



*Basingstoke  
and Deane*

Conservation Area Appraisal  
**Deane**



...making a difference



*All Saints Church from Deane House gates*

## Introduction

The Deane Conservation Area was designated in 1992 by Basingstoke and Deane Borough Council in recognition of the special architectural and historic interest of the village.

Having designated the Conservation Area, the Local Authority has a statutory duty to ensure that those elements that form its particular character or appearance, should be preserved or enhanced, especially when considering planning applications.

It is therefore necessary to define and analyse those qualities or elements that contribute to, or detract from, the special interest of the area and to assess how they combine to justify its designation as a Conservation Area. Such factors can include:

- its historic development;
- the contribution of individual or groups of buildings to the streetscene and the spaces that surround them; and
- the relationship of the built environment with the landscape.

They can also include the less tangible senses and experiences such as noise or smells, which can play a key part in forming the distinctive character of an area.

The Appraisal takes the form of written text and an Appraisal plan. In both respects every effort has been made to include or analyse those elements key to the special character of the area. Where buildings, structures or features have not been specifically highlighted it does not necessarily follow that they are of no visual or historic value to the Conservation Area. The document is intended to be an overall framework and guide within which decisions can be made on a site-specific basis.

This Appraisal of the Deane Conservation Area follows its review in 2003 by Basingstoke and Deane Borough Council and explains what its designation means for those who live and work in the area.

This document was adopted as Supplementary Planning Guidance by the Borough of Basingstoke and Deane on 17 July 2003 and complements the policies of the Borough Local Plan (review).

It has been subject to consultation with Councillors, the Parish Council and local amenity groups. A full list of consultees, copies of their responses, and details of the Council's consideration of the issues raised during the consultation period are available for inspection, by appointment, at the Civic Offices, during normal office hours.

## Location and Population

The village of Deane lies six miles west of Basingstoke on the north side of the B3400 to Whitchurch. It is located in the dry, upper reach of the valley of the River Test, which rises in the adjacent village of Ashe.

The population of the Deane Conservation Area in 1998 was approximately 55 (projection based on the Hampshire County Council Planning Department Small Area Population Forecasts 1995).

## Historic Development

### Settlement Origins

The name 'Deane' means valley. At the time of the Domesday survey, the manor was held by William Ow. It was originally granted by Edward the Confessor. By the middle of the 12th century, Deane was owned by Robert de la Mare. On his death at Benevento in 1193, the manor was left to his daughter, Agnes, widow of Robert Mauduit of Warminster, Chamberlain to Henry II.

Deane then passed through many hands. In 1392, William of Wykeham, Bishop of Winchester, owned the manor. After this, it was owned by the Fiennes family until 1590, when it was left by Richard Fiennes to James Deane. The manor then passed into the hands of the Harwood family, where it remained until 1864. It was purchased by the Right Honourable William Wither Bramston Beach who, on his death in 1901, was father of the House of Commons. Before moving to nearby Steventon, the family of Jane Austen lived at Deane.

### Settlement Development

The plan form of Deane is an irregular one, given some cohesion by the road network that forms a loop around Manor Farm and Deane House. The antiquity of the layout, and the previous extent of the village are uncertain. However, the area surrounding the church is covered with the earthworks of a former settlement. It is likely that this would have centred on the church and Deane Hill House. Records indicate that Deane had fluctuating fortunes, with an expansion likely some time after the 14th century. By the 17th century, the 1665 Hearth Tax records show that there were 24 houses in the settlement.

The Tithe map of 1835 shows the settlement pattern similar to its pre-set form, with a few notable changes. They included the demolition and relocation of the Rectory from its position opposite the entrance to the church driveway. The replacement Rectory is now Deane Hill House. Other changes include the straightening of the east-west lane in front of Manor Farm. Following the demolition of a collection of cottages to the north of Deane House, only No 3 Deane House Cottages remains.



*Manor Farm House*



*View northwards towards Deane Cottages*



*No 3 Deane House Cottages*



*Nos 7 and 8 Deane Cottages*



*Views north-westwards towards Manor Farm*

Arable farming is likely to have been the primary function of the village. The Domesday Book records 20 hides and 10 ploughs, while earthworks in fields surrounding Manor Farm are likely to be agricultural in origin. The open nature of the settlement in an arable farmland setting and the dominance of Manor Farm and its associated agricultural buildings, emphasise the farming character, which still prevails.

## **An Appraisal of the Conservation Area**

### **An Overview**

The Appraisal identifies those buildings, views and key features considered essential to the special character or appearance of the Conservation Area. In addition to listed buildings it also includes unlisted buildings of particular individual or group value, which are indicated on the Appraisal plan as notable. This is not to undermine the value of other unmarked buildings or structures, which reflect the historic development of the village without detracting from its special qualities.

Individual hedgerows have not been included on the Appraisal plan. However, their contribution to the character of the Conservation Area should not be underestimated and their significance is implicit in the Appraisal.

The essential character of the village is a small rural settlement. This is derived from the openness of the layout between the buildings. The juxtaposition of the buildings and views of the surrounding farmland, afforded as a result of the layout and the local topography, emphasise this character.

The special appearance of the Conservation Area is formed by a combination of groups of small domestic dwellings. These contrast with larger, visually dominant but physically separate, buildings of intended prominence, status and setting.

Its topography, in combination with the encircling loop of the road, is one of its most distinctive features. It enables important views through, into, and out of, the historic settlement.

## Built Form

There are four buildings located in the Deane Conservation Area included on the Statutory List of Buildings of Special Architectural or Historic Interest. All the buildings are listed as being of local or regional special interest (Grade II), apart from the All Saints' Church, which is of national importance (Grade II\*).

These few listed buildings represent a variety of building types, materials, and architectural fashions. These vary from the consciously-designed and ordered elevations of the church and Deane House, to the more vernacular building traditions and form of Tudor Farmhouse and Rosemary Cottage.

In addition, the unlisted buildings contribute positively to the special character of the Conservation Area. They date mainly from the 19th and early 20th centuries, reflecting the expansion and development of the village in this period, and form a separate focus around Manor Farm and away from the church. Some, like Manor Farm, or 3 Deane House Cottages, possess features of particular interest. But it is their group value which significantly contributes to the overall special interest of the Conservation Area.

## Key Individual Buildings

Deane House and All Saints Church are both historic and prominent buildings of individual importance. However, their close visual association in the established parkland setting significantly enhances their value, in terms of the wider special interest of the Conservation Area.

All Saints' Church (Grade II\*) primarily dates from 1818, with later alterations, and is a replacement of the medieval church, formerly on this site. It is constructed in the Gothic style, with classical regularity and symmetrical treatment of its external features. The western tower has a crenellated parapet and crocketed pinnacles. It is a striking, picturesque feature, particularly in contrast to the low gable end of the chancel, when viewed from the east.

The pinnacles on the tower and the window cills are constructed of a patent 19th century mortar mix called 'Coade Stone'. This was intended to replicate the appearance of real stone, the survival of which in situ is quite rare.

Directly to the north-east of the church is Deane House and its associated curtilage buildings. The house, a substantial brick building, of well-mannered and ordered appearance, dates from the 17th century. The principal elevations date from the 18th century, with additions and alterations through to the present day. The predominant characteristic of the building is the regular arrangement of sash windows and the large,



*View north-east from the lane to All Saints' Church*



*Deane House*



**Manor Farm**



**Deane Hill House**

hipped tiled roof, set back behind the strong horizontal line of the parapet. Deane House and All Saints' Church are set apart from the main nucleus of buildings to the east. In conjunction with the space in which they are set, they have a strong impact on the Conservation Area, by creating two smaller areas of contrasting character and appearance.

Manor Farm is a two-storey double-pile building of red brick and slate construction. The fenestration on the two public elevations is arranged symmetrically around a central door and porch. The house and some of the ancillary buildings appear on the 1835 Tithe map, mainly in their present form. The house and its associated complex form a significant feature that dominates the physical and visual appreciation of the Conservation Area. Located on rising land towards the centre of the loop, formed by the lane, and surrounded by mainly open pasture it forms a focus for the settlement. It is also predominant in views into, and through, the Conservation Area. These are linked to the row of cottages immediately to its north by a courtyard formed by a well-preserved group of late 19th century stables, coach-house and open cart sheds. The unaltered nature of the buildings, includes the survival of original joinery, details and decorative tile banding on their roof slopes adds considerably to the special appearance of this part of the Conservation Area, and reinforces the rural character of the hamlet.

Deane Hill House (the former Rectory) and associated outbuildings are perhaps the most visually isolated in the settlement. Again, prominent in views across the open grazing land, the northern elevation of the main building forms a commanding focal point in views south from the lower lying areas of the village.

## Significant Groups of Buildings

The cottages to the north of Manor Farm are a linear group of buildings, of a varied nature. These are given cohesion by their regular arrangement to the east/west line of the lane along which they front, and the common spacing of their plots. Forming the nucleus of the settlement, they contrast with the irregular arrangement of the other buildings in the Conservation Area.

The western buildings of this group are Tudor Farmhouse and the pair known as Rosemary Cottage and 12 Deane Cottages (all Grade II listed). Tudor Farmhouse dates from the 17th century and is of timber-frame construction with brick infill and a substantial, thatched roof. The long slope of the hip is of particular note when approaching from the west end of the lane. Rosemary Cottage and 12 Deane Cottages are again 17th century in origin, with 19th century alterations. The ground floor is constructed of flint, with structural brick detailing at quoins and jambs. The exposed timber-frame above, forms a symmetrical decorative band, which corresponds to the four eyebrow dormers. These buildings, as well as No 14, the adjacent but unlisted thatched cottage, serve to establish the historic character and vernacular appearance of the Conservation Area. They form a prominent row when viewed together from the south-west loop of the lane, across the open pasture land.

There are two pairs of 19th century cottages opposite Manor Farm. These share similar architectural characteristics and detailing to the outbuildings and wall they face. The decorative banding of the clay roof tiles is one such feature. They were probably constructed as estate cottages to the farm, when the road was straightened and the buildings on their site demolished. They are of simple artisan style, and complement the adjacent thatched cottages in form and scale, using dormers rather than full two-storey height. They also complement the character of the Manor Farm buildings. The red tiled roofs of these buildings are in juxtaposition with the long, low roof ranges of the ancillary buildings of Manor Farm. This too contributes significantly to the special appearance of the Conservation Area, in longer range views.

Centred on the crossroad of the main road and the road to Steventon, a small group of buildings, including the Deane Gate Inn and Deane Gate Cottage. Both are of vernacular form, but the Deane Gate Inn is slightly separate and has been considerably altered. Although spatially separate, they are a reflection of the social and historic development of the hamlet.



*Nineteenth century Cottages  
7, 8 and 9 Deane Cottages*



*Rosemary and No 12 Deane Cottages*



*Deane Gate Cottage*

## The Character and Importance of Public and Private Spaces



*Views northeast, with important open space*

The location, size and differing character of the spaces that comprise the Conservation Area of Deane, are an essential component of its special character and appearance. They provide both intimate and long range views of buildings from a variety of aspects.

The extensive mature parkland to the west of the settlement provides an essential setting for the scale and status of the church and Deane House. It is still enclosed, to a great extent, by an iron fence. This is a traditional means of enclosure for such areas, and an important feature of the Conservation Area.



*Brick boundary wall of the demolished Rectory*

There are extensive areas of open pasture or grazing land that comprise the inner area formed by the lane. These are essential in providing both a rural setting for, and unobstructed views of, Manor Farm, and the row of cottages. The area of land to the north also provides important views over the hamlet showing the variety of cottage roof forms.

## Other Features of Architectural or Historic Interest

Indigenous hedgerows and/or cast iron 'estate' railings define and contain most historic curtilages in the Conservation Area. Both are fundamental features of the character and appearance of the Conservation Area.

Individual features of particular note include a section of brick garden wall. This indicates the location of the former Rectory, before it was demolished in the mid-19th century. Also of note are the timber gates to All Saints' Church and the brick wall and piers to Manor Farmhouse.

## Building Materials

Deane is characterised by a variety of vernacular building materials and traditions, which follows no single pattern. These include mellow red brick, timber-frame, flint, render, orange/red roof tiles and thatched roofs. The use of decorative bands of tiles on the group of Victorian outbuildings and estate cottages opposite, is a feature of local distinctiveness.

Much timber-framing is still apparent, although brick is the predominant material of most buildings. The early use of flint as a locally available building material is also evident. However this was also fashionable in the Victorian period, as demonstrated on the former village school.

Given the domestic scale and simple provincial architecture of the buildings in the Conservation Area, historic joinery (such as casement windows, doors and door hoods) are often the features that define the appearance of properties. Although some groups of buildings have been modernised, the use and overall effect of inappropriate replacement windows and doors is limited.

## Green Spaces, Trees, Hedges and other Natural or Cultivated Features

The tree cover is predominantly broad-leaved with ash, beech, horse chestnut, lime and sycamore well represented. A few conifers are scattered throughout the Conservation Area, including black pine, Norway spruce and yew. The overall age class is mature.

Of particular note, are several tall limes and a rare Greek fir in the grounds of All Saints' Church, and the pollarded trees lining the turning of Steventon Road.

Trees play an extremely important part in the parkland surrounding Deane House, as well as being scattered around the rest of the Conservation Area in the open spaces.



*Tudor Farm House*



*Parkland to Deane House*

## The Setting of the Conservation Area

Deane lies in undulating arable land, which is fundamental to the isolated rural character of the Conservation Area and the juxtaposition of the landscape in long-range views into, and through the village, resulting from its topography. The route of the Wayfarer's Walk passes through the village, providing ramblers with the best means of appreciating the special interest of this Conservation Area.



*Farmland setting to north-east of Conservation Area*



*Manor Farm from the south-east area*

## Areas of Archaeological Significance

Every settlement contains within it archaeological evidence of its origins and development, for the economy and industry of the community and for the lives and life-styles of past inhabitants.

It is in the Areas of High Archaeological Potential (AHAP) that it is most likely that such archaeological remains will be encountered.

Where a development is proposed, the impact that it might have on these remains is a material consideration within the planning process. This may occasionally result in the need for archaeological recording in the case of some developments.

Around the church and Deane House is a significant area where earthworks indicate the location of the earlier deserted or shrunken village. The limits of these earthworks has not been identified. The Area of High Archaeological Potential has, therefore, been drawn to include Manor Farm and the adjacent cottages to the east. There are two areas of Archaeological Importance. One is to the north behind the row of cottages and the other is the area in the unit containing Manor Farm (where there is evidence of earthworks that appear to be of agricultural origin).

## Conservation Area Planning Controls

The following controls apply within the Conservation Area in addition to normal planning controls:

- Conservation Area Consent is normally required for the demolition of buildings or structures over a certain size within a Conservation Area.
- The Council must be given six weeks notice of any intention to undertake works to, cut down or uproot any trees over a certain size in the Conservation Area.
- Planning applications which, in the opinion of the Borough Council, would affect the special character of the Conservation Area must be advertised and the opportunity given for public comment. This may include proposals outside the Conservation Area which nevertheless affect its setting.

Statutory policies relating to Conservation Areas and listed buildings are set out in the adopted Basingstoke and Deane Borough Local Plan. These policies reflect the statutory duty on the Local Planning Authority to have regard to the preservation of historic buildings or their setting, and to the enhancement of areas designated as being of special interest. These policies seek to ensure that particular attention will be paid to the scale, height, form, materials and detailing of proposals including boundary treatments and other features of note. In order to consider the implications of development and given the detail required, the Borough Council will normally require proposals within the Conservation Area to be submitted in the form of a full, and not outline, application. The Borough Council's conservation officers are available for advice and information on all matters relating to development proposals in the Conservation Area.

## Grants

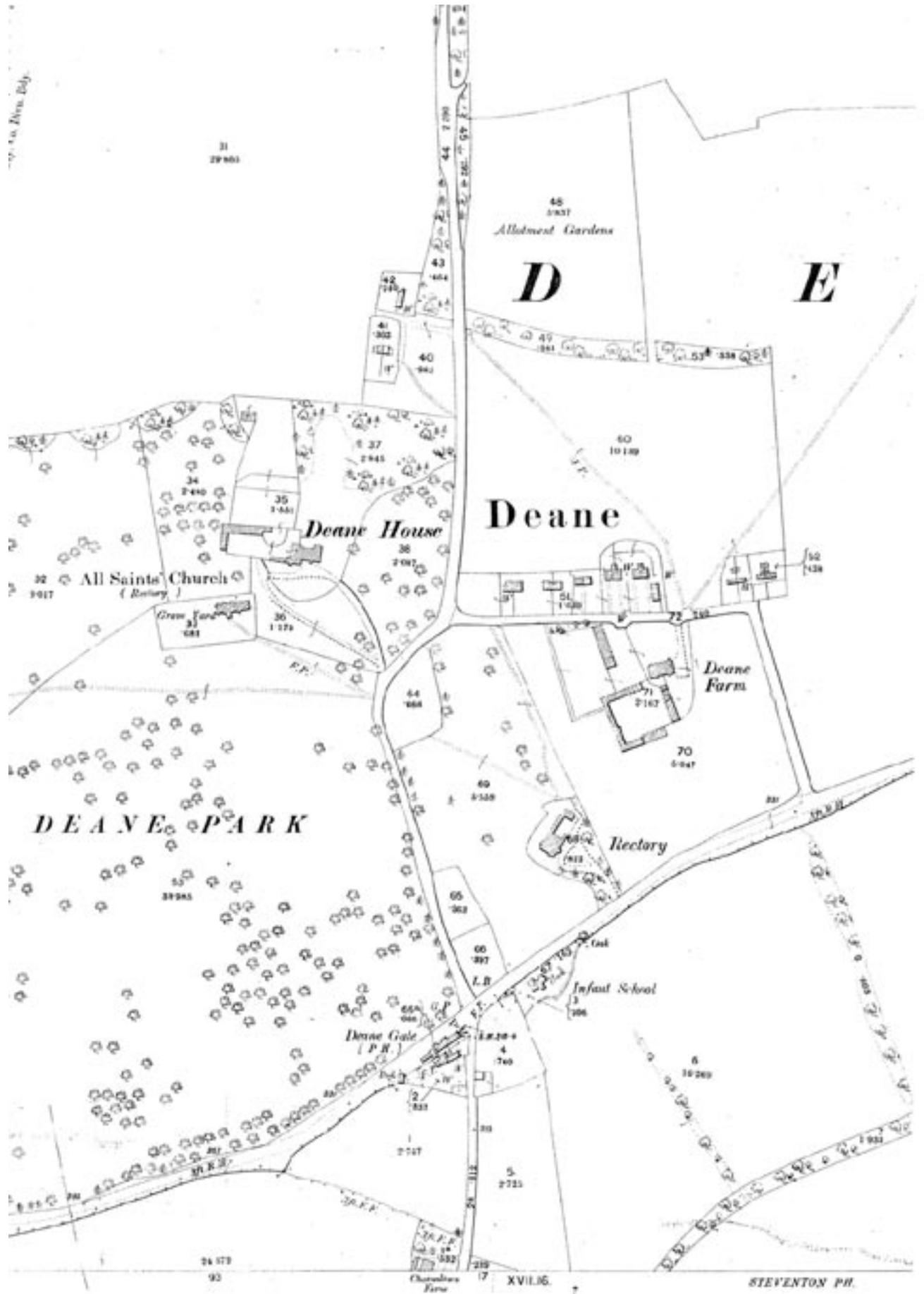
The Borough Council provides grants for various types of work. These include Historic Buildings Grants, Environment and Regeneration Grants, and Village and Community Hall Grants. Leaflets are available explaining the purpose and criteria for each grant and an approach to the Council is recommended for further information on any grant.

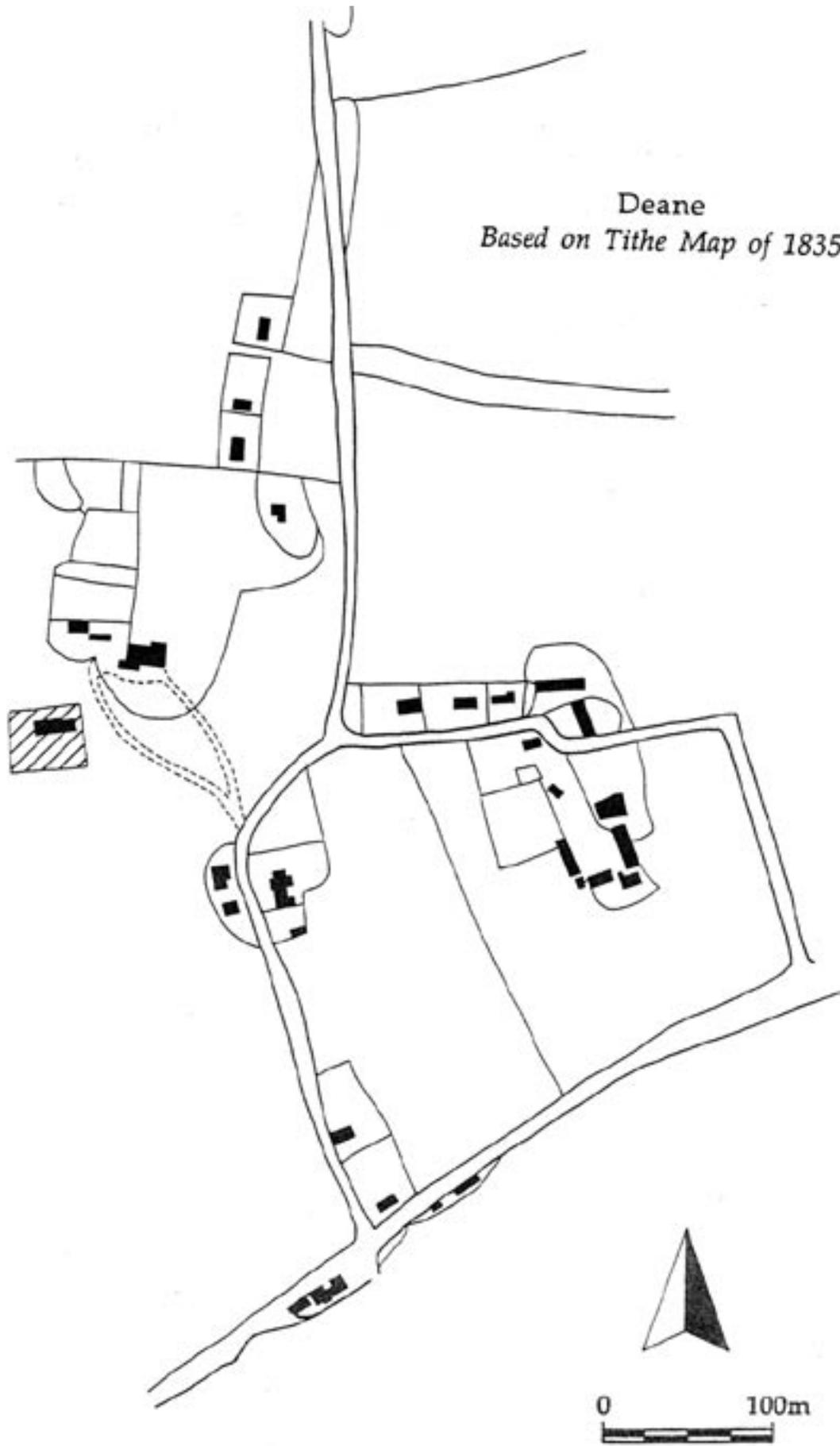


*Manor Farm boundary wall*



*Estate fencing to Deane Park*







Courtesy of Hampshire County Council

# Conservation Area Appraisal

# Deane

...making a difference

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