



*Basingstoke
and Deane*

Conservation Area Appraisal

Upton Grey



...making a difference

Introduction

The Upton Grey Conservation Area was first designated in 1973 by Basingstoke and Deane Borough Council in recognition of the special architectural and historic interest of the village. It was subsequently extended in 1989.

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 Upton Grey 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.



St Mary's Church



The Old Schoolhouse and Willow Cottage

Location and Population

The settlement of Upton Grey is mainly located about 4.5 miles to the south-east of Basingstoke. The village is located on a south-facing slope in a dry valley within an undulating open arable landscape. Roads passing through the settlement lead to North Warnborough to the north-east, South Warnborough in the south-east, Weston Corbett and Weston Patrick to the south-west, and Tunworth to the west.

The population of the village in 1998 was about 490, of which approximately 450 were within the boundaries of the Conservation Area (projection based on the Hampshire County Council Planning Department Small Area Population Forecasts 1995).

Historic Development

Settlement Origins

At the time of the Domesday Survey, there were two former Saxon manors, with a combined population of around 175. These have since merged to create Upton Grey. The principal manor was Hoddington (Odingetone), held by St Swithin's Church in Winchester. The other, Upton (in Old English 'Aoltone' possibly meaning 'higher farm') as it was then called, was held by Hugh de Port. The descendants of the de Port family remained the overlords of Upton for two centuries, by which time it had become the principal manor of the settlement.

The name 'Grey' derives from the de Grey family who acquired the manor in the 13th century and the suffix 'Grey' derives from their period as overlords. The manor of Upton Grey changed hands many times and Opie, Skinner and Beaufoy are among the associated names. The manor of Hoddington was in the possession of the Mathew - Limbrey - Sclater family for 350 years until it was sold in 1945. From 1877 it was the seat of the Barons of Basing.

Settlement Development

The village of Upton Grey has developed along two main axes - north/south and east/west. Its historic core is where these routes meet below Hoddington House and up to Upton Grey House. More modern development has filled gaps along these routes and in the north-east, south-west and eastern edges of the village, particularly during the last century.

The hill up to Upton Grey House is lined with regular rows of plots with common rear boundaries. Similarly, plots along Weston Road and Cleves Lane are of regular form. The shape of the Upton Grey House estate, and the smaller irregular plots around the church, disturbs this regular form.



View from churchyard



Childs Cottage, Weston Road



View down Church Street



The Old Vicarage

The prevailing former and current use of the surrounding countryside and the predominant employment within the area has always been agriculture. Five farms are still located within the village, two of which remain in agricultural use. The Upton Grey House estate and the Hoddington House Park estate provided employment to substantial numbers of villagers in the past.

An Appraisal of the Conservation Area

An Overview

The Appraisal plan identifies those buildings, views, and key features that are 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 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 special interest of the Upton Grey Conservation Area is derived from the intrinsic individual quality of its historic buildings. Many of these are situated in key landmark positions within the streetscape, and have an integral relationship with a series of spaces of varied and distinctive character. The undulating topography is a key element in enhancing the visual interest of the settlement giving varied and contrasting views both in, and out of, the Conservation Area.

The historic character is principally residential. However, the presence of both countryside and parkland within the Conservation Area, and the longer views to open farmland, creates a strong semi-rural quality. The combination of these elements creates an area of particular special interest.

Built Form

There are 41 buildings in the village included in the Statutory List of Buildings of Special Architectural or Historic Interest. These date mainly from the 16th and 19th centuries, but especially the 17th century. These include St Mary's Church, listed as being of national importance (Grade I), and Hoddington House, listed as being of outstanding interest (Grade II*). The remainder are Grade II listed for their regional or local interest.

Some of the older buildings have been altered over time to accommodate changes in their use or contemporary architectural fashions. For example, Cleves Farm House is of the 16th and 17th centuries and modern

construction. This two-storey timber-framed house has a central bay, a later larger addition on the north-east side, and a modern extension at its west end. The timber-frame is exposed on two sides with later brick walling and tile hanging reflecting the contemporary rejection of exposed timber-framing in preference for brick and tile. Village Farm House on Bidden Road is another example. It is formed by a complex range of connected units of the 17th, 18th and 19th centuries. Other buildings have retained more completely their vernacular form and materials, for example the Old Manor Lodge and Spinners.

The villagescape is comprised of a number of other buildings and structures, mainly dating from the 19th century. These are predominantly constructed of vernacular materials and strongly reinforce the street pattern.

Key Individual Buildings

There was a church at the time of Domesday. Although some traces of the Saxon building survive, the present St Mary's Church dates from the 12th century, with later alterations and additions. It is rendered with stone dressings, and the north aisle is in red brickwork with English bond. The upper part of the tower is of red brickwork in Flemish bond, and the small south porch is timber-framed with cusped bargeboards. The roof is tiled throughout. The church makes a particularly important contribution to the character of the village due both to its intrinsic interest and prominent location on the hill. This results in it being visible from across the fields to the west and south-east, and up the hill. Particularly notable is the group comprising the church and the adjoining manor house, and the views of the north elevation of St Mary's across the landscaped space and pond. The small churchyard provides an important setting for the church.

The manor house is of 16th century origin but was largely restored and extended in the 'Arts and Crafts' Style in 1907. The west front is virtually symmetrical with a tall central timber-frame porch, and walls hung with scalloped tiles. The building is partially hidden behind a belt of mature trees in views from the east. However it can be glimpsed from behind Old Manor Lodge, and is gradually revealed around the bend of its driveway approach. There are also glimpses from the south-west across the churchyard, and from the field opposite. The house stands within important grounds, laid out by the architect Ernest Newton on the advice of the garden designer Gertrude Jekyll. These gardens have been recently restored.

Hoddington House dates from the late 17th century with 19th century additions and alterations. It is a large building, generally constructed of red brick walling in Flemish bond with blue headers. Some elevations are hung with mathematical tiles to simulate brickwork. It has a hipped



Spinners



St Mary's Church , north elevation



The Manor House



Old Manor Lodge



Old Bakery

tile roof with a large moulded cornice. All façades are symmetrical with sash windows and centrally located pediments over slightly projecting centre-pieces. The house is set within an extensive landscaped park on the hillside south of the village centre. This formal parkland enables long views to the house from the village, particularly along Weston Road, and from the graveyard on the opposite hillside. The house and its parkland are imposing features that dominate the setting of the village and contribute significantly to its distinctive character and visual interest.

Significant Groups of Buildings

Upton Grey House is one of a small group of buildings in the north-west of the Conservation Area, where the road north from the historic village core meets Cleves Lane. The house dates from the 18th century with alterations carried out in 1907 by the architect Ernest Newton. This is a large L-shaped house, with stucco walling and sash windows. The older east front has a stone coping to the parapet, behind which is a hipped slate roof. The north elevation has a wooden moulded cornice with coupled brackets.

The adjoining Lodge (Grade II) and former lodge farm buildings, comprising of Dairy Cottage, Stable Cottage and The Coach House, compliment the main house creating a cohesive vernacular grouping. The tall red brick boundary wall and decorative wrought iron gates are also listed. Not only are they of intrinsic architectural interest but they help create the visual link between this group of buildings. The long wall also creates anticipation of the group, particularly when approached from the south.

To the south, Rose Cottage, Old Manor Lodge, Westfield Cottage and some of the farm buildings at Manor Farm create a cohesive group adjoining, but separate from, Manor House, and focused around the meeting of Church Street with Cemetery Lane. Rose Cottage (Grade II) is prominent on the bend in the road, its painted brick walling and tile roof dominating this space. Old Manor Lodge (Grade II) dates from the 16th century. Although only one-storey and attic, the irregular windows, exposed timber-frame with brick noggin on the main elevation and massive chimneystack terminate the view from Upton Grey House and lead the eye around the bend towards the Manor House and the church.

Church Street comprises a significant, large group of historic buildings, each of its own form, style, building line and orientation. The topography adds to the special character of the street and enables the linear grouping of buildings to be appreciated, both in relation to each other and as part of the wider village setting. The many listed buildings include The Gables, Wayside Cottage, Spinners, Vicarage Cottage, The Old Vicarage and Stable Block, Rose Cottage, Post Office Cottage, Mead Cottage, the Old Bakery and Little Tudor Cottage.

The earlier buildings, dating from the 16th, 17th and 18th centuries, are timber-framed with most of the original wattle and daub replaced with brick infill. They have thatched or old red clay tile roofs, and casement windows, some with leaded lights. There are a number of buildings that exemplify this predominant style. Spinners is a 17th century building of timber-framing with an old tile roof with sweeping catslide to the rear (an important vernacular feature), and has tile hung upper walling with scalloped bands. Wayside Cottage, dates from the 17th and 18th centuries (and later) is timber-framed with a thatched roof. Mead Cottage is 17th century and modern, timber-framed with painted brick infill. Old Manor Lodge dates from the 16th, 17th and 20th centuries and is a three-bay, timber-framed hall with a further timber-framed wing, brick nogging and a red clay-tile roof.

There are other distinctive, contrasting buildings that contribute to the rich variety that characterises the Conservation Area. These include the Old Vicarage, the Old Bakery (now Ladymeade) and Waverly Cottage (formerly Hillside Cottage). The Old Vicarage is a substantial building dating from the 17th and 18th centuries. The main façade fronts onto Church Street and has stuccoed walls with its other elevations in brickwork. Its large sash windows, doorcase with Tuscan pilasters and open pediment are dominant features. The roofscape of the rear cross wing and end gable are prominent in views from the south-east. Ladymeade dates from the 18th century but has a 19th century appearance. It has Victorian sashes and a five-bay veranda with a slate roof on slender cast iron columns. Waverly Cottage has a vernacular form and scale, with a hipped slate roof and prominent tile-hung front elevation.

Views along Church Street are punctuated by some particularly prominent buildings. The siting of these buildings adds significantly to the visual interest and richness of the streetscene. Of particular note is the long thatched roof and timber-frame elevation of Wayside Cottage. The hipped end projects into the street, creating a sharp bend in the road. The building is a focus for views north-west from the pond and adds incident and anticipation to south-east views down Church Street. The stable block immediately adjacent to the roadway to the east of the Old Vicarage, dates mainly from the 18th century, the west gable has an exposed 17th century timber-frame, which is prominent in views from the church. The east gable, prominent in views from the south, is more Victorian in character, and includes a decorative bargeboard.

The Gables is an 18th century red brick building with blue headers. It forms the link between Church Street and another cohesive group of listed buildings encircling the village green and pond at the centre of the village. The Old Schoolhouse dates from the 17th and 18th centuries. It is timber-framed with painted brick infill and old tile hipped roof, and fronts onto the pond. On the other side, Village Farm, Pond House and



View northwards towards the Old Vicarage stable



Wayside Cottage



The Pond House and Compton House



The Village Pond



*View south-east into Hoddington Park
from Weston Road*

Compton House are all of special intrinsic interest as well as contributing to the value of the group. The farm is a complex of 17th to 19th century connected one and two-storey units comprising timber-framing with brick nogging, red brick, tile hanging, and an assortment of other features, all visually linked by old clay tile roofs. The 18th century brick gable on the roadside has ground floor Venetian sash windows and a low-pitched pediment. This gable terminates the south-west view towards Church Street. The adjoining Forge (Grade II) and other outbuildings are tight to the road opposite The Gables, creating a strong entrance to this part of the historic village core.

The Pond House (Grade II) is a 18th century two-storey symmetrical building with an old tile roof. Set slightly off and above the road, it makes a special contribution to defining the space around the green and village pond. Compton House (Grade II) is a two-storey timber-framed building dating from the 17th century. It is also prominent, as it sides onto the main road, leaving its main elevation to enclose the space and effectively terminate the long view through the green from the north.

The Hoddington Arms public house and The Old Post House are both Grade II listed. Similar in scale and appearance, these two-storey, old tile roofed buildings adjoin the main village core. Their position, forward of the line of more modern development along Bidden Road, makes them prominent in the streetscene. They therefore create a sense of anticipation of the older village beyond.

On Weston Road, Yew Tree Cottage and Beam Ends (both Grade II) form part of a looser arrangement of buildings lining the western entrance to the village. The former dates from the 16th century with an old tile roof and red brick walling. Beam Ends is 17th century or earlier with timber-frame and painted brick infill. Other buildings of note are the group of six cottages at the entrance to the Conservation Area, including Minack Cottage and Hartley. Although of different construction, these buildings are of some intrinsic architectural interest as a group and in illustrating the later development of the village. Dormers House and the Old Barn are also of interest for the same reason.

The Character and Importance of Public and Private Spaces

The open spaces within this Conservation Area are key determinants of the character of the village of Upton Grey. Both the former Lodge Farm and Manor Farm retain their original context within large and formal open spaces to the north and south-east respectively. These open areas of the latter allow extensive vistas throughout the valley and the surrounding countryside. Extensive landscaped grounds survive and remain within their originally planned surroundings at Upton Grey House, Upton Grey Lodge, Hoddington House and the Manor House. The Manor House garden is Grade II listed and is historically important, as it was laid out on the advice of Gertrude Jekyll early in the 20th century.

The space formed by the pond and green at the centre of the village is one of two public spaces where contribution to the special character of the Conservation Area is very important, the other being Church Meadow. The pond and green lie at the main crossroads and are enclosed by a group of significant historic buildings. This space enables the historic development of the village to be fully appreciated from the combination of these buildings and the glimpses up Church Street and along Bidden Road and Weston Road. The contrast in the spatial qualities of these areas is also a distinctive feature in the special interest of the Conservation Area. Church Meadow, to the west of the church, is an important historic open space. It provides extensive views across the surrounding landscape and an important setting to the church. The meadow also continues to be used for large events within the community.

Mature trees are scattered throughout the Conservation Area in gardens, copses, hedgerows, parkland and on agricultural ground. Tree cover within the Conservation Area is predominantly broadleaved with oak, ash, beech, field maple, lime, horse chestnut, sycamore and poplar present. There are small numbers of conifers, including some fine yews, Scots pine, black pine and the occasional cedar. Smaller ornamental broadleaf and conifer trees, are also present in gardens. These include the inevitable leylandii and Lawson cypress.

Trees of note include a group of mature walnuts at Limbery Hill, four old pollarded limes at the front of The Old Rectory and an evergreen oak at Upton Grey House. Two avenues exist, one of mature horse chestnuts at the Manor House and the other of young poplars at Cleve's Farm. The verges by the roads leading out of this attractive village are generally hedge-lined, but with few smaller hedgerow trees in evidence. 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.



Vicarage Cottage



View north from Hoddington Lodge

Other Features of Historic or Architectural Interest

The lych-gate to St Mary's Church and the War Memorial are distinctive features of the Conservation Area. They compliment the church and churchyard and stand at the top of Church Street, creating anticipation of the church, which is gradually revealed.

Several older walls survive within the Conservation Area and add to the historic grain of the settlement. Examples include the extensive garden wall to Upton Grey House and boundary garden walls through the main part of the village, such as the Old Vicarage and The Village Farm. One stretch of cast iron railings exists on the boundary of the field to the south-west of the church.

Building Materials

The prevalent traditional building materials are timber-frame with a brick or rendered wattle and daub infill; red brickwork in English or Flemish bond; and tile hanging to main façades, with use of decorative patterns such as scallops. Roofing materials include red clay tile, thatch and slate. There is some use of decorative bargeboards and heavy timber eaves cornices. Sash windows and timber or leaded casement windows are prevalent. Many of the historic buildings have large chimneystacks.

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 countryside is typified by open arable use of large regular fields. The landscape, underlain by chalk layers, is undulating with a series of dry valleys. Woodland occupies only a small percentage of this area, existing in small copses and belts of trees. The hedgerows are low with few hedgerow trees and villages are scattered and infrequent. Upton Grey is distinguished from the neighbouring Tunworth landscape, which has a larger coverage of woodlands and hedgerows than the latter. The immediate setting to the Conservation Area enables views along the valley and, from vantage points to the north and south, of parts of the village on the valley sides.

Areas of Archaeological Significance

An Area of High Archaeological Importance (AHA) covers the building lines on both sides of the main street through the village. It also covers the area around the church and manor house, and the short row of houses and farm on the south-east side of the Weston/Bidden roads.

An Area of Archaeological Importance (AAI) covers the land behind the row of houses along the north-east side of Church Street, as this area was originally divided into strips.

A second AAI surrounds the small focus of settlement near Upton Grey House. This may date from the construction of the house in the 18th century. It consists of estate workers' cottages and a former farm. However, the possibility of an earlier settlement here cannot be ignored.

The course of a Roman road passes through the village on a north-west/south-east route although, this is not evident to the naked eye.

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.



Upton Grey
Areas of Archaeological Potential
Not to scale

Courtesy of Hampshire County Council

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Upton Grey

...making a difference

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