



*Basingstoke
and Deane*

Conservation Area Appraisal

Sherfield on Loddon



...making a difference



Sherrens Mead, Greenway

Introduction

The Sherfield on Loddon 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 Sherfield on Loddon 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

Sherfield on Loddon is located 6 miles north of Basingstoke and 12 miles south of Reading. The village lies within the broad and shallow valley of the River Loddon, in a gently undulating clay and peat landscape.

The population of the Conservation Area in 1998 was approximately 429 (projection based on the Hampshire County Council Planning Department Small Area Population Forecasts 1995).

Historic Development

Settlement Origins

The name Sherfield on Loddon originates from the old English 'Scira feld', meaning the 'bright open land' on the banks of the River Loddon.

The Manor of Sherfield on Loddon is not mentioned in the Domesday Survey because, at that time, it formed part of the Manor of Odiham. The settlement was first recorded in the 12th century, when the manor was granted by Henry II to his Marshall, William Fitz Aldelin.

This second Lord of the Manor is reputed to have built the original Manor House. This was located within the existing moat at Sherfield Court, one of the finest such sites in Hampshire. Fitz Aldelin also laid out a deer park, which covered 40 acres by 1274. In Victorian times it was known as Buckfield Park. The property subsequently passed to the Warvertons or Warblingtons and then to John de Wintershill in 1274. The Warblingtons again held the manor in 1281, and it then passed by marriage to the Puttenhames. In 1572 the manor was divided and sold in two lots, both of which changed hands frequently after this date. In 1838, the Duke of Wellington purchased the estate.

Settlement Development

The church and adjacent manor lie approximately one mile to the south of the larger present day settlement of Sherfield on Loddon. The moat of the original manor lies close to the north of the church, and the present day court sits outside this moat. There is no direct evidence of an original village settlement next to the church. As the area is characterised by dispersed settlement, it is possible that the church and moat stood alone. It is thought that the present village developed to the north in the 14th century.

The main part of the settlement of Sherfield on Loddon lies around a large area of informal open space called Sherfield Green. This divides the older settlement along Reading Road from the later development of the village to the north and west. The 'new' village was close to the bridging of the River Loddon, which was subsequently harnessed to provide power for local mills. The first mention of a water mill is in 1316. Two water mills were recorded in 1332 and four in 1601. In the early 20th century,



Bramley Road



Ye Old Winton Cottage



The Green



*Four Winds, Wayback,
The Laurels, and Greenway*

Longbridge Mill had one of the largest water wheels in Hampshire, with a potential capacity of 100hp to work four pairs of stones.

Until Victorian times, Sherfield on Loddon was well endowed with common grazing land. Hodgemoor, Little Wild Moor, The Whitmarsh, Boar Meadow and The Green totalled 114 acres of rights to pasture and hay. Today, only The Green remains as open land and is a distinctive feature of the village. At the beginning of the 20th century, there were only about 40 homes encircling The Green. Others were scattered around the farms, the manor and Sherfield Court to the south. Today, there are approximately 650 homes in the Parish.

From 1917 onwards, the development of the Ministry of Defence Major Ordnance Depot enclosed land from Bramley and Sherfield Parishes. This became commonly known as Bramley Camp and created increased employment opportunities for both villages. The main road through the village was bypassed in 1974, to provide for the expansion of Basingstoke to the south and Reading to the north.

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 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 should not be underestimated and their significance is implicit in the Appraisal.

The essential appearance of the Conservation Area is derived from the grouping of varied building types circling the oval shaped open village green. These date mainly from the 18th and 19th centuries, and are punctuated by individual buildings of earlier date. The village is given cohesion by the vernacular materials and domestic scale of the buildings, particularly those at prominent locations in the village. The cohesive arrangement of buildings defines The Green.

The special character of the area is derived from the long range views of buildings across the informal and semi-rural setting of The Green.

Built Form

There are 16 buildings in the Conservation Area included in the Statutory List of Buildings of Special Architectural or Historic Interest as being of regional or local interest (Grade II). Breach Barn is included as being of national interest (Grade II*).

These listed buildings are of varied type, dating mainly from the 16th to 19th centuries, and are dispersed throughout the village. Often located at key visual points within the streetscape, they make a significant contribution to the special qualities of the Conservation Area.

Some of the older buildings have been altered over successive periods to accommodate changes in their use, or changes in contemporary architectural fashion. The refronting in brick of The Old Rectory is an example of this practice. Other buildings have retained more completely their vernacular form and materials. Examples include the Thatched Cottage, Wayback and Four Winds, which have timber-frame construction with thatched roofs.

Many unlisted buildings contribute positively to the special character of the Conservation Area. These date mainly from the 19th and early 20th centuries, and are scattered among the listed buildings, representing an expansion of the village.

Key Individual Buildings and Groups of Buildings

There are three historic farm complexes in the Conservation Area, which reinforce the rural character and development of the settlement. They are, therefore, key elements of its special historic interest and appearance.

Breach Barn and Farmhouse are situated in open fields to the east of the settlement. The barn, dated by dendrochronology to 1391, is a timber-frame structure of five bays, with central entrances on the east and west sides. The roof is half-hipped, tiled on three sides and slated on one. The timber-frame is of a cruck construction with weather-boarded walls. Adjacent to the barn is Breach Farmhouse, which dates from the 18th century. It has a symmetrical front with massive, tapered chimney-stacks at either end. The walling is roughcast with sash windows in reveals. This substantial pair of buildings is of intrinsic architectural and historic value. It is also visually prominent in long vistas across the farmland setting from the A33 road and Wildmoor Lane.

Court Farmhouse in Goddards Lane dates from the early 19th century and is of brick construction (now painted), with a hipped slate roof. The openings are slightly cambered and the sash windows are in reveals. The prominent east facade is unusual, with its distinctive veranda on slim cast-iron posts. The adjoining barn has been converted to residential use, resulting in a loosening of the traditional functional and visual relationship between the two buildings.



Four Winds and Wayback



Carpenters Farmhouse, Goddards Lane



Court Farmhouse, Goddards Lane



The Four Horseshoes public house and former stable and coach-house



The Old School House



The White Hart

Carpenters Farmhouse originates from the 16th and 17th centuries, and is a T-shaped timber-framed house of two-storeys. The timber-frame is infilled with red brick and the half-hipped roof is tiled. The farmhouse and its associated complex of farm buildings terminate the long views along Goddards Lane. They contribute significantly to the special character of this part of the Conservation Area, and provide views to the open farmland to the north of the lane.

Longbridge Mill and Mill House lie on the southern bank of the River Loddon, they are of key significance to the special architectural and historic interest of the Conservation Area. The Mill dates from the 17th century, with early 19th century alterations and is two-storey with an attic. The walls are of brickwork in English bond, with cambered openings to the ground floor. A weather-boarded section marks the wheel housing above the water channel. On its south-western end is a cross wing, the northern end of which features exposed 17th century timber framing on the upper part. The interior of the mill has a timber-framed core, and much of the old machinery remains, including the wide wheel. The adjacent Mill House dates from the mid-18th century and is two-storey. The north-facing front has four windows, a hipped tile roof with brick dentil eaves, and red brick walling in Flemish bond.

Although often of individual intrinsic interest, most of the historic buildings also form part of small clusters of settlement around The Green. The distinctive character and appearance of the Conservation Area is derived principally from the combined contribution of these buildings.

The historic core of the Conservation Area lies around the meeting of Reading Road and Bramley Road. Here, a series of listed and unlisted buildings have a tighter grain and linear plan. The two public houses, both listed, reinforce the importance of this area as the focal point for village life. The White Hart public house is an 18th century building constructed of brick, now painted, with a tile roof. The south side of the building has a distinctive half octagonal projection.

The Four Horseshoes public house dates from the 16th century with 19th century alterations, and is a timber-framed building with later brick cladding. The steep half-hipped roof is slated, and the upper walling has partly exposed arch braced framing. This building is of particular importance to the character and appearance of the Conservation Area. It terminates the long views along the tree-lined vista of Bramley Road. Adjoining it is a long single-storey outbuilding, formerly a stable and coach house. This adds to the setting and historic integrity of the public house as a former coaching inn.

The Old Village School defines the northern end of this part of the main street. Built by James Christmas in 1737 for the children of the village, it consisted of a schoolroom and the schoolmaster's house. This original building was enlarged in 1863 and again in 1893. The school closed in

1958, and has been converted into three separate residences. The Belfry survives as a reminder of its original function of this significant building. The sweeping tiled roof of the rear elevation, to the low eaves of the outshot, is a prominent and distinctive feature in views of The Green.

The Old Rectory (Grade II) is a substantial building set in extensive private grounds. It is constructed of painted brick walling in Flemish bond and has a hipped slate roof with dentil eaves. The early 19th century exterior conceals an earlier building within. The pedimented brick stable block, coach-house and adjoining high brick boundary walls, with moulded copings, follow the bend in the road. They add significantly to the incidental and visual interest of the streetscape in this part of the Conservation Area.

Closely associated with these buildings is the Village Hall, which was a gift from the Barker family to the villagers, in memory of the Rev A G Barker, Rector of Sherfield from 1863-75. This building was originally six cottages built in 1869 by Reverend Barker. The middle four were converted to form the hall, and the two end properties were retained for residential purposes. Adjacent to the Village Hall is Well House, a small unaltered 19th century building.

At the southern end of Bramley Road is a small group of buildings of varied dates. These are visually associated with the cluster of buildings to the east. As such, they contribute to the visual and historic interest of the settlement, particularly in views north and east from The Green.

Alexandra Terrace is of brick construction, dating from the early 20th century, and has distinctive Dutch gable features. The 17th century Thatched Cottage has an exposed timber-frame and is of one-storey and an attic. Its longitudinal form is emphasised by its thatched roof and end chimney-stacks. It is closely juxtaposed between two brick and slate buildings of simple form and design.

Forming the western boundary to The Green is an irregular group of historic buildings in well-spaced plots. Apple Tree Cottage, Wayback, Four Winds and Sherrens Mead all date from the 16th or 17th centuries. They have fully (or partly in the case of the latter) exposed timber-frames with brick infills. They all have thatched roofs, apart from Sherrens Mead, which has a tiled roof. This informal group of vernacular buildings is particularly prominent in views across The Green from Bramley Road. They are accessed from an unmetalled track known as Greenway, and bring a semi-rural character to this part of the Conservation Area.

Cornwall Cottage, The Laurels, The Willows and Devonshire Cottage are situated between the earlier listed and later 20th century buildings. Although not of particular individual architectural merit, the buildings are of vernacular character, and serve to reinforce the special qualities of Greenway.



Group including The Thatched Cottage, Bramley Road



Pond Cottage, Reading Road



Ye Old Winton Cottage from Goddards Lane



*Listed garden walls and Gardeners Cottage,
Wildmoor Lane*

Wheeler's Court and Pond Cottage lie at the southern end of the Conservation Area. Together with the picturesque setting of the ponds adjoining the road, they punctuate the streetscene, and add significantly to the visual interest of the area.

On the western side of The Green is a small, irregular cluster of buildings of various dates. Of particular note is the listed Ye Old Winton Cottage, a substantial, timber-framed two-storey building of two distinctive elements. The first element is the 16th century structure, which lies parallel to the track, and at right angles to the later 17th Century cross-wing. The second element is the dominant, tiled roof slope of the earlier building, punctuated by a massive chimney-stack. This feature and the gable elevation are prominent in views across The Green from Goddards Lane.

There is a significant and visually dominant group of listed structures in the southern corner of the Conservation Area on Wildmoor Lane. These comprise a large mid-19th century walled garden containing a conservatory, vine houses and a garden house. In plan, the walled garden is trapezoidal, with a three metre high wall of red brick. Part of this is in rat trap bond, and runs along the verge of the lane. There are decorative entrances into the garden on the south and west walls. The conservatory and vine houses are constructed of iron frames with glass walls and roofs. Inside, the conservatory has an elegant frame with four columns at the centre, which support a clerestorey. The garden houses, now converted to residential use, are of red brick in Flemish bond.

Immediately to the east are The Apple House, Laundry Cottage and Gardeners Cottage, all dating from the 19th century. Gardeners Cottage is prominent in views framed by trees along the lane. The buildings contribute to the visual interest and particular character of this part of the area.

The Character and Importance of Public and Private Spaces

The open spaces within this Conservation Area are extremely important, as they help to define the development of the village of Sherfield on Loddon. The 36 acre Green is the only remaining open land, out of 114 acres of common land, that existed until the end of the 19th century. Throughout the 20th century, the common land of Hodgemoor, Little Wildmoor, The Whitmarsh and Boar Meadow has been developed. It has also been used for agricultural purposes other than the original rights of pasture and hay. This space is one of the most distinctive characteristics of the area. Its survival is extremely important to the historical and special character of the village and the Conservation Area.

The pond defines a further smaller space to the east of The Green. This was of particular use to horse-drawn vehicles, and was known as the 'Horse Pond'. This area provides an important natural habitat and is a special feature of this part of the village.

To the east of the A33 road is a large area of open agricultural land that has been included within the boundaries of the Conservation Area. This open space is important, as it allows the historic Breach Farm to remain within its traditional context. It also allows the Longbridge Mill complex to retain its isolated setting on the banks of the River Loddon. This area provides important views to and from Breach Farm and Longbridge Mill, as well as across the surrounding landscape to the north and east.

Smaller cultivated areas, such as gardens, are just as important, with many buildings set back from the main road. So too are the unmetalled roads, informal lanes and hedges, all of which contribute to the semi-rural character of the area.

Mature trees are scattered throughout the Conservation Area, both singly and in copses and woodlands, including Laundry Copse to the south-east. In 1902, the Lord of the Manor planted an avenue of lime trees both sides of the road to Bramley. These mysteriously died, and were replaced by the present attractive horse chestnut trees. These enhance the special character of this part of the village and the Conservation Area. The character of the Conservation Area is broad-leaved with crack willow and oak the most prevalent. Lime, sycamore, white willow, ash, silver birch, lombardy poplar, alder and horse chestnut are also present in smaller numbers. There are very few conifers present but yew, Scots pine and spruce are represented.

There are several trees of note within the Conservation Area. Next to the pond in Reading Road stands, what is believed to be, a native black poplar. This is one of the most noble, yet rare, of our native trees. To the rear of Longbridge Mill stands a large, majestic hybrid black poplar. Smaller trees and hedgerows are present throughout The Green, and also line some of the roads in the Conservation Area. 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.

Other Features of Architectural or Historic Interest

Several older brick walls define the historic boundaries within the Conservation Area and are, therefore, important in adding to the grain and character of the area. Examples include those to the Village Hall and adjacent properties and The Old Rectory.



The former coach house and brick boundary walls to The Old Rectory



View south-westwards along Greenway, including Jubilee Cottage



Thatch End and 4 Bramley Road



Breach Farm Barn



Longbridge Mill during restorations



Longbridge Mill circa 1910

Building Materials

The prevalent traditional building materials are timber-frame with red brick infill, red brick in Flemish and English bond and painted brick. Roofing materials include red clay tile, slate and thatch. Both casement and sash windows are prevalent, and many older buildings have large central or end chimney-stacks.

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

The Setting of the Conservation Area

The boundaries of the Conservation Area are formed by the suburban edge of the modern village to the north beyond The Green, the River Loddon and grounds to Breach Farmhouse in the east, the extensive planted grounds of North Foreland Lodge in the south, and open fields behind The Green perimeter at Court Farm to the west.

As with much of the parish, the village is low lying, with higher ground in the south along the ridge of Sherfield Hill. There is a further area of higher ground immediately north of St Leonard's Church. This higher plateau, slopes down to the village. The parish has clay subsoil with areas of gravel deposits, which have in many cases been worked as small gravel pits.

Sherfield on Loddon village is situated on level land, rising gently from Bow Brook and the River Loddon. Farmland to the south overlooks the village. The trees and hedgerows in and around give some shelter to the village from the prevailing southerly winds. The Green, of 36 acres, is the main landscape feature of the village. This has a mature horse chestnut avenue on the northern side, and the village housing is built around it. From the houses in the north there is a clear view across the low fields, on either side of the River Loddon. On the western edge of the village there are clear views uphill to Bullsdown, the iron-age hill fort. All surface water drains to Bow Brook and the River Loddon. On occasions, both rivers rise over their banks, and localised flooding occurs.

Areas of Archaeological Significance

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

An Area of Archaeological Importance (AAI) exists around the fringes of The Green, and where the settlement has encroached onto it. Sherfield on Loddon is possibly one of the best examples of common-edge settlement in the north of Hampshire.



Alexandra Terrace, Bramley Road

Conservation Area Planning Controls

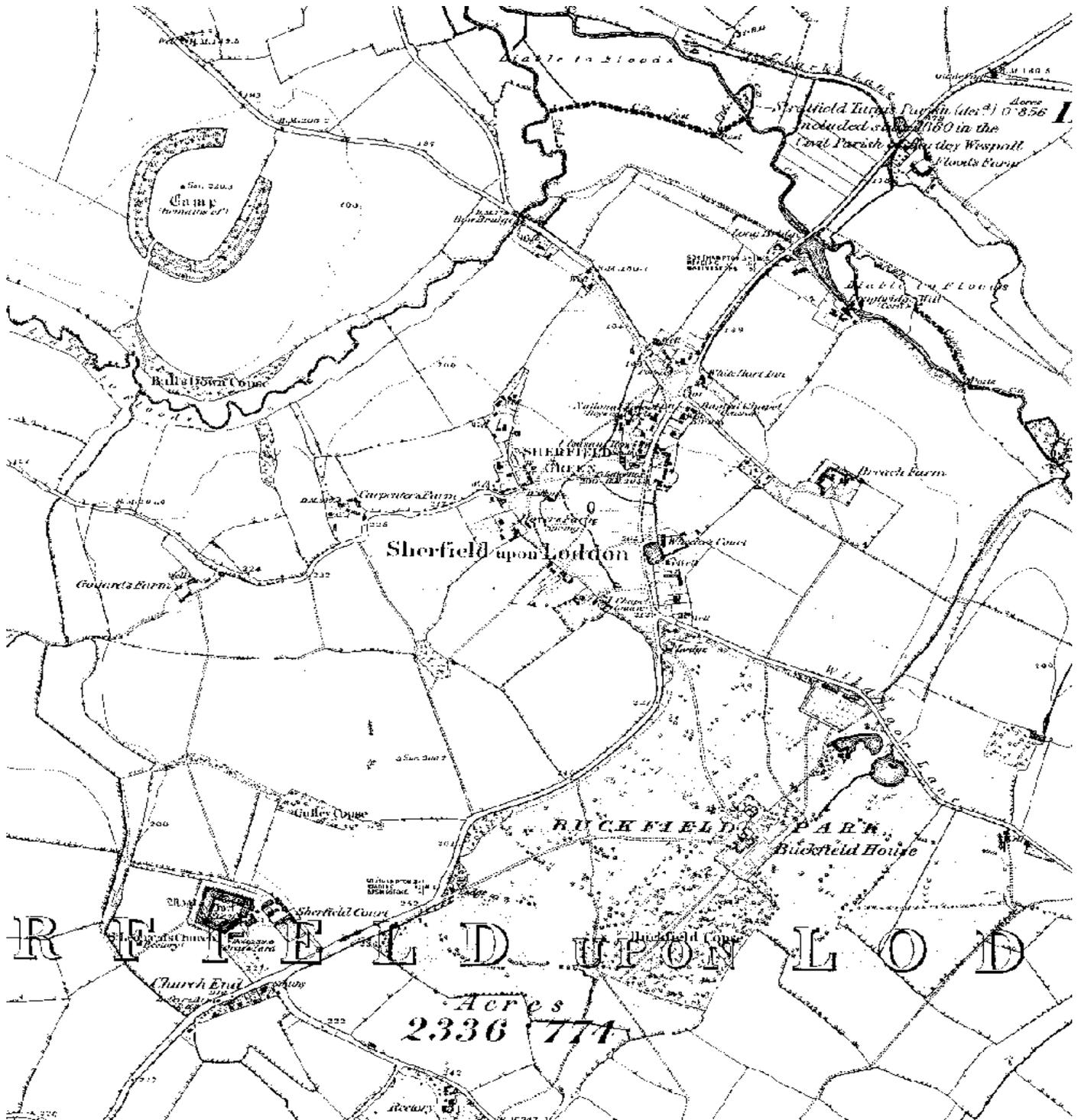
The following controls apply within the Conservation Area in addition to normal planning controls:

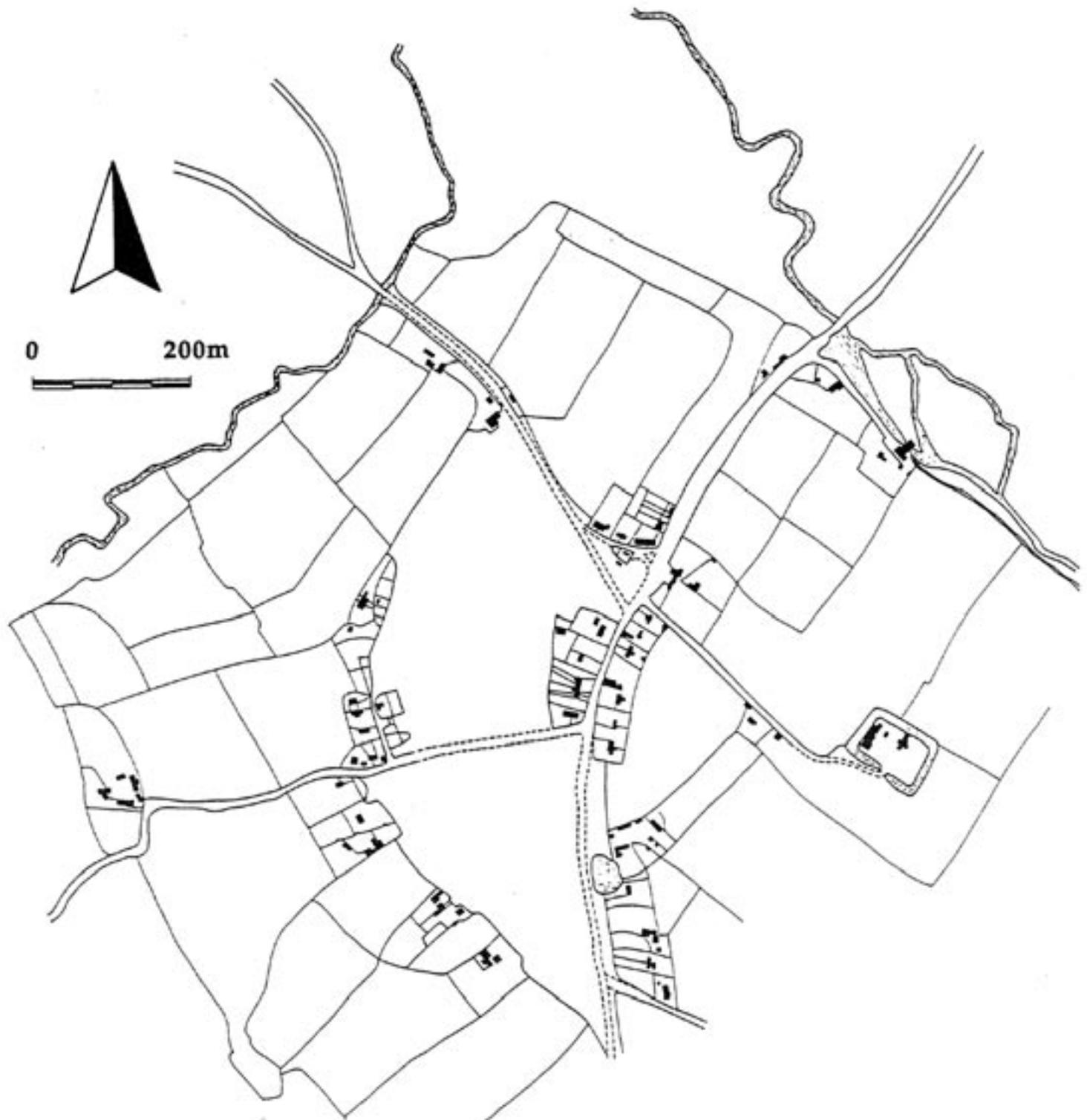
- Conservation Area Consent is normally required for the demolition of buildings or structures over a certain size within a Conservation Area.
- The Council must be given six weeks notice of any intention to undertake works to, cut down or uproot any trees over a certain size in the Conservation Area.
- 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.





Sherfield on Loddon
Based on Tithe Map of 1841

Conservation Area Appraisal

Sherfield on Loddon

...making a difference

Basingstoke and Deane Borough Council

Civic Offices London Road Basingstoke Hants RG21 4AH

Telephone 01256 844844 Fax 01256 845200

www.basingstoke.gov.uk

Produced by Graphics/Corporate Information Division

April 2004