



Bracknell Forest Borough Council
Winkfield Row, Winkfield
Conservation Area Appraisal



Winkfield Row



Jacobs Babbie, School Green, Shinfield, Reading RG2 9HL
Tel: 0118 988 1555 Fax: 0118 988 1666

August 2006

Jacobs Babtie
 School Green
 Shinfield
 Reading
 RG2 9HL

Controlled Copy No:

Report No:

Bracknell Forest Borough Council
Winkfield Row, Winkfield
 Conservation Area Appraisal

Approved by BFBC Executive Member for Planning and

Transportation.....

.....
 Jacobs Babtie Technical Director

Issue History

Date	Revision	Status
August 2005	1	First Draft
October 2005	2	Second Draft
November 2005	3	Third Draft
February 2006	4	Fourth Draft
August 2006	5	Final

Copyright Jacobs UK Limited. All Rights reserved.

No part of this report may be copied or reproduced by any means without prior written permission from Jacobs UK Limited. If you have received this report in error, please destroy all copies in your possession or control and notify Jacobs UK Limited.

This report has been prepared for the exclusive use of the commissioning party and unless otherwise agreed in writing by Jacobs UK Limited, no other party may use, make use of or rely on the contents of the report. No liability is accepted by Jacobs UK Limited for any use of this report, other than the purposes for which it was originally prepared and provided.

Opinions and information provided in the report are on the basis of the Jacobs UK Limited using due skill, care and diligence in preparation of the same and no explicit warranty is provided as to their accuracy. It should be noted and it is expressly stated that no independent verification of any of the documents or information supplied to Jacobs UK Limited has been made.

CONTENTS

1.	Introduction	5
1.1	Summary.....	5
1.2	Methodology	5
1.3	Site Location and Topography.....	5
1.4	Historical Context.....	5
1.5	Historical Development of Winkfield Row	6
1.6	Statutory Designations.....	6
1.7	Architectural Styles	7
1.8	Archaeological Sites and Interest	7
1.9	Townscape.....	8
1.10	The Proposed Conservation Area Boundary.....	10
1.11	Planning Policies.....	10
1.12	Conclusion/Action Points	12
	Appendix 1: Gazetteer of Buildings	15
	Appendix 2: Extracts from Bracknell Forest Borough Local Plan	36
	Appendix 3: Report of Consultation	41
	Bibliography	42

Figures

Figure 1	.....Site Location	
Figure 2	.....Proposed Winkfield Row Conservation Area	
Figure 3	.....Rocque’s map of Berkshire, 1761	
Figure 4	.....First Edition OS map from 1887	
Figure 5	.....Tracing of an estate plan of Grove Lodge from the C19th	
Figure 6	.....Listed and historic buildings and monuments	
Figure 7	.....North-west end of Winkfield Row	
Figure 8	.....Grove Lodge and terraced houses	
Figure 9	.....South end and junction of Winkfield Row	

Plates

Plates 1 – 6	.....Views of the north-east approach to the village
Plates 7–12	.....Grove Farm and Grove Lane
Plates 13 – 18	.....Grove Lodge and Lambrook School
Plates 19 – 24	..Lambrook School boundary and the north-east side of road
Plates 25 – 26	.....Terraced houses
Plates 31 – 36	.....South-east end of Winkfield Row

1. Introduction

1.1 Summary

This appraisal was carried out following the submission of a proposal for the designation of a new Conservation Area centred around Winkfield Row, Winkfield Parish in the Borough of Bracknell Forest (figure 2). Jacobs Babbie was commissioned by Bracknell Forest Borough Council to carry out this appraisal, in order to evaluate the character and appearance of the proposed Conservation Area and determine the position of the boundaries.

1.2 Methodology

The proposed Conservation Area was appraised during 2005 to evaluate the proposed boundaries and contents of the Area. Site visits were carried out, with records made and photographs taken, and evaluations were made based on the English Heritage's "Understanding Place: Conservation Area Appraisals" (English Heritage, 2005). A series of figures were created to illustrate the views seen of the historic buildings and their settings (figures 5-7) and the buildings and other attributes of the village are described in the following document. The final draft of the document will be placed in the public domain and comments collated, to inform the final version of the report. It is hoped that further fragments of oral and local history may also be collected at this stage, to form part of the appraisal of the Conservation Area.

1.3 Site Location and Topography

Winkfield Row is located on the north side of Bracknell town, in the Borough of Bracknell Forest. It is proposed that the boundaries of the Conservation Area would begin at the boundary of Milberton and its fields, along the east boundaries of Grove Farm, Victoria Cottage on Grove Lane and Birley House. The boundary would continue south-east, along the east side of Spring Cottage, the White Cottage and the Old Fox. From here, the boundary would cross the road and run along the south boundary of the former White Horse public house (now Don Beni restaurant) and north, along the west side of the road before finishing back at Milberton (figure 2).

The topography of the area consists of a gentle slope, descending from Brock Hill to the north. The area is on the west side of Windsor Forest, with one of the five ponds remaining as shown on the 1761 map, to the west of the village and Chavey Down to the south.

1.4 Historical Context

Winkfield Row, together with nearby Winkfield was created from the clearance of woodland during the Saxon period, c 600-700AD (Scott, 2004, p5). The name of Winkfield derived from *Wineca's Field* and was noted in a survey of the parish boundaries dating from 942AD (*ibid*). Winkfield Village, Winkfield Parish, is part of the Ripplesmere Hundred (VCH, 1906).

The land was originally owned by the Nuns of Broomhill Priory until the Dissolution of the Monasteries, when it was sold to St John's College, Cambridge and managed by the Keeper of Cranbourne Chase, Windsor. At the beginning of the C18th the parish was split up and the majority of the land sold to the Meek family, who in turn sold it to King George III in 1782. The king built Winkfield Manor as a hunting lodge in 1786 (Scott, 2004, p5). In 1896, St Mary's the Less church was dedicated in Winkfield Row (Winkfield Chronicles 2000, p21).

1.5 Historical Development of Winkfield Row

In Rocque's 1761 map of Berkshire the village is shown as two areas of housing: one aligned along Winkfield Row and the other along a north-south road (figure 3). This correlates with a current group of houses situated along Winkfield Row and a second group along Chavey Down Road (which is outside of the proposed Conservation Area) to the west.

The oldest surviving building in the proposed Conservation Area is White Cottage, of which the core appears to be a small, two-bayed timber framed cottage, possibly dating from the C16th (plate 32). The cottage has been extended by the addition of a third bay to the west end, possibly in the C19th, and a modern garage at right angles to the west end. The cottage may be contemporary with the 1580s central bays of the Old Farm, to the south.

Some of the buildings shown on Rocque's 1761 map have been replaced by later houses. For example, during the C19th, Grove Lodge was built, with the associated Grove Farm, to the south-west (plates 7 and 9). The stable range of Grove Farm bears the date 1871, although this may be the date of the remodelling of the building. The east range of Grove Lodge house was subsequently split into two houses, Grove Lodge and Birley House, with the south range being converted or rebuilt as Victoria Cottage (plate 13). The north range was converted into or replaced by a small building in the grounds of Victoria Cottage, to the north-east. The stable buildings of Grove Farm were converted into accommodation and the cattle sheds survive to the north.

Appletree Cottage is a Grade II Listed Building dating from the early C19th and is built of brick, finished in stuccoed render (plate 6).

The later C19th saw the addition of blocks of terraced houses along the east side of Winkfield Row. The Primitive Methodist chapel was built in 1854, while the central block of terraced houses are dated by a date-stone of 1870 (plate 24). Number 5 in the terraced row has a date-stone of 1869 (plate 28). The Old Fox and the former White Horse public house (now restaurant) also date to this period (plates 33 and 34). The buildings of Lambrook School (opposite the Area) also appear to have been built during this period, including the main brick building and the white-painted rendered building, and are certainly shown on the First Edition OS map (plate 18).

The First Edition OS map shows a large pond in the east of the Lambrook School grounds, beside the road, which has subsequently been converted to lawn (Figure 4). A fishpond with boathouse and stables is also located to the south-west of the school grounds. The fishpond may have been one of the 'five ponds' as shown on the 1761 map and may have been the property of the Nuns of Broomhill Priory (figure 3). The boathouse and stables may have belonged to Westfield Lodge which possibly forms part of the Lambrook school buildings.

The early C20th saw the addition of Wisteria Cottages and Baytree Cottage, two brick-built houses, the former of which forms semi-detached units. Further buildings were added on the west side of the road during the later C20th. The area currently used as a recreation ground, located in the triangle between Winkfield Row and Chavey Down Road, may be the remains of the original village green.

1.6 Statutory Designations

There is one Grade II Listed building in the proposed Winkfield Row Conservation Area:

- Appletree Cottage (674-1/12/285).

Somerton House (674-1/13/238), also a Grade II Listed building, is situated just outside the proposed Conservation Area boundary, to the south-east. Warfield Park (00394.00.00), which is situated 0.5km to the south-west of the area, was bought by John Walsh in 1765, who is believed to have built the house there, although this no longer survives.

There are no Tree Preservation Orders within the proposed Conservation Area.

1.7 Architectural Styles

The dominant architectural style of the area is that of the eclectic style of the late Victorian period, making extensive use of brickwork in its many forms. The rows of terraced houses and the Methodist Chapel date from this period, as do the brick buildings of Grove Farm with its use of polychrome brickwork. Most buildings are built of brick, but do not use the soft, orange colour of the locally made "Binfield" bricks, but mass produced red bricks imported into the area. One of the terraced houses, with the dated plaque of 1870, has three courses of alternating yellow and red bricks. In addition Spring Cottage has diaper work of black bricks of stripes and diamonds on each elevation.

Timber framing is also evident in the village. The original White Cottage was built of timber framing, before being extended once in the 1790s and again in the C20th, both in brickwork. The Old Farm, formerly known as Box Farm, has a central bay of chamfered ceiling joists and posts and has been dated to the 1580s (Winkfield Chronicles, 2000). The eastern bays were added, possibly during the C17th, ending in a fine cart storage bay with posts and braces supporting the first floor room above. The western bays were added possibly in the C18-19th. The earlier parts of the house are constructed of timber frame and brick infill panels, while the western bays are of brick build with wooden struts to give a similar appearance. In addition, Milberton originally had a front range of timber frame and stone with brick infill panels, and there was a second timber framed range situated behind, to the east, both dating to the C17th. The south end of the front range was used as a baker's shop, with chamfered ceiling joists and a bay window. The rear range contained the bread ovens and further outhouses were situated close by.

Grove Lodge, Birley House and Victoria Cottage are all constructed of red brick, which may have been locally made. The eastern part of Birley House is rendered in stucco, while the western end is of re-built brick construction. All three houses have been painted white and similarly the brick-built C19th Little Britt and Appletree Cottages have also been painted white.

1.8 Archaeological Sites and Interest

Archaeological sites in the vicinity include a moated site (SMR 12033) which survives as an earthwork, on Winkfield Lane, approximately 2km north of the proposed Conservation Area. In addition a prehistoric flint blade (00966.00.000) was found in the allotments on Chavey Down Road, 0.5km south-west of the area. Iron Age coins were found (00482.00.000) 1km from the Area and 5km (03450.00.000) from the Area.

The archaeological elements of the locality include the unscheduled moated site at Chawridge Manor Farm, Maiden's Green. The north side of the moat exists as a pond, while the south side is preserved as a field boundary.

The scheduled moated site on Winkfield Lane (SMR 12033) currently survives as an earthwork which is overgrown with trees and there may be undiscovered archaeological features associated with these locations. A second moated site exists surrounding the Moat House, close to the listed Warfield House. The unscheduled moat forms the sole remains of Heathley Hall, which was demolished in the C17th.

1.9 Townscape

There are a number of unlisted buildings in the village which contribute to its overall character and appearance. The majority of the buildings in Winkfield are brick-built, as are many of the boundary walls. The numerous well-kept gardens in the village provide a green link between the village and the surrounding fields.

Collectively and individually Grove Lodge, Birley House and Victoria Cottage formed Grove Lodge house and together with Grove Farm, formed the estate, located in the centre of the proposed area and are of considerable local and historic interest.

Road Alignments

The axis of the village is aligned along the east side of Winkfield Row, following the corner as the road turns to the south-east. The village extended towards the south-west, encompassing the west branch of the road. However, it is clear that the C19th saw the establishment of the village on the east side of the road.

Open and Closed Spaces

The fork in the road creates a wide space in the centre of the village, with an island containing the former White Horse public house (now restaurant) and the recreation ground behind. As the road progresses north, the low fences of the terraced houses continue the open impression of the village, while the tall hedges of Grove Lodge and Grove Farm close the views to the road itself.

Trees

There are no Tree Preservation Orders in the village. There is however, a wide selection of mature trees in the village, which add to the countryside feel of this Area.

A number of the mature trees inside the border of Lambrook School, directly opposite the Area, are protected by a blanket Tree Protection Orders (TPO 478). Similarly, there is a blanket TPO adjoining the Area to the north of Milberton (TPO 468).

A number of the houses also have established climbing plants growing up the front which are very attractive and soften the built form e.g. Wisteria Cottages, Birley House and Baytree Cottage.

Views

The main view of the village from the south-east reveals the row of houses along the east side of Winkfield Row, together with the tree-lined border of Lambrook School on the west. As one progresses through the village to the north-west, the terraced houses give way to the tree-lined gardens of the larger detached houses.

From the north-west approach to the village, descending the gentle slope of Brock Hill, the gardens of the larger houses are on the east side, with glimpses of the white school building revealed through the trees on the west. The terraced houses line the bend of Winkfield Row, to the south-east, leading the eye to where the road branches into two. The former White Horse public house (now restaurant) is situated in the middle of the two roads, in front of the recreation ground. Therefore the restaurant forms a natural focal point of the village and can be seen from the north approach, into the village, and also from the south approaches on either branch of the fork.

Boundaries

The grounds of Lambrook School are defined along the roadside by wooden panel fencing and trees. An ashlar limestone gate pier survives to one side of wrought iron gates, at the north end, defining the entrance to the school.

North side of Winkfield Row

At the north end of the proposed Conservation Area, Appletree Cottage is shielded from the road by high and thick hedges either side of a central entrance. Grove Farm is located adjacent to Appletree Cottage, and is also hidden from the road by mature trees and shrubs. The driveway entrance of Grove Farm leads to Grove Lane, to the south.

Victoria Cottage is situated on the south side of Grove Lane. It is bordered by a white-painted brick wall with buttresses, which lines the south side of Grove Lane. The unpainted wall, which dominates Grove Lane, continues beyond Victoria Cottage and extends as far as Little Grove, at which point it has been replaced by a modern brick wall. The driveway for Victoria Cottage is formed from the north fork of the driveway of Grove Lodge, which curves round to the south and is joined by the south fork of the driveway for Birley House. Grove Lodge and Birley House are set back from the road, shielded by a crescent of tree-lined lawn that would originally have formed the ornamental front lawn of Grove Lodge.

Again working southwards Little Britt and Sundial cottage is set back from the road, shielded from the main road by a low brick wall and hedging and a driveway to the south corner. Baytree Cottage is also screened from the road by mature trees along its north and west boundaries. Little Gable cottage is similarly shielded from view by mature trees.

The Methodist Chapel and the adjacent row of terraced houses are clearly visible from the road as they are situated on the edge of the road itself, separated only by low wooden fences and iron railings. The two terraced houses (numbers 2 and 3) to the south end are bordered by low brick walls, with small front gardens. The blocks of terraces to the south have slightly larger front gardens which are abundant in flowering plants and shrubs. Spring Cottage has a white picket fence along the west and south sides. Bramble Cottage and White Cottage have hedging along the roadside, together with small trees inside the grounds. The Old Fox has a large-leaved hedge along the roadside. The Old Farm is shielded by a large hedge and a long driveway that snakes from the road, north-east towards the house itself.

Road Surfaces, Street Furniture

The road through Winkfield Row has a tarmacked surface with kerbed, tarmacked pavements to either side, which give way to undefined green verges at south and north ends of the village. The village is marked at either end by signs, giving the parish name and the award for best village, in addition to warnings against speeding. They are prominent but do not largely detract from the setting of the village. The village has a partial one-way system, where cars can flow from the north, to either branch of the fork, to the south; but cannot take the east branch to travel north, through the village.

Grove Lane (plate 12) leads from Winkfield Row to the east and turns north-east by Victoria Cottage. The lane is shown, but not labelled, on the historic map of Grove Lodge (figure 5) and is shown on the 1887 OS map and possibly on the 1761 map (figures 3 and 4). The lane, which continues to the public footpath and fields to the north is lined along the south-eastern side by the brick-built boundary wall of Grove Lodge. The wall is of orange local brick, with narrow brick buttresses positioned approximately 5m apart and filleted at the top. The section of wall by Victoria Cottage

has been painted cream, in the same shade as the house. The section of wall by Little Grove, to the north-east, has been replaced by a modern copy, although the section of wall by Hollington House may be original. The north-western side of the lane is lined by trees, hedges and wooden fences forming the boundaries of the individual properties. The west end of the Grove Lane yields a view of the brick wall on the south-east and the trees and shrubs along the opposite side, giving a shaded, leafy impression. The front of Victoria Cottage can be seen from the lane. The east end of the lane leads to the public footpath along the edge of the fields that can be seen stretching out to the north. Looking from here to the south-west, the cow house and stable building of Grove Farm are visible.

The north driveway to Grove Lodge is marked by ashlar limestone pillars, with stone capitals engraved with the name of the house. There may have been a matching pair situated at the south driveway entrance, which have since been removed. Both Grove Lodge and Grove Farm have gravel driveways. However, the driveway of Grove Farm is lined with bricks that may be of the same date as the building. The driveway to Appletree Cottage is covered with gravel as is that of Birley House.

The boundary of the former White Horse public house (now restaurant) is defined to either side of the fork in the road by chains hung between low posts. The public house sign survives as a post standing in the point of the fork in the road, now displaying the sign for the restaurant.

A postbox is located in the boundary wall of Lambrook School, on the west side of the road, opposite Grove Farm. It is labelled on the first edition OS map and bears the initials of 'Victoria Regina'.

1.10 The Proposed Conservation Area Boundary

The boundary of the Conservation Area should include those buildings which encapsulate the character of the village, while forming a cohesive block. It seems that the majority of the architecturally significant buildings are located on the east side of the main road.

Lambrook Haileybury School has been excluded from the proposed area, because although the eastern boundary of the School is lined with mature trees that need to be preserved to maintain the leafy character of the village, as mentioned above a large number of these are covered by a Tree Protection Order, TPO 478. Furthermore, the school buildings themselves are of relatively recent build and are interspersed with modern facilities, thereby breaking up any coherent unit.

Similarly, the older houses at the northern end of Grove Lane (to the rear of Appletree Cottage) have mostly been altered extensively from their original state, and have been mixed together with newer dwellings which break up the character and regularity of the area.

It is proposed that Milberton would mark the north-west boundary of the Conservation Area. The boundary would then extend south-east to include Grove Farm, Victoria Cottage, Grove Lodge, Birley House, Little Britt and all of the cottages along the roadside, to and including the Old Farm.

1.11 Planning Policies

The Conservation Area of Winkfield is protected by its designation, granted on 12th May 1977. The definition of a Conservation Area is given in Planning Policy Guidance 15: Planning and the Historic Environment (PPG15) as 'an area designated by the Local Authority under the Planning (Listed Buildings and Conservation Areas) Act 1990 as

having a special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance' (PPG15, 1994).

PPG15 Chapter 4 addresses Conservation Areas and gives guidelines regarding the protection of undesignated elements inside the areas. The demolition of an unlisted building in a Conservation Area requires the owner to apply for Conservation Area consent. Other development is dealt with as standard planning applications, but the Planning (Listed Buildings and Conservation Areas) Act 1990 requires under Section 72 that special attention be paid in the exercise of planning functions in a Conservation Area, to the 'desirability of preserving or enhancing the character or appearance of the area'.

The Berkshire Structure Plan 2001-2016 (adopted July 2005) provides a long-term guidance on the land-use and development of Berkshire. Policy EN4 states that:

1. The historic features and areas of historic importance and their settings will be conserved and where appropriate enhanced. The Councils will only allow development if it has no adverse impact on features or areas of historic importance.
 2. Proposals will be expected to have regard to the wider historic environment and will only be permitted when they would preserve or enhance the character or setting of Berkshire's historic landscape and built environment
- POLICY EN1: Protecting tree and hedgerow cover
 - POLICY EN6: Ancient monuments and archaeological remains of national importance
 - POLICY EN7: Other important archaeological remains
 - POLICY EN8: Development on land outside settlements
 - POLICY EN9: Changes of use and adaptation of existing non-residential buildings outside settlements, outside the Green Belt
 - POLICY EN12: Historic parks and gardens
 - POLICY EN15: Floodlighting
 - POLICY EN16: Demolition of listed buildings
 - POLICY EN17: Development proposals including the alteration, extension, or change of use of listed buildings
 - POLICY EN18: Conservation areas
 - POLICY EN19: Demolition in Conservation Areas
 - POLICY EN20: Design considerations in new development
 - POLICY EN23 Advertisements

1.12 Conclusion/Action Points

As a result of this appraisal, it is considered that Winkfield Row is an area of 'special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance', (s.69 (1)(a) in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990) and should therefore be designated as a Conservation Area.

If designated, it is proposed that the Borough Council will subsequently formulate and publish proposals for the preservation and enhancement of the Conservation Area, in line with Sections 71 to 72 of Planning (Listed Buildings and Conservation Areas) Act 1990, Best Value Performance Indicator (BV) 219c (*for 2005-06*) and English Heritage's recent guidance 'Guidance on the management of conservation areas' (dated August 2005).

Action points to consider in the future include:-

- Establishing general enhancement principles;
- Street management and improving the public realm;
- Urgent works and repairs notices;
- Article 4 directions related to proposed Winkfield Row Conservation Area;
- Extending boundary across Winkfield Row to include part of the grounds of Lambrook School;
- Improved street lamps/lighting in traditional colours/styles; and
- Adding signage at the entrances to the Conservation Area.

Table 1: Summary of the Conservation Area Buildings

Building	Period	Materials	Listing Grade	Architectural Style
Milberton	C17th to C20th	Timber frame, brick infill panels, brick walls	NA	Vernacular and brick façade with segmental-headed windows. Two ranges joined
Wisteria Cottages	Late C19th to early C20th	Brick	NA	Pair of cottages with detailed stone lintels
Appletree Cottage	Early C19th	Brick with stuccoed façade	II	Two-storey building with detailed window surrounds and gothic-style wooden porch
Grove Farm	Late C19th	Polychrome brick L-shaped range with separate foaling house	NA	Victorian polychrome style with Arabesque arched doorway
Victoria Cottage	Mid C19th	Brick with stucco render	NA	North-west range of Grove Lodge house with sash windows
Grove Lodge	Mid C19th	Brick with stucco render and wrought iron orangery	NA	Front range of Grove Lodge house, with orangery porch and large sash windows. Formal lawn and hedgerows at the front
Birley House	Mid C19th	Brick with stucco render	NA	East range of Grove Lodge house with large sash windows and bay windows
Little Britt	Late C19th	Brick with stucco render	NA	Range of cottages, now joined
Sundial Cottage	Late C20th	Brick	NA	Replacement of earlier building
Baytree Cottage	C17th to C20th	Brick with stucco render	NA	Range of three cottages, now joined
Little Gable	Mid to late C20th	Brick	NA	Detached house with shop window
Methodist Chapel	1854	Brick	NA	A chapel built by the Primitive Methodists in their typical plain style.
North Terraced	Early C20th	Brick	NA	Row of terraces with gable-ended roofs facing

Building	Period	Materials	Listing Grade	Architectural Style
Block				the road
Central Terraced Block	Late C19th	Brick	NA	Terraced houses with decorative use of yellow brick
South Terraced Block	Late C19th	Brick and white paint	NA	Row of terraces with gable-ended roofs facing the road
Spring Cottage	1869	Brick	NA	Brick house with blue brick diaper work and date plaque
Bramble Cottage	C20th	Brick	NA	Modern replacement of earlier building
White Cottage	C16th to C20th	Timber frame, brick infill panels and brick extension	NA	Timber-framed house with extensions to the back and side and a second range, all of brick
The Old Fox	Mid C19th	Brick and white paint	NA	Georgian-style house, which was a public house from at least 1855 to 1959
The White Horse (Don Beni Restaurant)	Late C19th	Brick and white paint	NA	Two-storey house with porch and two bay windows
The Old Farm	C16th to C20th	Timber frame, brick infill panel and brick extensions	NA	Timber-framed range with cart porch at south end, extended over time in brick with wooden studding

Appendix 1: Gazetteer of Buildings

Milberton

Setting Milberton (plates 2-4) is set back off the main road, shielded by hedging and trees and approached from a front lawn with a drive to either side. The curtilage includes the fields to the north east and to the east, behind Wisteria Cottages.

History There were originally two ranges, situated one behind the other, dating from the C17th. The front range was used as a shop and possibly domestic quarters, while the rear range contained baker's ovens. Further outhouses were added to the east and north of the property. The front range was re-fronted in brick in the mid to late C18th. The two ranges were joined by the construction of rooms in between, possibly dating to the same time as the re-fronting. A wheelwright's pit was found on the east side of the rear range, but it is not documented when it was in use. A wooden barn of originally two bays stands to the north-west of the house, which may date from the C19th.

Materials The two ranges are constructed of timber frame with brick infill panels and plaster render, dating from the C17th. The front range was given a new red brick façade in the mid to late C18th, with segmental-headed sash windows. The two gabled roofs of the ranges are partially preserved as trusses inside the C18th roof that was built, spanning over the two ranges and the space in between. The exterior walls of the two ranges became interior walls, with the recently-exposed timber framing intact. Further brick outbuildings were constructed to the east and south and were then combined into the main house, during the C20th. The two storey barn in the garden to the east of the house is constructed of timber frame, with corner posts, curved wind-braces spanning from the posts to the wall plates and strutted gable ends. The barn had two bays, but the western bay has recently collapsed.

Views The house is seen from the driveway entrances, and through the trees of the west boundary.

Boundaries The west boundary, aligned along the roadside, is lined with mature trees and hedging, shielding the property from the road. The north is of thick hedging and trees, separating Milberton from the Brockhill House grounds. The south boundary is of head-height hedging.



Wisteria Cottages

Setting The cottages (plate 5) are set back off the main road, shielded by hedging from the road and a second hedge dividing the gravelled front garden into two. The curtilage is divided between the two sides of the cottages. The south cottage has a paved area immediately in front of the house.

History The cottages were built in the late C19th or early C20th. A car hire company and garage company were run from this property between 1942-66.



Materials The cottages are two-storey buildings of 5 bays, 3 bays to the north cottage and 2 bays to the south cottage. They are constructed of red brick, with stone lintels, carved with geometric angular spirals of the Art Deco style. They form very shallow segmental heads and have carved keystones in relief. The south cottage has sash windows with large central panes and smaller panes to the sides. The north cottage has casement windows of two large panes, with small four-light casement windows above. The ground floor has a rectangular bay window with a gabled roof above, that extends as a porch over the front door. The south cottage has a ground floor gabled projection containing the front door and two sash windows. Two chimneys are located to either side of the central bay of the building that serve each cottage.

Views The cottages can be seen from their driveways and also from the driveway of Milberton, to the north.

Boundaries The west boundary on the roadside is lined with a well-kept hedge, as are the northern and southern boundaries of both cottages. The front gardens are divided by a hedge and a tree that reaches in front of the door of the north cottage.

Appletree Cottage

Setting Appletree Cottage (plate 6) is a Grade II Listed Building. It is set back off the main road, shielded by thick hedging and approached from a drive and a front lawn. The curtilage continues along Grove Lane, including the field to the north-east.

History The building was constructed in the early C19th, of brick with stuccoed render.



Materials The two-storey, three-bay house is constructed of brick, with stuccoed render, painted cream. The windows are three-light casements, of three panes of equal size each, to appear similar to sash windows. The window surrounds are of moulded ashlar limestone, with central keystones and painted white. The north end bay juts out to the west and the front porch fits into the corner of the bay, with a roof that slants down to the south. The porch has a wooden panel with pierced trefoil lights diminishing in size to the south.

Views The house is seen from the driveway entrance, through the trees of the west boundary. The north end of the house is partially hidden by the overhanging trees and hedging of the north boundary.

Boundaries The west boundary, aligned along the roadside, is lined with mature trees and thick hedging, shielding the property from the road. The north and south boundaries are also of thick, well-kept hedging. The east boundary is shown to extend round behind the east boundary of Grove Lodge, stretching to Grove Lane.

Grove Farm

Setting Grove Farm (plates 7-10) is situated on the corner of Winkfield Row and Grove Lane. It is to the north of Grove Lodge, on the north side of Grove Lane.

History The plaque above the front door gives the date of 1871 for the building. The building is currently a domestic house, but was built as a stable building and coach house for Grove Lodge. The piggeries, as shown on the historic plan, are not visible, but the cow house and cattle shed in the range to the east still survive.



Materials Grove Farm exists as two ranges of polychrome brick buildings. The east range extends from the north end of the north range, at right-angles, and is aligned along the north boundary of the property. Both ranges are of two storeys, but may originally have been single storey to the full height of the buildings. The slate-tiled roof of the east range is side-gabled with half-hipped gable ends and a gable projection at the north end. The roof of the north range is also slate-tiled and side-gabled, with gabled dormer windows. There are plain wooden bargeboards with ends of the purlins visible. The east range roof is surmounted by two wooden lanterns, with louvred sides and four-sided spire roofs with spherical pinnacles. These acted as vents to aerate the stables.

The main entrance is through an Arabesque arched doorway in the gable projection of the east range. It is decorated with alternating yellow and red stretcher-bonded voussoir bricks. There is a window above, with a limestone plaque above it with the date 1871 and a swan and crown emblem, carved out and set in a two-centred arch with alternating red and yellow brick header voussoirs. The front door is set back, under an Arabesque arch, in a porch below the first floor, with a polychrome voussoired arch. The walls are built of Flemish bond, locally-made orange-red bricks, with decorative courses of yellow bricks in header bond. The windows consist of two-over-two light sashes.

A second building exists in the south-west corner of the grounds, which is labelled as 'Loose Box' on the historic map and was used as a foaling house. It is a single-storey building, L-shape in plan, with a cross-gabled, half-hipped slate roof. It is constructed of polychrome brickwork, including the yellow and red brickwork forming the arches above the doors and windows. It would have been built at the same time as the main stable building.

An outbuilding, which is located to the east of the main building and is also constructed of brick, corresponds to the cow house and cattle shed range, as shown on the historic map (figure 5).

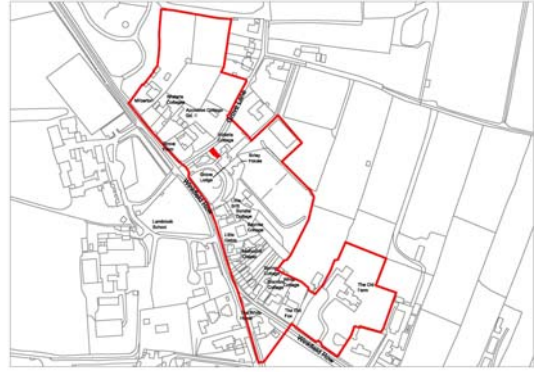
Views Grove Farm is hidden from Winkfield Row by a substantial hedge and trees lining the west boundary. The north range and gable end of the east range is seen from the driveway entrance on Grove Lane. The house is surrounded by shrubs and trees that have been left untrimmed which hide the majority of the ground floor. The Loose Box is seen on entering the driveway.

Boundaries The north boundary runs along the north side of the building to the cow house and turns south to Grove Lane. The south boundary is lined by overgrown hedging, interrupted by the driveway, and continues to the road, hiding the Loose Box.

Victoria Cottage

Setting Victoria Cottage (plates 13 and 14) is located to the north of Grove Lodge, on the south-east side of Grove Lane.

History Victoria Cottage appears to be of C19th construction and is formed from the servants' quarters of Grove Lodge, as shown on the estate map of the house. It seems that the kitchen block, between the servants' quarters and the library of the main house was removed, making Victoria Cottage a detached building. The front door was added, since the conversion, possibly replacing a window.



Materials The house is constructed of white painted brick, with a newly-surfaced slate roof. The windows of the front elevation have sash windows with segmental heads and perforated decorative wooden hoods. The windows of the north elevation are large and segmental-headed, with two four-light sash windows set into each one. A modern window has been inserted into the north side of the roof, indicating a loft conversion. A small, brick-built shed, largely covered in ivy, is located beside the boundary wall, to the west of the cottage.

Views Victoria Cottage can be seen partially from Grove Lane, but is mainly hidden by the boundary wall and hedges of the front garden.

Boundaries The cottage is situated beside the north boundary wall of Grove Lodge. The utility buildings of Grove Lodge were located to either side of the courtyard at the rear of the house and Victoria Cottage formed one of these buildings, as servants' quarters. The wall continues west, along what was originally the front lawn of Grove Lodge. Part of this lawn is located in front of Victoria Cottage and a hedge runs along the south side of the drive that runs in a semi-circle between the lawn and the main house.

Grove Lodge

Setting Grove Lodge (plates 15 and 16) is set back from the road, behind hedging and a front lawn and drive.

History Grove Lodge was built during the mid to late C19th, as a large house in an imposing estate. The house was originally a single building which was subsequently split into Victoria Cottage, Grove Lodge and Birley House, resulting in some bays in between having been demolished or rebuilt. Grove Farm was an ancillary part of the estate, serving as stables and cow sheds. Little Britt, which may have accommodated further servants of the house, and a dairy building are also shown on the estate map (figure 5). The main house was occupied by Sir Henry King (1776-1839), who is commemorated on a plaque at St Mary's Church. Sir Henry Keppel bought the house in 1883 and the Keppel family remained there until Grove Lodge was divided into three after Sir Colin Keppel's death after World War II. Grove Lodge retained the central core of the house.



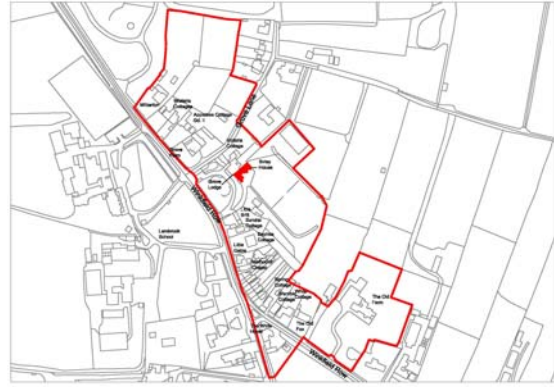
Materials The house is constructed of painted white brick, which may or may not have originally been stuccoed, similar to that of the west bays of Birley House. The fenestration consists of four-light sash windows, the central two of which were probably inserted after the building's adaptation into separate dwellings. The south end of the ground floor accommodation has a pair of the sash windows located in the opening for the original front door into the entrance hall. The roofline is higher than that of the adjacent Birley House and the gap between the top of the first floor windows and the roof is quite large, possibly indicating that the roof has been raised. The south wall is partly covered by stucco, which falls short of the roof and also of the west wall and may also indicate that the roof has been raised. There are two brick chimneys, the west being larger than the east, although both appear on the estate map and are probably original to the building. A Victorian-style orangery with wrought iron and glass awning runs around the west and south elevations of the house.

Views Grove Lodge can be seen from either entrance to the drive, which branches off to Victoria Cottage and Birley House. However, the house is largely hidden by hedging and the curve of the drive.

Boundaries The west boundary is lined with thick hedging. The junction between Grove Lodge and Birley House, at the south-west corner of the house, is screened by a very old and established yew tree hedge that extends south, forming the border between the two properties. The hedge survives as the remains of the border of the formal front garden of Grove Lodge.

Birley House

Setting Birley House (plate 17) is set back from the road, at the north-east end of the curving drive of Grove Lodge. The large lawn of Grove Lodge that extends south is an extension to the narrow strip of land shown on the estate map and which was subsequently acquired (figure 5).



History Birley House formed the south range of Grove Lodge, dating from the mid to late C19th. In recent times, it was separated from Grove Lodge and the conservatory shown on the estate plan was demolished (figure 5).

Planning consent for the erection of a two-storey front extension with accommodation in the roof (following the demolition of existing day room) was granted in August 2005.

Materials The house is constructed of brick and is painted white at the west end of the range and stuccoed at the east end. The conservatory that was shown abutting the south-west corner of the house has been demolished, revealing the recess of the cloakroom and the south elevation of the dining room, as shown on the estate map (figure 5). A modern brick-built, one-storey bay has been added to the south-west corner, cutting off the access from Grove Lodge to Birley House. A modern glass sun-roofing and a leaded porch, in the form of an orangery, have been added between the brick extension and over the front door.

The east end of the house has the preserved bay windows of the drawing room, shown on the estate map (figure 5). The ground floor bay windows consist of full height four-light and two-light sashes.

The first floor windows mimic the bay windows, with a succession of two-light, four-light and two-light sash windows. A central two-light sash window is located between, lighting the landing between the two first floor rooms. The first floor window of the central bay (formerly the cloakroom) is a four-light sash of similar style and probably of a similar date. The front door below is located in the position of the cloakroom entrance, although it may have been enlarged from the original.

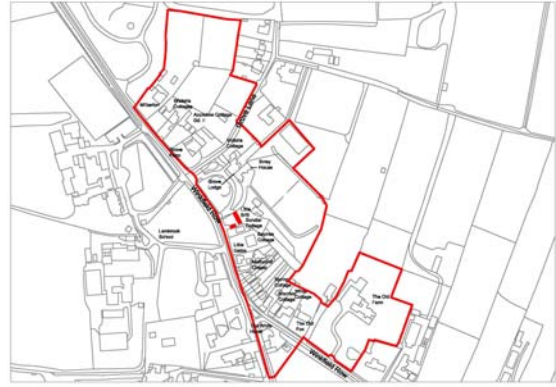
A large four-light sash window is located at the east end of the southern elevation at the dining room bay, with a Georgian glass door with fanlight above in the west end, both replacing the original central window. The first floor above has two Georgian-style six-over-six light sash windows. The modern extension has a small-paned curved bay window. The two chimneys are not shown on the estate map and may be later additions.

Views Birley House is largely hidden from view, apart from the west face, visible from halfway along the drive towards Grove Lodge.

Boundaries The hedging along the east side of the driveway extends towards the south-west corner of the house and is interrupted by the access to the south entrance. A large lawn stretches south from the house, which is an extension from the narrow strip of land shown on the estate map. The boundary hedging and wall have been removed and new hedging now runs along the perimeter of the lawn.

Little Britt

Setting Little Britt (plate 20) is set back from the road, on the south side of the curved lawn of Grove Lodge. On the estate map for Grove Lodge it is shown inside the eastern return of the southern boundary wall and may have formed part of the estate. The building has a very unique character (formed in part by the smaller first floor windows which form part of the roof line) which adds to the special value of the area.



History The house may have originally been four cottages, dating from the late C19th, as it is shown as having four divisions on the estate map (figure 5). The house appears on the estate map and therefore may be contemporary with the construction of Grove Lodge, or may date the map to the late C19th.

Materials The house is constructed of brick, painted cream, with a brick and glass paned porch towards the south end. The building is two storeys and of five bays, with a gable-projecting porch after the third bay to the south. The west front elevation has gabled dormer windows to each bay and the roof is covered in slates. The windows are Georgian-style six-over-six sashes on the ground floor and pairs of four-light casement windows with gabled windows above, in the first floor dormer projections. There is a single four-light window above the front porch. The front porch is not shown on the estate map and may be a later addition.

Views Little Britt can be seen from the driveway entrance to the south of the west boundary hedging.

Boundaries The house is shielded from the road by thick, tall hedging running along the roadside.

Sundial Cottage

Setting Sundial Cottage (plate 21) is set close to the roadside, situated to the south of Little Britt.

History The building is of late C20th date and replaced an earlier building that is shown on the first edition OS map and was demolished (figure 4).

Materials The house is built of brown bricks, likely to be London stock bricks. The roof is of modern ceramic pantiles. The ground floor window is a bay window of single six-paned lights to the sides and three six-paned lights in the central section, with a small casement opening at the top centre. The first floor windows are pairs of six-paned casement lights. The windows of the south elevation are of similar design, in groups of three.

Views The house is clearly visible from the road.

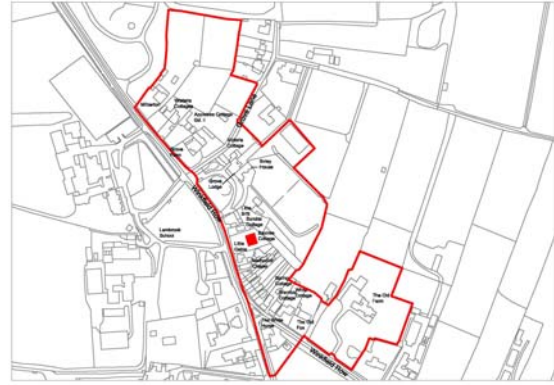
Boundaries The house is bordered by a small front garden, and low brick wall along the roadside, with a louvred wooden panel fence along the south side and a brick-built garage belonging to Little Britt, along the north side. The house is not in itself of historic or architectural interest, but falls inside the middle of the proposed Conservation Area and is therefore to be included.



Baytree Cottage

Setting Baytree Cottage (plate 22) is set back from the road, behind a large thick hedge and front lawn.

History The house originally consisted of a terrace of three cottages, built during the C17th or C18th. The cottages were then combined to form one house, possibly during the mid to late C20th.



Materials The house is constructed of brick, with stucco render finished in cream. Dormer windows have been added to the west elevation, indicating a loft conversion, dating to the C20th. The first floor windows are six-over six light sashes, below which might have been a front door for each cottage. A curved bay window of five lights of six panes each is located at the north end of the ground floor. The front door with a tiled roof porch above is located in the centre of the building, below the central sash window. The south end of the elevation is partially obscured by climbing foliage on the house. A second curved bay window is located on the north elevation of the house, which has a window at first floor level and a third window in the centre of the gable end of the roof, which may date to the loft conversion. A chimney is located in the north-west corner of the house, which would have heated the front room of the north cottage. There may be a second chimney at the south end of the building, but no chimney was visible in the centre, to heat the central cottage.

Views Baytree Cottage is largely hidden from view by the hedge that runs along the roadside and continues up the drive, along the side of the front lawn.

Boundaries The boundary is formed of thick, tall hedging that runs along the roadside and the north boundary of the property. Louvred wooden panel fencing also lines the outside edge of the hedging, to a height of approximately 1m.