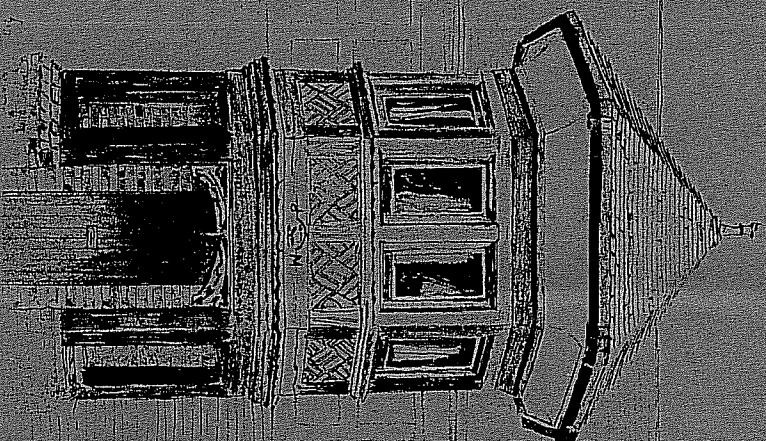


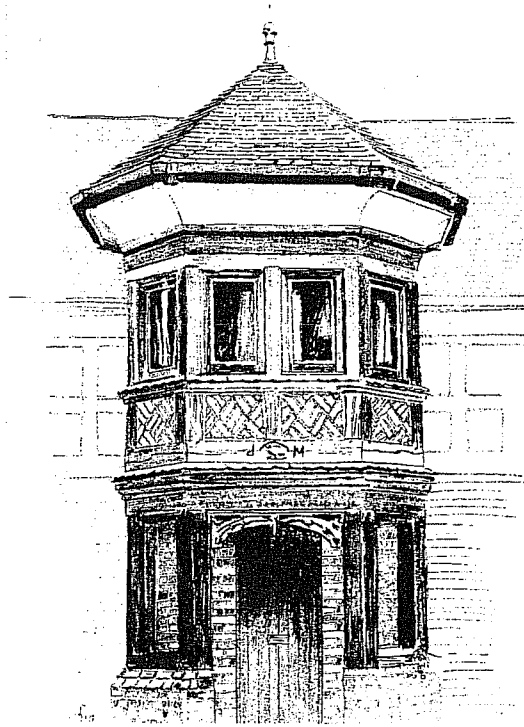
EVERSLEY

**Conservation Areas
Proposal Statement**



**Church Farm
Eversley Street
Eversley Cross
and Up Green
Hart District Council**

Conservation Areas Proposal Statement



Church Farm Eversley Street Eversley Cross and Up Green

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 also required under section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to carry out periodic reviews of its conservation areas and Planning Policy Guidance Note 15 published in 1994 recommends the production of an analysis of the character of the areas.

To meet the above aims, Hart District Council has prepared this appraisal and proposals document in respect of the four Eversley Conservation Areas of Church Farm Eversley, Eversley Street, Eversley Cross and Up Green.

The draft proposal statement was published for consultation in September 2001. It was considered at a public meeting of the Parish Council held 3rd October 2001 and a further public meeting was held on 7th February 2002 to consider revisions. The comments received from the meetings and from other consultations were taken into account in finalising this document. The proposal statement was approved for adoption and publication by Hart District Council on 11th March 2002.

Head of Policy and Community Services, Civic Offices, Harlington Way, Fleet, Hampshire GU51 4AE Tel 01252-622122



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1. 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 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 covering Eversley 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.
- A Direction made under Article 4 of the Town and Country Planning (General Development Order) 1995 further reduces permitted development rights within all four Eversley conservation areas. Further details are provided in section 10 of this statement.

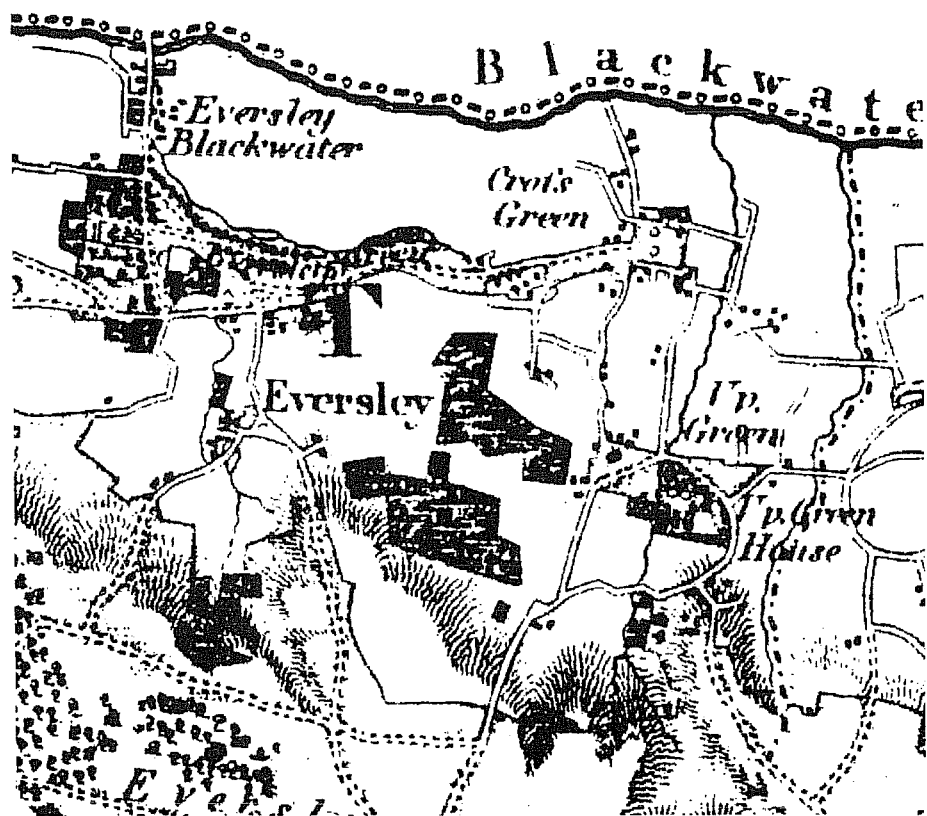
Special consideration must be paid by the planning authority, in considering planning applications, to the desirability of preserving and enhancing the character or appearance of conservation areas.

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 Planning Policy Guidance Note 15, published in 1994, refers to the need for local planning authorities to prepare detailed assessments of conservation areas that will then be taken into account in determining planning appeals. It is proposed that this Conservation Area Proposal Statement will now provide supplementary 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 areas to assist owners, occupiers, officers, members of the Council and others in understanding just what is special about the areas 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.

The area around the Church at Eversley was first designated as a conservation area in 1976 whilst Eversley Street was designated in 1980 and Eversley Cross was designated in 1983. These three areas were all revised in October 1987 when Up Green was designated as a Conservation Area. The areas now covered are shown on the appraisal maps included at the end of the document.

The details included in the 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 character of the conservation areas.



Part of Isaac Taylor's map of 1759

2. The Parish of Eversley

2.1 Location and Extent

The Parish of Eversley, which formerly included the neighbouring Parish of Bramshill, has a dispersed form of settlement with isolated farmsteads, woodland and commons. It is situated on the Hampshire and Berkshire border stretching out along the south side of the River Blackwater which forms the County boundary. It includes heath and forestry land above the church to the south and also to the west towards Bramshill and Hartley Wintney. This higher ground is known as the Bramshill Plateau.

The Parish extends to some 1,275 hectares or 3,150 acres approximately or just under 5 square miles. Fleet town centre and station are about 5 miles to the South, Reading about 10 miles north, Camberley about 6 miles east and Basingstoke about 14 miles to the west.

2.2 Topography

Eversley lies on the southern slopes of the Blackwater Valley. The river is reputed to have been so named because of the dark colour of the water resulting from its passing through peat moors. Beyond the immediate flood plain, there are gentle slopes rising to the bottom of the scarp slopes of the Bramshill Plateau. The plateau has an irregular edge caused by the run-off streams leaving prominent outcrops. The river falls by some 8 metres over the 3 miles of the broad southern section of the valley occupied by village. The land slopes more steeply from east to west, from the high point of Eversley Common (96m above ordnance datum) down to Cudbury Clump (84m) on the Bramshill border.

2.3 Geology and Ecology

Much of the Parish is situated on the Valley Gravel of the Lower Bagshot and Bracklesham Beds. The soil is generally a thin and gravelly loam over a subsoil of sand, clay and gravel brought downstream by the river. The plateau area has a thin overburden of mainly grey/black sandy soil with deeper pockets of acidic peats in wetland heath areas. The low water permeability of the sand and silty clay of the Bracklesham Beds has resulted in a spring line from where fresh ground-filtered water flows out at a number of points, just below the top of the valley scarp.

The Parish includes major forestry plantations planted in the 1920s with a lot of clearance happening from the 1960s onwards up to the present day largely for gravel extraction. A great deal of gravel extraction also occurs on the north side of the River and further east along the river valley. Transporting this gravel away has resulted in increased heavy lorry traffic through the heart of the village.

The Bramshill Plateau, above the village settlement conservation areas, is in an area of high ecological value based on lowland heath and the commercial forestry plantations. Large sections of the plateau have been designated as Sites of Special Scientific Interest (SSSIs). Much is also included within the Thames Basin Heaths proposed Special Protection Area (SPA) as a vital breeding habitat of rare birds included in the European Birds Directive, namely the Nightjar, Woodlark and Dartford Warbler. Some of the cultivated areas include fields which persist as unimproved pasture, particularly rich in species, and are designated as Sites of Importance for Nature Conservation (SINCs)

3. History and Development of Eversley Village

3.1 Settlement Origins

The oldest traces of occupation indicate the seasonal workings of a transient population of hunter/gatherers around 5,000 BC. It is assumed that the first settlers were short-term farmers who exercised a type of "slash and burn" agriculture to clear the forest on the high ground and to thus create the secondary heathland which can still be seen today. The first permanent farmsteads would have been established close to the spring line at the edge of the plateau where fresh water was available. Radiating fields would then have been cut out of the thick forest on the more fertile valley slopes and these field patterns can still be seen at Brick House and Kits Croft to the east and north of Church Farm and Up Green conservation areas.

The establishment of cross valley trading routes would have led to the creation of the river crossings at the end of Eversley Street and on Longwater Road. As the valley was progressively cleared further routes were established to enable travel along the valley with the lower one just skirting the flood plain. These tracks crossed at four intersections, which together with the vital river crossings themselves, formed the six nodes of development. Thus, unlike most villages, Eversley has never had a single centre. As the valley floor was progressively cleared and drained to enable farming to take place, the lower valley road became drier and used more, and the upper transverse route reverted to a simple footpath across the heath. The main west to east road spawned sporadic roadside development which gradually grew into Eversley Centre.

3.2 Historical Development

Eversley is mentioned in the Domesday Book of 1086 as having four manors. The area was then owned by the Abbey monks of Westminster under a writ of King Edward the Confessor. One of the original manors is presumed to be the present Old Manor next to St Mary's Church, which contains a barrel vaulted manor court room upstairs, but there is some speculation as to the precise location of the others. Firgrove Manor, Glaston Hill House, Vann Place and Eversley Cross House are considered as other possible locations for the early manor houses. The Domesday Book also refers to two mills in Eversley. New Mill, now a restaurant at the end of Lower Common is likely to be on the site of one of these.

The name was formerly spelt Eversleigh in the Parish records until 1748 and is thought to be one of the few remaining records of wild boar in England. It is thought to have derived from Anglo-Saxon words "Eofor" meaning wild boar and "Leah" meaning a bosky place of wooded pasture. The Norman King, William the Conqueror, created a number of royal forests, including the Forest of Eversley, to protect the wild game for the King's own use. The Forest of Eversley at one time stretched as far as Winchester and was held by ancestors of Gilbert of Eversley. Gilbert lived on a farm in Eversley and paid an annual rent for the forest to the Constable of Windsor Castle.

Much of Eversley Parish has remained very wooded heathland right through to recent times. In 1842 Charles Kingsley, the then curate, referred to the Parish still being five sixths fir forests and moor. His wife described the people as "Heth Croppers". Around 1910 the Parish area was recorded as approximately 5,500 acres with 47 acres recorded as water, 1,300 acres as arable, 820 acres as permanent grassland with about 540 acres as woods and plantation. The name the "Forest of Eversley" has been revived as an area important for its forest heritage and for

conservation. The whole of the Parish is within the new "Forest of Eversley" for which Hampshire County Council published a strategy in 2000 to assist the future management for the benefit of its various users, whilst sustaining its range of landscapes, flora, fauna, farming and biological diversity.

The ownership of the various manors appears to have been combined over the years, such that there was a single owner, Alan de Hageman, in 1276. Thomas de Bradestone, who succeeded him obtained the right to hold a market every Monday and to stage a five day fair over St Luke's Festival each October. He was also given a license to enclose 300 acres to make a private deer park by Edward III in 1336. The precise location of this early deer park is not known.

In 1699, the manors of Eversley and Bramshill were purchased by Sir John Cope, eldest son of the 6th Baronet. The next few decades saw a transformation in the village. Not only was most of the Church demolished and rebuilt (1720-1735), but a new "gentleman's residence" was erected at Warbrook (1724) and Firgrove House was substantially extended and re-fronted (1736). All of these improvements are thought to have been designed by the architect John James, a student of Sir Christopher Wren. James built his own classical house at Warbrook, and created an important historic garden and parkland around it. He was noted for bringing European garden design ideas to Britain. The house is now a grade I listed building and the grounds are included on the English Heritage Register of Historic Parks and Gardens.

In 1722, Thomas Attwood gave his house and land, Church House, which used to stand opposite the churchyard, in trust to the church. The house was pulled down and replaced by a terrace of four cottages built at Cross Green to house the poor of the parish. These may well have been later converted to Church Place and this would account for its name. It is believed that a number of other derelict cottages were also cleared from the area during this period to improve the outlook from the Rectory.

By 1795, as well as the St Luke's Fair, there was also a Cattle Fair each May. There is a long distance drove road across Eversley, known as The Welsh Drive, along which cattle from Wales were herded to the markets south of London. Eversley's Cattle Fair, which fell between those at Mortimer in the west and Blackwater in the east, continued well into the 19th Century.

In 1842, Charles Kingsley came to Eversley as a curate, staying at Dial House on Cross Green. He stayed for nearly 18 months, during which time he made quite an impression on the village. When the living became vacant in 1844, Sir John Cope invited him back as Rector in response to a petition from the parishioners. He transformed Eversley both spiritually and educationally. He paid for the training of the teacher who took charge of the school which he designed himself. The school opened in 1853 and eventually educated all the village children. Before this time Kingsley taught at the Rectory and took in pupils to augment his income. He gave cottage lectures on winter evenings in the homes of parishioners and is also reputed to have taken to drilling ventilation holes in the shutters of the cottages and hovels he visited, to improve air circulation and prevent sickness. Whilst he remained Rector until his death in 1875, he also became Canon of Middleham in Yorkshire, Professor of Modern History at Cambridge, Canon of Chester, Canon of St Peter's, Westminster and Chaplain to Queen Victoria. However, he is perhaps best remembered as an author of books, including "The Water Babies". Charles Kingsley School remains the local junior school prominently located between Eversley Cross and Eversley Street.

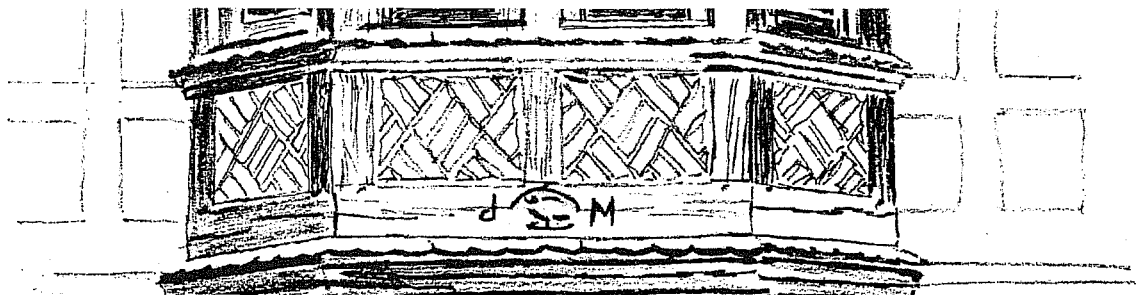
The Tudor style building of local red brick with half timbered walls has expanded greatly in modern times. Iron gates were erected for the festival of Britain in 1951 and feature the chimney

sweep character from "The Water Babies" in decorative panels.

Eversley Commons were enclosed by authority of the General Inclosure Acts in 1868. Land formally enclosed included large areas of forest and heathland. At that time 40% of all the land was common with another 40% owned by Sir William Cope of Bramshill and the remaining 20% owned by just 22 other people. The vast majority of the then population of around 170 people had various rights over the common land, such as for grazing of animals or for collecting firewood. The inclosure award in effect divided all the common land amongst the existing landowners. The villagers retained their ancient greens at Up Green, Cross Green and in front of Eversley Church. The triangular areas of common remain at Up Green and near Eversley Church with the larger area of Cross Green now the village green.

Following in Charles Kingsley's reforming footsteps, John Martineau, a pupil of his, created a number of model workmen's cottages, to replace some of the deplorable, unhygienic housing which existed. There are several groups of "Martineau Cottages" within the Eversley conservation areas off Longwater Road near the Cricket Green, at Up Green and in Warbrook Lane. The buildings, erected around 1890 to 1905, are mostly grade II listed and many of the later ones are described as being of "Tudor Romantic" design with their extravagant detailing, heavy dark stained oak half timbering and carved oak barge boards. Each has Christian or work ethic mottoes over its doors or windows carved by the local Eversley lads attending a woodwork class and involved in the building.

The last great change to the village was the breaking up and sale, by auction, of the 2,123 hectare (5,247 acre) Bramshill Estate in 1952. The 125 lots included more than 40 houses, farms and cottages in Eversley, amongst them Church Farm, Firgrove House, Vann Place and Glaston Hill.



Tudoresque detail from a Martineau Cottage

3.3 Land Use

The major land uses in Eversley have, since time immemorial, been forestry and agriculture. Woodland management was essential, since most of the materials for building and the timber for fuel had to be sourced locally. With low grade agricultural land, commercial sales of lumber and wood products were also important to ensure prosperity. At the time of the Great War it was realised that England was perilously short of home grown timber. This resulted in the acquisition or rental by the Forestry Commission of most of the Bramshill Plateau. This was planted up with commercial soft-wood forests, which are currently being harvested and replanted in rotation.

The main arable crops are recorded historically as wheat, oats and barley. Of the two mills in 1085, one was abandoned shortly thereafter. Eversley's grain would therefore have been processed at the New Mill, which replaced an original one, further up-stream in the 16th Century. Animal husbandry was also important, with most land-holdings combining river-side water meadows, for summer grazing and hay making, with fields on the higher ground for winter pasturage. Most farms also had access to the Commons by way of broad "drifts" or drives, to allow their cattle to forage on the broad open heaths. Fish were an important food source and apart from the large artificial fishponds, the manor had a "free fishery" (the exclusive right to fish) on Dodesbrook. This is thought by some to be the stream between Eversley and Yateley, but may be an old name for the River Blackwater.

Apart from agriculture, subsidiary activities included a whole spectrum of supporting jobs, from butcher and baker to washer-woman and wheel-wright. The village would have been practically self-sufficient, with everything necessary within walking distance. Most villagers would have had their own vegetable patch and many would have kept hens or maybe even a pig. The common man would have used the higher commons extensively for "heath cropping" (the gathering of heather as a floor covering, bedding and fuel) and "turf-cutting" (the collection of peat for fuel).

3.4 The Present Day

Within living memory, Eversley has witnessed rapid change, caused to a large extent by the invention of the motor car and increased mobility of the population. The number of village shops has dwindled from more than a dozen to one, the number of dairy farms has dropped from eight to none, the number of people working locally has plummeted and the level of traffic has rocketed. Much of the agricultural land is now fenced for horses, which are kept for recreational use. Meanwhile the river valley and plateau gravel deposits are being progressively worked and the land returned to water, commercial forestry and heathland. The greatest changes to the street-scene have been the domination of the highways by motorised traffic, necessitating the creation of pedestrian pavements to many roads, vehicular accesses to most properties and intrusive fencing and hedging to highway boundaries to minimise the disturbance and noise caused by the traffic.

3.5 Eversley Bypass Proposals

The Hampshire County Structure Plan confirms that this remains a potential major transportation scheme which will continue to be safeguarded subject to review. It is not, however, currently included in the capital programme 2001-2006.

Hart District Council Replacement Local Plan proposed policy T6 confirms there are significant environmental concerns for local residents, concerning the volume, type of traffic and speed of vehicles which travel through Eversley.

The currently safeguarded route of the bypass and land reserved for it is shown on the map of the Eversley Street Conservation Area at the end of the document.

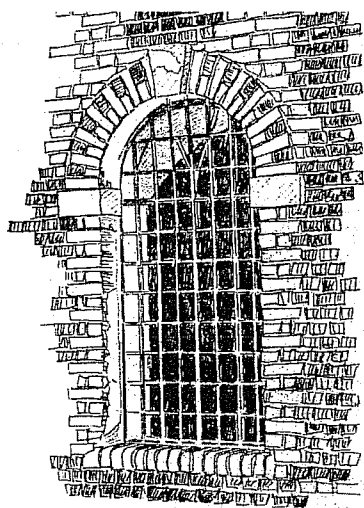
4. Character Description

This section seeks to describe the architectural and visual historic character of the four conservation areas including the importance of many of the listed and unlisted buildings within them. Eversley's four Conservation Areas share many characteristics and whether viewed separately or as an inter-related group they are historically and architecturally important and well worthy of preservation and enhancement.

4.1 Church Farm Conservation Area

4.1.1 General form and buildings

This area is made up of the Church, Manor House and the Old Rectory which form a close group set back off the main through road. The conservation area includes the common land area east of the farm, the cemetery and the fields beyond it to the south to the edge of the wooded area of the Warren Heath. It is a nodal form development identified as a medieval settlement and an area of high archaeological potential. Once a major crossing point of various tracks which have since dwindled to just the back drive to Bramshill House, the area has been left somewhat "off the beaten track".



A 1724 window in St Mary's Church

The farm buildings are a prominent feature on the right hand side of the lane known as Church Lane. A delightful timber framed barn stands at the farm entrance featuring square panels of brick noggin between the oak timbers with wide horizontal boarding to the upper part. The double pitched roof covered in hand made clay tiles has gabled and half hipped ends with a small gablet. On the other side of the entrance is a line of modern concrete and steel framed general purpose agricultural buildings which detract from the traditional character of the area as a whole.

Beside the old barn, a new dwelling has been built as a replica barn on the site of a 17th century one. It has timber cladding above a low brick plinth wall and a clay tiled roof. The limited number of windows means that the building retains a simple agricultural appearance and although the modern domestic entrance door is out of character, it is set back within a barn like entrance recess. Behind, there is a courtyard of single storey brick and part timbered traditional farm

buildings retaining many of their original timber doors and windows although now in need of repair and restoration. One of the buildings now has a corrugated sheet roof and two ugly modern concrete block buildings have appeared within the yard detracting from its early form and character.

The delightful Queen Anne style original farm house stands back with its own brick wing-walled entrance leading into its circular driveway around a front lawn. Across the driveway a large blue cedar tree can be seen behind the farmyard. The orange/red brickwork of the house is matched by the colour of the boundary walls along the road and also the walling of the farm buildings giving a distinctive character to the conservation area. The house is now known as the Manor and is assumed to be based on the original medieval manor house mentioned in the Domesday book. The house interior contains part of a C15 oak framed hall house with a large C16 frame attached plus an early staircase and massive chimney breast.

The Churchyard adjoining has a lower brick wall with a wide stone coping and an ornate oak lych gate with old yew trees either side. Further trimmed yew bushes line the pathway to St Mary's Church and on the left is the tomb of Charles Kingsley and his wife. A massive Wellingtonia tree stands on the right of the path towering above the buildings and other trees in the area. The Church itself has medieval origins with a C15 chapel, now the chancel, onto which the bulk of the present church was added from 1724. The additions, including the square tower dated 1735, are in local brickwork with some decorative detailing in blue headers either side of the west porch. These 18th century additions are considered to be the work of the local architect John James, who worked under Sir Christopher Wren, and who built himself a Wren style house at Warbrook. The church contains the only C18 screen in Hampshire, painted in 1864 in High Victorian style for Sir William Cope. In 1875 more major alterations were made by Sir William in memory of Charles Kingsley, using the architect Bodley. The works included raising the roof to its present barrel vaulted form the moving out of the north wall to increase the seating. A new hall has in recent years been added in the north rear corner of the churchyard, linked to the Church via one of the original north window arches. This fits in well without detracting from the building or the area.

The Old Rectory is set back from the lane beyond the church with a built up open lawn in front protected from the road by a ha-ha, ditch and iron park railing fence. The side elevations show its early timber frame structure with brick infill. Additions include the wide double hexagonal bay front extension added in the C18 and enjoying a lovely open outlook over the open fields opposite but now hampered by the overgrown hedge opposite.

Behind the Old Rectory to the north and included in the conservation area is a large rectangular pond which remains from a series of fishponds. A footpath leads through the churchyard and behind the Old Rectory passing by the southern end of the pond.

Across the road from the Churchyard is the later cemetery dating from 1896. This has a medium height, mainly holly hedge boundary facing the common, except either side of the entrance is a low brick wall with a wide blue brick coping now covered by the hedge. The cemetery has a further extension to the west. Both sections have their own oak lych gates, erected in 1905 and 2000, well matched to that of the churchyard. The triangle of land below the cemetery is known as Church Green. This area now provides informal parking for the church and graveyard, whilst also being a very pleasant spot to sit amongst the many mature oaks. Just outside the conservation area, on the east side of Brick House Hill, stands the listed building Brick House itself. It lives up to its name with all local brick elevations and two massive gable chimney stacks.

The ordnance survey still shows the presence of a small pond to the south end of the cemetery, which would have been another of the series dating back to monastic times. Beyond the cemetery to the south and west are grazing fields sloping up to the edge of the forestry land. Known as Mount Field, this was used for the Eversley Pageant in 1919 to celebrate the centenary of Kingsley's birth. The wooded area at the top is known as The Mount and was Kingsley's outdoor garden where he had a summerhouse and croquet lawn.

Adjoining to the south, is the important area for nature conservation known as the "Bramshill Site of Special Scientific Interest" (Bramshill SSSI). The majority of the SSSI forms part of the Thames Basin Heaths proposed Special Protection Area (SPA) in accordance with the Birds Directive (EC Directive 79/409 on the Conservation of Wild Birds).

4.1.2 Trees and Hedgerows

Trees and hedgerows are an important part of the established rural character of this conservation area and many are associated with its most famous inhabitant Charles Kingsley. The hedgerow opposite the Old Rectory unfortunately blocks the outlook and views from the building. The informal grove of now mature oaks on Church Green is a central feature of the area. Kingsley set out the avenue of Irish Yews in the churchyard in 1860 and his daughter raised the Wellingtonia after his death in 1875, from seed that he had collected on a lecture tour of America. A second Wellingtonia was planted on The Mount, which was struck by lightning in May 2001. He planted a hedgerow of conifers alongside Brickhouse Hill, which have now become very tall trees. In the 1860s Kingsley built a rustic summerhouse at the further end of his Mount garden, where he often picnicked with his family and he also had a croquet lawn made. The rhododendrons he planted have become rather invasive. The pollarded Oak, resembling those in Windsor Great Park, has lost some of its huge branches recently. It was hollow in Kingsley's time when his children played in it, as others have done since. Pine, Beech and Crab Apple are present on the Mount and some new trees have been planted in recent years. The wooded hedgerow beside the stream, at the bottom of the hill, leads back to The Old Rectory, where there are some fine Yew trees, Holly and Acacia. An elderly Scots Pine here is reputed to be one of three planted in the reign of James, but is more likely to date from the C18. I. A replacement tree was planted at Charles Kingsley's centenary celebrations in 1975. Further downstream is an artificial pond surrounded by mixed woodland, including alders, which is suffering from a severe lack of management. Beside The Old Manor is a huge blue cedar.

4.1.3 Open Spaces and views

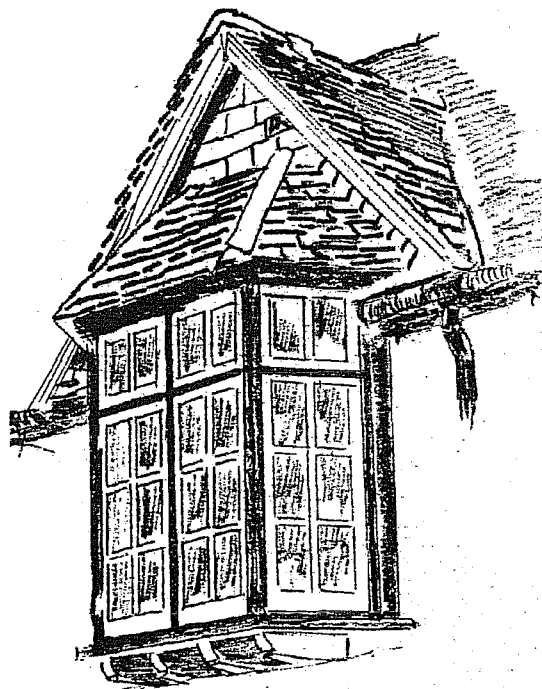
Church Green enjoys views across the fields below Brickhouse Farm, towards The Old Manor and St. Mary's Church and across the graveyard to The Mount. The views of the farmyard are marred by the intrusive newer buildings. There is also an important vista of the Green from the A327 travelling south. A footpath leading around the Church has a view towards The Old Rectory and a severely obstructed view of the pond. Beyond the Conservation Area there are significant views back along the footpath of the bell tower and roofscape of the church and The Old Rectory. Similar views can be achieved looking down Church Lane from various points and from the edge of the forest. The lack of maintenance of the roadside hedge beside Brickhouse Hill prevents views into the Conservation Area from public points to the south east.

4.2 Eversley Street Conservation Area

This conservation area is made up of the village street, known as The Street, plus an element of Warbrook Lane and Lower Common which stretches away to the west towards a ford on the river Blackwater.

4.2.1 Eversley Street General Form and Buildings

Eversley Street is described in archaeological terms by Ian Hewitt as a regular row and both sides are considered to be of high archaeological importance, potentially an area of medieval settlement. The Street appears as a straight central road flanked by properties set close to it at right angles or parallel to the highway. There are exceptions in terms of alignment at the southern end where Chesters and The Barn are set at an angle to the carriageway. The Street appears to have been known at one time as Eversley Blackwater and appears as such on Isaac Taylor's map of 1759. One reason for its establishment was the toll bridge there forming the only dry crossing over a long stretch of the River Blackwater. The toll bridge seems to have been maintained by the Baker family of Baker's Farm and the tolls collected by the occupiers of what are now called Bybridge and Bridge Cottage.



Oriel Dormer Window to White Cottage in The Street

The tithe map of circa 1842 shows that there were then quite large gaps between groups of buildings and several of these groups include farm buildings. The Barn near Chesters stood on its own but there are distinct groups of buildings around Dressors, where a granary/barn remains; close to Bakers Farm Cottage, where several small brick, timber and tile outbuildings remain and at Bonneys Yard, where the timber framed listed barn and small granary both still stand. Indeed the great majority of the properties existing in 1842 are still standing today and the major gaps have been filled in the latter part of the C20 with detached modern housing fronting the highway. Only in recent years have the last few remaining shops and the Post Office been closed.

Thus The Street retains its very linear form taking much of its character from its listed and pre C20 properties with only very occasional backland development. Many of the old properties retain important elements of their traditional design, scale and detailing which are essential features of the conservation area. A number of barns, stables, granaries and outbuildings remain and are important to be retained as an essential part of the agricultural origins and historic character of the settlement.

The listed family house, Chesters, faces south east almost directly down Fleet Road and is very prominent as you enter the settlement. Dating from the C18 and C19 it has two half-octagonal bays to the left of its front door and a matching bay to the right, all with six light double hung sash windows to ground and first floors. The main roof is of slate with lead covered hips to the angular bay roofs. An old red brick two metre wall screens its ground floor from the main road. Its access is onto Warbrook Lane on the west side is marked by a five bar farm style gate within a screen of tall hollies and yews. Fleet Road itself is flanked closely on both sides by trees with many mature oaks on the east and a more domestic screen with many laurels and holly on the west, forming the boundary of the Grade I listed mansion Warbrook House.

Little Chesters is a long narrow much lower scale black and white, timbered, C17 listed cottage set on the east side of The Street at a similar angle to Chesters but hidden from Fleet Road by the oaks, its boundary hedge and boarded fencing. The small scale timber cart shed type of garage in the front garden area fits in well with the conservation area and behind the cottage to the east is open farmland.

Along from Chesters going north is The Barn, converted from its agricultural origins to a single dwelling just a few decades ago. Angled onto the road, with just a narrow entrance, it makes little impact on the streetscene as it faces inwards with a tall old hedgerow screening its main east elevation. Next on this side are two quite simple modern houses off a twinned access each with five bar gates. They have cottage style small windows and the use of plain tiles to the roofs helps them to blend in. They are also largely screened by hedgerow front boundaries. There is then a quite rural stretch with the paddock area of Dressors bounded also by a hedgerow and tall oaks plus the occasional tall fir tree. The lack of development along this frontage and the rural view through to the countryside beyond is a significant feature of the conservation area.

Dressors is a substantial village farmhouse of several periods from circa 1820 but not in fact listed. Apparently based on several cottages, demolished and replaced in stages, its left hand end (south) is the earliest. This retains an early iron framed lead light window in addition to its later double hung sashes. In the centre a taller section is gable fronted with delightful small tiled pentice roofs over its larger casement windows also with leaded lights. A smaller gabled section is set back slightly on the right hand end with bright orange tile hanging to the first floor. Similar pentice roofed windows remain here too and some angled timber decoration to the gable itself. Alongside the house on the north boundary is a long range of two storey outbuildings based around the original timber framed granary now enveloped by later brick extensions at both ends. Dressors is close to the road but well screened by a double hedgerow of yew and laurel with several yews standing tall close the pavement.

On the west side, after three modern houses, is the Old House, listed as early C19 but with much earlier origins, white painted with a projecting gable to its symmetrical front. The gable has decorative bargeboards and a trellis porch with a coved boarded roof over its front door. Some old iron casement windows remain at the front and on the south side where there are also some

double hung sashes. Next to this is Bonneys Yard with the circa 1900 double fronted shop, which was the last home of the Post Office before it closed. The shop front is now covered by a set of very detrimental metal roller shutters. The roof has twin gabled eaves dormers above tall windows with decorative timbering at the top of the gables. These gables have very attractive Edwardian projecting eaves with bargeboards, whereas the main gable ends of the roof have just clipped verges indicating these may have been cut back when the roof was overhauled. This contrasts with The Old House where the overhanging eaves continue around the original roof.

Bonneys Yard is still a courtyard of buildings with the old timbered granary in the midst. At the rear facing the road is a small four bay listed C18 barn which is timber clad under a clay tiled roof. Internally are queen post trusses with arched braces. The remainder of the yard is more modern but built in a traditional form and scale of brick and timber. The northern side building runs right out to the pavement edge with a footpath to its north and has a slated roof. Next there is a driveway and five bar gate to the well set back modern Bakers Farm House. The property does not fit into the character of the street generally but is fortunately so far back that it has very little impact.

Closer to the road are the unmatched pair of cottages called Sun Avon and Bakers Farm Cottage and the local listing tells us that the Post Office was once here. The northern cottage is older and appears on the 1842 tithe map as detached with a whole collection of outbuildings. The later cottage circa 1900 has been poorly altered with modern out of character porch and front windows. Bakers Farm Cottage retains most of its double hung box sashes at the front except for one modern plastic replacement at first floor which now has a pair of modern plastic doors below it. The scale and brickwork of the cottages are nevertheless attractive features along with the clay tiled roof with a long catslide roof at the north rear. Modern windows detract in the north end elevation. The old outbuildings remain very much as they were positioned on the tithe map and provide an obvious agricultural feel to the very heart of the street. Timber framing still shows on the east end and also two timber louvred vents remain on the western roof.

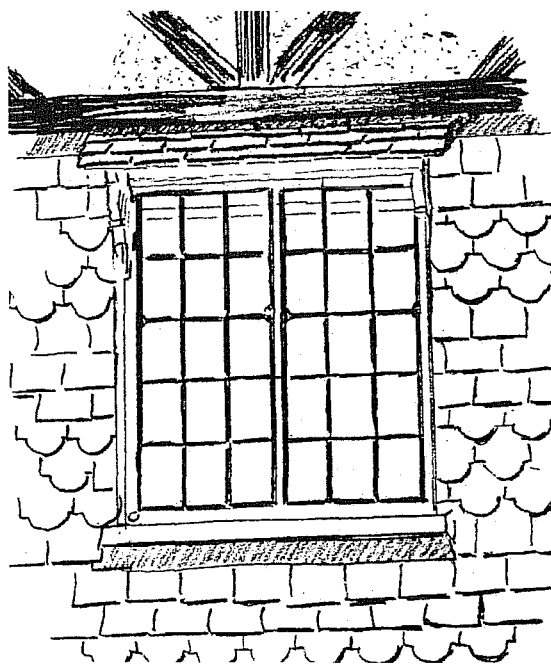
Yew Tree Cottage stands next on the west, close to the street behind a low brick wall and well trimmed dense evergreen hedge. Listed as early C19 this has the more artisan cottage casement windows with small panes and arched brick lintels over. It too has a catslide roof at the rear. It is white painted brick with a clay tiled roof and has an exposed chimney stack on the south end gable. A tiny outbuilding on its south frontage still shows some of its timber framing and was a shop up to a few decades ago.

The last properties on the west side of The Street are now known as Bybridge and Bridge Cottage. They are described in the listing as C17 and C18 and are said to have once been a single unit. To the south side of the massive central multiple chimney stack is a cottage of low eaves with one storey and an attic under a very big roof, its catslide rear coming down to below 2 metres. Inside are very heavy cruck type arched timbers providing two bays, or compartments. The southern section, Bridge Cottage, has the appearance of a mill house of two storeys plus an attic with its tall mansard gable facing the road and its north side elevation facing across the meadow to the river. The wide bow window to the ground floor road elevation is now modern in appearance but may point to an earlier large window of perhaps another village shop.

The conservation area includes the water meadows to the north of Bridge Cottage down to the River Blackwater. To the west of the properties in The Street it includes the paddocks, large gardens and immediate fields which add to the rural setting and surroundings. There are small

areas of light woodland on the southern side of the river on either side of the road.

On the east side of The Street going away from the river the first four properties are modern. The first two are about 20 years old whilst the next two are quite recent replacements of a single C20 house which had a very substantial plot. This house was the last but one Post Office before its owner was mysteriously murdered. These four houses stand further back than the bulk of The Street due to the amount of heavy traffic now on the road. The last house of the four has its garage set forward so that it makes the transition to the tall Victorian house to its south which sits very close to the pavement. This house, Strathmore, was the Post Office just a few decades ago and still has the appearance of a double fronted store with square box bay windows to the ground floor. Its tall front gable has white timber and pebbledash work below its attractive heavy white painted bargeboards with bracketed eaves.



Cast Iron Casements with Pentice roof over at Dressors

Next on the east we see the tall side gable of Spindles. It is dated 1718 in the brickwork using blue headers which are much used, also, for patterning in Flemish bond to the main walls. The north end chimney, originally projecting, has been cut back flush to the wall, its line now showing clearly as later brickwork. There are wide cambered windows at the front and some bricked-in early window openings. New Cottage is a slightly later extension on the south side without the blue header brickwork and with altered windows. New Cottage does retain an attractive Georgian simple doorcase with fanlight over and bracketed flat canopy porch. Adjoining New Cottage is a modern house set further back with an open forecourt. Its over fussy bargeboards and its modern plastic windows detract from the conservation area's traditional character and detailing. In front on the pavement edge a harshly pruned old yew tree still survives.

Then stands the locally listed early C19 white painted house called Hundreds. Its features include small timber casement windows with gables over to the first floor south elevation. The main south section of the house appears end on to The Street with a single storey extension facing the highway. This has a simple gothic arched porch and small pane cast iron lattice casement windows. The house has unusual triangular decorative brick tops to its main chimneys. There is

then a modern infill detached house set back from the road. Beyond this is The White Cottage, again only locally listed but dating from before the tithe map survey of 1842. Its white painted brick elevations feature some delightful wide bay windows to the ground floor front with smaller ones above on brackets. The bays have hipped roofs combined with gables at first floor. The ground floor bays and a simple casement over the entrance porch all have cast iron casements.

Beyond The White Cottage are four modern houses, of which three are very recent. These three have sought to replicate a number of traditional features in the use of timber windows and heavy barge boards but their deep modern roof spans and general scale make them stand out within the street. It is very noticeable that the early properties which are so essential to the character of the conservation area stand close to the highway and are frequently very close to the pavement edge. The latest three new houses here were built to replace some rather derelict farm buildings and modern farmhouse which formed the last working farm on The Street. The front boundary is reasonably appropriate being laurel hedging in front of post and rail open fencing but the need for traffic site lines means the boundary screen is set back from the road unlike elsewhere in the street and the long stretch of uniform frontage also stands out. The immediate farmland behind the east side of The Street is included within the conservation area as part of the rural setting of the village.

Past the new houses is the car park to The White Hart and village public house itself, listed as C17 and C18. The north end gable has exposed timber framing. The whitened brickwork has a flat porch on heavy painted timber brackets and wide ground floor windows. Above these is a brick band standing slightly proud. In the south side wall are some old iron framed casements. The building has clearly been extended on a number of occasions at the rear where it incorporates a later small hall building. To date the extensions have retained the character pretty well. Its low scale tiled garage and store stretch back on the south side behind the modern timber bus shelter. The last property on this side of The Street is Little Chesters (already referred to at the beginning of this section). The cottage is close to the side of the public house and also sits very close to the road, albeit this time at almost right angles to enjoy a south aspect over its garden.

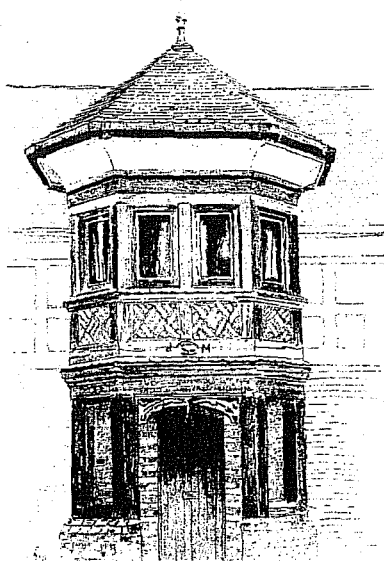
4.2.2 Warbrook Lane and Lower Common General Form and Buildings

This area is very different from The Street being a rural lane with patchy ribbon development, largely one side sided, including several groups of Martineau cottages. Built by a pupil of Charles Kingsley to provide better quality accommodation for the working man around the end of the C19, the cottage groups in Warbrook Lane and Lower Common vary from mainly brick to very ornate elevations with heavy half timbering.

Proceeding down Warbrook Lane in a westerly direction away from The Street the impression is very rural indeed. The road is quite narrow with no footpaths. There are grass verges, ditches and hedgerow trees on both sides and no sign of buildings at all at the beginning. There are fields to the right (north) and on the left the grounds of Warbrook House can be seen revealing the new car parking areas and a glimpse of the north end of the house itself.

After nearly 200 yards there is a pair of early cottages on the right that appear to have been present in some form in 1842, although they were listed as being Martineau Cottages of circa 1900. They are no longer listed due to the amount of extensions and alterations but remain of considerable character with solid red/orange brick elevations under a clay tiled roof half hipped at

the ends. Part of the front roof slope has simple diamond decoration in the tiles. At the east end, set back, is a two storey extension with its first floor slightly jettied forward. There are trellis porches to the front. A detached house has been built a few years ago in the west side garden reasonably in sympathy with the older cottages including pattern work to the front roof tiling. Solid chimneys with some decoration at the tops are a feature of all three properties. A small brick and tile building on the opposite side of the road also appears on the tithe map of 1842 and seems now to have been converted to residential use.



Heavy Timbered Martineau Cottage feature in Warbrook Lane

Beyond on the right, set in the centre of a wide plot, are a group of what certainly appear to be Martineau Cottages in fact called Jubilee Cottages to commemorate Queen Victoria's 50 years on the throne. They form a delightful symmetrical group of four cottages with two smaller ones in the centre and two larger cross wing cottages on each end, accessed from the sides. They feature local red/orange brickwork to the ground floor with stained timber framing above having rendered panels between and simple jetting forward of the larger first floor end gables. Also included are heavy bargeboards and stepped brick cills on the ground floor. Carved into the jetty bressumers are the date, 1887, and the words "Fear God" and "Praise the Queen". Two large shared brick chimneys are pleasantly decorative with vertical brick projecting bands. Another reasonably sympathetic new detached house has been added at the west end of the side garden to Jubilee West.

Next is a field of around 100 metres width, in the front west corner of which is a basic modern agricultural worker's bungalow of pale coloured brick. This does not fit in well but its small scale and boundary hedge mean it has a limited impact on the streetscene overall.

Beyond, on the north side, are a very striking group of four more cottages by John Martineau described in their grade II listing as "1889. 2 storeys. Tudor romantic symmetrical front with slightly projecting centre ends. Red tile roof with 5 gables to the front, having ornamental bargeboards, the centre projecting forward above an open timber framed porch. Prominent chimney stacks have rectangular bases supporting groups of 2 or 3 octagonal flues. Upper walls are exposed timber frames with rendered infill; lower walls in red brickwork (Flemish bond) with high plinth. Wooden casements, First floor bays to the wings have cyma curved plaster soffits and

are protected by jettied gables. Central wide porch, smaller side porches (in angle) with open timber frame on brick walls.”

The cottages effectively turn the corner into Lower Common. A long gravel drive with timber gates marks the entrance to a pair of early cottages set way back and at right angles to the road. Of low scale and although much altered, they do have a very traditional feel to them, featuring clay tile hanging to the first floor, unlike any other cottages nearby. Next are two quite recent modern chalet bungalows, set back behind high hedges and of quite low scale, they have little impact although they do not especially fit the traditional scale and detailing of the conservation area.

Then there are two more pairs of John Martineau’s artisan’s dwellings now facing the mainly pine woodland which is a feature of the opposite side of Lower Common. Known as The Larches, Westbury and 1 & 2 Locks Cottages, these are tall buildings with two storeys and an attic under a steeply pitched tiled roof. They are of solid orange/red coloured hard brickwork with just timbering to the gables above eaves level and to the large tiled and gabled porches. Dark stained joinery remains a constant theme of all the Martineau Cottages and here there are heavy pierced decorative bargeboards.

Next to Locks Cottages are two parallel gravel tracks running back at right angles to the road, separated by a drainage ditch, and known together as Mud Lane. Then some 75 metres or so of new, two metre high, reclaimed brick walling and grand wrought iron gates mark the entrance to Staverton House. This is a remodeled large black and white timber framed house, of C16 or C17 origins, with a clay tiled roof and set over 150 metres back from the road off a straight tree lined gravel drive. The grounds in front also have many mature larch trees and along the front boundary are semi-mature oaks just outside the wall.

Mud Lane gives access to two large modern detached houses beyond the long gardens of Locks Cottages and a further new house, of more traditional scale has recently been permitted on the rear section of the Locks Cottages gardens themselves. Beyond these new houses the right hand track serves a pair of C19 white painted brick cottages, gable fronted under a single span slate roof. A modern flat roofed side extension close to the lane jars against the traditional character of the houses. A large new double garage struggles to blend in; due to its modern scale rather than its materials and design, which do respect the painted brickwork and slate roofing with a red clay tile ridge.

The left branch of the lane leads further on to a set of six small cottages in three semi-detached pairs. All in a line and level with Staverton House, they give the impression they might well have been built to house the workers on the then estate of the big house. Of C18 appearance, with Flemish bond brickwork showing a lot of blue headers, they still have many of their small timber cottage casement windows. The few modern timber and replacement plastic windows stand out as contrary to the general character. The outer two pairs have large stepped chimneys standing out from their end walls. The right hand end pair of cottages are now painted white with tiles added to the chimney step ledges. All have clay tiled roofs which are hipped only on the centre pair.

The cottages face a small central green that appears shared but houses a single corrugated iron garage/store. Painted in green the age of the building somehow allows it not to offend the eye but a recent single brick garage built away from the fronts of the dwellings appears more appropriate. There are some attractive old brick outbuildings visible behind the boundary wall of Staverton House which add to the character of this little overall group.

The Eversley Street conservation area boundary is now drawn around the rear of the Mud Lane cottages and around the grounds of Staverton House and also includes a section of the mainly conifer woodland to the south opposite the big house. This is all included as part of the setting of the conservation area.

4.2.3 Trees and hedges

Despite the volumes and heavy nature of traffic through The Street its character still remains rural and the trees and hedgerows along it are extremely important to maintain this. The principle trees and lengths of hedgerow are shown on the plan of the conservation area attached. These include the rather battered yew trees that remain in The Street. Although these have been cut back and may now be rather shapeless they are of a considerable age and because yew trees are extremely resilient they should continue to regrow and are well worthy of better protection for the future benefit of the street scene. There are many large old mainly deciduous trees within the gardens of dwellings along The Street, Warbrook lane and Lower Common, as well as many more within the fields behind and all combined add greatly to the rural feel of the area. Pine woodland is a feature of the Lower Common area.

The hedges along The Street are of a more residential nature including the use of rhododendrons, laurel and other shrubs amidst the indigenous hedgerow bushes. Along the lanes and bordering the fields the hedgerows are of more traditional country species including much hawthorn and blackthorn. Holly bushes and trees are prominent within the whole area and should be encouraged as an ideal evergreen rural hedge species which is very resilient.

4.2.4 Open Spaces and Views

There are no open spaces within the main street section of the conservation area but the public footpath running between Bonney's Yard and Bakers Farm provides a delightful walk across private open farmland westwards. There are views out along this path and back from it south and east towards the conservation area, and north towards the river.

There are narrow views along The Street itself in both directions and from across the river from the Berkshire side. Chesters provides a focal point of a view north along Fleet road and there is also an attractive view south along the same road. Both these views have unfortunately very recently been marred considerably by the erection of yet more big signs to try to slow down the traffic along this major route.

There are rural views along Warbrook Lane from Chesters corner where the high hedges each side are very dominant. Further along the lane are views over the farmland each side over the hedges, as well as views of the groups of cottages and views out between them. Where Warbrook Lane joins Lower Common the views change to much more wooded with development only on the north side and there are attractive views up Mud Lane northwards towards the pairs of cottages. There is a glimpse of Staverton House set well back through its iron gates.

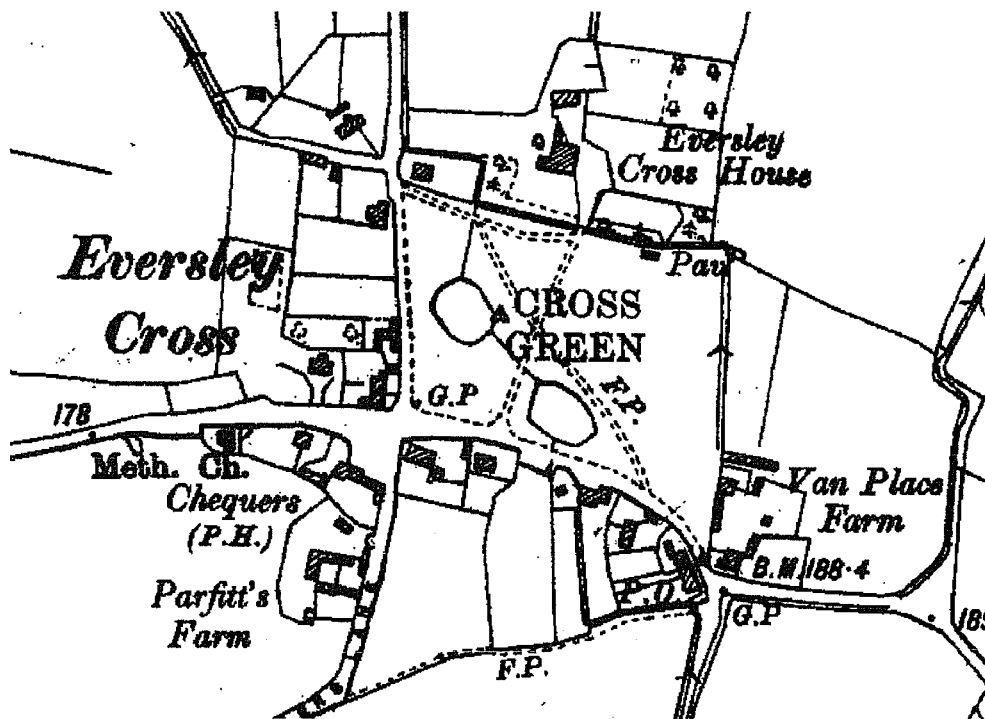
A small woodland retreat play area has been created opposite the southern end of Mud lane and makes a very pleasant area for parents to gather and relax with their younger children.

4.3 Eversley Cross Conservation Area

4.3.1 General Form and Buildings as a whole

The immediate impression of Eversley Cross is that of a small hamlet set around a village green next to the cross roads and with two public houses facing it. Several timber framed houses point to the early origins of the settlement. Ian Hewitt, however, in considering its archaeology, decided not to investigate it in depth as it appears to be a relatively late development associated with its farmsteads. Farmhouses and groups of farm buildings do certainly feature strongly and some of the early cottages may have been the homes of farm workers.

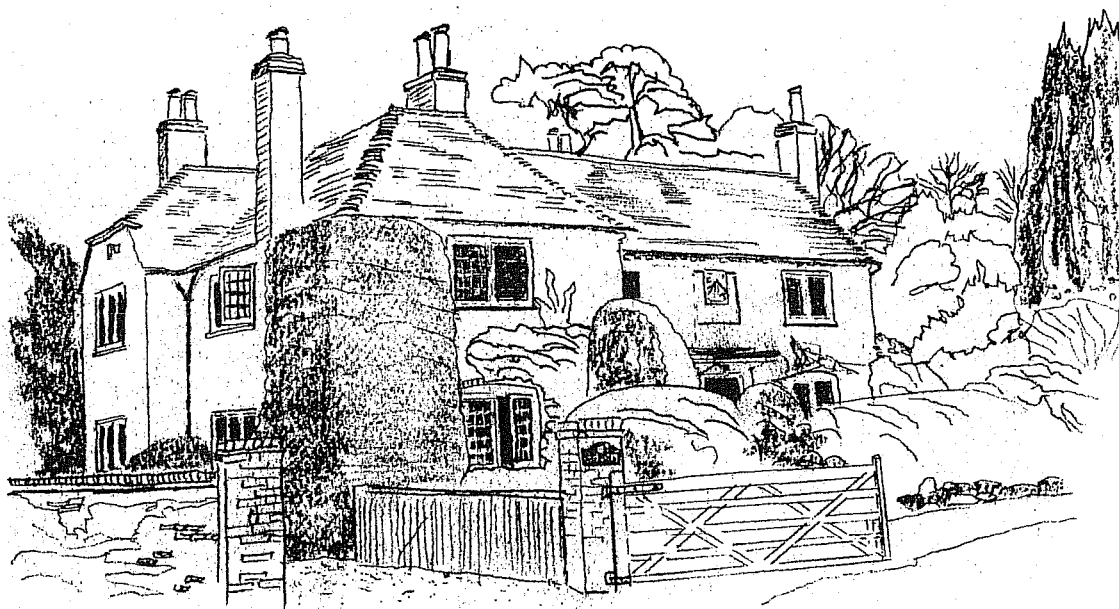
The Cross Green has a major impact on the character of the conservation area being the focal point and outlook of many of the early and later houses. Its wide open nature in the midst of the settlement and its backdrop of mature oaks and tall pines with farmland beyond gives a very rural feel to the area. Development is minimal adjoining it on two sides, whereas to the south and west, beyond the roads, it is generally built up without obvious vacant gaps.



As you enter Eversley Cross from the east the green opens up to view as you round the bend by Vann Place which was until recently known as Vann Place Farm. The low scale farm buildings associated with the farm have recently been converted to two dwellings which still stretch out along the eastern edge of the green. These have, to a large degree, retained their simple agricultural form and the timber and tile old granary building, on its iron mushroom staddles, has been retained in tact for storage. On the opposite side of the main B3272 road from Yateley is a group of three cottages of which two are listed buildings. The two storey dwellings are set close to the road opposite Vann Place forming the eastern entrance to the green. The listed Green Cottage and Peggeth date from the C18 and have white painted brickwork under a clay tiled roof while the slightly later eastern-most cottage Bay Tree House is of plain red brickwork under a

double pile slated roof. Peggeth still shows signs of its past use as a village shop with a wide bow window and extra shop entrance door both with traditional small glazing panes.

The narrow entrances to the Cross Green also feature along Chequers Lane from the south, where the outbuildings of the public house and Parfitts Farm are set close to the lane opposite the C18 west front of Dorneys. Along Longwater Road from the north Parfitts House and Dial House sit close to the carriageway on opposite sides and from the west a group of three red brick cottages sit almost on the pavement opposite Dorneys.



Dial House facing Cross Green

4.3.2 The South Side of Cross Green General Form and Buildings

Beyond Peggeth to the west is a group of three garages which relate reasonably well in terms of their scale but the metal overhead doors do not maintain the traditional character of the conservation area. The Cooperage which stands next on the west is listed cottage dating from the C17 with timber framed elevations under its clay tiled roof. It faces east and is hidden behind its high modern red brick wall and timber gates. It has a later cottage attached on its north side called Mault Barn Cottage with plain colour-washed brick elevations more open to view from the green behind its privet hedge.

The public house, now known as the Toad and Stumps, enjoys a commanding view over the green. The building has an Edwardian style to it with traditional deep casement windows, cream painted brick walls and large chimneys with feature angled “tumbled in” brickwork to the west end. The hanging sign to the property has unfortunately had its supporting post replaced by a concrete replica. To the west of the main building, the public house has a timber outbuilding which looks as though it could have served as the cricket pavilion, at some time, facing the green at an angle. The well mannered newish detached dwelling called Eversley Hall is an all brick house with ample space around it and again a delightful outlook over the green.

Dorneys stands on the corner of Chequers Lane towards which its front faces. The side view onto

the green is of the rear older white painted and timbered early part of the house which appears to have had a newer Georgian front applied on its west side. The timbered part has a lower scale and eaves line. In the rear also facing the green is a rectangular granary with some of its original stone staddles now replaced with short modern brick columns. The granary has vertical boarding with every other board overlapping the two either side.

4.3.3 Chequers Lane General Form and Buildings

The west front to Dorneys, which faces Chequers Lane, is almost symmetrical in the Georgian tradition but with what appears to be an early bow shop window. The rear garden is hidden from the lane by a high modern brick wall above which can be seen later extensions to the main house featuring simple ornamentation to their chimney tops. Also in the rear garden are several tall well clipped old yew trees. Beyond the garden of Dorneys is a duck pond with a large weeping willow tree clearly visible from the lane with just a simple wire fence boundary. The pond is often used by a great many wild fowl in the summer months.

On the west side of Chequers Lane stands Parfitts Farm behind The Chequers public house. The farm house itself is listed, dating from the C17 and C18, with exposed timber framing on the south front and west gable. There is also a long catslide roof and a large attached early chimney stack. Close to the north rear of the house is a listed timber framed barn standing at right angles with timber clad elevations and a clay tiled roof. Another modern replica barn stands at right angles again, so that it is facing the rear of the house. Thus a courtyard group of buildings is formed in the early tradition of farmsteads. The barns are now in commercial use as offices, storage, a sadlers and a pet food retail unit. Modern construction barns beyond the farmyard group manage to fit in reasonably well by the use of dark cladding materials.

On the corner of the lane and the B3272 the wide low Chequers public house faces north over its open front car parking area in which stands a massive old oak tree. The old outbuilding to the east side which sits right onto Chequers Lane has been converted to restaurant use and the overall impression of the building from the front is that it fits in well with the character of the conservation area. The exceptions are the flat roofed extension by the front door and another extension at the west end where the flat roof is disguised behind a low false pitched roof surround. The front extension also has one very basic modern window which jars against the otherwise more traditional fenestration. The front elevation does retain some early iron gutter brackets under a brick dentil course hidden in part by later tile hanging. The conservation area finishes to the west just beyond The Chequers where it includes the simple detached property, Montague House. This is probably an early C20 dwelling now rendered over and with a modern concrete tiled roof.

4.3.4 The West side of Cross Green General Form and Buildings

The conservation area begins on the west, with a very recent large family house set well back from the road behind a screen fence. The property does not itself contribute to the conservation area being contained in its light woodland setting which marks the entrance to the area, forming a buffer from the open field which precedes it.

Next is Church Place Cottage which is a now delightful rendered and white painted single house. Dating from the C16 and listed, it was formerly four timber framed almshouses refronted and extended in the C19 in Jacobean style. The two massive chimneys extending from the ridge relate to its early origins. It also features cast iron leaded light windows in chamfered openings with Gothic arches to the topmost small panes. The lych gate on the front boundary is modern but gives an attractive glimpse of the house and its heavy front door through the front boundary of boarded fencing topped by a tall privet hedge.

The corner from the B3272 into Longwater Road is attractively turned by the solid group of three red brick cottages forming a single building with two cottages facing Longwater Road and the green while the third property, called The Cottage, fronts onto the B3272. The Cottage, originally much smaller than the other two, has been extended along the road westwards and a high brick wall has been erected to give privacy to its rear garden. The Cottage also now has plastic replacement windows and a modern conservatory with plastic windows so that it no longer fits in with the traditional details which characterise the conservation area as a whole. Facing the green Rosedene and Mead House retain much of their original character. Although, they too show signs of alteration, the changes are much earlier. The end cottage to the north, Mead House, reveals part of its original C16/17 timber framing to its end gable where later brickwork has been added raising the height and overall scale of the building.

Beyond Mead House northwards are three large detached modern houses in spacious plots. These vary in style from the part chalet form with dormer windows of Orchard House, to the more Georgian replica style of Longwater Lodge, to the mock Tudor timbering on the very recently added Ash Grove. All are set back from the road behind close board fencing or a walling with hedges behind. The new fencing to Ash Grove is raw at present and needs a hedge to grow up behind to soften it.

Parfitts House faces the north west corner of Cross Green and sides onto the narrow side turning, Longwater Lane. It is an early listed building noted as late C18 with a taller addition with an attic added to its original symmetrical 2 storey front and was probably extended by the Parfitt family who owned a thriving brewery nearby. The part timbered later gable has heavy barge boards. The front boundary low wall has a stone coping, now lacking its railings, with short piers to its pedestrian entrance capped by ball finials. The wall continues northwards rising in height and curving round onto Longwater Lane as a screen wall to its rear garden. A huge cedar tree in the rear garden can be seen easily from the green extending well above the house.

4.3.5 Longwater Road and Longwater Lane General Form and Buildings

Continuing for just a hundred metres or so behind Parfitts House, Longwater Lane provides access to four modern dwellings which do not really add anything to the character of the conservation area. One modern chalet house has an unfortunate flat roofed garage. Northcote

Cottage to the immediate rear of Parfitts House is a long low white painted brick cottage of quite early origin but its modern plastic replacement windows, its flat roofed enclosed front porch and its sectional concrete garage all detract from an otherwise attractive traditional building. From the lane there is a lovely rural outlook over a little stream and across level farmland which adds to the setting of the conservation area.

On the Northern corner of Longwater Lane with Longwater Road is a group of three Martineau cottages, called Kingsley Cottages. Built in 1896, they stand tall and striking in a hard red brick with Tudor style timbering to the many gabled elevations. The brick nogging infill panels to the dark timbering are carried out in a whole variety of angled patterns adding to the quirky nature of these artisans' dwellings built in memory of the beloved reverend Charles Kingsley. The chimneys too are a feature with vertical brick patterns standing out and corbelling to the tops. Beyond Kingsley Cottages to the north are three detached modern houses.

Next on the west side of Longwater Road is another group of four Martineau cottages known as Longwater Cottages and dating from 1905. These are even more Tudoresque with very heavy dark timbering to the upper floor, fancy curved heavy oak barge boards and groups of tall separate octagonal chimneys with joined bulbous tops. With these cottages the infill panels to the half timbering are rendered and colourwashed in a sandy yellow colour. As with other Martineau cottages Christian work ethic mottoes are carved into the front bressumer beams of the jettied first floor elements. Behind the cottages a recent development has been completed to a sympathetic but less ornate design using closely matching materials.

The last building on the west side of the road is Longwater House which is another listed building from the late C18 with white painted brickwork under a clay tiled roof. It retains its traditional cast iron rainwater goods and some metal framed leaded light casement windows. This house too is screened from the road by a tall well trimmed evergreen hedge above a low wall. The wall is now rendered and painted white below a brick coping so it stands out as rather bright compared to the generally simple red/orange brick walls seen in most of the conservation area.

The conservation area ends at the county boundary formed by the river Blackwater. There is light woodland to either side of the road behind which can be seen the level farmland of the floodplain to the river.

On the east side of the road opposite Longwater House a modern house, now called Cobwebs, is set back behind a field hedgerow boundary. Outside the hedgerow onto the roadside a new prominent low wall has been built and this too stands out as it has been rendered and whitened below a brick coping. Cobwebs has a small group of stables and outbuildings to the north. To the south of the house, across a large open paddock, the stables and outbuildings can be seen of Eversley Cross House which is accessed across Cross Green itself. On the corner of Longwater Road and Cross Green stands Dial House dated 1768 and named after the carved stone sundial panel that sits in a brick recess above its south facing front door. The house, of Flemish bond all brick elevations under a clay tiled roof, looks out over a lightly wooded section of Cross Green towards the well maintained pond. The once symmetrical small house has been extended reasonably in sympathy on its west side and rear. The house retains early traditional features including its simple Georgian doorcase and wide flat hood porch on brackets. To the west side, however, its modern flat roofed garage with a wide overhead door is quite out of character with the house and the conservation area.

4.3.6 Cross Green General Form and Buildings

Cross Green itself is an area of mainly open grassland sloping very gradually to the north away from the B3272. It is open to the south and west with mature trees forming the boundaries to the east and north. The dominant trees are primarily oak trees with a number of tall pines to the north east corner. There is a single large listed house, called Eversley Cross House, set behind the green to the north and otherwise beyond the tree belt is open farmland. In the distance the ridge of hills known as the Finchampstead Ridges can be seen above the trees.

On the western side of the green is a substantial village pond well maintained by the Parish Council with some lovely old willow and birch trees around it plus a number of young replacement trees and water edge plants. North of the pond is an area of largely self sown young trees looked out on from Dial House over its well trimmed front boundary hedge. A number of tall mature pines can be seen behind Dial House from the green. A track runs between Dial House and the woodland linking up with the main access track across the green from the main road, which provides the driveway access to Eversley Cross House.

Next to the pond stands a short circular concrete block about a metre across with a curved top culminating in a stout stainless steel pin. This pintle was for the mounting of a mortar gun as part of the Home Guard World War II defence system. This particular spigot mortar, as they were known, was positioned to cover the road junction in case of an invasion.

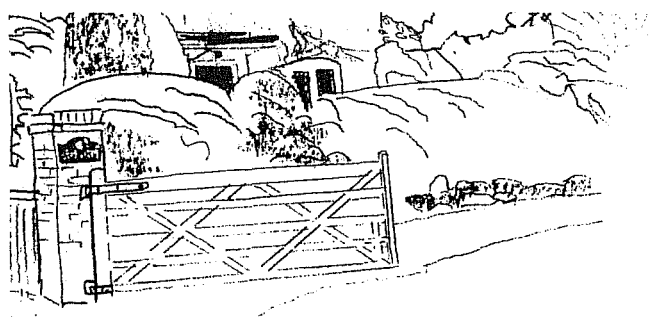
The whole of the east side of the green, and in fact the largest part of the Cross Green, is used as the village cricket ground with a small pavilion now erected in the north east corner of the ground. This simple low timber structure manages not to offend the character of the conservation area although, close up, its replacement plastic windows do not fit the general traditional character. The modern advertisement boards relating to its sponsors, however, stand out rather too prominently.

Eversley Cross House is not given a date in its listing but has origins in the C18 or earlier and has been altered and extended several times in its history. A C19 gabled porch forms the main entrance on the east front which is of painted brickwork under a tiled roof. There are some old iron framed leaded light windows to several elevations and also some unusual horizontal sliding Yorkshire sash windows to the first floor. The external discharge of an early internal lead gutter can be seen emerging from the east roof slope. On the south side are a series of round shafts attached to the ground floor plus French doors with gothic lights indicating there may have been a conservatory building of some kind on this side at one time. The house was attached to the local brewery and played an important part in the life of the early village. The property to the north, Cobwebs, was known as dray stables and thus also related to the brewery. Just parts of the roof and the solid square chimneys of Eversley Cross House can be seen from the green through the trees.

4.3.7 Trees and Hedgerows

Trees and hedges are again an essential feature and fundamental part of the character of the conservation area. The most prominent elements are shown on the conservation area map attached. Large mature oak trees are prominent features around Cross Green, along Longwater Road and Chequers Lane and the one in front of the Chequers itself is significant in the street scene. There are large pine trees also along the northern edge of Cross Green and a big cedar in the garden of Parfitts House. Other significant trees include yews at Dorneys, the weeping willow off Chequers Lane and the group of younger trees around the pond on Cross Green.

Hedges vary to include most traditional species and form, from the clipped privet and yew domestic hedges to the traditional mixed larger hedgerows around parts of the cricket green and seen around the fields from the lanes and footpaths. In places hedges are set behind fences and walls and do help to soften these hard and more urban features within the rural area.



Timber five bar gate and boundary hedge to Dial House

4.3.8 Open spaces and views

Cross Green is very obviously the primary open space in this conservation area and is the dominant feature within it. The green provides a focus for the immediate area and is essential to the village as a whole. Its use as a cricket green for over 200 years maintains the old tradition, so much part of English village life. The green also serves as a meeting point, a gentle exercise area, an area to rest and also provides an enclosed children's play area.

Prominent views are also indicated on the map of the area. There are views across the green in all directions both towards it and out from it, including views of the houses and cottages and views over the fields, the river lowlands and the trees to the Berkshire hills in the distance. Views of the entrances to Cross Green along all four access roads are important and show the narrow gateways that are formed by the siting of the buildings close to the highways at each corner. There are views over the countryside and back towards the settlement from the footpaths out from the green and across from Chequers Lane to the bottom of Marsh Lane. There is an attractive short view into the traditional farmyard grouping of Parfitts Farm.

4.4 Up Green Conservation Area

4.4.1 General Form and Buildings

Up Green conservation area is based around the triangle of common land created by the tracks which became the carriageways between the local farms and the village. The common land area of Up Green is now an area of light woodland with a variety of species including Oak, young Elm, Silver Birch and Holly, much of which is self sown. There are character houses on two sides facing towards the woodland and on the south it is open to views from the farmland opposite.

Up Green Farm with its red brick timber framed farmhouse stands at the south end of the area within its farmyard group of traditional timber clad timber framed barns and small granary. Another early barn was burnt down only a few years ago. Past the roadside farm pond and a small open field stands Up Green Cottage. This has a 17th century timber frame core and is now clad in pale painted pebble dash but still features early iron framed leaded light windows and with its guttering in cast iron on metal brackets below its clay tiled roof. On the roadside, partially in front of the cottage, stand the derelict remains of a simple timber clad barn. Permission has now been given for this to be rebuilt as garaging and accommodation for Up Green Cottage.

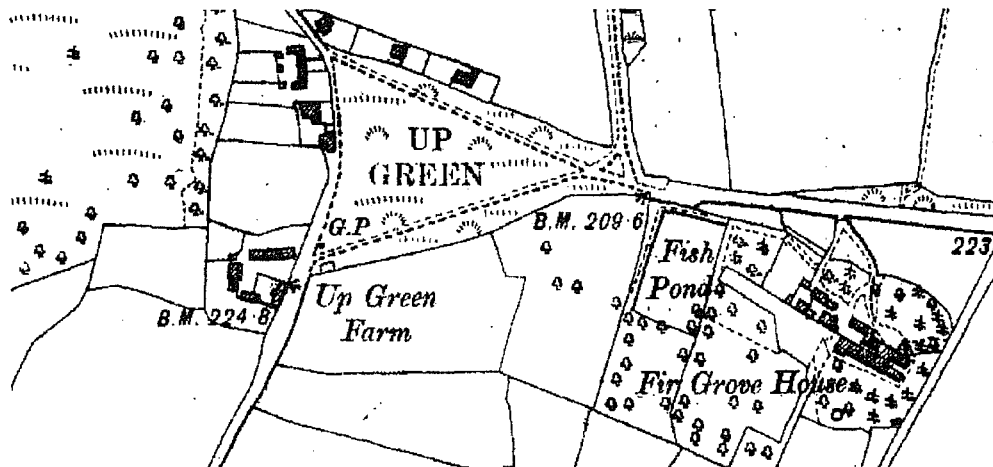
Also on the west side facing the green stands a group of Martineau Cottages with their delightful architectural features including stepped brick cills to the ground floor, heavy timber lintels, jettied timber framed first floors with close exposed timbering and wide decorative barge boards. The gabled tiled roofs step up and down and above them tower groups of 2, 3 and 4 octagonal brick chimneys above square bases. Christian mottoes decorate the main jetty bressemer beams. The properties are all set back behind well cared for traditional mixed species hedges.

The front boundary hedge is a feature that continues in front of the properties facing the Up Green from the north. Two modern houses stand at the west end of the this group. With brick and tile elevations they fit in reasonably well but their concrete tiled roofs and the metal garage doors detract from the overall character of the conservation area. A C19 half tile hung cottage next to these has been extended but still retains its character. Its simple timber garages have little impact. Then stand a pair of pale coloured pebble dashed cottages with half hipped tiled roofs and a large central shared chimney at the ridge. One cottage has modern style single pane casement windows which stand out from the original ones next door. A brick built, flat roofed gas governor construction is an ungainly modern addition to the conservation area.

At the eastern end of this group are two C20 houses constructed in painted brickwork with leaded light windows and tiled cills, plain tiled roofs and chimneys. The high close boarded fences erected along their frontages, in place of the traditional hedgerows, detract from the appearance of the area. The houses are, however, set back behind a screen of self sown woodland which helps to soften the effect of the fencing. The older cottages in the centre of the group have open areas of common in front whilst the wooded form of the common remains at each end. Behind the whole row of houses northwards, the adjoining fields are included in the conservation area as a part of the setting and overall character.

4.4.2 Trees and Hedgerows

Again the trees and hedgerows are very important to the rural character of the conservation area as a whole. On the Green a few major Oak trees grow in a thicket of self sown Oak, Birch, Holly, and other native species, which have all grown up since regular grazing ceased in the last century. Similarly, on the common land beside Marsh Lane there are substantial Oaks and a great number of young Elms which have not yet been killed by Dutch elm disease. Beside Chequers Lane there are hedgerow Oaks and within the gardens there are a number of fruit and ornamental trees. Most of the houses are fronted by hand-clipped hedges of mixed indigenous species, many with rounded shapes and whimsy pieces. However, the field boundary hedges are overgrown on Chequers Lane, poorly managed at Up Green Farm and south of the Green or have died out beside Marsh Lane. Other trees of particular note are a Horse Chestnut on the roadside in front of Corners, a massive clipped Yew in the front garden of Up Green Cottage and the Weeping Willow at Up Green Farm. Where there are high boarded fences on front boundaries these need to be replaced, when possible, with hedgerows of appropriate indigenous species.



4.4.3 Open Spaces and Views

The view into the traditional farmyard form of Up Green Farm is potentially good, but requires some tidying. There are good views of the houses across the mown stretch to the north of the Green, and between the wide-spaced cottages to open land beyond. All the long distance views are across open farmland to the north and south of the Green, either from Chequers Lane and Marsh Lane or from the footpath running from New Road and from the "parish pathways" along the side of Marsh Lane and the south of the Green. Other important views are along the roadways, over which tree branches have grown to form tunnels, from Coopers Hill, from Firgrove Road and up and down Marsh Lane. The grassy triangle at their junction is somewhat spoiled by the obtrusive road signs. Views into and out of the wooded Green could be enhanced by some selective clearing and thinning.

5. Character Summaries

This section is intended to provide a simple summary of the key physical characteristics of the four conservation areas separately. This should act as quick guide to what primary elements and details need to be given special attention when considering any alterations or development within or adjacent to the areas.

5.1 Church Farm Conservation Area

This is a very distinct nodal form of settlement in the countryside, made up of one of the old manor houses of Eversley, the Church, the farmstead buildings and the Old Rectory. The main remaining buildings are all listed and form a closely integrated group with each being part of the setting of the others within the framework of old walls, hedgerows and the narrow access lane. The traditional human scale of the buildings, the use of local traditional materials and craftsman made details are common to all the important buildings and the boundary walls. The mature trees and the green in the foreground are a further essential element of this tiny rural core of the scattered village. Little, if any, new development would be possible without considerable intrusion upon the intimate nature that currently exists. The solid orange/red brick front boundary wall that links the listed barn to the new barn, to the Manor House and on to the churchyard is a very dominant feature which needs to be retained as is the rather cut off nature of the area as a whole. The modern farm buildings mar the settings of the older buildings and interrupt the attractive views into and out of the heart of the area. The surrounding cemetery, fields, ponds and woodland form a protective green belt around the core with the listed building of Brick House, just beyond the green, adding to the setting and views on the east side.

5.2 Eversley Street Conservation area

This area provides two prime examples of the old linear form of village development. The Street has a regular row format with groups of closely developed cottages and small houses on each side facing the carriageway and set very close to it. Amidst these are several early farm buildings, and the occasional small field, related to the agricultural history of the village. The Street is still rural in appearance when viewed from either end with the trees and informal hedges hiding much of the built form. Modern housing developments have generally been set further back to reduce the impact of traffic, but in doing so, detracting from the original nature of the settlement. The increased size and spans also threaten to dominate the earlier buildings. Any further new buildings need to better respect the older properties and their settings, which form the basis of the conservation area. The traditional scale and spans of the older buildings, their use of craftsman made joinery, the local traditional materials used and the often intimate relationship between buildings are essential features of the conservation area, along with the open views of many of the older properties from the street. Car parking spaces and garages are generally tucked way from the frontages, which feature narrow entrances with timber gates. The moves by more recent householders to cut themselves off from sight and sound of the traffic need to be resisted so The Street does not become a high sided traffic corridor.

Warbrook Lane has sporadic development on either side of the narrow carriageway giving a greater sense of connection to the surrounding fields and woodland. The pairs and groups of cottages, built for the local working families around the end of the 19th century, are a primary

feature of the lane's character. The delightful craftsmanship and rural architectural detailing seen in these properties need to be preserved and any new development must fully respect their importance, their generally spacious settings and their visual prominence. The rural nature of the lane is also important with its lack of pavements and the use of hedgerow boundaries, field style gates and rural surfacing materials.

5.3 Eversley Cross Conservation Area

This area has a classic rural village centre character with its crossroads location and cricket green overlooked by the remains of its original farmsteads and groups of small cottages. Once a thriving centre with shops, four productive farms, a chapel, two public houses and its own brewery, it has lost some of its vitality in the last century. The chapel has gone and its shops have all closed but its public houses are thriving and the brewery has reverted to a single dwelling. The narrow entrances to the green, between early buildings set close to the road at each corner, are an essential element of the area's character, along with the small scale, traditional form, materials and detailing of the cottages, farmhouses and outbuildings. The conservation area does demonstrate its evolution with buildings from five centuries but the recent preponderance of larger new houses, with solid boundary walls and boarded fencing, can divert the eye from the fundamental early architectural and historic character upon which its designation depends. Any further development or infilling, needs to relate more closely to the scale, form and setting of earlier centuries, if the overall character is not to be seriously diminished. Here again there is a need to retain the open views of early buildings and to resist the temptation to shield these attractive properties from traffic by the use of high walls and fences. Even high hedges can be harmful by blocking views to and from the properties. The simple rural nature of the area needs to be retained including that of the cricket ground and remaining pond. The temptation to overly embellish these elements with seating, fencing, advertising and even too much ornamental planting needs to be avoided. Views out to the north in particular, from around the green, enhance the rural setting of the area showing its location within the countryside with the hills of Berkshire in the background. These views and the close relationship with the countryside need to be preserved.

5.4 Up Green Conservation Area

Up Green is centred around the triangular wooded green formed at the junction of the early agricultural enclosures which still surround it. The wide verge, on the north side of the wooded commonland, forms an open village green type of area, towards which most properties face. The area is characterised by the spaced out small cottages and houses and the grander block of Tudor styled workers cottages plus the traditional farmstead to the south all of which are essential to the preservation of its appearance. The small scale, traditional form and materials of the older properties in particular and their architectural detailing are important to the character. The dwellings tend to feature substantial garden settings, set back behind generous green verges and low mixed hedgerows with narrow gates and paths. Driveways and garages are very low key overall and unobtrusive. Some management and tidying of the woodland at the heart of this conservation area could enhance the appearance of the area but too much could also detract from the quiet seclusion enjoyed by residents.

6. Local Building Style and its Conservation

The Eversley Conservation Areas contain buildings from many centuries. Eversley Church and some of the buildings near it retain elements from the C15 and C16 while many properties in the conservation areas date from the C17 and C18. Common elements present in their construction and architecture can still be seen today and are an important part of the character of the conservation areas. More extensive development took place in the C19 and the significant character of the conservation areas was established by the early C20. Many traditional craftsman made features and components are present representing the changes that have occurred over several centuries.

Many of the buildings of visual importance are statutory listed or locally listed buildings and these are identified on the maps attached. The listing descriptions can be seen at the Civic Offices and English Heritage is in the process of putting all the statutory listed buildings on its web site including photographs.

Various elements of the local building style are described below together with advice on how to retain these essential details of the conservation areas.

6.1 Plan and Position

The common plan is rectilinear with some L-shaped properties. Most buildings are parallel to and facing the roads but several barns are set at 90 degrees and as part of farmyard groups. Most of the early properties are also positioned quite close to the carriageways reflecting the lack of traffic in the days they were constructed. Established building lines need to be followed even where this means buildings are set closer to the highway than might be preferred for reasons of noise and disturbance.

6.2 External Walls

A number of properties retain some of their C16 and C17 timber framing but with the wattle and daub infill panels now replaced in brickwork or rendered. Herringbone brickwork occurs in John Martineau's grand Tudor styled workers cottages generally with heavy dark oak ornamental timbering and some jetting forward of upper floors. There is a small amount of orange clay tile hanging to first floors, sometimes added later. A lot of brick properties have been painted white and whilst this is a traditional treatment it is important that remaining unpainted brick buildings are retained in their original form. Exposed timber framing needs careful repair with matching timber spliced in and cement filling should be avoided. Repointing of brickwork should only be carried out where it is essential and should always be matched to the original, generally using lime and sharp sand mix without any cement.

Timber cladding is generally confined to agricultural buildings. Usually this is of horizontal boarding but some early vertical boarding can still be seen such as that to the granary at Dorneys in Eversley Cross. Old boarding should be repaired rather than replaced and any new boarding should be matched to the generally wide and heavy boards originally used.

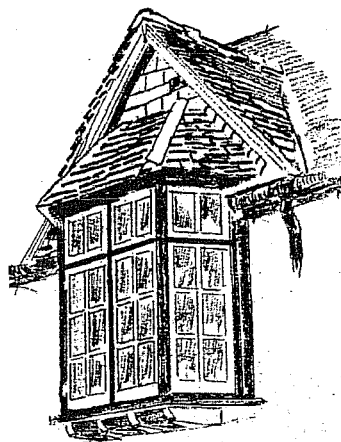
6.3 Brick Bonding

Typically English Bond on the earliest properties such as The Manor House near the Church and then Flemish Bond to the C18 to C20 buildings sometimes using blue headers for decoration, such

as Spindles in Eversley Street and St. Mary's Church. Dentil courses are a feature of several properties including The White Hart in Eversley Street. Brick band courses at first floor level also occur occasionally as at The Manor House. The bonding and type of bricks should be retained in any repairs, alterations or extensions.



Traditional flush casements



Flush casements in a first floor bow

6.4 Windows

There are a variety of traditional window styles present including early iron framed leaded lights, cast iron lattice casements, small flush cottage timber casements, double hung large Georgian sashes, tall French windows with Gothic lights and even Yorkshire horizontal sliding sashes. The heavy dark stained oak windows of several Martineau groups are a particular feature of Eversley. There are some bows and bays such as the delightful angled ones to The White House and there are some dormer windows which are often just added gables at eaves level like those at Hundreds.

Modern replacement windows including plastic ones have appeared in recent years, which stand out and need to be avoided in future to preserve the character of the conservation area. Early traditional windows should always be craftsman repaired rather than replaced. Where replacement is essential or extra ones are added, they should be matched precisely to the originals by a craftsman joinery firm.

6.5 Lintels

Where lintels are seen these are often cambered brickwork over the early cottage windows or even of exposed oak bressumers. There are only a few gauged brick arches such as those to the locally listed Bakers Farm Cottage and Sun Avon in The Street. These details too need to be retained and matched where extensions are added.

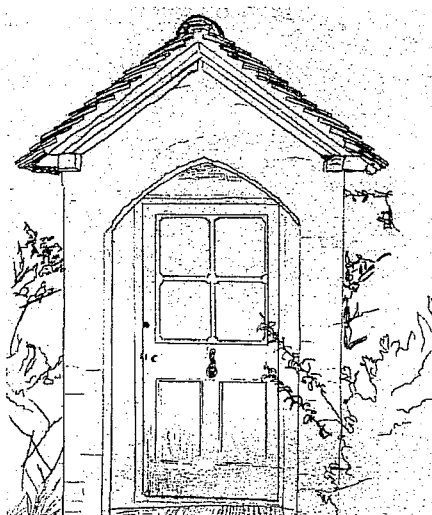
6.6 Doors and Porches

Doors range from the heavy oak Gothic door to the Church to simple planked doors to cottages and outbuildings. Some nice simple Georgian doorcases can be seen at Dial House and at New Cottage both with flat porches and with a good fanlight to New Cottage. Trellis porches occur occasionally such as at The Old House with its coved metal canopy and to some of the Martineau cottages. Traditional craftsman made doors are very different from the catalogue ones available today and such modern replacements should be avoided preferring the repair or matching of the original.

6.7 Roof Details and Rainwater Goods

There is the usual mix of traditional roof styles present in the areas but the predominant character is gabled and most roofs are clay tiled with just a few later slated ones. Some half-hipping occurs such as at Bybridge and 1&2 Rose Cottages. Full hips appear on some of the timber-framed cottages and granaries as well as to Eversley Cross House, The Manor House and Dorneys. New and replacement roofs in visible locations should always be covered in soft hand made clay tiles or natural Welsh slate rather than more modern or foreign replacements. Joinery details at the eaves and gables of roofs need to preserve their traditional craftsman form and these should be replicated in extensions or new work.

Gutters and downpipes traditionally made from cast iron are still visible on many of the older properties. Modern replacements in plastic should be avoided and where they are present on older property, cast iron should be reinstated in its original form. With reasonable maintenance cast iron will last far longer than plastic and will always retain its natural character.



Gothic arched porch with unusual cast iron framed glazing to entrance door

6.8 Chimneys

Chimneys are a very important feature of the conservation area which need to be retained. There are massive central stacks to early houses and cottages such as Bybridge and Church Place. Most of the older properties retain their chimneys often on the end gables and these tend to include some decoration of their tops. The ornamental chimneys to the Martineau Cottages are a special feature. Where new chimneys are approved these should have some stature and detailing to relate to the early forms and scale.

6.9 Boundaries, Screening and Gates

The traditional boundary treatment within Eversley is hedging. Field boundaries and those along the lanes are generally very mixed including a lot of Hawthorn, Blackthorn Field Maple and Holly. There is still some young Elm as this tends to survive in bushes whilst all the major elm trees have been lost to Dutch elm disease. Laurel occurs as boundaries to larger houses with some beech also and yew, plus holly is generally present.

Privet hedges seem to have appeared over the last century and are often seen above low fencing. The hedges need to be retained and supplemented where they have died back using traditional local species.

High solid timber or panel fencing seems to be on the increase as owners seek to screen themselves from heavy traffic. Hedging is the preferred boundary treatment and if timber fencing is approved then it should be kept to 1 or 1.2 metres and backed by hedging but avoiding Cuppressus which is not indigenous and grows too high. It is important that the dwellings remain clearly visible to preserve their character and to avoid streets becoming just traffic routes between tall boundary screens.

Boundary walls also seem to be on the increase with most having occurred in the last century, especially the tall ones such as those at Eversley Cross. Very careful consideration needs to be given before further such high walls are permitted where these could affect the character of the area.

Traditional timber gates are a feature of all the Eversley conservation areas and these need to be retained. Five bar timber field gates and simple timber personnel gates are the norm with basic metal gates standing out as of poor quality and inappropriate.

6.10 Scale

The majority of buildings in the conservation area are of simple domestic form and scale with narrow spans to their roofs with a few grander houses of greater proportions. The scale of traditional properties tends to have been restricted by the natural materials available and these relate well to human scale. To protect this inherent character of the conservation areas it is vital that this scale is respected in any further development within or affecting these areas.

6.11 Extensions

There is a mixture now of old and newer dwellings in the vicinity. Many properties have modern extensions which on the whole are in keeping with the character and style of the original elements. It is important that further extensions or new buildings continue to respect the traditional form, scale and materials so typical of the area in order to preserve the character of the conservation areas as a whole. Extensions should almost always be subservient in scale to the main building to ensure its original form remains dominant and obvious.

6.12 Garages and Driveways

Flat roofed garages and wide up and over doors are not appropriate to the conservation areas and those existing need to be replaced with traditional scale pitched roofs of clay tile or slate with side hung timber doors, especially in prominent locations. The size, materials and scale of new garaging is often critical in areas like Eversley where modern double garages, in particular, can appear out of scale with the properties they are proposed to serve. Single garages are generally more appropriate in the older conservation areas and even these need to be kept as small as possible, avoiding the temptation to add for extra storage or play space for instance.

Driveways need to be narrow and low key using natural materials such as gravel or hoggin. Entrances should also be simple avoiding more urban modern materials such as tarmac and concrete blocks.

7. Environmental Improvements

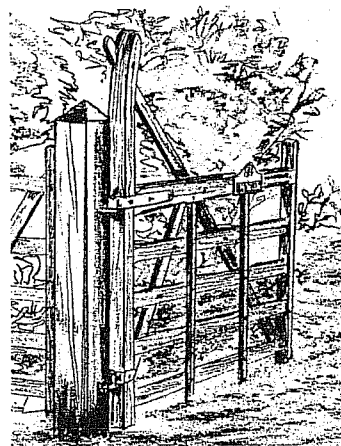
Despite the many pleasant areas and attractive buildings within the conservation areas, there are possibilities to enhance and preserve the character of the area. In many cases comments have been made in the character descriptions in section 4 above but the following are particular features that could be addressed.

- The removal of heavy traffic from Eversley Street would do much to reduce the pressure to screen dwellings from the road and to improve the environment of residents.
- The modern farm buildings at the entrance to Church Farm could be removed if they should become unsuitable or no longer required for agricultural use. If any are to be retained they could perhaps be altered to a more traditional form and external material. Landscape screening could also be introduced to reduce their impact.
- A long-term management plan should be drawn up for The Mount, which should include the clearance of some of the invasive rhododendron and management of the roadside hedge and trees on Brickhouse Hill. It should include preservation of the pollarded Oak as far as possible with clearance of some of the holly around and inside it with possible cultivation of scions from the tree for replacement planting as was done for the “Keepers Oak” at Bramshill House.
- The farmyard at Up Green Farm should be improved, and consideration given to replacing the roadside barn or recreating the sense of enclosure lost when it burnt down.
- Consideration should be given to improving the field edge treatment alongside the “parish pathway” on the Common Land beside Marsh Lane, which would traditionally have been hedged.
- The view of the car parking areas at the Warbrook House from Warbrook Lane needs to be screened by landscaping appropriate to the listed mansion and its registered gardens.
- The external metal roller shutters to the Bonney’s Yard shop windows need to be removed and the shopfronts restored to view in The Street.
- The advertising on the Cross Green associated with village cricket needs to be removed or reduced to something more appropriate in terms of its size, design and materials.
- Traditional materials and craftsman made details need to be restored, where these have been replaced, on older buildings in accordance with the guidance in section 6 above.

8. Planning Policies and Guidance on Development

8.1 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. **Planning Policy Guidance Note 15 (Planning and the Historic Environment)** provides Government guidance relating to conservation areas and listed buildings, including advice on development and alterations. This publication also gives advice to the Council on its preparation of local development plan conservation policies for the District.



Five bar entrance gate to Chesters on the corner of The Street

8.2 Development Plan Policies

Hart District Council and Hampshire County are required by the government to prepare development plans to cover the District and the County and to include within these documents 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 and the Hampshire County Structure Plan.

Relevant development 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 proposal statement needs to be considered in conjunction with those policies and Government guidance. 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.

8.3 Eversley Conservation Areas Proposals

The following proposals should be applied in addition to development plan policies in relation to any development within the Eversley conservation areas:

EV1 WHERE ALTERATIONS ARE ESSENTIAL TO CRAFTSMAN MADE OR TRADITIONAL FEATURES SUCH AS DOORS, EAVES JOINERY OR RAINWATER GOODS, THESE SHOULD BE IN KEEPING WITH THE PROPERTY AND NOT REPLACED IN UNSYMPATHETIC MODERN MATERIALS OR STYLES.

EV2 WHERE TRADITIONAL WINDOWS ARE BEYOND REPAIR, REPLACEMENTS SHOULD MATCH THE ORIGINAL DETAILING, WHEN KNOWN, OR THE TRADITIONAL, SMALL-PANED DESIGNS EXHIBITED LOCALLY AND SHOULD BE IN KEEPING WITH THE AGE AND CHARACTER OF THE PROPERTY.

EV3 WHERE GATES, FENCES OR WALLS ARE TO BE ALTERED OR ERECTED THESE SHOULD BE IN LOCALLY CHARACTERISTIC MATERIALS AND STYLES AND SHOULD NOT BE USED TO SCREEN ATTRACTIVE, NOTABLE OR PROMINENT FEATURES AND BUILDINGS.

EV4 WHERE A VEHICULAR ACCESS IS ALTERED OR A NEW ONE CREATED, THESE SHOULD BE LOW-KEY, SHOULD USE TRADITIONAL MATERIALS, SUCH AS GRAVEL OR HOGGIN AS OPPOSED TO TARMAC OR PAVING BRICKS, AND SHOULD NORMALLY BE SINGLE VEHICLE WIDTH.

EV5 WHERE NEW HEDGING IS TO BE PLANTED, THIS SHOULD USE INDIGENOUS OR LOCALLY CHARACTERISTIC SPECIES. LEYLANDII CUPPRESSUS SHOULD BE AVOIDED AND EXISTING SUCH HEDGES SHOULD BE KEPT WELL CLIPPED TO PREVENT INTRUSION OR OFFENCE.

EV6 WHERE UNCHARACTERISTIC FEATURES OR MATERIALS, SUCH AS MODERN FLAT ROOFS, METAL UP-AND-OVER GARAGE DOORS OR CONCRETE ROOF TILES, EXIST, ON TRADITIONAL BUILDINGS, THESE SHOULD BE REPLACED, WHEN NEEDED, IN FORMS AND MATERIALS APPROPRIATE TO THE BUILDING AND TO THE TRADITIONAL NATURE OF THE AREA.

EV7 WHERE NEW DEVELOPMENT IS TO BE INTRODUCED, THIS SHOULD REFLECT THE MODEST SCALE, LOCAL MATERIALS, SITING, SPACING AND STYLES WHICH ARE CHARACTERISTIC OF THE AREA, ALTHOUGH BOTH GOOD MODERN DESIGN AND QUALITY REPLICA STYLES MAY BE EQUALLY ACCEPTABLE.

EV8 WHERE STREET FURNITURE, SUCH AS ROADSIDE SIGNS, TELEGRAPH POLES, BUS STOPS, ETC., ARE INTRUSIVE, EVERY EFFORT SHOULD BE MADE TO RATIONALISE THEM AND TO ENSURE THEY RELATE TO THE NATURAL AND LOCAL BUILT ENVIRONMENT.

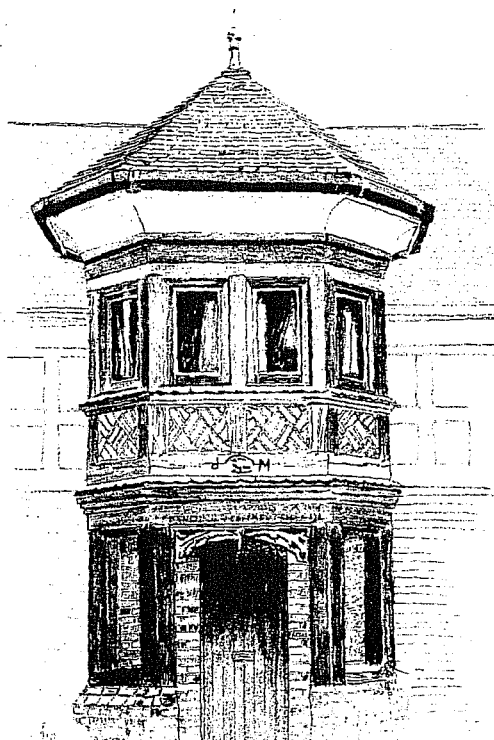
EV9 WHERE ALTERATIONS TO THE HIGHWAY NETWORK ARE CONTEMPLATED, CONSIDERATION SHOULD BE GIVEN TO REDUCING CARRIAGEWAY WIDTHS TO HELP SLOW TRAFFIC, INCREASE PEDESTRIAN SAFETY AND REINSTATE HIGHWAY VERGES LOST TO SUCCESSIVE ROAD WIDENING SCHEMES.

8.4 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. The works that can be carried out without permission are restricted within conservation areas and these are further reduced 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 you might wish to consider.

Works to Trees: Any works to trees within the conservation area are likely to require formal notification and approval of the District Council before they are started. If you are concerned that works may be needed to your trees, 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 the appendix A



9 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.

10 Article 4 Directions

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 the Eversley Street, Eversley Church Farm, Eversley Cross, Up Green 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 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 and 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 1 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 the painting of parts of the building not previously painted or painting parts of the building in a colour scheme that would detract from the character of the area - 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.

List of Illustrations

Front Cover		Porch detail from John Martineau Cottage in Warbrook Lane
Page	2	Part of Isaac Taylor's map of 1759
Page	6	Detail from the John Martineau on the cover
Page	8	Window to the 1724 North Aisle of St Mary's Church
Page	11	Oriel first floor bow window of White Cottage in The Street
Page	14	Detail of cast iron window of Dressors in The Street
Pages	16 & 37	As front cover
Pages	19 & 27	Parts of Ordnance Survey sheets of 1930 and 1912
Pages	20 & 25	Dial House on Cross Green
Page	31	Casement window of Martineau Cottage and Oriel Dormer of White Cottage
Page	32	Entrance porch and front door of White Cottage in The Street
Page	35	Entrance gate to Chesters in The Street

Illustrations by Henry Caswell

Bibliography of References

Planning Policy Guidance Note 15 - Planning and the Historic Environment

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

A Little History of Eversley – C Elizabeth Cottingham

Sir William Cope's History of Eversley – Eversley parish Magazine (January – June 1886)

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

The Character of England – Landscape, Wildlife and Natural Features

Eversley Gardens and Others – 1905 – by Rose Kingsley

With thanks to Eversley Parish Council, Councillor Philip Todd and Mrs Sara Beer for their input on the document as a whole and particularly on the history and development of the village

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 include:

Conservation Areas
Listed buildings
Shopfronts and signs
Window Security Design Guide

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

Planning Policy Guidance Note 15 – (Planning and the Historic Environment)
The Planning (Listed Buildings and Conservation Areas) Act 1990

Hampshire County Council Environment Group, The Castle, Winchester SO23 8UD tel 01962-841841 has published a number of documents on building and environmental conservation and can be contacted directly for advice on Listed Buildings.

Eversley Parish Council, can provide advice on local history resources, Eversley's Tithe Map and Enclosure Award. The address and telephone number for the current Chairman and Clerk is available from Hart District Council Reception.

Further information and advice is available from:

Society for the Protection of Ancient Buildings, 37 Spital Square, London E1 6DY tel 020-7377-1644

Hampshire Gardens Trust, Jermyns House, Jermyns Lane, Ampfield, Romsey, Hampshire SO51 0QA tel 01794-367752

Garden History Society, 77 Cowcross Street, London EC1M 6BP tel 020-7251-6342

Civic Trust, 17 Carlton House Terrace, London SW1Y 5AW tel 020-7930-0914

Council for British Archaeology, Bowes Morrell House, 11 Walmgate, York YO1 2UA tel 01904-671417

The Georgian Group, 6 Fitroy Square, London W1T 5DX tel 020-7387-1720

The Victorian Society, 1 Priory Gardens, Bedford Park, London W4 1TT tel 020-8994-1019

The Twentieth Century Society, 70 Cowcross Street, London EC1M 6EJ tel 020-7250-3857

The Royal Institute of British Architects, Conservation Group, 66 Portland Place, London W1N 4AD tel 020-7580-5533

The Royal Institution of Chartered Surveyors, Building Conservation Group, 12 Great George St, Parliament Square, London SW1P3AD tel 020-7222-7000

The Royal Town Planning Institute, 26 Portland Place, London W1N 4BE tel 020-7636-9107

The National Trust, 36 Queen Anne's Gate, London SW1H 9AS tel 020-7222-9251



Extract From 1912 Ordnance Survey Map

EVERSLEY: CHURCH FARM CONSERVATION AREA

1976 Revised 27/10/87

----- Boundary



1:2500

UP GREEN CONSERVATION AREA

Designated 27/10/87

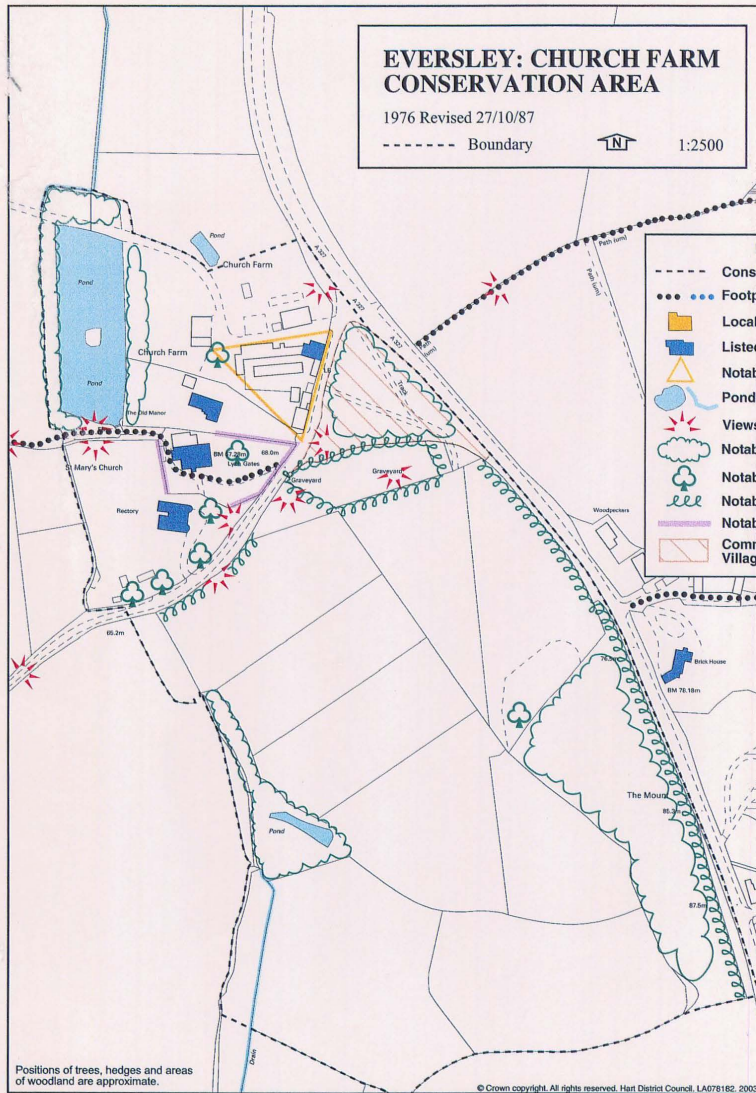
----- Boundary



1:2500

LEGEND

- Conservation area boundary
- Footpath, Parish footpath
- ▣ Locally listed building
- ▣ Listed building
- △ Notable groups of buildings
- ☪ Ponds, streams, rivers
- ☀ Views
- ☪ Notable groups of trees
- ☪ Notable tree
- ☪ Notable hedgerow
- ☪ Notable wall
- ▨ Common land and/or Village Green



Positions of trees, hedges and areas of woodland are approximate.

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Positions of trees, hedges and areas of woodland are approximate.

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EVERSLEY CROSS CONSERVATION AREA

1983 Revised 27/10/87

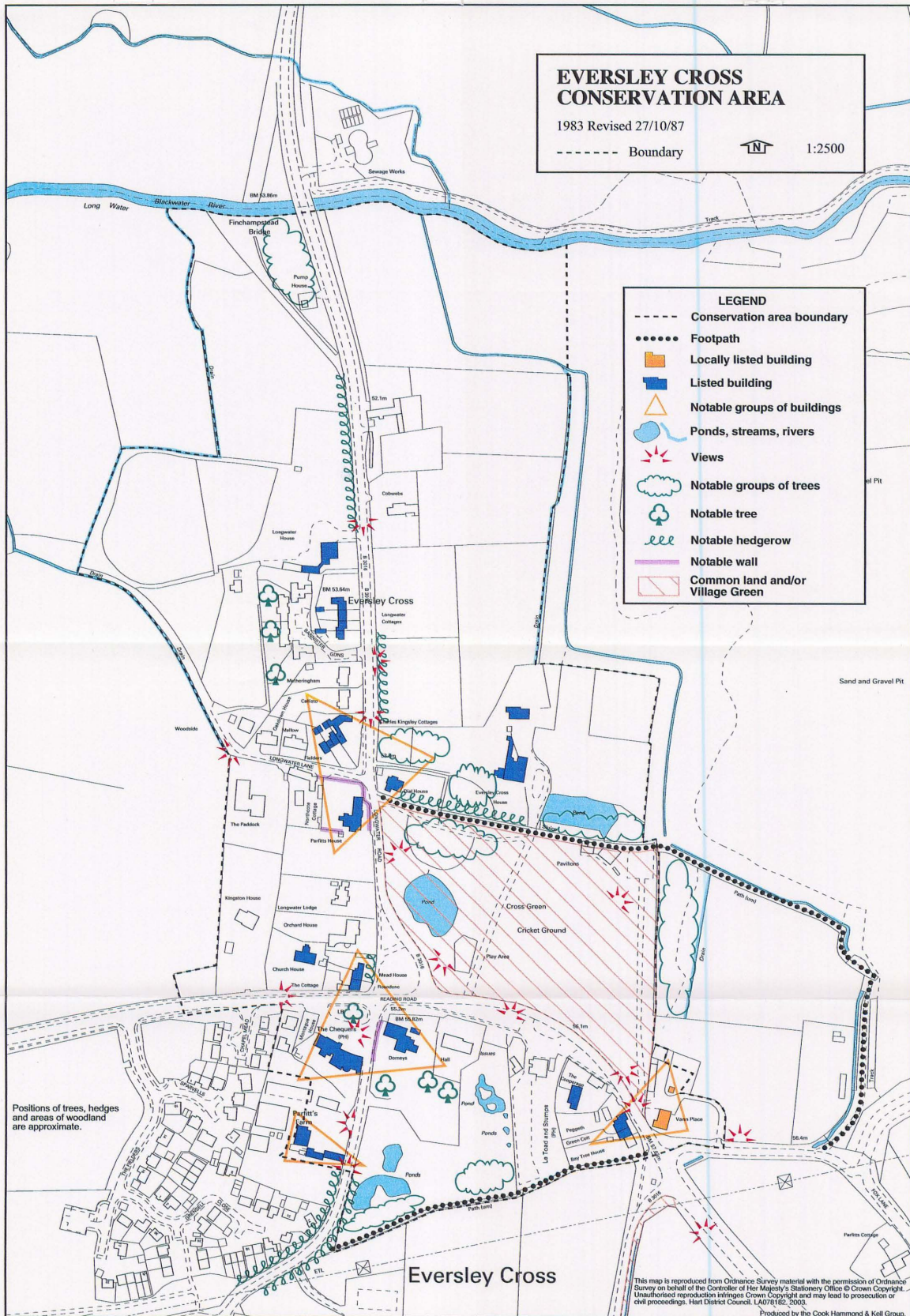
----- Boundary



1:2500

LEGEND

- Conservation area boundary
- Footpath
- Locally listed building
- Listed building
- Notable groups of buildings
- Ponds, streams, rivers
- Views
- Notable groups of trees
- Notable tree
- Notable hedgerow
- Notable wall
- Common land and/or Village Green



Positions of trees, hedges and areas of woodland are approximate.













Eversley Cross

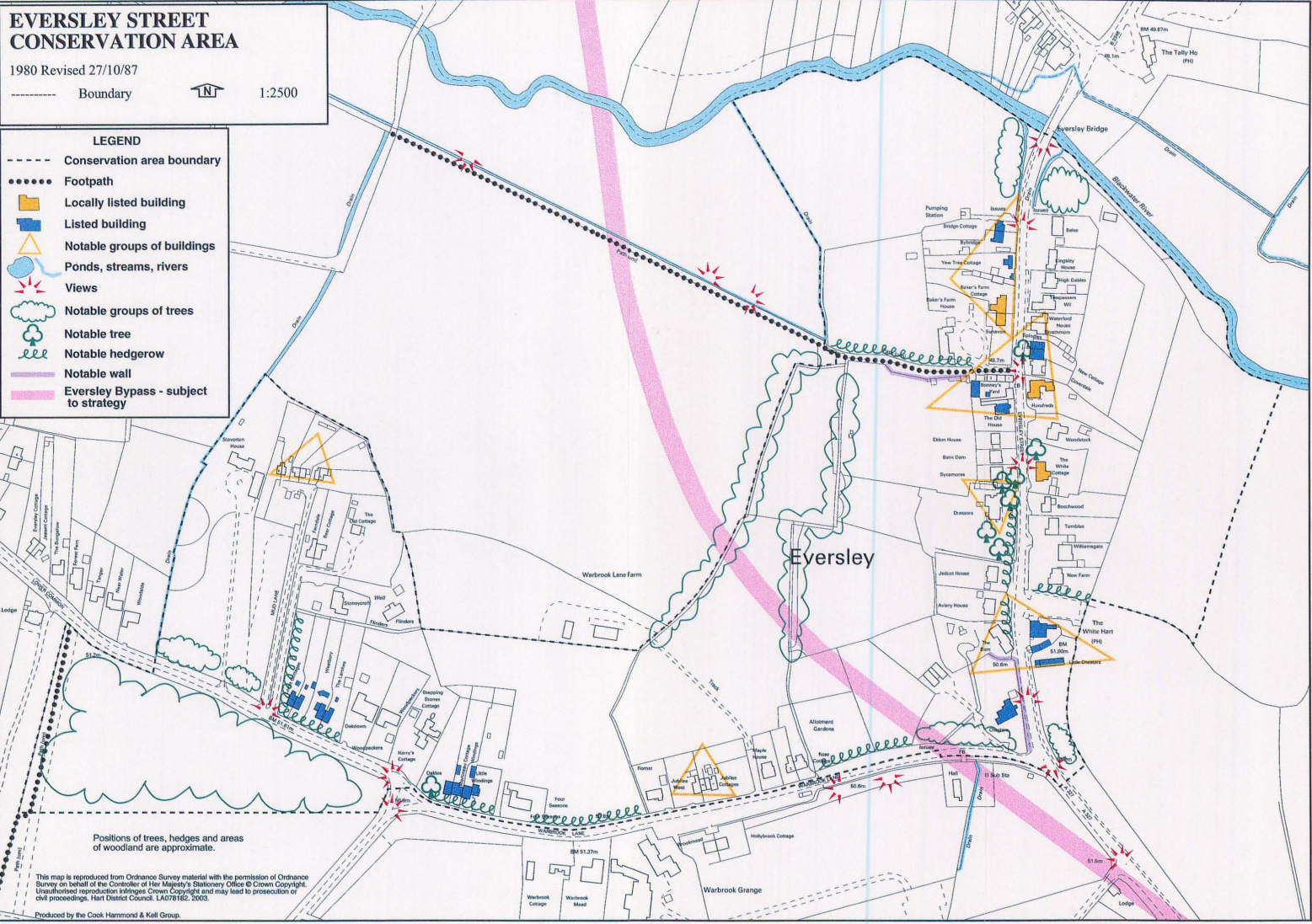
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EVERSLEY STREET CONSERVATION AREA

1980 Revised 27/10/87

Boundary  1:2500

- LEGEND**
-  Conservation area boundary
 -  Footpath
 -  Locally listed building
 -  Listed building
 -  Notable groups of buildings
 -  Ponds, streams, rivers
 -  Views
 -  Notable groups of trees
 -  Notable tree
 -  Notable hedgerow
 -  Notable wall
 -  Eversley Bypass - subject to strategy



Positions of trees, hedges and areas of woodland are approximate.

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