



*Basingstoke  
and Deane*

Conservation Area Appraisal

# St Mary Bourne and Stoke



...making a difference



*View over the river valley  
from Ricket's Way Cottage*



*The Old Plough and Bourne  
by the square*

## Introduction

The St Mary Bourne and Stoke Conservation Area was designated in 1985 by Basingstoke and Deane Borough Council in recognition of the special architectural and historic interest of the area.

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 St Mary Bourne and Stoke 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

St Mary Bourne and Stoke are situated about 4 miles north-west of Whitchurch within the North Wessex Area of Outstanding National Beauty. The villages are located within a valley at the north-western end of the Bourne, which is a tributary of the River Test. The Conservation Area covers the two villages and the area of about one mile between them, including the small hamlet of Swampton.

The population of the St Mary Bourne and Stoke Conservation Area in 1998 was approximately 922 (projection based on the Hampshire County Council Planning Department Small Area Population Forecasts 1995).



*Stoke House from the west*

## Historic Development

### Settlement Origins

At the time of the Domesday Survey, the manors of St Mary Bourne and Stoke belonged to Hurstbourne Priors, along with the manors of Binley, Egbury and Weeke. In 1565, Sir Robert Oxenbridge, owner of Hurstbourne Priors, was ordered to prove by what title he held the five manors. A law suit began to determine whether they were manors in their own right. They were judged to have always been hamlets of Hurstbourne Priors, and Sir Richard obtained recognition of his title to them.

Queen Elizabeth I is said to have taken tea at Valley Farm in Stoke on a springtime outing.

St Peter's Church dates from around 1157. The font a very rare black marble font, which is at least 800 years old was brought from Tournai in Belgium and is one of only four in Hampshire (and considered the finest in the country). An effigy of a crusader knight, recessed in the south wall of the church, may be one of the Oxenbridge family.



*Stoke House and Manor Farmhouse*

### Settlement Development

The prevailing former use of the whole Conservation Area appears to have been agricultural, with evidence of several of the older farms still surviving. For example, Butler's Farmhouse and Manor Farmhouse date from the 16th century whilst Berrydown Farmhouse dates from circa 1500 and 1600. Other buildings retain the name 'Farm', examples being Valley Farmhouse, and Summerbee Farmhouse. The extensive watercress beds to the south-east of the village are still an important local business. Other uses reflect the settlement's development at crossing points over the river, as for example the concentration of former inns and a malt house around the square in St Mary Bourne.



*The Church of St Peter and St Peter's Cottage*



*Bourne Cottage and Swampton House,  
High Street*



*Windmill Farmhouse, Stoke*

## **St Mary Bourne**

The first settlement in St Mary Bourne may have developed in the vicinity of the church as the line of the Portway Roman Road crosses the Bourne Rivulet close by. The settlement has since developed in an irregular linear pattern following the route of the B3048, which winds along the bottom of the valley. The placement of buildings within the village was determined by access to the water table by using a lift pump, which worked only to a depth of thirty-two feet. The historic buildings are generally irregularly placed in small groupings along this route on either side of the road and the Bourne Rivulet. The possible exception to this pattern is one, apparently planned, 'regular' row of buildings in the vicinity of, and including, the church. Where development has occurred it has been as infill within the village. The exception is the area of modern settlement to the north-east, ascending the valley side.

## **Swampton**

The hamlet of Swampton, situated at the north-west end of St Mary Bourne, is an irregular row of buildings. The Coronation Arms public house now stands on the site that was formerly the bakery. At the beginning of the 20th century, the bakery caught fire. The fire spread down the street to the south-east, consuming the adjacent thatched cottages. Denham Terrace was built to replace these buildings.

## **Stoke**

The village of Stoke has two foci of development. The first is the crossroads and bridge over the Bourne in the centre of the village; the second lies around the 16th century Manor Farmhouse. The two foci have now effectively joined along the lane running to the north-east following 19th and 20th century infill development.

Between St Mary Bourne and Stoke, irregular development has taken place, the pattern of which is closely aligned to the routes of the two roads which run along the river valley.

## **An Appraisal of the Conservation Area**

### **An Overview**

The Appraisal plan identifies those buildings, views, and key features considered essential to the special character or appearance of the Conservation Area. In addition to listed buildings, it also includes unlisted buildings of particular individual or group value, which are indicated on the plan as notable. This is not to undermine the value of other, unmarked, buildings or structures that reflect the historic development of the village without detracting from its special qualities.

Individual hedgerows have not been included on the Appraisal plan. However, their contribution to the character of the Conservation Area should not be underestimated and their significance is implicit in the Appraisal.

This Appraisal has divided the Conservation Area into the five areas that characterise its unique qualities: the three areas of settlement (St Mary Bourne, Swampton, and Stoke); the river valley, which forms the most southerly part of the Conservation Area; and the middle section, lying between Swampton and Stoke.

## **Area 1: St Mary Bourne**

The special appearance of this sub-area is derived from the combination of the gently curving linear development of buildings along the level river valley floor, and a varied mix of properties - the front building lines of these properties are generally tight to the back edge of the pavement. They form distinctive groups interspersed with key spaces. This combination creates a continually changing and varied streetscene beyond each curve in the road.

Although the village comprises many individual buildings of intrinsic architectural or historic interest, the appearance of the Conservation Area has a cohesive quality. This is due to the similarity in scale, form, and vernacular building traditions, particular to this part of Hampshire, and notably the contribution made by thatched roofs.

Predominantly residential in character, St Mary Bourne still retains a semi-rural quality given its narrow plan form. The immediate presence of the surrounding landscape being evident in glimpses between or behind the buildings. The interwoven nature of the river through the settlement is also a distinctive and defining characteristic of the village.

## **Area 2: Swampton and environs**

The special appearance of this sub-area is derived from the distinctive spatial arrangement of the Bourne Rivulet and its environs. It has meadows to the east and a linear development of historic buildings along the B3048 to the west. The loose grain of the settlement is complemented by the pastoral qualities of the natural environment, giving a semi-rural character.

## **Area 3: Stoke**

Stoke has a varied mix of building types and ages, loosely clustered around, and between, two road junctions. The special historic and visual interest of this sub-area is derived from this historic development pattern and the contribution of a few key buildings.



*Church Cottage, Church Street*



*Spring Cottage and riverside setting*



*The Round House*



*Butlers Farm*



*Orchard Cottage from Bourne Valley Inn*



*Summerhaugh Cottage*



*St Peter's Cottage*

The special appearance of Stoke is also inherently related to its open countryside setting and river valley topography. In addition, there are long range views of the buildings across the valley as seen from the north and south of the village. The penetrating landscape views between buildings, reinforces the traditional rural character.

#### **Area 4: Area between Stoke and Swampton**

The special interest of this sub-area is based on the divergence of two roads either side of the river valley, and the sporadic arrangement of small clusters of buildings here. This arrangement creates intimate short range views of the buildings along the verdant hedge-lined roads. The buildings also act as focal points for strategic long-range views across the low lying pasture. The character strongly reflects the traditional rural qualities and minimal development of this area.

#### **Area 5: Area to the south of St Mary Bourne**

The special interest of this area is based on the long-range views to a few isolated groups of buildings, which punctuate the otherwise flat and uninterrupted flood plain of the river valley. The character is based on the farmed or natural appearance of the landscape, that dominates the buildings.

#### **Built Form**

There are 64 buildings in the St Mary Bourne and Stoke Conservation Area included in the Statutory List of Buildings of Special Architectural or Historic Interest. St Peter's Church is listed as being of outstanding national importance (Grade I). The others are listed as being of national or regional interest (Grade II).

There are a variety of building types, mainly dating from the 17th and 18th centuries dispersed throughout the settlements. Often located at key visual points within the streetscene, they make a significant contribution to the special qualities of the Conservation Area. There are several buildings containing elements of structures dating back to circa 1500. The Cottage, Hansdale and Langley in the High Street date from the 14th century, and Mondays from the 16th century.

Some of the older listed buildings have been altered over successive periods to accommodate changes in their use or contemporary architectural fashions. The re-fronting in brick of existing timber-framed buildings produce a polite elevation. They were particularly common in the 18th century. Examples of this practice include the Post Office on High Street, and Summerhaugh Cottage on The Square, both of which have early 19th century symmetrical façades to 17th century timber-frames.

St Mary Bourne, Swampton and Stoke are, however, notable for the number of listed buildings that have retained more completely their vernacular form and materials. St Peter's Cottage in Church Street dates

from the 17th century and is a good example of a building representative of the Conservation Area. It has one-storey and attic, and exposed timber-frame with later brick infill, a hipped thatched roof and an irregular arrangement of casement windows. Yew Tree Cottage in Stoke is another such example. Dating from the 18th century it characteristically utilises the vernacular building materials of flint, brickwork and thatch.

There are also a number of unlisted buildings that contribute positively to the special character of the Conservation Area. These date mainly from the 19th and early 20th centuries, and are scattered around the settlements representing their expansion. They are predominantly constructed of vernacular materials and reinforce the local road pattern.

Historic buildings of particular individual or group value are indicated as notable on the Appraisal plan. This should not undermine the value of other unmarked buildings or structures that reflect the historic development of the village without detracting from its special qualities.

## Key Individual and Significant Groups of Buildings

### Area 1: St Mary Bourne

St Peter's Church is both the historic and physical focus of the settlement of St Mary Bourne.

The church dates from 1157, although its present form and appearance is a product of many periods of addition and alteration. This includes a chancel of circa 1300 (restored 1855), and a 16th century parapet to the plain tower. The external walls are of flint with stone dressings. A steep 19th century red clay tile roof over the chancel contrasts with a lower pitched lead roof over the aisles and nave. The scale and form of the building is best appreciated from the immediate setting of the churchyard. However the tower is an extremely prominent streetscape element, punctuating views northwards and southwards along Church Street. Given both the domestic scale and level topography of the village, the tower is also a landmark feature in many longer views across the settlement (for example, from the recreation ground to the north-west, or from the Bourne Valley Inn to the south-east).

The most notable areas of historic streetscape in St Mary Bourne loosely fall into three sections running in a north/south sequence. These are the buildings forming High Street, those clustered around The Square, and those along Church Street.



*Church of St Peter*



*Springhill Lodge*



*Curvilinear elevations of The Cottage, Hansdale and Langley*



*Holdway Cottages*



*Summerhaugh Cottage*



*The George Inn*



*Fourways and Church Street*

## High Street

Springhill Lodge (Grade II) defines the start of this grouping along the eastern side of the road. Dating from the 19th century, it has features such as the half-hexagonal east side and verandah. The distinctive appearance reinforces its prominent position at the change in character of the High Street to the north. Opposite Springhill Lodge is a small open area containing the War Memorial. Immediately beyond are the L-shaped elevations of Wayfarers Cottage and Diplands Cottage (Grade II). The symmetrical south-east elevation acts as a focal point, arresting the long views north-eastwards along the High Street. This again marks a change in the character of the Conservation Area to the north.

Further to the south is a varied group of listed buildings, forming a staggered pattern that defines the curve in the road. The variety of building types, materials and ages make this progression of views more pronounced. They are of significant value to the special interest of the Conservation Area. Crow Cottage (formerly Hillview Cottage), The Cottage, Hansdale and Langley are notable in the group. Crow Cottage dates from the 18th century with its sweeping thatched catslide roofslope to the rear (north-west) and a distinctive front and hip end elevation of exposed timber-frame with brick infill in part, in narrow horizontal bands with flint. The Cottage, Hansdale and Langley form a long, low range of cottages, dating from the 15th, 17th and 18th centuries. The continuous sweep of the uninterrupted thatched roofslopes around the curving street pattern is a significant and special feature of the streetscape, particularly when viewed from the north. Also of note are the range of 18th and 19th century outbuildings adjacent to the Post Office, running perpendicular to the road. This range set apart from the others and projecting forward, punctuates the long view southwards along the High Street. Adjacent are Holdway Cottages, almshouses constructed in 1862. The flint and red brick elevations, with gables at each side, help create a strong spatial qualities of the lower High Street and The Square, enclosing the view north-eastwards. Positioned at an angle to the roadside, they allude to the next group of buildings, to be revealed around the bend.

## The Lower High Street and The Square

The essence of this area are the two linked spaces created at the crossing point of the river and the meeting point of three roads. These spaces are defined by a number of key individual buildings. The sequence of spaces forms a pivotal focus to the village, and is of significant streetscape merit.

The smaller space is the southerly end of the High Street. It is enclosed by The Old Plough to the west, the adjacent ancillary building to the Vicarage; Holdway Cottages to the north; the curved walls of the outbuildings to Summerhaugh Cottage; and the red brick walls of the bridge to the south-east, where the space blends into The Square and



the river forms a key element of the streetscape as it crosses from the west to the eastern side of the settlement. A distinctive feature of this space is the long, low elevations of The Old Plough and the range opposite. The Old Plough, formerly an inn, dates from 17th and 18th century. Although only of one-storey and attic, the significant length of the building is emphasised by its steeply pitched, long thatched roof slopes, and simple elevational treatment. Of intrinsic architectural merit, its location at the river crossing, and its dominance of views through the space, makes it a key building in the Conservation Area. Opposite are the curving walls of the buildings situated to the west of Summerhaugh Cottage. Defining the river's edge, the prominent chimney stacks and decorative flint and brick walling provide a simple but strong sense of enclosure to the space, and focus attention on the river. The chimney stacks and their tall pots are also interesting features in views northwards from The Square.

The Square is defined by Summerhaugh Cottage (17th and 19th centuries), The George Inn (18th and early 19th centuries) and Fourways and Fourways Cottage (18th century). These listed buildings are dominant in scale and have a more formal, ordered appearance than the surrounding vernacular cottages. Fourways and Fourways Cottage have symmetrical fronts, with large sash windows. The walling has square knapped flint panels, with brick dentil eaves and brick rubbed flat arches. The north elevation is also particularly prominent in views westwards along Egbury Road, combining with the flank elevation and rear gable end of The George, to provide a focused approach into the The Square. The front elevation of The George Inn has high quality red brick walling in Flemish bond with blue headers. Although less formal in nature than the others, the original timber-framed structure to Summerhaugh Cottage was refronted in brickwork (now painted) in the 19th century and the windows symmetrically placed. However, the steeply pitched, sweeping thatched roof to eyebrow dormers is the most distinctive feature. The Cottage is of key significance to the streetscape, terminating the long intricate views northwards along Church Street. The strong sense of individuality of each of these buildings is reinforced by their separation from adjacent buildings by roads on each of their principal and flank elevations. The view south-westwards down Church Street from the crossroads is punctuated by the crenelated upper section of the church tower. This rises above the roof slopes, suggesting further visual and historic interest to the south. The village stocks and whipping post were originally positioned on the grass in front of Summerhaugh Cottage.

### **Church Street**

The intimate winding characteristic of St Mary Bourne is accentuated along Church Street, with buildings tightly grouped along the narrow roadside. This tight grain, and the enclosed, short range views, give



*Church Street*



*Church Cottage*



*Swampton House, High Street*



*The Forge*



*Swampton House and Wurrage*

cohesion to the varied mix of building types and materials. It produces a streetscene of outstanding historic and visual interest.

This quality is especially evident in the group of buildings to the south of the church. These are all Grade II listed and include The Malt House (early 19th century), Little Thatch (18th century), Pioneer House (early 19th century), Flower Pot and Queen Anne Cottage (18th century), on the eastern side and on the western side - Oak Beams (17th and 18th centuries) April Cottage (18th century), Eyles Cottage (early to mid 19th century), and The Nest. Situated on the apex of the bend, April Cottage and Eyles Cottage are focal points, enclosing the views along the streetscene from the north and south. Also of intrinsic architectural interest is Oak Beams. It has a long sweeping catslide roofslope over the outshot rising to the two-storey thatched slopes and timber-framed elevations of the main building. It is of particular prominence at the beginning of the western grouping with glimpsed views westwards to the open countryside.

In the vicinity of the St Peter's Church are three cottages that, in addition to their individual historic and architectural interest, are important in defining the context and historic setting to the church. St Peter's Cottage and Gable Cottage have elevations running parallel to the churchyard boundary, unusually perpendicular to the street pattern. St Peter's Cottage dates from the 17th century. The half-hipped gable to the thatched roof abuts the roadside, whilst the two main timber-framed elevations project forward of the adjacent buildings, (including the church tower). This makes it very prominent in views along Church Street. Although set further back from the road, Gable Cottage with its progression of thatched roof slopes of varying heights, contributes significantly to the appearance of the churchyard as an intimate and historic space. Opposite the Church is Church Cottage. This part timber-framed building of one-storey and attic dates from the 17th and 18th centuries. The long thatched roof slope is of particular note, only punctuated by two eyebrow dormers and brick chimney stacks at ridge height. Set slightly apart from adjacent buildings, it deflects the views southwards along Church Street, and dominates views westwards across the churchyard, visually enclosing the space.

## **Area 2: Swampton and Environs**

Between Springhill Lodge and Ricket's Way, situated at the fork of the B3048 and Gangbridge Lane, is a linear group of buildings, one plot deep. The group is situated mainly along the west of the High Street and river course. The inter-relationship of built and natural environment is a key element of the special character of this part of the Conservation Area. A notable example is the section around, and including Lowick, Spring House, Spring Cottage, The Forge, Homefield, Chapel Cottage, Wurrage, and Swampton House. The comparatively straight length of road gives significant axial views north-west and south-eastwards of

these cottages in their immediate riverside setting. Longer range views westwards of the landscape punctuate the streetscape between the buildings. Spring House, Spring Cottage, and The Forge all date from the 17th century with later additions, and are of timber-frame and brick construction. All have large hipped or half-hipped thatched roofs. These are both individual and of streetscape merit as a group, especially when framed by the mature vegetation in views across the river from the north-east. Spring Cottage is the most prominent of the buildings in general views along the High Street. The associated outbuildings to The Forge are an integral part of the historic development and semi-rural character of the settlement.

One of the most prominent buildings is Swampton House. It is situated at right angles to the High Street and diverts the Bourne Rivulet to its eastern side. Dating from the early 18th century, the red brickwork and dominant clay tile roof slopes terminate the long views north-west and, together with the flank elevation of Chapel Cottages, punctuate views to the south-east, forming an important visual pinch point before views open out to the south. Adjacent to Swampton House is Wurrage, a single-storey cottage with thatched roof slopes, mainly constructed of red brickwork with some exposed timber-framing in the gables. The southern gable defines the extent of the area of open landscape to the south, whilst its riverside setting, in conjunction with Swampton House, is of significant historic and visual interest.

To the north-west of Swampton House is an eclectic group of buildings reflecting the historic development of the village. These include Bourne House (Grade II), St Mary Bourne County Primary School (built in 1860 as a National School providing elementary education), and Haven Hill, a detached 19th century villa overlooking the village.

Ricket's Way, Old School Cottage and the Methodist Church Hall present a staggered progression of elevations defining the point where the B3048 and Gangbridge Lane meet. The combination of historic building types, materials, and their arrangement at this prominent node make them a landmark grouping.

To the east of the main area of settlement is a small group of large houses along Spring Hill Lane. These form prominent focal points in long-range views eastwards from the High Street across the river valley.

### Area 3: Stoke

Situated on the north-eastern periphery of the main area of settlement is Stoke House. It is a substantial three-storey red brick building in cube form, with a low pitched slate roof dating from the early 19th century. The symmetrical south front and western flank elevations are significant landmark features in long range views across the pasture land and river valley to the south. The building forms an intimate grouping with its associated stable block and neighbouring Manor Farmhouse. They are



*Old School Cottages, and the Methodist Church Hall, Ricket's Way*



*Stoke*



*White Hart Cottage*



*View of Stoke from north of the village*



*Valley Farmhouse*



*Bridge Cottage*



*Butlers Farm*

drawn together by the mature trees and established hedgerows of the lane.

Manor Farmhouse (Grade II), is a key building in the historic development of the settlement. Dating from the 16th, 17th, 18th and 20th centuries, the core of the building is a later medieval timber-framed hall. The unobtrusive appearance of the building in the streetscene belies its historic and architectural significance in the Conservation Area. Windmill Farmhouse lies to the north-east of this group, and is situated on higher ground at the junction of the two lanes. This 18th and early 19th century L-shaped brick building dominates the road junction and, in association with the adjacent farm buildings, reinforce the rural traditions of the Conservation Area.

To the south-west of Windmill Farmhouse is an irregular mix of buildings and structures. These form an important linear pattern of development, linking the two historic nodes of the settlement. Of particular note is the octagonal thatched building, formerly the Lodge to Stoke House, but is now known as Round House (The remains of the long drive can still be traced by the side of the house). This building, and the thatched cob walls immediately to the west, make a picturesque contribution to the character of the Conservation Area, particularly when viewed from the east with the rising valley sides as a backdrop.

Kembak, Winterbourne Cottage (Grade II), Stable House, and the main house and associated outbuildings of Valley Farm form an important group of buildings on the northern side of the lane. The assortment of roof slopes, and the range of buildings running perpendicular to the road, provide a strongly rural and informal character to the Conservation Area when viewed as a group across the fields from the north. Although unlisted, Valley Farm is a substantial building, that contributes to the visual interest of the lane. The steeply pitched red clay tile roofs, and tall chimney stacks of the two principle ranges, are the most visible element above the front boundary wall and pleached line of trees.

White Hart Cottage and Fourhomes are at the south-west end of the lane. These unlisted buildings are of artisan character and reflect the phases of historic development of settlement along the lane. In addition, they have strong group value with Valley Farmhouse and the cob thatched walls to their east.

The main core of Stoke is formed around the meeting of the B3408, and the lane that runs to the east. This is bisected by the Bourne Rivulet to form a small triangular focus to the development. The settlement pattern is of a loose collection and mixture of buildings radiating away from this focus.

Bridge Cottage, Riverside Cottages, and Yew Tree Cottage, are of particular note and are all Grade II listed. Bridge Cottage, and Riverside Cottages date from the 17th century with later alterations. They are timber-framed buildings with brick infill and thatched roofs. Yew Tree Cottage dates from the 18th century, with flint and brick walling and a thatched roof. Set back from the roadside in well spaced plots, these are prominent buildings which form a distinctive group. Together they define the historic and communal focus for this part of the village around the river crossing. Reinforcing this focus to the east and south-east of Riverside Cottages are The White House (Grade II), and The White Hart Public House (unlisted). The former dates from the 17th and 18th centuries. The single-storey extension was also formerly a public house. To the west of this main grouping is Chapel Cottage, a narrow single-storey building. It has a steep thatched roof, the gable ends of which punctuate views along Chapel Lane. Other buildings reinforcing the historic appearance and character of the village are: The Old Farmhouse and outbuilding on Drove Side, The Cottage, The Old Post Office, Roadside, The Hall, and Brooklands along the B3048.

#### **Area 4: Area between Stoke and Swampton**

There are several buildings of individual note situated along Gangbridge Lane. They are mainly found in groups of two or three to the north-eastern side of the road, and mostly date from the 17th century. Butlers Farmhouse dates from the 16th, 18th and early 19th centuries. It has an exposed timber-frame with red brick nogging and half hipped thatch roof with catslide to the rear. The visually dominant roof slopes are punctuated by a massive chimney stack. Immediately to the west, forming an L-shaped yard in front of the farmhouse, are an 18th century timber-framed barn and granary. The barn is in two parts, each with three bays, and a hipped thatch roof. The granary is on nine staddle stones with a hipped thatched roof, sweeping down to lower eaves on the east side. A brick wall encloses the south-eastern side to the complex. The completeness of this historic farmyard grouping (all Grade II listed), in addition to their intimate arrangement, is of inherent historic and architectural value. Particularly notable are views into the courtyard from the south-east along Gangbridge Lane, and of the farm complex in its wider landscape setting from the B3048 to the north-west.

Squirrel Cottage and Yew Trees date from the 17th century. Both have partly exposed timber-frames with painted or rendered brick work infill. However, it is their thatched roof slopes which are noticeable, punctuating views over the verdant hedgerows of the lane. The thatched roofslopes and part timber-framed elevations of Myrtle Cottage and Little Thatch (formerly Gangbridge Cottage) make a similar contribution to this peaceful rural setting. The long low south-eastern elevation of Little Thatch is situated at right angles onto the roadside as it bends around the building. This makes the thatched roof a very prominent focus along



*Little Thatch and Myrtle Cottage*



*Gangbridge House*



*Hilliers Lodge and April Cottage from Gangbridge Lane*



*Bourne House*



*The Bourne Rivulet*



*Open area to the west of the High Street and The Bourne*

the narrow lane, interrupting views beyond. The effect is enhanced from the south-east by the views across the gardens of Myrtle Cottage.

Gangbridge House is situated where the B3048 meets Gangbridge Lane and the Bourne Rivulet. It has a polite character which reflects its prominent visual and strategic position. The house mainly dates from the early 19th century, and is of high quality red brickwork with a steep slate roof (under which an earlier thatched roof survives). The most public, south elevation has high quality brickwork detailing around the window openings. It has flat arches to the first floor, and Dutch arches to the ground floor.

On the western side of the valley there is sporadic development along the B3084, reflecting more modern phases of development. Of these, Hilliers Lodge and April Cottage are the most prominent in the wider landscape setting of the Conservation Area. Situated on the rising slopes of the valley side, Hilliers Lodge is a substantial red brick building dating from the 19th century. It is a focal point in long views westwards from Gangbridge Lane across the valley floor.

## **Area 5: Area to South of St Mary Bourne**

The special appearance of this area is characterised by long views to isolated buildings of simple character rising up from the valley floor. These include Derrydown Farm, South View Terrace, the Bourne Valley Inn and Orchard Cottage.

Derrydown Farm is of particular visual and historic interest, dating from circa 1500 and is a late medieval timber-framed hall of four bays, with insertion of floors and fireplaces (circa 1600) and extensions at each end of the 18th and 19th centuries. The external appearance has a strongly linear emphasis, characterised by the extensive uninterrupted roof slopes over single-storey brick and timber-frame walls. To the north-west is a late 17th century seven-bay barn with a central wagon entrance. To the north, a late 18th century timber-framed cartshed with open fronted aisle.

Overlooking the river plain from the foot of the eastern valley side is Bourne House. Its form and appearance reflects the interest in vernacular building traditions fashionable at the turn of the 20th century. The varied arrangement of roof slopes, plan form and architectural detailing create an interesting and picturesque focus for views across the Conservation Area. The irregular roofline and chimneys are particularly attractive features, enhanced by a mature landscaped setting.

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

The single most important feature of the Conservation Area is the Bourne Rivulet and its topography. The river course, and its unique inter-relationship with the buildings, and the spaces associated with it provides the essential character of the Conservation Area. Trees and grasses along the river bank provide a verdant and picturesque setting, also supporting varied wildlife.

Settlement in the area has developed along the meandering course of this water around fords, and latterly bridges. Where settlement has not taken place, large open spaces remain between the river and the lanes joining the village and hamlets. These low-lying spaces provide extensive views throughout the valley. They are a key part of the special interest of the Conservation Area, providing a distinctive pastoral setting to the rich survival of vernacular buildings. The steeply rising valley slopes, with open agricultural land and dense belts of trees, are integral in many views and serve to define the area.

The recreation ground behind the village shop is a key public space and adds to the setting of the Conservation Area. The adjacent lake also has an intrinsic landscape value which adds to the rural character of the Conservation Area.

To the south of Gangbridge House, the large 'lozenge' shaped open area, between Gangbridge Lane and the B3048, makes a major contribution to the special qualities of the Conservation Area. The unusual form of the space and topography allows extensive and varied views of the immediate river course and its environs, of the wider landscape setting of the valley, and of the interspersed historic buildings such as Butlers Farm. The watermeadows within and surrounding the Conservation Area are also of landscape significance.

Other examples include the field between the Bourne Rivulet and Stoke House - a parkland area. This provides views across to the village of Stoke in the north-east. The farmland to the north of Stoke, allows views southwards of the settlement.

The landscaped area opposite Pound Cottages on the side of the road from Swampton to Stoke is the site of The Pound, historically used for the occasional imprisonment of stray cattle.

To the north of Swampton Lodge is an area of notable visual interest. Here each of the distinctive characteristics of the Conservation Area (namely the historic streetscape, the Bourne Rivulet and its environs, and the open pasture and parkland) are at their most integrated and mutually



*Views of St Mary Bourne from the south-west*



*Mature trees and grazed pasture to the west of High Street and the Bourne Rivulet*



*Brick abutments over the river crossing at Stoke*



*The Bourne Rivulet, one of the pedestrian bridges, Swampton*



***Vernacular building materials including long straw thatch at Gable Cottage***



***Church Street, west side***



***Recreation Ground***



***View across lake***

enhancing. The area of open space also serves to reinforce the change in settlement pattern and character from the tighter grain of St Mary Bourne to the south.

To the south-west of the village of St Mary Bourne is a large open area which includes the recreation ground and a lake beside the Bourne Rivulet streams. Extensive farmland still remains in this part of the Conservation Area, retaining its essential rural character and appropriate context for buildings such as Derrydown Farm. There are also important views of St Mary Bourne and the church tower across this open area, enabling the appreciation of the settlement in its wider setting.

Smaller cultivated areas are important in defining the grain and density of the settlements, and are an essential part of their differing characteristics. They afford important glimpses between buildings of the immediate landscape beyond. An example is the space between The Round House and Windmill Cottages in Stoke. Some areas are of key streetscape significance in providing appropriate settings to, or views of, historic buildings. The churchyard is one example and so is the space, including the river, between Swampton House and Wurrage.

Trees play an extremely important part in the river valley landscape. They can be found scattered around the open spaces, in mature clumps on the valley sides and along the banks of the Bourne Rivulet (waterside trees such as alder and willow). Some trees are of key streetscape importance, examples include the fir in the garden of Spring Cottage; the line of pollarded willows along the river opposite; the large ash tree to the rear of Summerhaugh Cottage; and the trees in the churchyard, which form such an important setting to the church. Roadside hedges can still be found throughout the Conservation Area, especially along the back lanes. They contribute to the special verdant character of this landscape.

The integral contribution of trees, hedges and other natural features that form the uniqueness of this Conservation Area cannot be over-estimated. The seasonal variations are a continuing source of variety and richness.

## **Other Features of Architectural or Historic Interest**

Brick and flint walls define and contain several historic curtilages in the Conservation Area. Significant examples include the brick and flint churchyard walls, the walls associated with Butlers Farm, and the extensive chalk cob and thatched walls surrounding Thatched Walls in Stoke. Several other walls and railings noted on the Appraisal plan greatly contribute to the texture and grain of the area (for example, a chalk cob wall that forms the boundary to the Vicarage).



An integral feature of the streetscape and setting to the church are the nine Grade II listed table-tombs in the churchyard. The Diamond Jubilee Lamp situated in The Square is also listed.

A feature intrinsic to the area is the number of small bridges crossing the Bourne Rivulet.

## Building Materials

The St Mary Bourne and Stoke Conservation Area is characterised by a variety of vernacular building materials and traditions. These include mellow red brick, timber-frame, flint, chalk cob, rendered or painted facades, orange/red roof tiles, and thatched roofs. These follow no single pattern throughout the area and are often found together, or in combinations, on many properties.

The extensive survival of thatch is of particular historic and visual interest. The continued use of long straw thatch, a traditional type and method of thatching, is especially notable. It has a distinctively simple and rustic appearance, emphasising the large sweeping roofslopes and vernacular character of the buildings. Forty buildings within the Conservation Area are thatched, comprising the largest concentration of thatched buildings in the Borough of Basingstoke and Deane.

Much timber-framing is still apparent with brick and flint nogging. The use of flint as a vernacular building material in conjunction with brick increased in the Victorian period. This is demonstrated on the village school and the alms houses.

Given the domestic scale and simple vernacular architecture of the buildings in the Conservation Area, historic joinery (such as timber casement windows, doors and door hoods) are often the features that define the appearance of properties. Where buildings are close-knit in continuous street frontages the relationship of these features and their historic arrangement becomes a significant factor in the overall special character of the area. Although some groups of buildings have been modernised, the use and overall effect of inappropriate replacement windows and doors is limited.

## The Setting of the Conservation Area

The Conservation Area is set within the highly picturesque Upper Test Valley. It has a typical flat river valley floor landscape defined by abruptly rising valley sides of open arable farmland on chalk and clay.



*South View Terrace*



*View over Conservation Area from Round House, Stoke*



*The High Street, south-westwards from Springhill Lodge*

The approach to the Conservation Area from the south is given dramatic emphasis by the massive brick viaduct. This was constructed in the 19th century to take the railway through this part of the Bourne Valley. It remains in use and is an imposing structure and a well-known landmark in the area. It defines the northern boundary of the Hurstbourne Priors Conservation Area and visually ends the southern view out of the St Mary Bourne Conservation Area.

## Areas of Archaeological Significance

Every settlement contains within it archaeological evidence of 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.

Within St Mary Bourne, there is an AHAP that covers the building line along both sides of the main street and around the village centre. The river forms the rear boundary to the irregular blocks of buildings and the western side, of the southern part of the AHAP. The row of buildings in the vicinity of the church is very important as it appears to be a planned unit, unlike the irregular building pattern found throughout the rest of the village. The church has visible evidence of its 12th century construction and there may have been an earlier structure on this site. It is therefore possible that this area of the village could contain evidence of the earliest settlement. This AHAP also includes the south side of the road towards Swampton and continues to the road junction at the south-west. This area may include evidence of the shrinkage of other earlier settlements.

An Area of Archaeological Potential (AAP) exists on the south side of the road in the northern part of St Mary Bourne, behind the AHAP. It contains evidence of possible plots running to the footpath, which may have originally been a back lane.

In the small settlement of Swampton, an AHAP covers the line of buildings on both sides of the road, and extends to the south-east to cover the area between the hamlet and St Mary Bourne. The AHAP also extends up the western side of Baptist Hill to include earthworks east of Bourne Farm, crop marks further to the north-east, and earthworks on the northern side of the road at the north end.

An AAP covers the area behind the rows of buildings, on both sides of the road. Archaeological evidence may survive to show the original division of land into strips that had disappeared by the time of production of 19th century maps.

## Conservation Area Planning Controls

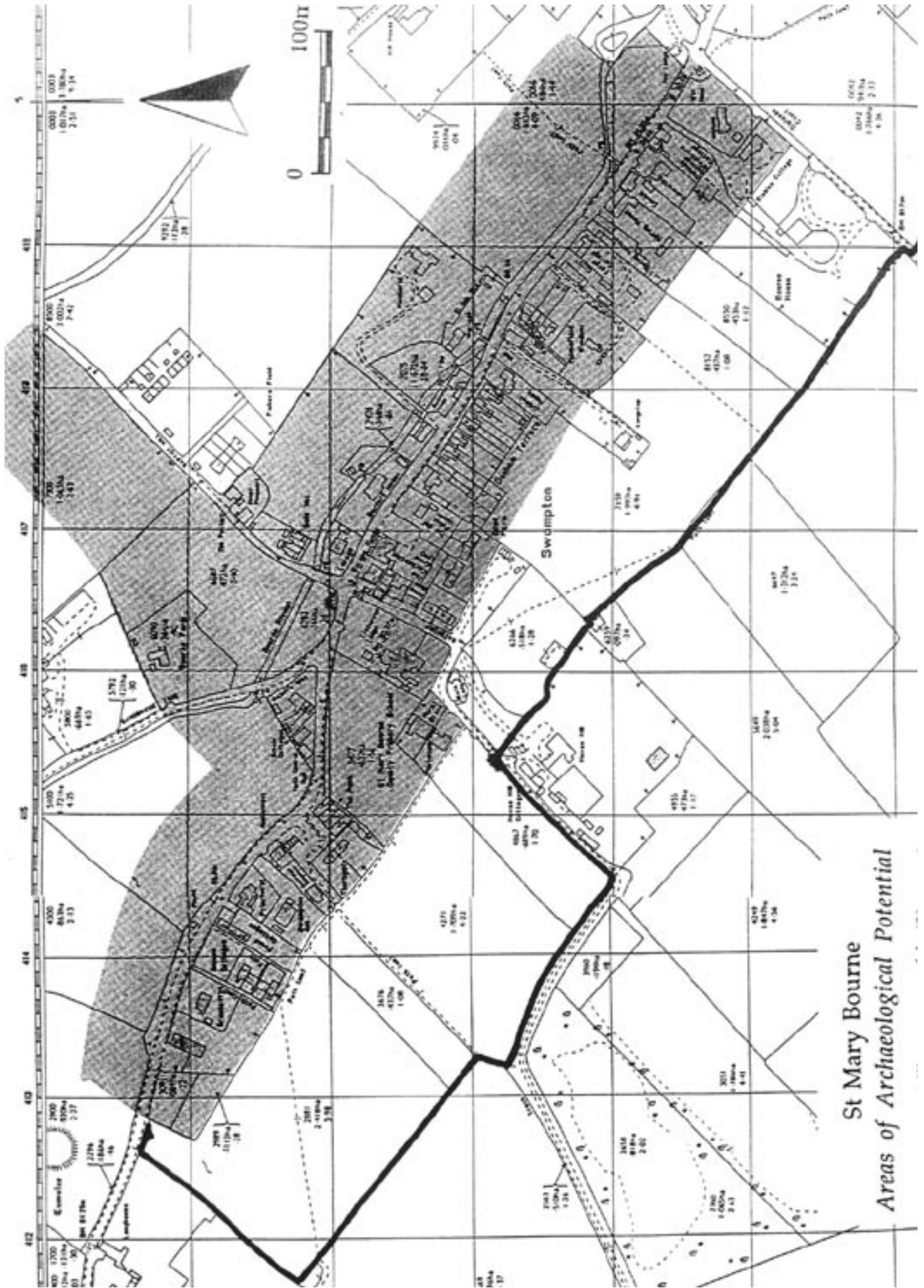
The following controls apply within the Conservation Area in addition to normal planning controls:

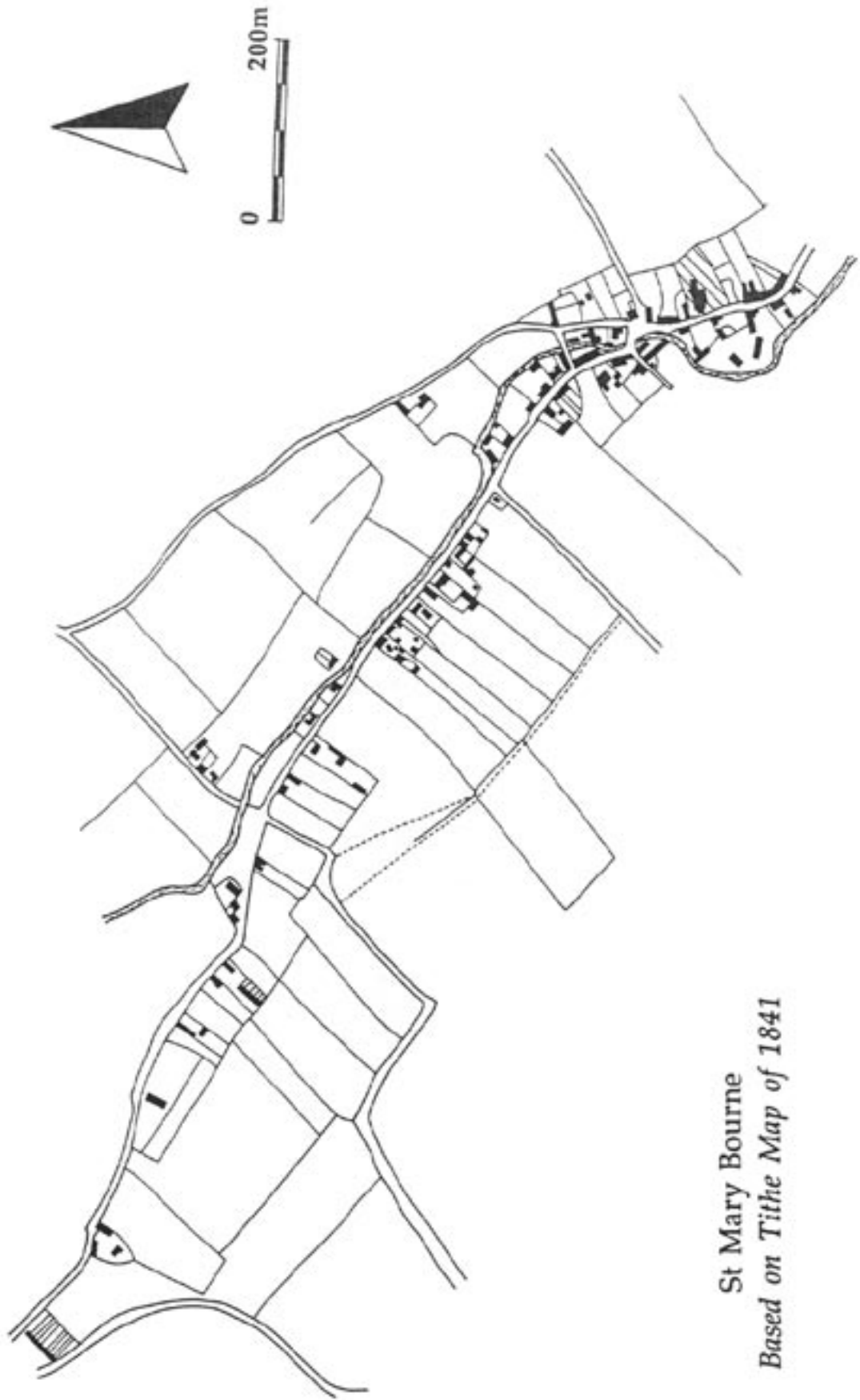
- Conservation Area Consent is normally required for the demolition of buildings or structures over a certain size within a Conservation Area.
- The Council must be given six weeks notice of any intention to undertake works to cut down or uproot any trees over a certain size in the Conservation Area.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





**St Mary Bourne**  
*Based on Tithe Map of 1841*

Conservation Area Appraisal

# St Mary Bourne and Stoke

...making a difference

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