



Odiham and North Warnborough Conservation Area Appraisal

August 2021

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Odiham Conservation Area is characterised by the layering of different architectural periods and styles, demonstrating an evolution of local vernacular architecture. The buildings are brought together in visual harmony by a common scale and relationship with the relatively narrow roads, interspersed with views through to the surrounding countryside, especially the medieval deer park.

North Warnborough Conservation Area is defined by its rural character and the waters that run through it; the bucolic Green forms a verdant setting for historic houses and barns of all ages, grouped close to the road or dispersed amid fields, whilst the river and canal, crossed by numerous bridges and fords, meander past the ruins of Odiham Castle.

1.0 Introduction

1.1 Purpose

Conservation Area Appraisals help Hart District Council, Odiham Parish Council and the local community to identify, conserve and enhance the special character of the distinctive historic environment. They do this by providing a clear framework against which future development proposals in the conservation area can be assessed.

Both Odiham Conservation Area and North Warnborough Conservation Area are addressed within this single appraisal in view of their shared history and shared landscape setting. Development on the outskirts of either settlement would likely impact the other and they are therefore considered together.

This conservation area appraisal draws on the rich history and in-depth knowledge of local people within the parish to set out what is special about the conservation areas; how the buildings, spaces and natural elements within them interact to demonstrate that character and how new development might better enhance that character.

In doing so, the appraisal supports Hart District Council's legal duty (under Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended) to prepare proposals for the preservation and enhancement of conservation areas and to consult the public about those proposals.


1.2 Navigating this electronic document


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
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
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 access the layered maps



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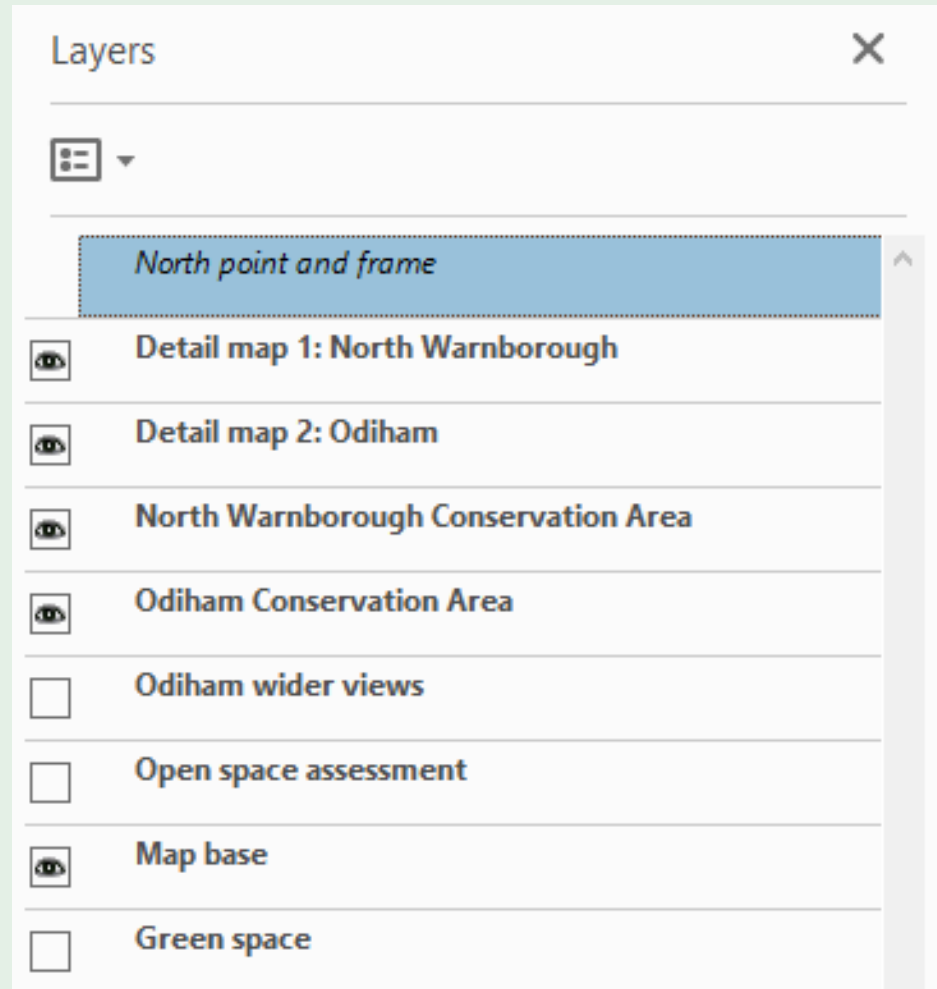
Interactive conservation area maps

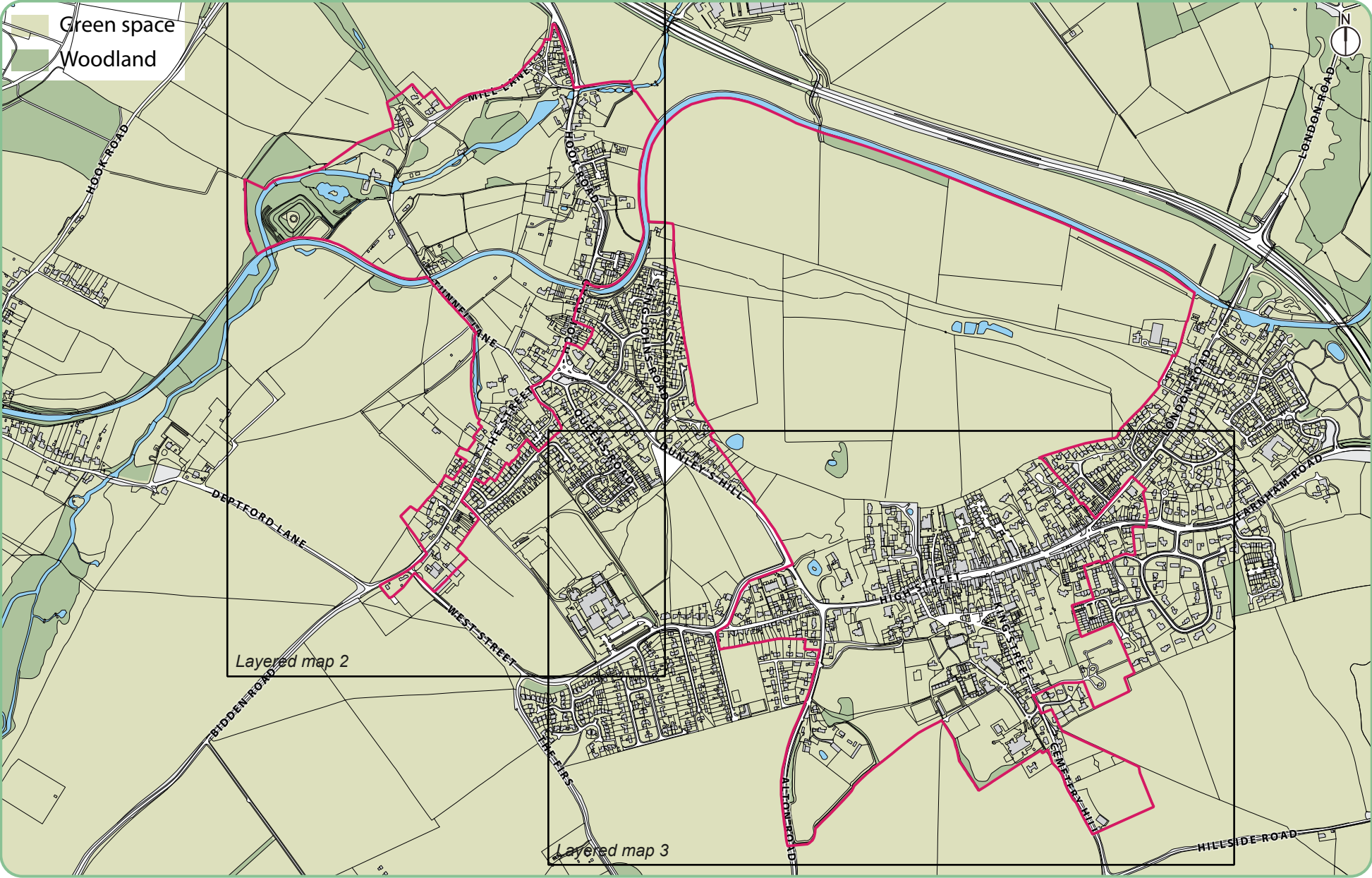
The interactive maps on the following page contains series of layers, each displaying a different piece of information. For example: listed buildings; historic Ordnance Survey maps; the conservation area boundary etc.

These layers can be hidden and revealed in any combination by using the 'layers panel', which is displayed by default on the left-hand side of the screen but can also be revealed by clicking the  symbol on the left hand side of the screen. Click on the small boxes alongside the layer names to hide or reveal them. An  displayed within the box indicates that layer is switched on.

To view only the layers for the active page, click  and choose 'list layers for visible pages'.

Note: layered maps do not currently work on some pdf readers, or on the version of Adobe Reader which is used on some mobile devices such as Ipads and mobile phones.

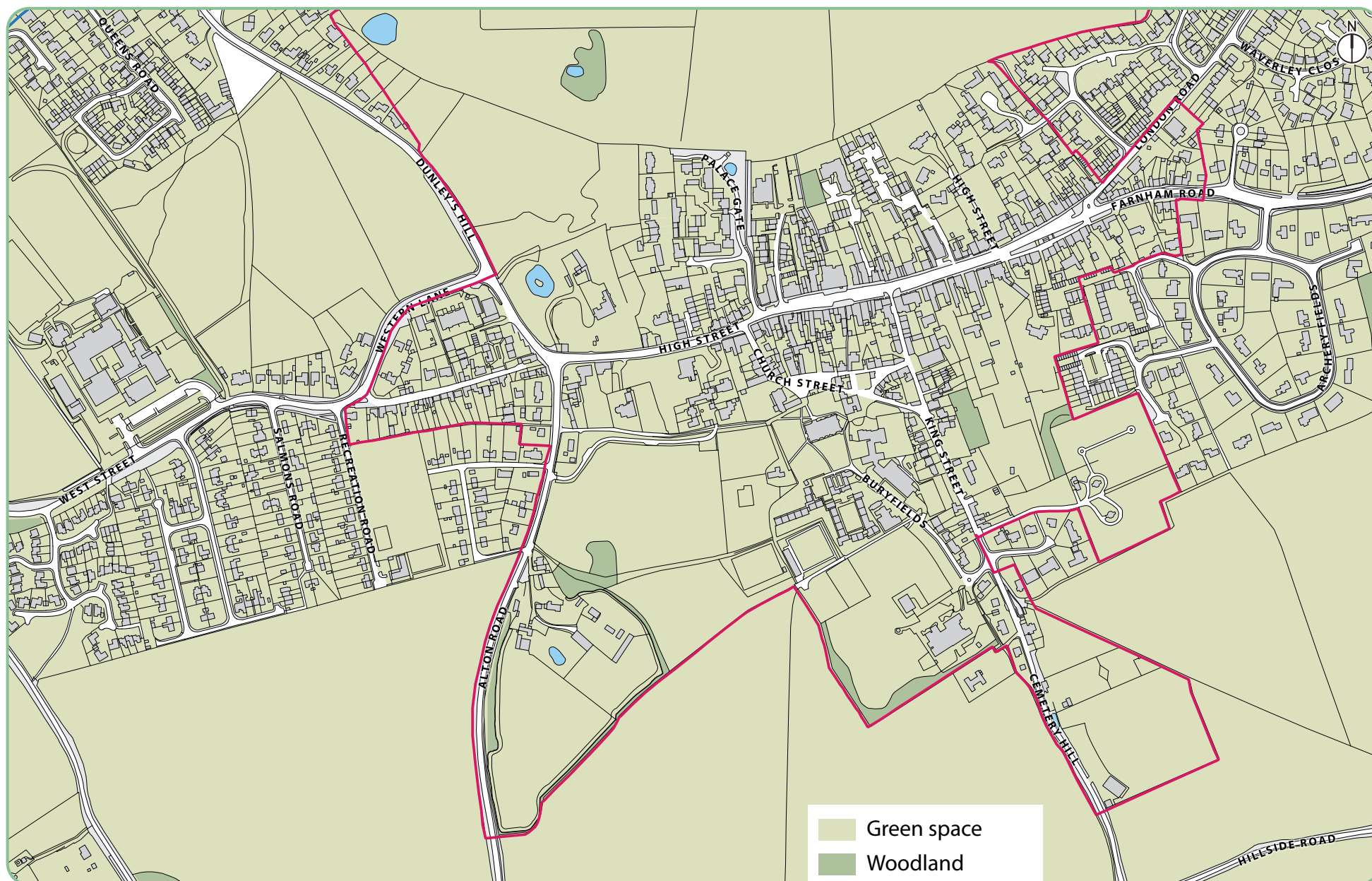




Layered map 1: Overall layered map of North Warnborough (left) and Odiham (right)



Layered map 2: North Warnborough (rotated)



Layered map 3: Odiham

2.0 Overview

2.1 Location and context

The villages of Odiham and North Warnborough lie in north Hampshire, just south of the M3 and the A287. The town of Hook is about two miles to the north, Basingstoke about eight miles to the west, and Farnborough about ten miles to the east. Odiham, a small town, is half a mile south-east of smaller North Warnborough. Whilst Odiham lies on edge of the chalk escarpment on the edge of the valley of the River Whitewater, North Warnborough is located in the valley itself. The river and the Basingstoke Canal run through North Warnborough. Both settlements are surrounded by countryside and are primarily residential. North Warnborough and Odiham conservation areas were designated in 1978 and 1979 respectively.



1896 edition of the Ordnance Survey (detail)

credit required

2.2 Odiham Conservation Area: summary of special interest

Odiham contains one of the most outstanding collections of historic buildings in the county and is of national significance for its collection of medieval buildings. Odiham was a royal manor from before the Norman Conquest, and as such benefitted from centuries of royal patronage. The town retains its medieval street pattern, including the wide High Street, which is lined with historic buildings and some areas of surviving medieval burgage plots (long plots with narrower street frontages). Many of the buildings are timber-framed, dating back to the fourteenth or fifteenth centuries, often with eighteenth-century facades. The Bury, the original location of the town's market, is also surrounded by historic buildings and is overlooked by Grade I All Saints Church, which has Saxon origins. Nearby, the Pest House is one of only five surviving seventeenth-century 'isolation hospitals' in the country. The conservation area also contains the southern section of a former royal deer park, later enclosed and bisected by the Basingstoke Canal and M3, which probably dates to before the Conquest.

2.3 North Warnborough Conservation Area: summary of special interest

North Warnborough has a string of listed and historic buildings along its length, and to the west, Grade I listed Odiham Castle, built by King John in the thirteenth century, is evidence of the village's ancient royal patronage. The conservation area also has two former mills, including The Mill House which, although dating back to the fourteenth century, probably sits on a yet more ancient site of one of eight mills noted in the parish's Domesday Book entry. There is an important collection of timber-framed buildings in North Warnborough, which retains its historic street plan. This includes the unusual Grade II listed Castlebridge Cottages, a terrace of twelve cottages dating to the fifteenth and sixteenth centuries; several medieval former hall-houses; and Grade II listed Thatched Cottage, a well-preserved cruck-framed house of c.1480 and one of the easternmost examples of cruck-construction in the country.

In addition to its collection of its historic buildings, North Warnborough's outstanding characteristic is its overwhelming rural quality; here, the natural landscape, the River Whitewater and the Basingstoke Canal permeate and meander through the historic settlement, creating a unique and idyllic conservation area. Warnborough Green, at the heart of the village, is a Site of Special Scientific Interest, bringing not only biodiversity, but beautiful views from one side of the conservation area to the other.

3.0 Summary History

The following text is intended as a summary only. The reader is referred to Appendix A for a detailed account of the history of Odiham and North Warnborough.

3.1 Early history

Local Celtic and Roman archaeological finds indicate the ancient roots of settlement in this area. Odiham is a spring-line settlement (one which forms around springs resulting from the meeting of permeable and non-permeable strata). North Warnborough owes its linear formation to the River Whitewater.

3.2 Medieval period

By the Norman Conquest, Odiham was a large royal estate with a royal residence—possibly located near today's Palace Gate in Odiham—and a deer park. The local economy was strong due to this royal patronage, and there were eight mills and a large chalk pit. Two churches are recorded, one on the site of the later All Saints Church (built in the thirteenth century), suggesting that Odiham might have had Minster status.

In 1205–12 King John built Odiham Castle in a bend in the River Whitewater to the north-west of North Warnborough. The castle was frequented by reigning monarchs for the next 250 years, and was included in the dowry of five queens. Due to the continued royal patronage in the area, the parish prospered and the fourteenth century saw the construction of many high-quality timber-framed buildings. Many of the buildings on the High Street and in the Bury in Odiham have medieval cores, and a considerable number of houses in North Warnborough are former hall-houses.

By the late Medieval period Odiham had grown to become a large market town serving the surrounding countryside, and North Warnborough a substantial settlement. In Odiham, long, narrow burgage plots stretched back from the High Street, where the market was held. The Bury was a smaller former market place between the High Street and the Church. The street plan is largely unchanged today.

3.3 Early modern period

Odiham and North Warnborough's prosperity continued throughout the sixteenth and seventeenth centuries, as did the construction of high-quality timber-framed buildings. A local brick-making industry developed over the course of this period, which produced bricks for local building projects. One such project was the erection in c.1530 of Odiham Place, a large mansion surrounded by ancillary buildings and a wall around its precinct. Around this time Odiham Castle fell into disuse and, by the early seventeenth century, it was a ruin.

In 1630 the manor was sold by Charles I to Sir Edward Zouche and soon thereafter the northern part of the deer park, known as Great Park, was disemparked to become agricultural fields. The southern grassland part of the deer park, Little Park, was retained as the park of Odiham Place, possibly for hunting. During the 1640s the parish, lying between Cromwellian Farnham and loyalist Basing House, was embroiled in the Civil War. The gatehouse and part of the mansion of Odiham Place were demolished in 1653 due to damage inflicted by Parliamentary soldiers in 1643.

Building in the seventeenth century included charitable activity by local gentlemen such as the construction of almshouses and a poor house that later became a pest house, where local residents and travellers with infectious diseases were housed (one of only five surviving examples of this type of building in Britain).

The steeple of Odiham church collapsed in 1647. The replacement tower, dated 1649, is a fine example of brick building in the style of the time.

In Odiham the last part of the 17th century and the years around 1700 saw notable achievements in domestic architecture - The Close, Marycourt, and the south facade of the rectory (today named The Priory).

3.4 Eighteenth century

During the eighteenth century, visible timber framing began to be seen as unfashionable, and buildings all over the parish were refaced with brick or stucco and given Georgian neo-classical facades. This included most of the High Street and many buildings in the Bury, as well as larger houses in both Odiham and North Warnborough. The quality of the Georgian craftsmanship is extremely high, and the houses newly built in this period very impressive, indicating the continued prosperity of this area. Towards the end of the century the High Street was turnpiked, resulting in the demolition of the earlier Market House and meat market in its centre, and a road was built over Dunley's Hill to connect Odiham with North Warnborough. The Basingstoke Canal was opened in 1798 and was intended to encourage the transport of local goods to London, via the River Wey Navigation at West Byfleet. However, the canal was not commercially successful and had little impact on the local economy.

3.5 Nineteenth century

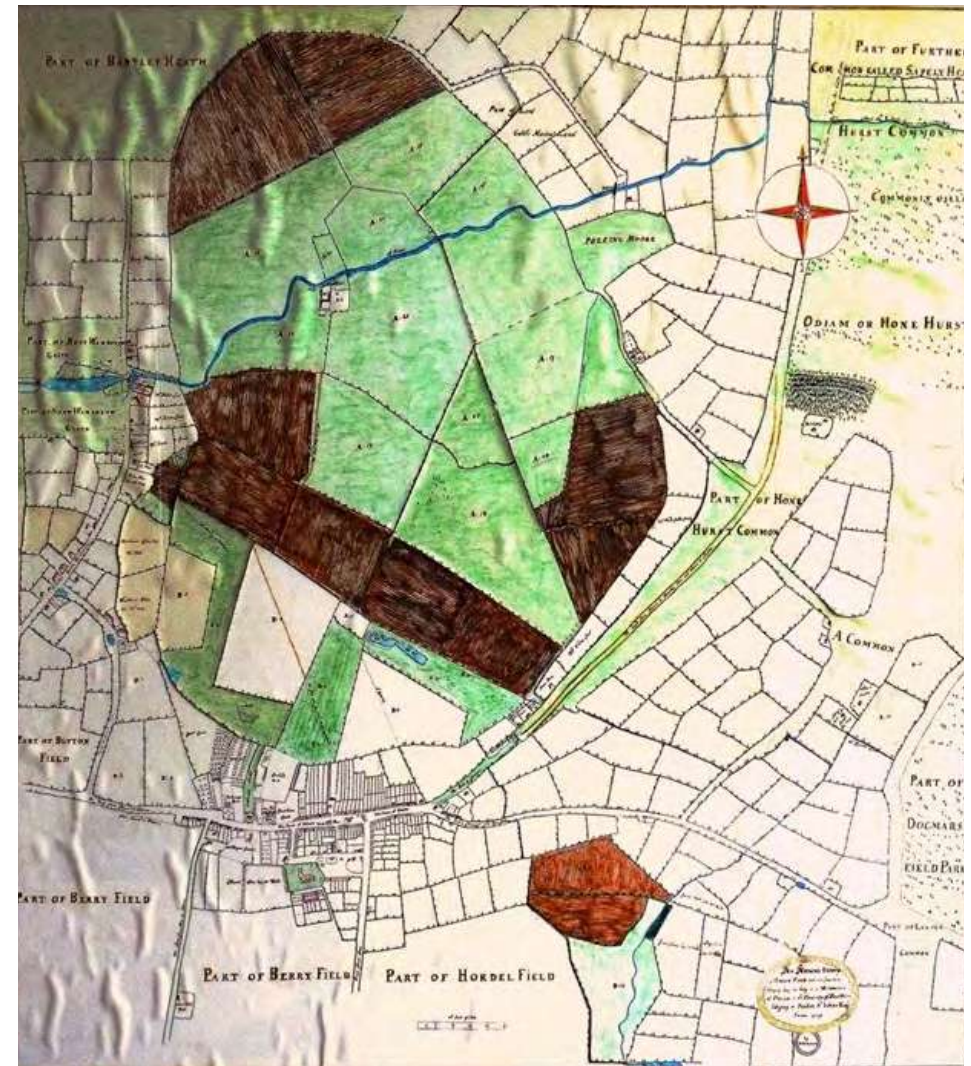
During the nineteenth century Odiham's brewing industry thrived, with the main brewery on King Street. There was a rise in population across the parish, but to a lesser extent than the rest of the country. With this rise in population came associated

buildings, such as non-conformist churches, a cemetery, schools and assembly rooms. Many modest cottages were built near the peripheries of Odiham, and around Warnborough Green.

3.6 Twentieth and twenty-first centuries

Major housing developments on the outskirts of Odiham and North Warnborough began in the 1920s, after the manor lands were divided and sold off. By the Second World War, housing had been built on Crownfields to the south-west of Odiham, along Dunley's Hill and to the east of North Wanborough. New housing continued to be built after the war, to the east and south of North Warnborough, and to the west and east of Odiham, together with a new secondary school to the west of Dunley's Hill.

Towards the end of the twentieth century, the rears of plots on the north side of the High Street began to be developed, which resulted in the loss of some historic burgage plots. This rear development between the High Street and Little Park has continued into the twenty-first century, but to a lesser extent.



Copy of Will Godson's Map of the Manor of Odiham in 1739, from All Saints Church, Odiham. This map is indicative only.

4.0 Character

The character of a conservation area is more than the style of any particular building type; character arises as a consequence of building types sharing a relationship with each other; how those buildings relate to characteristic street patterns; how spaces between those buildings are experienced; how open or well-treed spaces contribute to that area and the relationship with the surrounding landscape. This section seeks to define the character of the Odiham and North Warnborough conservation areas in those terms but it should always be considered that the collective contribution of these elements is more than the sum of its parts.

4.1 Spatial and urban analysis: Odiham

- Odiham retains much of its medieval street plan.
- The long, broad High Street creates space between the densely developed historic street frontages. The High Street roughly follows a 'spring line', which was probably responsible for the original formation of a settlement in this location. The High Street is where the market was held historically, and there was, in 1739, a market house in its centre. Although this was later demolished, the rest of the High Street's historic buildings largely survive.
- The High Street is particularly wide at the east end, where it has generous grass verges, contributing a more rural character, before it splits into London Road and Farnham Road.
- The High Street is lined with two- to three-storey shops and houses that mostly front directly onto the pavement. The building line is occasionally punctured by wide carriageways and narrow passages leading to the rear of the plots.



Passageway to the east of Stoney Cottage in The Bury



View from King Street toward the High Street

- Behind these buildings the urban grain breaks out into gardens, yards, workshops, sheds and barns, which have a more dispersed character.
- The north side of the High Street has some long plots, which are remnants of medieval burgage plots.
- The historic buildings of Palace Gate Farm attest to the site's former agricultural use, in contrast to the commercial and residential character of the rest of the High Street.

- On the south side of the High Street plots are shorter and less regular—some remnants of medieval burgage plots survive to the east of King Street.
- A long, straight, treelined footpath, called the Close, marks the southern boundary of plots on the south side of the High Street to the west of the Bury, separating the gardens from the agricultural fields to the south.
- The west end of the High Street is characterised by impressive detached houses set back from the road in large gardens. These are separated from the High Street by tall brick boundary walls, giving this end a more private, residential feel.
- The area around the Bury is characterised by narrow, winding streets leading to and from the irregularly shaped former market place, which is overlooked by the church.
- One- to two-storey buildings around the Bury are grouped in an irregular street pattern, with irregular spaces in between. The changes in ground level around Mayhill Junior School add to the picturesque quality.
- West Street is densely developed with modest, two-storey eighteenth and nineteenth-century cottages that front directly onto the road.



The Cross Barn, Palace Gate Farm, seen from the High Street



View westwards along West Street

4.2 Townscape details: Odiham

Architectural interest

- Most of the buildings on the High Street, the north end of King Street and in the Bury are of timber-framed construction, dating from the fourteenth to the sixteenth century. Many of their facades, however, are eighteenth century, with Georgian proportions and details.
- Where buildings have been refaced, timber framing is occasionally left exposed on side or rear elevations, as at No. 1 High Street.
- Some medieval buildings have retained their original features, such as small, horizontal windows; exposed timber framing; brick nogging and jetties.
- Those buildings that have been refaced in the eighteenth century, as well as those built in the eighteenth century, feature large sash windows, classical doorcases, stone string courses, and entrance porches with columns. Marycourt, on the High Street, features a scallop shell door hoods.
- Some historic shopfronts and shop windows, for example at No. 99 High Street.
- The oast houses on King Street have an unusual and characteristically tall roof form, serving as a reminder of Odiham's brewing history.



No. 78 High Street

- There is a variety of roof forms: gabled, hipped and half-hipped. Crooked rooflines betray the true ages of the buildings behind the Georgian facades. Roofs tend to be steeply pitched, suggesting that many earlier buildings were originally thatched.
- There is an abundance and variety of chimneys punctuating the rooflines, and occasionally visible on gable walls. Some are quite substantial, for example those of Queensmead, High Street.
- Several wide, historic carriage ways pierce the street frontage on the High Street, and lead to rear courtyards or rear plots.
- The modest nineteenth-century cottages along West Street have small casement windows with shallow brick arches above. These are often only two bays wide.

Building materials

- Red brick made from local clay is common.
- Many Georgian facades employ stucco.
- Timber framing is very common, either exposed or encased within later brick shells. The timber frame is either infilled with brick nogging or wattle and daub.
- Flint is occasionally used, for example, in boundary walls or at All Saints Church,
- Hung clay tiles, used to disguise timber framing, and handmade clay roof tiles attest to the local abundance of good clay.

Street furniture and public realm

- Traditional cast-iron street lights can be found in the High Street, The Bury, All Saints Churchyard, and King Street.
- Although almost all historic paving has been lost, the concrete paving and granite setts on the High Street have weathered and make a neutral contribution to the character of the conservation area.
- Reclaimed historic granite setts at the eastern end of West Street are characterful and make a positive contribution to the conservation area.
- There is a variety of public seating in wood and metal, which sit harmoniously in the townscape, and, less appropriately, concrete.
- Street and parking signage and bus stops are minimal and reasonably unobtrusive.
- Streets and open spaces are notably free from overhead wires and telephone poles, with the exception of West Street.



The stuccoed Georgian facade Gainsborough House and Pearsons, Nos. 67 and 69 High Street, conceals an older core



King's Restaurant on the High Street

Boundary treatments

The following historic boundary treatments contribute positively to the character and appearance of the conservation area:

- Historic boundaries are often marked by brick or brick and flint walls.
- At the west end of the High Street, tall, Grade II listed walls and mature trees behind them enclose the Priory and the Close. These create an enclosed atmosphere when entering the town from the west, which opens out into the main part of the High Street.
- Tall brick walls also create a sense of enclosure around the passageways leading of the High Street and through the Bury.
- There are a number of traditional metal ‘kissing gates’ associated with footpaths, such as the footpath from all the footpaths into the Deer Park along its southern edge.
- Clipped hedges bordering front gardens on Church Street contribute to the residential character of the Bury.
- There is a historic cob wall that marks the southern boundary of the plots between the High Street and the Close footpath. The wall has brick piers, brick coping and clay capping.
- Cast- and wrought-iron railings can be found throughout the conservation area; for example, at the east end of West Street, around the churchyard, and outside Marycourt (No. 43 High Street).



The historic north boundary wall of demolished Odiham Place, viewed from Little Park

- Toward the outskirts of town, along King Street, boundaries tend to be marked by planted boundary treatments and low wooden picket fences.
- The tall brick and flint wall known as the Deer Park Wall is an important historic boundary that was once associated with the sixteenth-century mansion Odiham Place (now demolished). It contains bricks of a variety of dates ranging from the sixteenth to the twentieth century

4.3 Open space, parks and gardens, trees: Odiham

Open space assessment

The character of Odiham Conservation Area is derived not just from the buildings in it, but also from open space inside and outside its boundaries. Open space contributes in three main ways:

- It allows views across the conservation area and forms the setting to its historic buildings;
- It defines the pattern of the historic settlement and its relationship to the landscape around;
- It may be of historical interest in its own right.

The extent of the contribution of individual parcels of open space depends on the way they are experienced. Hence, those which are visible in views from the streets of the conservation area or from public footpaths tend to be the most important.

Individual parcels of land are mapped on the interactive map at the front of this appraisal (and in the individual maps in the appendices) according to how much contribution they make to the character and appearance of the conservation area: strong, some, none / negligible. Those that are not or barely visible from within the conservation area and provide limited views into it have been assessed to make no contribution or a negligible contribution, and are not discussed below; however, they are noted on the maps.

Open space is defined as common land, farmland, countryside and recreational spaces (including allotments, school grounds, churchyards and cemeteries). In a residential conservation area like Odiham, private gardens can and do contribute to character; however, for the most part, private gardens are minimally visible from public spaces, except through glimpses. These glimpses and moments as one moves around the conservation area are an important part of its character and are considered more fully under the Views section. These, and the contribution of the trees within the gardens and the gardens' boundary treatments, are noted separately; therefore, private gardens are not included in this assessment of open space.

Open space within the conservation area

1 Little Park: strong contribution

Little Park was once part of the medieval royal deer park. It remains reasonably intact, despite having been severed from Great Park (outside the conservation area) by the Basingstoke Canal. It is now mostly grassland, with mature trees and hedgerows marking the historic field boundaries that date from when the park was enclosed in the eighteenth century. The park is of significant interest in itself, and it also allows views towards Odiham from the north. From here the private gardens, rear elevations and rooflines of the buildings to the north of the High Street and the tower of All Saints Church are visible across the historic park, as they would have been in past centuries.



View west in Little Park

2 Churchyard: strong contribution

The churchyard is of considerable historic interest, having been at the heart of the settlement and the community since Saxon times, and as the historic setting of the listed church, Pest House and almshouses. Along with the Bury, its open character acts as a foil to the density of the historic development immediately to the north and gives this area of the conservation area a quiet, rural character, in comparison to the busyness of the built-up High Street. The churchyard provides important close views of all of these listed buildings, and of the Bury, across to the back of the buildings on the High Street.



Open space of the churchyard, viewed facing east

3 *The Bury: strong contribution*

The Bury is a quiet urban open space, acting as the focus of community events, such as a summer music event and carol-singing, although most commercial activity takes place on the High Street. It retains its historic form and setting: it is irregularly shaped, surrounded by historic buildings on three sides and connected to the churchyard to the south, where the ground level rises so that it overlooks the Bury. Very few cars come through the Bury; however, there is carparking around its edges.

4 *Cemetery: strong contribution*

The cemetery accessed from King Street was consecrated in 1860 and contains two listed mortuary chapels—one for non-conformists and one for Anglicans—and a caretaker's cottage of the same date. The cemetery is of considerable interest in itself, being an important part of town and local family history, and being the historic setting of the chapels and cottage. It also acts as a visual link between the gardens to the north-west and the countryside to the south, allowing the surrounding landscape to permeate the town. This reinforces the rural character of the conservation area.



View N, Chalk Pit viewed from the entrance to Chalk Pit Farm on Alton Road

5 *The Chalk Pit: Strong contribution*

The chalk pit accessed from Alton Road is recorded in the Domesday book. It was a common right for tenants to dig chalk for marling (spreading chalk or limestone on fields to improve the soil) and the chalk was also used for lime in building. It is the largest chalk pit in Hampshire, at c.3 hectares, reflecting its age and long use. The chalk pit is a significant part of the history of the parish and the white 'cliffs' surrounding the flat plain at the bottom are a remarkable and dramatic sight. It is not publicly accessible; however, views into the pit, glimpsed through hedgerows from the footpaths around its precipice, and from the entrance of Chalk Pit Farm on Alton Road, are possible.

6 *Close Meadow: Strong contribution*

Historically, Close Meadow was used for town celebrations. It allows views into the town, especially views of the church tower, from Alton Road as it descends toward the west end of the High Street and from the footpath along its southern edge, which leads to Chamberlain Gardens. Views into it and across it toward the surrounding countryside from The Close footpath make it an important part of the rural setting of the town.

7 *Field south of Close Meadow: strong contribution*

This open space allows slightly uphill views toward the farmland on the southern edge of the conservation area from the footpath between it and Close Meadow and from the footpath on its southern boundary. From here, there are views of rooftops in the town and across to the valley of the River Whitewater in the distance. This view helps to locate the conservation area in its historic rural and geographical setting.

8 *Odiham and Greywell Cricket Club grounds: some contribution*

The Odiham and Greywell Cricket Club is located on what used to be known as Little Field, to the east of Cemetery Hill. The club, founded in 1847, moved here in 1980 from Odiham Common, before which Little Field was a playing field and was owned, along with Buttsfields to the north, by Corpus Christi College, Oxford. The grounds have little interest in their own right but provide impressive views across the countryside to the west, east and south. These views underline the rural character of the conservation area and the historic importance of agriculture to the town.

9 *Chamberlain Gardens: some contribution*

Chamberlain Gardens is an area of green public space with a children's play area that was gifted to the village by Hilda and Ida Chamberlain (sisters of Prime Minister Neville Chamberlain, and inhabitants of Bury House) in 1948/9. It is surrounded by tall trees and therefore feels enclosed and protected. The path running though Chamberlain Gardens connects the farmland to the south with the churchyard and, ultimately, the Bury. The gardens have some historic interest in their own right, due to their benefactors, and a great deal of community value, but contribute little to views into, out of or through the conservation area.

10 *Pay and display carpark in the Bury: negligible contribution*

The pay and display carpark in the Bury occupies the site of the old Fire Station that was demolished in 1966. The open space was not redeveloped, leaving an incongruous gap in the otherwise tightly-knit built form of the Bury. It does, however, allow views of the rears of buildings on the High Street and around the Bury.

11 *Bowling Green and tennis court: negligible contribution*

The bowling green and pavilion were opened in 1991. The green is surrounded by the pavilion to the west, and Gurney Court almshouses to the east. The land the tennis court occupies was part of the land gifted to the village by Hilda and Ida Chamberlain. Although the tennis court and bowling green are of community value, as open spaces, they make a negligible contribution to the character of the conservation area.

Open space outside the conservation area

12 *Agricultural field south of Buryfields Infants School: Strong contribution*

This field, which slopes down toward the town from the south, allows important views into the conservation area from the footpath that runs through its centre. It also forms an important part of the rural setting of the conservation area, especially when viewed from the footpath to the south of Close Meadow and the footpath along the southern boundary of the conservation area.

13 *Agricultural field south-east of the cemetery: Strong contribution*

This field is crossed by several footpaths and allows views into the conservation area, namely the cemetery and the cricket ground, from the south. It also forms an important part of the rural setting of the conservation area when viewed from within the cemetery and the cricket ground.



Field south-east of the cemetery

14 *Field to the west of Dunley's Hill: Strong contribution*

This field is in agricultural use and lies between Dunley's Hill, the road connecting Odiham and North Warnborough, and Robert May's Secondary School. It is visible from the field entrances at its corners, which touch the boundary of the conservation area, and forms part of its rural setting. It can also be seen from Dunley's Hill and provides an attractive rural approach to the town.

15 *Field to the west of Alton Road: some contribution*

The field to the west of Alton Road is in agricultural use and has no footpaths running through it. It therefore provides views out of, but not into, the conservation area. It can be glimpsed through the hedgerow separating it from the road, particularly near the entrance to Chalk Pit Farm, and contributes to the rural setting of the conservation area. This contribution is weakened slightly by the presence of the twentieth-century housing that abuts it to the north, which is visible in most views of the field from the conservation area.

16 *Basingstoke Canal: Some contribution*

The Basingstoke Canal was built in 1795, bisecting the royal Deer Park into Little Park, and Great Park. It forms the northern boundary of the conservation area. It is therefore an important part of the history of the conservation area, despite being outside its boundary—the canal is a conservation area in its own right. There are some views into Little Park and toward Odiham in the distance from the canal, where there is a break in the line of trees along its southern bank. However, much of the canal is enclosed by vegetation, limiting the visibility between it and the conservation area.

Gardens and trees

- Trees in private gardens make an important contribution to the rural character of the conservation area, connecting the built environment to the surrounding countryside. They also contribute to the setting of Odiham's historic buildings.
- The garden of Garden House, east of The Bell, is concealed from the Bury (and public view) by a tall brick wall; however, it contains a small tree in its south-east corner that overhangs the wall, into the Bury.
- The large private gardens to the east of King Street belong to houses on the south side of the High Street that have subsumed parts of adjacent plots over time. They contain mature trees, which can be appreciated from the footpath that skirts the north-west corner of the cemetery.
- Some private gardens belonging to houses on either side of the High Street can be glimpsed through carriage ways and passageways leading off the street. They often contain sheds or barns, and other small structures. Their open space allows views of the rear of the buildings to the north of the High Street from Little Park.
- The private gardens of large detached houses on the west end of the High Street are hidden behind tall brick walls, but have mature trees that are visible from the road. These large residences, The Close and The Priory, are grand houses and have large gardens.

4.4 Views: Odiham

An appreciation of Odiham's rural context is an important part of experiencing the conservation area. Due to the open character of Odiham's rural setting, there are very many views into and from the surrounding countryside, to the extent that identifying every single one would be impractical. Therefore, a representative selection has been identified in this appraisal that encapsulate and express the special and unique character of the conservation area, including the contribution of its landscape setting. Every effort should be made to preserve and enhance the views that are specifically mentioned in this appraisal. However, if a view is not specified, this does not imply that it does not contribute to the character of the conservation area, and there should be a presumption toward preserving such views.

Views that take in the rural setting of Odiham Conservation Area make a very important contribution to its character. Its rural character is reinforced as much by views into the conservation area, across open fields, from roads and footpaths around the town, as views across the surrounding countryside from within the conservation area. Odiham is located on a north-facing slope, as the chalky downland descends to the valley of the River Whitewater. Because of this position, there are some good views over Odiham from the public footpaths to the south. Within the town, views are characterised by long views up the High Street and dynamic views along King Street and the narrower streets around the Bury. There are also glimpses into back gardens through passageways and carriageways.



View G across Close Meadow toward the church from Alton Road



View B toward to High Street from Little Park

Three types of view have been identified. These are mapped on the interactive map and illustrated on the following pages. The selection is not exhaustive and other significant views might be identified by the Council when considering proposals for development or change.

- **Setting views** from outside the conservation area which enable its boundaries and rural setting to be understood and appreciated (Views A–F).
- **Contextual views** which look out to the landscape beyond the conservation area, or to elements of the landscape that are part of the conservation area, and give an understanding of its topography and setting (Views G–P, Y and Z).



View F toward Odiham from the footpath between the top of the Chalk Pit and Buryfields

- **Townscape views** within the conservation area which give a sense of the spatial character and architectural quality of the village/townscape. Trees play an important part in these views (Views Q–X and ZA).

Some of these views are dynamic, in which moving along a street or path reveals a changing streetscape or landscape.



View R southwards along King Street from the High Street

Important examples of setting views include views toward the High Street from Little Park and toward the town from the footpaths through fields to the south of the conservation area. An important contextual view is the view southward from the cemetery and from the footpath between Alton Road and Buryfields, where the surrounding countryside merges with the conservation area and give an understanding of the town's topographical context.

Townscape views are generally one of two types: either they are views into private gardens, suggesting the loose urban grain of a rural settlement, or they are defined by tight urban grain, such as views along Church Street and King Street from the High Street. Other views highlight important landmarks, such as views from Alton Road toward All Saints Church or the Chalk Pit.

4.5 Character zones: Odiham

Eight zones of discernibly different character can be identified within Odiham Conservation Area, based on their spatial character and architectural qualities, historical development and the contribution they make to their respective conservation areas.

The features and individual characteristics of each zone that contribute to the character and appearance of the conservation area are summarised below. The boundaries of the Character Zones are mapped on the interactive map at the front of this appraisal.

Odiham character zone 1: Little Park

- This character zone contains Little Park a relatively unchanged part of the medieval royal deer park
- The character zone extends all the way to the canal, encompassing the whole of Little Park
- Large, gently undulating grassy fields feature hedgerows and mature trees.
- The historic north precinct wall of Odiham Place forms part of the southern boundary of the park.
- Views southward toward the High Street and in every direction across the park give an understanding of the conservation area's rural setting.



Tall brick boundary walls at the west end of the High Street

Odiham character zone 2: West end of High Street

- Large listed houses are set back from the road in generous gardens.
- The road is lined with tall brick boundary walls, concealing the gardens from the road.
- Mature trees in gardens behind boundary walls can be seen from the road.
- Views in both directions on the High Street have an enclosed character.
- Views out to the surrounding countryside from Dunley's Hill give an understanding of the conservation area's rural setting.

Odiham character zone 3: High Street, London Road and Farnham Road

- The long, wide High Street is densely developed with historic buildings either side, which directly front the pavement.
- Some surviving medieval burgage plots on both sides of the High Street, especially to the east.
- The High Street is characterised by a mixture of commercial and residential use, although residential predominates to the east.
- Some historic shopfronts survive and feature characterful shop windows.
- Wide carriageways and narrow passageways give glimpses into rear gardens, courtyards and rear developments.
- Many buildings have Georgian facades that conceal older, often medieval, cores.
- The eastern end of High Street, where it splits into London Road and Farnham Road, has a more rural character, with wide grass verges and smaller terraced cottages.
- Building materials include brick and stucco, handmade hung clay tiles and roof tiles, and timber framing, which is usually only visible on side elevations.
- Georgian facades have features such as columned porches, classical doorcases and sash windows.
- Cottages to the east tend to have smaller casement windows and little decorative detail.



Carriageway to the west of No. 85 High Street

- Views in both directions on the High Street and views up Church Street and King Street express the density of development in the heart of the town.
- Views out to the surrounding countryside on Farnham Road give an understanding of the conservation area's rural setting.

Odiham character zone 4: West Street

- This zone is characterised by the dense development of eighteenth and nineteenth-century cottages directly fronting the road.
- The cottages are modest—mostly two bays wide and two storeys tall—with small casement windows.
- Building materials include timber framing at the east end of the street, with red brick and white-painted brick elsewhere. Roofs are covered in handmade clay tiles.
- Views in both directions on West Street convey density of development, within its rural setting.
- Views out to the surrounding countryside, including over the field to the west of Dunley's Hill, give an understanding of the rural setting of the conservation area.

Odiham character zone 5: The Bury

- The Bury has a tight urban grain, with buildings directly fronting the road.
- Buildings are generally modest in scale, almost all two storeys tall.
- The medieval street pattern survives intact, with narrow lanes and passageways and irregular shaped blocks and open spaces.
- The former market place provides an open space from which to view the historic buildings around its edges and the Grade I listed church on higher ground to the south.
- The Bury has a quiet residential character, with few cars passing through.
- There is a mixture of ages of buildings, including some with Georgian facades and older cores.
- Building materials include timber framing, red brick and white-painted brick and stucco.



View of Stoney Cottage from the Bury

Odiham character zone 6: King Street and Cemetery Hill

- There is a dense line of historic buildings directly fronting the road on King Street, between the High Street and Church Street.
- The oast houses have unusual and characterful roof forms and an historic industrial character.
- The site of the Oast Garage provides a break in the building line.
- There is a range of building ages, from medieval houses to nineteenth-century cottages and villas.
- Buildings are generally no more than two storeys tall.
- Building materials include timber framing, sometimes with brick noggin, red brick, white-painted brick and stucco.
- Rural character increases with distance from the High Street.
- Houses usually have small casement windows, often with shallow arches above, except the Victorian villas on higher ground on the west side of the road, which have large plate-glass sash windows.
- Rising ground level to the top of King Street enables good views of the townscape towards the High Street.
- The cemetery is of historic and architectural interest.
- Views from Cemetery Hill, the cemetery and the Cricket Ground out to the surrounding countryside convey the town's rural setting.

Odiham character zone 7: Alton Road, Chalk Pit and Close Meadow

- Footpaths around the Chalk Pit and Close Meadow provide setting and contextual views.
- The chalk pit is of special historic interest and is a dramatic landscape feature, viewed from Alton Road and glimpsed through hedgerows from footpaths around its edge.
- Close Meadow brings the countryside close to the heart of the town.
- Views over Close Meadow from Alton Road toward the town are very important.
- The Close footpath is a verdant, peaceful approach to the church and The Bury from Alton Road, with views over Close Meadow and out to the surrounding countryside. It passes the Kitchen Garden which is recognised as of particular local significance in the ONWNP.
- Historic buildings on Alton Road include The Close Cottage and, at the entrance to the Chalk Pit, Hill View and Chalk Pit Cottages.

Odiham character zone 8: All Saints Church, almshouses and schools

- Grade I listed All Saints Church sits in its ancient churchyard surrounded by mature trees.
- The church yard leads to the seventeenth-century almshouses and Pest House behind.
- This area has a community focus; development behind the church is dispersed and has community or civic uses, such as Mayhill County Junior School, Buryfields Infant School, Odiham Cottage Hospital Chamberlain Gardens. There is also a bowling green, community tennis courts and the Scouts and Guides headquarters.
- A quiet footpath leads from the church through Chamberlain gardens, an enclosed green space, and through to the surrounding fields, strengthening this area's rural character.



West elevation of All Saint's Church

4.6 Spatial and urban analysis: North Warnborough

- North Warnborough has a linear settlement form with no centre, loosely following the course of the River Whitewater. Development is strung along Hook Road, which enters the conservation area to the north, passing through Mill Corner and meandering southwards, and The Street, which meets Hook Road at a mini-roundabout (excluded from the conservation area) and runs south-west.
- The conservation area owes much of its unique character to the presence of both the man-made and natural watercourses running through it: the Basingstoke Canal and the River Whitewater. These interact with the built environment where there are bridges, fords and the two mills.
- Buildings are mostly two-storey and detached (Grade II listed Castlebridge Cottages are an unusual example of a rural vernacular terrace), giving the settlement a diffuse form and rural character.
- Buildings are interspersed with open green spaces along Hook Road, lending this part of the conservation area a particularly spacious character.
- The Street is more densely developed, with buildings positioned closer to the road. This is particularly prominent around the Anchor public house, where buildings front directly onto the road, creating a more urban character.
- Mill Corner is the most densely developed part of the conservation area, with cottages sitting close to one another with small gardens. This picturesque area is intersected by narrow, winding lanes.
- Development is mainly residential, with commercial activity taking place a short distance away in Odiham. Hockley's Farm, at the southern end of the conservation area, is the only working farm.
- There is a proliferation of barns and outbuildings, which indicate the village's agricultural roots.
- The buildings along Tunnel Lane and Mill Lane are few and dispersed.
- Grade I listed Odiham Castle, which is also a Scheduled Monument, stands to the north-west of the village, on an inside curve of the river. The southern corner of the site is cut off by the Basingstoke Canal.
- At the heart of the conservation area is Warnborough Green SSSI and some horse paddocks to the south. That such a large proportion of the conservation area is undeveloped underlines its rural character.
- Although historic buildings within the conservation area are interspersed with modern houses, most of the twentieth-century development of the village lies to the east of the conservation area, around Dunley's Hill.

4.7 Townscape details: North Warnborough

Architectural interest

- The conservation area contains a variety of building types, including substantial houses, modest cottages, agricultural buildings, former mills—and a ruined castle.
- Grade I listed Odiham Castle is of particular interest; built by King John in c.1207–12, the ruined flint and stone keep is the only octagonal keep in Britain.
- There several fifteenth-, sixteenth- and seventeenth- century houses that have been remodelled or extended, often in the eighteenth century, concealing their earlier cores. Examples include Springwell House, Hockley House, Choseley House and Clevedge House on The Street, and Nevills and Strete Farm on Hook Road. These houses have a mixture of Georgian and vernacular features; sash windows, symmetrical front elevations and neo-classical doorframes sit side-by-side with steeply pitched roofs, baffle-entry plans, and exposed timber framing.
- Smaller, vernacular cottages have steeply pitched roofs, low eaves and small casement windows. Many are made of brick and date from the eighteenth and nineteenth centuries, such as those next to the swing bridge carrying Mill Lane over the canal.
- There are a significant number of medieval timber-framed buildings, including several hall-houses (high-status houses with a central, double-height hall, open to the roof with a hearth in its centre). These include fourteenth century Tudor Cottage, the Thatched Cottage (1445–46) and Cruck Cottage (1383–84).
- Of particular interest are Nos. 1–12 Castlebridge Cottages, a



Castlebridge Cottages viewed from the south-west



Cruck Cottage and Oakholme and Shepherd's Cottage, The Street

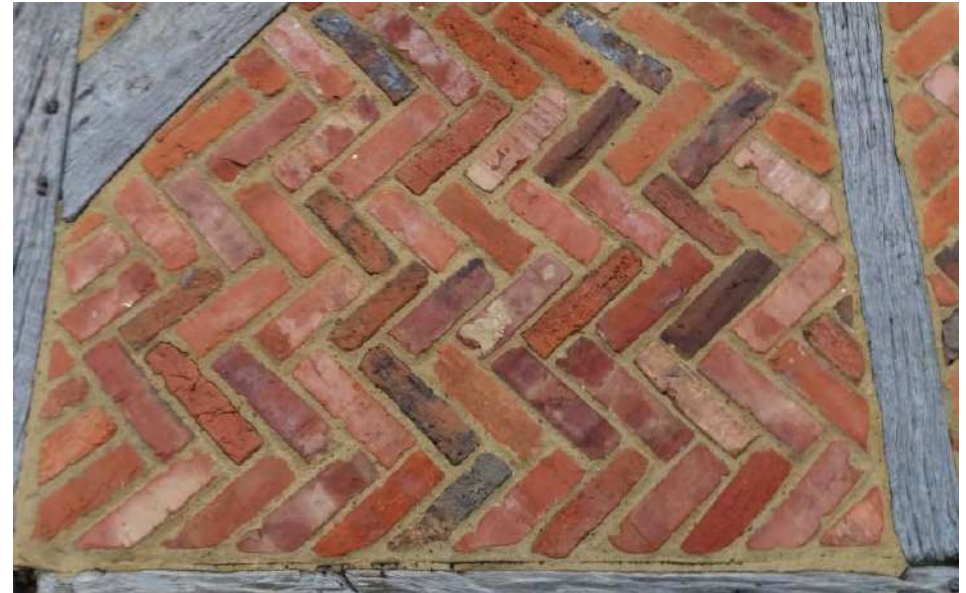
highly unusual terrace of timber-framed cottages. Despite having been altered over the years, the north range has been dendro-dated to 1447–48, and the south range to 1533–34. The entire terrace is jettied and the first-floor has close studding and cross braces. The timber frame is infilled with brick nogging.

- Examples of timber-framed agricultural buildings include the Grade II listed barns at Hockley Farm, The Mill House, and Chosely Barn, which has been converted for residential use.

Building materials

- Red brick made from local clay is common.
- Many Georgian facades are stuccoed.
- Timber framing is very common, either exposed or encased within later brick shells. The timber frame is either infilled with brick nogging or wattle and daub.
- Flint is occasionally used.
- Handmade clay roof tiles are prevalent.

Street furniture and public realm



Brick nogging between timber framing at the barn at The Mill House, Hook Road



Timber framing on the side elevation and stucco on the front elevation of Nevills, Hook Road

- The public realm reflects North Warnborough's rural and informal character. For instance, The Street and Mill Corner have no pavements.
- Street signage is minimal and unobtrusive.
- Bus stops on Hook Road are simply designed and unobtrusive.
- There are traditional cast-iron street lamps throughout the conservation area, which contribute to character.

Boundary treatments

- Boundary treatments are varied. However, low brick walls, timber post-and-rail or cleft-timber paling is relatively common; these traditional boundary treatments contribute to character. So too do informal hedges marking plot boundaries, which add to the rural character of the conservation area.
- Boundary treatments are more predominant in the north of the conservation area than in the south. This is because, along The Street, more buildings directly front the road.

4.8 Open space, parks and gardens, trees: North Warnborough

Open space assessment

The character of North Warnborough Conservation Area is derived not just from the buildings in it, but particularly from open space inside and outside its boundaries. Open space contributes in two main ways:

- It allows views across the conservation area and forms the setting to its historic buildings;
- It defines the pattern of the historic settlement and its relationship to the landscape around;
- It may be of historical interest in its own right.

The extent of the contribution of individual parcels of open space depends on the way they are experienced. Hence, those which are visible in views from the streets of the conservation area or from public footpaths tend to be the most important.

Individual parcels of land are mapped on the interactive map according to how much contribution they make to the character and appearance of the conservation area: strong, some, none / negligible. Those that are not or barely visible from within the conservation area and provide no views into it have been assessed to make no contribution or a negligible contribution, and are not discussed below; however, they are they noted on the interactive map.

Open space is defined as common land, farmland, countryside and recreational spaces (including allotments, school grounds, churchyards and cemeteries). In a residential conservation area like North Warnborough, private gardens may contribute to character; however, for the most part, private gardens are not visible from anywhere except within the property or neighbouring properties, except through glimpses. This contribution to views, and the contribution of the trees within the gardens and the gardens' boundary treatments are noted separately; therefore, private gardens are not included in this assessment of open space.

Open space within the conservation area

17 Warnborough Green: strong contribution

The Green is a SSSI. It is a biodiverse wet grassland, rich in wildlife and various natural habitats. It is an area of immense value to the local community, and can be experienced via the footpaths that traverse it. This open space enables views across the conservation area from the surrounding roads and footpaths, and make an extremely important contribution to its rural character, and also forms the setting of Webbs Cottages, Gorse Cottage, Willow Cottages and Castle Mill Cottage. Folly Cottage sits right beside the river, where a footbridge allows access from the north half of the Green to the south. The Green extends right up to Hook Road, opposite the former Jolly Miller PH, providing an uninterrupted view of the Green from the road. In this way, the Green permeates this developed part of the village.



Warnborough Green viewed from the drive of The Mill House, Hook Road

18 Paddocks next to Warnborough Green and south of the canal: Some contribution

These horse paddocks contrast with the wild qualities of the SSSI: the grass is kept short by horses, the boundaries are defined by wooden post-and-rail fencing, and there is a proliferation of equestrian structures and equipment, including stables, jumps, electric fencing and horseboxes. The paddocks are in character with the rural nature of the conservation area, but have little interest in themselves. They enable views across the conservation area from the canal towpath, and north-westward from Hook Road.

19 Allotments to the west of Hook Road: Some contribution

The allotments, accessed from Hook Road, were created on the site of a recreation ground, itself created from a field in the early twentieth century. Although this open space is not in itself of much historic interest, it allows views from Hook Road toward the woods on land rising to the M3, thereby integrating the landscape into the heart of the village.

20 Fields west of Mill Lane, to the north and south of Castle Bridge House: Some contribution

These fields provide a rural setting for the houses along Mill Lane and underline the rural character of the conservation area. They are both lined by trees and allow limited views from the Mill Lane to the surrounding countryside.

21 Open space to the south of Nevills on Hook Road: some contribution

This parcel of open land connects Hook Road, to the south of Nevills, with the canal, allowing potential views from the road to the canal to the east, and vice versa. This space is of little historic interest in itself, but it enables the surrounding landscape to permeate into the heart of the conservation area. At the time of writing, this land is unmanaged and overgrown, and contains a chain-link metal fence that detracts from its rural character. This site is designated for development (with restraining criteria to try to lessen the harm) in the ONWNP.



View M through the allotments on Hook Road to the distant woodland to the north of the village



Ford where Mill Lane crosses the River, viewed from the North

22 Fields to the east of the conservation area, between the canal and Hook Road: some contribution

These fields can be glimpsed beyond the buildings on the east side of Hook Road and through the hedgerow lining the canal tow path. They are part of the rural context of the conservation area and provide an appropriate setting for the listed buildings along Hook Road.

Open space outside the conservation area

23 Field south-east of Hockey's Farm: Strong contribution

This field provides a rare contextual view out of the conservation area towards the surrounding landscape from The Street, which is more densely developed than other parts of the conservation area. Furthermore, from the footpaths that cross the field there are good views over The Street, especially Hockley's Farm, enabling an understanding of the shape of the settlement and its relationship to its setting.

24 Field to the north-west of Mill Corner: Strong contribution

This field allows views from the conservation area to the surrounding countryside, contributing to its rural character. They form the setting of Mill Corner and can be viewed through field entrances and glimpsed through the hedgerows lining Mill Lane.



View A over North Warnborough from the footpath through the field to the south-east of Hockley's Farm



View into paddocks to the south, from the towpath on the north side of the canal

25 Field to the north-east of Mill Corner: Some contribution

This field is in agricultural use and can be viewed from the field entrance on Hook Road and glimpsed through the hedgerow. It forms part of the rural setting of Mill Corner but is less visible from the conservation area than the field to the north-west of Mill Corner.

26 Large field to the south west of the conservation area: Some contribution

This field is in agricultural use and has several footpaths traversing or going around it. Although it directly adjoins the conservation area, views into it are limited by hedgerows and trees that line Tunnel Lane due to the flat topography. Instead, views out of the conservation area into the field, from Tunnel Lane, are important as they reinforce the rural character and setting of the village.

Gardens and trees

- Trees in private gardens make a positive contribution to the conservation area, by reinforcing its rural character and providing an attractive, natural setting for its historic buildings. Trees in private gardens are more visible north of The Street, where development is looser and set further back from the road.
- There is a wide variety of trees and hedges in the conservation area, especially around Warnborough Green.
- Both the canal and the river are lined with trees, which create an idyllic, sylvan character.
- The area around Odiham Castle is particularly well wooded, creating a secluded, verdant setting for the ancient castle ruins.



View into Warnborough Green from Hook Road, opposite the former Jolly Miller PH

4.9 Views: North Warnborough

Due to the open character of North Warnborough's rural setting, there are very many views into and from the surrounding countryside, to the extent that identifying every single one would be impractical. Therefore, a representative selection has been identified in this appraisal that encapsulate and express the special and unique character of the conservation area, including the contribution of its landscape setting. Every effort should be made to preserve and enhance the views that are specifically mentioned in this appraisal. However, if a view is not specified, this does not imply that it does not contribute to the character of the conservation area, and there should be a presumption toward preserving such views.

The conservation area benefits from an extensive and popular network of public footpaths. These footpaths take in important green spaces and notable sites, such as Warnborough Green, the canal towpath, the banks of the river and Odiham Castle. They also enable a number of important views across the open spaces within the conservation area, giving an important impression of the village in its historic and topographical setting. Important views into the conservation area from the outside are less common; however, the open spaces around the edge of the conservation area allow outward views from roads and footpaths to the countryside, which brings the rural landscape into the heart of the village.

Three types of view have been identified. These are mapped on the interactive map and illustrated on the following pages. The selection is not exhaustive and other significant views might

be identified by the council when considering proposals for development or change.

- **Setting views** from outside the conservation area which enable its boundaries and rural setting to be understood and appreciated (Views A,B and V).
- **Contextual views** which look out to the landscape beyond the conservation area, or to elements of the landscape that are part of the conservation area, and give an understanding of its topography and setting (Views C–M and S–U).
- **Townscape views** within the conservation area which give a sense of the spatial character and architectural quality of the village/townscape. Trees play an important part in these views, but are sometimes intrusive (Views N–R).

Some of these views are dynamic, in which moving along a street or path reveals a changing streetscape or landscape. This particularly applies to view Q which could be positioned at various points along The Street.

Important contextual views include the view into Warnborough Green SSSI from Hook Road, opposite the former Jolly Miller PH, which brings the natural landscape right up to the edge of the road and into the heart of the village, making a strong contribution to its rural character. The views from the field south-east of Hockley's Farm towards the village contributes to an understanding of the conservation area in relation to its rural setting, whilst townscape views down The Street are characterised by the density of development and indicate the centrality of this area to the historic settlement.

4.10 Character zones: North Warnborough

Five zones of discernibly different character can be identified in North Warnborough, based on their spatial character and architectural qualities, historical development and the contribution they make to their respective conservation areas.

The features and individual characteristics of each zone that contribute to the character and appearance of the conservation area are summarised below. The boundaries of the Character Zones are mapped on the interactive map at the front of this appraisal.

North Warnborough character zone 1: Mill Corner

- Mill Corner is densely developed with nineteenth and twentieth-century cottages, either directly fronting or close to the road.
- Building materials include red brick, white painted brick and stucco, and one example of historic timber framing with brick nogging—Lane's Corner, which is the only listed building in this character area.
- Small stream runs south of The Cottage from Warnborough Green
- Views out to surrounding fields and over Warnborough Green give a sense of the conservation area's rural setting.

North Warnborough character zone 2: Hook Road

- This part of the village has a linear development pattern along the road.
- Buildings are dispersed, leaving gaps through which to glimpse the gardens and green open space behind them.
- Warnborough Green meets Hook Road opposite the former Jolly Miller PH, providing views westwards over the SSSI.
- Open green space also meets the road to the south of Nevills, on the east side of the road, and near the allotments on the west side of the road, conveying the rural setting of the conservation area.
- There is a collection of listed buildings around The Mill House, now a pub and restaurant. Historic buildings are of a mixture of styles and ages.
- Building materials include red brick, white painted brick and stucco, and timber framing.
- Bridges over the River Whitewater and the Basingstoke Canal provide views across the water and convey the village's geographical context.

North Warnborough character zone 3: Warnborough Green and Odiham Castle

- Warnborough Green, which is crossed by the River Whitewater, is a wet grassland and an SSSI.
- A footpath through the Green crosses the river over a footbridge next to Folly Cottage and provides good views in all directions.
- Grade I listed and scheduled monument Odiham Castle is an impressive landmark, set amid a ring of trees and approached by the peaceful canal and an open grassy field bordered by mature trees.
- There are good views east along the canal to the swing bridge when approaching Mill Lane.
- Castle Mill House is a former mill, converted to residential use.
- Cottages off Mill Lane are set amid the open space of the Green and the agricultural fields to the north.
- Mill Lane crosses the river via a ford.



Odiham Castle viewed from the canal

North Warnborough character zone 4: Paddocks, Basingstoke Canal and Tunnel Lane

- There is a collection of picturesque nineteenth-century cottages where Mill Lane crosses the canal, set in small gardens with open green space beyond.
- The swing bridge over the canal is a landmark feature.
- Horse paddocks provide openness and add to rural character of the conservation area.
- The canal meanders through the paddocks offering views into the open space to both sides.



Swing Bridge over the canal

North Warnborough character zone 5: The Street

- The Street has a linear development pattern along the road.
- The street is densely developed with cottages and larger residences of a range of dates.
- Buildings here are mostly positioned close to, or directly fronting, the road, creating a tight urban grain.
- Buildings on The Street include several medieval timber-framed buildings, including former hall-houses. The timber framing is either left exposed, or is encased within later extensions or facades.
- A large number of agricultural buildings, particularly at Hockley's Farm, indicate the agricultural roots of the village.



View southwards on The Street, from opposite The Anchor

5.0 Heritage assets and opportunities for enhancement

5.1 Collective contribution

The buildings, structures and spaces of the conservation areas collectively contribute to its character but some particular buildings and spaces are worth noting, either as a result of their special designation or because they do not contribute to the defined character of the conservation areas. Where such exemptions from character occur, their existence should not be relied on as a precedent for any further changes of a similar type, where this would result in a detrimental impact to the identified character of the conservation areas. Such elements may have some merit in non-heritage terms; however, with respect to the character of the conservation area, they may provide opportunities for its enhancement.

5.2 Listed buildings, locally listed buildings and positive contributors

Listed Buildings & Locally Listed Buildings

The Odiham Conservation Area contains 128 nationally, statutorily listed buildings which are identified on the Interactive Map. North Warnborough Conservation Area contains 40 listed buildings.

Odiham Conservation Area includes 9 locally listed buildings, and North Warnborough 15, maintained on Hart District Council's list of locally important buildings meriting special consideration in planning decisions.

There will always be a strong presumption in favour of the retention of these buildings and special regard to conserving their significance and setting will be expected in any development proposals.

Positive Contributors

Whilst not recognised within the NPPF, Historic England describe the existence of 'positive contributors': buildings which may or may not be historic, and which may have been significantly altered, but make a positive contribution to the appearance of defined character of the conservation area. These buildings should be afforded the status of locally listed buildings whether they are yet on Hart District Council's Local List or not.

Positive contributors in each conservation area are identified on their respective interactive maps at the beginning of this appraisal.

5.3 Elements which do not contribute to character: Odiham

The sites, buildings and structures mentioned below do not contribute to the character of the conservation area. This is not to say that they are not of merit in non-heritage terms, but simply that they are not part of the defined character of the conservation area. The purpose of identifying these elements is to define more clearly the character of the conservation area, to highlight opportunities for enhancement, and to indicate which elements should not be taken as precedents for the design of future developments.

Houses of modern construction

Some twenty- and twenty-first century houses do not contribute to the character the conservation area, for various reasons, including scale, style, materials, proportions, fenestration and roof forms, relationship to plot and relationship to neighbouring buildings. These include:

- Manse Cottage, King Street
- Chapel Cottage, King Street
- Maplecroft, Cemetery Hill
- Mildmay House, Buryfields
- Mimosa, Cemetery Hill
- Nos. 1, 2 and 3 Red Lion Mews
- Nos. 1–48 Palace Gate
- Nos. 1–3 Farm Cottages, Palace Gate



1980s development at Palace Gate

- Nos. 1–6 Palace Gate Farm
- Nos. 1–20 Goodchild Square, High Street
- Nos. 42, 44 and 44a High Street
- Nos. 1–3 The Old Orchard, Angel Meadows
- Nos. 8–24 (even) Angel Meadows
- Nos. 5–15 (odd) Angel Meadows
- Benford Court Almshouses, the Bury
- No. 137 High Street
- Thrimrowe and Carlyon, Alton Road
- Nos. 1–13 Barton's Court, West Street,

- The Chalet, West Street
- Dervaig, West Street
- Nos. 1–2 Honeywood Cottages, Barton's Yard, Dunleys Hill
- Kirklands, West Street
- Copperfield, West Street
- Nos. 1–5 (odd) Western Lane
- Nos. 1–15 Regal Heights, Western Lane
- Clover House, Western Lane

The Bury Car Park, Church Street

This carpark occupies the site of the old Fire Station that was demolished in 1966. The brick walls of its yard survive and form the north and east boundaries of the car park. The openness of the car park allows long views of the buildings in The Bury and toward the backs of the buildings on the south side of the High Street; however, it is not in character with the tight urban grain of the rest of the Bury. The car park markings on the ground, as well as parked cars, bollards and signage, make this site less attractive that it might be.

Vine Church car park on London Road

Vine Church, a positive contributor to the conservation area, was formerly known as The Old School and was built in 1849 as a Day and Sunday School. It was converted into a Baptist church in 1982. The site of the car park was formerly a neighbouring undeveloped plot, that was amalgamated with the School's plot in the 1960s or



Pay and display car park in The Bury, looking south towards Mayhill Junior School



Vine Church car park, off London Road

'70s. At present the car park is a large expanse of pot-holed tarmac with no hard or soft landscaping features, and makes a stark setting for the historic building. It is mostly bordered by a low brick wall, some of which is historic, which is appropriate for this red-brick building; however, part of the rear boundary is marked by a worn, close-boarded wooden fence with concrete posts. This fence and the car park detract from the appearance of the Conservation Area

Co-op building (No. 56 High Street)

This building was built after 2013 to replace a 1950s car show room and repair garage. The new building, like the garage, is set a fair distance back from the High Street, which is out of character with, and stands out from, the rest of the High Street. The present building is a storey taller than its neighbours and this is not disguised by its unusually tall parapet wall. This site is in a prominent position in the conservation area, and could be developed in order to enhance its character and appearance.

Utilitarian outbuildings

Throughout the conservation area, there are utilitarian outbuildings made from modern materials that do not contribute to the defined character of the conservation area, such as metal and concrete, or with modern, metal roller-shutter doors. Mostly, these are located in private gardens and yards, and therefore are less visible. However, some are in fairly prominent positions, visible from the road, such as the concrete garage at St Helens on Cemetery Hill and the garage with a corrugated iron roof at Forge House, at the junction of Church Street and King Street. Both are highly visible, due to the



The Health Centre has degraded views towards the back of the High Street from Lillie Park

topography of King Street; the former, as it is positioned on higher ground, overlooking the road, and the latter because it is on lower ground, towards which the road descends from the top of King Street. Another highly visible example is the triple garage to the north of No. 1 Church Street.

The Oast Garage, King Street

This 1950s garage is a utilitarian structure, with an entirely glazed wall facing the concrete forecourt. The gable end of this single-story building is covered in corrugated metal. This building does not contribute to the defined character of the conservation area, and it may present an opportunity for enhancement through redevelopment.

Wooden telegraph poles and overhead wires in West Street

Most of the conservation area is free of overhead wires and telegraph poles, but they remain in proliferation on West Street. The appearance of this street would be much improved, and the conservation area thus enhanced, if these were removed or rationalised.

Modern buildings of Mayhill Primary School

The historic school building, formerly Robert May's Grammar School, dates from 1876 and replaced the original school founded by May, a wealthy local gentleman, in 1694. The building is built of red brick with ashlar stone dressings and quoins, steeply pitched gabled roofs and dormer windows. The building makes a positive contribution to the conservation area; however, its large 1970s extension to the south-east is not in keeping with the character of the conservation area. Furthermore, the scale of the extension means that it dominates the setting of the original school building.

The Health Centre

The Health Centre, built in 1993, is built in red-brick. however, it doesn't contribute to the character of the conservation area due to its modern style; it features dark-brown, weather-boarded, cantilevered oriel windows and large horizontal windows, including a long, ribbon window over the entrance.

Texaco/Mace Garage, Dunley's Hill

This late twentieth-century garage comprises a single-storey brick building with a hipped roof, in front of which is a large brick and tarmac forecourt and carpark. The forecourt is covered by a double height canopy supported on metal columns. Due to its form and materials the garage does not contribute to the character of the conservation area.

5.4 Elements which do not contribute to character: North Warnborough Conservation Area

As previously noted, the identification of the following sites, buildings and structures as elements that do not contribute to the defined character of the conservation area does not mean that they are without merit. The purpose of identifying these elements is to define more clearly the character of the conservation area, to highlight opportunities for enhancement, and to indicate which elements should not be taken as precedents for the design of future developments.

Houses of modern construction

Some houses of modern construction do not contribute to the character of the conservation area, due to various factors such as style, scale, proportion, materials, fenestration and roof forms, relationship to plot and relationship to neighbouring buildings. These include:

- Meadow View, Hook Road
- Nos. 1 – 2 Hook Road
- Fair View, Hook Road
- The Firs, Hook Road
- Playford, Mill Corner
- Milford House, Mill Corner
- Nos. 1–10 Swan Mews, Hook Road
- Nos. 1–2 Jubilee Villas, Hook Road
- Harlington Court, Hook Road



Meadow View, Nos. 1-2 Hook Road and Fair View, Hook Road

- Harlington House, Hook Road
- Springfield, The Street
- Butterwood, The Street
- Minley Cottage, The Street
- Le Recoin, The Street
- Ryton House The Street
- Fratton House, The Street
- Nos. 1–3 Adam's Close, The Street
- Castle House, Mill Lane
- The Sheiling, Mill Lane

Inappropriate boundary treatments

Throughout the conservation area there are examples of boundary treatments that do not contribute to its unique character. This includes the metal chain-link fence in the field south of Nevills on Hook Road and the metal railings on the bridge that carries Hook Road over the river Whitewater. Tall, solid boundary treatments, such as close-boarded timber fences, detract from the characteristic openness and porosity of views in North Warnborough.

Wooden telegraph poles and overhead wires

Overhead wires and telegraph poles feature in nearly all views within the conservation area, even on Warnborough Green. They are an unsightly intervention into what would otherwise be an exceptionally bucolic scene. The character and appearance of the conservation area would be much improved by their removal or rationalisation.

Electricity substation on Mill Lane

This large green metal box fronts directly onto Mill Lane and is surrounded by vegetation and wooden fencing. It is a jarring sight and contrasts with the natural, rural character of its surroundings.

Esso Garage on Hook Road

This site was first developed in the early twentieth century and the present garage was built in the late twentieth or early twenty-first century. The garage comprises a single-storey shop, built of red brick with a grey-brown tiled roof, and a large forecourt with



Tall close-boarded timber fencing on Hook Road and inappropriate modern metal railing on the bridge behind

a double height roof covering supported on metal columns. The forecourt and car park are paved in tarmac and red brick. Due to its form and materials, the garage does not contribute to the character of the conservation area.

6.0 Management risks, opportunities and recommendations

Hart District Council has a statutory duty to review the management of conservation areas from time to time. The following analysis and recommendations have emerged from the assessment of Odiham and North Warnborough Conservation Areas in the preparation of this appraisal.

6.1 Key risks and opportunities

Key risks to the preservation of the character and appearance of the conservation areas include:

- inappropriate development within and outside the conservation areas;
- inappropriate alterations to listed and unlisted buildings;
- the loss of the High Street's medieval plot boundaries;
- vacant buildings falling into disrepair;
- the felling of trees;
- insufficient importance assigned to non-designated heritage assets, such as Little Park or the Tudor wall surrounding Palace Gate (including the 'Deer Park Wall').

Opportunities for the enhancement of the conservation areas include managing small cumulative developments to better respond to the identified character of the conservation areas as well as the potential sensitive redevelopment of sites that do not contribute to the character of the conservation area where other heritage and amenity considerations are met.

6.2 Management recommendations

Recommendation 1

The Article 4 Directions for North Warnborough and Odiham should be extended to cover works to all elevations—not just frontages—of all buildings, including residential and non-residential buildings whether listed or otherwise.

Reason

An 'Article 4 Direction' (so called as it is described in Section 4 (1) of The Town and Country Planning [General Permitted Development Order) 2015 updated 2020]) is a mechanism whereby changes that are usually possible without planning permission can be controlled. Implementing an Article 4 Direction does not prevent development but helps the local authority to better manage change within the Conservation Area.

Works which are not currently controlled by Article 4 directions include:

- Works to the sides and rear of dwellings in North Warnborough.
- Works to and around non-residential buildings.
- Works within the wider plots of listed buildings.

In some cases, permitted development rights are not restricted as they would usually require planning permission or listed building consent or have previously been deemed unlikely to affect the character and appearance of the conservation area. Having reviewed the identified character of the conservation areas and noted the cumulative contribution of many buildings and spaces as seen from within the conservation areas, and from views into and through them, it is recommended that the Article 4 Directions covering North Warnborough and Odiham be amended to better control development which may affect the character and appearance of the conservation area for the following reasons:

- *Works to the sides and rear elevations in North Warnborough*

The present Article 4 Direction for Odiham covers works not just to the frontages, but to all side and rear elevations of unlisted dwelling houses. In comparison, the Article 4 Direction for North Warnborough only covers works to the frontages of unlisted dwelling houses. However, due to the open character of North Warnborough, the sides and rears of buildings can often be seen from a distance, and unmanaged changes to these have the potential to negatively impact views across the conservation area. Therefore, it is suggested that works to these elevations should come under the control of the planning system to better manage the character and appearance of the conservation area.

- *Works to all buildings*

Although Odiham has an Article 4 Direction that covers some works to agricultural and industrial premises, North Warnborough has no such provision. Article 4 Directions covering non-residential buildings, where they would otherwise have rights within conservation areas, would allow the appropriate management of change. This also relates to potential changes of use, specifically the conversion of shops or community buildings to dwellings. Whilst this may be acceptable, it would be appropriate to bring under the control of the planning system the potential social and physical impacts of such a development on the conservation area.

- *Works to listed buildings and their plots*

Finally, the present Article 4 Directions for both conservation areas exclude listed buildings, under the assumption that works to a listed building would normally require listed building consent. However, there are instances where this would enable unmanaged changes to the character and appearance of the conservation areas. For example, works to outbuildings or boundary treatments that post-date 1948 do not always require listed building consent, even if they lie within the curtilage of a listed building. Works within a wider plot of a listed building can also conceivably be outside of its curtilage and would not be subject to listed building consent. Article 4 Directions covering all buildings, including listed buildings, would ensure that any changes that would affect the character and appearance of the conservation areas would be regulated by the planning system.

For a full list of the suggested controls for an Article 4 direction, please see Appendix B. It should be remembered that such controls do not seek to prevent development, but to allow it to be controlled in a heritage-led manner appropriate to the conservation area.

Recommendation 2

When determining planning applications and listed building consents, HDC will take into account the defined character of the conservation area, as set out in this appraisal. New development must demonstrate that it has responded positively to the identified character and, at a minimum, preserves or preferably enhances the character of the conservation area.

Reason

To protect and enhance the character or appearance of the conservation areas. New development, if it is not designed to respond positively and sensitively to the defined character of the conservation area, could cause harm to it. However, new developments that are purposely designed thus can not only protect, but even enhance the character and appearance of the conservation area.

Recommendation 3

When determining planning applications, HDC will use the open space assessment in this appraisal to assess the impact that the proposed development would have on the rural character of the conservation areas and their setting. This includes the impact on any views into or out of the conservation areas that contribute to their character. Great weight should be given to the preservation of open space that makes a strong contribution to the character of the conservation areas

Reason

To protect the open, rural character of the conservation areas. Views into and out of both conservation areas are an important part of their open, rural character; therefore, even if a proposed development would be at a distance from the conservation area boundaries, it could still harm their character through its impact on views that contribute to this character.

Recommendation 4

When determining planning applications, HDC will refuse consent for the partial or total demolition of listed, locally listed, or positively contributing buildings, except in exceptional circumstances where any replacement would significantly enhance the character or appearance of the conservation area.

Reason

Listed, locally listed and positively contributing buildings make important collective and individual contributions to the character of both conservation areas their partial or total demolition will be considered to cause harm. In exceptional circumstances, where a proposed development would make a greater contribution to the character or appearance of the conservation area than the building it replaces, or have exceptional community benefit, new development may be permitted.

Recommendation 5

When determining planning applications, HDC will give great weight to the preservation of remaining burgage plot boundaries on Odiham High Street. The amalgamation of burgage plots, alterations to their boundaries or development in the rear parts of these plots will normally be refused on the ground that such actions would erode the special characteristics of these historic features. Development of this kind that predates this appraisal will not be relied on as a precedent.

Reason

A crucial element of Odiham Conservation Area's character is its surviving medieval townscape; this includes not only its surviving medieval buildings and street pattern, but also its medieval plot boundaries and patterns of development vs open space. Historically, development on burgage plots was focussed on the front, street-facing part of the plot, leaving the rear part undeveloped. The cumulative effect of development on the rear parts of these plots, and changes to plot boundaries, is the loss of these important medieval characteristics, causing harm to the character of the conservation area.

Recommendation 6

Development that reduces public accessibility to any part of Little Park, or reduces its open, rural character, will not normally be acceptable.

Reason

Openness and public accessibility are key characteristics of Little Park, which has likely remained undeveloped for over a thousand years. It is a popular asset for the local community, which makes a strong and unique contribution to the character of Odiham Conservation area. Little Park should therefore remain undeveloped.

Recommendation 7

Applications for listed building consent should be accompanied by evidence that an understanding of the structure's significance has informed the submitted proposals. This will normally be a Heritage Statement appropriate in scope to the scale of the proposed development and the significance of the heritage asset.

Reason

Some early list descriptions contain limited or out-of-date information and may have been written without inspecting the interiors of the listed buildings. Additional evidence will normally be required to demonstrate that an understanding of the significance has informed any alteration to a listed building, and that the potential impact of development on the character and appearance of the conservation area has been considered, where relevant.

It may be noted that it is possible to add evidence (from published research) to list entries through Historic England's 'Enrich the List' online facility. A project to enrich the list entries for Odiham and North Warnborough's listed buildings in this way would aid both applicants and HDC in the proposal and assessment of changes to listed buildings.

Recommendation 8

Proposals that would result in the appropriate occupation of a vacant building will generally be considered favourably by the Council, where the proposals would enhance the building's contribution to the character and appearance of the conservation area and are otherwise appropriate to its significance. Such proposals should be purposely designed to respond positively to the defined character of the conservation area, as set out in this appraisal.

Reason

Vacant buildings can easily fall into disrepair, causing harm not only to the buildings themselves, but also to the character and appearance of the conservation area. In the long term, disrepair can develop to the point that it is no longer economically viable to restore the building, resulting in the loss of a building that once contributed to the character and appearance of the conservation area.

Recommendation 9

When determining planning applications, HDC will place great weight on the preservation of trees within the conservation areas. This includes young specimens, which may have value, independently or cumulatively, to the character and appearance of the conservation area, separate to their arboricultural value. Development within the conservation areas should take into account the future growth and longevity of any adjacent trees, which contribute to the character and appearance of the conservation area.

Reason

Trees, both young and old, make an important contribution to the special character of both conservation areas. Young specimens are important as without them, older trees lost to disease or damage in the future would have no replacements. All trees within the conservation area should therefore be afforded high level of protection, and felling of trees should be exceptional.

Recommendation 10

All development affecting the 'Deer Park Wall', of which parts date to the Tudor period, will ascribe to the structure the high significance due to a sixteenth-century standing structure. HDC will pursue appropriate designation of this wall. Until any such designation, the wall is identified as a positive contributor within Odiham Conservation Area.

Parts of the wall are currently in a poor state of repair. All applications for its appropriate repair are encouraged and would be considered a heritage benefit. A long-term solution for its repair and upkeep will be sought by the Council.

Reason

The 'Deer Park Wall', which separates Palace Gate from Little Park, probably dates to the construction, in c.1530, of a Tudor mansion called Odiham Place on the site of present Palace Gate and Palace Gate Farm. As such, it is of considerable historic significance, despite some parts having been reconstructed over the past five centuries.

Adequate formal protection of the wall and appreciation of its importance is needed to protect it from inappropriate repair, rebuilding or development. Its proper repair and upkeep would enhance its contribution to the character and appearance of the conservation area, and would conserve this important heritage asset for future generations.

Recommendation 11

The removal or consolidation of unsightly overhead wires, or other communications technology, will be encouraged as enhancing the character and appearance of the conservation area(s).

Reason

Overhead wires and obsolete technology can detract from the character and appearance of the conservation areas and impede views into and out of them. Therefore, their removal would have a positive impact.

Recommendation 12

Sites and buildings identified in this appraisal as not contributing to the character of either conservation area may be appropriate for redevelopment where the development carefully responds to the identified character of the conservation area. New development on these sites should take its cues from the conservation area's distinctive local vernacular in terms of materials, relationship to adjacent boundaries and the street, openness and key views, tree cover and characteristic boundary treatments, and height and massing.

Contemporary development of exceptional design quality may be appropriate where the above elements of the conservation area(s) are fully responded to.

Reason

Where an existing site or building does not contribute to the character of the conservation area, its appropriate redevelopment may offer an opportunity to enhance the appearance and character of the conservation area, if the new development is of exceptional design quality and responds thoughtfully to its character.

Recommendation 13

Hart District Council aspires, as resources permit, to provide a list of locally important buildings within the North Warnborough and Odiham Conservation Area.

Reason

Clarity on the significance and designation status of locally important buildings will aid local people and decision-makers in the conservation and enhancement of the conservation areas.

7.0 Technical terms, methodology and further information

7.1 Technical terms and definitions

See *Project Implementation Plan* for list of definitions

7.2 Methodology

Designation and management of conservation areas

What are conservation areas?

Conservation areas are areas of 'special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' – in other words, they exist to protect the features and the characteristics that make a historic place unique and distinctive.

- They were introduced by the Civic Amenities Act 1967. They need to have a definite architectural quality or historic interest to merit designation.
- They are normally designated by the local planning authority, in this case Hart District Council.

Effects of conservation area designation

- The Council has a duty, in exercising its planning powers, to pay special attention to the desirability of preserving or enhancing the character or appearance of the area.
- Designation introduces some extra planning controls and considerations, which exist to protect the historical and architectural elements which make the areas special places.

- To find out how conservation areas are managed and how living in or owning a business in a conservation area might affect you, see the Council's guidance on (Add LINK) and any other sources??

Best practice

Two Historic England publications provided relevant and widely-recognised advice that informed the methodology employed to prepare the appraisal:

- *Conservation Area Designation, Appraisal and Management: Historic England Advice Note 1* (Second edition), English Heritage (2019)
- *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (Second Edition) 2017

Process

The appraisal of the conservation area involved the following steps:

- A re-survey of the area and its boundaries;
- A review of the condition of the area since the last appraisal was undertaken to identify changes and trends;
- Identification of views which contribute to appreciation of the character of the conservation area;
- A description of the character of the area and the key elements that contribute to it;

- Where appropriate, the identification of character zones where differences in spatial patterns and townscape are notable that have derived from the way the area developed, its architecture, social make-up, historical associations and past and present uses;
- An assessment of the contribution made by open space within and around the conservation area
- Identification of heritage assets and detracting elements; and,
- Recommendations for future management of the conservation area.

Heritage assets

The appraisal identifies buildings, listed or unlisted, which contribute to the character and appearance of the conservation area, and those that do not.

- **Statutory listed buildings** are buildings and structures that have, individually or as groups, been recognised as being of national importance for their special architectural and historic interest. The high number of nationally listed building plays an important part in the heritage significance of many of district's conservation areas. Listed buildings are referred to as designated heritage assets.
- There are many **unlisted buildings, structures and spaces** that help to shape the character of an area. All such buildings and places are considered 'non-designated heritage assets' (see

'definitions'). The Historic England advice note on conservation area designation, appraisal and management includes a set of criteria that can be used to identify these.

- Does it have significant historic associations with features such as the historic road layout, burgage plots, a town park or a landscape feature?
- Does it have historic associations with local people or past events?
- Does it reflect the traditional functional character or former use in the area?
- Does its use contribute to the character or appearance of the area?

Open space analysis

The analysis considered open space inside and immediately outside the conservation area. Seasonal variations, particularly leaf growth, may make a difference to the contribution of open space at different times of year.

Fieldwork was combined with an analysis of historic mapping and other secondary sources. From this, the following factors were taken into account in assessing the contribution of open space to the character and appearance of each Conservation Area:

1. the historical relationship and function of open space
2. its contribution to the form and structure of historical settlements

3. how open space is experienced and viewed from within the Conservation Area

4. how the pattern of historic settlements and their relationship to the wider landscape can be understood when looking in from outside.

The contribution of open spaces to the conservation area are shown on the maps. They are graded into three different categories: 'strong contribution', 'some contribution' and 'no / negligible contribution'.

7.3 Statement of community engagement

Hart District Council are currently undertaking a Statement of Community Involvement and this document will be updated when appropriate.

7.4 Sources and further information

Legislation and policy

Planning (Listed Buildings and Conservation Areas) Act 1990

<https://www.legislation.gov.uk/ukpga/1990/9/contents>

National Planning Policy Framework https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

Local plan: Available at the following link https://www.hart.gov.uk/sites/default/files/4_The_Council/Policies_and_published_documents/Planning_policy/Local_Plan/Hart%20Local%20Plan%20Final.pdf

An accessible version of the Local plan is also available at the following link: https://www.hart.gov.uk/sites/default/files/4_The_Council/Policies_and_published_documents/Planning_policy/HLP32%20plain%20text%20version%20v0.1.pdf

Guidance

Conservation Area Designation, Appraisal and Management; Historic England Advice Note 1 (Second edition), Historic England (2019)

Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Second edition), Historic England (2017)

Reference

Heritage of Odiham: The Royal Deer Park and Odiham Place, Hugh Sheppard (2016)

Little Park Chronology, Geoffrey Fisher (2020)

National Heritage List for England, Historic England

North Warnborough Conservation Area Character Appraisal and Management Policies, Hart District Council (2009)

Ordnance Survey mapping

Odiham Conservation Area Character Appraisal and Management Policies, Hart District Council (2008)

Odiham Conservation Area Assessment of Setting, Hart District Council (2014)

'The hundred of Odiham', in *A History of the County of Hampshire: Volume 4*, ed. William Page (London, 1911), pp. 66-67. *British History Online* <<http://www.british-history.ac.uk/vch/hants/vol4/pp66-67>> [accessed 5 February 2021].

The Parish of Odiham: An Historical Guide, Sheila Millard (1993)

Appendix A: History of the Odiham And North Warnborough Conservation Areas

Early history and the Norman Conquest

Archaeological evidence of Celtic and Roman settlement has been found locally. Odiham originally formed along a clay-chalk spring line (where the ridge of permeable chalk to the south lies over the impermeable clay of the valley of the River Whitewater, resulting in a line of springs where the two make contact). This probably gave rise to the linear form of the High Street. North Warnborough is also linear, roughly following the course of the River Whitewater.

The Domesday book (1086) is the first written record of Odiham. Odiham is the first entry under Hampshire, indicating its importance—the manor was the largest royal estate in the county, occupied, worked and directly controlled by the Crown. There were two churches, suggesting that the one in Odiham was a former minster serving a large area. The present-day All Saints Church, replaced the earlier building in the thirteenth century. The tenants in 1086 appear to have been relatively well-off, indicating that there was a royal residence in Odiham at this date. It has been suggested that an Early Saxon palace in the Bury was superseded by a Late Saxon palace to the north of the High Street (on a site later occupied by Odiham Place), built in conjunction with the creation of the associated deer park. There were eight mills in the parish—two of which were probably located on the same sites as the surviving mills in North Warnborough today—and a chalk pit from which tenants took chalk to marl their fields and for building.

The earliest known written record of the royal deer park in Odiham dates from 1130; however, there is evidence that it may have been established before the Norman Conquest, either in the

reign of King Edward the Confessor (1042–66) or by one of his predecessors. The deer park originally extended northwards one and a quarter mile from the northern boundary of Odiham to what is today the M3, and three quarters of a mile east to west, from North Warnborough to Poland Mill. It was heavily wooded to the north, with grassland to the south.

Later Middle Ages

The medieval economy of the parish was primarily driven by agriculture, but there were other important industries: brewing, tanning, cloth-making and milling, all benefitting from the abundance of good water from local springs, and from the river, which supported many mills. In the fifteenth century there were six cloth manufacturers in Odiham parish.

In c.1207-12 King John built a new castle on a site in a bend of the river north-west of North Warnborough. The castle replaced the royal residence in Odiham, but royal use of the deer park continued. The thick walls of the octagonal keep—the only surviving keep of this type in Britain—were built of flint and clad in dressed stone. It was surrounded by subsidiary buildings contained within a series of moats for defence. The castle was a convenient stopping point between Winchester and Windsor and was often visited by the King John and it is said that it was from here that he issued the Magna Carta in 1215. The castle was frequented by reigning monarchs for the next 250 years and was included in the dowry of five queens. However, in the fifteenth century the castle fell into disuse, and by 1603, when it was sold by the Crown, it was a ruin.

Over the centuries, the settlement of Odiham became a town, with the High Street as its hub. By the later Middle Ages, Odiham was a market town serving the surrounding countryside. The market centred on the High Street, off which were burgage plots: long plots with a building filling the street frontage. As the town grew in size and prosperity, buildings in the centre began to be replaced with more substantial timber-framed buildings, many of which survive today. Dendro-dating (tree-ring dating) identifies the three earliest buildings to have been dated on, or very near, the High Street: Monk's Cottage (111 High Street) (1300), 6 Farnham Road (1317–36) and 81 High Street (1340). The period from the 14th century to the middle of the 16th century saw the construction of a remarkable series of surviving or partially surviving buildings along the High Street. Those from which dendro-dates have been obtained include the former vicarage (176 High Street); a large merchant's house of courtyard plan on the south-west corner of the King Street junction; the stone-walled 15th-century part of the former rectory (now named The Priory); the George (100 High Street), which was built as an inn in the 15th century; and no.90 High Street. 138-140 High Street and 46-48 High Street are also worthy of note, because each of the two pairs was built as a single house with an exceptionally wide frontage.

North Warnborough also has a large number of late medieval timber-framed buildings, including several former hall-houses (high-status houses with a central, double-height hall, open to the roof with a hearth in its centre), such as fourteenth-century Tudor Cottage, the Thatched Cottage (dendro-dated to 1445–46), Cruck Cottage (1383–84), Springwell House and Strete Farm, whose

Georgian façades hide late medieval timber-framed halls. Such a proliferation of high-quality timber-framed buildings, to the extent that a substantial number survive today, speaks of the prosperity and importance of Odiham and North Warnborough during the medieval period.

Early modern period

In c.1530 a mansion called Odiham Place was built by the then lessee of the royal manor to the north of the High Street in Odiham, possibly on the site of or within the precinct of the late Saxon palace. Will Godson's map of 1739 depicts the mansion as E-shaped and built of brick. There was also a gatehouse, walled court and garden, laundry, dairy, bakehouse, brewery and barn with a dovecote, all built in bricks made from clay sourced in the locally. (Brickmaking became a key local industry in the sixteenth and seventeenth centuries and many brick buildings of this period survive in both Odiham and North Warnborough.) The barn survives as the Cross Barn and has yielded a dendro-date of 1532. It is Hampshire's earliest known barn of load-bearing brick construction. Queen Elizabeth I stayed at Odiham Place on six occasions between 1560 and 1591.

Elsewhere in Odiham and North Warnborough are a number of sixteenth-century timber-framed houses, attesting to the continued prosperity of the parish in this period, especially Odiham, where the market was based.

Odiham Place was added to in the 1630s, after the sale of the manor by Charles I to Sir Edward Zouche. However, damage resulting from the Civil War in 1643 resulted in the demolition of the gatehouse and part of the mansion house in 1653. Odiham and North Warnborough were located in the heart of the Civil War, lying right between Cromwellian Farnham and loyalist Basing House. Warnborough Green was the site of a battle in 1644, where 150 Royalists were taken prisoner and many were killed.

Apart from the effects of the Civil War, the seventeenth century saw some changes to the town on account of charitable activity. In 1623 Sir Edward More founded eight almshouses, next to the church. The single-storey brick almshouses date from 1628 and are arranged around a three-sided court, the north side having a low brick wall with tall gate piers and gateway in the centre. To the west of the almshouses, in c.1625, the Pest House was originally built to house the poor, using funds donated by Julian Smith; however, in the eighteenth century it was used to house local people suffering from infectious diseases, such as smallpox and plague. Today, it is one of just five surviving examples of pest houses in Britain. Also near the church, a grammar school was founded in 1694 under the will of Robert May, a mercer of Odiham; however, the original building was replaced in 1876 by the older part of the building that now houses Mayhill Junior School.

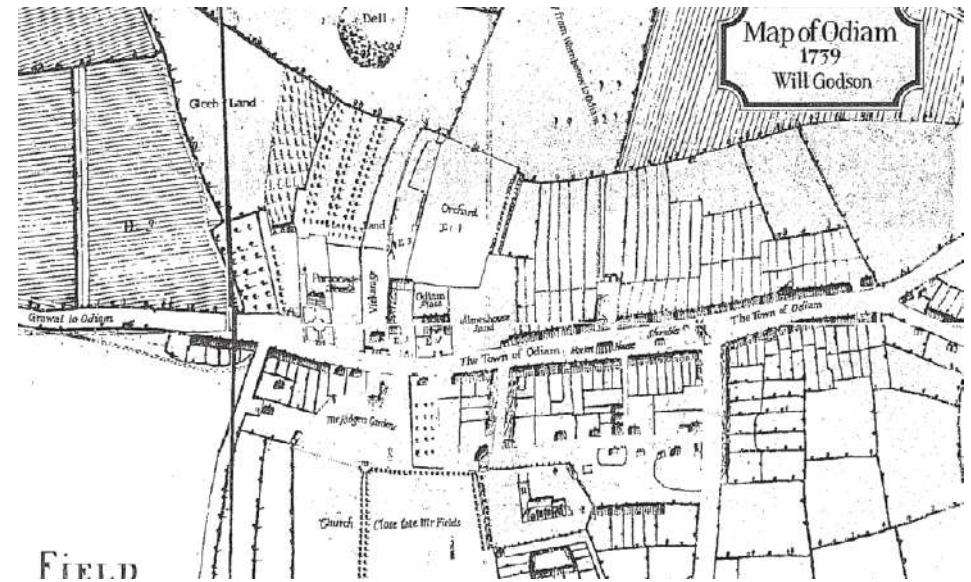
Eighteenth century

The eighteenth century saw the decline of Odiham Place and the deer park: although a viewing tower (today known as Swale House) was built within the precinct of Odiham Place in 1702–08, probably to view the hunt in Little Park, Little Park was enclosed shortly afterwards, at some point between 1708 and 1736. Between 1759 and 1777, the mansion house was demolished, with some outbuildings retained and adapted for use as a farm, called at first Place Gate Farm and later Palace Gate Farm.

Paulet St John, Lord of the Manor of and resident of neighbouring Dogmersfield, bought the former royal manor of Odiham in 1742, having previously commissioned Will Godson to produce a map, dated 1739, of the land. The map shows, in a schematic fashion, medieval burgage plots to the east of Odiham Place and Church Street, stretching back from the High Street, which had at its centre the Market House and Shambles (meat market). Odiham's medieval street layout, depicted in the map, is largely unchanged today.

The eighteenth century saw the construction of a small number of large Georgian residences, including The Bury House in Odiham, and Cedar Tree House in North Warnborough. However, a much larger number of seemingly Georgian houses that survive today are the result of an explosion in refronting and extension that took place in the eighteenth century. As the century progressed, medieval-looking timber framing grew increasingly unfashionable as classical ideals became popular. Most of the timber-framed buildings in the centre of Odiham and many of the larger residences throughout the parish, were encased in brick and sometimes stucco.

Towards the end of the century advances in technology led to changes in the parish. The road over Dunley's Hill was constructed during this period, and the opening of Odiham and Farnham Turnpike in 1789 was probably responsible for the demolition of the Market House and the Shambles in the High Street. The Basingstoke Canal, constructed in 1788–92, bisected the deer park and was carried over the River Whitewater on an aqueduct near the ruins of Odiham Castle. It linked Basingstoke to the River Wey Navigation at West Byfleet (which connected to the Thames) and was intended to boost local trade by providing the means of transport of agricultural goods, timber, bricks and chalk to London. However, the canal was not a commercial success, and this was compounded by the opening of the London to Southampton Railway in 1839. The last commercial craft used the canal in 1950, after which the canal became derelict before its restoration in 1977–1991.



Will Godson's map of the manor of Odiham, 1739

Nineteenth century

During the nineteenth century, Odiham Brewery, partly housed in what is now the Dental Practice on King Street, thrived; the associated Oast Houses on the other side of the street date from the mid-nineteenth century. The industrial revolution seems to have touched Odiham and North Warnborough lightly, and they were bypassed by the railway when a route via Hook was selected for it: although the population continued to increase, it grew at much less than half the rate of the rest of the country. Nonetheless, this period saw the construction or reconstruction of various buildings in Odiham, such as places of worship, civic buildings and schools. These included the Independent Chapel on the High Street (now converted into housing), rebuilt in the 1820s and enlarged in the 1840s, and the Assembly Rooms on King Street, built in 1860 (its ground storey was originally a market area open to the street). The cemetery was also created in 1860 on land to the south of town, and two mortuary chapels built. In 1874–76 the governors of Robert May's grammar School bought two acres of land next to the original school premises in the Bury, demolished the old buildings there and built a new school complex, including headmaster's residence and dormitories for 30 boarders. Another school—the National School (demolished in the 1960s)—was built in 1841 to the south of the church, the British School in London Road (now the Vine Church) was built around the same time, and Buryfields Infant School was opened in 1898.

During this period, many cottages were built on the outskirts of Odiham and in North Warnborough, including cottages on West Street, King Street, Cemetery Hill, The Street and Mill Lane.

Twentieth century

The twentieth century saw the most substantial changes to Odiham and North Warnborough in their history. In 1920 the manor lands were broken up and sold off, and by 1931, new detached and semi-detached housing had been built on Crownfields to the south-west of Odiham, along Dunley's Hill and to the east of North Warnborough. RAF Odiham, to the south of the town, was established as a permanent base in 1937. The residential development continued after the Second World War with new housing to the east and south of North Warnborough, and to the west and east of Odiham, together with a new secondary school to the west of Dunley's Hill.

Towards the end of the twentieth century, the rears of plots on the north side of Odiham High Street began to be developed, including Palace Gate and Angel Meadows in the 1980s, and Deer Park View, including the Health Centre, in the 1990s. These developments saw the shortening or amalgamation of some historic burgage plots.

Twenty first century

The first two decades of this century have continued to see growth of the settlements, with large housing developments on the eastern outskirts of Odiham, north and south of Farnham Road. Within the Odiham conservation area, there have been further changes to historic plot boundaries and development on plots to the rear of the High Street, such as Goodchild Square. East of the burgage plot zone but inside the conservation area boundary, four substantial houses at Lancaster Cottages, Farnham Road, were erected in 2014.



Aerial view of The Bury and the High Street, facing north-east, in 1928. The barns that occupied the sites of the car park in The Bury and The Oast Garage are visible

Appendix B: Article 4 Direction

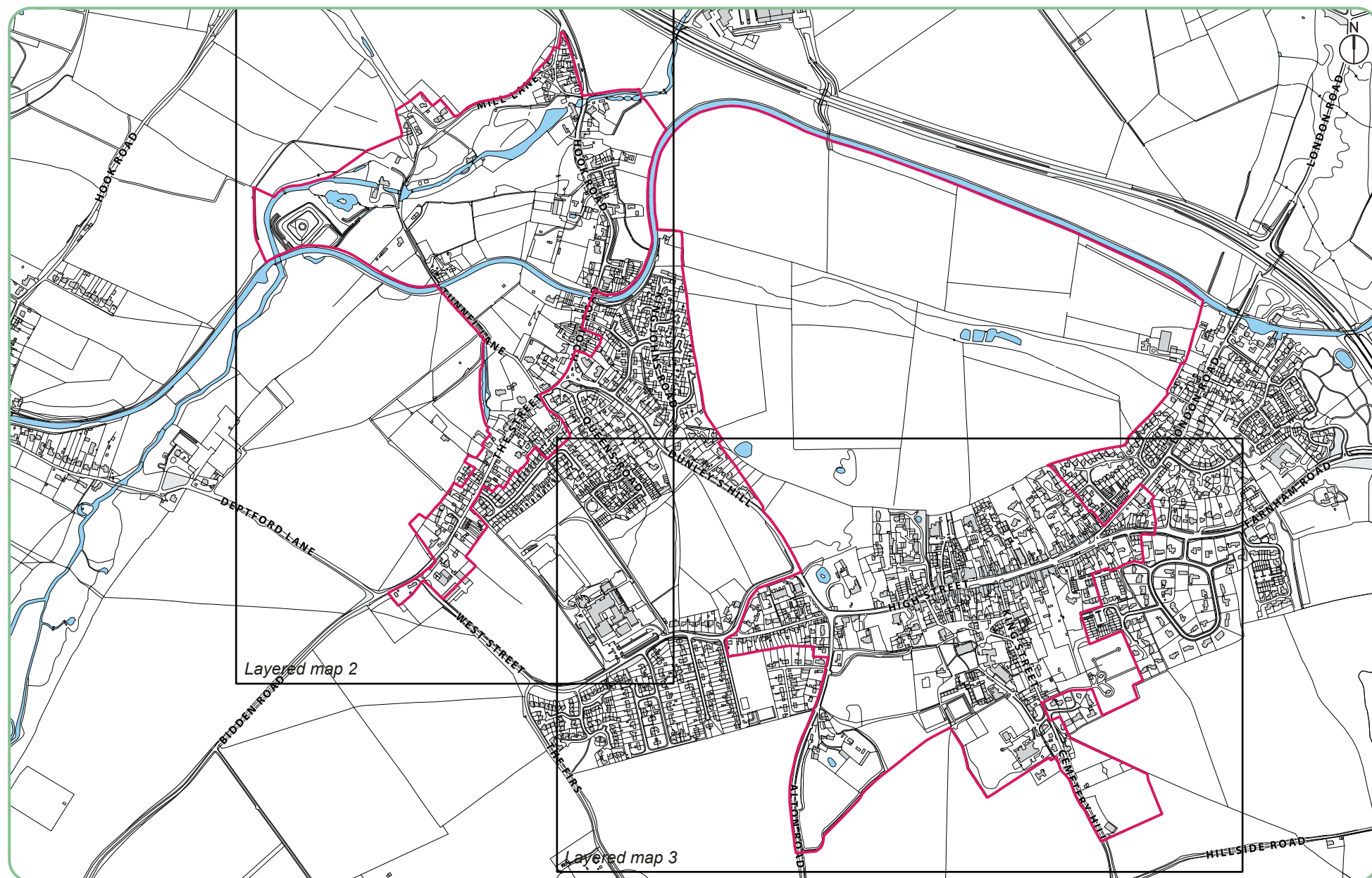
This Conservation Areas Appraisal has been written following the changes to the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 and updates to the Town and Country Planning (General Permitted Development Order) (2020).

Flexible development which contributes to the revitalisation of Odiham and North Warnborough is a key sustainability driver yet it is recognised that some Permitted Development rights could potentially affect the character and appearance of the conservation areas by piecemeal attrition of identified character. Having reviewed the character of the conservation area the following are suggested to be included in an Article 4 Direction covering both conservation areas.

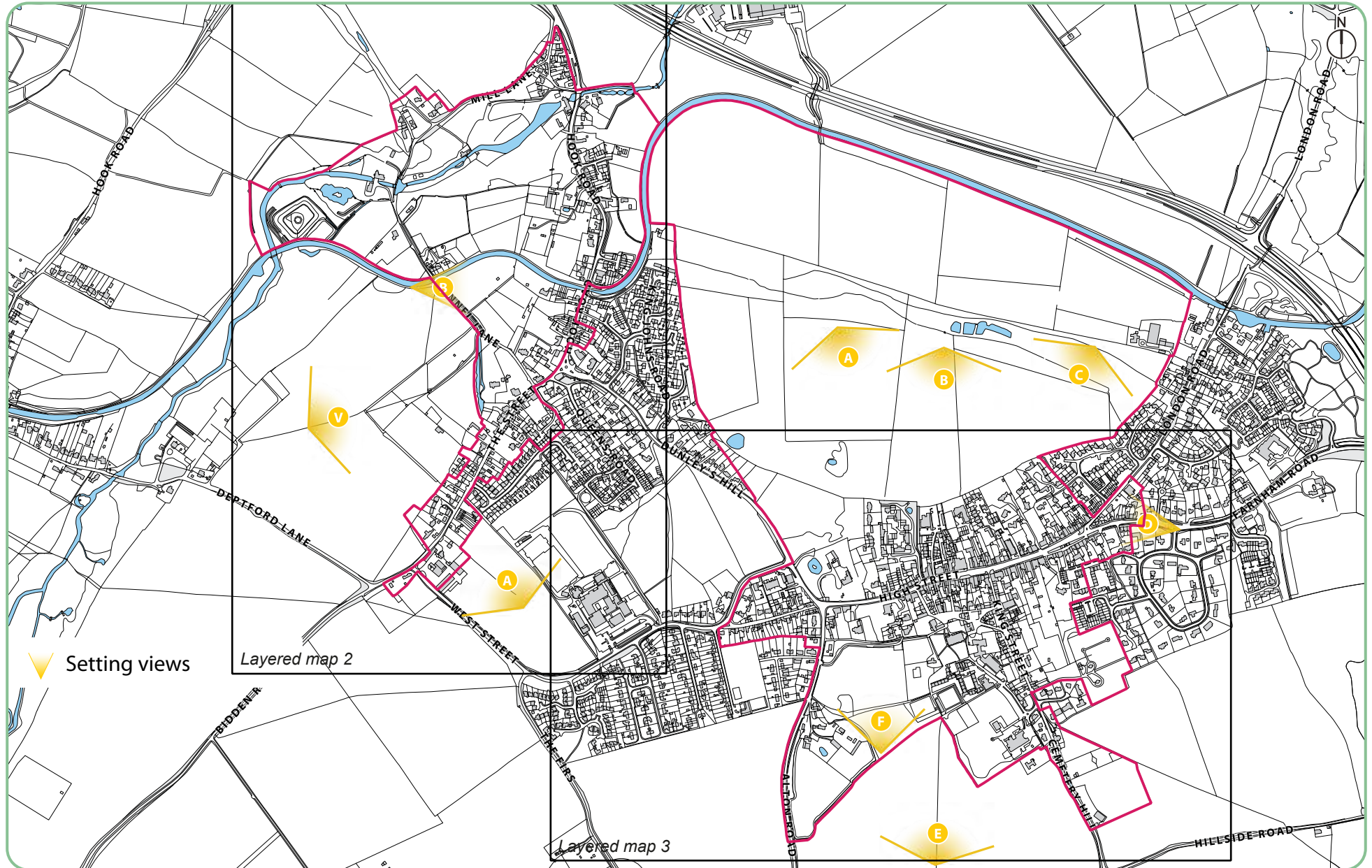
The following permitted development rights set out within Schedule 2 of the GPDO are advised to be removed:

Part 1 (Dwellings) – Class A (alterations to a dwellinghouse)	Part 2 (Minor operations) – Class B (Means of access to a highway)	Part 7 (Non-domestic extensions) – Class B (Shop trolley store)
Part 1 (Dwellings) – Class C (Minor roof alterations)	Part 2 (Minor operations) – Class C (Painting)	Part 7 (Non-domestic extensions) – Class E (Hard surfaces for shops)
Part 1 (Dwellings) – Class D (Porches)	Part 3 (Changes of Use) – Class D (Shops to professional services)	Part 4 (Non-domestic extensions) – Class F (Extensions to an office)
Part 1 (Dwellings) – Class E (Outbuildings)	Part 3 (Changes of Use) – Class G (Retail to mixed use)	Part 4 (Non-domestic extensions) – Class G (Hard surfaces for offices)
Part 1 (Dwellings) – Class F (Hard surfaces)	Part 3 (Changes of Use) – Class I (Industrial and General business)	Part 4 (Non-domestic extensions) – Class H (Industrial buildings or warehouses)
Part 1 (Dwellings) – Class G (Flues)	Part 3 (Changes of Use) – Class O (Offices to dwellings)	Part 4 (Non-domestic extensions) – Class J (Hard surfaces of industrial buildings)
Part 1 (Dwellings) – Class H (Dishes and Antennae)	Part 3 (Changes of Use) – Class P (Storage to dwellings)	Part 4 (Non-domestic extensions) – Class M (Extensions for schools)
Part 2 (Minor operations) – Class A (Gates and fences)	Part 7 (Non-domestic extensions) – Class A (Extensions to a shop)	Part 4 (Non-domestic extensions) – Class N (Hard surfaces for schools)

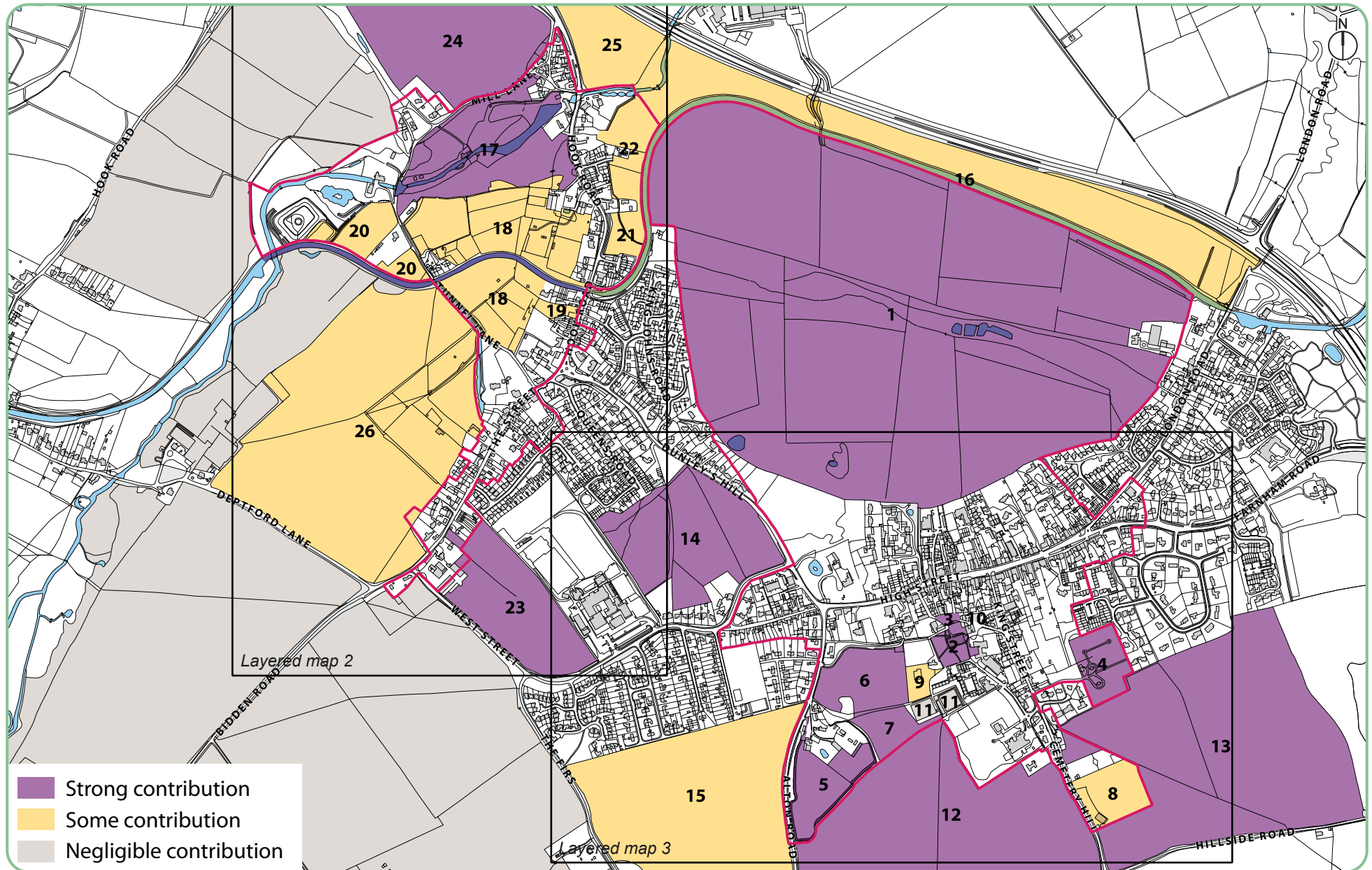
Appendix C: Maps



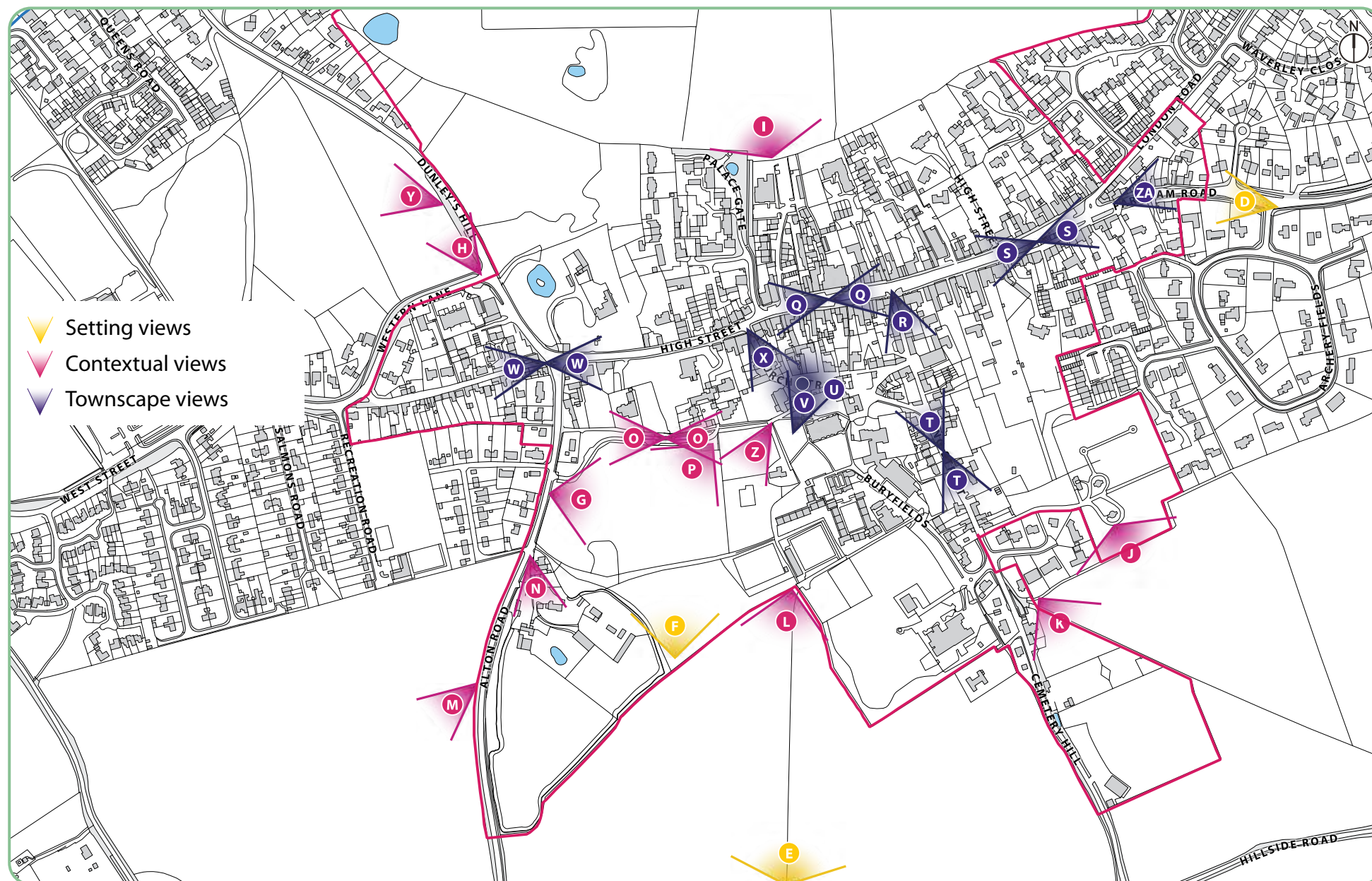
Overall: summary map



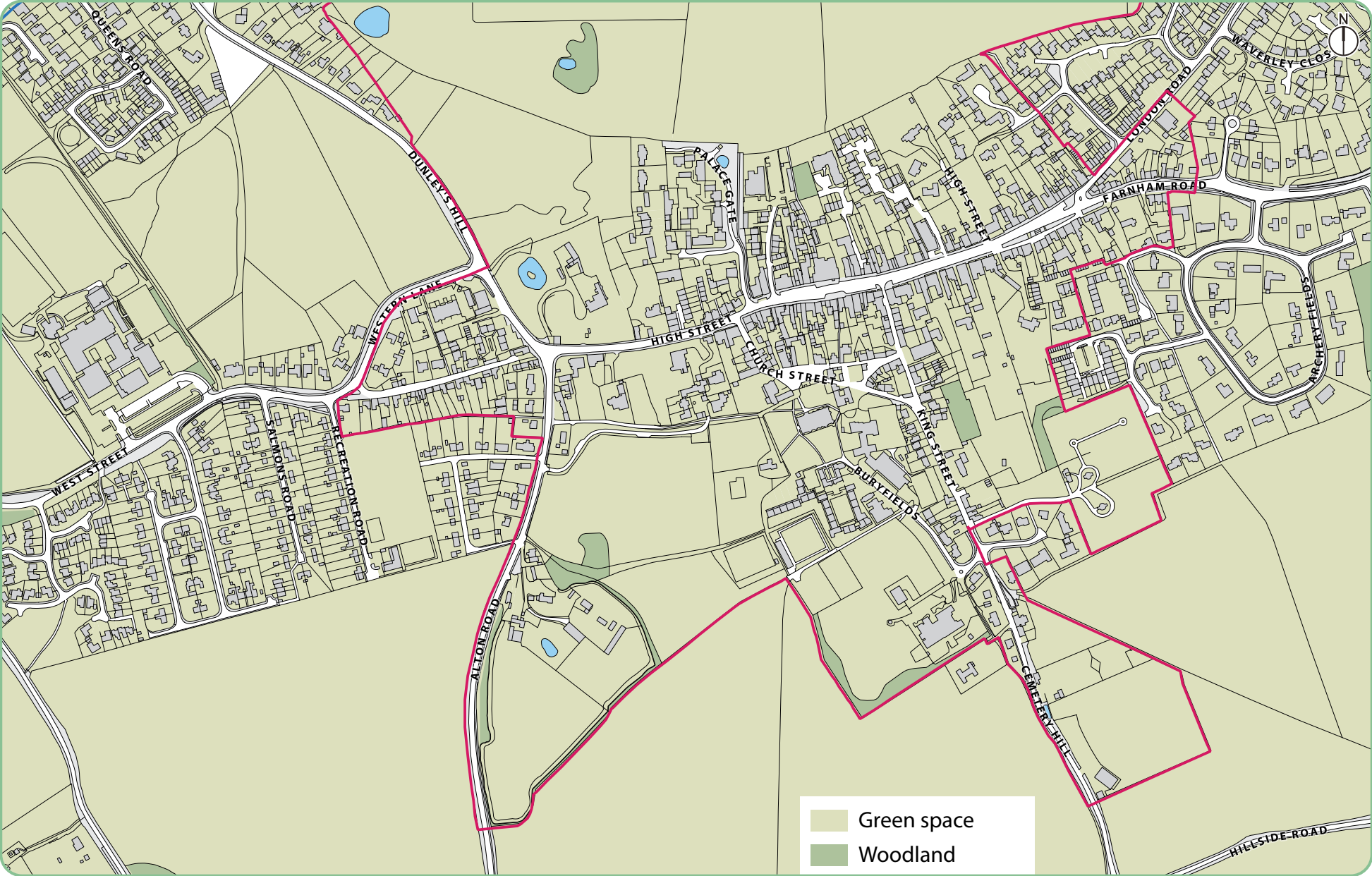
Overall: setting views



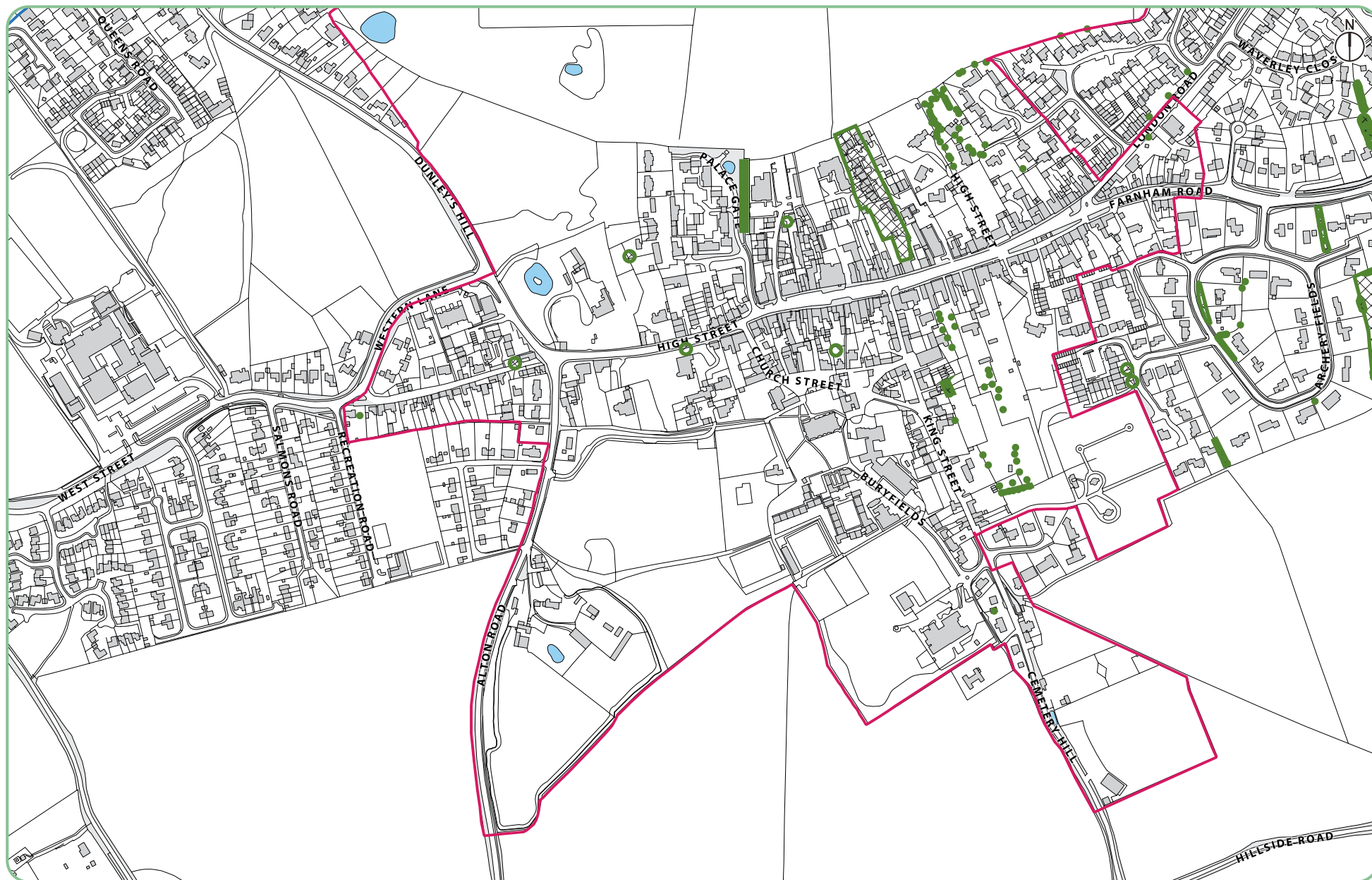
Overall: open space assessment



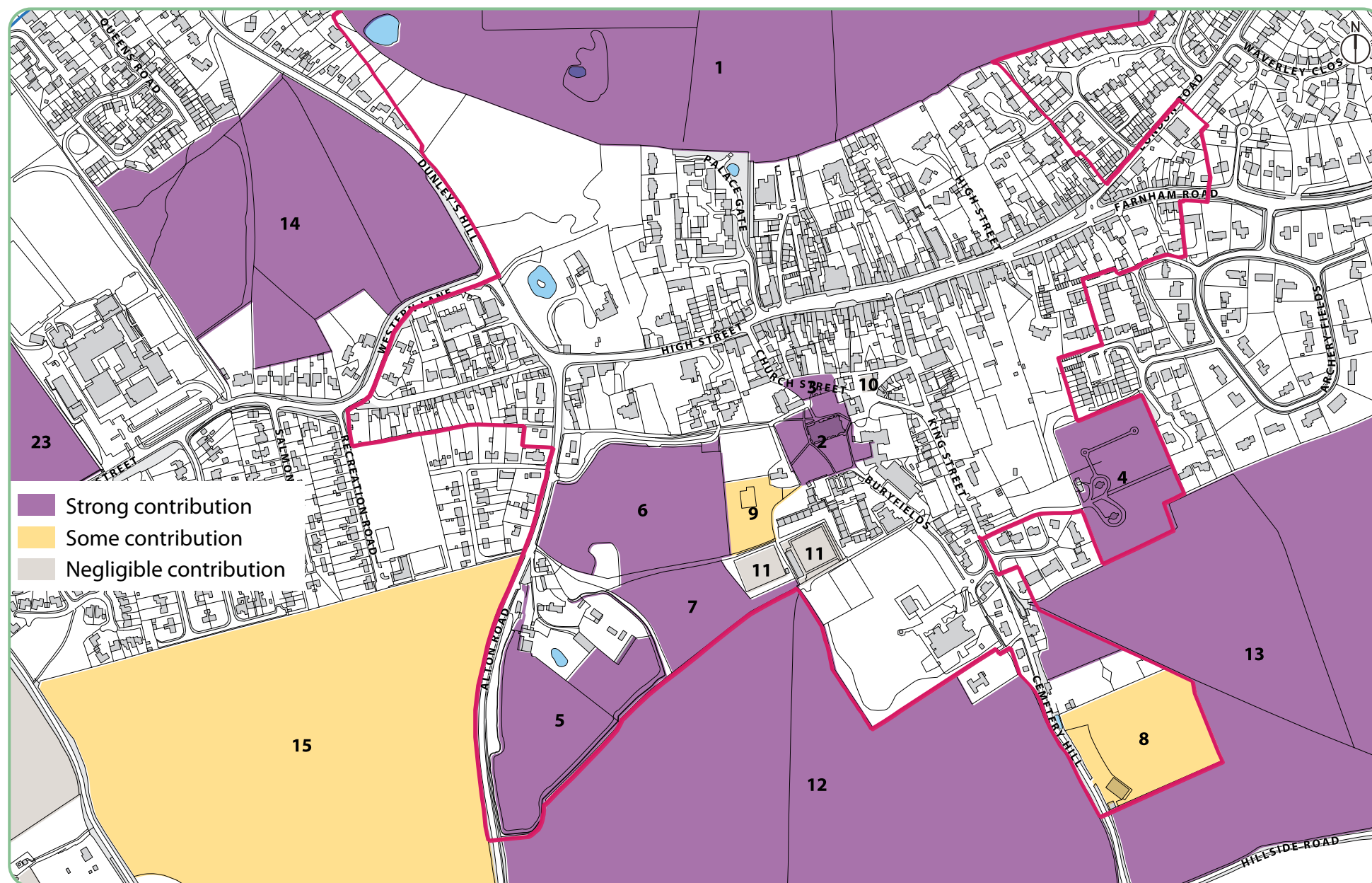
Odiham: views (note wider setting views are on overall views map)



Odiham: green space and woodland



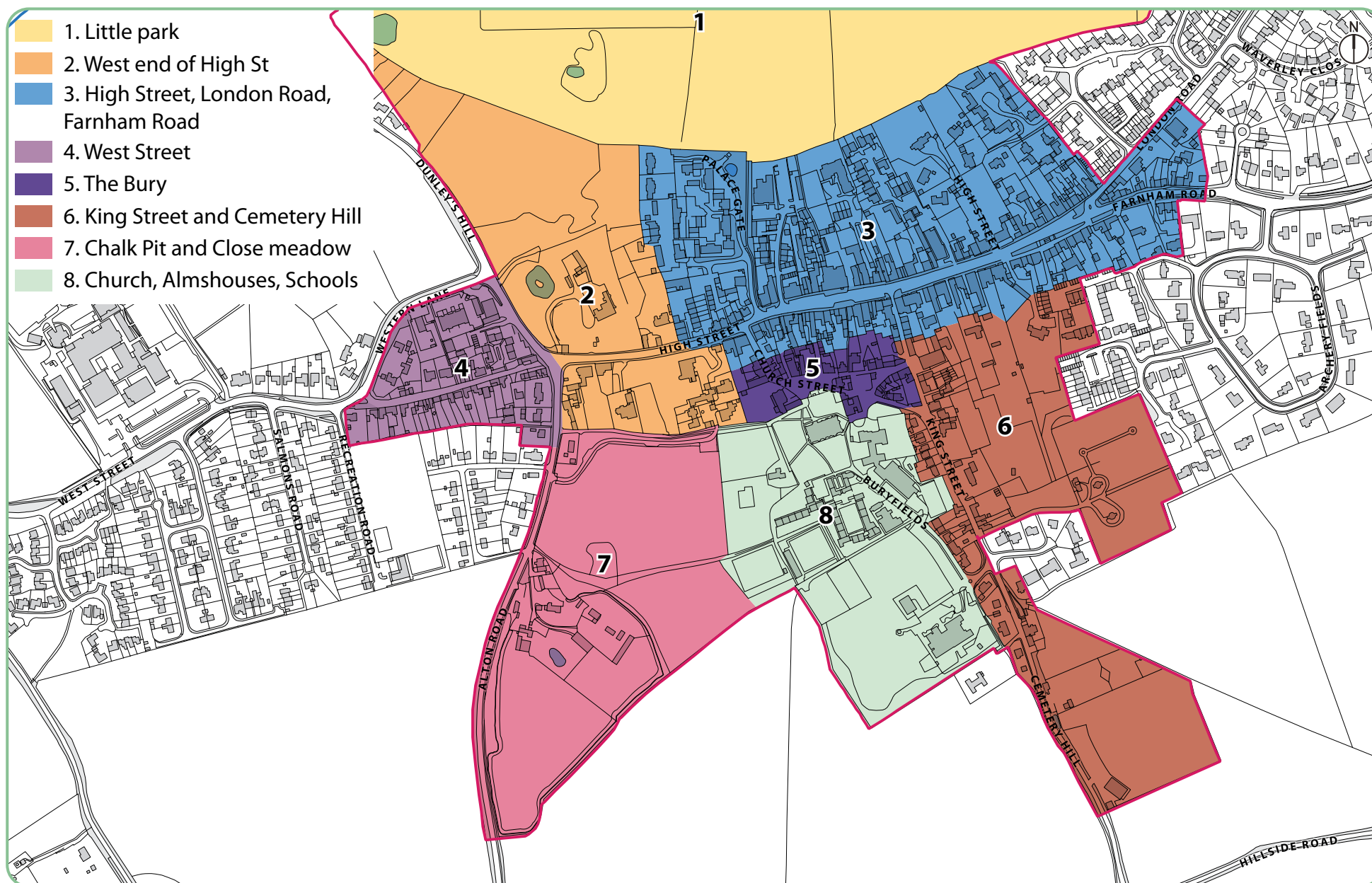
Odiham: tree preservation orders



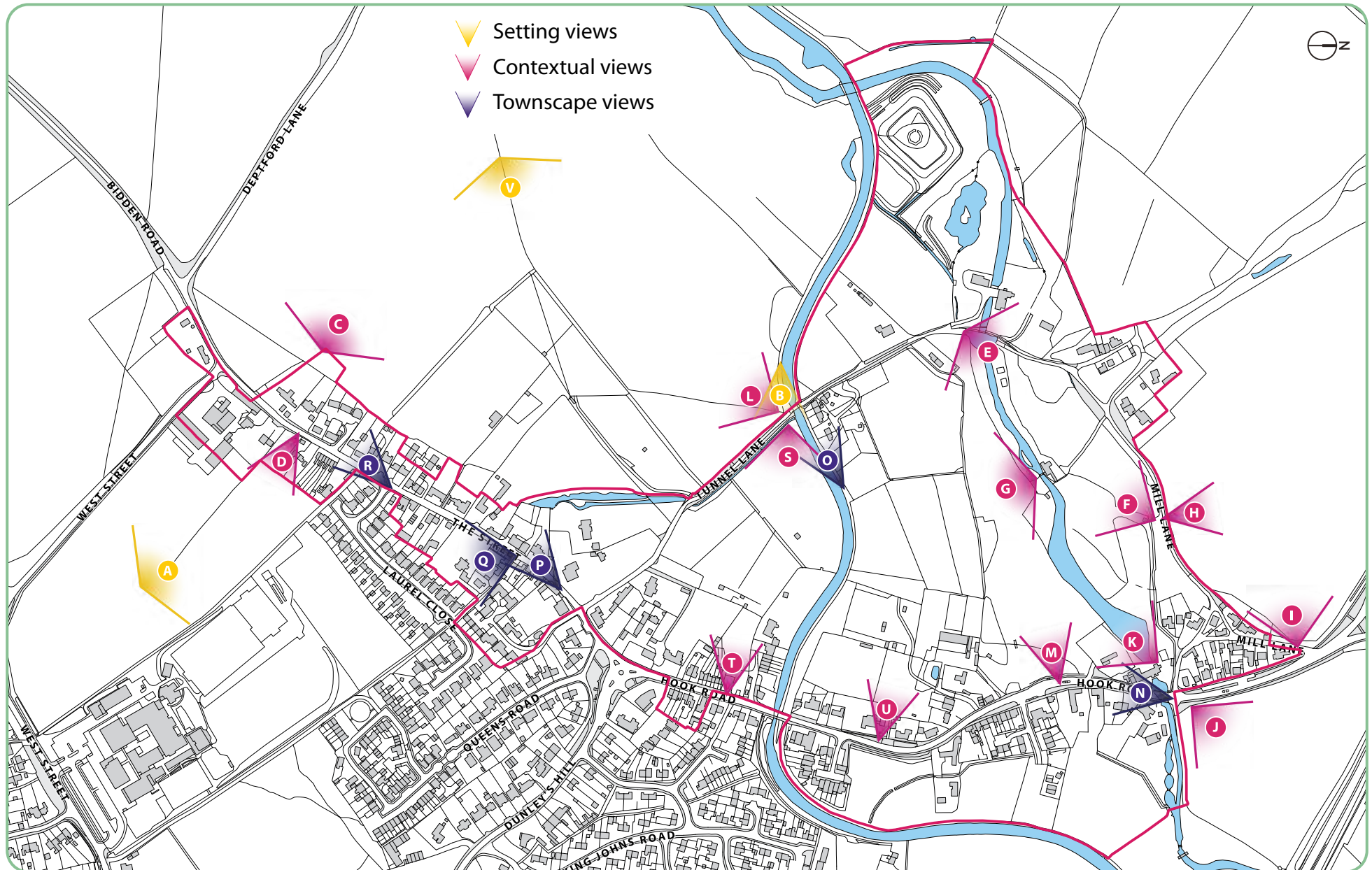
Odiham: open space assessment



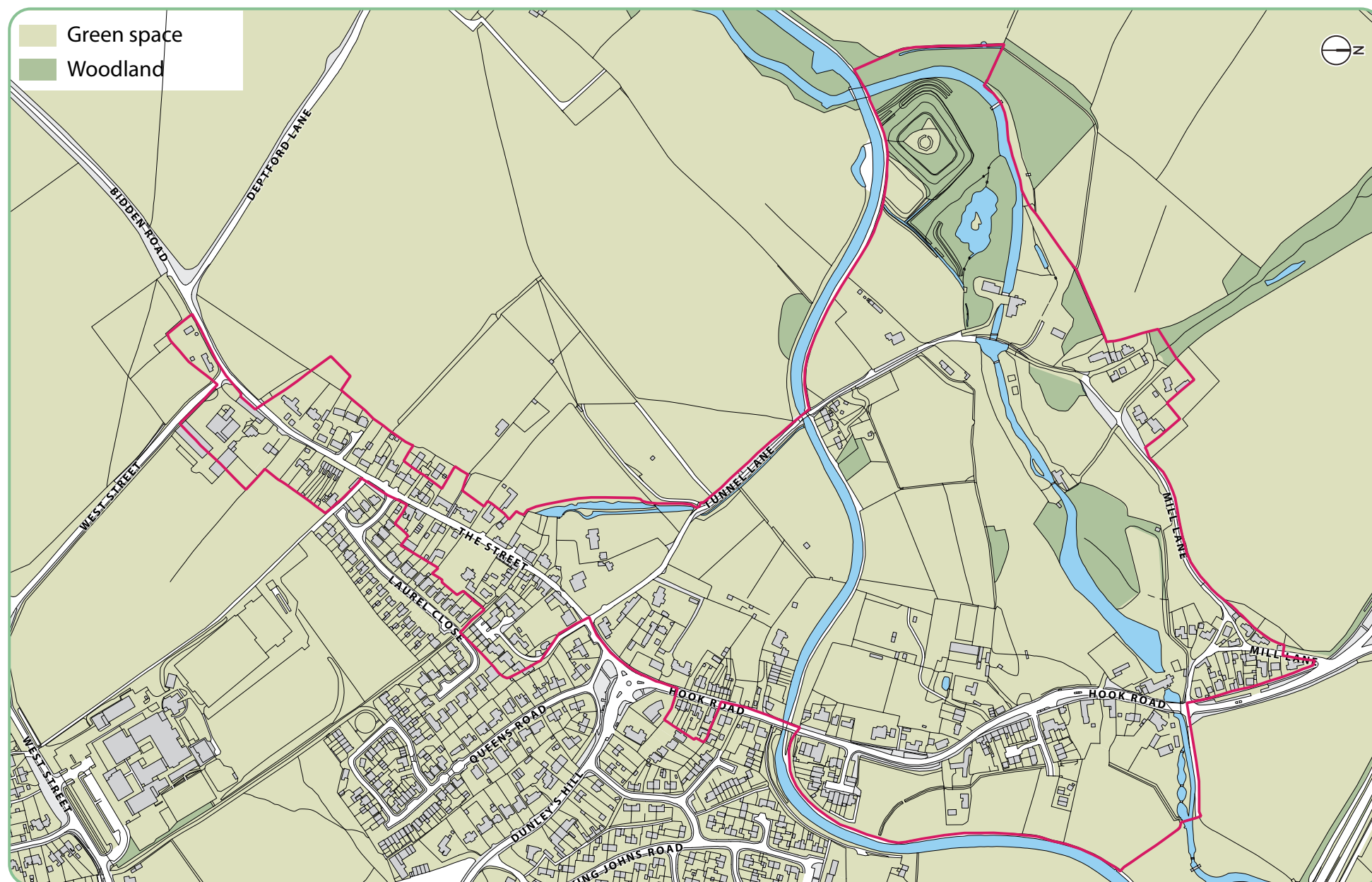
Odiham: heritage designations, positive contributors, elements that do not contribute



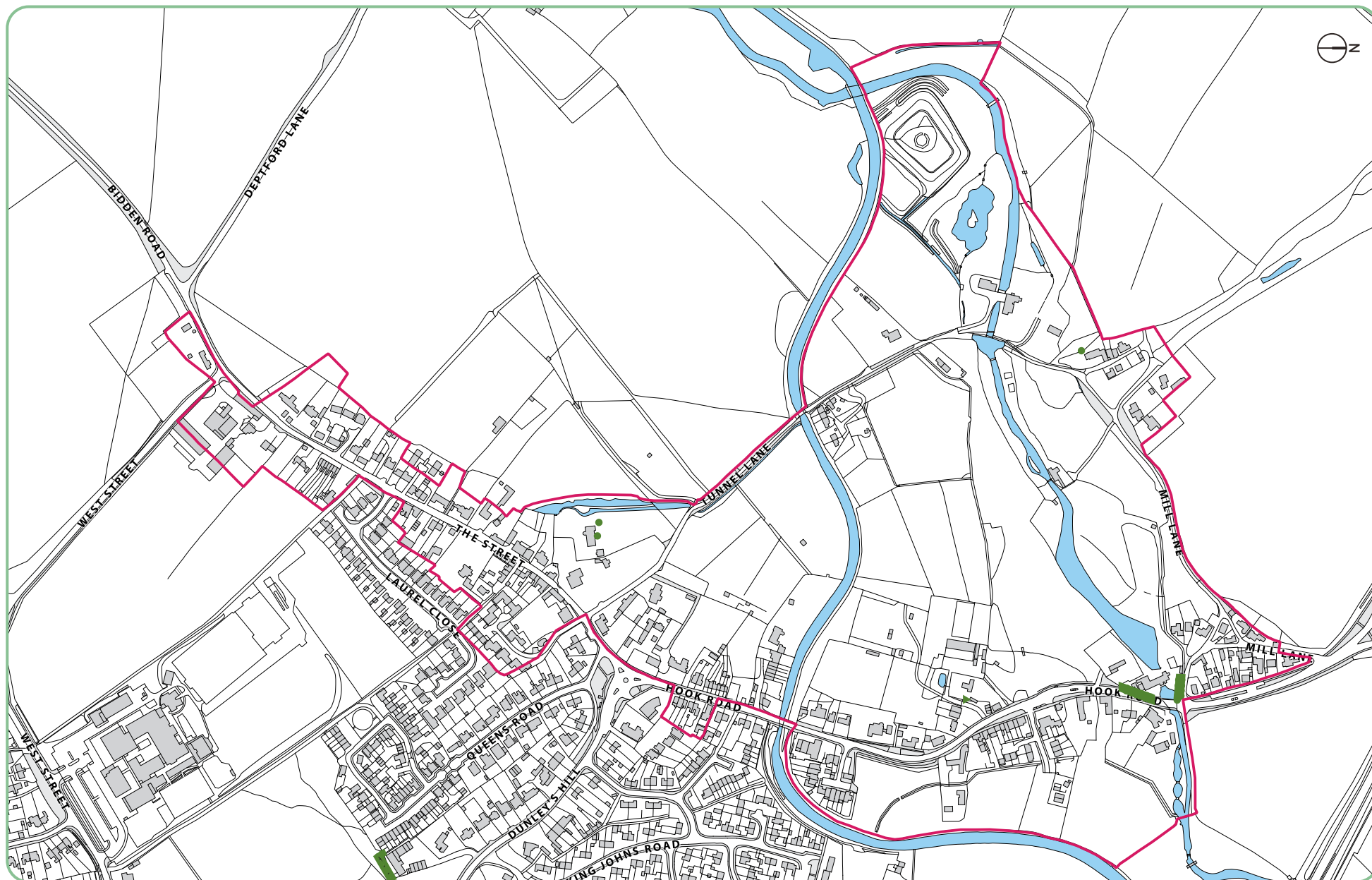
Odiham: character areas



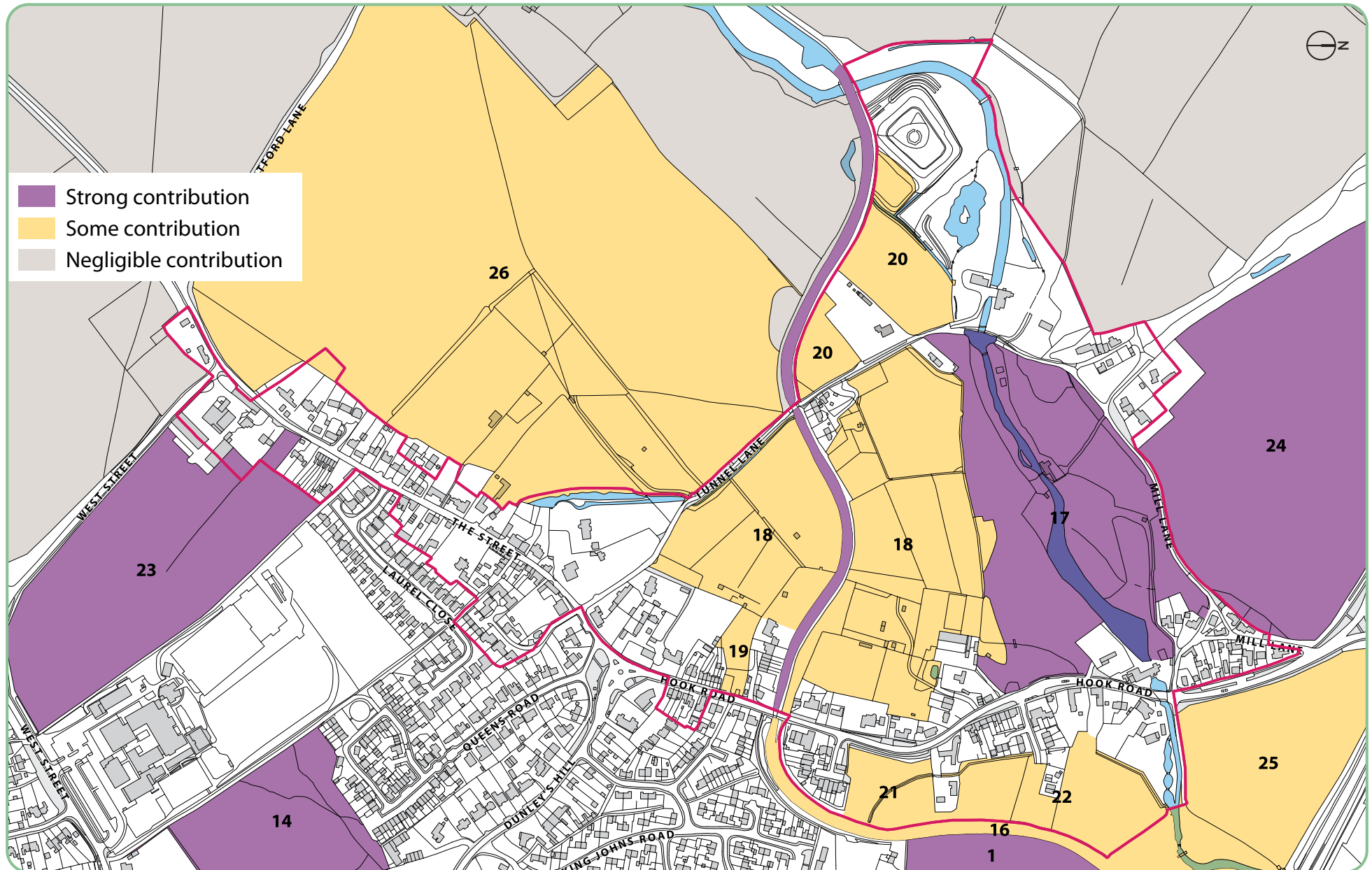
North Warnborough: views



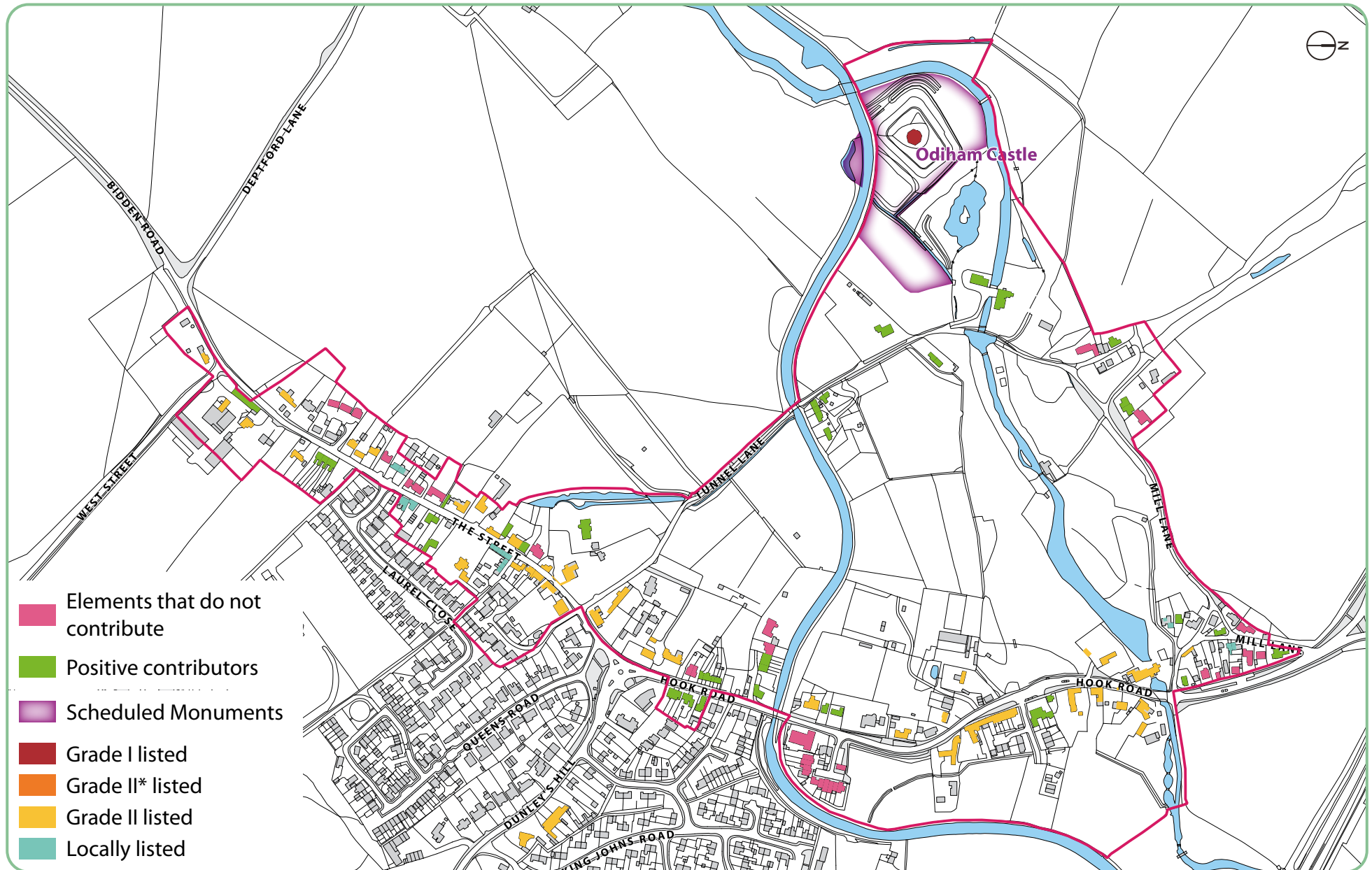
North Warnborough: green space and woodland



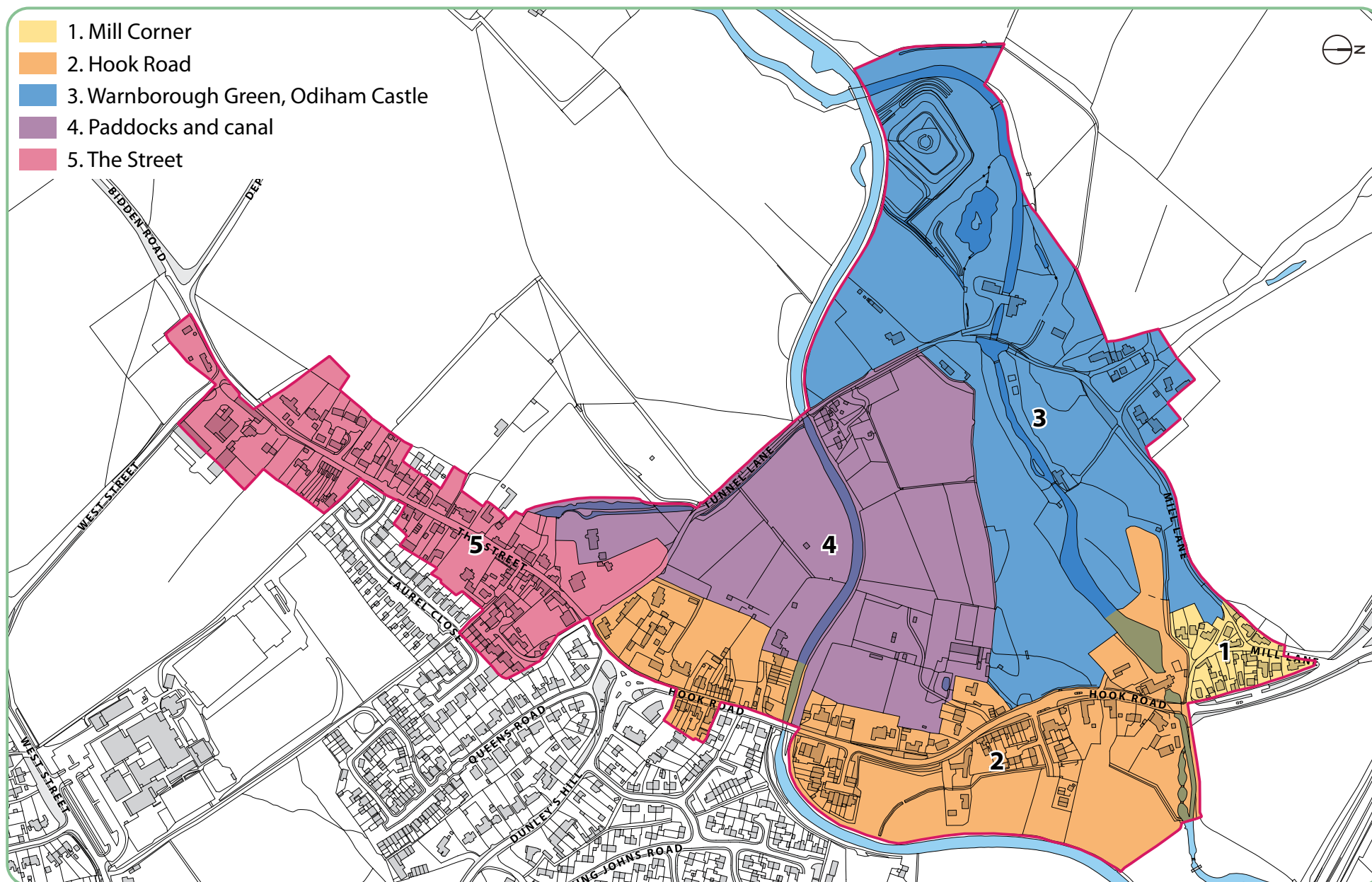
North Warnborough: tree preservation orders



North Warnborough: open space assessment



North Warnborough: heritage designations, positive contributors, elements that do not contribute



North Warnborough: character areas

Appendix D: Policy

Section 69 1(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) ('The Act'), defines Conservation Area as:

areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.' Once identified these areas should be designated as Conservation Areas and regularly reviewed.

Section 69 (2) of the Act, states:

it shall be the duty of a local planning authority from time to time to review the past exercise of functions under this section and to determine whether any parts or any further parts of their area should be designated as conservation areas.

This Conservation Appraisal Constitutes a review of the 2008 Odiham Conservation Area Character Appraisal and Management Proposals and the 2009 North Warnborough Conservation Area Character Appraisal and Management Proposals.

In addition the statutory test in Section 72 of the Act states:

that with respect to any buildings or land in a conservation area special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area.

This appraisal and the accompanying management plan are in compliance with government guidance on the management of the historic environment through the National Planning Policy Framework (NPPF) (2021) Chapter 16 'Conserving and Enhancing the Historic Environment' Paragraphs 190 to 193. and Historic England's Historic Environment, Advice Note 1 (second edition) 'Conservation Appraisal, Designation and Management.'

The Hart Local Plan Policy NBE8 is currently the key policy relating to the historic environment for development control purposes.

With regards to the development plan, Policy NBE8 Historic Environment in the Hart Local Plan (Strategy and Sites) 2032 sets out an overarching policy approach towards planning applications that would affect heritage assets. The Local Plan also contains Policy NBE9 Design which includes a criterion relating to heritage assets and their settings. The Odiham and North Warnborough Neighbourhood Plan 2014-2032 contains separate policies for the Odiham, North Warnborough and Basingstoke Canal Conservation Areas within the Parish of Odiham.

Overall: summary map

Alan Baxter

Prepared by Holly Lomax and Gemma Fowlie
Reviewed by Alice Eggeling
Draft issued February 2021

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