



*Basingstoke
and Deane*

Conservation Area Appraisal **Preston Candover**



...making a difference



*Long view along main road to
The Old Rectory*

Introduction

The Preston Candover Conservation Area was 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 Preston Candover 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 Preston Candover lies on the southern side of the chalk downland that traverses north Hampshire. It is located 6 miles south of Basingstoke, on the B3046 road to New Alresford. One of a number of settlements lining the road, it sits in the upper part of the Candover Valley.

In 1998 the population of the Conservation Area was approximately 285 (projection based on the Hampshire County Council Planning Department Small Area Population Forecasts 1995).

Historic Development

Settlement Origins

The name Preston Candover derives from the old English word *prestecandevere* meaning 'Priests of Candover'. Candover itself derives from the earlier 'caniodubri' meaning beautiful or clear waters, referring to the stream running along the valley floor.

At the time of the Domesday survey Preston Candover comprised six estates, five of which were owned by followers of William the Conqueror. One, the Manor of Moundsmere, was held by the Priory of Southwick until the Dissolution. It may, therefore, have been the reference point for the Priests or Preston. This manor formed part of the dower of Anne of Cleves and Catherine Howard after the Dissolution. On Catherine's death, Henry VIII granted the manor to the College of St Mary in Winchester. The college later used part of the farmstead as a sick-house for scholars stricken by the Plague.

The Manor of Preston Candover was first referred to during the reign of Edward III and was held by the Hoyville family, until 1368. It passed to the Bishop of Winchester, William de Wykeham, then through several families, until it was sold to George Long, a Parliamentarian in the Civil War. During this time the manor was destroyed by Cavaliers. Preston House was built by William Guidott who owned the estate in the mid-18th century.

Settlement Development

Preston Candover has grown as one of a number of settlements along the Candover Valley. It is primarily a linear settlement along the main road, almost two miles in length from north to south. The main group of buildings lies around the junction of roads in front of the church. The pattern of development is generally irregular, with cottages set in small plots. These are often in cohesive groups, but sometimes stand alone, or amongst more recent development.

Much of the settlement has grown to service the local agricultural industry. Many of the smaller houses were originally built to accommodate workers on the Preston Estate and the main farms.



Yew Tree Cottage



Long view to Allways across East Park



Manor Farm

To the north of Preston House, and behind North Hall, are farm buildings and other buildings. These have been built over the last two centuries in relative isolation from the main settlement. The old St Mary's Church in the south of the Conservation Area is also detached from the main settlement along the main road to the north.

It is possible that some of the apparent groups of buildings in the settlement may represent some of the original manors and land holdings recorded in the Domesday Book.

An Appraisal of the Conservation Area

An Overview

The Appraisal plan identifies those buildings, views, and key features considered essential to the special character or appearance of the Conservation Area. In addition to listed buildings it also includes unlisted buildings of particular individual or group value, which are indicated on the plan as notable. This is not to undermine the value of other unmarked buildings or structures that reflect the historic development of the village 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 is a rich mix of building periods and styles, with open spaces, all predominantly lining the main road. The variety of buildings, spaces and views inside and outside of the Conservation Area creates a distinctive place. The formal, landscaped parklands to the north of the area, give way to tight, intimate spaces with haphazard buildings in the village centre. The formality of the strong, linear road is evident as it leaves the village.

The Conservation Area has a special character, full of contrasts. One aspect is the rural vernacular (thatch, farm buildings, open fields) and another is the formal and polite (the halls, lodges, tall boundary walls, manicured hedges and verges). The estate appearance of East and West Parks, and North and South Halls, is more significant than the vernacular buildings and spaces, but does not dominate the village. Views through, and out of, the village offer constant reminders of its formality. A more vernacular and functional landscape is created by stronger elements. These consist of the general irregularity of buildings, plots and spaces in the village centre and along the main road, together with the presence of farm complexes.

Built Form

There are 25 buildings located within the Preston Candover Conservation Area that are included on the Statutory List of Buildings of Special Architectural or Historic Interest. Most of them are listed as being of local or regional special interest (Grade II), apart from North Hall and St Mary's Church, which are of national importance (Grade II*).

These buildings date between the 16th and 19th centuries and are dispersed throughout the village. They range from the formal Preston Hall to the vernacular Allways. Often located at key visual points within the streetscene, they make a significant contribution to the special qualities of the Conservation Area. Some of these older buildings have been altered over successive periods to accommodate changes either in their use, or in contemporary architectural fashions. Other buildings have retained more completely their vernacular form and materials.

The village is predominantly residential in character. There is a variety of building forms and styles, however a degree of cohesion is derived from small groups of similar building types along the main B3046 road. For example, there is a well-defined group of thatched buildings in the centre of the village, but other thatched cottages are located around the village and the main road. At key points, the contribution of mature trees is important in creating a distinctive setting to the open spaces, drawing together the individual buildings.

There are a number of unlisted buildings in the village that contribute positively to the special character of the Conservation Area. These buildings, dating mainly from the 19th and early 20th centuries, are scattered among the listed buildings and represent the expansion of the village. They are predominantly constructed of vernacular materials and reinforce the street pattern of the village. Some possess features of particular interest although, 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.

Key Individual Buildings

Preston House (Grade II) sits behind the tall brick wall on the main road. This two-storey building dates from 1745, although it has since been altered. It is constructed of red brick with a hipped tile roof and is particularly prominent from East Park.

North Hall (Grade II*) is also set back from the main road, behind a dense tree belt. Dating from 1794, it is of two-storeys with red brick and a steeply pitched, hipped tile roof. The house is flanked by lower, detached structures on each side, connected by low walls, with a forecourt enclosed by wrought iron railings.

Manor Farm (Grade II) lies to the immediate south of North Hall. This red brick, two-storey building with hipped tile roof dates from 1814. It is prominent across the field from Church Lane and can also be glimpsed from



South Hall from main road



Orchard Cottage



View along main road to St Mary's Church from north



View from East Park Hill to Preston House and beyond



St Mary's Church

the main road. The buildings, surrounding stable block, and outbuildings, are well-defined by a flint wall.

St Mary the Virgin (Grade II) at the centre of the village dates from 1884. This early English style building is distinctive with its steeply pitched, red tile roof, flint walling and stone dressings. It is prominent in the long view south along the main road. It also dominates the views from the cottages south of the Purefoy Arms public house on the main road. The lych-gate is an important feature that frames the view to the church and helps define the central village space.

Preston Grange in the south of the Conservation Area is a modern, large two-storey building with an attic floor. Constructed of brick, it has a tile roof and three tall chimney stacks. Another individual buildings of interest is Sycamore Cottage, a former thatched building in brick with eyebrow dormers. There is also the unusual Moundsmere Lodges and gateposts, the thatched Little Axford Cottage (Grade II), and Allways (Grade II), all lining the main road to the north.

Significant Groups of Buildings

There are several distinctive groups of buildings in Preston Candover, often a mix of listed buildings, but also including other non-listed buildings.

Home Farm House (Grade II) is the first of an important group of buildings that line the main road to Ivy Cottage and The Old Vicarage to the south. The early 19th century house is hidden behind trees and a fence, but its half-hipped gable front and clock-tower can be glimpsed from the road. The single-storey, timber clad and brick stable buildings, adjoining the main road, are more prominent and make a significant contribution to establishing the rural character of the Conservation Area. This character is reinforced by Orchard Cottage, Apple Tree House and Ivy Cottage (all Grade II), the thatched roofs of which make a significant contribution to the overall vernacular character and appearance of the Conservation Area.

Dairy Cottage, Flint Cottage, the Post Office/Village Shop and the small building immediately to the north of Ivy Cottage, are all later 19th century buildings. They contribute to the character in this part of the village by way of their position tight against the main road. This is in contrast to the formality of other parts of the village where older buildings are set well back from the road in larger, more regular plots.

Further south along the main road, Jasmine Cottage heads another strong group of buildings on both sides of the road, leading to the church. Again, thatch is a dominant characteristic (Jasmine Cottage, Laurel and Cherry Tree Cottage are all Grade II). Like the group to the north, the plot sizes, orientation and position of the buildings are irregular. Some buildings are particularly prominent in the streetscene (for example The Old Post Office, Malmsmead, Cherry Tree Cottage and Forge Cottages). They hug the road, with their gable ends or fronts or backs,

punctuating long views along the main road. The pair of cottages south of the former Garage site (Grade II), Two Trees Cottage, Broadacre and buildings to the rear of Malmsmead, also contribute to the character of this group of buildings.

At the village centre is a green space at the road junction. Here, the Purefoy Arms public house (Grade II) is a dominant building and together with Church Farm (Grade II) opposite, heads a further group of buildings that join this space to that in front of The Old Vicarage along the main road. The Purefoy Arms, dating from the early 19th century, is of brick and tile. It also includes a group of lower brick and tile outbuildings that define this central space.

To the south are the thatched The Close, The Gables and The White Cottage (all Grade II) and similar, but tiled, Old Timbers and Beech Tree Cottage (both Grade II) form a cohesive group, in similar plots set back a little from the road, behind hedges or fences. The small brick outbuilding in front of Beech Tree Cottage, punctuates the long view from the central space to the Old Vicarage. Although of strong rural character, the orientation of these buildings, and the presence of mature trees along the road, result in a more formal appearance than that of the village to the north.

South Hall (Grade II), The Old Vicarage and Lower Farm (Grade II) form an important grouping around the southern entrance to the village. The steep, hipped tile roof and upper floor of South Hall (built in 1812) can be seen above the tall, front boundary brick wall and its later additions can be glimpsed from the main road. The late 19th century Old Vicarage occupies a vital position in the streetscene. It terminates the long views from the north, and then leads the eye beyond to the edge of the settlement at Lower Farm and down Church Lane. Lower Farm comprises the house (Grade II), dating from the 18th century (with rendered frontage and tiled roof) and other outbuildings (with slate roofing and painted brickwork). The tall, brick barn beside the road is particularly prominent, looking up to the group from the main road. The group of smaller buildings comprising Lower Farm Cottages, Hunters Moon Cottage and others compliments the more formal and higher order Lower Farm House.

Along Church Lane lie the Lay Hay Cottages, a thatched cottage with eyebrow dormers and a small timber-framed, half hipped, slate roofed building. The narrow lane, flanked by hedges with buildings interspersed, offers the most rural aspect of the Conservation Area.



View from main road to Home Farm House



Ivy Cottage and adjoining building



View past Home Farm towards village centre

The Character and Importance of Public and Private Spaces



Lower Farm buildings



View up Church Lane



Central village space with the Purefoy Arms public house behind

A distinctive feature of the Conservation Area is the sequence of spaces along the main road from north to south. These are of very different character and appearance. This variety creates interest and drama in the streetscene and often reinforces the historic character of the older parts of the village. A mix of buildings, hedges, trees and boundary walls, or fences, define these spaces.

The most important space lies at the centre of the village, in front of the church, where the road divides. The war memorial, water pump feature and large tree create a distinctive space, that is also defined by The Purefoy Arms public house, Church Farm, the church, and Lych-gate. The space is anticipated from some distance in all directions. The view from the north is particularly special as the church frames it.

Towards the southern end of the Conservation Area are two spaces of character. The first is defined by the tall brick boundary wall to South Hall (with the hall just visible beyond it), The Old Vicarage (which terminates the long view from the north), and the mature group of trees in front of Manor Farm and North Hall. Church Lane joins the main road at this point (where the main road briefly widens), and leads to the second space. This is more intimate and is formed by the graveyard around the ruins of St Mary's Church.

Towards the northern end of the area is an important space opposite the barns at Home Farm and just north of Orchard Cottage. This was once occupied by a small group of buildings. It is now defined by a group of trees at the junction of the main road with Bradley Road, and by the tall brick wall that encloses a space beyond which is now occupied by modern buildings.

In contrast, most other important open spaces are defined by the wide open fields, for example West Park and East Park, and behind North and South Halls. East Park rises away from the main road and is planted with individual trees at regular spaces. The grounds to Preston House are similarly planted, but West Park is more open as it rises away from the village. The fields beyond the Church of St Mary the Virgin and South Hall are open towards a line of trees, along a low ridge on the Conservation Area boundary.

The fields either side of Church Lane make an important contribution to the character of the area. They provide an open setting to Manor Farm to the south and west, and to the group of buildings, including Lay Hay Cottages, from the main road at the entrance to the Conservation Area.

Other important spaces provide glimpses between buildings along the main road to the open countryside beyond, and reinforce the rural character of the village. Other important spaces are either side of Little Axford Cottage, to the south of Home Farm, opposite Ivy Cottage, opposite the Primary School, north of the Purefoy Arms public house and south of Old Timbers.

Other Features of Architectural or Historic Interest

The K6 telephone box in front of the village hall, and the water pump on the village green, are distinctive features along the main road. The formal gateways to Moundsmere, Preston House, Home Farm House, South Hall and North Hall are also special features that reinforce the important status of the buildings they serve.

Building Materials

The predominant building materials of the Conservation Area are thatch (the survival of long straw thatch is of particular interest) and red clay tiles as roofing materials, and mellow red brick and flint. Many cottages have painted brick frontages. There are several timber-framed buildings in the settlement. Slate is common as a roof covering in many 19th century ancillary and agricultural buildings.

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 (this is also the case for more grand or ordered elevations where the arrangement of sash windows are key to the architectural design). 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 Conservation Area boundary extends well beyond the village centre to include the grounds of the main houses and fields beyond. The setting of the village is therefore created by these wide-open spaces, enabling extensive views across the low chalk valley and into the village. Beyond the boundary, the landscape is of similar, although less formal, appearance. Hedges divide the large arable fields with a small number of trees and copses.



Home Farm Cottages



Little Axford Cottage

Areas of Archaeological Significance

Every settlement contains within it archaeological evidence of its origins and development, for 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.

The majority of the Conservation Area is designated an Area of High Archaeological Potential beginning with the area around Manor Farm and the ruins of St Mary's Church in the south. It then extends north to Preston House, following the main building lines. Much of the remaining area behind these building plots is designated an Area of Archaeological Potential. This is because some parts may have been occupied by buildings at some point.

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.

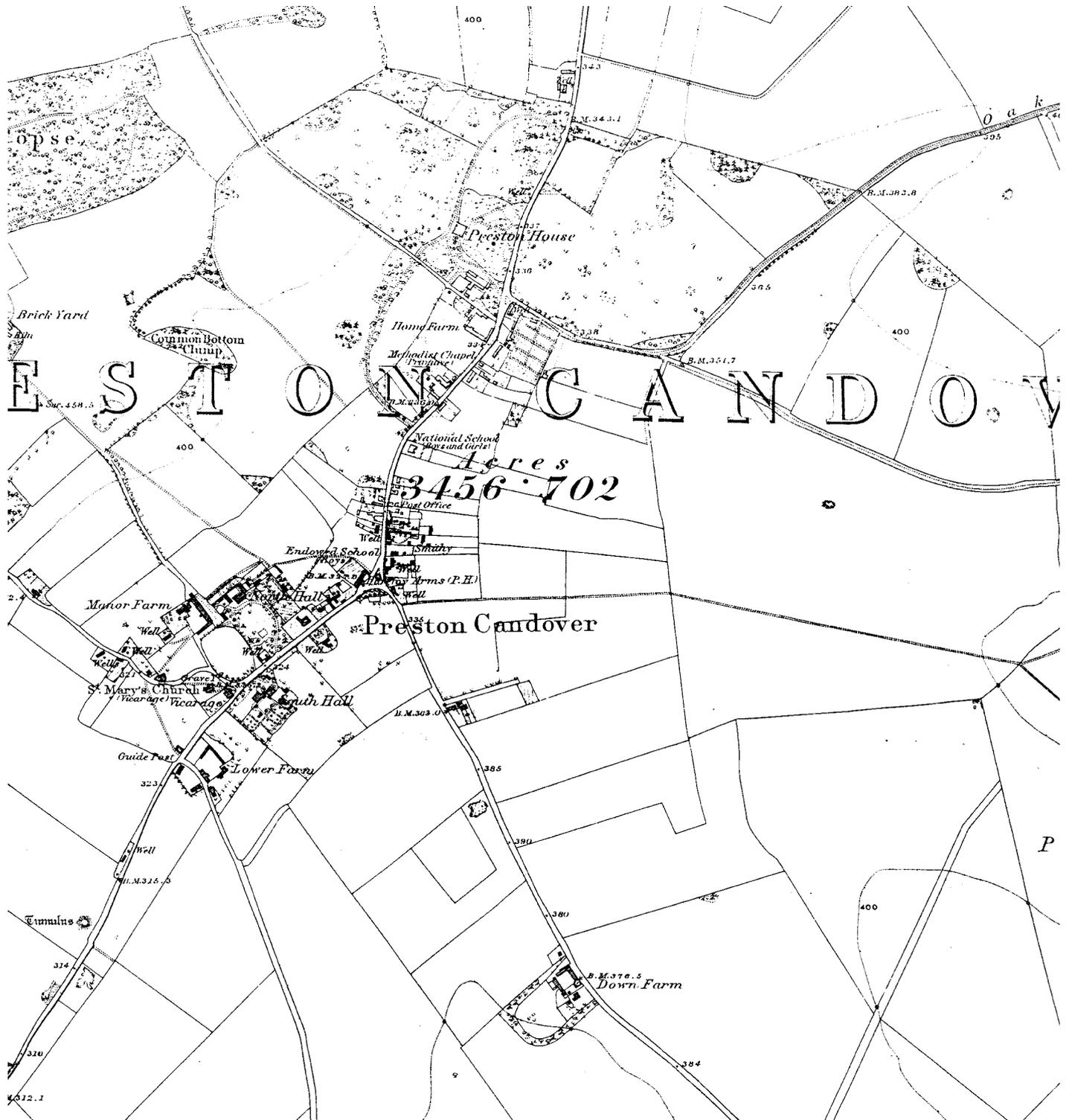


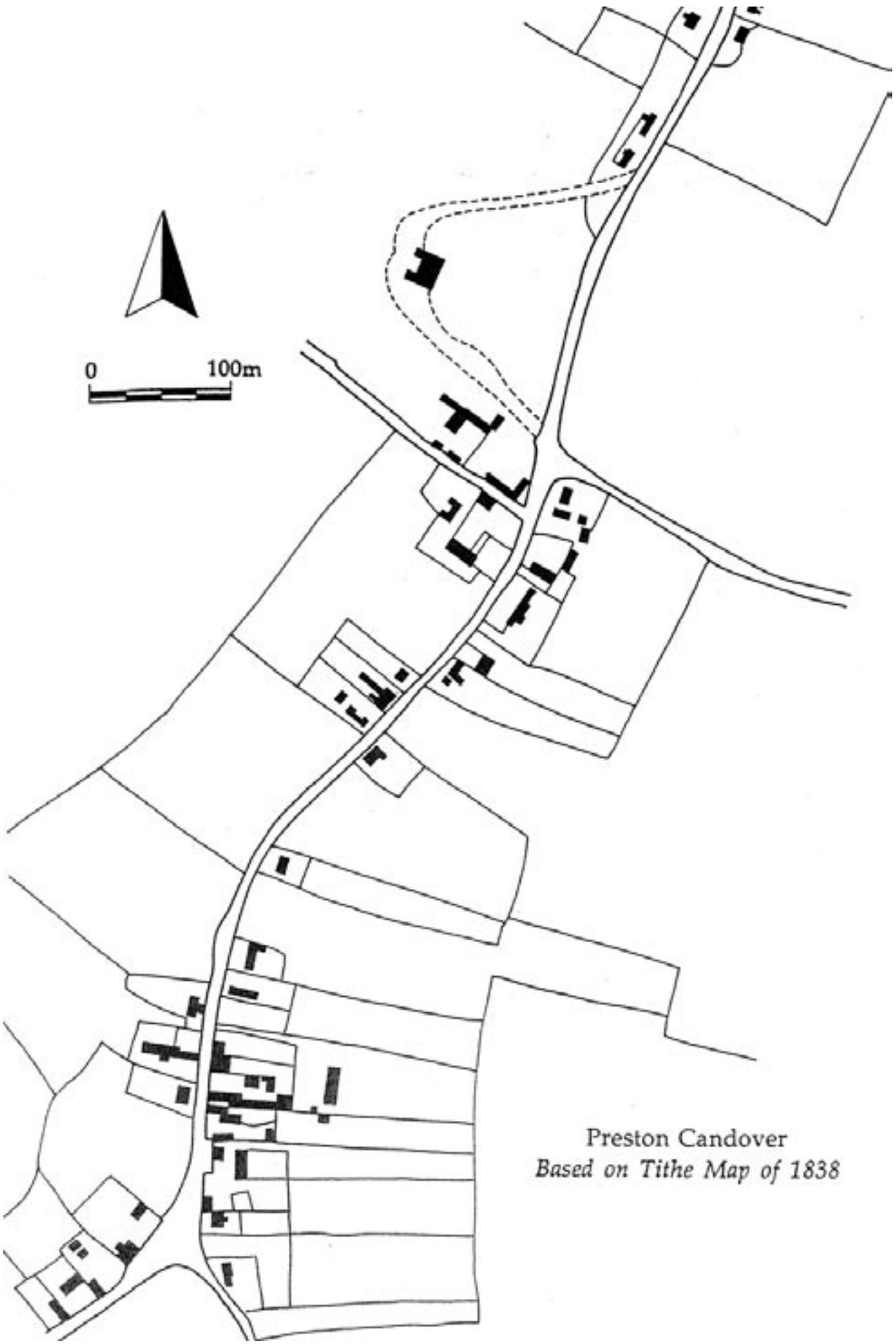
House to south of the School

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.

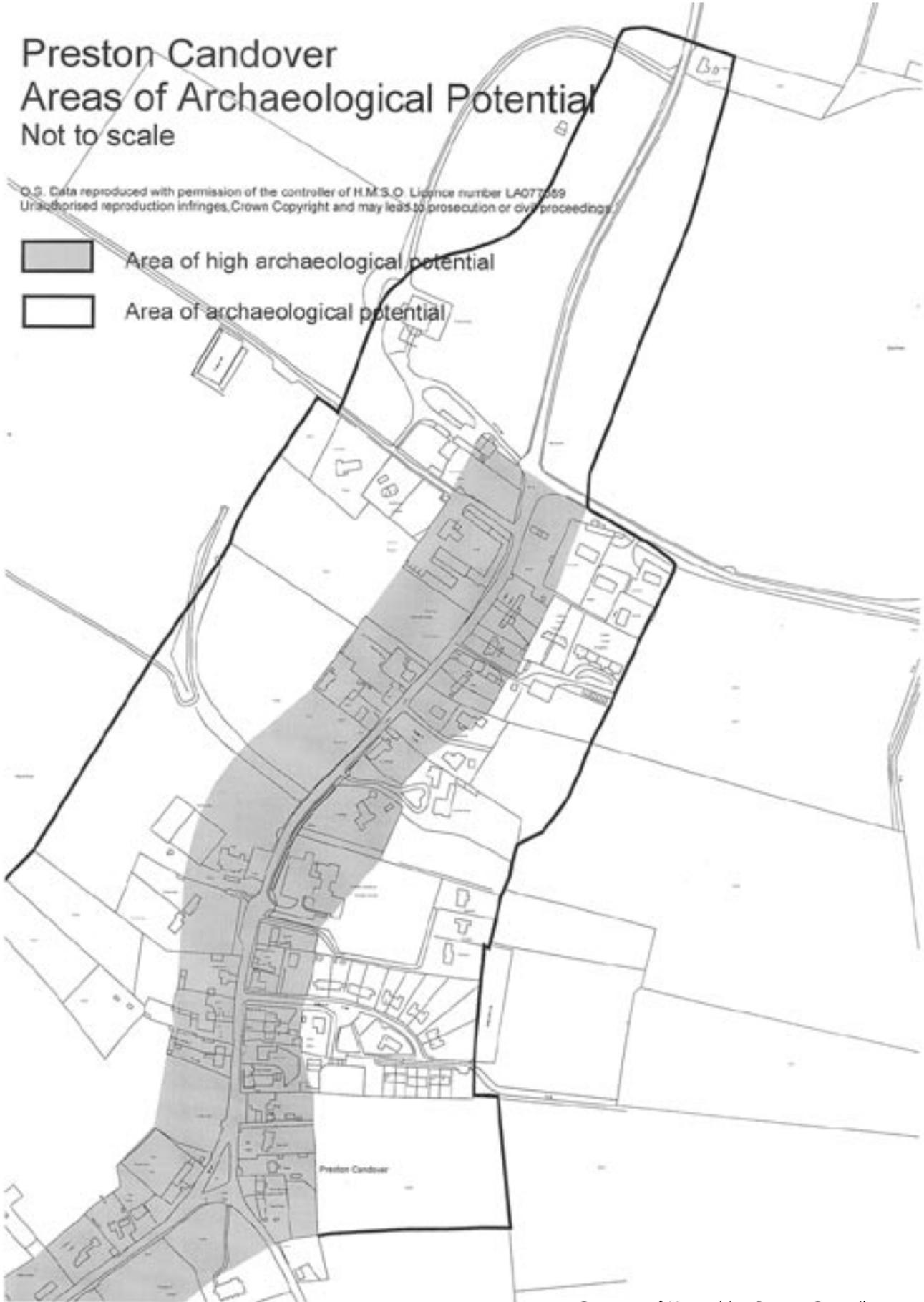




Preston Candover Areas of Archaeological Potential Not to scale

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-  Area of high archaeological potential
-  Area of archaeological potential



Courtesy of Hampshire County Council

Conservation Area Appraisal **Preston Candover**

...making a difference

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