledurwell became the sole estate in Hampshire of Hugh de Port. It covered the modern parishes of Newnham, Up Natley and Andwell. In 1172, Adam de Port, great-grandson of Hugh, was outlawed for treason and forfeited all his possessions. The King gave the manor to Alan Bassett, and in 1306 it was transferred to Hugh de Despenser. However, he and his son were hanged by the forces of Queen Isabel in 1326.

In 1337, the manor returned to the Despenser family and remained in their possession for nearly two centuries. In 1529, William Frost of Avington granted the manor to Corpus Christi College in Oxford 'for support to the end of time of a fellow of his own blood'. The college remained the major landowner from 1616 - 1839 and still owns some of the land today. Winchester College also held parts of the Manor of Mapledurwell.



Ivy House



Maple Cottage



Rye Cottage



View north-west along The Street

Settlement Development

The continued ownership of the lands of Mapledurwell, by the Corpus Christi College, resulted in little change to the village in the 17th to 19th centuries. The pattern of roads, buildings, woodland, open fields and commons were generally unaltered during this period. Mapledurwell was untypical of other villages in the area during this time. The land within the village was enclosed very late and remained as open fields until 1795. There were a number of small farms in the village in contrast to the general trend of large farms and extensive early enclosure found in many parts of Hampshire.

The present area of allotment land was awarded to the village under the Acts for the Enclosure, Exchange and Improvement of Land 'on the end day of June 1863'. This demonstrates that enclosure within the parish was not completed until the 19th century. The formal procedures of the college statutes, and internal arrangements for disposal of estate revenue, meant a continuity of manorial 'guardianship' of the village, long after it had ceased in other places.

The village originally extended north-west to Hatch and north-east to the mill at Andwell, but was divided by the M3 motorway. Transport has had a major influence on the history and development of the village. Down Lane, initially a drove road, was established to link the settlement to the Harrow Way, an ancient and still used trackway across southern England. It then followed the laying out of Tunworth Road and Greywell Road. The Basingstoke Canal intersected the northern half of the village from east to west and had a considerable impact on the village in its heyday. The brickworks at Up Nately, which transported the bricks along the canal, employed many of the villagers.

The most recent industry to have an impact on the development of the village, and certainly the boundaries of the Conservation Area, is the profusion of watercress beds. These can be found on the north-eastern side of the village, along the stream.

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, that are indicated on the Appraisal plan as notable. This does not 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 should not be underestimated and their significance is implicit in the Appraisal.

The village of Mapledurwell has developed around two focal points. The first is centred on Manor Farmhouse and St Mary's Church, in the south of the Conservation Area. The second, traditionally known as 'The Street', is arranged along Tunworth Road in the north-western part of the Conservation Area.

The special character of the Conservation Area principally derives from the relationship of linear groups of historic buildings located along narrow, verdant lanes. But it has contrasting, occasional, long views across the areas of open space and the streams that separate them. These views are enhanced by gently undulating local topography and important historic buildings, at key points in the streetscene. The prominence of substantial timber-framed buildings and thatched roof slopes makes a significant contribution in defining the special character of the Conservation Area.

The village remains residential in character with some existing industrial uses, primarily storage yards, along Frog Lane, near the former canal. Residential plots lie along the three main roads in the area and are generally large and of irregular shape and orientation. However, the prominence of key farm complexes and manors - Manor Farm, The Farm, Mapledurwell House and Gray's Farm is important. It establishes the overriding rural and agricultural character and hence the appearance of the village. Also important are the many water courses and ponds in the village.



View of the Gamekeeper's Public House



View along Tunworth Road



Manor Farmhouse

Built Form

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

The Conservation Area predominantly reflects vernacular building traditions. Most of the oldest buildings have retained more completely their vernacular form and materials, notably timber-framing and thatch roofing. Examples are Maple Cottage and Rose Cottage. Following architectural trends, later 18th century development in the village reflects a preference for brick to indicate the social status of the owner. This has resulted in the more consciously designed and formal elevations of Manor Farmhouse and Mapledurwell House.

There are several unlisted buildings that contribute positively to the special character of the Conservation Area. These buildings, dating mainly from the 19th and early 20th centuries, are scattered around the village and represent its expansion. These are predominantly constructed of vernacular materials and reinforce the street pattern of the village. Some possess features of particular interest. However, in general, 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. This does not undermine the value of other unmarked buildings or structures that reflect the historic development of the village, without detracting from its special qualities.

Key Individual Buildings

St Mary's Church dates from the 13th century, with 15th century additions. It is constructed of flint walling, with stone dressings at the corners and around the windows, and has a red clay tile roof. The bell tower has a pyramidal roof, clad with vertical weather-boarding. The church lies on the southern edge of the settlement, behind Tunworth Road. Apart from its intrinsic architectural and historic value, it is a landmark visible from all directions and makes an important contribution to the character of the Conservation Area.



St Mary's Church

Manor Farmhouse dates from the late 18th century and has a double-fronted brick elevation and old tile, hipped roof. The building dominates the open space opposite on Tunworth Road, and can be glimpsed through the trees from the lane. The former outbuildings to the immediate north of the farmhouse have been much altered, and their relationship is no longer a defining characteristic of the area. However, the outbuilding to the south is complimentary to the setting of the house in glimpses from the lane.



View along Tunworth Road

Several individual Grade II listed structures located in the Conservation Area are timber-framed with brick infill, dating from between the 16th and 18th centuries. Both thatch and tile are used as roof coverings. Examples of this predominant style are Maple Cottage and Ivy House. The former occupies one of the most prominent locations in the Conservation Area. It is located at the top of the hill on Tunworth Road and can be seen from Greywell Road and also further beyond from The Farm and Mapledurwell House. It makes a particularly important contribution to the character of the area.

Other buildings of individual importance are Little Common Cottages, White Ensign, Hillside, Yew Tree Cottages and the former coach house at Cranbourne House, now called The Willows. This timber-framed cottage, although set back from the main road, contributes to the overall rural character of the area. Little Common Cottages, on Frog Lane, is a terrace dating from the early 19th century. These are of some intrinsic interest, with their 'Hampshire' casement windows, although of contrasting form to the rest of the area. White Ensign, on the corner of Frog Lane and Greywell Road, is a large, two-storey late 19th century building that is prominent at this entrance to the Conservation Area. Hillside and Yew Tree Cottages are a pair of cottages, tight up against Tunworth Road, on the hill between Manor Farm and Gray's Farm. The small, two-storey buildings punctuate the view up the hill, towards Ivy House. To the immediate north of the cottages is a two-storey brick and tile coach house, which sits in a small plot, and is visible across the field behind.

Significant Groups of Buildings



Addison's Farmhouse



Rye Cottage from the south

'The Street' has a strong character created by its topography, the bends in the road and the presence of a number of important Grade II listed buildings, which punctuate the streetscene. There is a dynamic quality to this character, as the arrangement of buildings changes when viewed from different angles, descending and ascending the road.

These buildings include the thatched, timber-framed with white painted brick infill Jasmine Cottage, Addison's Farmhouse, Rye Cottage and Rose Cottage, dating from the 14th to 18th centuries. The location and orientation of the farmhouse, in particular, making it prominent in views along the road.

This group also includes Webb's Farmhouse and Webb's Barns at the top of the hill. The barns include a former cart shed (Grade II), as part of a complex of buildings of agricultural appearance. 'The Street' is of a special, cohesive character. The hill and bends in the road, and the sweep of several thatched roof slopes create anticipation and interest in the streetscene, with long and short views terminated and punctuated by distinctive timber-framed elevations.

Mapledurwell House (Grade II) and The Farm complex forms another group of special interest, at the northern entrance to the Conservation Area. The house sits in its own extensive grounds behind a long, tall flint and brick boundary wall that lines the main road. Dating from the 18th century, it is of two-storeys with an old tiled, hipped roof and two large chimney stacks. The building sides onto the road so its rear elevation is prominent from the north. Together with the long outbuilding at The Farm, it forms a gateway to the area. This is reinforced by a painting of a soldier by R Clarke, circa 1900, which is on the north end of the outbuildings. The Farm buildings are also prominent from the fields to the north of the area and contribute to its essential rural and agricultural character.

The group of buildings along Tunworth Road, at the southern end of the Conservation Area, also makes an important contribution to the character of the area. Mittens and Arlings (both Grade II) date from the 17th century and are two-storey timber-framed cottages, with brick infilling and thatched roofs. The cumulative development of Arlings is of special visual and historic interest to this part of the Conservation Area. This consists of three distinct phases - a 17th century central timber-frame with thatch roof, an 18th century northern extension with old tile roof and a taller 19th century southern extension, also with tile roof.

On either side, Elm Cottage and Gray's Farmhouse are of similar proportion but later date with slate and tiled roofs. However, all four are set within plots of similar shape and size, and sit close to the road edge. They form a visually cohesive group, particularly when viewed from down the hill, along Tunworth Road, as they appear one after the other when turning the bend at the bottom of the hill.

A smaller group of buildings is centred on The Gamekeeper's Public House, towards the bottom of Tunworth Road, before the village pond. The Gamekeeper's is a 19th century building, constructed of brick (now painted white) and with a red clay tile roof. Together with Manor Farm Cottage to the south, and Glebe Cottage to the immediate north, it forms a group that is visible across the field to the east from Frog Lane, and punctuates the long view up from the village pond.

The Character and Importance of Public and Private Spaces

The open spaces within the Conservation Area are important in defining the rural character of the village. These place individual and groups of buildings in their setting and affording long range views between the main roads. The fields between Manor Farm and the church (known as Archery Field) are of particular significance. They enable long views through this part of the Conservation Area, and the open countryside beyond. At the crossroads, the enclosed space around the village pond is also important in defining a centre for the village. The fields between Tunworth Road and Frog Lane, and west of Tunworth Road, perform the same important function. In contrast, the enclosed spaces created by the buildings, mature trees and hedges lining The Street and the southern end of Tunworth Road, are important in forming cohesive groups of buildings.

The tree cover in the Conservation Area is predominantly broad-leaved in character, with a diverse range of species present. Ash and beech are dominant with a number of crack willows, particularly around the old watercress beds in Frog Lane. Other species represented include birch, walnut, holly, field maple, sycamore, lime, poplar and oak. A few conifers are scattered about the Conservation Area such as yew and black pine. There are some good examples of willows, in the Conservation Area. These include a group of maturing weeping willows by the track to the church, and a pair of fine mature crack willows just off Frog Lane.



View across Archery Field towards the St Mary's Church



View along Frog Lane, including Little Common Cottages



Mapledurwell House and boundary wall



The Farm from outside the Conservation Area

The many watercourses and ponds that permeate the Conservation Area, at different times of the year are of special and distinctive interest. In addition to the pond in the centre of the village, there are other smaller ponds near the church and at the foot of the hill, on the western edge of the area. The watercourses joining these features are also prominent, particularly along Frog Lane.

Other Features of Architectural or Historic Interest

Features of special interest in the Conservation Area include a number of distinctive boundary walls, which help define the spaces beyond and place buildings in context. There are examples of these those at Mapledurwell House, The Gamekeeper's Public House and around St Mary's Church. Also of interest are the cast-iron lamp post in front of Arlings on Tunworth Road, and the painted mural of a soldier on the most prominent gable at The Farm.

Building Materials

The predominance of such complete timber-framing, together with thatch roofing, is a distinctive characteristic of the village. Other prominent building materials include red brick and tile with some flint, as used in the church, the Old School House and some boundary walls.

Given the domestic scale and simple provincial architecture of the buildings in the Conservation Area, historic joinery (such as sash windows, doors and door hoods) are often the features that define the appearance of properties. 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 Setting of the Conservation Area

Mapledurwell nestles within an open-ended bowl in the landscape, with the land rising on the western boundary of the settlement and then ascending from the eastern side. Entering Mapledurwell along Down Lane provides the best overall view of the village, and the best sense of its placement in the folds of the chalk downland. On travelling to the village from the south, the settlement is entered quite suddenly. But from the north, the outer boundary is more visible from the main road.

The predominant usage of the land around Mapledurwell is arable, although sheep farming is still important. The openness of the surrounding land, together with the many open fields within the Conservation Area boundary, enables long and wide views to the east towards a wooded ridge. South of the church, levelling land provides views across the farmed landscape.

Areas of Archaeological Significance

Every settlement contains archaeological evidence of its origins and development, of the economy and industry of the community, and 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.

There are two areas of archaeological potential, corresponding to the main areas of occupation, within the two centres of the settlement. One is the church and area to the south. It is thought that the church may have been constructed on an earlier, possibly pre-Christian site of worship. This may have been associated with the Harrow Way, running along the southern edge of the parish. Documentary evidence suggests that the original, principal area of settlement and the manorial site may have been in the vicinity of the church and Manor Farm. Records from Corpus Christi College lists tenants of the farmhouse from 1607. They also show that it was a large farm comprising 147 acres in 1615, when most other farms had only 20 acres of land.

The date of development of the second focus of settlement is unknown. However, existing buildings show there was occupation here from at least the 16th century. This settlement called The Street, could well have centred originally on a farm or farms, possibly Webb's and Addison's, as there is evidence of at least two in the vicinity at this date. Later, there was also a Congregational chapel in this area of the settlement, now a private dwelling called the Old Chapel. There is a possible third focus to the village, centred on Mapledurwell House and The Farm.



Mittens



Webb's Farmhouse



Little Common Cottages

Conservation Area Planning Controls

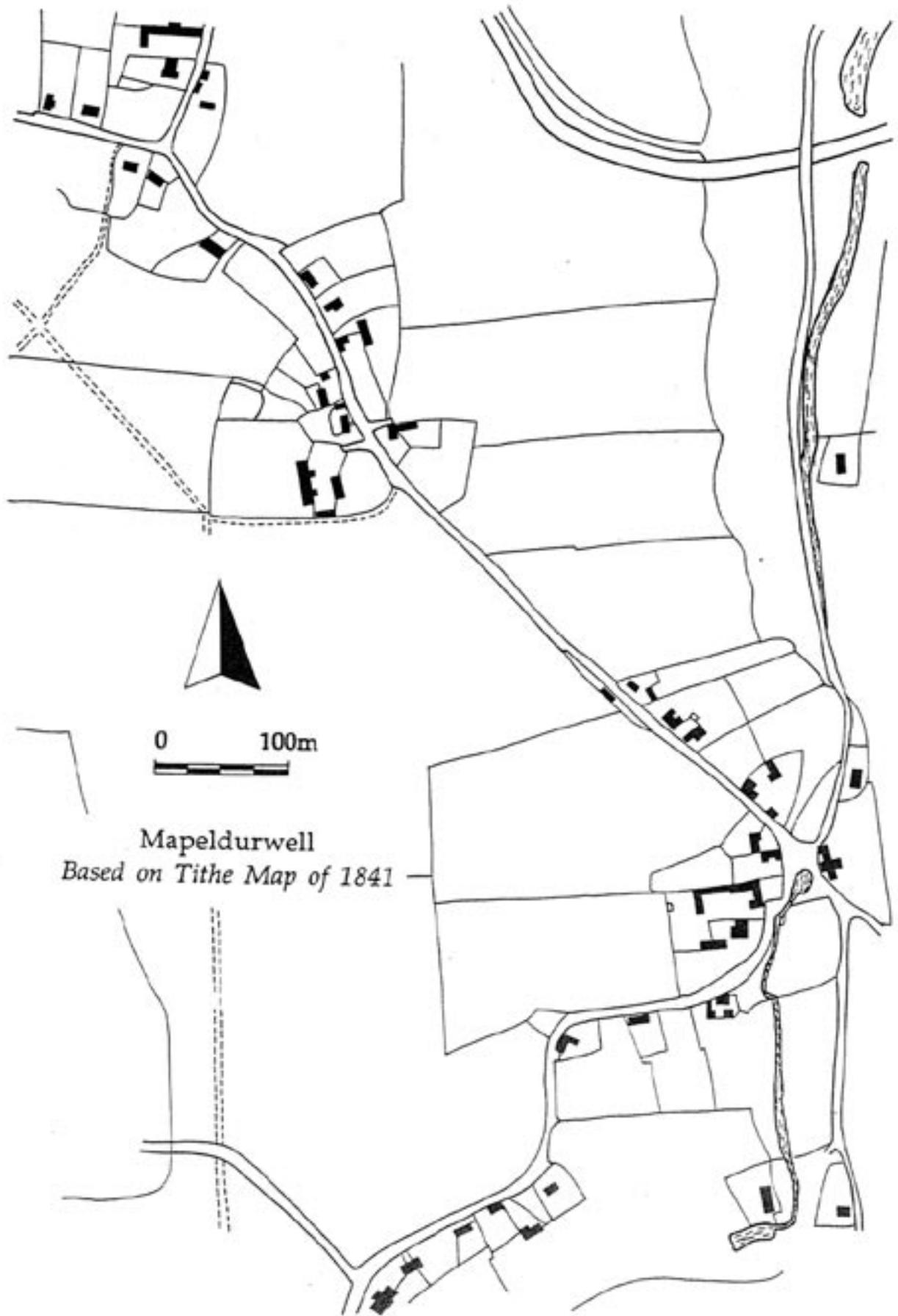
The following controls apply within the Conservation Area in addition to normal planning controls:

- 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.

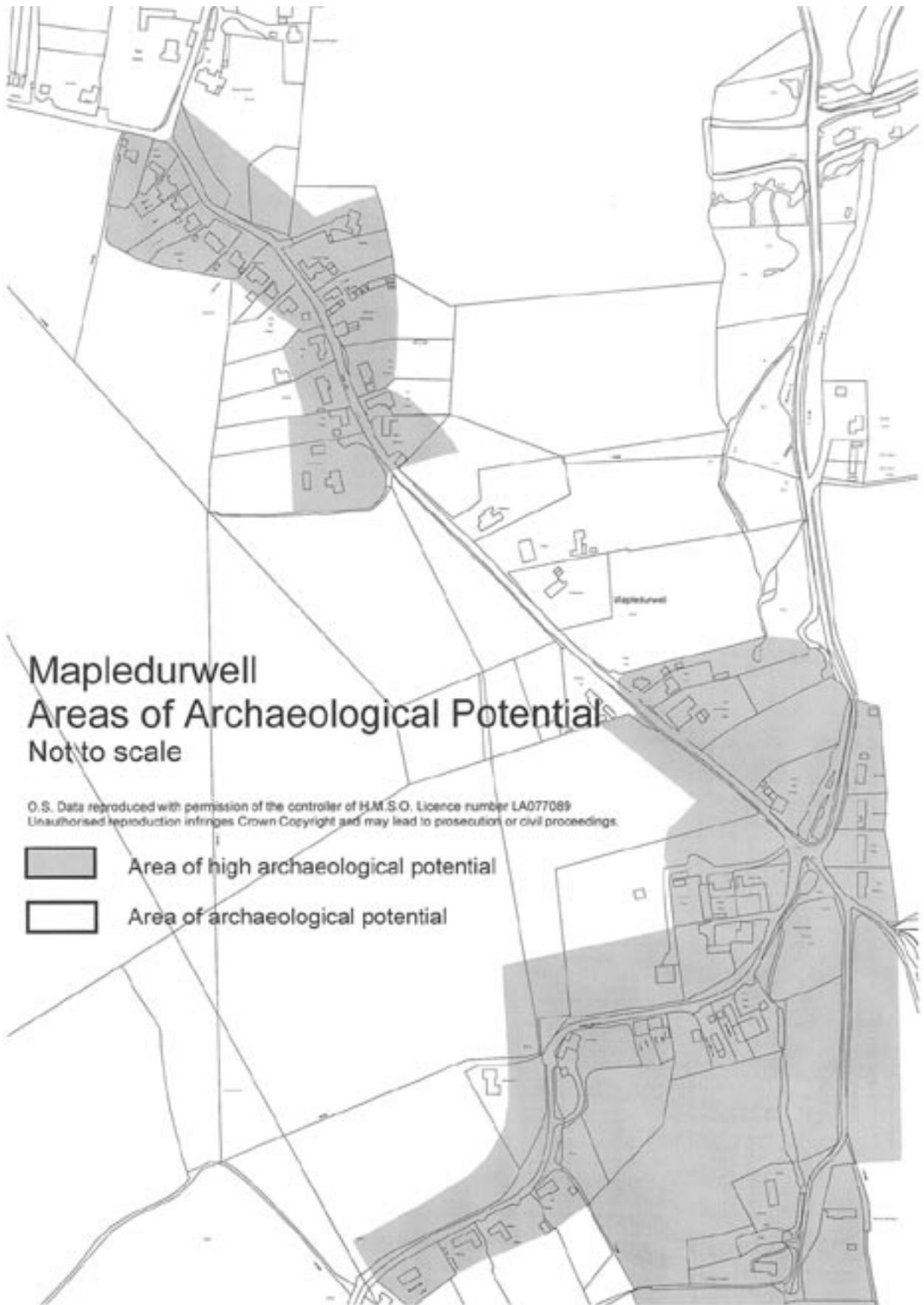
Statutory policies relating to Conservation Areas and listed buildings are set out in the adopted Basingstoke and Deane Borough Local Plan. These policies reflect the statutory duty on the Local Planning Authority to have regard to the preservation of historic buildings or their setting, and to the enhancement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



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...making a difference

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