

**Dogmersfield  
Conservation Area**

**CHARACTER APPRAISAL AND  
MANAGEMENT PROPOSALS**

**Date: 06.12.2012**

**Approved at Cabinet 06.12.12**

**HART DISTRICT COUNCIL**

## **Preface**

HART DISTRICT COUNCIL has agreed to adopt a comprehensive strategy for the conservation of its towns and villages which will seek to harness the various powers, organisations and resources available to positively promote conservation for the benefit of the District.

The Council is required under section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to carry out periodic reviews of its conservation areas and National Planning Policy (March 2012), recommends 'that local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest', 127, p.30.

To meet the above aims, Hart District Council has prepared this appraisal and proposals document in respect of the Dogmersfield Conservation Area.

The draft Conservation Area Appraisal and Management Proposals Document was published for consultation in January 2003 and was considered at a public meeting of the Dogmersfield Parish Council held 25<sup>th</sup> February 2004. The comments received from that meeting and from other consultations were taken into account in finalising this document. The draft Conservation Area Appraisal and Management Document has been considered by Dogmersfield Parish Council in 2012, and has been approved at Council's Cabinet meeting on Date: 06 December 2012.

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## **I. Introduction**

A conservation area is defined as “an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”.

The extent of the conservation areas is set by the local planning authority, which also has a duty to formulate and publish proposals for the preservation and enhancement of such areas. Within conservation areas there are tighter development controls imposed by Government to ensure the special character is not harmed. The main additional controls are:

- Planning applications, which the local planning authority deems would affect the character of the conservation area, must be advertised to allow the general public to comment.
- Conservation Area Consent is required from the local planning authority for demolition of most buildings within a conservation area.
- Six weeks notice must be given to the local planning authority of the intention to lop, top, cut down or remove a tree within a conservation area.
- An Article 4 Direction made by the District Council in 1998 provides that most small alterations to dwelling houses, which might affect the character of the conservation area, need planning permission. Section 10 provides further details.

Special consideration must be paid by the planning authority, in considering planning applications, to the desirability of preserving or enhancing the character or appearance of conservation areas.

There are currently some 32 conservation areas in the District and the Council continues to consider whether further areas should be designated which meet the criteria above.

The Government's Nation Planning Policy Framework (MARCH 2012) 'local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest'. It is proposed that this Conservation Area Appraisal and Management Proposals will now provide additional planning guidance to serve as a reference point when considering planning applications. The statement is based on an appraisal to establish the character of the conservation area, in order to assist owners, occupiers, officers, members of the Council and others in understanding just what is special about the area in architectural and historic terms. It also seeks to identify any elements that may be considered to be in need of improvement to better reflect the special nature of the area as a whole.

Dogmersfield was originally designated as a conservation area in 1977 comprising two separate elements at the centre and at Chatter Alley Green. The area was revised March 1988 combining these areas and adding further land as part of the setting of the core areas. The appraisal map included at the end of the document shows the full extent of the area now covered.

The details included in this document should not be taken as completely comprehensive and the omission of reference to any particular building, architectural detail, streetscene or view does not necessarily imply that it is of no interest or value to the conservation area.

## **2 Location**

Dogmersfield is a small village within the countryside on the River Hart. It adjoins the Basingstoke Canal and is set near the centre of the Hart District as a whole within 2 miles to the west of Fleet. It retains its old public House, The Queens Head, in the centre but now has to rely upon its neighbour Crookham Village for any local shopping and for a post office. Fleet and the smaller station at closeby Winchfield both provide main line rail services to London Waterloo and to the West. The M3 motorway is accessible to the north of Fleet and at Hook about 4 miles to the west.

The Parish of Dogmersfield lies within a patchwork of mixed farmland and scattered blocks of woodland including remnants of ancient and semi-natural woodland. The gently undulating landform adds prominence to some of the woodland and to the grand mansion of Dogmersfield House set on higher ground just outside the village to the south. The area as a whole is formed within the valleys of the rivers Whitewater and Hart on the edge of the chalk downs. The soil is partly stiff clay and partly loam being positioned where the sub-soil types change from chalk to the Bracklesham Beds, Bagshot Beds and the alluvial deposits of the river valley. The land supports general agriculture with areas also of acid and wetter ground more suited to woodland, heath and forest.

## **3. History and Development of Dogmersfield**

Dogmersfield Conservation Area was designated in 1977 and the area was revised in March 1988. The area now stretches from the centre, around the Queens Head public house, and the green by it where three roads and the river Hart all meet. It includes the area around Chatter Alley Green, to the church and Dower House in the south-west, to the edge of Crookham Village to the east and to Pilcot Farm on the north side. The land in between, and some of the farmland to the north, are also included as an integral part of the setting of the historic conservation area.

The settlement now known as Dogmersfield is described by Ian Hewitt, in his archaeological and historic survey for the County Council, as the product of a complex process of amalgamation, desertion and name transfer. The central element and main settlement is not historic Dogmersfield at all but Pilcot, by which it was known up to as late as the 1930s. Pilcot and Dogmersfield were two separate manors identified in the Domesday survey of 1086.

The name of Pilcot was spelt Pylcott in the 14<sup>th</sup> century and is believed to have an original meaning of a small dwelling by a pool. The little manor of Pilcot was held by the Berewe family at between 1351 and 1408 and owned by Edward Dickerson, a trustee in 1629 of William Godson for the Manor of

Dogmersfield.

The manor and settlement of ancient Dogmersfield lay at or close to the present Dogmersfield Park, which has undergone conversion and extension to a country house hotel, with other work currently being carried out. A park was first created here in the 12<sup>th</sup> century and a right to hold a fair at Dogmersfield was granted in 1278 to the Bishop of Bath and Wells who then held the manor. There was at that time a Bishop's palace at Dogmersfield from which important documents were known to have been executed. There is a record of some 20 live deer being gifted from the Royal Palace at Odiham to Robert who was the Bishop from 1275 to 1293. Henry VI apparently stayed at Dogmersfield and there are details of the meeting between Henry VII and Katherine of Aragon at the Bishop's palace, which accounts for the name of one of the listed houses near the centre.

The tithe map of 1837 shows Pilcot Farm and although the present farmhouse and associated older buildings are 18<sup>th</sup> century they may well occupy the original position of the Pilcot manor house. South of the farm a cluster of old properties are shown at the route intersection and these remain today including the Queens Head public house, Lords and Ladies, Catherine of Aragon, Red Cottages, The Barracks, Pilcot Mill and Pilcot Mill Cottage. The mill on the tithe map could be on the same site as or close to the one which is mentioned in the Domesday Book.

The 1837 map also shows that Church Lane took the form of an early attenuated row of properties on the south-east side. Most of these remain but often greatly altered and extended with modern properties now filling all the gaps. 300 metres or so to the south are the 19<sup>th</sup> century All Saints Church and Tundry House. There is no record of a church in Pilcot before this time.

The group of early properties at the end of Chatter Alley are considered by Ian Hewitt to be a common edge settlement developed on the south side of the road. There is some supposition that this is the location of replacement properties built to house the tenancies that were removed when Dogmersfield Park was developed as a mansion in the late 18<sup>th</sup> century. It was common practice to demolish a whole village if necessary to create a better outlook and surroundings for a grand house and garden at that time. The name of the little hamlet is said to have been changed from Charter Alley because of a similarly named area in Basingstoke.

In his Archaeological and Historical survey produced for Hampshire County Council in 1998, Ian Hewitt considered the core older elements of the settlement all to be of High Archaeological Potential, with the later residential parts of Church Lane and Chatter Alley also having some Archaeological Potential,

The present school in Chatter Alley was built in 1912 by the Dogmersfield Estate and has only recently been further extended. A property called Dysons was the school in 1877 and later the Rectory was school to the older children while Old Bridge Cottage catered for the infants.

Census returns show the population was fairly static at around 215 people living in 43 houses from 1801 to 1821 but rose to 292 by 1901 before falling to 228 in the next 10 years and rising to 288 by 1921 before falling again to 223 after another decade.

The Basingstoke Canal which skirts the western edge of the Parish was built between 1788 and 1794 according to the Canal Preservation Society. It was a major undertaking of 37 miles including the long tunnel through the hill at Greywell. The tunnel partially collapsed in 1932 and the canal largely went out of use by 1949. After much public pressure organised by the Surrey and Hampshire Canal Society the 32 mile section from Greywell to the River Wey was restored and re-opened in 1988. The tunnel itself was not considered safe or economic to repair has now become a major sanctuary for the many bats that occupy it.

## **4. Character Description**

This section seeks to describe the visual, architectural, historic and scenic character of the conservation area, including the importance of some of the listed and unlisted buildings within it. Dogmersfield Conservation Area is considered to be historically, architecturally and archaeologically important and is felt to be very worthy of its status as a conservation area deserving preservation and enhancement.

### **4.1 General Form and Buildings**

The village stretches out along three lanes from the centre to Crookham Village in the east, towards Winchfield in the north west and towards Odiham in the south west. The area generally is more urban to the east of the village but even as you enter from that direction you are conscious that Dogmersfield is in the countryside. At the eastern end the conservation area includes large open agricultural fields with wide open views across them with hardly a building in sight. Large old oak trees sit close to the road on the south side. There are no longer any footpaths or hard kerb edges to the carriageway which is bordered either side by a grass verge, a ditch and a low bank. The new traffic calming islands and their inherent road signs do, however, detract from the country village appearance. There is the possibility in the future of a pedestrian footpath on the south side of Pilcot Road leading from Crookham Village to the Dogmersfield Parish boundary.

#### **Pilcot Road towards the village centre**

On the south side of the lane is a row of modern houses set behind natural hedges. The last three of these are included in the conservation area. Crawte Corner is a modern chalet with mainly rendered elevations relieved by a tile hung front panel. Bylands is a more traditional style 2 storey red brick house with hipped plain tiled roof. The third house is larger and sits on the brow as the road starts its gentle decline in to the centre of Dogmersfield. Called Pilcot Hill House, it has a large plot and enjoys

country views to the south, west and north across fields. It has a hipped plain tiled roof above its whitened elevations. The post and rail fence to its paddock enables views to be seen from the road to the west.

On the north side, Kiln House is a substantial detached brick building part rendered and timbered, with a steep hipped tiled roof with tile hung gables to the front. It stands well away from its neighbours amidst farmland. Young oak and birch trees form the eastern boundary. Views west from this point include the conical plain clay tiled roof of the hop kiln to the Oast House. A modern redbrick house called Highfield stands on the north side of the road and below it is an intriguing cottage called Culvers. This looks much older than is indicated by its stretcher bond brickwork. It has small timber casement windows and two of these at the front have sculptured swag designs within the splayed flat brick lintel arches. There is a three brick horizontal band course at first floor level and big square chimney in the centre of the ridge to the half hipped clay tiled roof.

The Oast House is now a substantial tall dwelling house facing east and west, planning permission being granted to extend and remodel in 2007 and which was once well hidden behind a tall cypressus boundary hedge and with tall iron gates which have since been removed. Converted many years ago to a dwelling, the conical hop kiln roof remains a landmark feature with clay tiles and just a shallow window set at low level in the roof. At this point the lane is further narrowed to single width as part of the traffic calming measures and a gateway of sorts is created with timber post and rail work and a mass of strident road signs.

Beyond these several large old willow trees sit below the road on the north marking the boundary of the house named Catherine of Aragon. This a delightful old house of low scale dating from the 17<sup>th</sup> century having soft orange/red brick elevations below similar coloured clay tiles of the roof. It is described in the grade II listing as timber framed with part of the frame visible, but the main façade having 18<sup>th</sup> century brickwork in header bond with first floor projecting band and cambered openings having small keystones. The property was originally three cottages being converted to a single dwelling in the 1930s. The house sits in large ornamental gardens stretching down to the river Hart but is mostly hidden by high hedges.

On the south side of the lane Pilcot Meadow is a newer house (planning permission granted in 1997) built in traditional style with all brick elevations under a plain clay tiled roof. It occupies the position of the old garage to Red Cottages. Red Cottages is another grade II listed building in the very heart of the old village. It is described as one storey and attic, timber frame house, with framing exposed with brick infilling. Originally two cottages, it has a clay tile roof with hipped ends and a prominent central chimney stack. Some of the small casement windows are old iron framed ones with small leaded lights. This house too sits low down and borders the Hart river. Planning permission was granted for a new house in 2011 on land adjacent Red Cottages, between Pilcot Meadow and Red Cottages.



## **The central element of the village**

A narrow bridge crosses the river Hart built of brick with low brick walls to each side. It creates a very good traffic calming measure in itself especially as it sits where the road splits into three. The triangle beyond the bridge contains the local public house known as the Queens Head which is itself an attractive 19<sup>th</sup> century building and part of the character of the area. The public house is a narrow span cottage style building of whitened brickwork with small pane timber casement windows and a clay tiled roof. Its outbuildings are also old, including the brick garage/coachouse now converted to part of the kitchen and the old timber clad toilet block at the southern end. The pub garden to the east, occupies what was the village green and this provides a very pleasant seating area in the heart of the original settlement.

To the south stands what is now a large reed thatched house known as The Barracks. It is separated from the road by a 2 metre red brick wall set back behind the wide grass verge. The house is listed grade II dating from the 17<sup>th</sup> century but converted in 1938 from 4 original small cottages. Much of the old oak framing is with brick infill panels and this has been replicated in the western rear wing. There are leaded light steel casement windows mostly with small pane diamond glazing. The house is accessed off the private roadway to the old mill and a low brick wall now protects the frontage from flooding.

Pilcot Mill itself is no longer working although the old mill wheel can still be seen without its paddles. This is also listed grade II and dates from the 18<sup>th</sup> century. It takes the form of a small rectangular block of a building of two storeys with an attic floor. The main walling is in Monk bond with a lot of blue headers used but the northern end and the upper south end have exposed oak framing with brick infill all under the clay tiled roof. The mill was last used in 1928 but the brick walls of the sluices and boundary to the mill dam are still present following considerable quite recent renovation.

Beyond the mill itself is Pilcot Mill Cottage listed as a 17<sup>th</sup> and 18<sup>th</sup> century cottage of two storey elements at right angles and a single storey northern extension forming an "L" shape. The building has its virtually complete timber framing exposed to the front with brick and some rendered infill panels. There is a massive old tapering chimney stack and plain clay tiled roofing and the windows are modern leaded casements. The modern brick garage block has a deeper span and hence is nearly as high as the cottage and there is a further smaller scale garage to the north side of the entrance courtyard.

In what was the large west garden of The Barracks a group of 4 new cottages have ~~recently~~ been built using high quality traditional materials including solid timber casement windows, cast iron rainwater goods, stock bricks and clay plain tiles. Garaging is provided in a timber clad barn style building and the whole courtyard fits very well into the conservation area. One detracting feature is the retained rather cheap looking panelled fencing along the roadside front boundary. This would be much better replaced by a solid traditional field hedge boundary which would fit in with the rural location and

character of the village.

To the north west at the rear of the public house, are two old cottages standing close to the road. On the corner as the road goes towards Winchfield is Highway Cottage which has a very Georgian appearance. This is locally listed as early 19<sup>th</sup> century of two storeys with brick elevations and sash windows set very symmetrically on the front. The angled brick dentil course is still visible at the eaves. Unfortunately the roof has lost its original clay tiles to modern concrete ones which do detract from its character. One window at least has also now been replaced with modern plastic on the road side elevation. This building used to be the post office and the last remaining shop only two decades or so ago. The rear access was granted planning permission to be closed off in February 2012, with a new parking area at the front accessed from Church Lane.

Next to Highway Cottage is the black and white timber framed property called Pilcot House. The north side wall of the house appears to form its boundary so that it is very visible through the rear garden of Highway Cottage. This view reveals the considerable depth of the timber frame building and its slightly lower early rear extension. This is quite a tall narrow house with a long catslide roof to its south side coming down low to ground floor eaves. At the front two small bow windows may relate to earlier use as a village centre shop. The grade II listing dates the property as 17<sup>th</sup> and 18<sup>th</sup> century with the older east main section having a central chimney and the western C18 extension being of slightly lower height. The catslide roof is dated as 19<sup>th</sup> century. There is a brick paved driveway to the south side. The panel fencing across the frontage has been removed, and a double garage has been built in the front area, following approval in 2005.

On the north side of Chatter Alley opposite Highway Cottage is Lords and Ladies. The property is grade II listed and described as a 17<sup>th</sup> century cottage originally of one storey with an attic. However the original part appears to be of "cruck construction" and as such is likely to date back to the 15<sup>th</sup> century. The house has exposed timber frame with red/orange brick infill panels including the three large front dormers with their front faces continued from the wall below. There is a central chimney at the ridge and a wide chimney breast on the east end elevation. There is a modern two storey extension to the north and a modern double garage all with clay tiles to the roofs. The casement windows are replacements with diamond leaded central section and rectangular leaded side casements.

Beside Lords and ladies is the long driveway to Pilcot Farm. The original house is listed grade II as late 18<sup>th</sup> century of two storeys with red tiled hipped roof, two tall chimney stacks and red brick walling in Flemish bond with cambered openings. Rubbed brick flat arches to the 19<sup>th</sup> century French doors on the main elevation. Around the farm house five of the farm buildings are listed grade II. All are noted as 18<sup>th</sup> century including the granary on 9 staddles built of exposed timber frame with brick nogging under a half hipped tiled roof. There are two barns of four and five bays both having exposed timber frame with brick infill to the lower walls and timber boarding above all under red tiled roofs. There are also two listed cartsheds one to the north of the farmhouse and joined to the five bay barn. This

has 7 bays, brick walling of different ages, exposed timber framing on the south end and a tiled roof hipped at the south end. The second cartshed has a half hipped thatched roof. It comprises an open three bay structure of heavily strutted timber frame construction having boarding to upper parts of the sides and gables. The modern farmhouse to the north west is also included in the conservation area.

Between Lords and Ladies and Catherine of Aragon is a low lying triangular piece of common ground below the level of the road behind a neatly trimmed solid holly hedge. Several large willow trees confirm its damp nature beside the River Hart.

## **Church Lane**

As you enter Dogmersfield and the conservation area from the south west there are again fields on either side and the road is set down between grassy banks with no kerbs or lighting. The hedgerows along the lane have been removed, where the majority of elm bushes and older elms have died of Dutch elm disease.

A wide entrance marks the entrance to the locally listed Dower House with white painted gate and posts. The house itself is not seen from the road but a footpath leads along its northern boundary with the churchyard and across fields all the way to the village school in Chatter Alley. The house is described in its local listing as dating from the 1930s and built in the style of Dogmersfield House with brick elevations under a clay tiled roof. It has elegant elongated sash windows on the west side of the house where it faces towards the Basingstoke Canal across its large open lawns. The house built on what was known as Tundry Hill also house a set of brick outbuildings to the north.

By All Saints Church the solid holly hedge to its western side becomes a tightly trimmed yew hedge along its road frontage. There is a set back parking area in front of the path that leads up stone steps through the wrought iron gateway and across the churchyard to the timber framed south porch. Dated 1843 and by B Ferry the grade II listed church is described as an “unaltered early English” style built of white rubble stone with ashlar dressings under steep slate roofing. There is a slender stone tower on the west end.

Tundry House, listed grade II, is set back accessed through a timber five bar gate in a low brick wall which continues all along its road side boundary at about 1.2 metres high. The house is well screened from the road by a mix of trees and laurels including a group of old yews that arch right out and over the road. The house dates from 1836 and is described as now being roughcast with a hipped slated roof. Features include its sash windows in reveals, the old porch with its Tuscan order pilasters, arched entrance with fanlight over its six panelled entrance door.

On the east of the lane Westmyll Mead is a white painted traditional style house with low pitched slated hipped roof. Its windows are unfortunately now replaced in plastic as are its rainwater goods. It

has two quite slender chimneys. To the front is a gravel drive through five bar gate with laurel and box hedging to the sides. Two modern houses sit slightly above the road to the north each with a gravel drive and with a mixed frontage of shrubs, privet, yew and several small fir trees. Rectory Cottage and Cherry Tree Lodge now stand where Dysons cottage and the old Parish Hall were demolished on the north west side of the road next to Tundry House. This is where the school was before the Chatter Alley one was erected. Beyond these houses to the north an open meadow stretches behind a tall untrimmed field hedgerow all the way down to the centre of the village and across to the school.

The south east side of Church Lane is now fully developed with housing right into the village centre. There are several timber framed cottages and some later traditional ones between. These all add greatly to the character of the conservation area.

A large old oak tree stands at the entrance of a modern house called Dawn. The house itself is a chalet with modern plastic windows but is interesting with an eyebrow effect and wavy edged boarded cladding. St Martins is a modern neo-Georgian style house. Its tarmac driveway and paved parking area indicate the urbanising pressures on the traditional form and character of the village. At Church Rise the tarmac driveway has been replaced with gravel, retaining a more traditional appearance with its clay tiled hipped roofs, its chimneys and its old front hedge. The original "Crittall" metal windows have been replaced in more modern metal ones within the original black timber outer frames.

The Thatched Cottage is a delightful 17<sup>th</sup> century low scale cottage with exposed timber frame with whitened brick infill panels. It has two storeys with eyebrow windows to the front of the thatched roof which also descends as a catslide over the front entrance. There are small pane leaded light casements in modern steel frames and a central brick chimney above the ridge. Adjoining is a modern brick garage which is also thatched.

1 & 2 Pilcot Cottages are a pair of pale coloured pebbledashed small span cottages which have retained their traditional turn of the 20<sup>th</sup> century character. Each has a simple porch with timber supports and a tiled roof while the main roofs are slated with a red tile ridge. There are central chimneys serving both properties. The windows to both remain in traditional flush timber casement form but one has multiple small panes and the other has just a single glazing bar across each casement. There are arched lintels over all the front windows. The whole building is well balanced with the extension on the southern end set down in scale to keep it subservient to the main element.

Crumplins is a red/orange brick house again from the late 19<sup>th</sup> century and again retaining much of its original character with tall timber casements, cambered brick arch lintels, its original simple open porch and its central brick chimney. To one side it now has a large extension which is set back but the windows are modern ones rather than being matched to the original. Nevertheless the building as a whole certainly adds to the area including its old front hedge, five bar timber gate and gravel

driveway.

The Old Laundry, next door, is a fascinating dwelling now with its main walls built in Flemish garden wall bond brickwork below its slate roof. Alterations to the fenestration are very clear on the front brickwork showing that there were higher and smaller windows in its earlier form. The front windows are now replacement wooden double glazed and double hung sashes. Again there is a timber five bar gate and at the rear a modern conservatory is just visible. Bar-Bee is a modern bungalow which has been built behind the brick boundary wall that matches the Old Laundry.

Briar Cottage is another black white half timbered and thatched cottage. Listed grade II and dated as 17<sup>th</sup> century it retains some of its early iron framed casement windows with leaded lights. It has one and a half storeys with eyebrow thatched dormer windows and a catslide slope down over its front outshot. Its modern extensions blend in due to their equally dominant thatched roofing. A large yew tree stands in front of the adjoining modern house which is appropriately called Yew Tree Lodge.

Forge Cottage has survived with a lot of original features including the small old iron framed casements with leaded lights and the old four panel front door. There is also a well in the front garden. The cottage is now rendered and white painted under its clay tiled roof. The old brick central chimney sits on the ridge and the old cast iron gutters are supported still by wrought iron angle brackets. The low brick garage adjoining was probably the old forge still having side hung timber doors, an old shuttered opening in the end wall and a brick cobbled frontage. Forge Cottage is locally listed as early 19<sup>th</sup> century.

Set back almost behind the old forge are what were two early timber framed cottages, Rosevale and The Chimes, which have been converted into a single house called Rosevale Chimes in 2004. They sit to the northwest of Pilcot Mill Cottage beyond the old garden are of The Barracks but trees and screening prevent open views between these properties. The two cottages together are listed as 17<sup>th</sup> century with a modern extension which has rather false timbering. Like Pilcot Mill Cottage these have large curving braces to the upper floor with rendered walling below. The clay tiled roof sweeps down as a catslide roof to two simple porches where the cottages now join. There are smallish traditional style timber flush casement windows.

### **Chatter Alley towards Winchfield**

Beyond the old post office along Chatter Alley on the southern side of the road is a collection of modern bungalows and motor trade businesses packed tightly together. These are not an attractive part of the village. They are included in the conservation area because of their central position in the old village and in order that, as the buildings are altered or replaced, they should relate better to the traditional quality of the conservation area as a whole. The last of the group, formerly Rose Bungalow, has recently been demolished to make way for two substantial modern chalet style dwellings. Good quality stock bricks and plain tiles have been used on the new houses.

There is an open meadow on the south before the Dogmersfield Primary School is seen behind some big mature oak trees. The building has recently been further extended whilst retaining the tall timber windows on the eastern gable end so typical of National School buildings of the late 19<sup>th</sup> and early 20<sup>th</sup> century.

To the west of the school six detached houses form a line generally set close and parallel to the road behind substantial hedgerows. All but one appear to have evolved from the houses that are seen to have occupied this location on the 1839 tithe map of the village of Pilcot. It is believed that these houses were built when the old village houses close to the Dogmersfield Park mansion were demolished to secure the privacy and outlook of the grand house in the late 18<sup>th</sup> century. The White House occupies the original position of the house but is now distinctly modern in appearance with a flat front elevation now incorporating a wide integral garage but with a timber folding door rather than an up and over one. It has small pane leaded light casement windows but in modern metal frames and while the rainwater down-pipes remain in cast iron the gutters have been replaced in plastic.

Mallows appears to incorporate some oak timber framing but its slightly more set back position indicates this may not be original and certainly the oak around the modern overhead garage door looks very out of place. The house does have a pitched clay tiled roof with a square solid chimney at the ridge. Well Waters is set forward in its original position with old stock brick elevations showing signs of having been limewash decorated many years ago. It has some nice old iron framed leaded casement windows and a tall square chimney. There is a modern extension on the east end and a strangely angled roof gable at the other end contrasting with the otherwise hipped and steep clay tiled roof. There is also a long catslide roof on the western end.

Spindleberry has the appearance of a tiny cottage in similar Flemish bond brickwork with enlarged leaded windows. Rainwater goods, painted green, are generally still in cast iron. The property has a narrow span to it and its garage doors remain in solid timber and side opening even to the later detached garage at the side.

Gossips, a name presumably relating to the name of the road, again appears to be of similar brickwork but in English bond sitting close to the road. It too has a tall square chimney and its cast iron rainwater gutters are still supported by early wrought iron brackets. It has a large extension on the western end with integral garaging but using traditional timber side opening doors. Bridge House sits off the bend in the road approached via a wide gravelled driveway and across the edge of the common land through a timber five bar gateway. Again the brickwork shows signs of its earlier lime wash decoration and is in English bond with quite a lot of variety in the colour of the bricks due to the way these were stacked in the kilns. Over burnt darkish blue colour bricks tended to be used as headers. A large extension on the eastern end. The house has an attractive white painted flat porch and at the eastern end is a large extension using two narrow span roofs and including heaving timbering with rendered infill panels. There is a large old chimney to the early part which includes small pane casement windows with cambered arches to the ground floor.

To the north and across the road from Bridge House is Chatter Alley Green, an area of now wooded common land. Within the common at the north western end of conservation area are a pair of estate cottages with the distinctive decoration so typical of the end of the 19<sup>th</sup> century. They have heavy white painted scalloped barge boards, bull nosed clay roof tiles and linked square chimneys. The cottages known as Red House and Old Boat House enjoy lovely open views across the farmland to the north but do lack for sunlight within the mainly oak and birch woodland. This end of the conservation area opens out into the countryside again showing up the very rural nature of the settlement despite its closeness to the urban area around Fleet. Old Bridge Cottage sits in the southern fringe of the common off a gravelled track and behind a high holly hedge. A tiny building is indicated here on the tithe map which could have been incorporated into the building but it is now modern in appearance with a chalet style of design using big dormers. There is an extension to the side and rear, using red/orange brickwork between modern, blackened timbering.

Opposite the school and set back off generally narrow gravelled driveways are a rough line of modern houses. These are glimpsed through their own hedges and the wooded common verge which includes a now overgrown and dried out pond. The oaks and willows in the wide verge that stretches east from the Chatter Alley common give a woodland setting to these houses and to this part of the conservation area. There are occasional views through also to the more open farmland at the rear.

## **4.2 Landscape, Views and Open Spaces**

The whole of the conservation area sits within a type of landscape defined as “Dogmersfield” in the Hart District Landscape Assessment carried out in 1997 jointly for the County and District Councils. This covers an area bounded to the west and east respectively by the rivers Whitewater and Hart with the Hart running right through the centre of the village. The main distinguishing features within the conservation area are the patchwork of mixed farmland and scattered woodland with the woodland and hedgerows providing the backdrop to the open fields and views across them. The presence of the Basingstoke Canal, winds its way along the contour line and is attractively wooded along much of its length. It is noted as having an essentially quiet rural character with scattered settlements and dispersed farms. The assessment notes the presence of pylons overhead power lines emanating from the sub-station at Coxmoor Wood which intrude upon the rural and otherwise largely unspoilt qualities of the area.

The views seen within and from just outside conservation area do tend to be short views and often narrow glimpses through hedgerows for instance or from the bridge over the river Hart. The views across the open meadow between Church Lane and Chatter Alley are important and can be enjoyed freely from Chatter Alley and the footpath from the school to the church with just glimpses possible from Church Lane. There are farmland views out from Pilcot Road mainly to the north and at the end of Chatter Alley you can see a long way to the north east. Shorter views are enjoyed at the approach

to the village from any direction along the country lanes and the centre itself is a very pleasant scene with the old bridge and the public house set within the small green.

Hedgerows and trees are an important part of the character of the area with a number of large oaks, yews and willows in prominent view along the road sides and at Chatter Alley Green. Traditional field hedges are still the dominant boundary form especially towards the edges of the area. More formal hedges of well trimmed holly are features of the church and Catherine of Aragon frontages, with more urban hedges now appearing to more modern houses. There are fortunately very few elements of ugly timber panel fencing along visible frontages.

The village is blessed with several footpath routes out into the surrounding farmland and outside the conservation area there are paths across Dogmersfield Park itself. The Basingstoke canal also provides a delightful walk from the end of Chatter Alley leading either south and east to Crookham Village or south west to Broad Oak and Odiham. A separate conservation area was designated initially in 1977 and then revised in 1987 to cover the Basingstoke Canal for the whole of its length within the Hart District boundaries. The routes of the main paths are shown on the map of the conservation area at the end of the document together with some of the main views.

## **5. Character Summary**

Dogmersfield conservation area is basically a tiny very traditional village established many hundreds of years ago in a rural location and centred on a narrow brick bridge over the river Hart. It no longer has any village shop but does still retain signs of at least one and it does still have its central public house sitting within what was probably historically its village green. The well cared for stone church is also still very much in use at the western end of the village. Although expanded and infilled greatly since the early 1900s, the street pattern, nature of the roads and the form and quality of many of its buildings retain the traditional character that existed at the start of the 20<sup>th</sup> century. It is this character that has resulted in its designation as being worthy of preservation and enhancement. It is important that further development or expansion or alterations to the older buildings are only carried out in a manner that respects the established character and contributes to preserving or enhancing it for the benefit and enjoyment of future generations.

The roads are narrow country lanes without kerbs, pavements or lighting. The exception is Chatter Alley where the school is situated. Verges are soft and grassed with banks and ditches very often behind them, forming the boundaries to fields and buildings. Many mature trees stand by the roadsides and on Chatter Alley Green and traditional mixed species hedges add to the rural feel of the place. Gates to fields and houses are generally in the form of timber five bar field gates on wooden posts and most early drives have been retained as natural gravel. It is good that only very few instances of timber panel fencing close to the highway, or tarmac drives, have so far occurred to mar the rural sense of place. Views over the surrounding farmland confirm the country setting and a



network of footpaths enables walking within and around the area. Views of buildings from these paths are important too and mean that side and rear frontages and elevations of even unlisted buildings need to be carefully considered.

There are many listed, locally listed and other older character buildings in the conservation area, particularly towards the centre. These display the real craftsmanship of early builders from the 16<sup>th</sup> century onwards using locally hand-made red/orange bricks and plain clay tiles plus very likely locally grown oak for the timber frames. The earliest windows are iron framed ones with small pane diamond shaped leaded lights. Many houses have later timber flush casement windows with just a few houses having genuine Georgian double hung sliding sashes. Unfortunately, modern plastic windows now appear on several modern properties and even occasionally on earlier buildings where they are clearly very out of character. However, an excellent example of new development has now been set by the very recent new cottages in the garden of The Barracks, which have fitted in very well using traditional materials throughout.

The small domestic scale of many of the key buildings is part of the character of the area also and again needs to be respected in future. Most of the houses have chimneys which are very often large with gently corbelled decorative tops to them below their clay chimney pots. Some cast iron rainwater goods still remain and also some early wrought iron gutter brackets. These obviously need to be retained and where these have been replaced they should be restored. There is now what is called an “Article 4 Direction” in force covering the whole of the conservation area which was brought in to ensure that such traditional details and materials are not replaced or removed without consent which will not normally be granted.

## **6. Local Building Style and its Conservation**

Various elements of the local building style, including landscape features, are described below together with some advice on how to retain these essential details of the conservation area.

### **Plan and Position**

The ordnance survey shows that most buildings are parallel with the highway and some early ones sit very close to it like Highway Cottage and the listed cottages at the western end of Chatter Alley. Several buildings including the old Pilcot Mill relate to the Hart river while the listed farmstead buildings of Pilcot Farm are gathered about the old farm house itself set back off its long driveway.

### **External Walls**

Walls are predominantly built of brick or brick nogging within timber framework. Some have been painted white but most early examples still remain as orange/red hand made stock brickwork. Brick

nogging is generally in simple stretcher bond just one brick thick while early solid brick walls are mainly in Flemish bond. The Old Laundry is built in brick orange/red brick in Flemish garden wall bond as are the solid wall parts of Pilcot Mill. 'Lords and Ladies' has some early English bond brickwork at low level and 'Catherine of Aragon' has unusual 18<sup>th</sup> century header bond to the main façade. Several properties have a projecting three brick band at first floor level in the brickwork. Tile hanging is not a significant feature although it is found in the wider area and has been used on modern development. Timber boarding does occur particularly on farm buildings and small out buildings where it is generally darkened to almost black. A small amount of rendering can be seen and a particular example is Forge Cottage although its chimney remains brick and so does the adjoining outbuilding now serving as a garage.

## **Windows, Doors and External Joinery**

Craftsman-made timber joinery is seen in most of the older buildings in the area with their windows mainly of side hung casement form. The earliest windows are iron framed small simple casements with small pane leaded lights. There are some Georgian double hung sashes to Tundry House and to the unlisted Highway Cottage. Tundry House also has a grand Tuscan pilastered entrance porch and a heavy panelled door but most properties are more cottage-like in character with simpler timber doors in heavy frames. Small porches are suited to the scale of the cottages including the original tiled ones at Pilcot Cottages and the slated open one to Crumplins. The form and detailing of eaves and gable joinery also is part of the character of the buildings and the area, so this too needs to be protected and respected when buildings are extended or maintained.

## **Chimneys**

Chimneys are a significant feature still within the village mainly set on ridges of houses but also some large ones appear on the end gable walls. Most chimneys on older properties are quite large with some corbelling decoration all in brick. Modern house chimneys tend to be of minimal size to accommodate just a single flue and can look out of proportion. It is important that existing chimneys are adequately maintained using only matching materials including the use of lime mortar in most cases to avoid damage to the old bricks. They also very often provide an important means of ventilation which is essential to traditional buildings. Clay chimney pots should not be replaced or supplemented with modern metal cowls as these detract from their appearance and from the street scene.

## **Roof Details and Rainwater Goods.**

Roofs are virtually all covered by plain clay tiles on the older buildings and on most newer ones. Slates occur on lower pitched roofs and on some of the 19<sup>th</sup> century cottages. Roofs are generally very simple in form with gables, some hips and the occasional half hip or gablet. Spans are normally short

so that roofs do not dominate the buildings as can happen with deep span modern housing. There are at least three thatched dwellings including the prominent Barracks property in the very centre. The traditional thatching material would be long straw thatch in this rural village but the Barracks' roof is actually covered in water reed. In many cases the cast iron gutters have been replaced in part by cheap modern plastic versions and these should ideally to be restored back to cast iron to protect the character of the buildings. Down-pipes are more often still in their original cast iron showing how well this material lasts and again these should be retained. There are a few examples of wrought iron gutter brackets like those to Forge Cottage which add to the street scene as well as showing the traditional form of these made probably in the local forge.

### **Boundaries, Screening, Gates and Driveways**

Traditional field hedgerows are the normal and natural boundary seen to most properties as well as to the fields and lanes. There are many big old mature oak trees within or close to the hedgerow boundaries as well as other mature species such as beech and the occasional ash tree.

Urban brick gate posts would look entirely out of character, as would metal or solid boarded gates or boarded fences and all these should be avoided. Where timber fencing does appear it is generally of post and rail which is entirely appropriate and can be used to back up hedges.

Suburban hedging such as beech as a single species hedge or privet show up as rather alien where it has been planted. The replacement of these hedges by a much greater mix of indigenous species would restore the character to these frontages and the overall agricultural nature of the area.

Driveways are almost entirely of gravel or hoggin in keeping with the rural nature of the area. Urban materials like tarmac or concrete paving blocks look out of character and should be avoided. There are small areas of retained brick paving but large expanses of even natural brick could detract.

## **7. Issues**

### **Conservation area boundary review**

1. Following resurvey work in 2011, it is considered that the existing conservation area boundary accurately reflects the concentration of 'special interest' buildings and spaces which justifies the current designation. The Basingstoke Canal Conservation Area, which lies along the western boundary of the conservation area, neatly contains that part of the more developed village core. A new conservation area to cover Dogmersfield Park may be considered by Hart District Council in the future.

## **Local listing**

2. It is considered desirable that four of the group of six houses at the western end of Chatter Alley are considered for local listing, despite some modern additions (Well Waters, Spindleberry, Gossips and Bridge House). They are each described in section 4 'Chatter Alley towards Winchfield'.

## **Site specific improvements**

3. The Dogmersfield Conservation Area has retained much of its original and traditional character, but there are still some elements of change that have affected its general and built environment and where some restoration or improvement could benefit the area. In many cases, comments have been made in the character descriptions in sections 4, 5 and 6 above. The following are some of the particular features that could be addressed:

- The J and J Services Garage and Foster and Heanes Motor Engineers site in Chatter Alley is a discordant element in the street scene, mainly because of the parked cars, commercial activities, and modern buildings of no special merit. In due course the replacement of these uses with uses more suitable for a residential conservation area could, subject to an appropriate design, be advantageous.
- Improvements to the pumping station building, also in Chatter Alley, would be welcome.
- The use of traditional materials such as cast iron rainwater goods, and timber windows, should be encouraged throughout the conservation area on both old and newer buildings.
- The replacement of single species hedges such as beech or privet with the more traditional mixed species hedges such as hawthorn, holly and hazel would help maintain the rural character of the conservation area.
- Traditional hedging should also be used to replace solid timber fences where they front the highway.
- The use of more natural restrictions along the lanes could help to avoid the increasing need for large ugly road signs.

## **8. Implementation and Review**

The Council will seek to influence the implementation of the statement through:-

- the operation of its development control and enforcement policy
- by seeking to keep local residents informed of the special character of the conservation areas
- by publishing advice leaflets relating to conservation issues
- by liaison with the County Council and other agencies in respect of highway and traffic issues
- by encouraging environmental enhancement works and sympathetic development

Under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 Hart has an

obligation as the Local Planning Authority to keep its conservation areas under review. Any such reviews would need to be carried in conjunction with the Parish Council and include consultation with local residents and other interested parties.

## **9. Planning Policies and Proposals**

### **9.1 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990**

This section is the statutory requirement from the Government that requires the Local Planning Authority to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area, when dealing with planning applications. This statement seeks to provide a lot of detailed guidance, particularly in sections 5 and 6, on what type of new developments, extensions or alterations are likely to be acceptable and what is likely to be refused. National Planning Policy Framework (March 2012) provides Government guidance on the operation of the planning system relating to listed buildings and within conservation areas. This also gives advice to the Council on its preparation of the LOCAL PLAN policies for the District.

### **9.2 LOCAL PLAN Policies**

Hart District Council is required by the government to prepare a LOCAL PLAN to cover the district and to include within this document specific policies on how applications for development should be assessed and approved or refused. The local planning policy framework for development proposals within these and other conservation areas within the District is thus provided by the Hart District LOCAL PLAN.

Relevant LOCAL PLAN policies and proposals are those relating to conservation areas, nature conservation, trees and woodland, historic parks and gardens and listed buildings, as well as those dealing with general design criteria. The policies seek to ensure that, in new development and redevelopment, the character of conservation areas is preserved or enhanced. This conservation area appraisal and management proposals needs to be considered in conjunction with those policies and Government guidance from the National Planning Policy Framework (March 2012). The document seeks to point out the overall architectural and historic character, qualities and details of the area that need to be protected for the benefit of future generations.

### **9.3 Dogmersfield Conservation Areas Proposals**

The following proposals should be applied in addition to LOCAL PLAN policies and National Planning Policy Framework (March 2012) policies in relation to any development within the Dogmersfield Conservation Area:

## **NATIONAL PLANNING POLICY FRAMEWORK (MARCH 2012)**

Reference 12, p.30

Conserving and enhancing the historic environment

Reference 126 -141

## **LOCAL PLAN POLICIES**

### **Conservation Areas**

CON 13 - Proposals for development which fail to meet the objectives of conserving or enhancing the character or appearance of a designated conservation area will not be permitted.

CON 14 - Development requiring the demolition of a building or part of a building in a conservation area will not be permitted if:

- (i) The removal of a building or part of a building would unacceptably harm the special character and/or appearance of the area;
- (ii) Detailed proposals for the reuse of the site, including any replacement building (or part thereof) and landscaping, have not been approved.

## **9.4 Obtaining Further Advice**

**Building works:** If you are considering any building works within the conservation area, and especially if they relate to a listed building or to the frontage of a building, you are invited to contact the Development Control Section of the Council, who will be pleased to provide advice on what needs permission within a conservation area. The works that can be carried out are restricted within all conservation areas and these are further restricted in the Dogmersfield Conservation Area by the article 4 Direction detailed in the following section 10. The Officers within the development control Section of the Council will do their best to advise you on how your proposals may be received and, if appropriate, on what more acceptable alternatives you might wish to consider.

**Works to Trees:** Any works to trees within the conservation area are likely to require formal notification and approval before these are started. If you are concerned that works may be needed to your trees, therefore, you are invited to contact the Council's Tree Officer in the Development Control Section.

**Publications:** A list of useful publications and addresses is given in Appendix A.

## 10. Article 4 Direction

In January 1998 a direction was made under article 4 of the Town and Country Planning (General Permitted Development) Order 1995 removing permitted development rights in respect of the following forms of frontage development in Dogmersfield and other conservation areas in the district:-

- a) The erection, alteration or removal of a chimney on a dwelling house, or on a building within the curtilage of a dwelling house. (*Curtilage is generally the contained area around the dwelling*);
- b) The enlargement, improvement or other alteration of a dwelling house. (*This includes minor alterations like the replacement of windows or doors or the removal, alteration or replacement of design features like brickwork detailing, carved barge boards, traditional cast iron gutters, etc.*);
- c) The alteration of a dwelling house roof.
- d) The erection, construction or demolition of a porch outside an external door of a dwelling house.
- e) The erection, alteration or demolition of a gate, fence, wall or other means of enclosure within the curtilage of dwelling house. (*This covers all built boundary treatments including those of under one metre in height*);
- f) The painting of a dwelling house or a building or enclosure within the curtilage of a dwelling house. (*This only applies to either painting parts of the building in a colour scheme that would detract from the character of the area or to the painting of parts of the building not previously painted - the normal repainting/maintenance of previously painted areas is not affected*)

Planning permission is now required for all such works to non-listed dwellings. All chimneys are covered along with all other development as above which would front a highway, waterway or open space within the conservation area.

## **Bibliography of References**

National Planning Policy Framework (March 2012)

The Victoria History of the Counties of England – A History of the County of Hampshire, Ed William Page, University of London

Historic Rural Settlements – Archaeological Survey – by Ian Hewett for Hampshire County Council

English Heritage – Conservation Area Character Appraisals

With thanks to Dogmersfield Parish Council and the Village History Group for helpful comments and historic details



## Appendix A - Publications and Addresses for Further Advice

### Publications

Advice Notes published by Hart District Council, Civic Offices, Harlington Way, Fleet GU51 4AE tel: 01252-622122

[www.hart.gov.uk](http://www.hart.gov.uk)

include:

*Conservation Areas, Listed buildings*

Publications by English Heritage, 23 Saville Row, London W1X 1AB tel: 020-973-3434

[www.english-heritage.org.uk](http://www.english-heritage.org.uk)

include:

*Development in the Historic Environment*

*Conservation Area Practice*

*Conservation Area Appraisals*

*Sustaining the Historic Environment*

*The Conversion of Historic Farm Buildings*

Government Guidance available from HMSO Publications Centre, PO Box 276, London SW8 5DT tel: 020-873-9090 inc:

National Planning Policy Framework (March 2012)

The Planning (Listed Buildings and Conservation Areas) Act 1990

Hampshire County Council Environment Group, The Castle, Winchester SO23 8UD tel: 01962-841841 & 832340 has a number of documents on building and environmental conservation

[www.hampshirecountycouncil.gov.uk](http://www.hampshirecountycouncil.gov.uk)

Mattingley Parish Council - tel: 01252-622122 – [www.hart.gov.uk](http://www.hart.gov.uk)

Hampshire Gardens Trust, Jermyns House, Jermyns Lane, Ampfield, Romsey, Hampshire SO51 0QA tel 01794-367752  
[admin@hgt.org.uk](mailto:admin@hgt.org.uk)

Garden History Society, 77 Cowcross Street, London EC1M 6EJ tel: 020-76082409 -  
[www.gardenhistorysociety.org](http://www.gardenhistorysociety.org)

Civic Trust Awards

Centrix House, Crow Lane East, Newton-le-Willows, Merseyside, WA12 9UY

01925 273170 -

[info@civictrustawards.org.uk](mailto:info@civictrustawards.org.uk)

Society for the Protection of Ancient Buildings, 37 Spital Square, London E1 6DY tel: 020-7377-1644 [www.spab.org.uk](http://www.spab.org.uk)

Council for British Archaeology, St Marys House, 66 Bootham, York, YO30 7BZ 01904 671417 [www.britarch.ac.uk](http://www.britarch.ac.uk)

The Georgian Group, 6 Fitzroy Square, London W1T 5DX tel: 020 7529 8920  
[www.georgiangroup.org.uk](http://www.georgiangroup.org.uk)

The Victorian Society. 1 Priory Gardens, Bedford Park, London W4 1TT tel: 020-8994-1019 [www.victoriansociety.org.uk](http://www.victoriansociety.org.uk)

The Twentieth Century Society, 70 Cowcross Street, London EC1M 6EJ tel: 020-7250-3857 [www.c20century.org.uk](http://www.c20century.org.uk)

The Royal Institute of British Architects, Conservation Group, 66 Portland Place, London W1B 1AD 020-7580-5533  
[www.architecture.com](http://www.architecture.com)

The Royal Institution of Chartered Surveyors, RICS HQ, Parliament Square, London SW1P3AD tel: 0870 333 1600  
[www.rics.org](http://www.rics.org)

The Royal Town Planning Institute, 41 Botolph Lane, London EC3 R8DL tel: 020 7929 9494 [www.rtpi.org.uk](http://www.rtpi.org.uk)

The National Trust, POBOX 39, Warrington, WA5 7WD tel: 0844 800 1895  
[www.nationaltrust.org.uk](http://www.nationaltrust.org.uk)

