

# **GREYWELL CONSERVATION AREA CHARACTER APPRAISAL**

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## 1 INTRODUCTION

### 1.1 The Greywell Conservation Area

The Greywell Conservation Area was designated in 1972 and subsequently extended in 1988. On the east side of the road a broad belt of meadow separates the settlement from the wooded banks of the River Whitewater, and located at the southern corner of this open space is the Norman church of St Mary. To the north beyond the Fox and Goose Inn is an attractive group of cottages and the former Royal Oak public house. This cluster of buildings forms an attractive gateway to the village from the north. In the south the boundary extends as far as Manor Farm and the conservation area also includes part of the Basingstoke Canal and Greywell Tunnel.

Most of the buildings in the conservation area are listed and have mainly residential or agricultural uses.

### 1.2 Summary of key characteristics and issues

This Character Appraisal concludes that the key *positive* characteristics of the Greywell Conservation Area are:

- A high concentration of listed buildings;
- Small rural village with an active community;
- Church Cottage is a 15<sup>th</sup> century medieval hall and is listed grade II\*;
- Use of red brick, tile and timber framing;
- Historical connection to Greywell Tunnel which is now the most important roost for natterer bats in Britain;
- A number of agricultural buildings and a working farm;
- Buildings tend to be on the western side of The Street allowing views over the fields towards the river.

### The Management Proposals make the following Recommendations (summary):

- Underground overhead wires;
- Consider traffic calming and road safety measures;
- Maintain traditional boundary treatments;
- Prevent any further losses of front gardens to car parking;
- Control the quality of new development;
- Protect the trees and landscape in and around Greywell;
- Amend the conservation area boundary as follows:
  - Add Old Pound Cottage in Hook Road, a listed building, and its garden and School House, Dorchester Way;
  - Add Deptford Cottage, Deptford Lane;
  - Extend the conservation area south to include Greywell Mill.

### 1.3 The planning policy context

Conservation areas are designated under the provisions of Section 69 of the *Planning (Listed Buildings and Conservation Areas) Act 1990*. 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”.*

Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of these conservation areas. Section 72 also specifies that, in making a decision on an application for development within a conservation area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area.

In response to these statutory requirements, this document defines and records the special architectural and historic interest of the Greywell Conservation Area and identifies opportunities for enhancement. It is in conformity with English Heritage guidance as set out in “*Guidance on conservation area appraisals*” (August 2005). Additional government guidance regarding the management of historic buildings and conservation areas is set out within “*Planning Policy Guidance 15: Planning and the Historic Environment*” (PPG15). Government advice on archaeology, which is relevant to the Greywell Conservation Area, is set out in “*Planning Policy Guidance Note 16: Archaeology*” (PPG16).

This document therefore seeks to:

- Define the special interest of the Greywell Conservation Area and identify the issues which threaten the special qualities of the conservation area (in the form of the “Character Appraisal”);
- Provide guidelines to prevent harm and achieve enhancement (in the form of Management Proposals).

#### **1.4 The local policy framework**

These documents provide a firm basis on which applications for future development within the Greywell Conservation Area can be assessed. The omission of any feature in either the appraisal or the management proposals does not imply that it is of no interest, and because both will be subject to regular review, it will be possible to amend future documents accordingly.

It should be read in conjunction with the wider development plan policy framework as set out in The Hampshire County Structure Plan (Review) 1996-2011 and Hart District Council’s Local Plan, adopted in December 2002.

In the Local Plan, Inset Map No. 11 confirms that the following policies apply to the whole settlement of Greywell, including the conservation area:

- There is a settlement boundary which is drawn fairly tightly around the built-up area of the village;
- The Whitewater valley is designated as a Riverine Environment and an SSSI protecting its nature conservation, landscape or recreation value;
- Additional policies protect the Basingstoke Canal and its surroundings.

The 2002 Local Plan will shortly be replaced by a new *Local Development Framework*. This new planning system was established by the Planning and Compulsory Purchase Act

2004, which abolishes Structure and Local Plans and replaces them with *Local Development Documents*. More information about this important change to the planning system can be found on the District Council 's website: [www.hart.gov.uk](http://www.hart.gov.uk).

### **1.5 Article 4 Direction**

An Article 4 Direction was served in January 1988 in the Greywell Conservation Area. The aim of the Direction was to prevent the conservation area from being incrementally spoilt by unsympathetic changes which might otherwise have been allowed automatically under house owners' "Permitted Development" rights. The Direction means that planning permission is required for a variety of works as follows:

- Extensions, improvements or other alterations to a dwelling house;
- Alterations to existing boundaries, or the creation of new boundaries.

A copy of the Article 4 Direction can be viewed at the Planning Department, Hart District Council, Fleet, and a more detailed summary of the Direction is included at Appendix 2.

### **1.6 Community involvement**

This document was initially drafted following a meeting with representatives from Greywell Parish Council on 2<sup>nd</sup> March 2007, when the extent of the conservation area boundary was discussed, along with some of the main problems and issues which face the community. Following this meeting, a first draft was agreed with the District and the document was then put on the District Council's website from 12<sup>th</sup> June 2007. A Parish meeting was held in November 2007. After the completion of this period of public consultation, the final draft was produced and the document illustrated and printed.

## **2 LOCATION AND LANDSCAPE SETTING**

### **2.1 Location and activities**

Greywell is a small village that lies on the west bank of the River Whitewater, six miles east of Basingstoke and 1.5 miles west of Odiham. The conservation area boundary encompasses most of the properties fronting The Street and Hook Road, as well as the south side of Deptford Lane.

Greywell is primarily a residential and agricultural village with a working farm in the south of the conservation area. The conservation area has one public house, the Fox and Goose on Hook Road. The village hall on the west side of The Street is very busy and maintains the active community spirit in the village. Greywell has no school at present, however children's activities are held at the church and the village hall.

Local residents are concerned about the fast and frequent traffic which travels through the conservation area, particularly large lorries which are misdirected down Hook Road, Greywell rather than Hook Road, North Warnborough.

### **2.2 Topography and geology**

Greywell lies on the western valley side of the River Whitewater and the fringing farmland. Consequently the land gently rises to the west of the village with a high point at Greywell Hill. The road through the village generally follows the 85m contour, gently curving towards the west at Manor Farm.

The geology below Greywell is mainly the chalk bed of the North Downs to the south with the Reading beds and London clays to the north. The Whitewater is a north flowing salmonoid river, which rises at Bidden, flowing into the Blackwater and eventually into the Thames. The chalk aquifers which feed the river also supply drinking water to the surrounding population via the Greywell pumping station just outside the conservation boundary on Deptford Lane. The need for increasing supply to meet growing population demands has had a detrimental effect on river flows and a 3 year study of the effects of abstraction on the river and its valley's hydrology and ecology is currently being pursued by Natural England, the Environment Agency, SE Water, Hampshire Wildlife Trust and the Whitewater Valley Preservation Society.

### **2.3 Relationship of the conservation area to its surroundings**

Greywell is surrounded by undulating countryside that is part cultivated and part wooded and is noted for its agricultural value and landscape quality. The eastern boundary is defined by the River Whitewater and its valley side, and the land rises on the opposite side of the river where it levels again towards the southern end of North Warnborough. Less than one mile to the north is the M3 motorway. West of the village is Greywell Hill Park, the estate of Lord Malmesbury.

The conservation area boundary has been drawn to include the open spaces to the east and west of The Street and the field to the south of Dorchester Way, because they form the setting for the village and provide clear views to and from it, highlighting the importance these areas have on the character of Greywell.

## **2.4 Biodiversity**

Included in the conservation area is Greywell Fen, which is a Site of Special Scientific Interest (SSSI). The Fen is described as a calcareous valley mire that extends for approximately 2km along the headwaters of the River Whitewater. The area downstream from Deptford Bridge is described as wet fen meadow with the exception of an area of Carr woodland alongside the Basingstoke Canal. There is a rich variety of flora including meadow species such as cowslip and greenweed. One small area supports a few species of Fragrant Orchids. In visual terms the section of the SSSI within the conservation area provides an important backdrop to the village. Greywell Moors, which lie to the east of the river Whitewater, on the edge of the conservation area, are managed by the Hampshire and Isle of Wight Wildlife Trust.

A short section of the Basingstoke Canal has been included for its historical significance to the village as well as its visual quality. This area also encompasses parts of two SSSIs. These are the Greywell Tunnel, which provides a haven for the largest population of bats in Britain and also the canal environment itself, which supports a unique ecosystem of rare flora and fauna.

### 3 HISTORIC DEVELOPMENT AND ARCHAEOLOGY

#### 3.1 Historic development

The place name Greywell means “the badgers’ spring or stream”. The village is not mentioned in the in Domesday Survey but was probably included under Odiham. This records 137 villagers, 60 borders and 40 plough teams, suggesting that the village was a small but established agricultural settlement of Saxon times or earlier. On all sides of the village one finds a number of ancient chalk pits used to lime the marl top soil of the fields, this was practiced by the Saxons and the Celts before them.

It is thought that the Church of St. Mary, at Greywell, beside the Whitewater, was one of the two churches within the Manor of Odiham mentioned in the Domesday Survey in 1086. The Church of St. Mary the Virgin is of Norman origin and was built in the 12<sup>th</sup> century being linked with Odiham Parish until 1901 when it became a separate ecclesiastical parish. The narrow 13<sup>th</sup> century Early English chancel-arch is a prominent feature. There are visible remains of several consecration crosses dating back to the period of the Crusades on the stonework to the left outside the church door. Church House, beside the lych gate on The Street, Greywell is believed to have originally been the priest's lodgings.

The village was the ancient demesne of Henry II but subsequent kings were absentee landlords who used the Manor of Greywell as patronage. King John granted it to his favourite, Alan Basset, in 1204, the founder of the family of Basset of Wycombe. On the whole national history passed Greywell by, although at the time of the English Civil War, there was a small battle at Mourn Hill on the Top Road.

The population of Greywell has shrunk dramatically from its peak in around 1347 when it was estimated to be around 405 people. However a sharp fall is recorded after this date and by 1450 the population had fallen to 202. It is likely that Greywell is therefore a “shrunk village” which has never subsequently reached its early medieval peak. It has been suggested that the bumps in the field on the south side of The Street is likely to be a remnant of this larger settlement and therefore early medieval in origin.

For many centuries the main occupation of the village was farming. Cereal crops were grown and ground for flour at the Greywell Mill that has stood on the River Whitewater in its present form since the 18<sup>th</sup> century although there has probably been a mill in that location for hundreds of years before that. From the 16<sup>th</sup> century onwards, hops were grown to flavour the beer. Hop growing was an important part of agriculture in north Hampshire in the 18<sup>th</sup> and 19<sup>th</sup> centuries, and many acres of land in the vicinity were used for its production. Hop picking was a popular activity, and in the 19<sup>th</sup> century schools would close and families would flock to the hop gardens. The hops would then be taken to a local brewery, of which the Kings Brewery at Odiham would have been the most likely customer.

The construction of the Basingstoke Canal in the late 18<sup>th</sup> century began to gradually have an impact on the village. Although intended to connect London with Portsmouth and Southampton, financial problems meant the canal ended at Basingstoke. When it was first surveyed, the Basingstoke Canal was to have passed around the north side of Greywell Hill without a tunnel. However, the Rt Hon Earl Tylney put forward objections to the Parliamentary Bill that the proposed line of the canal would cut off some of his lands from Tylney Hall, so the line of the canal was altered to pass through Greywell Hill. The canal made the transportation of crops and other farm produce easier and also increased the

market for the goods. It was not until 1880 when Robert Milford established a timber wharf and coal merchants on the banks of the canal near the tunnel that the process of industrialisation, which had transformed the rest of the country, began to touch Greywell.

However, the canal was never a commercial success, and it changed ownership fourteen times and eight different companies went into liquidation. In 1932 the partial collapse of the Greywell Tunnel effectively reduced the navigable length of the canal and in 1949 commercial traffic ceased. A number of stretches were subsequently sold, filled in and built over.

Today Greywell is a popular residential village, notable for its many listed buildings, its very early church, and the meandering course of the river Whitewater and its many mill leats.

### **3.2 Archaeology**

The Archaeology and Historic Buildings Register for Greywell records the following features:

- Neolithic flint implements were found west of Springhead. They include quantities of arrowheads, polished axes and chipped axes;
- Large quantities of Roman pottery were found during pond creation at Whitewater Marshes between Greywell Mill and Bidden Water. They are believed to have originated in the first century A.D and are now stored in the Basingstoke Museum;
- Bronze Anglo-Saxon saucer brooch found in the bed of the River Whitewater in 1970;
- The Mound in the field opposite Malt House and Southfields is said to be the site of the Higgens and Toll family mansion, destroyed in the late 18<sup>th</sup> century.

## **4 SPATIAL ANALYSIS**

### **4.1 Layout and street pattern**

Greywell is a linear village without any obvious centre. The main road through the village runs approximately north-south and is called Hook Road to the north and The Street to the south. From these roads two smaller lanes run off at right angles to the east: Dorchester Way and Deptford Lane.

Entering the village from the north along Hook Road most of the buildings are situated along the eastern side of Hook Road. At the junction of Deptford Lane and The Street the Fox and Goose pub marks the first of the houses on the western side of the road while the absence of buildings on the eastern side allows views over the fields towards the river, providing an open character.

The building pattern is one deep along the roadside with little modern infill except on the fringes of the village. The village has a high number of listed buildings, arranged primarily set back slightly from the lane, facing the street and with small front gardens. Generally these have back gardens which stretch to the boundary of the conservation area on the western side of The Street, usually defined by the beginning of Greywell Hill Park. The larger houses have extensive gardens, mostly concealed by high flint walls or trees and shrubbery. As a desirable location, there may be pressure for the development of some of these larger back gardens which could be detrimental to the spacious character of the conservation area.

### **4.2 Open spaces, trees and landscape**

The largest and most significant open spaces in the conservation area are the fields on the eastern side of The Street. In particular, the field south of Weston House allows views from The Street to the church, the river and the listed cartshed and barn at Weston House.

The field between the village hall and Malt House opens up this side of the road and a footpath leads to the land behind the houses here. There is a well-used network of paths and bridleways that encircle and cross the village providing access and views from the village into the surrounding countryside.

There are a variety of trees and hedges within Greywell which form an integral part of the street scene. Most of the trees in the conservation area are found in the gardens of the houses situated along the road. In some places trees and greenery are used to screen houses from the street such as Marlow Lodge. There is a very large Cedar of Lebanon in the garden of Cedar Tree House that is believed to be around 250 years old. The trees in the church yard are particularly significant as they can be seen from much of the village from the north over the fields. The trees along the river valley are also important as they form the backdrop to the village.

### **4.3 Focal points, focal buildings, views and vistas**

#### Focal points

Because the conservation area has so much open ground, the overall character tends to be of an unplanned, rural settlement, with buildings taking a lower priority in visual terms than

the landscape and trees. However, a few parts of the conservation area do provide a focus, often associated with human activity. These are:

- At the intersection of Hook Road, the Street and Deptford Lane, outside the popular Fox and Goose Public House.
- On the Street, where only the west side of the road is built up allowing views across the fields and attracting walkers and dog-owners.

#### Focal buildings

The large amount of open space in the village allows a few buildings to stand out as focal points, of which St Mary's Church is the most important. This building sits in the south of the conservation area close to the eastern boundary and is accessed by a path running past Church Cottage from The Street. The open fields on that side of the village allow views of the church from footpaths and the road.

Church Cottage is also an important building in The Street, due to its location and the impressive timber framing on its principal elevations. The listed barn and cartshed at Weston House are situated in the middle of the green space on the eastern side of the conservation area, allowing good views of them from the open spaces to the south.

#### Views and vistas

Of importance are the open spaces (described in 4.2 *Open spaces, trees and landscape*) which relieve the linear street scene and allow views across to the river. Views of special note are:

##### *From the north:*

- The views from The Street towards the river;
- The views of the church from The Street;
- Views from the footpaths on the eastern side of the conservation area towards The Street;
- View from The Street over the field adjacent to the village hall;
- Views towards Deptford Lane from the fields to the north of the canal;
- Views from The Street south of Manor Farm over the surrounding fields.

These views are all marked on the Townscape Appraisal map.

#### **4.4 Boundaries**

The nature of boundary treatment appears to be in the main either small cut hedges, low timber fencing, simple plain low brick walls or a combination of these which are all relatively unobtrusive. Low brick walls can be seen along Deptford Lane outside The Old Chapel with the wall outside The Ford being higher at around 1.5 – 2 metres. A significant 2 metre high brick wall runs along The Street screening Manor Farm from the road.

In the southern area of The Street, the cottages have very small front gardens or yards which are divided from each other with hedges or picket fencing. Where the gardens are larger the boundaries are marked by low brick walls such as those at The Old Cottage and Meadow Cottage often with a wrought iron gate. Further north on The Street there is very low brick walling outside the Malt House and Malthouse Cottages. Around the Fox and

Goose Public House there are several high hedges and hedging remains common further north in the conservation area. Gates tend to be traditional timber four or five bar gates, or simple timber palisade gates, mostly in keeping with the rural location. There are examples of more modern materials, such as the barbed wire fence to the fields east of The Street, none of them particularly obtrusive

Also of note is the very attractive stone and timber lych gate which marks the public footpath from The Street to St. Mary's Church.

#### **4.5 Public realm**

Greywell is a small rural village and the public realm reflects the countryside setting and informal character of the settlement. There is, for instance, no street lighting. Along much of The Street there are pavements although in some places on the fringes of the village there are just grass verges. Plastic black and white bollards protect some of the grass verges, although in some places large vehicles passing through the village have eroded the banks and verges. Footpaths are marked by wooden finger posts and access is often via V-shaped wooden stiles, both of which are in keeping with the rural character of the conservation area.

Other features of note are:

- Street signs are small and unobtrusive, and are generally plastic with black lettering on a white background;
- Many wooden telegraph poles with overhead wires;
- A red cast iron post box is located on The Street south of Malt House and there is a red K6 telephone box outside the Fox and Goose Public House;
- A wooden bench sits close to the path leading to the church and is well placed for views across the fields towards the river.

## **5 THE BUILDINGS OF THE CONSERVATION AREA**

### **5.1 Building types**

Greywell contains a pleasing mix of residential houses and cottages with a variety of agricultural buildings. The village hall, the Fox and Goose Public House and St. Mary's Church are the only variations from these types. There are several larger houses including Manor House, Church Cottage, Dower House, Malt House and The Ford. The other residential properties are more modest houses or cottages.

### **5.2 Listed buildings**

There are 31 listed buildings or entries in the conservation area, all of them grade II apart from the church and Church Cottage, which are both listed grade II\*. The Church of St. Mary the Virgin has 12<sup>th</sup> century origins, and retains a small aisle-less nave with a western tower and a rebuilt chancel. The walls have stone quoins and are rendered while the chancel is built of lint with stone dressings. A 15<sup>th</sup> century rood stair projects on the north side as a semicircular turret with chequered walling of white stone and flint. The tower is flint and red brick with massive brick corner buttresses. Inside there is a fine 15<sup>th</sup> century rood screen and an octagonal 15<sup>th</sup> century font. The north porch is Victorian, with a tiled gabled roof, a timber frame and a stone base.

The Malt House is a 16<sup>th</sup> century 2 storey timber-framed structure with a wide front on the western side of The Street. It embodies a later kiln superstructure that may have been used to germinate barley for malt or adapted to dry hops. The red tile roof is half hipped at the south end above a gable which is tile-hung on the first floor in decorative patterns. The front wall is a jettied timber frame on curved brackets, with close studding denoting its high status. The front gable to the north is also half hipped and has a later wall on the ground floor in line with the overhang of the jetty. The brick infill is mainly herringbone and the front is considerably masked by a wisteria creeper said to be around 150 years old.

Of note is the Greywell Tunnel Portal which is listed grade II. The entrance to the canal tunnel was built in 1792 with a façade of red brick in English bond and a round arched opening with a stone keystone. The parapet gently curves with rusticated square brick piers at either side. Above the arch is a rectangular panel with the words: 'GREYWELL TUNNEL BUILT 1792'.

Of the smaller residential listed properties, of note are Barracks Cottages on Hook Road which date to the 17<sup>th</sup> century. The L-shaped block is made up from two attached timber-framed structures with the front clad in red brick with blue headers dated 1721. The roof is covered in red tiles and is half hipped at each end, and the wing extending to the east has exposed timber framing and brick nogging. The south gable has blue brick headers with the large figures 1721. The windows to the front are replacement diagonal leaded lights.

Other examples include Vine Cottages on The Street, of which nos. 3 and 4 are 17<sup>th</sup> century two storey timber-framed cottages with tile hanging to the upper floor and a brick face to the ground floor.

Listing also covers a number of agricultural buildings, such as the barn and cartshed at Weston House, and a barn at Manor Farm.

### **5.3 Locally listed buildings**

There are two buildings of local interest in the conservation area. Northbourne is a 19<sup>th</sup> century two storey three bay house built of red brick. The roof is steeply pitched and covered with clay tiles with a stack at one end. In the centre is a brick porch with a pitched roof and a very plain timber boarded door.

The Old Post Office on Deptford Lane is another 19<sup>th</sup> century cottage of three bays. The eastern bay is a later extension and a straight joint can be seen directly underneath the chimney stack here. The original chimney stack sits on the ridge at the western end of the roof. The brickwork on the earlier bays is Flemish bond with a string course of blue brick headers. The central bay has a porch of brick and timber with a clay tiled roof. The windows are replacement timber casements.

### **5.4 Positive buildings**

There are two unlisted historic buildings (The Lodge and The Old Chapel) in the Greywell Conservation Area which make a *positive* contribution to the character and appearance of the conservation area. These buildings have been identified during the survey process and, as recommended in PPG15, are recorded on the Townscape Appraisal map. There is a general presumption that positive buildings within the conservation area will be protected from demolition and the District Council will be especially vigilant when considering applications for alteration or extension.

The Lodge sits opposite Manor Farm and was built as a lodge house to Greywell Hill. It dates to the 19<sup>th</sup> century and is a small stuccoed dwelling with a bay window on the south side and a gable to the east. The stucco forms classical moulding on the walls appearing as very simple pilasters to the corners and shallow arches over the windows. The windows are side opening casements with leaded lights and on the first floor there are drip moulds over the window openings. The roof is pitched and covered in slates.

The Old Chapel on Deptford Lane is said to incorporate the remains of the Wesleyan chapel which once stood on the site. The chapel was built in the late 19<sup>th</sup> century and is shown on the map of 1896. On the front of the house are stone dressings of two tall tracery windows of which only the lower part has been used as a modern window opening. To the right of this is a stone arch which has its lower half blocked up to form an arched window. The house is asymmetrical with two gables to the front and a large chimney stack to the left of these. It is built of red brick with a slate roof and hipped dormers on the western side. The fenestration is irregular, perhaps using existing openings from the chapel building, although it is only the three windows on the front which have stone dressings.

### **5.5 Architectural styles, materials and detailing**

Most of the historic buildings in Greywell are in residential use, and most are notable for their use of timber framing or red brick. The timber-framed buildings are the earliest in date, being built before the 18<sup>th</sup> century when fashions changed and brick-faced buildings became more desirable. For example, Church Cottage originates from the 15<sup>th</sup> century and is a two storey L-shaped timber framed structure of two phases, the earliest phase being a medieval hall of two bays with a cross wing at the south end. At the south of this is a long east-west range of the second phase. The massive timber frame is jettied on the east side and on the west gable with arched braces, and the timber frame is infilled with brick

nogging and there is also some 18<sup>th</sup> century brick walling with blue headers. The fenestration is irregular with leaded casements.

The larger, more prestigious houses tend to be later, 18<sup>th</sup> or 19<sup>th</sup> century, and faced with red brick or stucco, such as Manor Farm House, which is a square red brick block built in the 18<sup>th</sup> century with later extensions. The south front is symmetrical arranged with three bays and Flemish bond brickwork, and above, the red clay tile roof is hipped.

There are also a number of more vernacular houses and cottages in Greywell, mainly facing The Street. These tend to be two storeys high with low eaves and casement windows, and very often they have brick facades which were applied in the 19<sup>th</sup> century cover earlier timber-framed structures. A popular decorative feature associated with some of the brick built houses is vertical clay tile hanging, such as can be seen on nos. 3 and 4 Vine Cottages and on the south gable of Malt House. Blue brick headers are also used to create a decorative effect in some places. Generally, when walls are painted they are in muted pastels or white, which suits the rural character of the area. Roofs are covered with gently undulating handmade clay tiles and are often hipped at one or both ends.

For the more modest cottages, the windows are almost always two or three light side-opening casements. Some of these windows are in dormer windows within the roof such as those at Meadow Walk. Simple boarded timber doors are common. By contrast, the higher status houses often have discrete Georgian details, including tall sash windows and panelled front doors such as those seen at Southfields.

The agricultural buildings are usually timber-framed, such as the barn at Weston House, faced with black timber weatherboarding. Red brick walling is used for the barn at Manor Farm. These buildings have simple forms, rectangular or even square, in some cases with aisles on one or both sides. Roofs are steeply pitched and covered in handmade clay tiles or corrugated iron. The unfortunately placed roof light on the barn at The Barn, adjacent to Weston House on The Street stands out as the building is viewed from a distance across the fields to the south.

## **6 Character Areas**

6.1 The Greywell Conservation Area divides into four character areas according to historical development, street pattern and layout; built form; and uses and activities. These are:

- Northern approaches;
- Deptford Lane and the Basingstoke Canal;
- The Street;
- Greywell Mill.

### **Character Area 1: Northern approaches**

*Key positives:*

- Fields alternate with housing;
- Views over fields south of Dorchester Way;
- V-shaped stiles provide access to footpaths;
- Simple timber fencing and hedges form most of the boundaries;
- Barracks Cottages, Holly Cottage, Dorchester Cottage and Rose Cottage form a pleasing group of timber framed cottages.

*Key negative characteristics/issues:*

- Overhead wires in many locations are obtrusive;
- Erosion of banks along Hook Road by large vehicles.

### **Character Area 2: Deptford Lane and the Basingstoke Canal**

*Key positives:*

- High banks and hedges create an enclosed feeling around the junction of Deptford Lane and The Street, with the area becoming more open moving east along Deptford Lane;
- Properties back onto the Basingstoke Canal and the river runs past the end of Deptford Lane;
- Greywell Tunnel was built in 1792 and is now an important habitat for bats;
- Footpaths along the canal and the river connect this area to the surrounding countryside;
- Most dwellings have front gardens making trees and vegetation significant features.

*Key negative characteristics/issues:*

- Erosion of banks by traffic;
- Quality of new development and alterations to unlisted buildings.

### **Character Area 3: The Street**

*Key positives:*

- Linear settlement with buildings located along the roadside;
- Most cottages have very small front yards;
- Most buildings located on the western side of The Street allowing views over the fields towards the river;
- Almost every building in this area is listed, including St Mary's Church which is listed grade II\*;
- Boundaries often formed by low brick walls;
- Many barns and out-buildings reflecting the agricultural roots of the village and a working farm in the south at Manor Farm.

*Key negative characteristics/issues:*

- Overhead wires in many locations are obtrusive;
- Loss of front gardens to car parking;
- Speed of traffic;
- Some of the boundary treatments could be improved.

### **Character Area 4: Greywell Mill**

*Key positives:*

- Isolated location south of the main village;
- Includes Greywell Mill and part of the mill pond;
- Views over the fields back towards the village.

*Key negative characteristics/issues:*

- Modern farm buildings at Manor Farm.

## **7 ISSUES**

Greywell Conservation Area encompasses an attractive historic settlement of mainly residential and farm buildings. The Article 4 (2) directions in the conservation area have ensured that the historic buildings have been protected in the most part from unsympathetic changes. However it is also the successful relationship of the many older buildings and groups to their setting that is particularly important. Although development has occurred in the village, this is not readily apparent in the conservation area because most of the houses are situated along Dorchester Way and Deptford Lane and are therefore hidden from passing view behind the historic building line. Although much of this modern development is excluded from the conservation area, the views available within the village mean that it can still have an effect on the character. The modern infilling along the roadside in Hook Road does not always sit comfortably alongside the more historic dwellings although vegetation does go some way to screening the buildings from view. New housing also creates more issues with traffic and parking, further compromising the visual appearance of the conservation area.

The buildings in the conservation area are generally in good condition and the area is clearly a desirable area in which to live. However, there are a number of issues which need to be addressed if the conservation area is to be protected from unsympathetic changes:

### **7.1 The Relocation Underground of the overhead wires**

Most of the power and communication lines in the conservation area are overhead lines which hang from pole to pole along and across the road. Overhead wires are a dominant feature in many parts of the conservation area and seriously detract from the appearance of the village.

### **7.2 Traffic management**

The quantity and types of traffic that travels through the village and the speeds that are reached jeopardise road safety and detrimentally affect the amenity of the local residents.

### **7.3 Boundary treatments**

The boundary treatment of hedges, walls and fences is generally of a high standard within the conservation area. Due to the open nature of the village and the many long views which can be enjoyed within the conservation area boundaries are a significant part of the character of the area. Continuing encouragement of good design, suitable materials and compatibility with surrounding boundaries will ensure the rural character of the conservation area is protected.

### **7.4 Loss of front gardens to car parking**

The pressure for parking in the village, particularly with many families now owning two or more cars has led to a few front gardens being used as parking space. Many of the houses in Greywell only have very small yards to the front or are entered directly from the pavement and so the need to preserve the garden areas which do exist is increased. Loss of front gardens erodes the historic street pattern and has a negative effect on the appearance of the area from the street.

### **7.5 Quality of new development**

The conservation area has not been subject to a significant amount of infill development and where this has occurred it is on the fringes of the village. However, the pressure for development in the village remains an issue with the threat of losing the larger gardens to housing particularly significant. Further development could erode the character of the area by reducing open space, changing the historic form of development, and generating more traffic. Extensions to existing buildings are also an issue. The large extension to Bramble Bank on Deptford Lane, although outside the conservation area, is highly visible from parts of the conservation area.

### **7.6 Trees and landscape**

Greywell is a rural conservation area set in an landscape of national significance, as demonstrated by the designation of the Whitewater valley an SSSI. Additional policies protect the Basingstoke Canal and its surroundings, which also make a major contribution to the area's special character. The continued protection of the trees and landscape around Greywell must remain high of the District Council's list of priorities.

### **7.7 Conservation area boundary review**

As part of the appraisal process, the conservation area boundary was reviewed. It was considered that amendments could be made, as detailed in Chapter 9 *Issues and Recommendations*.

## **THE MANAGEMENT PROPOSALS**

### **8 INTRODUCTION**

#### **8.1 Format of the Management Proposals**

Part 1 of this document, the *Character Appraisal*, has identified the special positive qualities of the Greywell Conservation Area which make the conservation area unique. Part 2 of this document, the Management Proposals, builds upon the negative features which have been identified, to provide a series of Issues and Recommendations for improvement and change. Most, but not all, will be the responsibility of the Hart District Council, Greywell Parish Council or Hampshire County Council.

The structure and scope of this document is based on the suggested framework published by English Heritage in *Guidance on the management of conservation areas* (2005). Both the Conservation Area Character Appraisal and the Management Proposals will be subject to monitoring and reviews on a regular basis, as set out in Chapter 10.

## **9 ISSUES AND RECOMMENDATIONS**

### **9.1 The relocation of overhead wires underground**

Overhead telephone wires and telegraph poles tend to be dominant in parts of the conservation area, and it would be greatly advantageous if at some stage they could be removed and positioned underground.

Recommendation:

- Funding permitting, underground the overhead wires and remove the telegraph poles in the conservation area.

### **9.2 Traffic management**

Local residents are concerned about the fast and frequent traffic which travels through the conservation area, particularly large lorries.

Recommendation:

- Acting in partnership, the District Council and Hampshire County Council could prepare a Traffic Management Plan for Greywell, including a possible speed limit of 20mph in the Street, although implementation would be subject to the necessary funding becoming available.

### **9.2 Boundary treatments**

The boundary treatment of hedges, walls and fences is generally of a high standard within the conservation area. Due to the open nature of the village and the many long views which can be enjoyed within the conservation area boundaries are a significant part of the character of the area.

Recommendation:

- The District Council should encourage the use of traditional materials and details for all boundaries;
- The District Council should reinforce the rural qualities of the conservation area by encouraging the use of traditional details for walls and fences;
- The District Council should take enforcement action where property owners have not complied with the Article 4 Direction.

#### **9.4 Loss of front gardens to car parking**

The incremental loss of front gardens for car parking is a problem which could have an adverse effect on the special character of the conservation area although theoretically, these should have been prevented by the Article 4 Direction.

*Recommendation:*

- The District Council should encourage the use of traditional materials and details for all boundaries, but particularly those which face the highway;
- The District Council should reinforce the rural qualities of the conservation area by encouraging the use of traditional details for walls and fences;
- The District Council should take enforcement action where property owners have not complied with the Article 4 Direction.

#### **9.5 Quality of new development**

There are very limited opportunities for new development in Greywell due to the Settlement Boundary which is drawn fairly tightly around the built-up area of the village. In addition, the Whitewater valley is designated as a Riverine Environment and an SSSI designation protects its nature conservation, landscape or recreation value. Additional policies protect the Basingstoke Canal and its surroundings. However, there may be pressure for infill development which could have an adverse effect on the spacious character of the rural conservation area.

*Recommendations:*

- The District council will resist applications for new buildings within the Settlement Boundary where this would result in the loss of open space, or would adversely affect the setting of historic buildings (including listed and 'positive' buildings);
- Where existing buildings are to be redeveloped, the resultant new building should not increase the overall density of development on the site or result in the loss of existing garden space.
- New development should not result in a general increase in the urbanisation of the conservation area, and the rural qualities of the area should be preserved.

#### **9.6 Trees and landscape**

Trees are very important in the Greywell Conservation Area but there is currently no overall strategy to ensure their preservation. Some are already specifically protected by Tree Preservation Orders (TPOs), although the coverage of this protection is somewhat haphazard. Many of the important trees are in private ownership, in gardens which can only be glimpsed over high walls or other planting. Other trees, such as those which located along the valley of the river Whitewater, are extremely visible and make an extremely important contribution to the special character of the conservation area. These

trees are therefore particularly well protected, but no survey of the trees has ever been carried out and there is no record of particular species or their condition.

Because of the number of trees, and the difficulty of obtaining access onto private land, a full tree survey was not carried out at the time of the appraisal survey and the Townscape Appraisal map therefore does not include details of significant trees. For similar work in Odiham and North Warnborough, a local group (the Odiham Biodiversity Group) has offered to take over this task, and to work towards preparing a Tree Management Plan for the conservation area which could include the identification of species as well as individual trees which may need tree surgery. Recommendations for additional TPOs and further tree planting could also be made. It might be possible for this group, or for the local community in Greywell, to undertake these same tasks in Greywell.

*Recommendation:*

- Prepare a Tree Management Plan for the Greywell Conservation Area as detailed above;
- The District Council will continue to enforce the relevant policies to ensure that the very special landscape qualities of the Greywell Conservation Area are protected from unsympathetic change.

### **9.7 Conservation Area boundary review**

As part of the appraisal process, the conservation area boundary was reviewed. It was considered that amendments should be made as follows:

- Add Old Pound Cottage in Hook Road (a listed building) and its garden and School House, Dorchester Way (late 19<sup>th</sup> century building with historical significance);
- Add Deptford Cottage, Deptford Lane;
- Extend the conservation area south to include Greywell Mill (also a listed building), and the stretch of open land between the mill, the river Whitewater, and Manor Farm.

## **10 MONITORING AND REVIEW**

10.1 As recommended by English Heritage, this document should be reviewed every five years from the date of its formal adoption by Hart District Council. It will need to be assessed in the light of the emerging Local Development Framework and government policy generally. A review should include the following:

- A survey of the conservation area including a full photographic survey to aid possible enforcement action;
- An assessment of whether the various recommendations detailed in this document have been acted upon, and how successful this has been;
- The identification of any new issues which need to be addressed, requiring further actions or enhancements;
- The production of a short report detailing the findings of the survey and any necessary action;
- Publicity and advertising.

It is possible that this review could be carried out by the local community under the guidance of a heritage consultant or the District Council. This would enable the local community to become more involved with the process and would raise public consciousness of the issues, including the problems associated with enforcement.

## **APPENDICES**

- Appendix 1 Townscape Appraisal Map
- Appendix 2 Article 4 Directions
- Appendix 3 Bibliography
- Appendix 4 Contact Details

### **APPENDIX 1 TOWNSCAPE APPRAISAL MAP**

### **APPENDIX 2**

An Article 4 Direction was served in January 1988 in the Greywell Conservation Area. This removed certain "Permitted Development" rights and brought under planning control various alterations which would otherwise be allowed automatically. The types of development which are therefore now controlled are as follows:

- A – The enlargement, improvement or other alteration of the frontage of a dwelling or building, including works affecting a frontage roof slope;
- B – The erection, construction, alteration or demolition of a porch on the frontage of a dwelling;
- C – The erection, alteration or removal of any gate, fence, wall or other means of enclosure to the frontage of a dwelling;
- D – The exterior painting of any part of the frontage of a dwelling or building within the curtilage of a dwelling;
- E – The erection, alteration or removal of a chimney on a dwelling or building within the curtilage of a dwelling.

A copy of the Article 4 Direction can be viewed at the Planning Department, Hart District Council, Fleet.

### **APPENDIX 3 BIBLIOGRAPHY**

'Parishes: Greywell', *A History of the County of Hampshire: Volume 4* (1911), pp. 7679.

**APPENDIX 4            CONTACT DETAILS**

For further information, please contact the following:

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