



*Basingstoke
and Deane*

Conservation Area Appraisal **Newnham**



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Introduction

The Newnham Conservation Area was designated in 1981 and amended in 1984 by Hampshire County Council in association with 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 include:

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

They can also include the less tangible senses and experiences, such as noise or smells, which can nevertheless 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 document was adopted as Supplementary Planning Guidance by the Borough of Basingstoke and Deane on 19th February 2004 and complements the policies of the Borough Local Plan (review).

This document was subject to consultation with Councillors, Parish Councils 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 Planning, Environment and Transport Department, during normal office hours.

Location and Population

The village of Newnham lies on a ridge of high ground to the east of the River Lyde and north of the main A30, between Old Basing and Hook. The 12th century village church, the highest point in the village, stands 99 metres above sea level. Superficial drift deposits of gravel overlay London clay, providing a 'soak away' effect before water is eventually retained by the clay-sub surface. This provides fertile land and, despite its location away from the river. Newnham has always had access to water. Wells are features of every dwelling, or pairs of dwellings, built before 1916 when mains water was piped into the community.

Newnham is a localised high point within a landscape typified by woodland and mixed farmland in undulating countryside. A ridge runs through Tylney Lane, Newnham Green, the Church and Newnham Hill. Land to the east of this ridge drains into the river Whitewater and land to the West drains into the Lyde and on to the Loddon.

Historic Development

Settlement Origins

Newnham meaning 'new estate', is a long established community, with its first written reference dating from 1130. Two Neolithic hand axes have been discovered in the area, one at what is now Naishes Farm. But no evidence exists to tell us what form of settlement existed here before the 12th century. However, it is known that the church was in existence between 1125 and 1135 and, therefore, the community was established before this time.

Settlement Development

Newnham provided a stopping place for drovers of livestock to rest and water at the village ponds, on the route to Basingstoke market. During the 15th century the trading route from London to Land's End, via Basingstoke and Salisbury, was established. It passed through Newnham, adding to its importance and sustaining its economy. However, in the later 18th century the route of this road was changed, taking a line similar to that of the present A30. This change and the more recent construction of the M3, have combined to make Newnham the quiet backwater which it is today. The sub group known as The Barracks used to be more directly part of the main village centred on Newnham Green, but the coming of the railway in 1838 isolated these dwellings. However, they continue to be an extension of the Conservation Area.



Newnham Green



Pond at Tylney Lane

An Appraisal of the Conservation Area

An Overview

The Appraisal plan identifies those buildings, views and key features that are considered as essential to the special character or appearance of the Conservation Area. In addition to the listed buildings, it also includes unlisted buildings of particular individual or group value, which are indicated on the Appraisal plan as notable. This is not to undermine the value of other unmarked buildings or structures that reflect the historic development of the 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.



View of Naishes Farm



Manor Farm House



Church of St Nicholas

Built Form

The pattern of development is of scattered dwellings, clustered loosely around the village green and along the lanes leading to the centre of the village. Exceptions to these are the more modern houses, constructed in a linear development along Newnham Road leading towards Hook, in Kingsbridge Copse, and the small cluster of dwellings at The Barracks, south of the railway line. The latter are built around a small green.

Key Individual Buildings

There are 14 listed buildings in the Newnham Conservation Area, including a listed milestone on Crown Lane.

The Church of St Nicholas, the oldest surviving building in the village, dates from the 12th Century. A Norman chancel arch survives but the Norman aisles, nave and chancel have all been refaced. The tower is a later addition, along with the lych-gate, which was added in 1910. The church is constructed in flint with stone dressings and, although it was rebuilt in 1847, the original foundations remain.

Manor Farmhouse is a Grade II listed two-storey dwelling, with a timber-framed core, and dates from the 16th and 17th centuries with later alterations. Constructed of red brick in Flemish and English bonds, the farmhouse has a long east front with a tile hung gable to the right. The south front is treble gabled with the central gable over-sailing on brackets. A modern extension has been added to the west under a tiled roof. The associated granary and barn are also Grade II listed. The granary dating from the early 19th century, is a small timber-framed

building resting on nine staddle stones. The barn ten yards east of the farmhouse, dates from the 18th century. It is also timber-framed, retaining some queen post trusses, and includes a brick kennel outshot to the south.

Manor Farm Cottage, overlooking the village green, demonstrates changing architectural fashion, with parts of the building dating from the 17th, 18th and 19th centuries. This red brick and tiled property is of one and a half storeys, but has a two-storey cross wing. Some of the 17th century timber framing is still evident, along with some of the original brickwork. This building was originally two cottages.



Manor Farm Cottage

Newnham Green Farm, next to the principal village pond, also has a prominent position in the villagescape. The farmhouse dates from the 17th and 18th centuries with modern alterations – namely the PVC windows. This Grade II listed building has a near symmetrical front of five bays and is constructed in vitreous brick, with red dressings and blue headers. To the rear are an 18th century cottage (which was once a cowshed), and a timber barn. For planning purposes these curtilage structures are protected as if they are also listed.



Elm Cottage

Elm Cottage is part of an important group of historic properties bordering the village green. Dating from the 18th century with modern alterations, this one storey and attic cottage is of red brick, with a tiled roof. Some earlier features of the listed building include the side and rear elevations which have exposed timber framing with painted brick infill panels. Also at the village green is a Grade II listed milestone dating from 1824.



Tylney Lodge

Newnham House (formerly The Rectory) in Ridge Lane contrasts with the older properties along the edge of the green, because of its substantial mass and obvious status. It dates from the early 19th century, and is typical of the Regency style of that period. The property has a five bay front with painted stucco clad walls, a flanking porch with plain pilasters at corners, and a hipped slate roof. The building may incorporate parts of an earlier building which is shown on the 1774 Tylney Estate Map.

Further along Ridge Lane, at the edge of the Conservation Area boundary, and surrounded by open fields, is Tylney Lodge (listed as West Lodge). Constructed in 1899-1901 in red brick with stone dressings and a plain tiled roof, this building was listed in 1996. The listing includes the four banded red brick and stone gate piers with stone pedestals.



Tithe Barn

Tithe Barn is one of the most visually dominant properties in the Conservation Area. It is notable in views across the village green and, because of its isolated position, retains its historic setting. The 17th century structure was originally called Hope Cottage and was never actually a barn. The building has exposed timber framing, brick infill



Naishes Barn



Woodside Cottage



The Old House at Home Pub

panels and a half hipped clay tiled roof. Although the building was substantially altered and extended in the early 20th century, the original 17th century central core survives. The adjacent timber building with tiled (originally thatched) roof is protected as a curtilage structure.

Naishes Farm dates from the early 19th century and is also prominent in views across the village green. The group value of the Naishes Farm complex and with the Tithe Barn, is a key feature of the Conservation Area, and demonstrates the rural character of the village. The farmhouse is a two-storey symmetrical structure with red brick walling in Flemish bond, and painted stucco sections. It has a hipped slate roof with flat eaves on cut brackets, and a later open porch with hipped tiled roof. The associated barn is also Grade II listed however, this is currently being reviewed as the building was substantially rebuilt in 1995 following its collapse during restoration works.

On the south side of the railway line lies The Barracks, a detached part of the Newnham Conservation Area. A small green, part of the Common, is the setting for several interesting buildings. Holdings is a 17th century listed building standing next to Cromwells, formerly a terrace of small cottages, now combined into a single dwelling. Both are half-timbered structures with tile roofs. Adjacent to them stand Rose Farm Cottage, dating from about 1800, and the semi-detached Rose Cottage and Jasmine Cottage, built about 1880.

Buildings of Local Interest

On the northern edge of the Conservation Area boundary are Woodside and Marionet House (formerly Bridleway). This pair of detached two-storey rendered brick properties date from the 19th century. Woodside has a slate roof with a dentilled cornice, which enlivens the otherwise plain façade. Marionet has a pantiled roof, and large casement windows dominating the front elevation. Both properties have been altered and extended to suit 20th century living, but their original rectilinear form is still apparent.

Moving towards the village centre, Newnham Lodge is a much altered Victorian property with modern additions. It is set back from the road, in substantial grounds, and is partially screened from view by the roadside hedgerow. This two-storey brick building has a slate roof and is rendered pink – a characteristic which is repeated at The Pink House and The Old House at Home pub.

The Old House at Home Pub has a prominent corner site facing the village green and is part of a significant group of buildings along the edge of the green. The building dates from the 19th century and is constructed of red brick (rendered at the front elevation), with a slate roof and a central chimneystack. The existing signage is sympathetic to the character of the Conservation Area, however the timber sash and case windows were recently replaced in PVC.

Quince and Well Cottage to the east of the pub is a pair of two-storey red brick cottages, with tiled roofs and tall chimneys, dating from 1912. Completing this group of local interest buildings is Apple Tree Cottage, a single storey rendered brick cottage with a tiled roof, which was constructed in 1938.



Quince and Well Cottages

On the opposite side of the green, and partially obscured from view by Manor Farm Cottages is Dovecot Cottage. Situated along the church path leading to St Nicholas' Church, this two-storey cottage dates from the 19th century with additions in the 20th century. It is constructed of red brick laid in random courses with a tiled roof and a central chimney.



Dovecot Cottage

Crown Lodge and The Lodge are both located in Crown Lane on one of the main routes out of the village. They are surrounded by wooded areas and distanced from the main core of development.

The land on which Ash Cottages was built, and also Heathmorr next door, was originally part of the cattle drove that connected Newnham Green to Hook Common. The land was purchased from W.M.C Pechell, from Henrietta Carleton, 5th Baron Dorchester around 1900, with the cottages being built in the 1920's. A symmetrical pair of single storey and attic cottages, they are constructed in red brick with tiled roofs, dormer windows to the first floor and a central timber porch to each cottage. The brick and tiles used are very similar to Ashmead opposite- a large two-storey property well screened by its dense hedge line. Ash Cottages were renovated in 2000.



Ash Cottages

Towards the eastern edge of the Conservation Area boundary are two 19th century cottages. Chapel House is a two-storey rendered brick property with red tiled roof. Valentine Cottage is a white rendered detached cottage with tiled roof and three eyebrow dormers to the front elevation. Chapel House stands next to the former Primitive Methodist Church dated 1846. Valentine Cottage was reconstructed in line with the 18th century Thorn Cottage which preceded it. These properties are surrounded by 1960's development along Newnham Road.



Group of local interest buildings



View across green to Elm Cottage

Significant Groups of Buildings

The most significant group of buildings is located along the edge of the village green, where the original village core was established. This group includes the Grade II listed Elm Cottage, Apple Tree Cottage, Well and Quince Cottages, Home Cottage, and The Old House at Home public house.

Public and Private Spaces

The focus of the Conservation Area is the village green - a central open area where all roads into the village converge. The green contains a number of small ponds and is crossed by footpaths and tracks. Church Path leads off the green to the west in the direction of St Nicholas' Church, which is situated in a small churchyard encircled by trees. The green is a peaceful and tranquil area, which remains unspoilt by development, and a significant feature of the Conservation Area. However its appearance is marred by road signs, overhead cables and poles, creating an unnecessary sense of clutter.

Building Materials

Most of the buildings in the Newnham Conservation Area are constructed in brickwork, and rendered white. On some of the older properties, dating from the 17th and 18th centuries, timber framing is visible, with brick nogged infill panels in places. Roofs are generally covered with clay tiles, and many are hipped or half hipped, although slate is used in a few cases. Windows are generally timber casements and, although few original windows remain, the replacement windows are mostly sympathetic to the character of the Conservation Area. The majority of the outbuildings and agricultural buildings are clad with weatherboarding.

Green Spaces, Trees, Spaces and other Natural or Cultivated Features

The village green is a key open space in the Conservation Area and the centre-point of the historical development of Newnham. Most of the historic properties surround the village green and pond areas. The old coaching road originally ran along the west side of the green, linking Newnham to Hook.

The wildflower meadow at the churchyard is being managed as a wildlife haven, as part of the Living Churchyard Scheme. This national project seeks to enhance wildlife and its habitat, as well as maximising the amenity value of churchyards and burial grounds

The Conservation Area benefits from many attractive views. At the edges of the village, particularly to the west, some views extend over open countryside. In contrast, the centre of the village is characterised by a sense of enclosure, afforded by the significant tree belts. Views out of the Conservation Area on its eastern edges relate particularly to two open areas. Although these are not within the Conservation Area, they make an important contribution to the character of the area.

Approach roads into the village from the north, south and west are lined with predominantly unmanaged hedges. Hedgerows, trees and blocks of woodland are also prevalent and all add to the leafy character of these approach roads.



Trees at Crossroads



View from Newnham Green Farm

The Setting of the Conservation Area

The elevated position of Newnham provides some outstanding views of the surrounding countryside, particularly looking northwest, where views extend for many miles. The village centre is sheltered and enclosed by the tree belts and hedgerows that surround it, contributing to its rural character.

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 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 for the preservation of historic buildings or their setting, and to promote the enhancement of areas designated as 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 a 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. Please contact the Council for further information on any grant.

Conservation Area Appraisal

Newnham

An excellent Borough - together we can be even better!

Basingstoke and Deane Borough Council

Civic Offices London Road Basingstoke Hants RG21 4AH

Telephone 01256 844844 Fax 01256 844706

www.basingstoke.gov.uk