

**Bramshill 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, **'It shall be the duty of a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas'**, 71.1. National Planning Policy Framework (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 Bramshill 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 Bramshill Parish Council held on 4<sup>th</sup> February 2003. 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 Bramshill 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 refers to ‘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.

Bramshill was designated as a conservation area in July 1989 and the area covered is shown on the appraisal map included at the end of the document.

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

## **2 Location**

The Parish of Bramshill is situated within the northern section of Hart District Council area between Eversley to the east and Heckfield to the west. The conservation area is based upon the early area of settlement along the C24 which used to be known as Bramshill Row and extends southwards to include the old manor house of Great Bramshill now known as Moor Place. To the north of the conservation area the Parish includes the large Forestry Commission area of Bramshill sloping gradually down to the River Blackwater. The River Whitewater runs south to north on the western boundary of the Parish flowing into the River Blackwater.

The area is very rural with no local shops and just the one local public house known as The Hatch Gate on the western edge of the conservation area. The large main town of Reading is approximately 9 miles to the north-east providing mainline rail services into London Paddington and to the West Country. Basingstoke is approximately 11 miles to the south-west, providing rail services to London Waterloo. The M4 motorway is accessible near to Reading and the M3 at Basingstoke.

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

Bramshill Conservation Area as designated in July 1989 is focused primarily on what used to be known as Bramshill Row and Great Bramshill. There were two manors of Great Bramshill and Little Bramshill at the time of the Domesday survey in 1086.

The name of Bramshill has changed several times over the centuries from Bromeselle in the 11<sup>th</sup> century to Bromehull in the 13<sup>th</sup> to Bromyshill and Bromley Hill in the 16<sup>th</sup> and then Bramsell and Bramshall in the 17<sup>th</sup> century before it finally became Bramshill as it is now.

The manor of Great Bramshill comprised a collection of cottages and farms and heathlands or common running down to the River Blackwater. It was held by two freemen from Edward the Confessor. After the Norman Domesday survey the manor formed part of the possession of Hugh de Port, the High Sheriff and largest land owner in Hampshire. The overlordship of the de Ports continued for many centuries. The name of the manor became Moore Place which was held by the Cresswell family at the start of the 17<sup>th</sup> century. Moor Place Farm, as it is now called, is listed Grade II\* and is noted for its 3 massive Tudor chimneys each with rectangular

bases below the three diagonal flues above. There are several Tudor brick fireplaces remaining with four-centred arches and chamfered edges.

Little Bramshill manor was based at or close to the present Police College buildings of Bramshill House, to the south-east of the conservation area. The house was rebuilt as a Jacobean mansion in 1605 to 1612 but there are still traces visible of a medieval building in the south wing and north front including at least one window. The house is listed grade I and the gardens, parkland and grounds of the college are included on the English Heritage Register of Parks and Gardens of Historic Interest. The process of emparkment and landscaping was responsible for the removal and/or relocation of the settlement of Little Bramshill during the 16<sup>th</sup> to 18<sup>th</sup> centuries and it is considered possible that replacement accommodation was provided at Great Bramshill and Bramshill Row.

Great Bramshill was itself made up of two distinct units of the manor house with its farmstead and the separate Bramshill Row settlement with its very linear form. It is these two elements of Great Bramshill that form the basis of the Bramshill Conservation Area.

Bailey's Farm, now called Holly Oak Farm, lies at the centre of Bramshill Row and is regarded as one of the isolated farms which encircled Bramshill Plantation (common). Baileys' Farm is set back from the C24 road and attracted a rough line of smaller crofts to either side. Most of these plots are set back as much as 50 metres from the road and it is very likely therefore that the open roadside space was held in common.

Many of the buildings that exist today appear in their early form on the 1842 tithe map including a small church. The present Church of England church is a very simple modern scout hut style of building but it does stand on the site shown on the tithe map. There is an extension of Bramshill Row, shown on the tithe map, to the west and seen as a straggle of crofts stretching up Copes Lane southwards. Although this appears as part of the row the properties on Copes Lane tend to face east rather than north like Baileys Farm and its neighbours. The early buildings at the start of Copes Lane, however, no longer exist with a group of Council Houses having been built in their place. This element is not included in the conservation area.

All the properties along Bramshill Row from Paynes Cottage to Copes Lane are considered to be within an area of High Archaeological Potential, and the area of the Council Houses is considered to be of Archaeological Potential, by Ian Hewitt, in the Archaeological and Historical survey that he produced for Hampshire County Council in 1998.

#### **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. Bramshill Conservation Area is considered 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**

As you enter the conservation area from the east along the C24 the overall impression is the very rural nature of the area and of the mature oak trees that line the road. The trees are mainly massive old oaks on the south side of the road with a buffer of younger oaks on the north, beyond and through which you can see the mainly pine plantations of the Forestry Commission Bramshill Plantation. As you turn south up Plough Lane towards Moor Place Farm there are mature beech and birch trees in the woodland before the entrance to the Bramshill Police College, the old Little Bramshill manor.

On the west of Plough Lane is an open triangular field surrounded mainly by more large old oaks but the view is greatly marred by the dominating electricity pylon in its centre. The surrounding mature trees are included in the conservation area but the central element of the field is not. On the east of Plough Lane an ancient footpath trackway known as the Welsh Drive leads off towards Yateley Common and this is assumed to be the route used by drovers bringing cattle and sheep to the markets in this area. The entrance to the Bramshill Police College forms a crossroads on Plough Lane with a branch of the lane leading west opposite it and back to the main Eversley to Heckfield C24 road. This lane is included within the Registered parkland of Bramshill Police College.

As Plough Lane continues southwards there are two part timbered, low scale cottages hard on the side of the road. The first is called The Old Plough and was a local public house. Now a single dwelling it is listed as dating from the early 18<sup>th</sup> century with a later small extension on the north end. Its form is of distinctly small scale being of a single storey with dormers to its attic first floor. Elements of the early timber frame remain above a high plinth on the northern end and there is a large tapered chimney stack emerging from the central ridge where it was originally on the southern end of the then very small cottage. There is a further chimney on the southern end which could date from later in the 18<sup>th</sup> century

The cottage retains its original character to a large degree but it has clearly been much restored and altered to provide for modern living with new casement windows and now a series of four gabled dormer windows set at eaves level on the east elevation. The front entrance still appears to be in its original position directly in front of the main chimney but it has a modern enclosed porch. To the rear is a long catslide roof on the north-west end. To the Plough Lane frontage the cottage has lost its original hedgerow boundary to accommodate a parking lay-by and now it has a simple low picket fence with matching single and double gates

for access. The building has also lost its cast iron guttering in favour of modern black plastic but still has its cast iron downpipes and some of its original wrought iron gutter brackets. The Old Plough cottage is a very good example of small historic buildings in the conservation area which is why it has been described fairly fully.

The cottage next door is called Keepers Cottage and this too was originally very small. It has now more than doubled in size from its early single bay oak framed cottage. Much of the old timbering is still visible but the extension to the south has mock timbering which detracts from its character as does the rather large dormer. There is also a single storey modern extension to the north end and modern metal framed leaded windows to the whole. This building again has lost its cast iron guttering while still having some of its early iron brackets to the oldest part and some cast iron downpipes. It is to be hoped that over time the cast iron rainwater goods will be restored to the whole. Like The Old Plough, the roof is of plain clay tiles. The cottage does retain its simple early battened front door with a small flat porch over, although the porch is now felted. To the side the cottage has a typical five bar field gate as the entrance to its driveway and there are some small scale outbuildings which have traditional elements.

Plough Lane continues as a narrow very rural lane set down between banks surmounted by mixed indigenous species field hedgerows. As the lane reaches the top of the rise to the south the small dark timber clad granary and early farm buildings of Moor Place Farm can be glimpsed through the hedgerow to the east.

Moor Place Farm House itself stands very close to the farmyard facing west towards the lane but set back behind its lawned garden. Iron horizontal park railings remain at each side of the entrance drive which leads past the northern end elevation of the grand house into the farmyard through a five bar gateway. Later barns or stables form a courtyard of buildings just beyond the house and some of these have been converted to business uses.

The main barn is listed grade II and is described as being of 6 bays with a gabled projecting midstrey porch on the east side, Queen post roof trusses with arch braces to tie-beams and purlins. The barn has dark boarded elevations to the west with lower walls of brick nogging within the timber frame on the east side. The barn has very recently been restored for use as a games room including the replacing of a small mezzanine at one end. The original openings have generally been maintained with large doors or shutters to glazed areas.

Moor Place Farm House warrants grade II\* listing as being of significant architectural or historic interest. The house was the manor house of Great Bramshill still displaying details of its early form and its evolution through the 15<sup>th</sup>, 16<sup>th</sup>, 17<sup>th</sup> and 18<sup>th</sup> centuries. The southern unit is a late medieval timber framed hall. Attached at its north side (to make the long west front) is a later and more massive timber framed structure, with a staircase outshot at the centre of its east side. Also on the east side attached to the outside of the frame are three massive Tudor



chimney stacks each with three separated diagonal flues on the rectangular bases. The west front has been roughcast and painted but the southern end elevation displays parts of the timber frame at ground floor level. The early brickwork of the northern end has been rather over mortared in its recent repointing which means the mortar dominates the brickwork too much and detracts from the original character. The very random nature of the brickwork with no pattern of bonding is typical of its medieval origins before English and later Flemish brickwork bonds became established from the Tudor times onwards. The big chimney stacks are in English bond.

The windows on the northern end are the most visible and show the early origins of some, with iron frames to the leaded light casements. There is a wide shallow window at first floor, of six small casements, which is very Tudor in character. Ground floor windows have cambered brick arches over. Some modern replacement windows stand out as detracting from the historic character. Rainwater goods are generally retained in cast iron.

Opposite Moor Place to the west of Plough Lane there are views across the farmland towards the north and west to the back of the properties of Bramshill Row. Unfortunately the view is spoiled by the electricity pylons and overhead cables. The same fields are overlooked westwards by The Old Plough and Keepers Cottage. There are glimpses of these fields too as Plough Lane branches west back to the main C24 road and along this stretch some of the mature boundary trees are missing or reduced to allow for the cables.

Where Plough Lane meets the main road again on the south side is Paynes Cottage largely hidden from the road behind its high beech hedging and with an arch of green over its driveway. Paynes Cottage is small scale again with modern dormer windows at eaves level providing extra accommodation. The cottage is listed grade II and dates from the early 18<sup>th</sup> and the 19<sup>th</sup> centuries. Elements of the timber frame are still visible showing that the eaves have been raised in brickwork to the more modern clay tiled roof. The house has a traditional five bar gate to its gravelled drive with the modern garage set well back.

On Heckfield Road west of Paynes Cottage stands Oak Tree Cottage set well back with access along its gravelled drive through its five bar farm gate. This cottage is earlier and dates from 17<sup>th</sup> century. Its front element remains as its original small two bay timber framed form with small dormers now inserted at eaves level and a modern gabled front porch on posts. It also remains as plain unpainted brickwork of typical Hampshire orange/red colouring under its clay tiled roof. The building has been considerably extended, but with the extensions running southwards and at reducing scale, to preserve the character of the oldest part and so as to leave that early form as the dominant element from the front. The chimneys at the centre of the gable ends of the cottage, are another major feature.

The hedges to both Oak Tree Cottage and to Paynes Cottage have been replaced in recent

times using privet and beech respectively as the main species. This gives a more suburban form to their frontages so they stand out as rather out of character with the mainly traditional field hedgerow boundaries of the area, which are better related to the agricultural origins of the area.

Next to Oak Tree Cottage which is shown on the old Ordnance Surveys as Fidlers Green Lodge is an open paddock area across which are views into the fields to the south. Beyond this small field to the west is a linear group of buildings all set back some 60 metres or more from the Heckfield Road. The most easterly of the group is Bramshill Cottage which is now two buildings linked together. Both are in reddish brickwork with the older two storey element to the east attached by an archway to a modern bungalow element. The older section has attractive timber small pane casement windows to the ground floor and eaves dormer window on the north front elevation. The western wing has modern metal framed windows which do not add to the character of the whole. There is a substantial brick chimney on the east end and the property has a wing running southwards to form a squarish "L" shaped house. A garage block to the front and closer to the road is of basic modern form with a virtually flat sheeted roof. This detracts greatly from the traditional character and quality of the buildings generally in the conservation area.

Baileys Cottage sits closeby to the west of Bramshill Cottage but off its own separate driveway across the park-like area of grassland with scattered mature oaks that stands in front of the group. Along the road frontage are young oaks behind a low holly hedgerow. There is a pond to the west of the access drive to Baileys Cottage. This grade II listed house is taller with a gable ended clay tiled roof set above the small first floor windows. It dates from the early and late 18<sup>th</sup> century with a smaller western section of just one quarter of the total frontage appearing to be the earliest part. The windows on the front are generally small in relation to the extent of brickwork walling. The front walling is of unusual header bond brickwork to the later three quarters with a horizontal three brick deep band course in blue bricks. The blue bricks also feature in the arched brick lintels above the windows. There is a large brick chimney on the western end and a smaller stack emerges from the ridge. There are outbuildings set further back beyond a five bar gate giving the appearance of a farmyard from the road.

To the west is Holly Oak Farm, this time not visible at all from the Heckfield Road due to the denser woodland occupying the frontage land. A narrow gravel driveway leads to the farm house which is also listed grade II. This is another single storey cottage with eaves dormers to its original attic. Its timber framing is fully visible at the front being a 17<sup>th</sup> century two bay section in the centre with a single bay 18<sup>th</sup> century addition to the east and a larger two storey modern wing attached and projecting to the west. The red tiled roof of the early part has three modern windowed dormers but the ground floor windows here are small casements with simple timber weather boards over, like small pentice roofs.

The large tapered chimney stack to the west end of the 17<sup>th</sup> century original cottage is part of the modern extension. Although this later attached wing is of traditional form and of well matched orange/red Hampshire brickwork with a clay plain tiled roof, its lack of detailing and sheer scale mean it could completely dominate the early cottage. Fortunately the property is approached very much from the east due to the position of the driveway and the larger wing is therefore seen as a back drop with the original cottage in the foreground. There is a small 18<sup>th</sup> century barn approached directly south off the driveway through a five bar field gate. The barn is of just three bays, listed grade II as having a truss of straight bracing, a corrugated roof and boarded walls.

The tiny Church of England, Bramshill Church is hidden in the woodland west of Holly Oak Farm and very close to the last building in the group, Pond Cottage. The church is a simple corrugated roofed, scout hut type of building with vertical boarded elevations and traditional timber casement small pane windows. It has a rustic timber porch entrance approached over a narrow footpath directly from Heckfield Road, with no vehicular access. The church is used regularly although not every week.

Pond Cottage is also hidden from the Heckfield Road and its large front pond is not seen either behind the woodland roadside screen. This house is not listed although it does have an 18<sup>th</sup> century central element with English bond brickwork similar to part of Baileys Cottage. The building has clay tiled roofs over its whole, with extensions to the east and west of the central early cottage. The east end is clad in wide dark stained timber boarding, like a barn, with an element of Flemish garden wall bond orange/red brickwork. The west wing is modern stretcher bonded brickwork looking like reclaimed bricks. There are attractive early small casement windows to the first floor of original cottage but modern picture windows and some recent plastic ones detract, as does the cemented over lintel of the original front door location.

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

The landscape of the conservation area is that of sloping farmland facing north towards the River Blackwater with woodland fringes within which most of the properties are set. Heckfield Road is bounded on both sides by trees with fine old oaks mainly on the south side and a shallow belt of younger oak woodland on the north having holly understorey and through which can be seen the pine trees of Bramshill Plantation.

The Bramshill Row element of the area to the north of the Heckfield Road contains three significant sized ponds all shown on modern Ordnance Survey maps and one of these is also shown as important on the 1842 tithe map.

The conservation area sits within the landscape defined in the Hart District landscape assessment as “Bramshill” and fits the feature of being within a sparse pattern of farms around

the edges of the forest area. The enhancement priorities for the area include the management of the woodlands to maintain their presence in the area and also the management of the historic parkland of Bramshill Park. The registered park does actually include the narrow lane from Plough Lane westwards to the Heckfield Road which is presumed to be the start of the rear access drive to the mansion of the Police College.

The whole of the Bramshill Conservation Area is within the area of Forest of Eversley which is a designated name based on the area of an ancient forest covering much of the northern part of Hart District. Hampshire County Council published a strategy in 2000 which is intended to assist the future management of the area for the benefit of its various users, whilst sustaining its range of landscapes, flora, fauna, farming and biological diversity. Hampshire County Council has written a Countryside Access Plan for The Forest of Eversley 2008-2013, with the view to improve countryside access and making it available to more people.

The adjoining area, to the north of the Heckfield Road known as Bramshill Plantation, falls within a Site of Special Scientific Interest (SSSI). It is also part of the Thames Basin Heaths Special Protection Area (SPA) under the Birds Directive (EC Directive 79/409 on the Conservation of Wild Birds). Within such areas the Local Planning Authority must pay particular regard to their importance and the effect that any development may have upon them. The Council liaises very closely with Natural England concerning any development proposals and must take full account of their views. Proposals for development which could adversely affect such areas are likely to be called in by the Government for determination by the Secretary of State.

The area has a whole network of bridleways through the surrounding forests and countryside and is therefore popular with horse riders and owners. The Welsh Drive leading east from Plough Lane goes all the way to Yateley Common, with several branches leading off it, and allows views over the commons, heathland and woodlands of the surrounding undulating countryside.

Views over the farmland between Bramshill Row and Moor Place Farm can be obtained from many of the cottages and also from elements of Plough Lane and Heckfield Road. The woodland edges to the fields terminate the views which are unfortunately marred by the line of electricity pylons. Other attractive views are those along Heckfield Road, from either end, and the views of the cottages set back on the northern side, plus views up Plough Road and from Plough Road towards the south end of Moor Place Farm house and its farmstead.

## **5. Character Summary**

The area is distinctly rural set amidst oak woodland and farmland with its character reflecting its obvious agricultural past. It is a group of houses and the old manor farm rather than a

settlement and its character can be seen as made up of these two elements of the original Great Bramshill. The old manor house, enlarged and modernised over many centuries, still stands on the top of the rising land above the scattered farms and cottages stretching down to the River Blackwater. The manor farm retains its timber framed barn and granary but now in domestic outbuilding uses.

The cottages and farm of Bramshill Row are a roughly linear group each extended but still spaced out and set within their own grounds. The Old Plough and Keepers Cottage are set apart but are similar to other cottages in their low scale relying on later eaves dormers for first floor accommodation to be created. The small scale of the original elements of most properties is an important characteristic of the conservation area. Generally extensions have been done in traditional materials and it can be seen that the earlier ones tend to work better in preserving and demonstrating the original elements. This is because they are matched in scale or subservient to the original building. It is important that any further extensions or new buildings do not add to any dominating current extensions and reflect the earlier scale.

Roofs are almost entirely of orange clay tiles weathered by age and showing the imperfections of being made by hand. The plan form, except for the grand manor house, is usually rectangular and parallel to the highway with a gabled roof. Walls are of quality hand made stock bricks almost certainly made locally and almost all of typical orange/red Hampshire colour. Windows are generally small casements to the cottages and typically occupy only a small proportion of the wall areas. Where brickwork has been painted, colours are off white or very muted and show the matt finish of limewash rather than modern masonry paints. Not only is the visual effect of traditional limewash important, it also ensures the old brick walls can continue to breathe and remain free of trapped in dampness.

Modern materials such as plastic windows and rainwater goods have only appeared in recent years and tend to stand out as cheap, poor quality imitations of older details of traditional form craftsman quality. Use of such synthetic materials needs to be avoided in future in order to preserve the character of the present buildings and of the conservation area as a whole.

The agricultural nature of the area is reflected in the traditional mixed hedging boundaries using indigenous species with modern hedges of privet and solid beech giving a rather alien and more suburban feel where they have been used. Timber five bar field gates on timber gate posts predominate for gates to the narrow gravelled driveways and to fields. The ponds along Heckfield Road are another important survival from their past use as drinking areas for stock. The frontage area between the cottages and Heckfield Road looks very much as if it was used in common centuries ago with the woodland having grown up only in the last hundred years or so, although some of the individual oaks will have been there for much longer. The lack of kerbs or lighting to the lanes is another obvious feature, as is the narrow sunken nature of Plough Lane set down between its hedge topped banks.

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

The Bramshill Conservation Area clearly reveals its manorial past with Moor Place Farm House being the major mansion and the other properties showing their subservient past nature. 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 position of the manor house of Moor Place appears to have been established on high ground looking out over its farms and cottages. The form of the building has evolved, as explained in its listing, with the late medieval timber framed hall having a more massive Tudor wing added and the huge Tudor brick chimneys rising high above the old tiled roofs. The older barns and granary form a traditional farmstead setting to the manor house and the now enclosed farmyard is completed by later smaller buildings.

The smaller farm houses and cottages of Bramshill Row and Plough Lane, however, display a more standard linear form, each parallel to the roadways and often with their gabled tiled roofs extending down in a catslide form over even lower rear outshots.

It is noticeable that the cottages are really small scale with low eaves and dormer windows set at the eaves to the narrow span simple roofs. Paynes Cottage appears to have had its eaves raised above the line of the original timber frame but still has eaves dormers. The slightly taller Baileys Cottage has two storeys but it is still low with small casement windows below the eaves.

### **External Walls**

Brick is very much the dominant wall material for dwellings and timber horizontal boarding for barns and other outbuildings. The early medieval brickwork of Moor Place is without any formal bonding pattern while the farm houses or cottages have some English bond and some Flemish bond. Baileys Cottage is unusual in the use of header bond brickwork with blue headers used for effect as well in the band course and in the arched lintels. Many cottages show elements of their original oak framing including Holly Oak Farm, The Old Plough, Oak Tree Cottage, Keepers Cottage and Paynes Cottage. Some brickwork has been painted and this needs to be retained as a simple limewash avoiding the use of modern masonry paints which will be more reflective and also form an impervious barrier causing damage by retaining the moisture in the wall. It is a pity that the long west front of Moor Place has been rendered over, pebble-dashed and then painted so its old brickwork is no longer visible.

Barns or granaries and other early outbuildings are clad in wide plain timber boarding and this tends to be stained black or was original black tarred. The little local Bramshill Church is timber clad but uses vertical rather than horizontal boarding.

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

As mentioned above the windows tend to be side opening casements with the fashion for double hung sashes in the Georgian era appearing to have passed Bramshill by. There is a window of six small casements on the southern end of Moor Place Farm of distinctly Tudor style and many of the windows are still leaded lights within iron framed casements hung on simple pintle hinges. Many of the original casements of the cottages and small farm houses have been replaced over the centuries but most remain of traditional flush casement form and still occupy only a small part of the wall areas. There are fortunately very few modern replacement windows in plastic or lightweight metal and these need to be avoided in future in order not to damage the traditional quality and character of the area. Early timber windows, if regularly maintained, last far longer than modern replacements and should therefore always be repaired, where possible, in preference to being replaced. This also preserves the historic fabric of the building.

The casement windows generally display arched brick lintels on the lower floors with upper windows set directly below the roof plate. Cills are generally of solid timber.

### **Chimneys**

Chimneys are a particular characteristic of the Tudor phase of Moor Place Farm House dominating the view of the house from the east rear and also prominent from the south end. The three massive rectangular bases rise solidly without tapering in English or Flemish bonds to well above the roof slope before reducing and supporting three diagonal brick flues. The flaunching is in brick too and the tops of the flues are heavily corbelled out for decoration. On the smaller cottages and houses the brick chimneys are normally seen at the ridge. Some earlier ones like that at The Old Pound are large and square set in the centre behind the entrance and some are more rectangular and positioned on one or both gable ends. The cottage chimneys tend to have some very simple corbelling decoration at the top with the Old Plough being an exception to this with heavy corbelling of several courses added where the tops of the chimney stacks have been rebuilt above the roof.

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

Roofs are virtually all of simple gabled form except for Moor Place which has half hips to its main roof and so does the main barn. Many roofs still show the oak exposed framing now

generally stained black. Roof coverings are almost completely in hand made plain clay tiles of typical local Hampshire orange colour but darkened by age and moss. Some of the roofs will probably have been thatched in the past. Rainwater goods are seen on the cottages generally to have been of cast iron with the gutters supported by wrought iron brackets fixed to the walls rather than the roof timbers. Typical iron brackets can still be seen at Keepers Cottage. In many cases the cast iron gutters have been replaced in part by cheap modern plastic versions and these need to be restored back to cast iron to protect the character of the buildings. Downpipes are often still in their original cast iron showing how well this material lasts and again these should be retained.

### **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. Holly is also seen as a hedge along the Heckfield Road, where the woodland is also seen to have holly as the under storey. These hedgerows of local indigenous species are thus the general form for boundary screening to residential buildings with five bar timber gates set on timber gate posts.

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 the use of 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 paving blocks would look very out of character and should be avoided.



## **7. Issues**

### **Conservation area boundary review**

Following survey work in 2011, the following two buildings were proposed to be added to the Bramshill Conservation Area:

- Three Oaks, Ford Lane – a substantial brick house dating to the 1920s or 1930s
- The Hatchgate Restaurant, Heckfield Road – shown as a public house on the 1846 map and probably dating to the early 19<sup>th</sup> century.

At the Council's Cabinet meeting on 6<sup>th</sup> December 2012 it was agreed to extend the conservation area boundary and include these two properties, The Hatchgate Public House, Bramshill Road and Three Oaks, Ford Lane, within the extension to the Bramshill Conservation Area.

Properties in Copes Lane, to the north of the Hatchgate Restaurant, were inspected. However, they appear to date to the mid 20<sup>th</sup> century and are of no special architectural or historic interest. A listed property (Keepers Cottage) does lie at the end of Copes Lane but on its own this does not justify extending the conservation area boundary.

### **Modern boundaries**

There are several examples in the conservation area of modern security gates which are operated by remote control. These are sometimes detrimental to the rural qualities of the conservation area and any further such gates should be very carefully designed to reduce their visual impact.

### **Care of the trees**

Many of the trees in the conservation area, particularly on the north side of the main road, are mature and some appear to be reaching the end of their lives. In places, tangled undergrowth and over-grown shrubbery are evident. Subject to expert advice, these wooded areas would benefit from careful management, including the removal of dead trees.

## **Traffic**

Busy and noisy traffic along Heckfield Road (which forms the spine of the conservation area) has a detrimental effect on the conservation area. Despite a 50 mph speed limit, vehicles appear to regularly speed along this road and it might be advisable to consider reducing the speed limit to 40 mph and providing additional speed controls, such as speed cameras or speed signs, when funds permit it.

## **Litter**

A certain amount of litter was noted, mainly along the main road, where it had clearly been discarded from passing cars. The local community could organise occasional 'litter picking' sessions to remove this rubbish.

## **Site specific improvements**

The Bramshill 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 restoration of traditional windows and rainwater goods where these have been replaced with modern plastic or lightweight metal.
- The replacement of suburban hedging or fencing with traditional field hedgerow species.
- The removal of the electricity pylons and overhead cables which dominate the views across the farmland.

## **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 proposal 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 Bramshill Conservation Areas Proposals**

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

#### **WATER COURSES**

The Environment Agency recommends that development should conserve and enhance the important contribution which river corridors and water ways make to the character of the area as undisturbed refuges for wildlife. Watercourses should not normally be culverted or built over and should where possible have a five metre buffer zone either side.

#### **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 or locally listed 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 conservation areas and these are further restricted in the Bramshill Conservation Area by the article 4 Direction detailed in the following section 10. The Officers within the development control Section will do their best to advise you on how your proposals may be received and, if appropriate, on what more acceptable alternatives that 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 Bramshill 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 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 also to Mattingley Parish Council for insertions and corrections

## 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)

Bramshill Parish Council –  
clerk.bramshill@btconnect.com

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, De Grey House, St Leonard's Place, York, YO1 7HE

01904 671417 [www.archaeologyuk.org](http://www.archaeologyuk.org)

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 <https://c20soceity.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

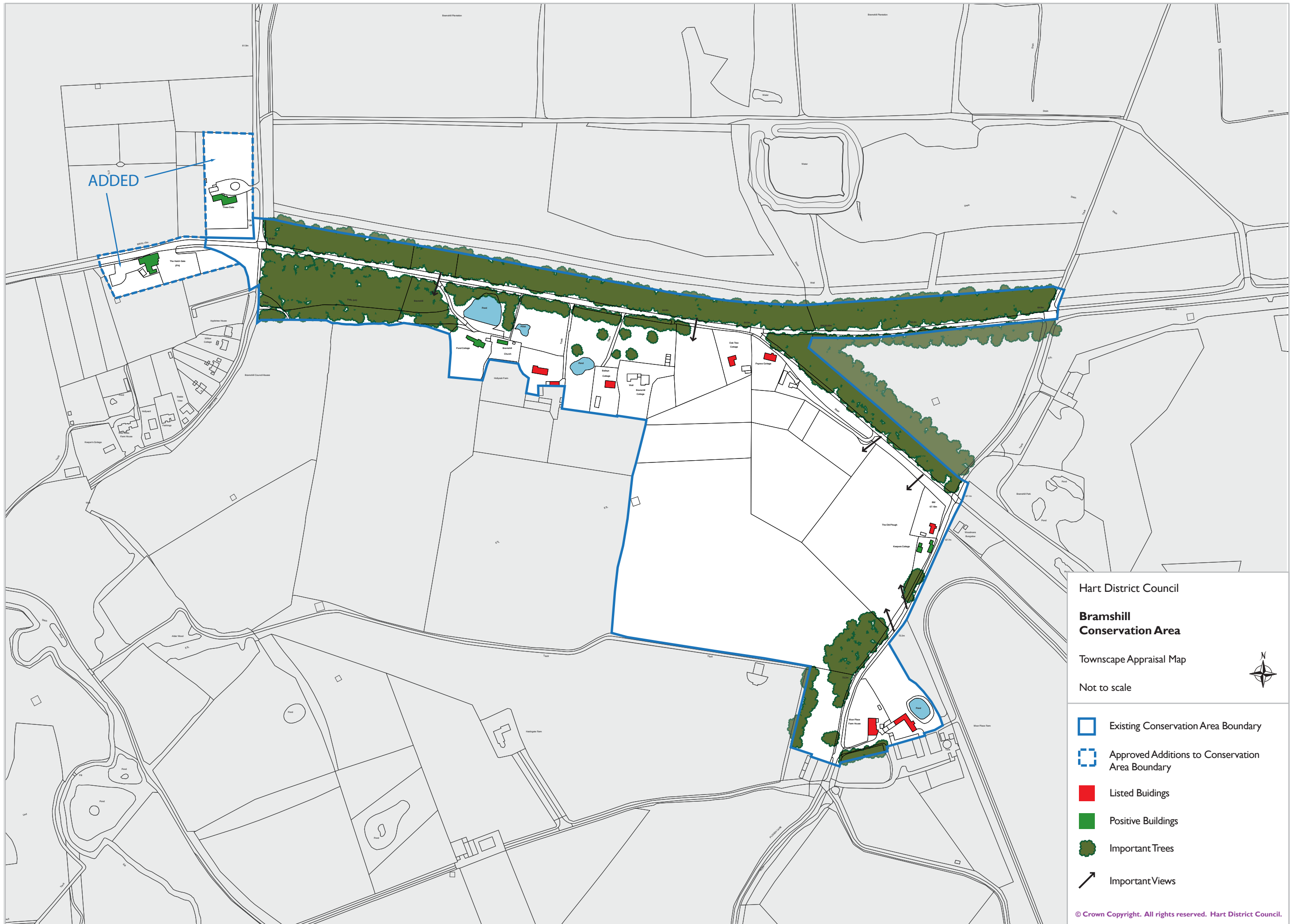
7929 9494 [www.rtpi.org.uk](http://www.rtpi.org.uk)

The National Trust, POBOX 39,

Warrington, WA5 7WD tel: 0844 800 1895

[www.nationaltrust.org.uk](http://www.nationaltrust.org.uk)





ADDED

Hart District Council

**Bramshill Conservation Area**

Townscape Appraisal Map

Not to scale



- Existing Conservation Area Boundary
- Approved Additions to Conservation Area Boundary
- Listed Buildings
- Positive Buildings
- Important Trees
- Important Views