

# Peasemore Conservation Area Appraisal (Appendices)



West Berkshire Council Planning and Countryside - December 2010



West Berkshire  
COUNCIL

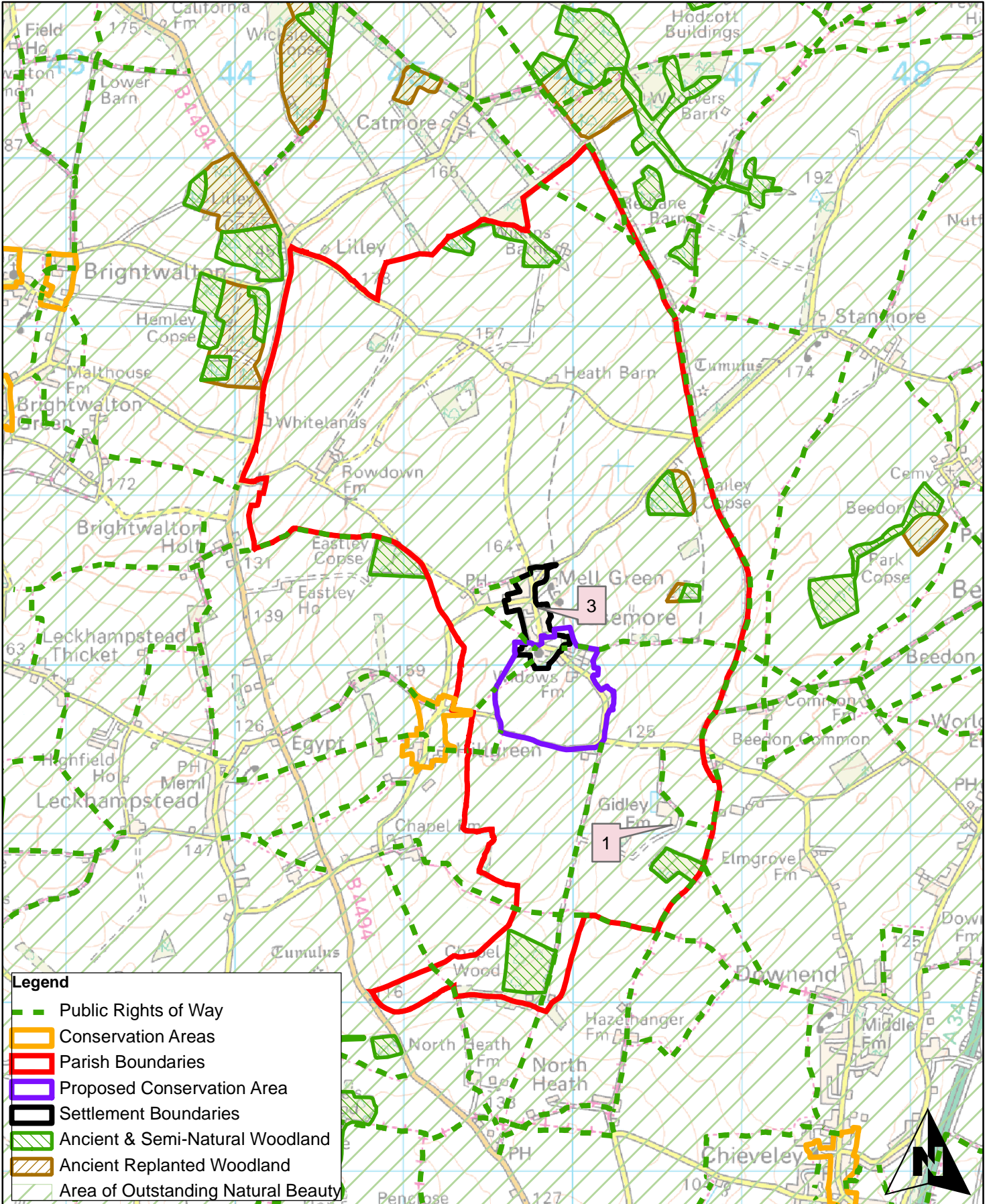


## **Appendices**

- I      Ordnance Survey map of proposed conservation area boundary for Peasmore (annotated to show Peasmore parish and settlement boundaries, public rights of way, areas of ancient woodland and heritage assets outside the proposed conservation area)**
- II     Ordnance Survey map showing extent of the proposed conservation area boundary for Peasmore**
- III    Aerial photograph showing extent of proposed conservation area boundary for Peasmore**
- IV    Plan showing areas important and essential to the setting of the proposed conservation area**
- V     Historic Landscape Character types**
- VI(a) Key views into and from the proposed conservation area**
- VI(b) Key to views**
- VII   Schedule of listed buildings within the parish of Peasmore**
- VIII Schedule of other buildings of historic or architectural interest within the parish of Peasmore**
- IX    Ordnance Survey map showing location of listed buildings and other buildings of historic or architectural interest within the parish of Peasmore**
- X     Ordnance Survey map showing local plan policy designations and proposed conservation area boundary for Peasmore**
- XI    Plan of important open spaces, trees and other landscape features within the proposed conservation area**
- XII   Plan showing character areas within the proposed conservation area**
- XIII References and bibliography**

# Appendix I - Proposed conservation area boundary for Peasemore

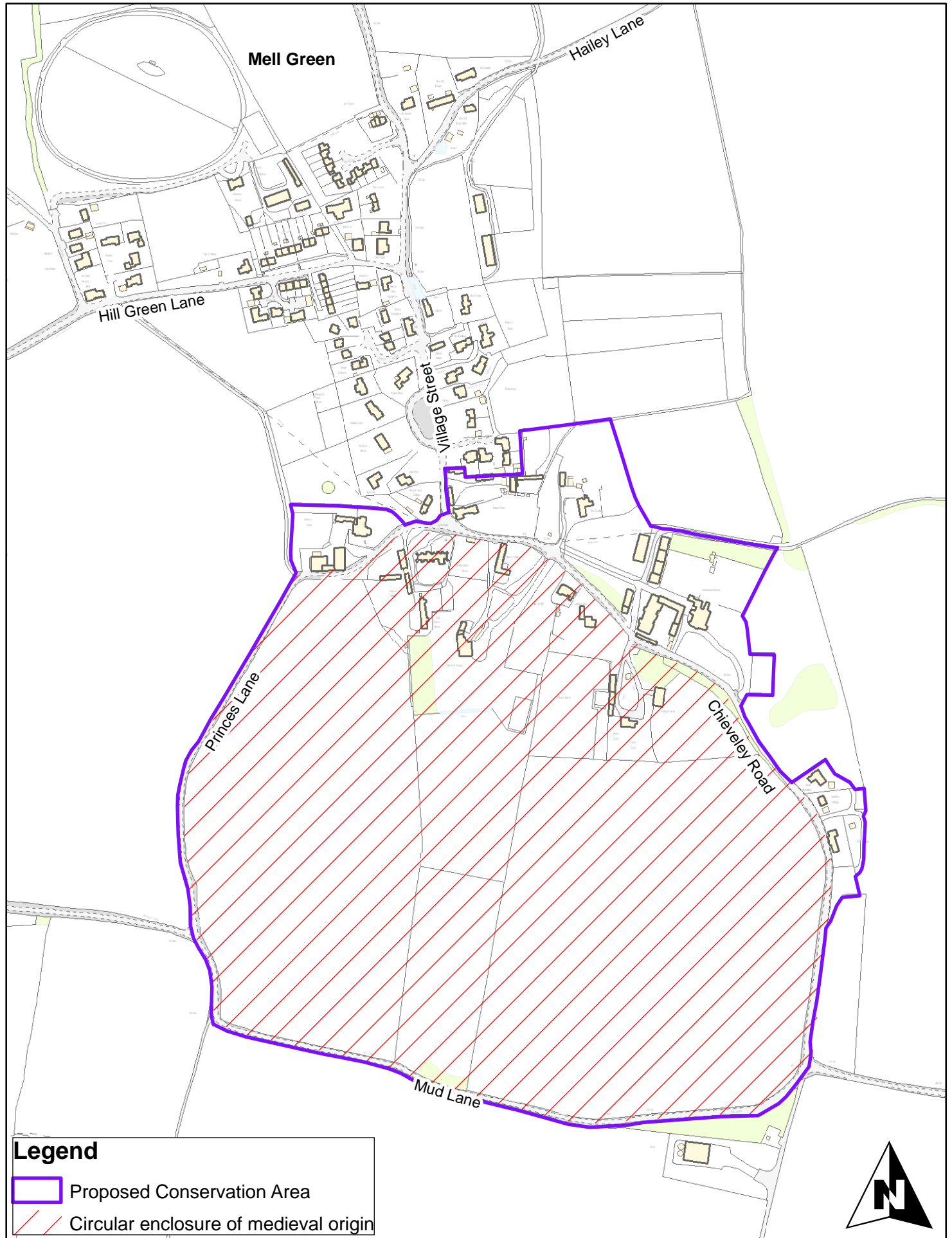
Ordnance Survey map annotated to show the proposed conservation area boundary for Peasemore, Peasemore parish and settlement boundaries, public rights of way, areas of ancient woodland, Areas of Outstanding Natural Beauty and heritage assets outside the proposed conservation area (marked 1 & 3 and referred to in Appendix VII), as set out in the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007)



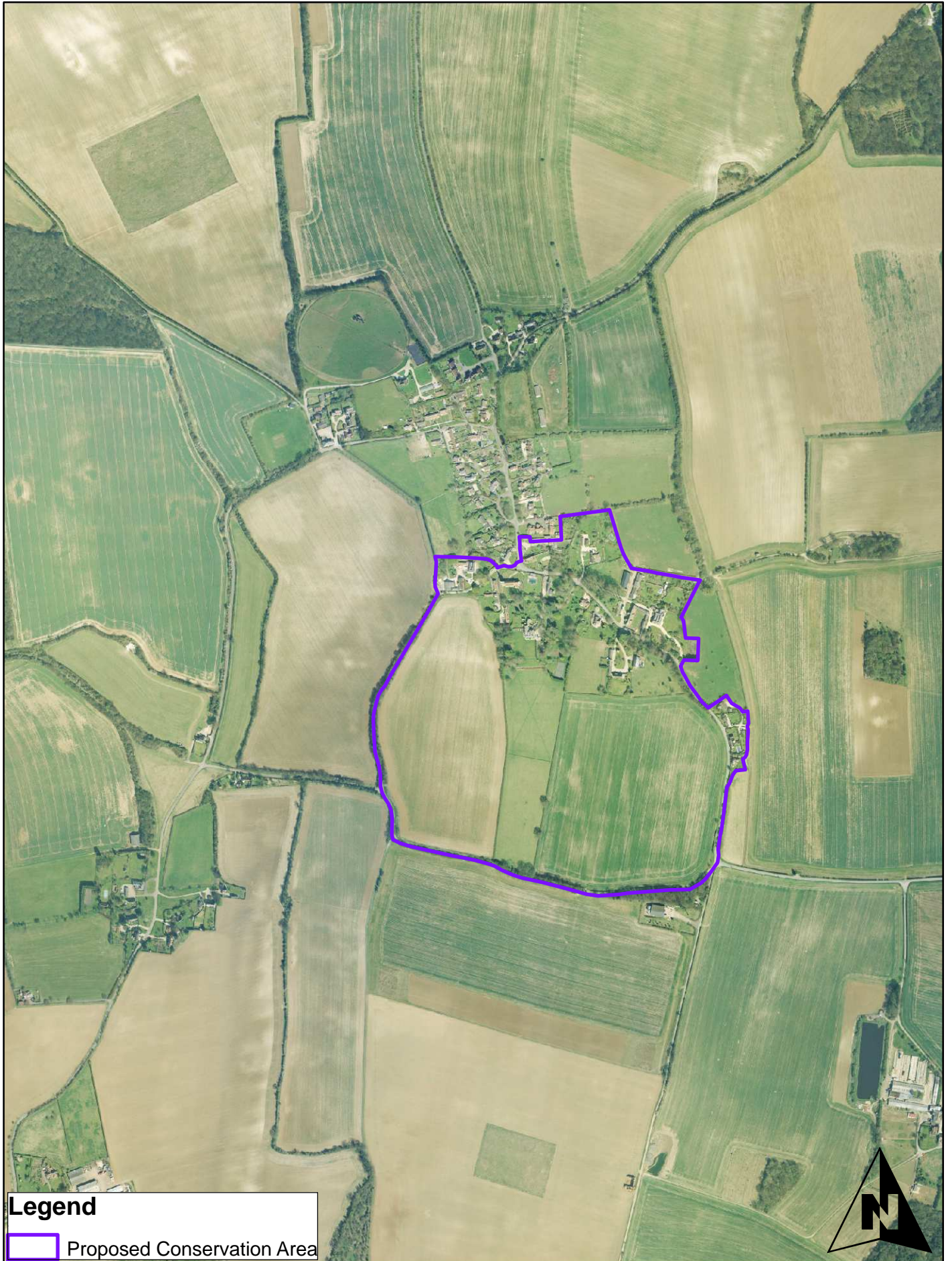
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# Appendix II - Proposed conservation area boundary for Peasemore

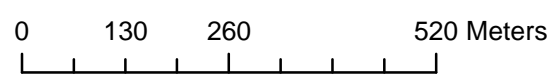


# Appendix III - Aerial photograph showing extent of proposed conservation area boundary for Peasemore

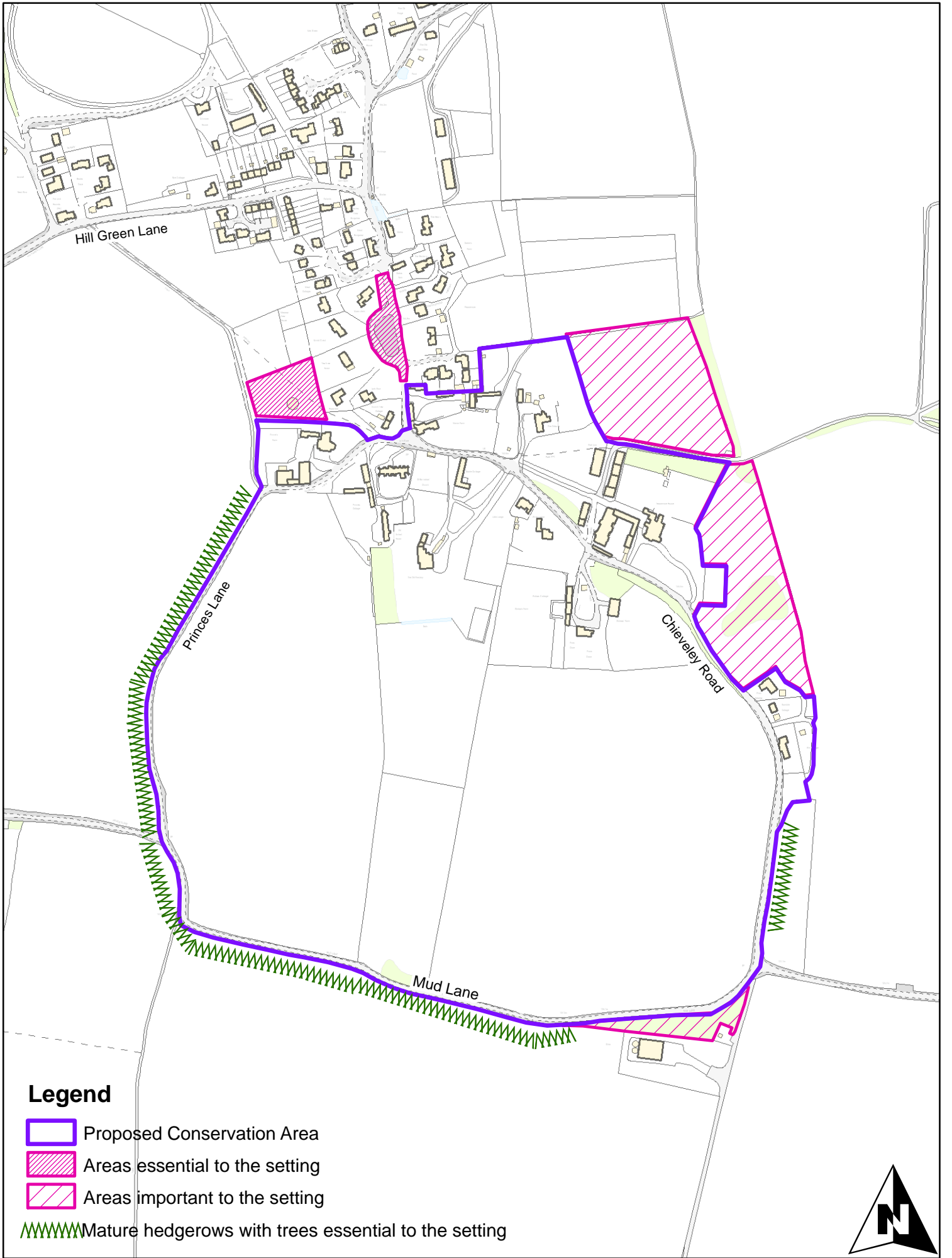


**Legend**  
Proposed Conservation Area

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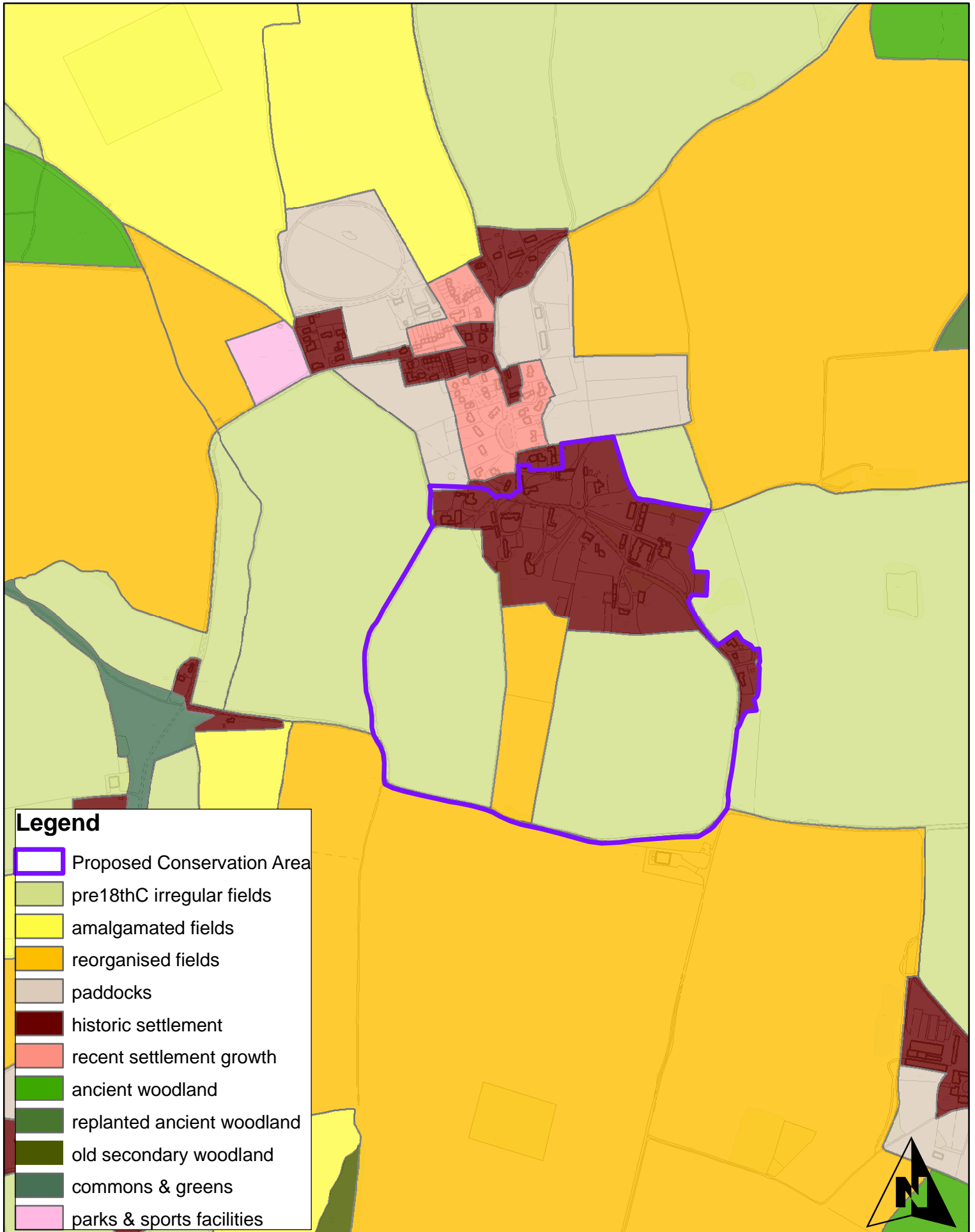


# Appendix IV: Areas important and essential to the setting of the proposed conservation area



# Appendix V: Historic landscape character types

Mapping of current and past land use has been undertaken for all of West Berkshire as well as for the North Wessex Downs Area of Outstanding Natural Beauty through the Historic Landscape Characterisation Project.

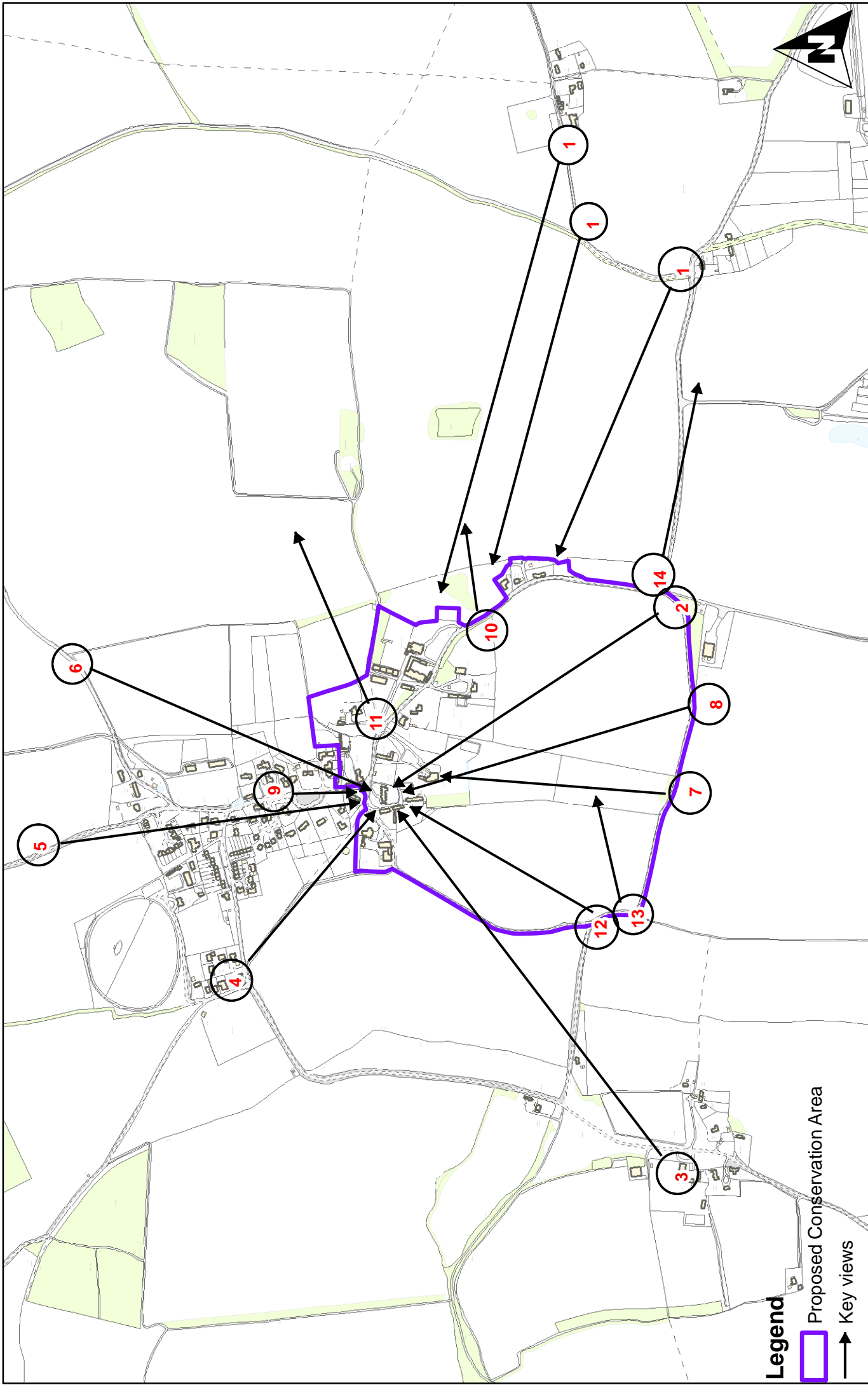


- Legend**
- Proposed Conservation Area
  - pre18thC irregular fields
  - amalgamated fields
  - reorganised fields
  - paddocks
  - historic settlement
  - recent settlement growth
  - ancient woodland
  - replanted ancient woodland
  - old secondary woodland
  - commons & greens
  - parks & sports facilities

0 125 250 500 Meters



**Appendix VI(a): Key views into and from the proposed conservation area (key to views can be found at Appendix VI(b))**



**Legend**

-  Proposed Conservation Area
-  Key views

## **Appendix VI(b): Key to views shown on map at appendix VI(a)**

1. View from public vantage points at Beedon Common. Peasemore House is prominent.
2. Views of wooded centre of village and rooftops.
3. Views of church spire rising from tree cover from Hillgreen.
4. Views of village edge and church spire down pathway from Fox and Hounds PH frontage.
5. Views from hillside on Field Road to the church spire.
6. Glimpses of church spire in wooded setting from road to Stanmore.
7. View from Mud Lane to The Old Rectory flanked by woodland and trees.
8. Views from Mud Lane to the church spire and wooded village.
9. View from Village Street in the centre of the village to the church.
10. Long distance view out from eastern boundary towards The Rookery.
11. Middle distance view out from public footpath
12. Wide view to church spire from Princes Lane.
13. Views from Princes Lane eastwards across the enclosure towards

**Appendix VII: Listed Buildings within the parish of Peasemore**

<b>Building no. (refer to map at Appendices I and IX)</b>	<b>Building name</b>	<b>Grade and date listed</b>	<b>Address</b>	<b>Unique ID</b>	<b>Notes from Listing Description</b>
1*	Gidley Farmhouse	II 25/10/51	RG20 8TX	39963	Farmhouse with 19 <sup>th</sup> century barns surviving within the setting of the listed building
2	Church of St Barnabas	II 27/06/72	RG20 7JF	39964	Church. Base of tower circa 1737, main body circa 1842, chancel circa 1866. Chancel by G. Street
3*	Drakes	II 02/12/86	RG20 7JF	39965	Formerly a farmhouse, now a cottage. Early 17 <sup>th</sup> century with 19 <sup>th</sup> century extension and 20 <sup>th</sup> century alterations.
4	The Old Rectory	II 02/12/86	RG20 7JF	39966	Former rectory, now a private house. Late 18 <sup>th</sup> century with 19 <sup>th</sup> century and 20 <sup>th</sup> century extensions and alterations.
5	Stable block 72 metres north of the Old Rectory	II 02/12/86	RG20 7JF	39967	Stable block. Early 19 <sup>th</sup> century.
6	Peasemore House	II 21/04/88	RG20 7JH	39968	House. Previously listed as Priors Farm House. The list address was amended 18/07/2006 to Peasemore House. Mid 19 <sup>th</sup> century.
7	Barn 30 metres west of Peasemore House	II 02/12/86	RG20 7JF	39969	Barn. The list address was amended from Barn 30 metres west of Priors Farm House to Barn 30 metres west of Peasemore House. Early 17 <sup>th</sup> century with later 17 <sup>th</sup> century aisles.
8	Granary at Widows Farm 36 metres south of barn at Peasemore House	II 02/12/86	RG20 7JF	39970	Granary. The list address was amended from Granary at Widows Farm 36 metres South of Barn at Priors Farm to Granary at Widows Farm 36 metres South of Barn at Peasemore House. Circa 18 <sup>th</sup> century.

9	Peasemore Manor (now known as Manor Farm)	II 21/04/88	RG20 7JF	39971	Hall house, now farmhouse. Early 15 <sup>th</sup> century, altered and extended late 18 <sup>th</sup> century; altered mid 20 <sup>th</sup> century.
10	Barn approximately 25 metres to south west of Princes Farmhouse	II 29/04/91	RG207JQ	39975	Barn. Late 18 <sup>th</sup> century.
11	Paxmere House	II 05/04/04	RG20 7JH	491233	House. Probably 17 <sup>th</sup> century, with additions and alterations of 18 <sup>th</sup> century and later.  N.b. Recent BARG research suggests that Paxmere House may date to the 14 <sup>th</sup> or 15 <sup>th</sup> centuries. (BARG, 2008).

**Asterisked items are outside the proposed conservation area. Locations shown at Appendix I and IX  
Unasterisked items are within the proposed conservation area. Locations are shown as Appendix IX**

**October 2009**

**Note that the above information is believed to be correct at the time of printing: the status of any building should always be checked against the official list maintained by English Heritage as the list is subject to amendment.**

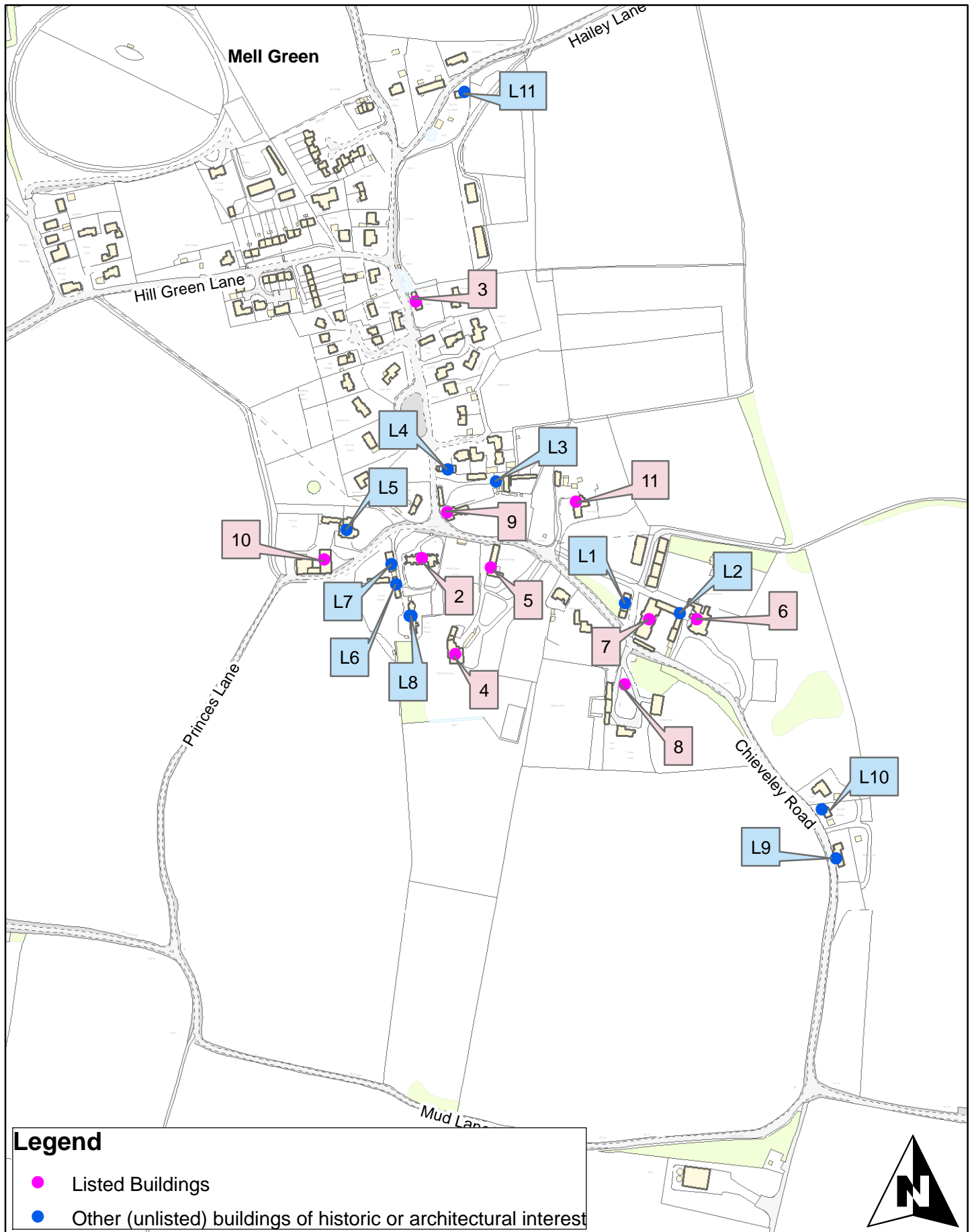
**Appendix VIII: Other buildings of historic or architectural interest within the parish of Peasemore**

<b>Building no. (refer to map at Appendix VII)</b>	<b>Building name</b>	<b>Address</b>	<b>Notes</b>
L1	Shed west of Peasemore House	Chieveley Road	Later 19 <sup>th</sup> century shed of eleven bays constructed using 'wychert', an earth based building material composed principally of clay and small stones. A rare survival in West Berkshire
L2	Coach House Stables west of Peasemore House	Chieveley Road	Coach house and stables associated with Priors Farm House (now Peasemore House) forms the northern and eastern range of farm buildings. The range was constructed by 1840 and includes many original internal fixtures and fittings
L3	Stables at Manor Farm	Village Street	Earlier 19 <sup>th</sup> century red brick stables associated with Manor Farm.
L4	Barn at Manor Farm	Village Street	Timber framed barn with weatherboard cladding and thatched roofs probably dating to the 19 <sup>th</sup> century and associated with Manor Farm
L5	Princes Farmhouse	Princes Lane	House. Princes Farmhouse dates from the 19 <sup>th</sup> century and is the principal building for the group of agricultural buildings associated with the farm
L6	Princes Cottages	Princes Lane	A row of cottages constructed pre-1840 and associated with Princes Farm
L7	Princes Stables	Princes Lane	Stables constructed pre-1840 and associated with Princes Farm
L8	The Old School House	Princes Lane	School House constructed c. mid-19 <sup>th</sup> century
L9	Elm Tree Cottage	Chieveley Road	Thatched 19 <sup>th</sup> century cottage
L10	Bramble Cottage	Chieveley Road	Thatched cottage of unknown date (may date to as early as 15 <sup>th</sup> or 16 <sup>th</sup> centuries – BARG is due to undertake a survey of Bramble Cottage to determine the building's date)
L11	Old Post Office	Hailey Lane	Thatched 18 <sup>th</sup> century cottage,

**Locations are shown at Appendix IX**

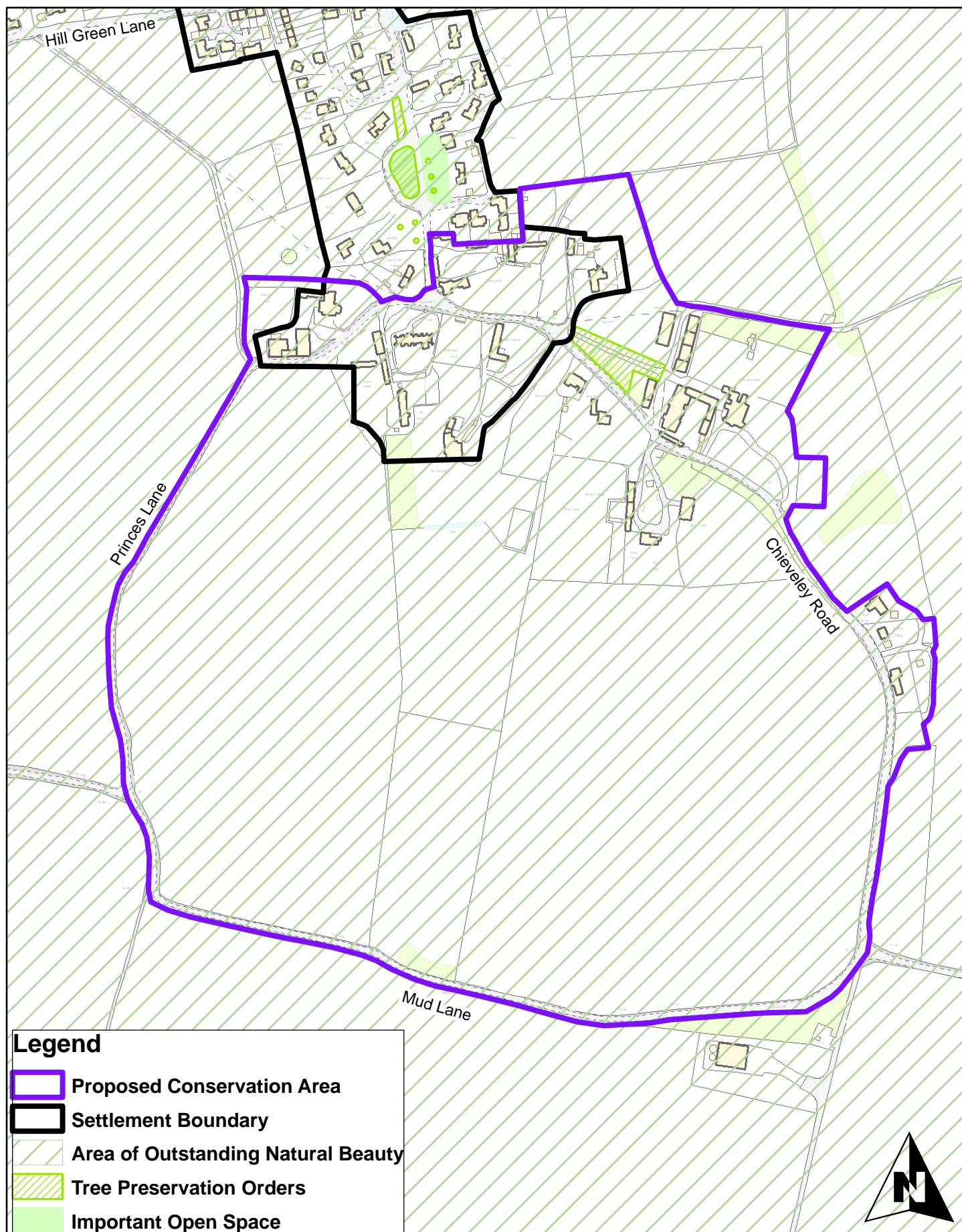
# Appendix IX - Listed buildings and other buildings of historic or architectural interest within the parish of Peasemore

Map annotated to show listed buildings and other buildings of historic or architectural interest within the proposed conservation area. Please refer to appendices VII and VIII for schedule of listed buildings and other (unlisted) buildings of historic or architectural interest.

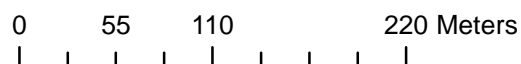


# Appendix X - Local Plan policy designations and proposed conservation area boundary for Peasemore

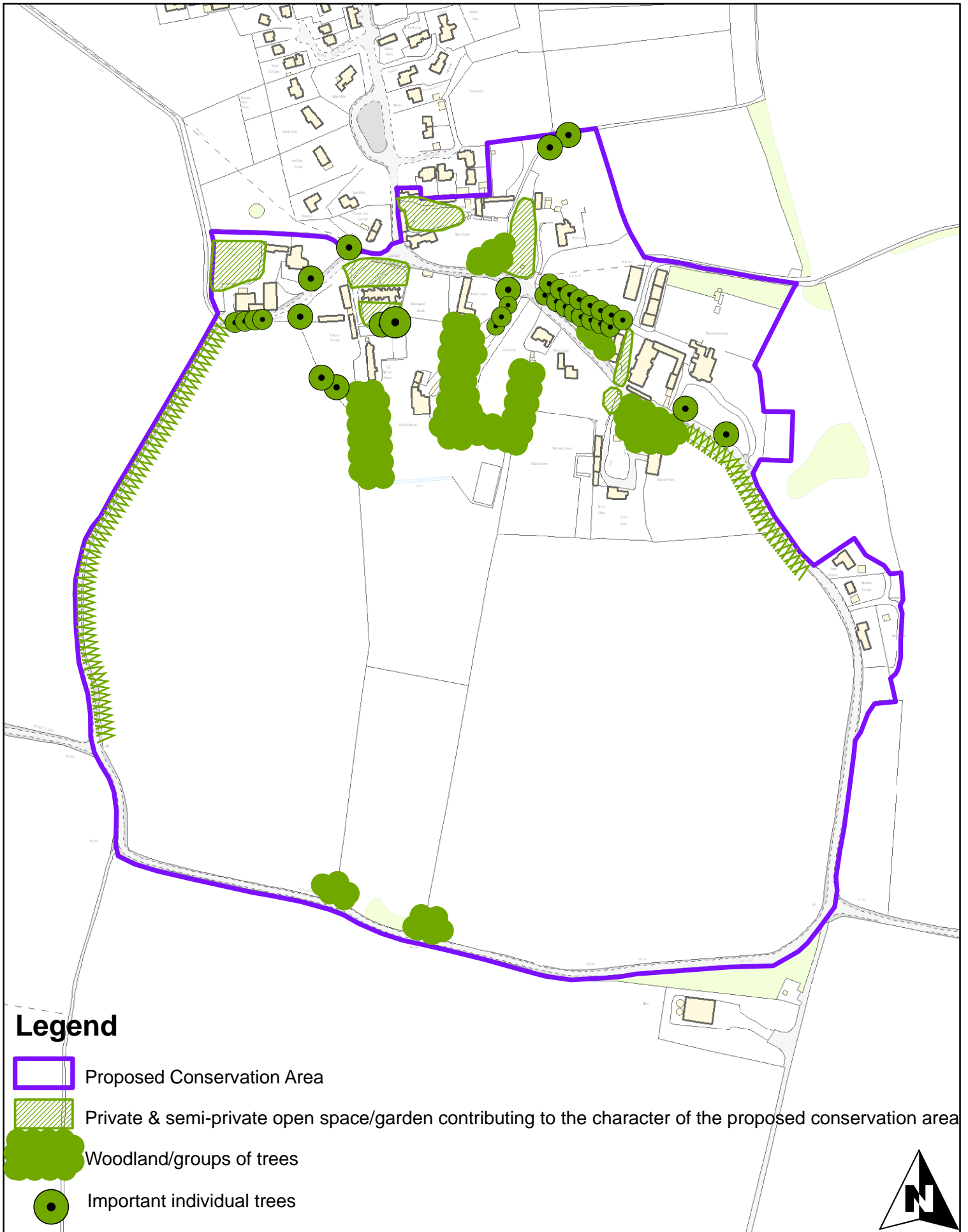
Ordnance Survey Map annotated to show West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) designations and proposed conservation area boundary for Peasemore



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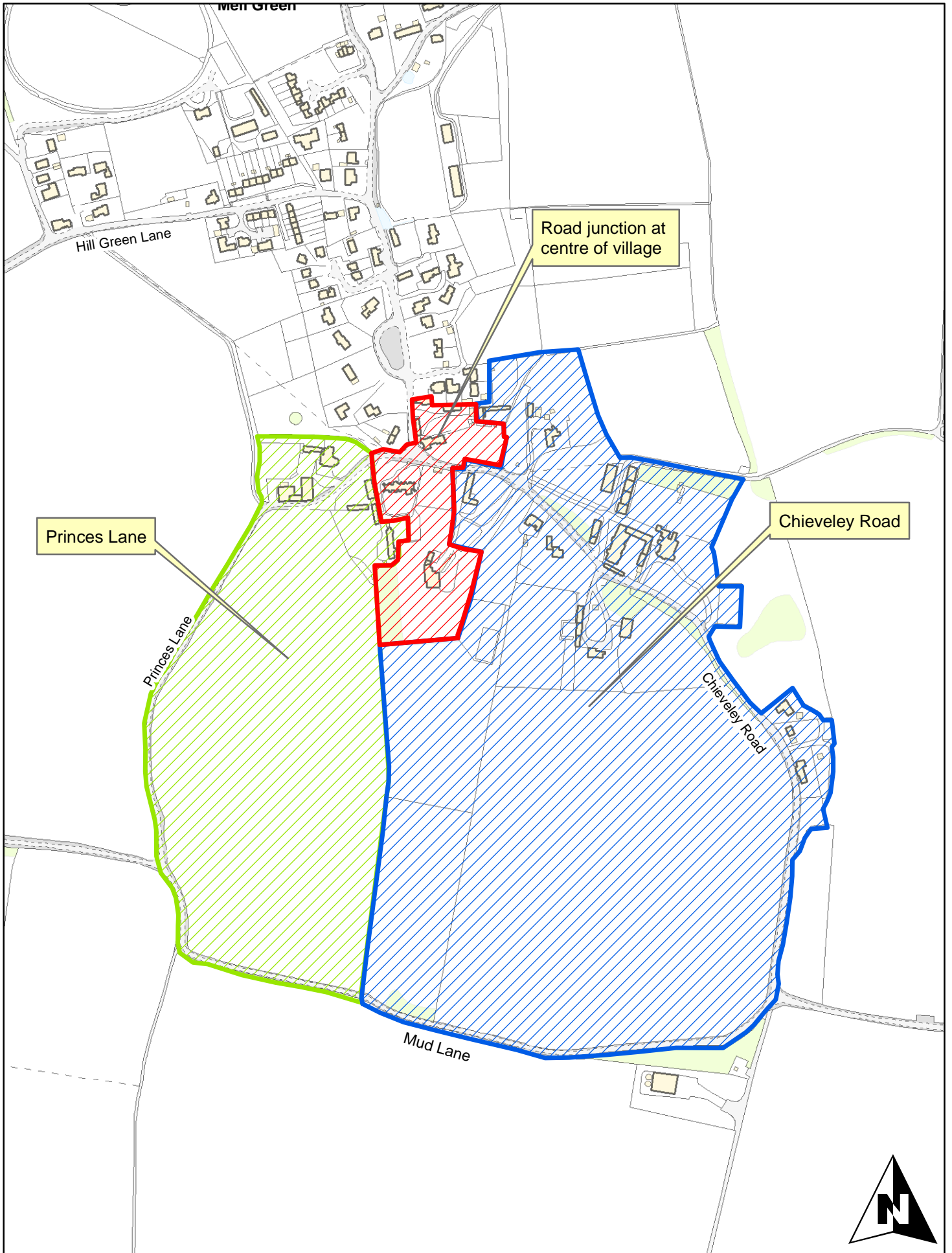
# Appendix XI - Plan of important open spaces, trees and other landscape features within the proposed conservation area



0 55 110 220 Meters



# Appendix XII - Character areas within the proposed conservation area



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## **Appendix XIII: Key sources, further reading and references**

### **Key sources and further reading**

#### **Central Government**

For current central government policy, legislation and guidance in relation to planning, building and the environment generally, see [www.communities.gov.uk](http://www.communities.gov.uk).

Of particular note is: Planning Policy Statement 5 (PPS5), Department for Communities and Local Government, March 2010, and associated Practice Guide

#### **English Heritage**

For information from English Heritage and its partners see [www.english-heritage.org.uk](http://www.english-heritage.org.uk) and [www.helm.org.uk](http://www.helm.org.uk) .

Notable publications include:

Guidance on Conservation Area Appraisals, English Heritage, 2006

Guidance on the Management of Conservation Areas, English Heritage, 2006

#### **West Berkshire Council**

For West Berkshire Council documents see [www.westberks.gov.uk](http://www.westberks.gov.uk).

These include;

West Berkshire Council Local Plan 1991 -2006 Saved Policies September 2006

Historic Environment Guidance Note 1: Conservation Areas, West Berkshire Council (current revision)

Historic Landscape Characterisation (HLC) and Historic Landscape Character Zoning (HECZ) see <http://www.westberks.gov.uk/index.aspx?articleid=12848> and <http://www.westberks.gov.uk/index.aspx?articleid=13297>

#### **Peasemore Parish Council**

Peasemore Parish Plan, 2004

## **Archives**

Berkshire Record Office

West Berkshire Council Historic Environment Record

## **References**

Berkshire Archaeological Research Group: Archaeological Research into Peasemore, 2008 (unpublished) (see <http://www.barg-online.org/Peasemore.html>)

Berkshire Landscape Character Assessment, Berkshire Joint Strategic Planning Unit, October 2003. (Downloadable from [www.berks-jspu.gov.uk](http://www.berks-jspu.gov.uk))

Victoria County History: A History of the County of Berkshire, Volume 3, P.H. Ditchfield and W. Page (ed.s) 1923 (O.O.P: available at [www.victoriacountyhistory.ac.uk](http://www.victoriacountyhistory.ac.uk))

The Buildings of England, Berkshire, N. Pevsner, 1966

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