

Peasemore Conservation Area Appraisal



West Berkshire Council Planning and Countryside - December 2010



West Berkshire
COUNCIL

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1.0 Introduction

- 1.1 This appraisal has been carried out by West Berkshire Council working with Kirkham Landscape Planning Ltd and Jacobs Babbie. A public consultation exercise was carried out between November 25th 2009 and December 23rd 2009. Comments received have been considered, and the appraisal has been amended accordingly.
- 1.2 The Council is required by Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, to continually review the conservation area designations within West Berkshire, and where appropriate, recommend the designation of new areas. As part of this process the Council is proposing that the village of Peasemore is worthy of such designation.
- 1.3 This appraisal will assess the special interest, both architectural and historical, of the village of Peasemore, in order to establish whether it warrants designation as a conservation area. The history of the area, and its present appearance and character will be appraised. A number of recommendations will also be put forward which will help guide future development in the area.
- 1.4 This appraisal has been written as part of a series, to be published in 2010 and thereafter, which will cover all conservation areas in West Berkshire. It will be a key document used by the Council and by any Planning Inspector at Appeal in determining any planning application for development which affects the conservation area.
- 1.5 A guidance note, entitled 'Historic Environment Guidance Note 1: Conservation Areas' published by Planning and Trading Standards is available on the West Berkshire Council website or in hard copy. The guidance note is intended to answer a number of frequently asked questions (FAQs) or anticipated queries relating to the setting up of conservation areas and to the publication of conservation area appraisals in West Berkshire.
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- 1.8 Thanks are given to Peasemore Parish Council for their input and help towards this appraisal.

2.0 Extent and brief description of the proposed conservation area

- 2.1 The village of Peasemore is a compact rural settlement located on a high point (150m Above Ordnance Datum (AOD)) within the North Wessex Downs Area of Outstanding Natural Beauty (AONB), midway between Newbury and Wantage.

There is a population of 297 living within the parish of Peasemore (2001 Census). A map showing the extent of the parish can be found at Appendix I.

- 2.2 To the south of the settlement is a large irregular circular enclosure which survives today as a banked feature and which is clearly identifiable in the landscape by the system of lanes that have respected its form (see Appendix II). Research carried out by Berkshire Archaeological Research Group (BARG) suggests that this enclosure is medieval in origin, and functioned as either an 'arable oval' or a large 'early green' (BARG, 2008). The land within the enclosure slopes from higher ground in the north and east to lower ground in the south-east (130m AOD).
- 2.3 Historic maps and field archaeological work carried out by BARG, show that the village developed as a dispersed group of farms clustered around the north and north-eastern margins of this enclosure, perhaps dating to the 11th century or slightly earlier, with the focal point at the village church. The infill development of new farms in later periods resulted in a cluster of properties that formed the irregular-plan, nucleated village that is evident today (BARG, 2008).
- 2.4 BARG evidence also suggests that the main north-south Village Street, and possibly westwards along Hill Green Lane, is likely to be a slightly later planned extension to the village, perhaps dating to the 12th century (BARG, 2008).
- 2.5 The main focus of development in the post-medieval period appears to have been in the area of Mell Green. Surviving buildings along Hill Green Lane and towards Mell Green are few in number, and date principally to the late 18th and 19th centuries.
- 2.6 The north-south street between Manor Farm and Mell Green has, with the exception of Drakes (an early 17th-century cottage), been infilled with modern 20th-century residential houses. Many of the traditional buildings in this area may have been lost during a fire which probably started in the vicinity of Drakes in 1736 (BARG, 2008).
- 2.7 Guidance set out in PPS5 states that areas should only be designated as 'conservation areas' if they are of special historic or architectural interest. Conservation areas should not be devalued though the designation of areas that do not possess any special interest.
- 2.8 The area north of Manor Farm has suffered from modern development which lacks any special interest in terms of local distinctiveness, layout of historic properties, and use of characteristic materials. There are already a number of designations in place to protect buildings of special architectural and historic interest and important landscape features to the north of Manor Farm including Tree Preservation Orders (TPOs), a designated Important Open Space (West Berkshire District Local Plan 1991-2006 Saved Policies 2007 – Policy ENV31) and a Grade II listed building (Drakes Farm).
- 2.9 The special character of the village principally derives from the relationship between the historic farms and the 'enclosure'. It is therefore proposed that the

conservation area should follow the boundary of the 'enclosure', incorporating the boundaries of these farms. The farm buildings at Manor Farm should represent the northern limit of the conservation area where the boundary should return southwards along the walled boundary of Peasemore Manor and then follow the edge of Mud Lane and Princes Lane to include Princes Farm. A map based on Ordnance Survey data, showing the extent of the proposed conservation area is at Appendix II, and an aerial photograph of the proposed conservation area boundary for Peasemore can be found at Appendix III.

2.10 The special interest that justifies the designation of the Peasemore conservation area can be summarised as follows:

- Small historic village located on a high point on the North Wessex Downs Area of Outstanding Natural Beauty, midway between Newbury and Wantage;
- There is a large irregular circular enclosure of medieval origin which is defined in the landscape today by a system of lanes which have respected the form of this enclosure;
- The southern extent of the present village retains a strong link with its historic form, characterised by a group of farms clustered around the northern perimeter of the historic enclosure;
- Buildings within the proposed conservation area predominately date from the 16th, 17th and 18th centuries (although recent research suggests that some may date from as early as the 14th century) and are good examples of the local vernacular tradition;
- The historic core has an irregular plan form and building layout;
- The proposed conservation area contains low density development, characterized by large, irregular plot sizes;
- The palette of building materials reflects the local vernacular and includes timber framing, brick, flint, thatch and clay tiles;
- Important areas of native hedgerow, individual trees and groups of trees line the lanes and property boundaries;
- The majority of buildings within the proposed conservation area are of architectural and historic quality. Eight of these are grade II listed buildings, and many others make a positive contribution to the area's historic and architectural character;
- Tall mature trees and high brick and flint boundary walls create a sense of enclosure along the lanes that lead into and through the village;
- Views into the village are possible from the lanes that follow the perimeter of the enclosure;
- There are long distance views out from the proposed conservation area into the downland setting of the village from several locations
- Distinctive landscape and built form mark the three entrances to the village
- The distinctive landmark of the church spire in its tree covered setting is visible from the surrounding downland, and in particular from the hilltop hamlet and conservation area at Hillgreen
- A sequence of private and historic open spaces contributes to the street scene

- The proposed conservation area has a tranquil village atmosphere, deriving from its relative isolation and from the mature hedgerows and trees that line the lanes and plot boundaries;
- There is an open feel at centre of village in the vicinity of the church, which contrasts dramatically with the 'enclosed' lanes;
- Buildings roughly align with the lanes, with larger farmhouses typically set back from the lanes, accessed via tree lined drives;
- A network of public footpaths link the village with the surrounding countryside;
- There are examples of surviving cobbled farmyard surfaces.

3.0 Setting of the proposed conservation area

- 3.1 Peasemore sits on a high point within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). The village is located on a chalk plateau with the topography sloping gently to the south-east. The North Wessex Downs AONB Integrated Landscape Character Assessment 2002 places Peasemore within the AONB landscape type 2A: Brighwalton Downs. Key characteristics of this area (which are found in the proposed conservation area) are: (i) excellent views such as out from the eastern boundary of the proposed conservation area and from Hillgreen to the church spire; (ii); network of interconnected enclosed lanes such as Mud Lane, Prince's Lane and Chieveley Road; (iii) summit tree clumps and shelterbelts such as around The Old Rectory and Peasemore House amongst other properties; iv) varied field patterns, including some with sinuous boundaries such as the circular enclosure. The landscape strategy for this area is to conserve and enhance the quiet rural character and in particular the open views, historic field pattern and woodland pattern. It is national policy to 'conserve and enhance' the natural beauty of the AONBs.
- 3.2 The most recent assessment of the landscape character of Berkshire 'The Berkshire Landscape Character Assessment' (October 2003) places Peasemore within character type F: 'Wooded Downland'. The Wooded Downland is an elevated and gently undulating landscape of mixed arable and pasture land. It is distinguished from the adjoining Open Downlands by the presence of small woodlands and tree groups around the settlements. The assessment notes that the woodland cover in the parish of Peasemore is retained in relatively large mixed and deciduous ridge-top blocks including plantation woodlands, copses and shelterbelts, some of ancient origin. These include those at Eastley, Hailey and Lower Hailey Copse. These blocks create an enclosed character with wooded horizons, the copses form distinctive sculptural skyline elements. The location of these areas of ancient woodland can be found at Appendix I. The village is set within a peaceful and remote area with a varied landform of bold convex curves and gentler slopes, as illustrated at Figure 1.



Figure 1: The gently sloping landform and wooded horizons surrounding the village of Peasemore.

- 3.3 The village of Peasemore remains strongly linked to its rural surroundings. The landscape surrounding the village is characterised by enclosed arable fields with a mixture of irregular and sinuous boundaries. These fields are piecemeal enclosures that were in existence by the mid-18th century; Parliamentary enclosure was not carried out within the parish of Peasemore.
- 3.4 The Berkshire Landscape Character Assessment notes that Peasemore and surrounding settlements are interconnected by a network of winding rural lanes, with wide verges and tall hedgerows, sometimes lined with deep enclosing banks. These features contribute to the peaceful ambience of the area. The location of the public footpaths that link the village with the surrounding countryside can be found at Appendix I. This map also shows other Local Plan policy designations.
- 3.5 The settlements are well-integrated into the downland context, often nestling into the landform or straddling summits and surrounded by trees and hedgerows including hazel coppice to mark boundaries. This is particularly true of the approaches to Peasemore and along Peasemore Hill. Elsewhere the hedgerows thin out enabling open views across to Peasemore, especially from the surrounding higher ground.
- 3.6 The plan in Appendix IV shows the key features of landscape and village which form both the essential, and the wider, setting to the proposed conservation area. This plan also shows the key views between Peasemore and the surrounding landscape.
- 3.7 Landscape features and open space considered essential to the setting are those that do not have the key historical and architectural characteristics of the proposed conservation area, but make a significant contribution to the character of the village. These include: i) the open space and trees either side of Village Street, in the northern approach to the proposed conservation area; ii) a group of

- trees north of Prince's Farm; and iii) the mature hedgerow, hazel and trees which line the outer boundary of the proposed conservation area along Princes Lane, Mud Lane and Chieveley Road. The latter are important because they reinforce the field pattern, and enclose the proposed conservation area. The hazel is an important part of the arched tunnelled approach along Princes Lane. The loss or changes to these features would have a significant adverse impact on the character of the village.
- 3.8 Other adjoining areas also form the immediate setting to the proposed conservation area and any material changes in these areas may affect the character and quality of the proposed conservation area. These are limited and include the fields immediately north and east of Peasemore House, and the woodland southeast of Mud Lane. Beyond these the wider setting comprises the open fields of the Downs which drop away from the village, blending into the surrounding rolling landscape.
- 3.9 The historic landscape character of the area has been evaluated and mapped under the Historic Landscape Character Assessment (HLCA) and further classified under the Historic Environment Character Zoning (HECZ). The settled part of the proposed conservation area is in an 'historic settlement type'. The fields to the south are 'pre18thC irregular fields' on what was largely medieval open fields, except for the central strip which is classified as a later 're-organised field'. The dominance of early enclosures and the absence of parliamentary enclosures is unusual in this area and gives the parish its distinctive character. Appendix V shows the Historic Landscape Character types within the parish of Peasemore.

4.0 Important views into and from the proposed conservation area

- 4.1 In many cases, mid and long-distance views of Peasemore are limited due to the topography of the area and the screening provided by the mature trees and tall hedgerows. However, there are a number of views from the surrounding countryside where the church spire and tree cover in particular are a distinctive feature of the area. These include open views from Hillgreen, Field Road, the Chieveley Road and the Beedon Common area and intermittent views from Hill Green Lane and Hailey Lane. The views from the local footpath network are limited but include the path out to Beedon Common and paths in this area. Important near views are found from the path off Hillgreen Lane to Princes Farm to the spire; and from the lanes that follow the perimeter of the enclosure to the south. The latter provide views across the largely open space of the enclosure towards The Old Rectory and St Barnabas' Church with its landmark stone spire towering over the mature trees of the village, as shown in Figure 2. Peasemore House is particularly prominent in views from Chieveley Road. The plan in Appendices VI(a) and VI(b) show the location of the key views into and from the proposed conservation area.



Figure 2: View from Princes Lane of St Barnabas' Church across the 'enclosure'

4.2 There is a sense of enclosure along the lanes approaching the centre of the village. This is created by high brick walls and tall mature trees, particularly along the south-eastern approach. These dense boundary features are pierced by gates which provide occasional glimpses of the landscape beyond the enclosure of the lanes (as seen in Figure 3).



Figure 3: Timber gates punctuate the brick walls and provide glimpses of the landscape beyond.

4.3 Several important views within the village are in the vicinity of the church, where the lanes into the village meet. It is from this junction of the lanes that important views of the church and its relationship with the village landscape of arable farms with their old manor houses, barns and outbuildings can be fully appreciated.

- 4.4 There is a largely open feel at the centre of the village. When one emerges from the brick-wall and tree-lined lane (known as 'Chieveley Road') one gains their first glimpse of the church (as illustrated in Figures 4 and 5). It is from here that one appreciates the contrast between the strong feeling of enclosure along the lanes and the open feeling of the area around the church.



Figure 4: View from the open space in front of the church, towards the enclosed landscape of Chieveley Road.



Figure 5: Emerging from the enclosed brick-walled lane (known as Chieveley Road) lined with towering trees, one gains a first glimpse of the church and starts to sense a feeling of openness.

- 4.5 Views from within the village to the outlying landscape of enclosed arable fields are limited by ranges of brick buildings to the west, by modern development and mature trees to the north, and by the cluster of brick wall-bounded farms to the east. However, two footpaths leading out of the village centre, one southwards across the circular enclosure and another eastwards across the farmland to Peasmore House both provide wide views of the surrounding hills.
- 4.6 Views of the surrounding countryside are possible from certain points along the lanes that surround the enclosure to the south. Little Hailey Copse, Lower Hailey Copse and The Rookery to the north east of the village are prominent on the hillside from some of these points. Appendices VI(a) and VI(b) show the locations of these key views.
- 4.7 There are also a number of internal vistas (short sequential views) through the proposed conservation area. Important internal vistas include: i) the several views of the church and its spire; ii) the view to the frontage of the stables at Manor Farm from Village Street; iii) from the village core to the barn at Manor Farm, which is also a key feature of the northern entrance to the village; and iv) the high visibility of the historic buildings and other structures. For this reason screening to enclose the gardens and property boundaries would detract from the village character.

5.0 History of the settlement and its influence on the form and pattern of development

- 5.1 Human activity in the area dates from at least the Neolithic period as demonstrated by the stone axe-head discovered in the orchard of Princes Farm. Occupation within the parish of Peasemore during the Bronze Age is suggested by the site of a barrow in Beedon parish near the Peasemore parish boundary. Recent research within the village has demonstrated considerable human activity from the Neolithic periods through to the Bronze Age. Pottery finds within the village suggest mostly medieval and post-medieval activity, with some low level Roman activity.
- 5.2 The settlement of Peasemore is first recorded in the Domesday Book as 'Praxmere' but was usually known in the medieval period as 'Pesemere', meaning 'pond surrounded by pea plants'. This derives from the Old English words 'mere' meaning pond and 'pise' meaning peas. Peasemore contained three estates at the time of the Domesday Survey in 1086.
- 5.3 The Berkshire Archaeological Research Group (BARG) have carried out research into the date and function of the irregular circular enclosure at the southern extent of Peasemore (BARG, 2008). Their findings suggest that the enclosure has medieval origins, demarked from its surrounding landscape by a different land use. The BARG research considers two possible medieval contexts for the formation of this pattern. The enclosure may have either functioned as an 'arable oval' or a large 'early green', the first of these possibilities is regarded as more likely. The enclosure has left its mark on the landscape and influenced the morphology of the southern extent of the village of Peasemore. The boundaries of the enclosure are clearly defined by the lanes leading into the village and include Chieveley Road, Mud Lane and Princes Lane.
- 5.4 The earliest written reference to Peasemore is in the Domesday Book, circa 1086. Peasemore became a distinct secular and then ecclesiastical settlement in the period either side of the Conquest. Following the Norman Conquest, these lands then passed into the ownership of Norman overlords. Richard de Peasemore held the main manor of the parish and between 1084 and 1097 constructed a new church with graveyard. The present church of St Barnabas now occupies the site on which the 11th-century church originally stood. The current church dates predominantly to the mid-19th century but there are a small number of remains of the medieval church that survive and this includes a corbel head that appears to be Romanesque in design and is on display upon a staddle stone outside the north door (see photograph at Figure 6).



Figure 6: Romanesque corbel head from the original Norman church

- 5.5 Some time before 1320 ownership of Peasemore Manor passed to Richard de Abberbury of Donnington and in 1415 the manor was sold to Thomas Chaucer, son of Geoffrey Chaucer. The manor remained a parcel of the manor of Donnington and in 1535 was passed, along with one other of the manors in Peasemore, to the Crown.
- 5.6 In 1736 a fire destroyed many buildings in the vicinity of Drakes Farm which at this period represented the northern extent of the village. The fire caused much devastation, destroying seven barns and associated outhouses and stables, two large dwellings including the Parsonage and nine cottages.
- 5.7 Rocque's map of 1761 clearly demonstrates the morphology of the village and its extent by the mid-18th century (see Figure 7). The farms, each with outbuildings and discrete boundaries, are grouped irregularly along the north-eastern edges of the enclosure while smaller individual properties are aligned parallel to the street on the north-western side of the village.



Figure 7: Rocque's Topographical Map of the County of Berkshire (1761) showing the cluster of farms in and around the northern perimeter of the enclosure at Peasmore (Berkshire Record Office, reference no. T/M 128/8).

- 5.8 Parliamentary enclosure is not recorded for the parish of Peasmore. The medieval open fields underwent piecemeal enclosure before the middle of the 18th century, which was characterised by irregular and sinuous boundaries of thick hedgerows.
- 5.9 By 1838 Priors, Princes and Widows Farms were all under the ownership of Edward Tull and almost the entire 641 acres belonging to the amalgamated farm was under arable cultivation. Statistics from the 1905 Board of Agriculture, quoted in the Victoria County History, state that at the turn of the 20th century the

parish comprised 1,556 acres of arable, 146 acres of permanent pasture and 15 acres of woods and plantations, and the population of the parish was described as 'agricultural'. The tradition of arable farming at Peasmore is documented in the farm buildings that survive today such as the great barns at Princes Farm and west of Peasmore House.

- 5.10 The southern extent of the village retains a strong link with its historic form, characterised by farms clustered around the north and north-eastern perimeter of the enclosure. The church sits at the junction of these lanes and has been and remains an important landmark building within Peasmore, acting as the focal point of the village. This is illustrated in the Ordnance Survey Map of 1912 at Figure 8.

- 5.11 The enclosure is bounded by a high bank, which reaches approximately 2.4 metres in height along the eastern boundary. This bank increases the enclosure's prominence in the landscape (see Figure 9).



Figure 9: The prominent eastern bank of the enclosure

- 5.12 The tradition of arable farming continues within the enclosure and surrounding land to the south. The northern end of the village and the land either side of the infill development along Village Street are now used for equestrian purposes and are characterised by smaller geometrical paddocks which contrast with the large, irregular arable fields that dominate the south of the village.

6.0 Archaeology

- 6.1 The West Berkshire Sites and Monuments Record (SMR) includes several archaeological finds that relate predominantly to prehistoric and Roman activity in and around the village of Peasmore. They comprise prehistoric stone tools and flints and pot sherds dating from the Bronze Age and Roman periods. Significantly, a prehistoric stone avenue and circle located to the south-west of Peasmore is recorded from antiquarian sources.
- 6.2 Archaeological fieldwork carried out by BARG, within and around the enclosure (BARG, 2008) found a considerable number of worked flints. The relative densities of these flint scatters indicate activity extended across a large area extending well beyond the 'enclosure' into surrounding fields and the village itself. Analysis has dated the bulk of these finds to the late Neolithic-Bronze Age. Some early Neolithic material is also likely to be present, but Mesolithic is unlikely. Neolithic and Bronze Age use of this area may have been domestic,

and possibly with a degree of quarrying of raw materials for flint implements (BARG, 2008).

7.0 National Historic Assets

7.1 The parish of Peasemore contains 11 listed buildings, of which 9 are within the proposed conservation area. All of these buildings are listed as Grade II. The majority are farmhouses or agricultural buildings although two are ecclesiastical buildings, including the church of St Barnabas and the Old Rectory. A schedule of listed buildings within the parish of Peasemore can be found at Appendix VII. The locations of listed buildings are shown on the map at Appendix IX. There are no Scheduled Monuments, Registered Parks and Gardens or Registered Battlefields within the parish of Peasemore.

8.0 Other buildings of historic or architectural interest

8.1 As part of the conservation appraisal process, the Council has identified a number of unlisted historic buildings in Peasemore which are of historical or architectural interest and/or which make a particularly important contribution to the character of the conservation area. Many of these buildings are located within the proposed conservation area and are associated with the agricultural development of the village. These buildings form important groups of farm buildings expressing local traditions in building design, materials and construction.

8.2 Some of the buildings identified below may not be statutorily listed in their own right but may be protected by virtue of being within the curtilage of listed building.

8.3 The locations of these buildings are marked on the map included at Appendix IX and a schedule of the buildings can be found at Appendix VIII. (Note: The fact that a building is not referred to here does not mean that it is of no interest nor that it does not make a contribution to the proposed conservation area).

8.4 To the west of the Grade II listed barn at Peasemore House is an eleven-bay single storey shed, which is a rare survival of a local building technique called 'wychert' which is composed of clay and small stones. This is illustrated at Figure 10. The hipped roof is clad with slates and ceramic hip and ridge tiles. The shed is thought to be a cartshed, which is believed to have been constructed after 1840. Two phases of construction have been identified with three bays employing jowled posts and the remainder using posts without jowls to support the wall-plate. The shed was originally open-sided along the eastern elevation, but has since been infilled with studwork and timber cladding. The west and north walls have unfortunately been rebuilt using concrete blockwork.



Figure 10: Shed west of Peasmore House. The south elevation has been constructed of 'wychert'.



8.5 The range of farm buildings west of Peasmore House functioned as a coach house and stables (see Figure 11). The Coach House, which is at right angles to the Grade II listed Barn is of red brick construction with a hipped slate roof and appears on the 1840 Tithe Map. Internal fixtures and fittings include plaster cornices, heavy stall divisions with cast iron work, a hay rack, a manger and cobble and brick flooring. The eastern range of farm buildings west of Peasmore House functioned as a stable flanked by an open-fronted shelter shed to the south and loose boxes to the north. The stable is of red brick with a slate roof and is of typical local design with central doorway, flanking windows and hay loft above. The building is believed to date from around 1840.



Figure 11: Stables west of Peasmore House. The building running at right angles to the stable is the Coach House.

- 8.6 Along the eastern side of the yard at Manor Farm is a one and a half storey orange-red brick stable constructed in a Flemish bond with grey headers (see Figure 12). The roof is half hipped and covered with plain tiles with clay ridge and bonnet hip tiles. The western elevation comprises an off-centre door aperture with segmental brick head flanked by a single window to the right and two windows to the left. The loading door for the hay loft interrupts the eaves level and has a gabled roof with brick infill and plain bargeboard. The stable dates from before 1840 and was possibly constructed in the later 18th to early 19th century. The stable has been little altered externally and is integral to the form and character of the farmyard at Manor Farm.



Figure 12: Stables at Manor Farm

- 8.7 The barn at Manor Farm is located on the northern side of the farmyard and is at right angles to the street (see Figure 13). It comprises two buildings, single and one-and-a-half storeys high, constructed using a timber frame with weatherboard cladding. The roofs are hipped and half-hipped with thatch covering finished flush at the ridge and restrained with liggers (hazel or withy, used to hold down thatch on the surface). The one-and-a-half storey building to the east stands on a brick plinth. The western bay of the smaller structure is open with a series of posts with raking struts supporting the wall plate. The one-and-a-half storey section of the barn has been converted to garages and currently has three sets of double doors along its southern elevation. These thatched, timber barns are integral to the character of the farmyard at Manor Farm and contrast with the larger barns that survive at Princes Farm and Priors Farms.



Figure 13: Barn at Manor Farm

- 8.8 Princes Farmhouse (see Figure 14) dates from the 18th century. It is a two-storey brick building of three bays with a rendered external finish painted white, and a hipped slate roof. The front elevation is symmetrical and comprises two single-storey canted bays at ground floor flanking a central door. The first floor comprises three multi-paned sash windows.



Figure 14: Princes Farmhouse

- 8.9 Princes Cottage (see Figure 15) is a one-and-a-half storey range constructed of red brick with grey headers in Flemish bond. The thatched roof is hipped to the south and terminates in a half hip at the northern end. Window apertures have flat brick lintels with timber casements.



Figure 15: Princes Cottages

- 8.10 Princes Stables (see Figure 16) are attached to Princes Cottages and is a one-and-a-half storey range constructed of red brick with occasional grey headers in Flemish bond. The roof is half-hipped with plain tiles and clay bonnet hip and ridge tiles. Flat-roofed dormers are located along the roofline, but do not interrupt the eaves level. Window apertures have flat brick lintels with timber casements with central louvres.



Figure 16: Prince's Stables

- 8.11 The Old School House (see Figure 17) dates to the mid-19th century and is located to the south of the Church of St Barnabas. The Old School House is a one-and-a-half storey building constructed using red brick with stone detailing to the porch and windows. The north elevation comprises a central stone porch flanked by canted bays with eaves dormers above with parapet gables. The plain-tile roof has a brick gable parapet and bellcote on the southern gable end.



Figure 17: The Old School House

- 8.12 Elm Tree Cottage and Bramble Cottage (see Figure 18) are located along Chieveley Road. Elm Tree Cottage with its dramatic thatched catslide roof fronting the road, is the first property you view as you approach the village along

Chieveley Road. This pair of thatched cottages makes an important contribution to the character and appearance of the proposed conservation area.



Figure 18: Elm Tree Cottage (in the foreground) and Bramble Cottage

- 8.13 The Old Post Office (see Figure 60 on page 41) dates from the late 18th century and is located along Hailey Lane. Whilst the character of this thatched building has been somewhat compromised by modern alteration (see paragraph 13.8) it is an historic building of local interest.

9.0 Built form, building materials and details

- 9.1 Before 1600 the main building materials in West Berkshire were cob, flint and timber, thatch was the common material for the roofing of smaller houses. Clay tiles were available from the 16th century in higher-status buildings.
- 9.2 The 17th century in Berkshire witnessed a transformation in the use of building materials as timber framing gave way to stone and brick (as evidenced in buildings, illustrated in Figures 19 and 20 below).



Figure 19: Orange-red brick set in lime mortar at Princes Farm



Figure 20: Unknapped and uncoursed flint boundary wall at Widows Cottage

- 9.3 Timber framing continued to be commonly used for barns and other agricultural buildings until the 19th century when brick became the principal structural material. Brick was being employed for smaller houses from the 17th century. Brick at this time was mostly being imported into the county and particularly to areas without locally available raw materials such as the Berkshire Downs. By the late 18th century Reading developed as a centre for brick manufacture and the construction of the Kennet & Avon Canal facilitated the transport of building materials through the south of the county. These developments are clearly documented in the traditional buildings of Peasemore.
- 9.4 The low height of many of the buildings in the proposed conservation area means that the roofscape is an important element for medium distance views from the south across the enclosure. Fortunately much of the roof character of the village comprising red clay tiles and thatch has been retained. There are some excellent examples of local roofing particularly the use of thatch. Clay ridge and bonnet hip tiles are used in conjunction with plain tiles or slate (to a lesser extent) on many of the cottages and agricultural buildings. Lead roll is employed on the hipped slate roofs of the larger houses of the late 18th and 19th centuries.
- 9.5 The use of thatch as a roofing material is characteristic of cottages and farm buildings in the proposed conservation area, where survival has been greater than in the north of the village. Combed wheat reed is typically used for thatching. Examples include the Grade II Listed Paxmere House with flush ridge restrained using a decorative ligger pattern (see Figure 21) and the dramatic cat-slide roof of Elm Tree Cottage with its patterned block-cut ridges, as illustrated at Figure 22. The thatched roofs are commonly either hipped or half-hipped with a greater variety of styles apparent in the brick cottages, particularly notable along the Chieveley Road.



Figure 21: Paxmere House (Grade II listed). The flush ridge has been restrained using liggers.



Figure 22: The dramatic roof of Elm Tree Cottage (19th Century), Chieveley Road

- 9.6 Dormers are generally located at eaves level (as illustrated in Figure 23) and are appropriate to the materials, style and scale of the buildings into which they have been inserted. The exception to this is Elm Tree Cottage with its thatched, hipped-roof dormer breaking up the expanse of the cat-slide thatched roof, as illustrated above at Figure 22.



Figure 23: Dormers located at eaves level are characteristic of the Conservation Area

- 9.7 Agricultural buildings and farmhouses constructed of brick and with hipped and half-hipped roofs employ brick dentils which articulate the eaves and verges, as illustrated at Figure 24 below. This detail is particularly characteristic of buildings at Manor Farm and within the group west of Peasemore House.



Figure 24: Eaves and verge details on brick buildings are articulated by brick dentils

- 9.8 Chimneys provide variety to the roofscape of the village as illustrated in Figures 25 and 26. Brick is the ubiquitous material used for chimneys and these are predominantly ridge and end stacks with red clay pots.



Figure 25: Brick chimneys at Manor Farm add interest to the roof



Figure 26: The chimney punctuates the flush ridge thatching of Paxmere House.

- 9.9 Window details are an important element of building facades and contribute to the character and appearance of an area. Typical windows within the proposed conservation area are multi-paned casements, although there are a few examples of box sash windows in the higher status buildings of the village.
- 9.10 The higher-status buildings in the village are characterised by two-storey red and blue brick constructions with hipped slate and plain tile roofs. Window openings range from elaborate stone-eared architraves and cornices on console brackets (as illustrated in Figure 27) to plain surrounds and segmental-arched heads. Sash windows with extensive subdivision and delicate glazing bars characterise these higher-status buildings.



Figure 27: Stone dressed windows with cornices on console brackets at The Old Rectory (Grade II listed)

- 9.11 Farmhouses are typically one-and-a-half storeys high, and are of timber frame and orange-red brick construction with half-hipped roofs and gables finished with plain tile and/or thatch. Window openings within such buildings comprise multi-paned casements.
- 9.12 A number of interesting agricultural buildings survive including barns, a stable and a granary. The larger barns are single-storey with weatherboard cladding on a timber frame structure such as the barns at Princes Farm and the Grade II-listed barn west of Peasmore House (see Figure 28). Brick-built structures with hipped and half-hipped roofs finished with plain tiles and thatch also survive at Manor Farm.



Figure 28: Barn west of Peasmore House (Early 17th century, Grade II listed). The main roof is thatched but the aisles are tiled.

10.0 Streetscape

- 10.1 The buildings of Peasemore have a strong horizontal emphasis as a result of the proportions of their rectangular plans and low ridge heights (most buildings are one-and-a-half storeys high). This horizontal emphasis is further emphasised by the long low walls, lined by grass verges that line the lanes. The horizontality is pierced by the tall mature trees that project into the skyline and by the spire of St Barnabas Church at the southern extent of the village. The horizontality is illustrated in Figures 29 and 30.



Figure 29: Long stretches of brick wall and grass verges line the eastern approach to the village giving a strong horizontal emphasis, broken only by the verticality of the tall mature trees and church spire.



Figure 30: Flint and brick boundary wall of Peasemore House lines the road providing a horizontal emphasis.

- 10.2 The dominant boundary treatments in the village comprise brick and flint boundary walls and native hedgerows and trees. The boundaries along the south-east access to the village (Chieveley Road) are characterised by flint walls with red brick margins and brick capping. As one progresses into the centre of the village the boundaries comprise high red brick walling in either Flemish bond

with half round capping bricks with shallow pilasters or Flemish garden wall bond with brick on edge capping. The north boundary of St Barnabas Church, is bounded by a low brick wall with stone coping (see Figure 31).

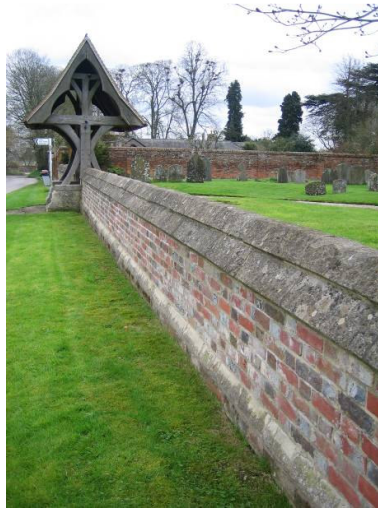


Figure 31: Stone-coped brick wall bounding the churchyard.

- 10.3 Plain iron railings form a boundary along the western side of the churchyard and cast iron gate posts are supported by elegant scrolls (see Figure 32). The railings along the southern boundary of the churchyard are more ornate and are embellished with urn finials for the principal posts (see Figure 33). This sort of embellishment is appropriate for a building of this status.



Figure 32: Railings and gate, supported by elegant scrolls, along the western boundary of the churchyard.



Figure 33: Cast iron railing with decorative urn finials along the southern boundary of the churchyard

- 10.4 Historic surfaces are an important element in the character of an area and provide a sense of place. The use of cobbles is characteristic of farmyard surfaces, and particularly stables, within the village and helps to reinforce local character. An example of a cobbled stable yard is shown at Figure 34.



Figure 34: Cobbled surfaces associated with farm buildings

- 10.5 Outside the proposed conservation area, towards the north of the village, there is less of a sense of enclosure as the number and density of trees that line the street reduces as the road widens. The trees in this area are protected by tree preservation orders, the majority of which are located within areas of important open space (as shown at Appendix X).

11.0 Landscape features and open spaces within the proposed conservation area

- 11.1 The conservation area includes a number of important landscape features and open spaces that contribute to its special qualities. This open space is in private ownership but is either accessible such as the churchyard, or visible from public areas. These are shown on the plan in Appendices X and XI.
- 11.2 The open areas of the proposed conservation area include generous traditional farmyards which are an important part of the street scene, such as Princes Farm and Manor Farm. Equally important are the sequence of private open spaces throughout the village which are a key feature of the village character. These include more formal ornamental approaches to the Old Rectory, Peasemore House and Widows Farm, generous gardens and the triangle of land at Peasemore House, of which the wychert is a focal point. The churchyard forms the centre of the village, setting off the church to best advantage. The open space of the large circular enclosure is fringed by the core of the village and the tree cover.

- 11.3 The proposed conservation area includes some important trees and hedgerows that make a significant positive contribution to Peasemore's enclosed, rural character and to the wooded appearance of the village setting. The location of trees protected by tree preservation orders and other important groups and trees is shown at Appendices X and XI. Many of these are remnants of much older plantings, with the avenue up to Peasemore House clearly evident in Rocque's 1761 plan (Figure 7). The prominent copses to the west and east framing The Old Rectory also date back in part to at least the mid to late 19th century. The trees and mature hedgerows on banks which bound the circular enclosure also link back to the evidence of tree-lined roads in Rocque's map.
- 11.4 The wooded Downland spills into the proposed conservation area; with trees and hedgerows following boundary lines and groups of trees, some protected, lining the lanes and screening properties from each other.
- 11.5 The main tree species are oak and beech, with other specimens such as a splendid cedar, horse chestnut, a eucalyptus, the avenue of lime and varieties of cherry. The dominant shrub species include hazel, yew, thorn and laurel and conifers.
- 11.6 Grass verges contribute to the character and appearance of the area and reinforce the rural character of the village, as shown at Figure 35. Green verges are consistently well maintained throughout the proposed conservation area and combined with the minimal road markings, provide a visually pleasing soft setting for the historic buildings of the village.



Figure 35: Grass verges enhance the rural quality of the village

11.7 Historically, there were a number of ponds in Peasmore and two still survive today. The 1912 edition of the Ordnance Survey map of the village demonstrates that there were at least five ponds in Peasmore at this time. These ponds are important features that provide a visual link with the Old English origins of the name Peasmore and its reference specifically to ponds. These ponds would have provided a source of drinking water as well as fish.

12.0 Character Areas

12.1 The proposed conservation area may usefully be broken down into three areas: Princes Lane; Chieveley Road; and the road junction at centre of the village. These areas are defined by their different characters within the proposed conservation area, they are illustrated in Appendix XII.

12.2 Area 1: Princes Lane

12.2.1 The approach to the village along Princes Lane is dominated by the tree-lined lane comprising hazel trees whose branches curve over the road to form a tunnel-like effect (Figure 36). The hazel trees provide a sense of enclosure along this approach. The eastern edge of the lane is a grass-covered bank rich in ground herb species such as dog's mercury and wood anemone. The bank rises from between 0.5 and 1.3 metres and may be associated with the enclosure.



Figure 36: Hazel trees line the approach to the village along Princes Lane

12.2.2 The entrance to the village, from Princes Lane, is marked by the early 19th-century and 20th-century barns of Princes Farm to the north, with the landmark west tower with stone spire towering in the background (see Figure 37).



Figure 37: The barns and outbuildings of Princes Farm along Princes Lane at the entrance to the village

12.2.3 The early 19th-century, Grade II listed, barn is the only agricultural building of this period that has survived at Princes Farm today (see Figure 38). It is a double-aisled barn and of timber-framed construction with weatherboard cladding and opposing cart entries under hipped roofs finished with plain red tiles. The half-hipped roof is a queen strut truss construction with plain tiles below thatch.



Figure 38: Mixed use of thatch and plain tiles at the Grade II listed Prince's Farm.

12.2.4 A narrow tarmac surfaced lane runs parallel to the western boundary of the church and is lined by two ranges of brick buildings. These are Princes Cottage and Princes Stables (see Figures 39 and 40). Princes Cottages were in existence in 1840 and may date to the 15th or 16th centuries. Princes Stables are probably later 19th-century in date. Princes Cottages are red brick with grey headers and thatched hipped roof with patterned block-cut ridge and ridge stacks. There have been alterations to the building in the past including a gabled extension. These cottages effectively close off views of the surrounding landscape from the heart of the village.



Figure 39: West elevation of Princes Cottage Farm



Figure 40: Princes Stables and cottages close off views to the west.

12.3 Area 2: Chieveley Road

12.3.1 The approach along the Chieveley Road is characterised by the high bank of the enclosure on the western side of the lane and hedge-lined bank along the eastern side. The curving lane provides a glimpse of thatched roofs above the hedge boundaries (see Figure 41). There is a pair of thatched cottages named Elm Tree Cottage and Bramble Cottage. There were originally three thatched cottages but unfortunately Walnut Tree Cottage was demolished following structural failure in 2006.



Figure 41: View along Chieveley Road approaching from the south east.

12.3.2 The boundary wall of Manor Farm undulates towards the centre of the village, following the line of the road. It is a red brick construction with brick on edge capping. There is a wall mounted post box cast with panels and the initials VR separated by a crown. The post box is retained in the traditional red livery and contributes to the historic character and appearance of the village (see Figure 42).



Figure 42: Wall-mounted post box inserted into a boundary wall

12.3.3 Tall mature trees dominate the northern side of the lane to the north-east of the quadrangle of agricultural buildings west of Peasemore House. These trees are protected by Tree Preservation Orders (TPOs). Their location can be seen at Appendix X.

12.3.4 Peasemore House (Grade II listed) can be glimpsed through the gateway providing access from Chieveley Road and is framed by brick and flint gate piers and an avenue of trees lining the drive (see Figure 43).



Figure 43: An avenue of mature trees line the western driveway to the grade II listed Peasemore House.

12.3.5 Peasemore House is a Grade II listed farmhouse that, in the medieval period, was known as Priors Side and later as Priors Farm. It is characterised by its hipped slate roof and painted render walls (see Figure 44). The listing description ascribes this house to the mid-19th century. However, research carried out by BARG, has found this building to be the oldest currently known in the village. The earliest (crown post) phase has been dated using dendrochronology, producing a felling date range of 1294-1308. Subsequent phases have been dated on stylistic grounds with a second Queen post construction phases probably late 16th or 17th century, a third phases is probably 18th century and subsequent additions probably date to the 18th and 19th centuries (BARG, 2008).



Figure 44: Peasemore House, Chieveley Road

12.3.6 The area occupied by the barn and shed at Peasemore House provides a break in the high brick walls along Chieveley Road, providing a welcome open space. The scene is dominated by the large, Grade II listed, timber-framed aisled barn. Earliest elements of the barn comprising the four bays closest to the road date to circa 1600 and surveys have demonstrated that the building was originally unaisled with a queen strut truss roof. The quadrangle formed by the addition of coach house buildings, including stables, loose boxes and a shelter shed, existed by the 1840s. These are red-brick buildings in Flemish bond with random grey headers and features such as brick dentils at eaves level. The stable elevation on the east side of the quadrangle is typical of local forms with central doorway and flanking windows with hay loft above. This is an important group of buildings reflecting the historic arable character of the village.

12.4 Area 3: Road junction at the centre of the village

12.4.1 The focal point of the village centres on the junction of the lanes which follow the perimeter of the enclosure. The Church of St Barnabas stands at the heart of the village with Manor Farm in close proximity to the north (Figure 45). The church is clearly the most prominent building in the village with its red brick tower of three stages with crenellated parapet and octagonal stone spire. A church existed at

Peasemore from at least 1097 when Richard of Peasemore, Lord of the Manor made his new foundation. The church underwent phases of rebuilding in the 18th and 19th centuries which has removed almost all vestiges of the medieval church. The west tower was constructed by William Coward and is red brick in English bond and of three stages with angle buttresses. The upper stage of the tower with its crenellated parapet represents a second phase of construction on the tower. The medieval church was taken down and a nave constructed c.1842 by Archer-Houblon. The nave is of red and grey brick in a Flemish bond. The final phase of rebuild took place when the chancel was constructed c.1866 by G. Street who was one of the foremost 'Gothic' architects of his day.



Figure 45: The Church of St Barnabas

12.4.2 There is an open feel at the centre of the village as you emerge from the enclosed lanes, this is illustrated in Figure 46. It is interesting to note that the open grassy depression to the north-west of the churchyard (visible in figures 39 and 45) has resulted from the infilling of a pond that existed at this site until the mid 20th century (as depicted on the 1912 OS map in figure 8).



Figure 46: The open area to the front of the church contrasts with the enclosed lanes that lead to this junction. Note the grassy depression to the north-west of the church yard, which has resulted from the infilling of a pond.

12.4.3 The churchyard contributes to this openness and allows enclosed views to the south and west (Figure 47). The churchyard has an irregular rectilinear plan and is enclosed by a mixture of brick walls and cast iron railings. Circulation around the churchyard and access to the church is facilitated by gravel paths (Figure 48).



Figure 47: View across the churchyard towards the south east



Figure 48: Wide gravelled paths within the churchyard

12.4.4 Peasemore Manor (Manor Farm) is one of the oldest surviving buildings in the village dating to the early 15th century. In the 14th century the manor was under the ownership of Sir Richard Abberbury who was a Knight of the Black Prince's household and owner of Donnington Castle. The manor was bought by Thomas Chaucer, son of Geoffrey Chaucer, and the early 15th-century fabric of Peasemore Manor is likely to belong to the period of the Chaucer's ownership of the manor. The manor became crown property in the late 15th century. Peasemore Manor was altered and extended in the late 18th century and underwent alterations in the mid 20th century. The proximity of the manor house and the church form an important historical relationship clearly visible in the landscape of the village today.

12.4.5 The buildings at Peasemore Manor form an important group including the manor house itself and associated agricultural buildings (Figures 49 and 50). An important enclosed open space is created by dispersed buildings aligned parallel and perpendicular to the street. The farm buildings are a mixture of one and one and a half storey buildings of brick construction as well as timber-framed with weatherboard cladding. These buildings share many characteristics with other agricultural buildings in the village and include stables, a shed and a barn.



Figure 49: Peasmore Manor



Figure 50: Stable block at Peasmore Manor

13.0 Peasmore beyond the proposed conservation area

13.1 Much of the main street through Peasmore (Village Street) is modern infill that fails to reflect the local vernacular which is evident within the proposed conservation area. This is illustrated in Figures 51-54. Furthermore, the width of the street and the openness to the front of the properties along Village Street contrast with the enclosed and wooded character of the south of the village.



Figure 51: Dormers set high into the roof, concrete pantiles and inappropriate windows do not reflect the local vernacular.



Figure 52: uPVC windows and downpipes have a negative impact on the character of the area.



Figure 53: The stained and/or varnished dark brown timber door and window joinery is a non-traditional treatment that fails to reflect the local vernacular.



Figure 54: The wide road and openness to the front of these modern properties along Village Street does not reflect the enclosed, wooded character of the south of the village.

13.2 Despite two dense groups of protected trees on the western side of Village Street (a mixture of mature Common Limes, Rowan, Hornbeam and Sweet Chestnut) and a row of mature protected trees on the eastern side, the road lacks the sense of enclosure that gives the proposed conservation area its special character. This is largely due to the sense of openness created by the width of the road and lack of boundary treatments/hedgerows either side of the road, as illustrated in Figure 55.



Figure 55: Village Street, looking south. The wide road and 'openness' of this area contrasts with the enclosed character of the proposed conservation area to the south. Note the trees that line the street on either side are protected by Tree Preservation Orders (TPOs).

- 13.3 Mitchel's Pond, on the eastern side of Village Street, was in existence by the 1880s and survives today with shrubs and trees bounding its eastern side and a low brick wall with half-round capping bricks on the west (see Figure 56).



Figure 56: Mitchel's Pond, eastern side of Village Street.

- 13.4 An example of a traditional K6 telephone box is located opposite Hillgreen Lane and is a classic example of public design by Giles Gilbert Scott in 1935. The telephone box is retained in its traditional red livery and contributes to the historic character and appearance of the village. However, the green roadside verge surrounding the telephone box suffers from the proliferation of signage and an inappropriate litter bin (see Figure 57).



Figure 57: The proliferation of signs and in inappropriate litter bin detracts from the character of the area.

- 13.5 Small areas of historic settlement remain towards Mell Green and along Field Road and Hill Green Lane, to the north of the village. These are separated from

the proposed conservation area by the modern infill development described earlier.

- 13.6 The approach to the village from the north along Field Road is characterised by banked grass verges with a mixture of hedge and post and wire boundaries (see Figure 58).



Figure 58: Approach to the village from along Field Road, with Mell Green Cottages on the right.

- 13.7 Mell Green Cottages are located west of Field Road and comprise a red brick range in a Flemish bond incorporating grey stretchers and headers and a hipped concrete pantile roof. The building was probably constructed in the mid to late 19th century and has been much altered with large mono-pitch roofed dormers that are out of scale with the proportions of the original roof, concrete pantiles which have replaced a thatched roof, and the addition of brick porches (Figure 59).



Figure 59: Mell Green Cottages have suffered from inappropriate alterations; in particular, large, mono-pitched dormers.

- 13.8 The north-east approach to the village along Hailey Lane is characterised by a narrow hedge-lined lane leading to the Old Forge and the Old Post Office. The Old Post Office dates from 1798 (although recent BARG research ascribes a date of 1794) and is a thatched cottage with a prominent brick chimney and plain clay tiles hung on the west elevation. The building has been much altered and elements such as a ridge stack have been rebuilt. The front elevation has been compromised by the insertion of replacement windows, a brown stained timber porch and the application of render (see Figure 60).



Figure 60: The character of the Old Post Office has been compromised by inappropriate additions and alterations

- 13.9 The Old Forge is located on the opposite side of the lane to the Old Post Office and has a ground plan at an angle to the orientation of the lane. The Old Smithy is thought to date from between 1812 and 1840 and is a two-storey brick building constructed employing Flemish bond with occasional grey headers and hipped plain tile roof. Two large ridge stacks are positioned at either end of the building. The roof of the single storey extension at the eastern end of the Old Smithy has been altered by the insertion of non-conservation style rooflights in the more prominent elevations (see Figure 61). The property boundaries are a mixture of dense hedges and wattle hurdle fencing.



Figure 61: The Old Forge, Hailey Lane. The rooflights sit proud of the roof and detract from the character of the building.

13.10 To conclude, whilst there are interesting features to the north of the proposed conservation area (the Grade II listed cottage 'Drakes', small areas of historic settlement, historic ponds and groups of protected trees), the overall character of the area has suffered from modern development which lacks any special interest in terms of local distinctiveness, layout of properties, and use of characteristic materials. For these reasons it has been decided not to include this area within the proposed conservation area boundary.

14.0 Human activities

14.1 Property prices in Peasemore are high relative to the national average. Houses are generally owner-occupied and properties within the proposed conservation area are well-maintained. Most buildings are occupied as single dwellings.

14.2 The main commercial activities within the village comprise arable farming and equestrian activities. The latter is a characteristic commercial activity in this area of Berkshire, and has impacted on the layout of fields to the north of the village. The once irregular fields have now been divided into paddocks of geometric shapes, which contrast with the pre-18th-century irregular arable fields within, and to the east and west of the proposed conservation area.

14.3 In terms of pedestrian activity, the village is generally quiet by day and by night. There is no street lighting within the village which adds to the rural character of the area.

15.0 Elements detracting from the character of the conservation area

15.1 The proposed conservation area boundary has been carefully drawn to include the compact historic core of the village and associated enclosure. It has excluded the area to the north which comprises mostly modern infill development and only some sporadic areas of historic development towards Mell Green and Hill Green Lane.

15.2 The proposed conservation area is fortunate in that it has not suffered many changes that have detracted from its character. The few elements that do detract from its character can be summarised as follows:

Use of inappropriate modern materials

- Concrete blocks used to rebuild the north and west walls of the shed to the west of Peasemore House.
- uPVC windows used in modern development opposite St Barnabas Church (adjoining the proposed conservation area).

Finishes

- Stained and/or varnished window and door joinery in dark brown adjoining the proposed conservation area.

Boundary treatments:

- Feather-boarded timber fencing e.g. Princes Farm
- Lawson cypress hedging

Street furniture

- Modern plastic bins as illustrated in Figure 62 below.



Figure 62: Inappropriate plastic bin outside St Barnabas Church

16.0 Conclusions drawn from the appraisal

16.1 This document presents the findings of a thorough appraisal of Peasemore. Detailed analysis has found that the area of special interest worthy of designation as a conservation area is the area to the south of the village, encompassing the enclosure which has influenced the morphology of the village.

16.2 Read in conjunction with the detailed findings of this appraisal, the following conclusions will guide decisions made by the local planning authority when applying Development Plan policies and national planning guidance to manage and control development affecting the proposed conservation area and its setting. It should be noted that no appraisal can ever be completely comprehensive and that omission of any particular building, feature or space should not be taken to imply that it is of no interest.

- The Peasemore proposed conservation area and its setting are largely unspoilt. It is still possible to appreciate the historic plan form of the settlement. The loose collection of farmsteads clustered around the northern extent of the enclosure present an informal arrangement. New

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**West Berkshire Council
Planning and Countryside**

Market Street
Newbury
Berkshire
RG14 5LD

T 01635 519111
www.westberks.gov.uk

development which would introduce uniformity to plan form or building layout should be resisted.

- Extensions or other forms of development which would close gaps between buildings should be resisted.
- Development within the enclosure should be resisted.
- Materials for new development should match existing buildings in the area. Therefore orange-red bricks, thatch and plain clay tiles should comprise the core palette of materials employed in new work. Windows should be made from timber. Top-hung false sashes or plastic windows are not suitable.
- Extensions and alterations to existing buildings should be encouraged to follow the scale, proportions and detailing of the existing property.
- Minor works can have an adverse impact on the character of the proposed conservation area: alterations and additions such as replacement uPVC windows, satellite dishes, rooflights, dormers, solar panels, and sheds need careful consideration.
- Brick walls and mature hedges and trees are important to the rural character and appearance of the proposed conservation area and to the character of the approaches to it. Close-board/feather-board fences are inappropriate to the character and appearance of the area and should be resisted.
- Brick walls and mature hedges/trees provide a sense of enclosure along the approaches to the centre of the village. Every opportunity should be made to maintain walls and hedges along these approaches and along property boundaries.
- Grass verges contribute to the character and appearance of the proposed conservation area and reinforce the rural character of the village. Green verges are consistently maintained throughout the proposed conservation area and, combined with the minimal road markings, provide a visually pleasing soft setting for the historic buildings of the village. The rural character of lanes and footpaths should be maintained. Repairs should be carried out in a sympathetic manner.
- As well as buildings included in the national list of listed buildings, there are a number of buildings in Peasemore which are of historical or architectural interest and/or which make a particularly important contribution to the character of the area and/or which act as landmarks and which it is desirable to conserve.
- Individual trees, groups of trees, open areas and woodlands important to the character of the proposed conservation area, to its setting and to the approaches to the conservation area should be retained and appropriately managed.

- The lack of street lighting contributes to rural character of the area. Street lighting should therefore be avoided.