



*Basingstoke
and Deane*

DRAFT
Conservation Area Appraisal
South View



Introduction

Basingstoke and Deane Borough Council proposes to designate the South View area of Basingstoke as a Conservation Area in recognition of its special architectural and historic interest.

On designation of a conservation area Local Planning Authorities have a statutory duty to ensure that the elements which form its special character or appearance are 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 assess how they combine to justify its designation as a conservation area. These factors can include its historic development, the contribution of individual or groups of buildings, the spaces that surround them and the relationship of the built environment with the natural landscape. They can also include less tangible senses and experiences such as noise or smells, which can nevertheless play a key part in forming the distinctive character of the 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 has been subject to consultation with Councillors, local amenity groups, and residents. It forms part of the evidence base for and supports the policies for the South View Conservation Area.



Phoenix Park Terrace



Properties on Richmond Road



View eastwards along Burgess Road

Location

The South View area is located to the northwest of Basingstoke railway station just outside the northern fringe of the town centre.

The area is bordered to the north by a mix of residential development and open space which is largely screened from view along the northern side of Darlington Road. To the south it is bordered by Chapel Hill and the railway line, and to the west by Sherborne Road. The eastern boundary is largely defined by Vyne Road but extends to the east to include the Great Western public house, Phoenix Park Terrace and part of Soper Grove.

Historical Development

Settlement Origins

The area was agricultural land until its development in the late 19th and early 20th centuries. It comprised of two principal fields known as North field, which had become known as Norden field by the mid 1700's, and Chapel, or as it was sometimes called, Holy Ghost field.

A papal interdict of 1208 meant that parish churches could not be used for services and so the townspeople buried their dead on the sloping land to the north of the church. The interdict was lifted in 1214 and some time after this a chapel with a tower was built on the burial site and dedicated to the Holy Ghost. The remnants of this chapel and its 15th century side chapel still stand at the westerly end of the ruins in the cemetery. Lord William Sandys who built The Vyne at Sherborne St John constructed the Chapel of the Holy Trinity in 1524 which he attached to the south side of the chancel of the Holy Ghost. The chapels fell to ruin as a result of the Reformation and only the main part of the south and east walls and the hexagonal stair tower remain today. The cemetery remained in continuous use until the Worting Road cemetery was opened in the early 20th century.

In 1556 Philip and Mary granted a charter to provide for a priest to devote himself to the education and instruction of young boys. This formed the basis of what became Queen Mary's Grammar School which was located immediately adjacent to the chapel ruins. The school expanded and moved to Worting Road in 1855 but came back to South View around 1970 and is now the Vyne Community School.

The London to Southampton railway reached Basingstoke in 1839 and in 1848 it became a junction with a wide gauge line of the Great Western Railway from Reading. This signalled a period of expansion for the town, typical of this period, and the development of modern South View began.



Ruins of the Chapel of the Holy Trinity



Ruins of the Chapel of the Holy Ghost



The Great Western Hotel

Settlement Development



49 and 51 Burgess Road



The Rising Sun Public House



Phoenix Park Terrace circa 1915



Burgess Road circa 1915

South View House was the first dwelling in the area and was located on the site of Weale Court. It was a substantial private residence set in parkland with a walled garden or orchard, which extended to cover the area now occupied by Soper Grove and Phoenix Park Terrace. By 1877 Burgess Road, Cromwell Road and Richmond Road had all been laid out, albeit in the form of tree lined avenues, with only 3 Vyne Road, 49 & 51 Burgess Road, and The Rising Sun public house being erected by this time.

One man who appears to have been instrumental in the development of South View was John Burgess Soper, a local ironmonger who was in business as Soper and Cranston in Basingstoke Market Place. He gave his name to Burgess Road and Soper Grove, built Gladstone Villas in 1886, and Hillside, his own large residence on the site of what is now Sylvaner Court, in the late 1870's. He also offered a number of sites between Darlington Road and the cemetery for the construction of the new Roman Catholic Church of the Holy Ghost at the turn of the century. This would seem to indicate that he was a primary landowner in the area, although there is little evidence as to which, if any of the other buildings, he was responsible for constructing.

By 1881 Phoenix Park Terrace had been constructed and this was the only completed road of dwellings within South View at this time. St Thomas's chapel was constructed in 1885 and by 1895 a number of houses had been erected on the northern side of Burgess Road, as well as the church hall on its southern side which was opened in 1878. Cromwell Road had a scattering of houses along its north and south sides, while what are numbered today as 1 and 3, 9 and 11, and 15 and 17 Richmond Road had been built, as had Sherborne House.

Perhaps the most significant phase of historical development took place during the 1890's and 1900's especially to Cromwell Road, the south side of Soper Grove, and to a lesser extent Burgess Road and along Vyne Road. Interestingly no further development along Richmond Road took place until after 1910, and then this was confined to Edwardian villas which infilled the remainder of the north side of the street.

With the exception of a handful of good examples of inter-war houses, South View did not expand again until the mid to late 20th century, when plots predominantly to the south of Darlington Road, Richmond Road and Cromwell Road were infilled. This infilling also included the replacement of 37 - 45 Burgess Road which had been destroyed by a bomb during the war, and the unfortunate demolition of Hillside and South View House, the sites of which were subsequently redeveloped.

An Appraisal of the Conservation Area

An Overview

The essence of the conservation area is of terraced, semi-detached and detached properties, predominantly of two-stories in height and dating from the Victorian and Edwardian periods, but with some infill from the 1930's to the present day. The street pattern is uniform with streets within the area running in parallel in an east-west direction, giving a strong sense of cohesion and place, and which contrasts with the development pattern of the surrounding area. Due to the nature of the development of the area the majority of Victorian and Edwardian buildings are located on the north side of the roads.

There is strong sense of hierarchy that derives from the changes in scale and the greater architectural embellishment of houses which increases from south to north. This increase in status corresponds with the topography of the area which consistently rises from the lowest point at the southern boundary to the highest at Darlington Road.

The proposed conservation area has three character areas; the open space comprising of the cemetery of the Holy Ghost and the allotments in the south, the compact development in Phoenix Park Terrace and Soper Grove to the east, and the principal residential area running from Burgess Road northwards to Darlington Road.

The appraisal plan identifies those buildings, views, and key features considered essential to the special character or appearance of the proposed 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 area 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.

Built Form

The built form differs subtly within each of the three character areas identified and it is these changes that create the sense of hierarchy. However, there is also a strong cohesion between these areas as they share the same regular street pattern, building materials, architectural form and detail, and features within the street scene such as boundary walls.



Mortuary Chapel, South View Cemetery



Views towards the Presbytery of the Church of the Holy Ghost from the cemetery



11 and 13 Soper Grove



9 and 11 Richmond Road

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Simple detail of houses on Phoenix Park Terrace



Detached and semi-detached properties on Cromwell Road

Phoenix Park Terrace and Soper Grove have a greater number of continuous rows of terraces than elsewhere within the conservation area and these two streets therefore have the highest built density. The properties along Phoenix Park Terrace are more modest than those on Soper Grove both in terms of their plot size and the size of the buildings, and in their architectural detail which is very simple and uniform. The front boundary walls to these properties have been re-built but have retained the simplicity of form and detail appropriate to their context.

The southern part of Soper Grove has more architectural features such as bay windows, polychromatic brickwork, and decorative bargeboards. The two and a half storey Gladstone Villas on the northern side of Soper Grove are grander, principally due to their size, but they are also distinct in that they are rendered, in contrast to the predominantly brick construction of the buildings to the south. The building line along both sides of the street is uniform with properties set slightly back from the carriageway, historically behind a low brick wall.

Burgess Road is characterised by having development primarily along its north side, with the allotments separating buildings at either end of the road to the south. Semi-detached villas are the predominant built form but with a terrace of 7 dwellings at the western end. The plot sizes represent a marginal increase on those found at Gladstone Villas and again the architectural detail becomes slightly more sophisticated. The strong building lines echo those found on Soper Grove and Cromwell Road.

Cromwell Road contains no terraces but for the first time detached houses are mixed with semi-detached villas, with plot sizes slightly larger than those found in Burgess Road. Richmond Road gives a much greater sense of hierarchy with significantly larger semi-detached villas of a high architectural quality and with intricate details set in larger plots. The historic buildings which are located along the north side of the street are set further back from the road than in Cromwell Road and Burgess Road, creating a greater sense of exclusivity which is reinforced by the higher and more decorative historic boundary walls, a significantly greater proportion of which remain than elsewhere in the conservation area. It is of interest that Richmond Road is the only road within the conservation area not to have Victorian or Edwardian development along its southern side.

The scale of development along the south side of Darlington Road shares a number of characteristics with that found on Richmond Road, although the majority of the buildings were constructed in the mid to late 20th century.

The increasing hierarchy culminates with Sherborne House at the western end of Darlington Road and the large complex that forms St Thomas's nursing home at its eastern end. Sherborne House is a large detached property set well back from the road in large grounds, and is well screened from public view by mature trees which reinforce its social and architectural status. St Thomas's is notable as one of the largest buildings within the conservation area, and its scale and high quality architectural detail and materials reinforce not only its importance and social status as a church and community building, but also contribute to the sense of hierarchy. The gothic style of Sherborne House and St Thomas's share a common architectural language not only with a large proportion of the period properties within the area, albeit in a less architecturally striking form, but also with the hall and presbytery of the Church of the Holy Ghost and with the cemetery lodge. This shared architectural style and similarity in age further reinforces the cohesive nature of the area.

Key Individual Buildings

There are 5 listed buildings within the area, 3 of which are grade II*, and two structures that are designated as both listed buildings and scheduled monuments. The ruins of the chapel of the Holy Ghost and the ruins of the chapel of the Holy Trinity are both independently listed as grade II* buildings and as scheduled monuments. Their interest in terms of the development of Basingstoke town as well as South View is significant, but today it is their romantic and picturesque quality within the mature setting of the cemetery which creates a strong sense of place and a high quality environment.

The cemetery lodge, entrance gateway and screen walls are included on a single entry as grade II and form a strong visual and physical boundary of high built quality to the south-western boundary of the conservation area.

The Church of the Holy Ghost with its attached presbytery and earlier church hall on the corner of Burgess Road and Sherborne Road is also listed as grade two. This is a landmark building of high built quality which has an imposing street presence.

The Great Western public house forms a gateway feature at the entrance into Vyne Road and the conservation area from the south. The prominence of this building is enhanced by the open space opposite which gives it a wider open setting and greater presence.

Temple Towers is another landmark building situated at the western end of Richmond Road, and glimpsed views of it are obtained from a number of locations, especially along Sherborne Road, Cromwell Road,



Cemetery Lodge, Chapel Hill



Church of the Holy Ghost and attached Presbytery



Temple Towers

and Richmond Road. The building was constructed by the local builder Mussellwhite in 1933 and is an early example of purpose built flats. The building provides a sharp contrast to neighbouring development in terms of its form and scale, and exhibits a number of attractive and distinctive art deco features including stained glass windows to the staircase towers, ornamental rainwater goods and a weathervane. Unfortunately the original critical windows have been lost and inappropriate replacements have detracted from its appearance. Despite this the building maintains a high degree of integrity and has scope for future enhancement.



Sherborne House

Numbers 49 and 51 Burgess Road are the earliest properties to be built in the area as shown on a map of 1877 and have retained a very high degree of historic integrity. They are visually prominent within Burgess Road due to their location opposite the pedestrian entrance to the cemetery, their rendered finish, and their elegant architectural form and detail.

Sherborne House was built as a private residence by Charles Steevens of Wallis and Steevens, manufacturers of agricultural and road building machinery, and was certainly inhabited by him in 1895. This building is of particular interest in that it is the only large late 19th century house in the area to have survived, as well as for the physical contribution it makes to the environment and character of the area.



St Thomas's nursing home and Chapel

The grade II* listed St Thomas's is one of the most imposing buildings within the conservation area by virtue of its scale and architectural quality, and, as with the Church of the Holy Ghost and its presbytery, is not only a landmark building, but one which makes a fundamental contribution to South View's sense of place. The building was designed by the notable late 19th century architect Henry Woodyer as part of the home for the Friendless and Fallen which was established in 1874. The home was for 'penitent women who had no other means of recovering the character they have lost before God and society'. In 1951 St Thomas's became a School for the Deaf, and was threatened with demolition in the 1980's before its current use as a nursing home secured its future.

Unfortunately the two largest and most prominent houses in the area, South View House and Hillside, were demolished in the 1980's and 90's. This loss is unfortunate in its own right but also in that the buildings which replaced these houses are out of scale in comparison to neighbouring properties, and do not reflect the quality of built form or detail found within their immediate context.

Significant Groups of Buildings

There are a large number of notable buildings which contribute to the special interest of the conservation area due to their level of historic integrity, architectural quality, or because they are of particular interest in illustrating the development of South View. No distinction has been made between notable buildings and buildings of group value as it is considered that recognition of a positive contribution is more important than creating a distinction between the two definitions, especially as a number of buildings fall into both categories. These buildings are identified on the appraisal plan.



Front boundary wall in Richmond Road

Other Features of Architectural / Historic Interest

Brick boundary walls to the front and side of properties, some with railings, are a key characteristic of the conservation area, and while some have been replaced or lost, a significant number remain. Of particular interest and quality are those to Richmond Road which typically have higher piers with square stone caps and decorative recessed panels. However, the plainer walls are of equal importance and all walls should be retained and reinstated wherever possible. A number of high brick walls are present on east/west frontages or at corner locations. There is also a notable cluster of rat-trap bond walls between properties at the eastern ends of Burgess Road and Cromwell Road in particular. These walls commonly rise in height as they recede back from the street.



Cast iron lamppost, Richmond Road

A significant number of cast iron street light columns have survived which are contemporary with the development and expansion of the area at the turn of the 19th century. These have been identified on the Appraisal Plan and their positions, predominantly on the northern side of the street, further illustrates that historically these areas were the first to be developed.



Architectural detail at 11 Richmond Road



Window detail at 4 Burgess Road



South View cemetery

Building Materials

The palette of materials evident in South View very much reflects the increasing variety of materials that were available with the development of the railways. The predominant building materials are a soft orange/red brick with plain clay tiles or slates to roofs. A number of properties which historically had brick finishes have been rendered although a few properties were intended to have a rendered finish.

The quality and profusion of decorative chimney stacks, clay ridge tiles and finials in particular illustrates that when it was developed South View was aspiring to be a high quality development of some status, certainly in comparison to other areas of Basingstoke that were developing around the same time. This is also apparent in the quality and variety of other architectural features such as sash windows, panelled doors, stone window cills and lintels, decorative barge boards, clay and glazed tiles, polychromatic brickwork, applied timbering, and in Richmond Road, elaborate wooden porches.

Given the domestic scale and pattern book architecture of the buildings in South View, historic joinery such as sash windows, panelled doors and doorcases, are fundamentally important to the character of the area, especially as its close knit nature and continuous street frontages contribute considerably to the sense of cohesion. The use of flint and stone to the church, hall and presbytery of the Church of the Holy Ghost, the cemetery lodge, and to a lesser extent the cemetery walls, distinguishes these socially important structures from the brick dwelling-houses.

The Character and Importance of Public and Private Spaces

The principle open spaces occupy the southern part of the conservation area and are made up of the allotments on Burgess Road and the Holy Ghost cemetery which includes the ruins of the Holy Ghost Chapel and the Chapel of the Holy Trinity. These two areas are separated by a wooden fence which allows views into and out of both areas. The allotments and cemetery are instrumental in creating a sense of both place and space, with glimpsed views into the cemetery and wider views to the open countryside beyond afforded from Burgess Road.

The cemetery has a high landscape and environmental quality with a large number of mature specimen trees which are glimpsed from the wider area. The quality of this environment complements and reflects the built quality of the church buildings and the lodge, and provides an attractive and romantic setting for the ruins. An important part of the

character of these open spaces when viewed from the north is that they are non-exclusive with easy public access, or in the case of the allotments perceived access due to the lightweight boundary treatment to Burgess Road and the open aspect into the allotment site, which creates a sense of informality. The cemetery turns its back on Vyne Road and Chapel Hill and the combination of high brick walls with trees behind creates a strong physical barrier and sense of enclosure in contrast to the accessible nature of entrances to the cemetery from the north. Other than views from Burgess Road the rough ground at the southern end of Vyne Road is the only place that affords glimpsed views of the ruins through the trees. This small area of open space in conjunction with the strong boundary of the cemetery forms an important gateway into the area from the south.



The allotments viewed from Burgess Road

The distinction between public and private space in the residential areas is also integral to their character. The sense of the properties in Richmond Road being more exclusive than those to the south is achieved in part by the greater distance between properties, the greater density and maturity of planting to boundaries which affords fewer views into rear gardens, and the greater integrity of boundary treatments which front the street. This screens properties from view to a greater extent than in the other streets and creates a clear distinction between public and private spaces. Boundary walls maintain a clear distinction between public and private spaces throughout the conservation area, although the reduction in the level of screening in Darlington, Cromwell and Burgess Roads in particular allows more glimpsed views into the rear gardens and roofs of houses beyond.



Views to the west along Richmond Road

The South View School playing fields, whilst outside the proposed boundary, do give a sense of space on the periphery of the area. There is something of an insular character to the conservation area which is largely created by the street pattern. This channels short views in an east / west direction along the streets, with these views terminating at Sherborne Road and Vyne Road. The only distance views are glimpsed views to the open countryside to the south.



Views to the open countryside to the south from Burgess Road

The Importance of Green Spaces, Trees, and other Natural or Cultivated Features

The allotments and cemetery are instrumental to the special character of the area not least because they retain some sense of its semi-rural context at the time it was developed. The quality and expansive nature of the views through and beyond these green areas afforded by the gently sloping site was effectively what gave rise to the development of South View in the form that it did.

Trees make an important contribution to quality of the environment of South View. Their proliferation and variety add to the sense of its rich, established character, and help to terminate and channel views. Some trees which fall outside the proposed boundary make a significant contribution in these respects and their retention is therefore desirable.

Trees have been used for planned effect to compliment and reinforce the character of the built environment. Small ornamental trees line Richmond Road and to a lesser extent Cromwell Road, adding the genteel character of these streets. Large mature horse chestnuts are common around Sherborne House, Darlington Road, Vyne Road, and south of Phoenix Park Terrace, again adding to the established character. The cemetery contains a number of mature specimen trees, the architectural form of which reinforce its status.

The Setting of the Conservation Area

The insular character of the area as described above means that this part of South View is distinct from the area immediately surrounding it in terms of its character and urban grain. The railway line to the south forms a clear division between the conservation area and the edge of the town centre, and approaches from all main routes into the area have relatively short views. In contrast the long distance views out to the south are instrumental to the sense of place and the environmental quality of the area.

Areas of Archaeological Interest

The cemetery in particular is likely to be of significant archaeological interest given the long period over which it served the town, although it has no formal designation or protection other than the area covered by the scheduling of the chapels. The 1910 and 1930 OS maps make reference to Celtic remains being discovered immediately to the west of South View House in 1882, although no evidence has been found to date to shed any light on the nature of these remains.

Conservation Area Planning Controls

The following controls would 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 that, in the opinion of the Borough Council, would affect the special character or appearance of the conservation area, must be advertised and the opportunity given for public comment. This may include proposals outside the conservation area that nevertheless affect its setting.

Statutory policies relating to conservation areas and listed buildings are set out in the Adopted Basingstoke and Deane Local Plan. These policies reflect the statutory duty on the Local Authority to have special regard for the preservation of historic buildings or their settings, and to promote the enhancement of areas designated as being of special interest.

These policies, in conjunction with those policies which relate specifically to South View and which it is intended will be adopted as the South View conservation area SPD, 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. The policies which relate specifically to the South View Conservation Area can be found in the document entitled 'South View Conservation Area Article 4(2) Direction – Guidance for Residents'. This Appraisal should be read in conjunction with this document.

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 an 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.

Article 4(2) Direction

In addition to the above controls, the Borough Council intends to make a direction under Article 4(2) of the Town and Country Planning (General Permitted Development) Order 1995 on formal adoption of the conservation area. This means the following work will require planning permission:

- The replacement of windows and doors to elevations visible from a public space;
- The erection of a satellite antenna on an elevation visible from a public space;
- The external rendering or other cladding of an elevation visible from a public space;
- The painting or other coloured coating of masonry not currently painted, to elevations visible from a public space;
- The replacement of a roof covering with a dissimilar material;
- The insertion of rooflights to a roof slope visible from a public space;
- The demolition of chimneys;
- The demolition or erection of boundary walls or other means of enclosure;
- The construction of a hard-standing;
- The demolition or erection of buildings of any size.

Grants

The Borough Council has limited funds available and private home owners within conservation areas do not receive any specific financial assistance. Housing Improvement grants are available on a means-tested basis and limited grant aid is available for structural repairs to listed buildings that are at risk, or for community buildings. It is advisable to contact the Council's relevant key officer for further information on any grant scheme.

DRAFT Conservation Area Appraisal

South View

Basingstoke and Deane Borough Council

Civic Offices London Road Basingstoke Hants RG21 4AH

Telephone 01256 844844 Fax 01256 844706

www.basingstoke.gov.uk

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