

**Land adjacent to The
Old Church House,
Ecchinswell, Hampshire
Heritage Statement**

Client: FOXLEY TAGG PLANNING LTD

AB Heritage Project No:60150

Date: 13/10/2017

Land adjacent to The Old Church House, Ecchinswell, Hampshire Heritage Statement

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| Rev Number | Description | Undertaken | Approved | Date |
|------------|-------------|------------|----------|------------|
| 1.0 | Draft | CS | DD | 19/09/2017 |
| 1.1 | Draft | DD | AB | 21/09/2017 |
| 1.2 | Final | DD | AB | 13/10/2017 |

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1. INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage has been commissioned by Foxley Tagg Planning Ltd to produce a Heritage Statement to cover a proposed development of a 1.5 storey dwelling and associated access and parking, on land adjacent to the Old Church House, Ecchinswell, Hampshire RG20 4TU which is located partially within Ecchinswell Conservation Area.
- 1.1.2 This report has been requested by Basingstoke and Dean Borough Council in the pre-application response letter dated 10th October 2016 (ref. 16/02930/EN28), and will be submitted with a Planning Application.

1.2 Statutory Designations

- 1.2.1 The site extends into the Ecchinswell Conservation Area, designated in 1990 by Basingstoke and Deane Borough Council in recognition of the special architectural and historic interest of the village. The Conservation Area appraisal summarises the character of the Conservation Area as follows:
- 1.2.2 *“The special appearance of the Conservation Area is derived from the combination of small informally grouped pockets of settlement punctuated by open areas, which afford long range views of the surrounding countryside. This contrast in appearance is reinforced by the well-established hedgerows and mature trees which draw the otherwise well-spaced buildings together to create an intimate and cohesive street scene. In addition, although of varied dates, the buildings have a strong visual relationship to each other derived from the vernacular form, scale and materials particular to this part of Hampshire, especially timber-frame, thatch, and mellow red brick (often mixed with blue headers).”*
- 1.2.3 *The essential character of the village is of a rural settlement, a significant feature of which is the inter-relationship of the plan form with the surrounding countryside, and the informal quality of the uncurbed lanes.”* (Basingstoke and Dean Borough Council 2004)

1.3 Site Location & Description

- 1.3.1 The site is located on land adjacent to The Old Church House, Ecchinswell Road, Echinswell, Hampshire, RG20 4TU; at National Grid Reference: SU 50206, 60655.
- 1.3.2 The site is situated at the northern end of the village, to the south of The Old Church House and is set back from Ecchinswell Road, to the rear of the burial ground. It is bounded to the north by Old Church House, to the east by the burial ground, to the south by the modern housing development of Palmers Yard and to the west by fields.
- 1.3.3 Ecchinswell Conservation Area covers the eastern half of the site. The Old Church House, situated adjacent to the northern boundary of the site, is not a Listed Building but is described in the Conservation Area appraisal as a ‘notable building’.

1.4 Proposed Development

- 1.4.1 The proposed development comprises the construction of a 1.5-storey house built from traditional materials in a style in-keeping with the vernacular architectural styles of the village. The house is proposed as a brick finish under a tiled roof. Access via a driveway, including a parking area, is proposed from the modern housing development of Palmers Yard. Much of the existing mature vegetation within the site is to be retained, providing natural screening of the development from the road and from Old Church House.

2. AIMS & METHODOLOGY

2.1 Aims

- 2.1.1 NPPF 128 requires local planning authorities to request descriptions on the significance of any heritage assets affected by a proposal, including any contribution made by their setting. This states that:

'The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'

- 2.1.2 The aim of this report is to facilitate such a process by understanding the historical development of the application site and the likely impact upon any surviving heritage assets resulting from the proposed development, devising appropriate mitigation responses where necessary.

2.2 Consultation

- 2.2.1 In the pre-application response letter dated 10th October 2016 (ref. 16/02930/EN28), Basingstoke and Dean Borough Council requested that this Heritage Statement address the impacts on designated heritage assets including the Conservation Area and Old Church House, which they describe as '*a notable building within the Conservation Area*'.

2.3 Data Collation

- 2.3.1 The assessment has been carried out, in regard to the collation of baseline information, in line with the Chartered Institute for Archaeologists' Standard and Guidance for Historic Environment Desk-Based Assessment (January 2017) and the Archaeological Investigation and Recording of Standing Buildings and Structures (December 2014).
- 2.3.2 This assessment includes relevant information contained in various statutory requirements, national, regional and local planning policies and professional good practice guidance, including:
- Ancient Monuments and Archaeological Areas Act, 1979
 - Planning (Listed Buildings and Conservation Areas) Act, 1990
 - The National Planning Policy Framework, 2012
- 2.3.3 The Hampshire Historic Environment Record is the primary source of information concerning the current state of archaeological and architectural knowledge in this area.
- 2.3.4 This information was supported by examination of data from a wide range of other sources, principally:
- Heritage Gateway for information from the Historic England National Monuments Record or local HER;
 - Pastscape and other research resources, including Discovery: The National Archives;

- The Historic England website professional pages, particularly the National Heritage List for England;
- A site visit was undertaken on 1st September 2017. During the site visit, an inspection of the site and surrounding Conservation Area was made.
- Additional relevant documentary resources at the Winchester Record Office were accessed on the 1st September 2017, and online historic sources.

2.3.5 Information from these sources was used to understand:

- Information on statutory and non-statutory designated sites
- Readily accessible information on the proposed development site's history from readily available historic maps and photographs
- A greater understanding of key cultural heritage issues of the proposed development site and surrounding area, developed through the onsite walkover, including information on areas of past impact within the proposed development site boundary
- The impact of the proposed development on the known and potential cultural heritage resource, resulting in the formulation of a mitigation strategy, where required, which appropriately targets any future works to those required to gain planning consent.

2.4 Assessment of the Cultural Heritage Resource

2.4.1 The importance of identified cultural heritage resources is determined by reference to existing designations (Table 1, below).

Table 1: Assessing the Importance of a Cultural Heritage Site

| SCALE OF SITE IMPORTANCE | |
|--------------------------|---|
| NATIONAL | The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Extremely well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s). |
| REGIONAL | Grade II Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatter of finds. |
| LOCAL | Evidence of human activity more limited in historic value than the examples above, or compromised by poor preservation and/or survival of context associations, though which still have the potential to contribute to local research objectives. Examples include sites such as 'locally designated' buildings or undesignated structures / buildings of limited historic merit, out-of-situ archaeological findspots / ephemeral archaeological evidence and historic field systems and boundaries etc. |
| NEGLIGIBLE | Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc. |
| UNKNOWN | Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs). |

2.4.2 For some types of finds or remains there is no consistent value and the importance may vary, for example Grade II Listed Buildings and Conservation Areas. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

2.5 Impact Assessment Criteria

2.5.1 The magnitude of impact upon the archaeological and heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the magnitude of impact are set out in Table 2 (below).

2.5.2 In certain cases, it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. Where possible a professional judgement as to the scale of such impacts is applied to enable the likely 'Significance of Effects' to be established; however, a magnitude level of 'uncertain' is included for situations where it is simply not appropriate to make such a judgement at this stage of works.

Table 2: Criteria for Determining Magnitude of Impact

| IMPACT LEVEL | DEFINITION |
|-------------------|---|
| HIGH | Changes to most or all of the key archaeological or key heritage baseline elements, or comprehensive changes to the setting of such key features that lead to total or almost complete alteration of a features physical structure, dramatic visual alteration to the setting of a heritage asset, or almost comprehensive variation to aspects such as noise, access, or visual amenity of the historic landscape. |
| MEDIUM | Changes to many key archaeological materials/historic elements, or their setting, such that the baseline resource is clearly modified. This includes considerable visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, and considerable changes to use or access changes to key historic landscape elements |
| LOW | Detectable impacts which alter the baseline condition of an archaeological or heritage receptor to a slight degree – e.g. a small proportion of the surviving heritage resource is altered; slight alterations to the setting or structure, or limited changes to aspects such as noise levels, use or access that results in limited changes to historic landscape character. |
| NEGLIGIBLE | Barely distinguishable change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource. |
| UNCERTAIN | Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained. |

2.5.3 The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the magnitude of Impact against value of the Cultural Heritage resource. Table 3 highlights the criteria for assessing the overall Significance of Effects. Where effects are moderate or above these are classified as significant.

Table 3: Significance of Effects

| IMPORTANCE | MAGNITUDE | | | |
|-------------------|-----------|----------|----------|----------|
| | HIGH | MED | LOW | NEG |
| NATIONAL | Severe | Major | Mod | Minor |
| REGIONAL | Major | Mod | Minor | Not Sig. |
| LOCAL | Mod | Minor | Minor | Not Sig. |
| NEGLIGIBLE | Minor | Not Sig. | Not Sig. | Nt. |

Not Sig. = Not Significant; Nt. = Neutral; Mod = Moderate; Ext. = Extensive

2.6 Limitations

2.6.1 It should be noted that the report has been prepared under the express instruction and solely for the use of Foxley Tagg Planning Ltd, and any associated parties they elect to share this information with. Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.

- 2.6.2 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current (September 2017) and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB Heritage does not accept responsibility for advising the client's or associated parties of the facts or implications of any such changes in the future.
- 2.6.3 This report has been prepared utilising factual information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information. It should also be noted that this report represents an early stage of a phased approach to assessing the archaeological and cultural heritage resource of the application site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.

3. HERITAGE REVIEW OF SITE

3.1 Historic Development of Site

- 3.1.1 The name 'Ecchinswell' is thought to mean 'the well by the oaks' deriving from the Old Saxon word '*eikena*', meaning oak and the wider landscape was once part of a Royal Saxon estate. Two medieval deer parks existed nearby, including Frobury Park Copse, 1.2km to the south-east of the site, originally enclosed in 1269 (Basingstoke and Dean Borough Council 2004).
- 3.1.2 The village developed as a linear settlement, spread along Ecchinswell Road which runs roughly north-south through the village with two settlement foci at the northern and southern ends. The southern part of the village formed the historic core of the settlement, which grew up around the old church, c. 1.4km to the south of the site, which is thought to have been of medieval origin (HHER 21552). Following demolition of the old church in 1885, a new church, The Church of St Lawrence (Grade II; NHLE 1301432) was built to the north of this part of the village in 1886 between the two settlement clusters.
- 3.1.3 The application site is situated in the northern extent of the village, which historically was more sparsely populated than the southern part and was focused around the 18th century Malthouse Farm (Grade II; NHLE 1092515; HHER 3016), c.270m to the south of the site and the 19th century Ecchinswell House (Grade II; NHLE 1092517), c.390m to the south of the site. The earliest surviving building in this part of the village is Kisbys Cottage (Grade II; NHLE 1339732; HHER 3018), a timber framed house built in the 16th century, c. 200m to the south-east of the site.
- 3.1.4 The village was supported by an agricultural economy, with several farms located within the village, including: the 18th century Malthouse Farm (Grade II; NHLE 1092515; HHER 3016), c.270m to the south of the site. A watermill (HHER 3032) was built in the early 19th century, c.1km to the south of the site, and was used to grind corn until the 20th century when it was converted to a saw mill.
- 3.1.5 Map sources from the 18th century and early 19th century, including a 'Survey of the Manor of Kingcleer' dated 1725; 'A Plan and Survey of the Manor of Kingsclere' dated 1800 (Plate 1), and the Inclosure map of 1815 show the early development of the northern half of the village, which comprised a few buildings at irregular intervals along the main road. By 1815 the northern section of the village was known as Ecchinswell Green. These early maps indicate no development within the application site, which most likely lay within farm land.



Plate 1: A Plan and Survey of the Manor of Kingsclere, 1800, (Hampshire Records Office) showing approximate site location (note alternative spelling of Ecchinswell)

- 3.1.6 The Old Church House is first shown on the Ecchinswell Tithe map of 1845, when it is shown as a rectangular structure enclosed in a small plot, numbered 267. The accompanying tithe award describes the plot as a chapel owned by the Society of Independent Dissenters. The application site is located to the south-west of the chapel and falls within plot numbers 264, 265 and 266; described in the apportionment as meadows and woodland. The eastern and western parts of the site were within meadows which were divided by a strip of woodland, following the north-west to south-east alignment of the current division of the site (Plate 2).



Plate 2: Tithe Map 1845

3.1.7 The Ordnance Survey map of 1873 marks The Old Church House as an 'Independent Chapel', still enclosed within a small plot. However, by 1911, the Ordnance Survey map shows that the building has been extended to the west and is now T-shaped in plan and is a 'Congregational Chapel'. The plot boundaries have been extended southwards to include an area marked as burial ground, which include the eastern half of the site and a small structure to the south of the chapel. This represents the corrugated metal shed that remains within the eastern part of the site, which was partly a cloak room for the chapel and the remainder most likely functioned as a tool shed for the burial ground. The western half of the site remains within a large field.

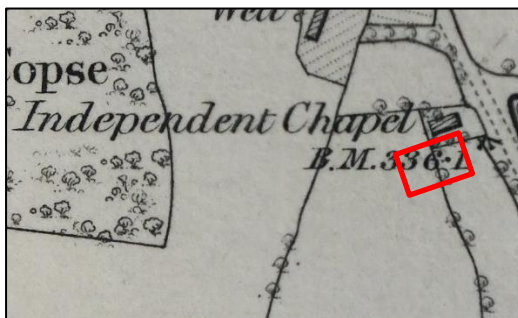


Plate 3: Ordnance Survey Map 1873

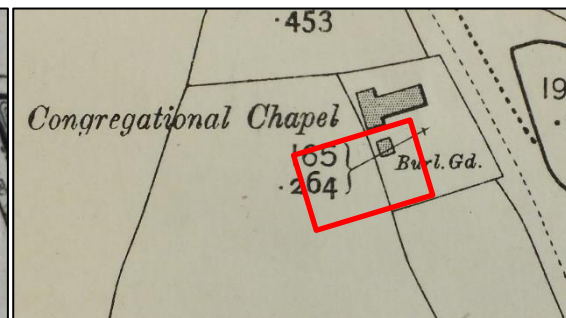


Plate 4: Ordnance Survey Map 1911

3.1.8 By 1970, The OS map (not illustrated) shows the chapel is no longer used for religious purposes but has been converted into a furniture depository. No changes are shown to the plan of the building or to the burial ground (now marked 'grave yard') or the field to the west. However, a dashed line now divides the grave yard from the former chapel, indicating a change of boundaries / ownership.

3.1.9 More recently, the former chapel has been converted into a dwelling house. The plot now only includes the western half of the burial ground (eastern half of the site), but has also been extended westwards to include a section of the field adjacent to the chapel (now the western part of the site) to form a large rear garden for the house. A garage building was constructed to the west of the house.

3.2 Current Setting of Land adjacent to Old Church House

3.2.1 The site is situated within the rear garden of The Old Church House. The western half of the site is primarily laid to lawn, with flower beds and larger trees/ shrubs at the boundaries (Photo 1).



Photo 1: Western half of the site, looking south-east towards The Old Church House

3.2.2 The site is divided in half by a hedgerow, marking the historical boundary between the former chapel / burial ground in the east from the former field in the west. The eastern part of the site is covered by grass and planted with trees. This area was formerly within the plot of the burial ground. A single structure exists within the site boundary, comprising a corrugated iron shed with wooden framed glazed windows, located in the eastern half of the site. This structure was first shown on Ordnance Survey mapping of 1911 and was associated with the chapel and burial ground, most likely used for storing tools.



Photo 2: Eastern half of site looking north towards The Old Church House



Photo 3: Corrugated iron shed in eastern half of the site

3.2.3 Vegetation both within the site and at the boundaries creates an enclosed character to the site, emphasised by its location set-back from the road behind the graveyard. Views from / towards the road and the surrounding Conservation Area are limited. There are, however, views across the fields to the west of the site, linking the site with the wider landscape and the historical use of the western half of the site, which was formerly part of a larger field. The eastern boundary of the site is formed by a short wooden fence and there are clear views into

the graveyard from the eastern part of the site, while the central vegetation / hedges shields views between the graveyard and the area of proposed development in the west of the site.



Photo 4: View from graveyard looking west towards site

- 3.2.4 Immediately to the south of the site is the modern housing development of Palmers Yard, comprising eight houses built in 2001. These dwellings have been designed to be sympathetic to the traditional materials and architectural style of the village, being constructed of red brick with a tile-hung façade at the first floor but are more compactly arranged than the older buildings in the surrounding area and in a modern layout around a short cul-de-sac.



Photo 5: View from proposed new access point at southern site boundary into Palmers Yard development

3.3 Current Setting of Ecchinswell Conservation Area

- 3.3.1 The character of the northern part of the Conservation Area, moving north from St Lawrence Church, is described in the Conservation Area appraisal as having “a rural, undeveloped

quality significantly derived from the well-spaced arrangement of the buildings, established hedgerows and mature trees interspersed by open countryside" (Basingstoke and Dean Borough Council 2004).

- 3.3.2 The village is surrounded by fields and has retained its rural character with unmetalled roads leading off Ecchinswell Road and undeveloped areas, such as the pond to the east of the site. It is characterised by detached houses built of traditional materials set in generous plots with mature vegetation at the boundaries. Many of the houses in the northern part of the Conservation Area are screened from view from the main road and each other due to tree cover and the curves of the road as it passes through the village.
- 3.3.3 There has been some modern development within the immediate vicinity of the site, resulting in an adverse impact on the setting of the Conservation Area; several modern houses and bungalows are located to the south-east of the site and the boundary of the Conservation Area skirts around these plots. Meanwhile, the Palmers Yard residential development, directly to the south of the site, represents an example of modern development which has been sympathetic to the character of the village, and has altered the setting of the Conservation Area to a much lesser degree.

3.4 Current Setting of The Old Church House

- 3.4.1 The Old Church House is a former chapel with associated burial ground immediately to the south. Changes to the building and its setting have occurred with over time with change of use, firstly as a furniture depository and more recently as a dwelling house.
- 3.4.2 The Old Church House is located immediately to the north of the application site boundary and to the north-east of the area of proposed development, which is partially screened by vegetation. A modern garage exists to the east of the main house, which has been built in a sympathetic style and materials to the 19th century church house, but which nevertheless has altered the original setting of the building.
- 3.4.3 In its current use as a dwelling house, the immediate setting of The Old Church House comprises the house and garden, including the area covered by the proposed development site. Historically the setting of the building, when in use as a chapel, would not have included the western half of the site, which was previously within a large field and not within the curtilage of the chapel or burial ground. The eastern half of the site has been associated with the former chapel since the burial ground was established in the late 19th century.
- 3.4.4 The current wider setting of The Old Church House extends to the surrounding area to a degree, in that the house is part of the village and shares a similar character and fabric with many of the surrounding buildings. Visually, however, views from The Old Church House and along Ecchinswell Road are limited due mainly to the curves in the road and the abundance of tree cover and vegetation. The Conservation Area appraisal notes *'Although a large building, it has limited visual impact in the immediate street scene, being screened by the mature trees, which surround it and the adjacent churchyard.'* (Basingstoke and Dean Borough Council 2004). As a chapel, however, the building could have been perceived to have a wider historic setting since it would have been a community amenity, serving the local congregation and relatives of those buried in the grave yard.

3.5 Current Setting of Burial Ground

- 3.5.1 The burial ground is located immediately to the east of the site boundary and fronts onto Ecchinswell Road. The eastern half of the site was previously located within the burial ground but no gravestones exist within the site.
- 3.5.2 The immediate setting is confined to the burial ground itself, which is quite inwardly focused, being screened by vegetation to the south and east, and contained by a brick wall to the east and wooden fence to the west. Like the chapel, however, the burial ground could be perceived to have a wider setting extending to the village since it fulfils a community function, serving the relatives of those buried in the grave yard.
- 3.5.3 Historically the burial ground was associated with The Old Church House during its use as a chapel during the early 20th century. However, since the chapel was decommissioned and used as a furniture depository and more recently a dwelling house, these associations have become disconnected both eventually and physically through the division of the former single plot into two separated plots, resulting in an adverse impact upon the setting of the burial ground.
- 3.5.4 The eastern part of the site no longer forms part of the setting of the burial ground.

3.6 Significance of the site (Land adjacent to Old Church House)

- 3.6.1 The Land adjacent to The Old Church House contains no designated heritage assets, nor any assets described by the Local Authority as being of local historic or notable interest. Although the eastern part of the site was historically part of the burial ground, no graves or gravestones are recorded within this area. The site is not considered to be of any heritage interest.
- 3.6.2 The site currently forms part of the rear garden of The Old Church House adjacent to the burial ground, and extends into the Ecchinswell Conservation Area but is not considered to contribute to the significance of the setting of the building, the burial ground or the Conservation Area.

3.7 Significance of Ecchinswell Conservation Area

- 3.7.1 As a designated Conservation Area containing primarily Grade II Listed Buildings and unlisted buildings of historic interest, Ecchinswell Conservation Area is considered to be a heritage asset of Regional Importance (in line with Table 1).
- 3.7.2 The significance of Ecchinswell Conservation Area is primarily due to its setting within a rural location with views across open countryside. The rural character of the village with its clusters of historic buildings displaying vernacular style and materials also contribute to the significance of the setting.
- 3.7.3 The Conservation Area appraisal notes that there are several unlisted buildings in the village that '*contribute positively to the special character of the Conservation Area*' (Basingstoke and Dean Borough Council 2004). One such building is The Old Church House. Although views of The Old Church House are limited from within the Conservation Area, the appraisal notes that '*the long flanking slopes of the slate roof are a dominant feature in views southwards down the High Street from Hillside Cottage*' (Basingstoke and Dean Borough Council 2004),

indicating that The Old Church House contributes to the significance of the character and the setting of the Conservation Area.

- 3.7.4 However, the application site, and in particular, the western area proposed for development, is set back from the road and screened by vegetation. This area contains no heritage assets and is not considered to contribute to the significance of the character or setting of the Conservation Area.

3.8 Significance of The Old Church House

- 3.8.1 As a building described in the Conservation Area appraisal as a '*notable building*', The Old Church House is considered to be a heritage asset of Local Importance (in line with Table 1).
- 3.8.2 Much of the significance of The Old Church House is within the form and fabric of the building itself. Change of use (including material alterations) and division of plot boundaries in the 20th century severed the building from its historic function as a chapel and its historical associations with its former setting, including the adjacent burial ground.
- 3.8.3 The western part of the site (proposed for development) has no historical associations with the building; while the eastern part of the site was formerly within the burial ground and associated with the chapel until the site was divided in the 20th century.
- 3.8.4 The application site forms part of the rear garden of The Old Church House and is therefore, located within its current immediate setting as a dwelling house. However, the site is not considered to contribute to the significance of its setting.

3.9 Significance of the Burial Ground

- 3.9.1 As an undesignated heritage asset, the burial ground is considered to be a heritage asset of Local Importance (in line with Table 1).
- 3.9.2 As noted above, the burial ground is quite inwardly focused, being screened by vegetation to the south and east, and contained by a brick wall to the east and wooden fence to the west. Much of the significance of the setting of the burial ground is confined to features within the plot, including gravestones, boundary walls and gates. The Old Church House was historically within the setting of the burial ground but they are now separated by boundary hedges. However, despite changes to the former chapel building over time, the presence of the building in proximity to the burial ground still affords some contribution to the significance of the setting of the burial ground.
- 3.9.3 The western part of the proposed development site has no historical associations with the burial ground, it is screened from view by vegetation and is not considered to contribute to the significance of its setting.
- 3.9.4 The eastern part of the site was formerly within the burial ground plot and associated with the chapel; therefore, it was within the historic setting of the burial ground. However, the division of plot boundaries in the 20th century severed the two areas of the burial ground and a wooden fence now divides the two areas. The eastern part of the site contains no visible graves or gravestones and is now part of a domestic garden planted with fruit trees, which contrasts to the surviving burial ground which is filled with gravestones and planted with

mature yew trees. The eastern part of the site is not considered to contribute to the significance of the current setting of the burial ground.

4. IMPACT ASSESSMENT & RECOMMENDATIONS

4.1 Predicted Impact of Proposed Development

- 4.1.1 The proposed development is for the construction of a 1.5-storey house built from traditional materials in a style in-keeping with the vernacular architectural styles of the village. The house is proposed as a brick finish under a tiled roof.
- 4.1.2 Access via a driveway, including a parking area, is proposed from the modern housing development of Palmers Yard, so there will be no disturbance to the frontage of Ecchinswell Road.
- 4.1.3 Much of the existing mature vegetation within the site is to be retained, providing natural screening of the development from the road and from Old Church House, thus limiting the potential impact upon the setting of surrounding heritage assets.
- 4.1.4 The proposed development is considered to have Low adverse impact upon the setting of The Old Church House, associated with '*slight alterations to the setting*' of the heritage asset in-line with Table 2. This Low Level of Impact upon a heritage asset of Local significance would result in a Minor Significance of effect, in line with Table 3.
- 4.1.5 The proposed development is considered to have Low adverse impact upon the setting of Ecchinswell Conservation Area, associated with '*slight alterations to the setting*' of the heritage asset in-line with Table 2. This Low Level of Impact upon a heritage asset of regional significance would result in a Minor Significance of effect, in line with Table 3.
- 4.1.6 The proposed development is considered to have Low adverse impact upon the setting of the burial ground, associated with '*slight alterations to the setting*' of the heritage asset in-line with Table 2. This Low Level of Impact upon a heritage asset of Local significance would result in a Minor Significance of effect, in line with Table 3.

4.2 Outline Recommendations

- 4.2.1 No further works are recommended.

4.3 Conclusion

- 4.3.1 Overall the proposed development is considered to have a Low adverse impact upon the setting of surrounding heritage assets including Ecchinswell Conservation Area, The Old Church House and the adjacent burial ground. This Low Level of Impact upon heritage asset of Regional and Local significance would result in a Minor Significance of effect, in line with Table 3.
- 4.3.2 No further works are recommended.

5. REFERENCES

5.1 Documentary & Cartographic Sources

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- Survey of the Manor of Kingcleer' dated 1725 (Hampshire Records Office)
- A Plan and Survey of the Manor of Kingsclere, 1800 (Hampshire Records Office)
- Ecchinswell Inclosure map of 1815 (Hampshire Records Office)
- Ecchinswell Tithe Map 1845 (Hampshire Records Office)
- Ordnance Survey Map 1873 (Hampshire Records Office)
- Ordnance Survey Map 1911 (Hampshire Records Office)
- Ordnance Survey Map 1970 (Hampshire Records Office)

5.2 Online Sources

- Ancient Monuments and Archaeological Areas Act 1979
<http://www.legislation.gov.uk/ukpga/1979/46/contents>
- Chartered Institute for Archaeologists Standard and Guidance for Historic Environment Desk Based Assessment http://www.archaeologists.net/sites/default/files/node-files/CIfAS&GDBA_2.pdf
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- Historic England, 2008 Conservation Principles, Policies & Guidance
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- National Planning Policy Framework
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/60777/2116950.pdf
- Planning (Listed Buildings and Conservation Areas) Act, 1990
http://www.legislation.gov.uk/ukpga/1990/9/pdfs/ukpga_19900009_en.pdf

Appendices

Appendix 1 Planning Policy

Introduction

The following section highlights the key planning and legislative framework relevant to this project, including legislative framework, national planning policy and relevant sector guidance.

Statutory Protection for Heritage Assets

Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments by the Secretary of State for Culture, Media and Sport. This necessitates the granting of formal Scheduled Monument Consent for any work undertaken within the designated area of a Scheduled Ancient Monument.

Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act, 1990. The main purpose of the legislation is to protect buildings and their surroundings from changes that would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken to or within the designated curtilage of a Listed Building. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.

The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions, and World Heritage Sites are in practice protected from development that could affect any aspect of their significance including settings within the Site and a buffer zone around it.

National Planning Policy

The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.

One of the over-arching aims is to 'Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'. To achieve this, local planning authorities can request that the applicant describe "the significance of any heritage assets affected, including any contribution made by their setting". The level of detail required in the assessment should be "proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance". It goes on to say that "where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk based assessment and, where necessary, a field evaluation."

A key policy within the NPPF is that “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be.

With regard to non-designated heritage assets specific policy is provided in that a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected.

Paragraph 132 states that ‘Significance can be harmed or lost through alteration or destruction of a heritage asset or development within its setting. Substantial harm to or loss of a Grade II listed building, park or garden should be exceptional, while substantial harm to or loss of designated heritage assets of the highest significance, should be wholly exceptional’.

Paragraphs 133 & 134 explain that ‘where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

It also advises that where a proposal involve less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Local Planning Policy: Basingstoke and Deane Adopted Local Plan 2011 - 2029

The adopted Local Plan (adopted May 2016) forms part of the statutory development plan for the borough. It sets out the council's vision and strategy for the area until 2029. And will provide the basis for decisions on planning applications.

Policy EM11: The Historic Environment

All development must conserve or enhance the quality of the borough’s heritage assets in a manner appropriate to their significance. Development proposals which would affect designated or non-designated heritage assets will be permitted where they:

- a) Demonstrate a thorough understanding of the significance of the heritage asset and its setting, how this has informed the proposed development, and how the proposal would impact on the asset’s significance. This will be proportionate to the importance of the heritage asset and the potential impact of the proposal;
- b) Ensure that extensions and/or alterations respect the historic form, setting, fabric and any other aspects that contribute to the significance of the host building;
- c) Demonstrate a thorough understanding of the significance, character and setting of conservation areas and how this has informed proposals, to achieve high quality new design which is respectful of historic interest and local character;
- d) Conserve or enhance the quality, distinctiveness and character of heritage assets by ensuring the use of appropriate materials, design and detailing; and e) Retain the significance and character of

historic buildings when considering alternative uses and make sensitive use of redundant historic assets

Appendix 2 Hampshire Historic Environment Record Data

Site List Report Inc. Events and Sources

| | | | |
|-------------------|-------------------|---|-------------------------|
| Site: 1514 | Malthouse Cottage | Parish: Ecchinswell and Sydmonton | HISTORIC BUILDING |
| | | SU 450297160534 | Additional Info Held? N |

| | | | |
|--------------|-------|---------|------------------------------|
| EVENT | HOUSE | Listing | Post Medieval - 1835 to 1865 |
|--------------|-------|---------|------------------------------|

Mid C19. Symmetrical pair, of 2 storeys, 2.2 windows. Tile roof, with diaper and other patterns; central large rectangular stack, carrying 4 diagonal flues. Red brick walling in Flemish bond with blue headers, blue flush first floor band (of headers), red rubbed flat arches. Cast-iron casements. Brick gabled porches with 4-centred rubbed arch and boarded door within. Listed as an unaltered facade (west).

| | | | |
|--------------|--------------|------------|---------------|
| EVENT | MODERN EVENT | BAR Survey | Modern - 2002 |
|--------------|--------------|------------|---------------|

Building Condition Survey 2002. Good. Some broken and slipped tiles. Odd spalled brick on stack. Several modern extensions to rear.

| | | | |
|---------------|---|----------------|------|
| SOURCE | Listing Survey Sketches: Basingstoke and Deane | Forrest, Frank | 1984 |
|---------------|---|----------------|------|

| | |
|---------------|-------------------|
| STATUS | Conservation Area |
|---------------|-------------------|

| | | |
|---------------|-----------------|----------|
| STATUS | Listed Building | Grade II |
|---------------|-----------------|----------|

Site List Report Inc. Events and Sources

Site: 1864 Malthouse Cottage

Parish: Ecchinswell and
Sydmonton

HISTORIC BUILDING

SU 450297160524

Additional Info Held? N

| | | | |
|--------------|-------|---------|------------------------------|
| EVENT | HOUSE | Listing | Post Medieval - 1835 to 1865 |
|--------------|-------|---------|------------------------------|

See MONUID 1514, Malthouse Cottage, High Street, Ecchinswell

| | | | |
|--------------|--------------|------------|---------------|
| EVENT | MODERN EVENT | BAR Survey | Modern - 2002 |
|--------------|--------------|------------|---------------|

Building Condition Survey 2002. Good. Some slipped and broken tiles. A few spalled bricks at base of stack. Cill of windows in S elevation of single storey extension poor pointed probable decay. Satellite dish on rear of stack. Large extension to rear obscures back of original house.

| | | | |
|---------------|---|----------------|------|
| SOURCE | Listing Survey Sketches: Basingstoke and Deane | Forrest, Frank | 1984 |
|---------------|---|----------------|------|

| | |
|---------------|-------------------|
| STATUS | Conservation Area |
|---------------|-------------------|

| | | |
|---------------|-----------------|----------|
| STATUS | Listed Building | Grade II |
|---------------|-----------------|----------|

Site List Report Inc. Events and Sources

Site: 3014 Hillside Cottage **Parish:** Ecchinswell and Sydmonton **HISTORIC BUILDING**
 SU 450162160856 Additional Info Held? N

| | | | |
|--------------|-------|---------|------------------------------|
| EVENT | HOUSE | Listing | Post Medieval - 1600 to 1984 |
|--------------|-------|---------|------------------------------|

C17, C18, C19, C20. Small house with heavy timber framing, having later extensions. Two storeys, 2 windows. Modern wavy pantile roof, with single slopes to the end outshots; massive tapered stacks at the north end. Brick nogged frame, with walling raised above it to meet the eaves, brickwork and some stonework to the lesser north side extension, modern brickwork to the south side. Casements. Modern gabled brick porch.

| | | | |
|--------------|--------------|------------|---------------|
| EVENT | MODERN EVENT | BAR Survey | Modern - 2002 |
|--------------|--------------|------------|---------------|

Building Condition Survey 2002. Good. Some cement pointing to stacks - quite poor to RH. LH stack rebuilt ? Cement fillets to area of timber frame and brick panels.

| | | | |
|---------------|---|----------------|------|
| SOURCE | Listing Survey Sketches: Basingstoke and Deane | Forrest, Frank | 1984 |
|---------------|---|----------------|------|

| | | |
|---------------|-----------------|----------|
| STATUS | Listed Building | Grade II |
|---------------|-----------------|----------|

Site: 3015 Wood Pecker Cottage, High Street **Parish:** Ecchinswell and Sydmonton **HISTORIC BUILDING**
 SU 450306160552 Additional Info Held? N

Site List Report Inc. Events and Sources

| EVENT | HOUSE | Listing | Post Medieval - 1600 to 1899 |
|-------|---|------------|------------------------------|
| | C17, C19. Timber framed house of one and a half storeys, raised and altered at the second period. Modern half hipped tile roof, central gable. Exposed framing, the older lower parts being of heavier dimension and the upper (and some lower infilling) of thinner form, all with painted brick infilling. Modern metal casements. Plain door beneath a tiled canopy, on posts. | | |
| EVENT | MODERN EVENT | BAR Survey | Modern - 2002 |
| | Building Condition Survey 2002. Good. Some open joints in brick stack. No rear access. | | |
| EVENT | MODERN EVENT | Listing | Modern - 2011 |

Site List Report Inc. Events and Sources

Woodpecker Cottage

Cottage, C17 and C,19 with C20 and C21 extensions and alterations.

MATERIALS: Timber-frame, tile roof.

Plan: The historic cottage is rectangular in plan oriented N-S with a W entrance

Elevation and E garden elevation. Ground floor: N entrance hall, central living room and S dining room and S room. Modern additional rooms to the east. First floor: three W bedroom and an addition of 2009. Attached NE Modern garage block not of special interest.

Exterior: West elevation: box-frame of at least two phases: more substantial timbers to the C17 ground floor (particularly the posts, upbraces and what is now the girding beam); thin scantling of first floor is C19. Panels to both floors in-filled with painted brick noggin. Off-centre porch with tiled lean-to canopy supported on re-used timbers, central dormer and half hipped tiled roof of late C20 date with off-centre chimney stack. All windows are modern metal casements. No visible timber-frame at ground floor level of S elevation. E elevation has been extended although the frame of the former rear (E) external wall survives at ground floor level, now an internal wall. Upper Storey to E elevation all C20 stretcher bond brick.

Interior: Hall and living room share a chimney stack with much modified fireplace: the bressumer is not original. Living room with axial beam and carpenters marks identifying the correct positions of the joists. Living and dining room open into each other; the timber framed E wall was formerly external. Blocked timber mullioned window visible in the office west wall. All rooms beyond to the E are modern additions. Stairs used to rise from the hall but a modern flight now rises from the dinning room. Hall ceiling has pine beams suggesting a late date. First Floor: largely devoid of historic features apart from a plank doors with iron latches of late C19 or early C20 date. Visible dividing wall between two former cottages indicates the former N cottage had a single room to the ground floor with a fire place in its south wall and opposing Wand E doors. E wall to former S cottage is a consistant run of framing over two bays with a blocked rear (E) door to the centre. However, its W wall suggests that the end (S) bay is an addition as the scantling is less substantial and there are no exposed timbers to the S elevation at ground floor level, Internal divisions between the living and dinning areas consists of re-used ex situ timber.

A frame C19 and later trusses to roof with one rustic pole supporting the ridge pole although inspection restricted.

HISTORY: Woodpecker cottage was formerly known as kewell Cottage. It originated in the late C17 when the building consisted of a single storey cottage and cottages, one room wide. In the C19 the roof was raised to accommodate a full first floor. The building is shown on the first edition Ordnance Survey map of 1873 as two cottages. The N cottage was L shaped with a small extension, a presumed out-house, at its NE corner. The location of the access path as shown on the map indicates the front door is in the original position. The S cottage was also L-shaped with a presumed small our-house extension at its SE corner. By 1895, the NW corner of the cottage had been infilled to form a rectangular, but still bi-partite, property A well is marked to the E of

Site List Report Inc. Events and Sources

| EVENT | MODERN EVENT | Listing continuation | Modern - 2011 |
|--|---|----------------------|---------------|
| <p>the S cottage. By 1911 the rear (E) extension of the S cottage was remodelled as a narrow N-S extension. The cottages were unified sometime after this.</p> <p>The house has also been modified in the C20. In 1974 a garden room was added to the NE. Circa 1980 the thatched roof was replaced by the present tiled roof. In 2009 a kitchen was added to the SE with a master bedroom above. An office was created on the ground floor in the space between this new extension and a sun-room. All late C20 and C21 alterations and extensions are not of special interest.</p> <p>Reason for Designation:</p> <p>Woodpecker Cottage Ecchinswell, timber framed cottage of C17 origin, is designated at grade II listed for the following principal reason:</p> <ul style="list-style-type: none"> - Date : a cottage built in two phases, in the C17 and C19, and thus a relatively early survival nationally - Fabric: a modest vernacular cottage which retains evidence of a two-phased timber frame. | | | |
| SOURCE | Listing Survey Sketches: Basingstoke and Deane | Forrest, Frank | 1984 |
| STATUS | Listed Building | Grade II | |

Site List Report Inc. Events and Sources

Site: 3016 Malthouse Farmhouse **Parish:** Ecchinswell and Sydmonton **HISTORIC BUILDING**
 SU 450206160359 Additional Info Held? N

| | | | |
|--------------|-----------|---------|------------------------------|
| EVENT | FARMHOUSE | Listing | Post Medieval - 1700 to 1835 |
|--------------|-----------|---------|------------------------------|

C18, early C19. House with a symmetrical front (east) of 2 storeys, 3 windows, with an extension of similar size but lower height, set back slightly at the north side. Tile roof, brick dentil eaves. Blue brickwork in Flemish bond with flush red dressings; first floor band, cambered openings, and plinth. Casements. Brick porch with gable above a 'Tudor' arch, enclosing a 6 panelled door. The extension is less regular, in Flemish bond with blue headers, cambered openings, old casements with small panes. The south gable is tile hung, the north (with a modern brick porch) has extending from its west side a single storeyed service wing, of brick with a tile roof.

| | | | |
|--------------|--------------|------------|---------------|
| EVENT | MODERN EVENT | BAR Survey | Modern - 2002 |
|--------------|--------------|------------|---------------|

Building Condition Survey 2002. Good. Occasional spalled and broken tile. Brickwork of front covered by creeper. A few open joints noted in N elevation. Brick arch over UF window in N rebuilt or repointed - cement ?

| | | | |
|---------------|---|----------------|------|
| SOURCE | Listing Survey Sketches: Basingstoke and Deane | Forrest, Frank | 1984 |
|---------------|---|----------------|------|

| | | |
|---------------|-----------------|----------|
| STATUS | Listed Building | Grade II |
|---------------|-----------------|----------|

Site List Report Inc. Events and Sources

Site: 3017 Barn 30 yds NW of Malthouse Farmhouse **Parish:** Ecchinswell and Sydmonton HISTORIC BUILDING
 SU 450167160400 Additional Info Held? N

| | | | |
|--------------|------|---------|------------------------------|
| EVENT | BARN | Listing | Post Medieval - 1700 to 1799 |
|--------------|------|---------|------------------------------|

C18. Timber frame of 3 bays, with aisles on 3 sides. Sawn timbers with queen post truss, and straight bracing. Hipped thatch roof. Elm boarded walls.

| | | | |
|--------------|--------------|------------|---------------|
| EVENT | MODERN EVENT | BAR Survey | Modern - 2002 |
|--------------|--------------|------------|---------------|

Building Condition Survey 2002. Fair. S end viewed from doorway to house. Thatch appears good. Fair score due to limited view of building.

| | | | |
|---------------|---|----------------|------|
| SOURCE | Listing Survey Sketches: Basingstoke and Deane | Forrest, Frank | 1984 |
|---------------|---|----------------|------|

| | | |
|---------------|-----------------|----------|
| STATUS | Listed Building | Grade II |
|---------------|-----------------|----------|

Site List Report Inc. Events and Sources

Site: 3018 Kisbys Cottage

Parish: Ecchinswell and
Sydmonton

HISTORIC BUILDING

SU 450358160497

Additional Info Held? N

| | | | |
|--------------|-------|---------|-------------------------|
| EVENT | HOUSE | Listing | Medieval - 1500 to 1984 |
|--------------|-------|---------|-------------------------|

C16, early C19, C20. A small timber framed house which, at a later date, was raised with framing above the older part and extended at the south end. One storey and attic, irregular fenestration. Thatched roof, half hipped. The exposed framing has painted brick infill and the south side is in painted brickwork of English bond. Casements with leaded lights. Plain door beneath a thatched canopy, supported on one pole. There is a modern boarded outshot.

| | | | |
|--------------|--------------|------------|---------------|
| EVENT | MODERN EVENT | BAR Survey | Modern - 2002 |
|--------------|--------------|------------|---------------|

Building Condition Survey 2002. Very bad. The roof is very bad. Some effort to cover parts with tarpaulin but in places the rafters are exposed. The rear and part of the front of the house is inaccessible and so was not surveyed.

| | | | |
|---------------|---|---------|------|
| SOURCE | Building Conservation in Hampshire & Isle of Wight 2003 | Various | 2003 |
|---------------|---|---------|------|

| | | | |
|---------------|--|----------------|------|
| SOURCE | Listing Survey Sketches: Basingstoke and Deane | Forrest, Frank | 1984 |
|---------------|--|----------------|------|

| | |
|---------------|------------------|
| STATUS | Building at Risk |
|---------------|------------------|

| | | |
|---------------|-----------------|----------|
| STATUS | Listed Building | Grade II |
|---------------|-----------------|----------|

Site List Report Inc. Events and Sources

Site: 3019 Ecchinswell House

Parish: Ecchinswell and
Sydmonton

HISTORIC BUILDING

SU 450262160233

Additional Info Held? N

| | | | |
|--------------|-------|---------|------------------------------|
| EVENT | HOUSE | Listing | Post Medieval - 1800 to 1835 |
|--------------|-------|---------|------------------------------|

Early C19. Two storeys. Short west front of 1.1.0 windows; hipped tile roof with brick dentil eaves, and gable above the slightly projecting centrepiece, red brick walling in Flemish bond with blue headers, rubbed flat arches. Sashes in exposed frames. Later wide porch with stepped coping, and 4 centred arch to doorway (now a window). The longer north elevation has 4 windows, a gable at each side, red brick walling in English bond, rubbed flat arches, plinth. Sashes. Ionic doorcase with decorated pulvinated frieze, 6 panelled door. The south elevation has been rendered with side gables, less regular fenestration (mostly casements). The chimneys have grouped flues.

| | | | |
|--------------|--------------|------------|---------------|
| EVENT | MODERN EVENT | BAR Survey | Modern - 2002 |
|--------------|--------------|------------|---------------|

Building Condition Survey 2002. Fair. Some open joints in stacks and cracks in flaunching where diagonal flue meets square stack. Some small vegetation growth. Several filled cracks in render of S elevation. Spalled paint on S elevation of single storey range to E. Front N elevation has been repointed in cementitious mortar. Date stone on W elevation in pediment I.P. 1783. C18 range parallel to road ? with rear wing. C19 gables to N and S.

| | | | |
|---------------|---|----------------|------|
| SOURCE | Listing Survey Sketches: Basingstoke and Deane | Forrest, Frank | 1984 |
|---------------|---|----------------|------|

| | | |
|---------------|-----------------|----------|
| STATUS | Listed Building | Grade II |
|---------------|-----------------|----------|

Site List Report Inc. Events and Sources

Site: 52989 Outbuilding NE of Echchinswell House

Parish: Ecchinswell and
Sydmonton

HISTORIC BUILDING

SU 450281160245

Additional Info Held? N

| | | | |
|--------------|--------------|------------|---------------|
| EVENT | MODERN EVENT | BAR Survey | Modern - 2002 |
|--------------|--------------|------------|---------------|

Building Condition Survey 2002. Fair. Sag across whole of W slope. Flaking paint on brickwork. Decorative order - windows - poor. Spalling brickwork in buttresses of S end. Several bricks crumbling. Cast iron RWGs need painting - rusty. Needs some maintenance.

| | | | |
|--------------|-------------|-------|------------------------------|
| EVENT | OUTBUILDING | Built | Post Medieval - 1800 to 1899 |
|--------------|-------------|-------|------------------------------|

C19 outbuilding. Brick walls, hipped slate roof. Central double doors on W elevation with small side sliding sashes (4-pane) either side. Stepped plinth. Door at S end and small Side sliding sash. Two buttresses - either side of door.

| | |
|---------------|----------------------|
| STATUS | Curtilage (Grade II) |
|---------------|----------------------|

Site List Report Inc. Events and Sources

Site: 52990 carriage House N of Ecchinswell House

Parish: Ecchinswell and
Sydmonton

HISTORIC BUILDING

SU 450271160251

Additional Info Held? N

| | | | |
|--------------|-------------|-------|------------------------------|
| EVENT | COACH HOUSE | Built | Post Medieval - 1766 to 1835 |
|--------------|-------------|-------|------------------------------|

Coach house. Possibly late C18 or early C19. Half hipped tile roof, roughcast rendered walls. S elevation has 3 sets of double doors - the central pair wider than the other pairs.

| | | | |
|--------------|--------------|------------|---------------|
| EVENT | MODERN EVENT | BAR Survey | Modern - 2002 |
|--------------|--------------|------------|---------------|

Building Condition Survey 2002. Poor. The condition of the rear slope tiles which are badly spalled, broken and some missing and the cracking in several areas of the building, but particularly the NE and SW corners, give cause for concern. Assuming the building is occupied means the building is vulnerable and should be watched.

| | |
|---------------|------------------|
| STATUS | BAR - Vulnerable |
|---------------|------------------|

| | |
|---------------|----------------------|
| STATUS | Curtilage (Grade II) |
|---------------|----------------------|

Site List Report Inc. Events and Sources

Site: 52991 Shelter shed N of Ecchinswell House**Parish:** Ecchinswell and
Sydmonton

HISTORIC BUILDING

SU 450252160283

Additional Info Held? N

| | | | |
|--------------|-------------|-------|------------------------------|
| EVENT | ANIMAL SHED | Built | Post Medieval - 1800 to 1899 |
|--------------|-------------|-------|------------------------------|

C19 open fronted animal shelter facing fold yard. Tile roof. Solid rear wall, boarded inside.

| | | | |
|--------------|--------------|------------|---------------|
| EVENT | MODERN EVENT | BAR Survey | Modern - 2002 |
|--------------|--------------|------------|---------------|

Building Condition Survey 2002. Fair but unoccupied. Some undulations in roof and occasional missing tile.

| | |
|---------------|----------------------|
| STATUS | Curtilage (Grade II) |
|---------------|----------------------|

Site List Report Inc. Events and Sources

Site: 52992 Barn NE of Ecchinswell House

Parish: Ecchinswell and
Sydmonton

HISTORIC BUILDING

SU 450273160275

Additional Info Held? N

| | | | |
|--------------|------|-------|------------------------------|
| EVENT | BARN | Built | Post Medieval - 1800 to 1899 |
|--------------|------|-------|------------------------------|

Barn and stables on N-S axis. Brick with gabled tile roof. N part weatherboarded. Gables facing E and W but no cart entrances below.

| | | | |
|--------------|--------------|------------|---------------|
| EVENT | MODERN EVENT | BAR Survey | Modern - 2002 |
|--------------|--------------|------------|---------------|

Building Condition Survey 2002. Fair. Sokme open joints and spalling brickwork on E wall. Painted brickwork on E Side - paint flaking.

| | |
|---------------|----------------------|
| STATUS | Curtilage (Grade II) |
|---------------|----------------------|

Site List Report Inc. Events and Sources

Site: 52993 Open fronted sheds NE of Ecchinswell House

Parish: Ecchinswell and
Sydmonton

HISTORIC BUILDING

SU 450298160272

Additional Info Held? N

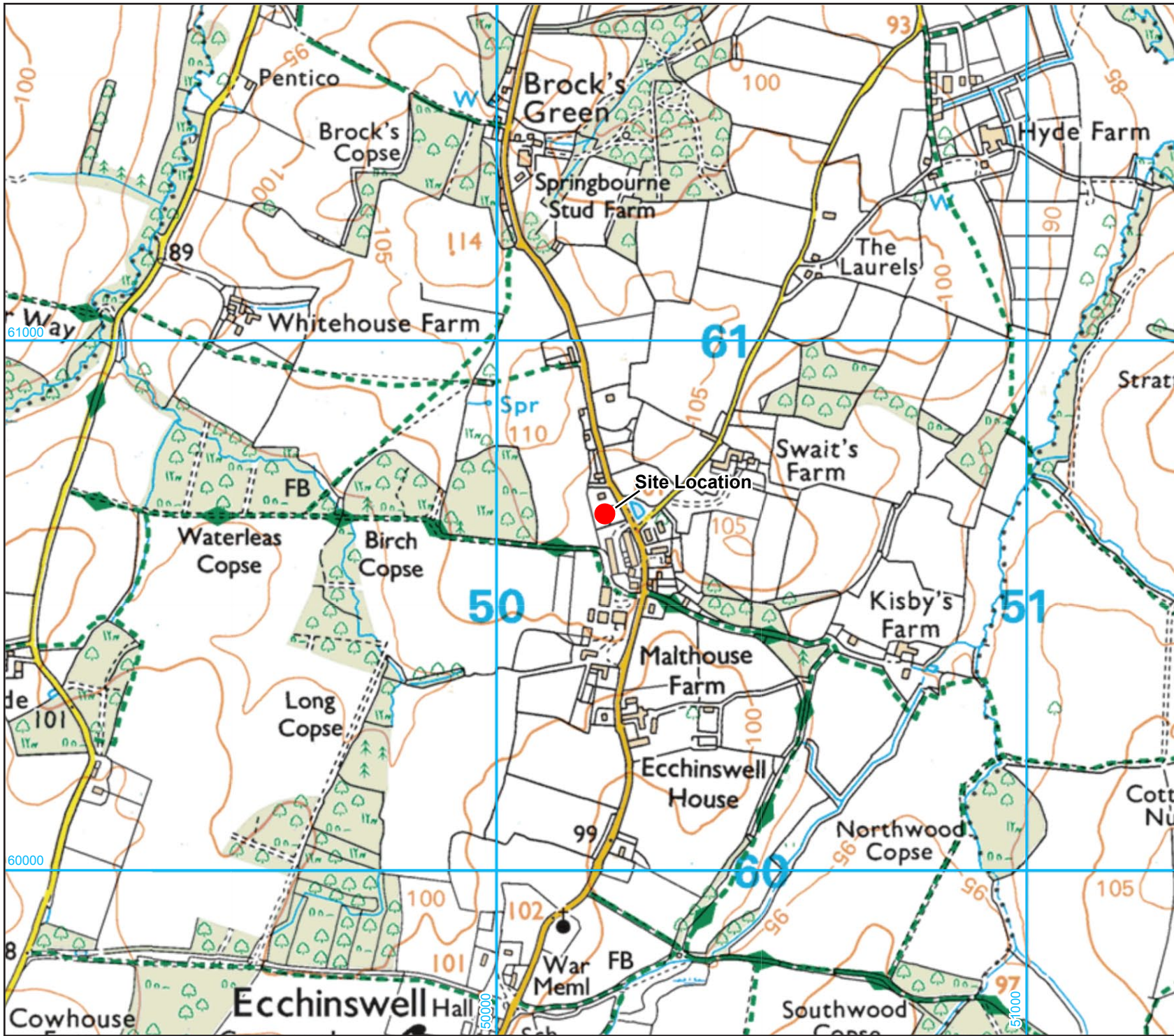
| | | | |
|--------------|--------------|------------|---------------|
| EVENT | MODERN EVENT | BAR Survey | Modern - 2002 |
|--------------|--------------|------------|---------------|

Building Condition Survey 2002. Poor. Weatherboarding deteriorating in places. Roof partly collapsed in central valley area.

| | | | |
|--------------|------|-------|------------------------------|
| EVENT | SHED | Built | Post Medieval - 1800 to 1935 |
|--------------|------|-------|------------------------------|

C19 or early C20 open fronted implement sheds. Open fronted. Unusual roof line of two gables to front with weathrboarded upper parts connected by roofs of shallower pitch. King strut trusses. Corrugated iron roof. Weatherboarded rear and side walls.

| | |
|---------------|----------------------|
| STATUS | Curtilage (Grade II) |
|---------------|----------------------|



KEY

● Site Location



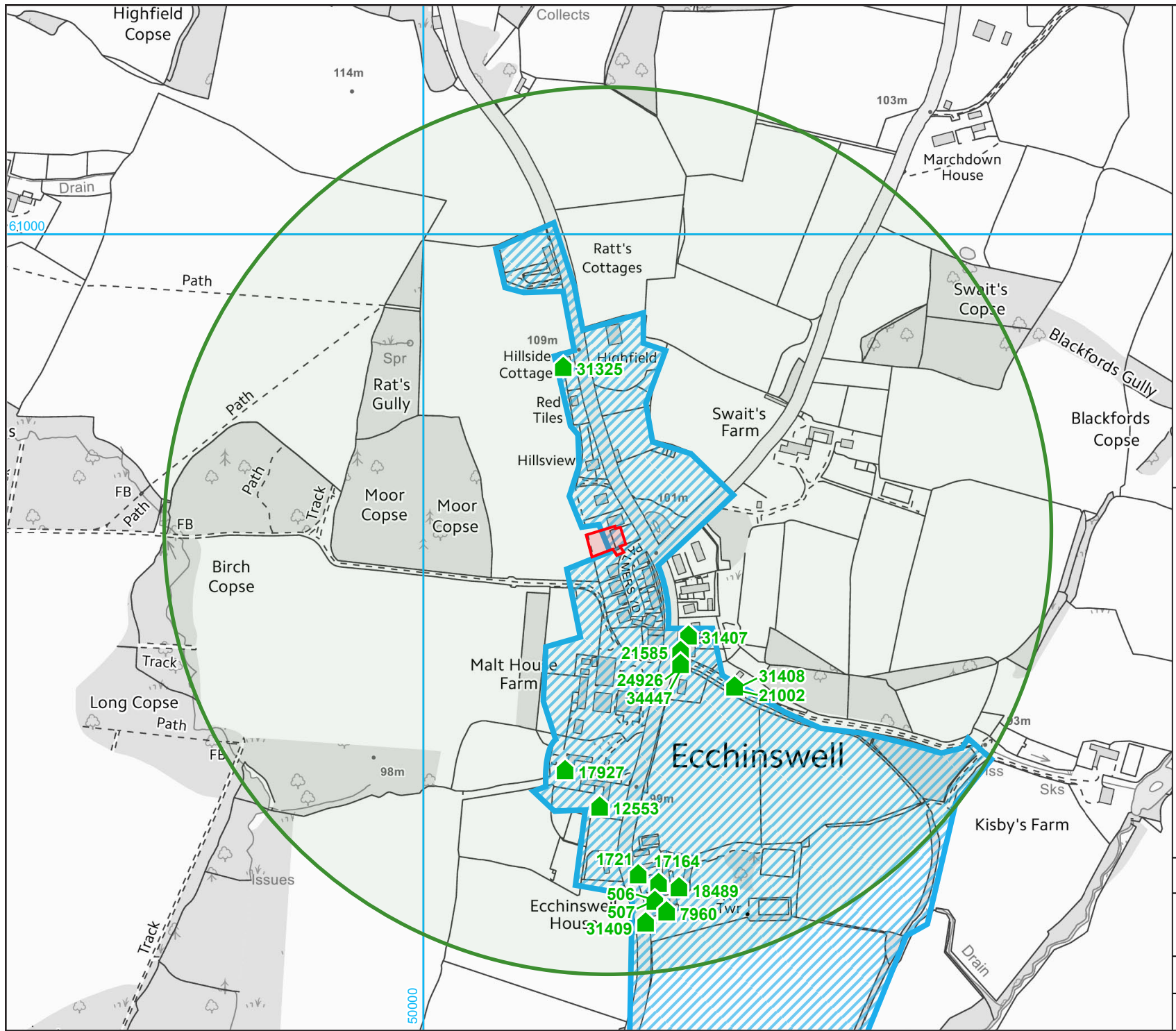
1:10,000

Figure 1: Site Location

Project: Land Adjacent to Old Church House, Echchinswell, Hampshire

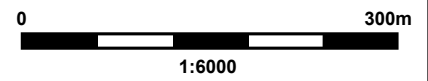
Date: 13/09/17 Job No: 60150

Drawn by: PL Approved by: CS



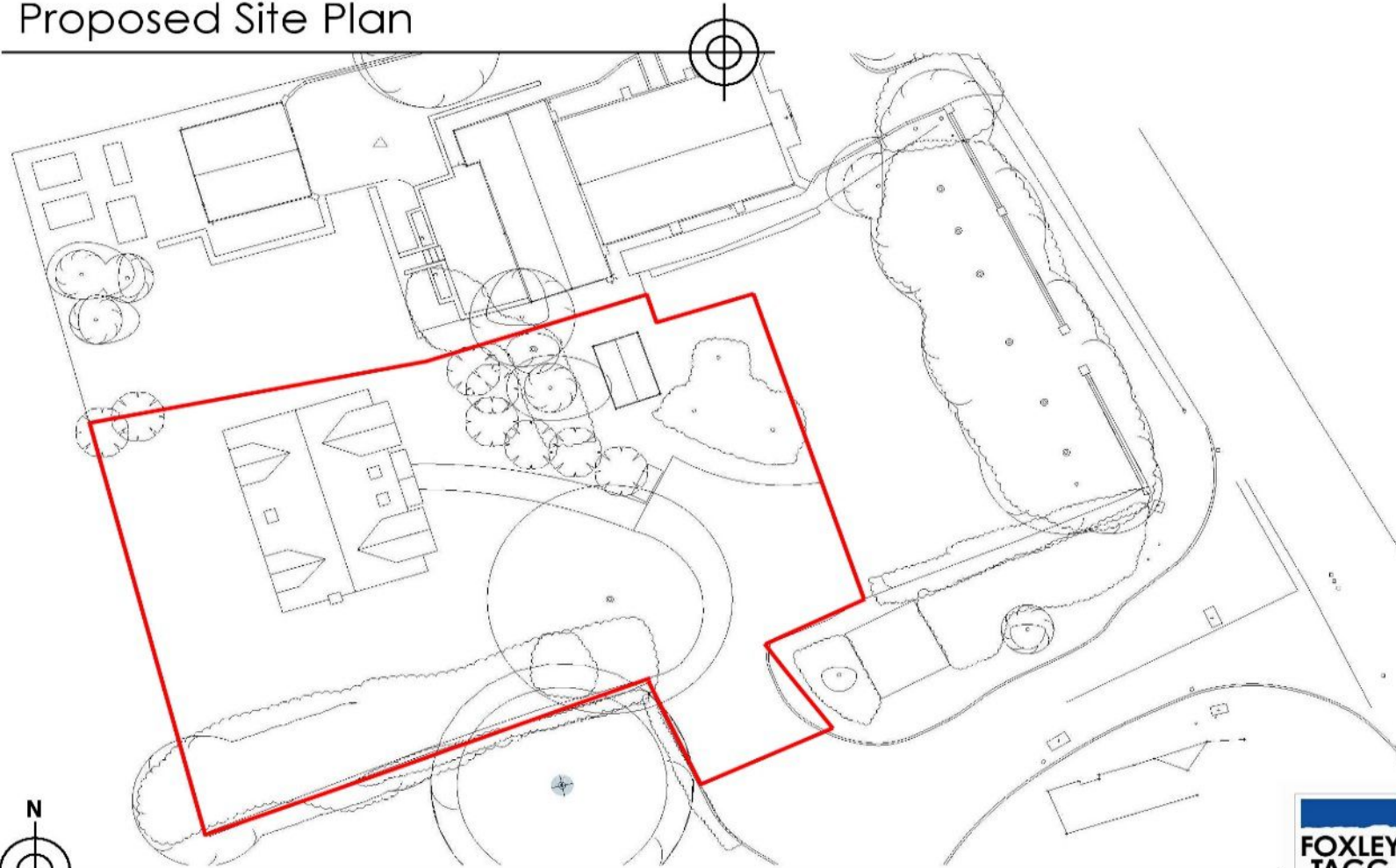
KEY

- Site Boundary
- Search Area (500m)
- Historic Building
- Ecchinswell Conservation Area



| | |
|--|-----------------|
| Figure 2: Heritage Features Map | |
| Project: Land Adjacent to Old Church House, Ecchinswell, Hampshire | |
| Date: 13/09/17 | Job No: 60150 |
| Drawn by: PL | Approved by: CS |

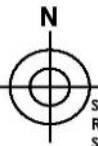
Proposed Site Plan



KEY

 Site Boundary

Not to Scale. Do not measure off



Scale: 1:200 on A3
Ref: FTP.003.G
Site: Land Adj The Old Church House

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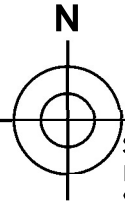
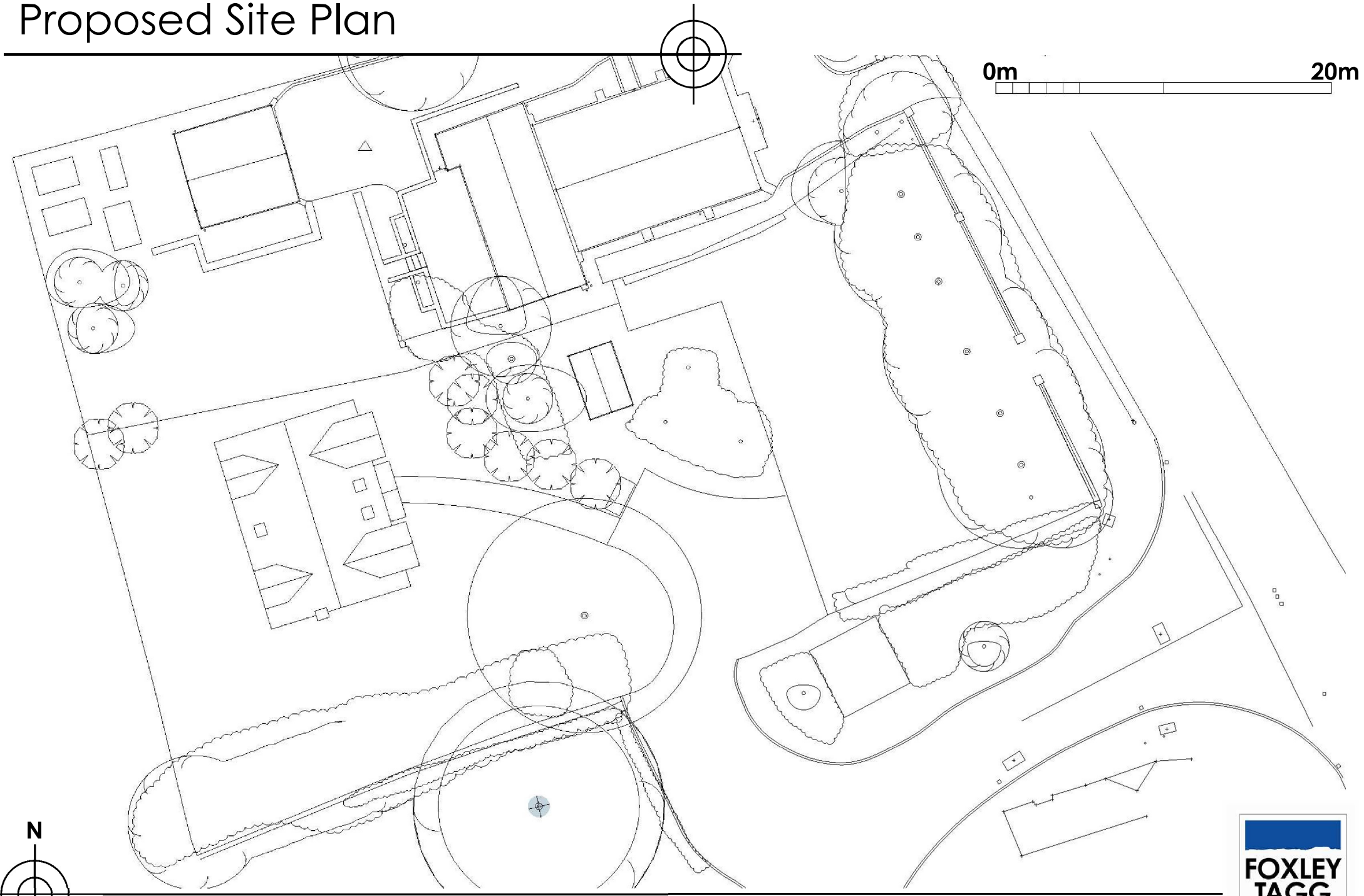
Figure 3: Proposed Plan

Project: Old Church House, Ecchinswell

Date: 13/10/2017 Project: 60050

Drawn By: Client

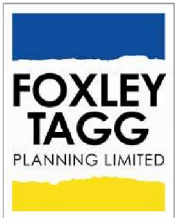
Proposed Site Plan



Scale: 1:200 on A3
Ref: FTP.003.G
Site: Land Adj The Old Church House

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