



*Basingstoke  
and Deane*

Conservation Area Appraisal

# Tadley



...making a difference

## Introduction

The Tadley Conservation Area was designated in 1981 by Basingstoke and Deane Borough Council in recognition of its special architectural and historic interest.

Having designated the Conservation Area, the Local Authority has a statutory duty to ensure that those elements which 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 and elements that contribute to, or detract from, the special interest of the area and assess how they combine to justify the 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 and 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 highlight those features that are important 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 Tadley 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 Basingstoke and Deane Borough Council on 17 July 2003 and complements the policies of the Borough Local Plan (review).

It has been subject to consultation with Councillors, the Town 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.



*Fairlawn House, stable and boundary wall*



*Cons and Crooked Cottages, Malthouse Lane*

## Location and Population

Tadley is located in North Hampshire, six and a half miles north-west of Basingstoke. The main A340 Basingstoke to Aldermaston road runs north-south through the settlement, and to the east is Pamber Forest.

The Conservation Area is a small part of what was formerly the village of Tadley - an area commonly known as 'Old Tadley'. It occupies an elevated position, on a south-east facing slope which is situated on a gravel plateau. It covers an area from Honey Mill Bridge in the south, to Vine Tree Farm, at the junction of Winston Avenue and Fairlawn Road, in the north. The western extremity of the Conservation Area lies at the junction of Tadley Hill and Main Road. The eastern boundary includes the meadows situated between Winston Avenue and Pamber Forest.

The population of the Conservation Area in 1998 was approximately 378 (projection based on the Hampshire County Council Planning Department Small Area Population Forecasts 1995).

## Historic Development

### Settlement Origins

Tadley (Taddenleage) is first mentioned in a charter dated AD909, granting Bishops Wood to the Bishop of Winchester.

The name Tadley has possible origins from several old English words. Tad derived from 'Tadde or Tade', may have meant toad or be derived from a personal name, such as 'Tadden'. 'Ley' is generally interpreted as old English 'leah' meaning meadow or pasture.

There is no mention of a settlement named Tadley in the Domesday Book. However a large part of the parish of Tadley was included in the Manor of Overton from a very early date. Tadley did have an independent manor of its own which was initially called Tadley, and later the Manor of Withford or Wyeford. In 1166, it was the property of William Hotot, and in 1305 it passed to the de la More family.

In 1496, the Ludlow family inherited the manor by marriage. Henry Ludlow is reputed to have pulled down, or destroyed, the original village of Tadley (possibly located in the vicinity of St Peter's Church) forcing the villagers to move to the present site of 'Old Tadley' in 1634.

Other theories for the village moving, include the resurgence of the Black Death in this area of the country or the establishment of the Old Meeting House. This may have increased support for the non-conformist religions, drawing villagers away from the traditional area of settlement.



*The Old Malthouse*



*9 Malthouse Lane*



*9 Fairlawn Road*



*Vine Tree Farm*

## Settlement Development

As with much of North Hampshire, the parish of Tadley was originally heathland and common land, covered in gorse and blackberry, with a few scattered settlements, including Tadley village.

The road layout of the part of the village in the Conservation Area has changed little, as shown on the earliest Ordnance Survey map of North Hampshire in 1817. Surrounding fields have now been sub-divided and contain a great deal of new development. However, the historic pattern of lanes can still be seen.

The plan form of the historic settlement comprises of a series of short, irregular rows of buildings, along lanes running off the main north/south road. This pattern is thought to have developed as buildings gradually encroached onto a fan-shaped area of common land. Over time the 'fan' has been built on and the Tithe map also shows encroachment occurring on the main area of Tadley Common.

The wartime development of the Aldermaston Airfield and the subsequent arrival of the Atomic Weapons Research Establishment (AWRE), between 1950 and 1952, encouraged development northward. This formed the present small town and, until this point, the main village of Tadley was no greater than the present Conservation Area.

In this small, rural village, the inhabitants were dependent for their livelihood on woodland crafts associated with Pamber Forest. The wood of Tadley was mentioned in a charter of 909, and again in a charter of 963-975. Villagers provided coppiced timber, which was used to make hurdles, barrels, baskets, kindling and the renowned besom brooms. Bricks were also made on Tadley Common. These local industries are reflected in the names of the houses in the village, such as Kiln House, Broom Cottage and The Old Malthouse.

## An Appraisal of the Conservation Area

### An Overview

The Appraisal identifies those buildings, views and key features which 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 which 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 special appearance of the historic village is principally one of a varied group of buildings in an undulating and verdant setting. The relationship of the buildings and spaces between them is a loose one, given some cohesion by the structure of the road pattern.

The character is essentially residential. However, the narrow intimate lanes, give a strong sense of visual enclosure. They are interspersed with open spaces and long range views and provide a distinctive semi-rural environment.

### Built Form

In the historic settlement of Tadley there are seven buildings included on the Statutory List of Buildings of Special Architectural or Historic Interest. All of these are Grade II (of local or regional special interest).

These mainly date from the 17th and 18th centuries. They reflect vernacular building traditions, form and materials - particularly timber-frame construction and thatch. Cons Cottage is a good example of a 17th and 18th century building, of one-storey height, with attic. It is timber-framed with brick infill and a hipped, thatched roof. The listed buildings are located at key visual points in the streetscene, and make a significant contribution to the special qualities of the Conservation Area, given both their intrinsic architectural interest and group value in association with unlisted buildings of note.

The United Reformed Church (Grade II), formerly the Meeting House, dates from 1718, with a later extension of 1828. The oldest part of the building is the largest. It is a rectangular block with a half-hipped tile roof and has rendered brick walls with mullioned and transomed windows. On the south-western end of the building is a low brick and tile extension, dating from 1862, which was built as a Sunday school.



*Sarnia and Iona Cottages*



*The United Reformed Church and  
The Old Malthouse*



*Crooked Cottage, Malthouse Lane*

Immediately opposite the church is The Old Malthouse (unlisted), which dates from the 18th and 19th centuries and is a substantial L-shaped brick building with steeply pitched dominant roof slopes. It is known to have been a beer house since at least 1861.

Visual and historic interest is derived from the close spatial relationship and complementary forms of The Old Malthouse, the church and the Sunday school buildings. This contributes significantly to the special interest of the Conservation Area. There are wide views of this group, across the open churchyard, eastwards from Main Road. These contrast in character to the more intimate glimpses, along Malthouse Lane from the east, and are particularly notable.

Further east along Malthouse Lane are Cons Cottage and Crooked Cottage (both Grade II). They are timber-framed with white painted brick infill and thatched roofs. Crooked Cottage dates from the 18th century, with 19th and 20th century alterations and additions. Cons Cottage dates from the 17th and 18th centuries. The cottages are framed by mature vegetation and are closely aligned to the roadside, which in addition to the intrinsic architectural interest of the buildings and the winding informal character of the lane, create a streetscene of picturesque appearance, which is strongly evocative of the historic development of the village.

Nos 7 and 9 Malthouse Lane form the last of this significant linear grouping of historic buildings along the lane. Both Grade II, the cottages date from the 18th century and are of one-storey height and attic. They have painted brick elevations and thatched roofs with low eyebrow dormers. Ashdown Cottage is opposite, and Back Lane Cottage is immediately to their rear (again framed by mature trees and hedges). Together these four cottages reinforce the semi-rural qualities and vernacular character of this significant part of the Conservation Area.

Highbury Cottage (formerly known as Yew Tree Cottage) is situated at the corner of Knapp Lane and Main Road. Dating from the 17th century with 20th century additions and alterations, it is a one-storey timber-framed building with attic and a substantial thatched roof. The white brickwork and thatched roof slopes punctuate the view westwards along Knapp Lane. To the west of the cottage, although set back from the road, is 45 Main Road. Also dating from the 17th and 19th centuries, this is a two-storey building of timber-framed construction. It has sweeping, thatched roof slopes brought to low eaves over an outshot. The exposed timber-frame has painted brick infill, with boarded walling to the outshot and extension. The date of both buildings coincides with the possible move of the village from its original area of settlement. This may have been located in the vicinity of St Peter's Church. It also coincides with the beginning of the encroachment into the fan-shape of the common land, from the south.

Vine Tree Farm is a significant unlisted building which occupies a prominent position at the northern junction of Fairlawn Road and Winston Avenue. Dating from the 18th Century, it is a longitudinal building, the form of which is emphasised by the dominant clay tile roof slopes, dentiled brick eaves course, and the regular arrangement of its windows. Adjacent, is a small weather-boarded granary on staddle-stones. This serves to evoke the former agricultural function of the main house, reinforcing its historic character. The farmhouse has an additional setting by the open area of space formed by the historic road junctions. As a consequence, the front elevation is particularly prominent in views northwards along Fairlawn Road.



*Vine Tree Farm*

The southern junction of Fairlawn Road with Tadley Hill is defined by Fairlawn House, a substantial and imposing brick building. It is a composite of two parallel ranges, with the eastern section of earlier and more simple form. The façade of the main western range, by contrast, has two projecting two-storey bays, dentiled brick eave cornices and an ornate timber doorcase. The overall architectural appearance of the western range is of intended status. It is still an imposing building in views from the former entrance gates, onto the Main Road junction. Set in sizeable grounds, in comparison to other more vernacular properties of the village, the western boundary is defined by a long brick wall and mature planting. The associated stable and coach house reinforce the social and historic interest of the main building, They contribute significantly to the visual interest of the streetscene along Fairlawn Road forming a cohesive grouping with the boundary wall and adjacent house.



*Fairlawn House, stable and boundary wall*

The Manse dates from the 18th century (rebuilt in 1792). It is of timber-framed construction, refronted in red brick in the 19th century. Its restrained ordered appearance contrasts with the irregular, vernacular character of other buildings which comprise the historic settlement of the village. It is known that in 1828 the incumbent was Reverend George Jennings. Located at the junction of Manse Lane and Winston Avenue it contributes to the appreciation of the historic development and visual interest of the Conservation Area.

The Fighting Cocks public house occupies a prominent position at the junction of Main Road and Winston Avenue in the south of the Conservation Area. The present building replaces an earlier thatched property on the site, which was destroyed by fire in the 19th century. This is now a substantial Victorian building of characteristic design for its period. The long front elevation with central gable feature forms a distinctive focal point in views northwards up Main Road.



*The Manse*



*Iona Cottage, Winston Avenue*

Punctuating the verdant and semi-rural character of the eastern side of Winston Avenue are Sarnia and Iona, a pair of 19th century houses and outbuildings. Sarnia, which is thought to date from circa 1800, was built on the site of a cottage that was destroyed by fire in 1720. The present building was constructed using bricks from the local Little London Kiln and has a thatched roof. The hall to the south of the cottage was originally the dairy. Iona, dating from 1862, occupies the site of two former cottages. The room adjacent to the road was originally the stable. The pair terminate the view eastwards along Knapp Lane and reinforce the historic character and visual interest of this part of the Conservation Area.

Thatched Cottage, Portway Cottage and Honey Mill Farm form an irregular, and informal, group along a winding track in the southern part of Old Tadley. Penetrating into the surrounding farmland they have a more defined rural character than the area to the south, although they share similar vernacular building traditions and materials.

## **The Character and Importance of Public and Private Spaces, Trees, Hedges and other Natural or Cultivated Features**

The fields running north/south that follow the line of Winston Avenue separate the area of settlement to the west from Pamber Forest. They form a significant area of open space in the Conservation Area. This improved meadow land offers important views eastwards towards Pamber Forest, and defines the historic boundary of the village.

The space created by the graveyard, surrounding the United Reformed Church, is of particular significance to the character and appearance of the Conservation Area. It provides important views of, and a setting for, the United Reformed Church and the adjacent Old Malthouse.

In addition to public spaces, private spaces (such as gardens) are also key to the character of the Conservation Area and the setting of the buildings. Of particular note, are the grounds of Fairlawn House and the private, but open, garden space in front of Nos 5-7 Manse Lane. The latter is strongly evocative of the historic development of the settlement onto the areas of common land.

There are also several pockets of open space, formed by the junctions of roads. These contrast with the visual enclosure and short range views, characteristic of the lanes that comprise the Conservation Area. They often afford important views to prominent buildings, or longer range views out of the Conservation Area. These include the space defined by Vine Tree Farm, the junction of Fairlawn Road and Winston Avenue, Winston Avenue and Sandy Lane, and at the division of Malthouse Lane to the west of the United Reformed Church.

The distinctive spatial qualities, and the setting of the historic buildings that define the special character of Tadley are inherently dependant on the contribution made by the ancient, thick hedges, which exist throughout the Conservation Area. Buildings have often utilised these hedges to define historic curtilages. The lanes are dominated by substantial growth, creating an enclosed 'tunnel effect' to some and framing views of buildings. These hedges comprise mainly hawthorn, hazel, and holly and they enable the growth of honeysuckle and blackberry.

Generally the tree cover of the Conservation Area is broad-leaved in character, with only a few conifers scattered throughout. These include the native Scots pine, yew, cedar and spruce. Mature trees are scattered throughout the Conservation Area, both singly and in copses and small woodlands. The Honey Mill Brook area has a good mix of trees including willow and alder. The main area of the village comprises of oak, ash and holly with fewer examples of maple, silver birch, lime, walnut, robinia, beech and fir trees. There are several stands of oak and single specimens, a few are of considerable age.



*Junction of Fairlawn Road and Winston Avenue*



*5-7 Manse Lane*

## Other Features of Architectural and Historic Interest

Brick walls define and contain several historic curtilages in the Conservation Area. The most notable is that fronting the pavement along Fairlawn Road, and associated with Fairlawn House.

## Building Materials

The prevalent traditional building materials are timber-frame with brick infill, now mostly painted, and orange/red brick. Traditional roof coverings include long straw thatch and plain red clay tile. Casement windows are prevalent, with sash windows evident only on larger buildings, such as Fairlawn House, or late 19th and early 20th century buildings.



*Honeysuckle Cottage*



*Important countryside setting within the Conservation Area*

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**

Woodland cover is particularly significant in the distant views, to the north and east. This generally consists of a complex pattern of small, irregular-shaped semi-natural woods, and some larger, mixed conifer and broad-leaf forestry plantations.

## **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 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, from time to time, result in the need for archaeological recording in the case of some developments.

An Area of Archaeological Importance (AAI) covers most of the Conservation Area to the east of the Main Road. Future archaeological investigation in this area could answer how, and when, this settlement developed. The Portway Roman Road to Silchester passes through the south-eastern corner of the Conservation Area on a south-west/north-east course.

## 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.

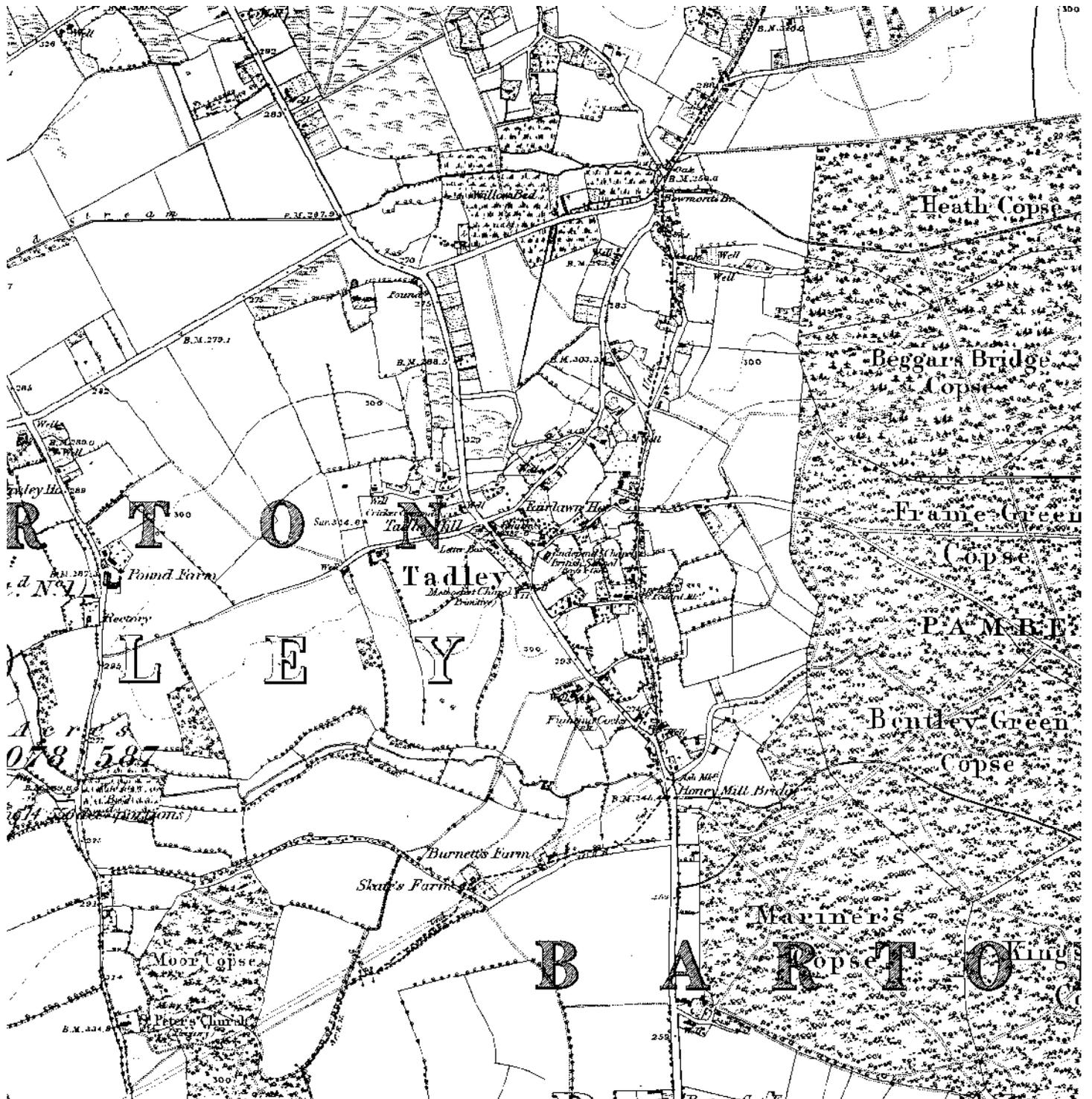
Statutory policies relating to Conservation Areas and listed buildings are set out in the adopted Basingstoke and Deane Borough Local Plan. These policies reflect the statutory duty on the Local Planning Authority to have regard to the preservation of historic buildings or their setting, and to the enhancement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

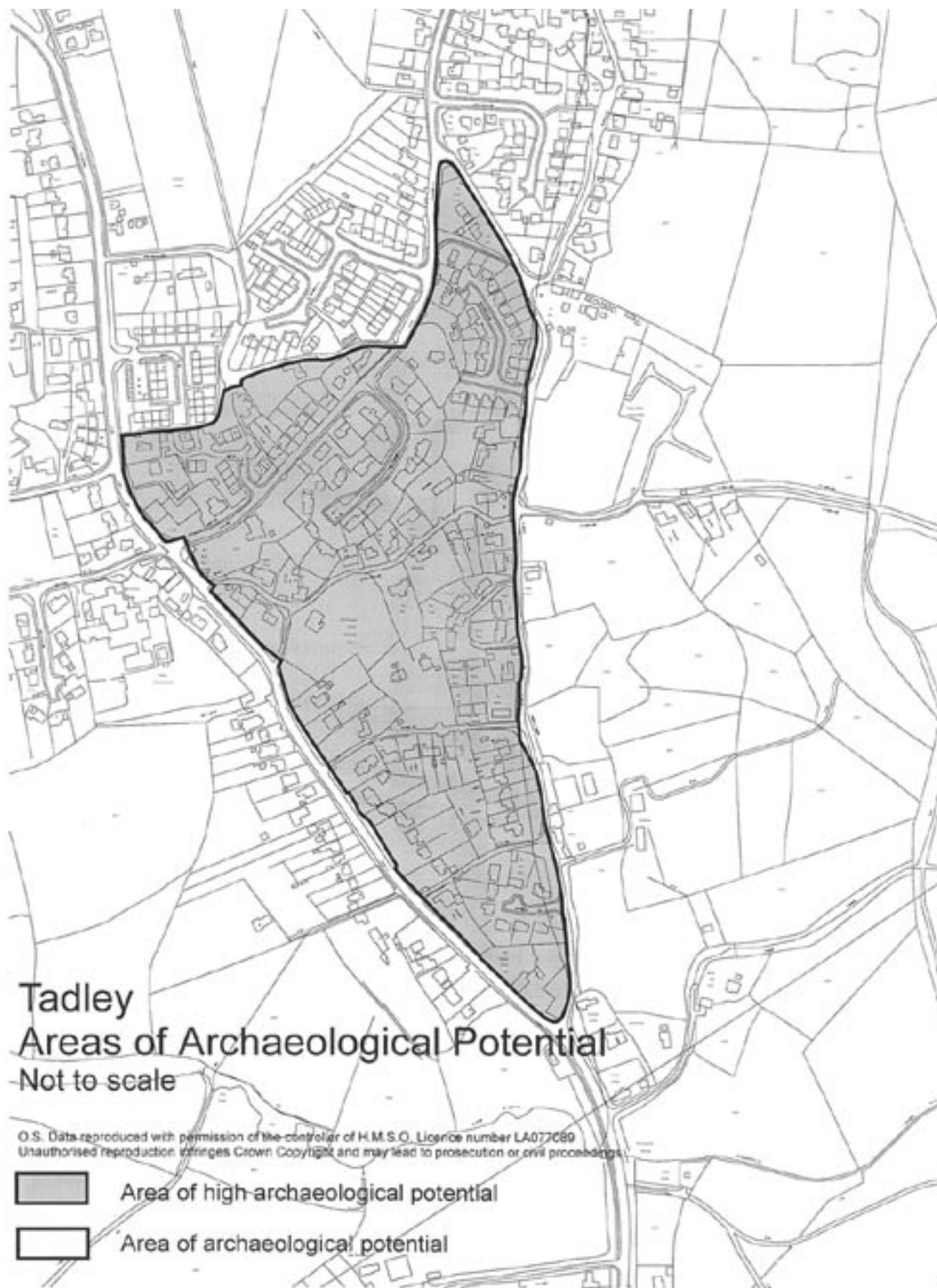
## Grants

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.

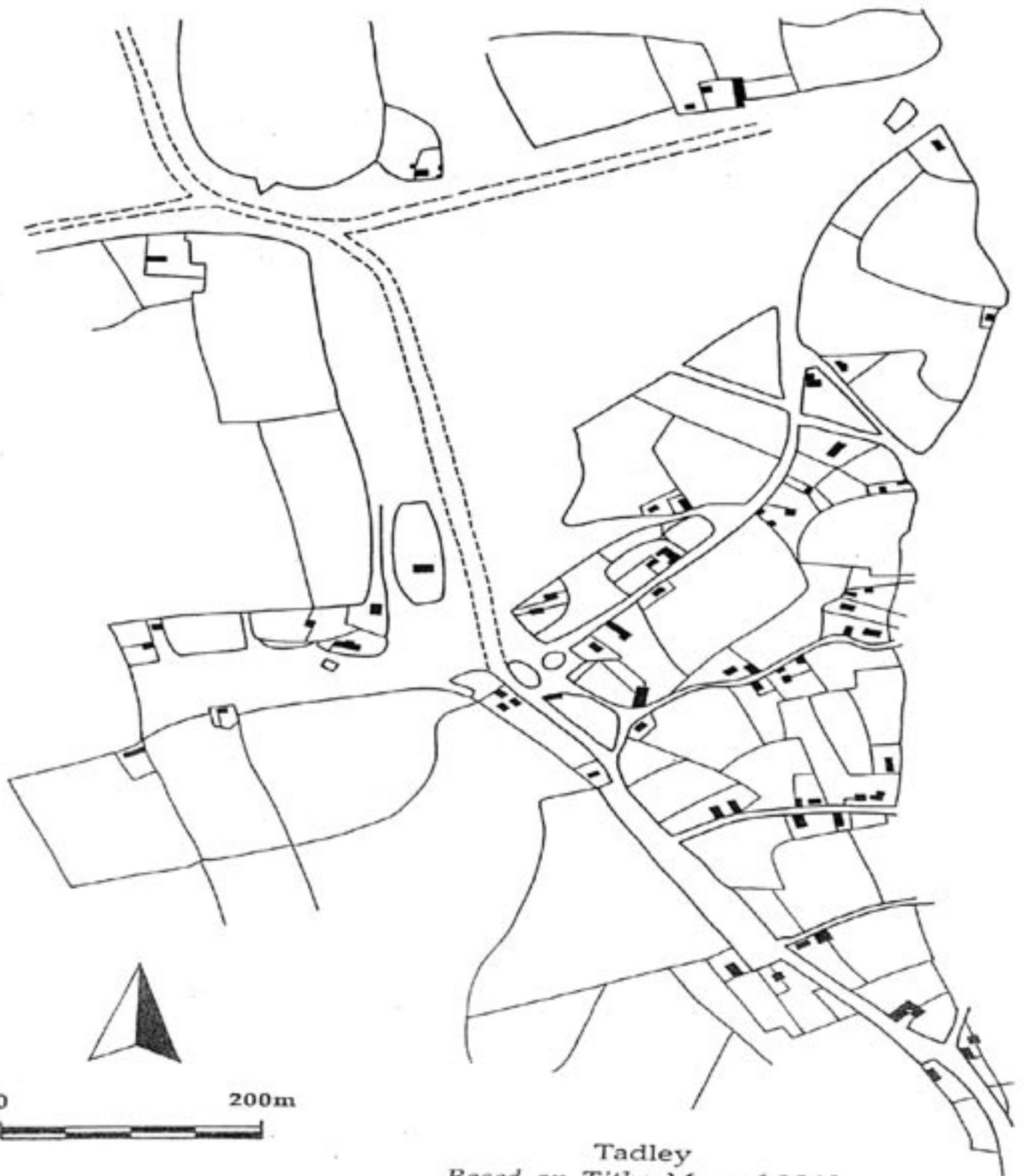


*The Fighting Cocks public house*





Courtesy of Hampshire County Council



Tadley  
*Based on Tithe Map of 1840*

# Conservation Area Appraisal

## Tadley

...making a difference

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