



Ham Cross

HAM CONSERVATION AREA STATEMENT

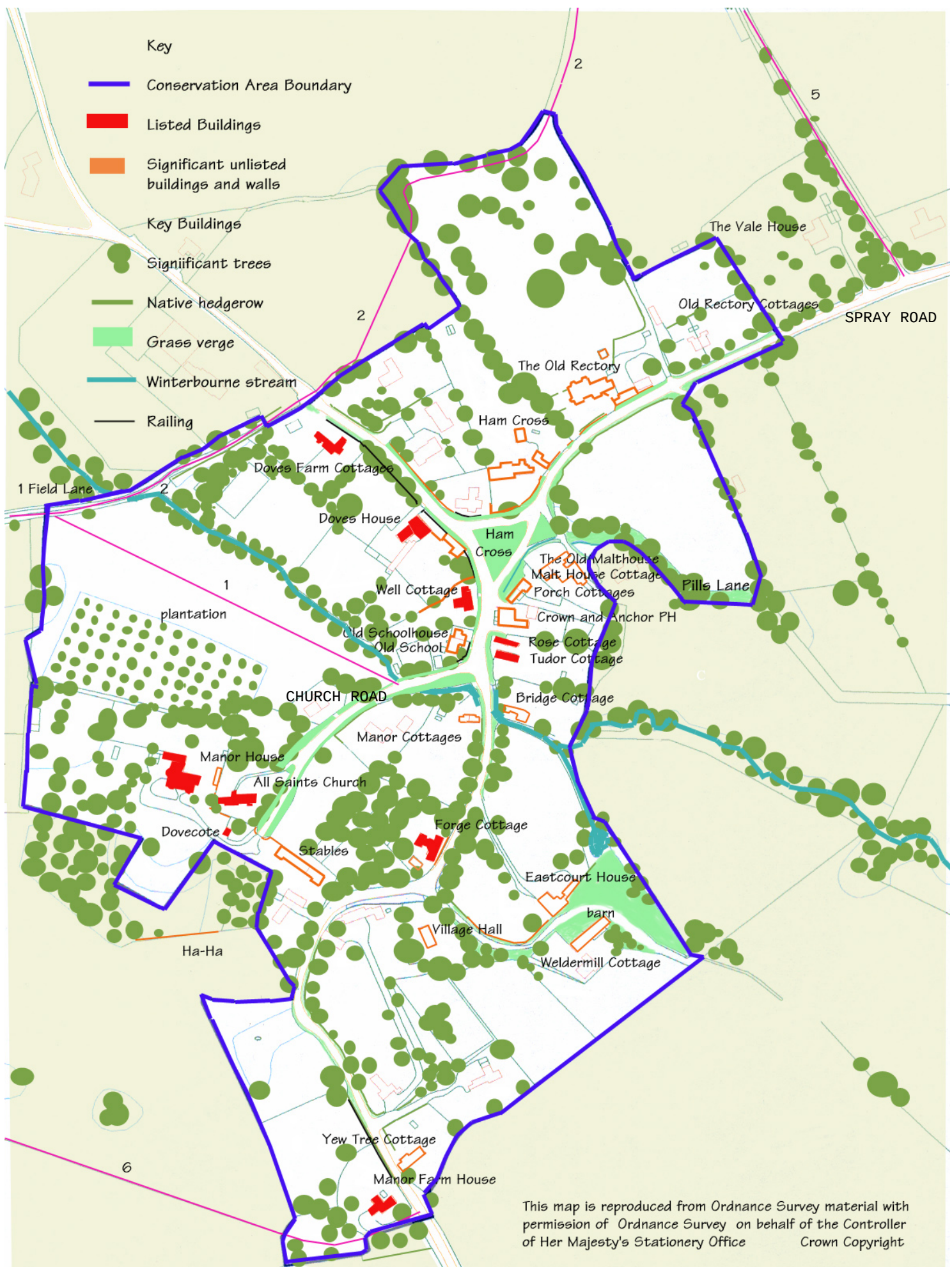
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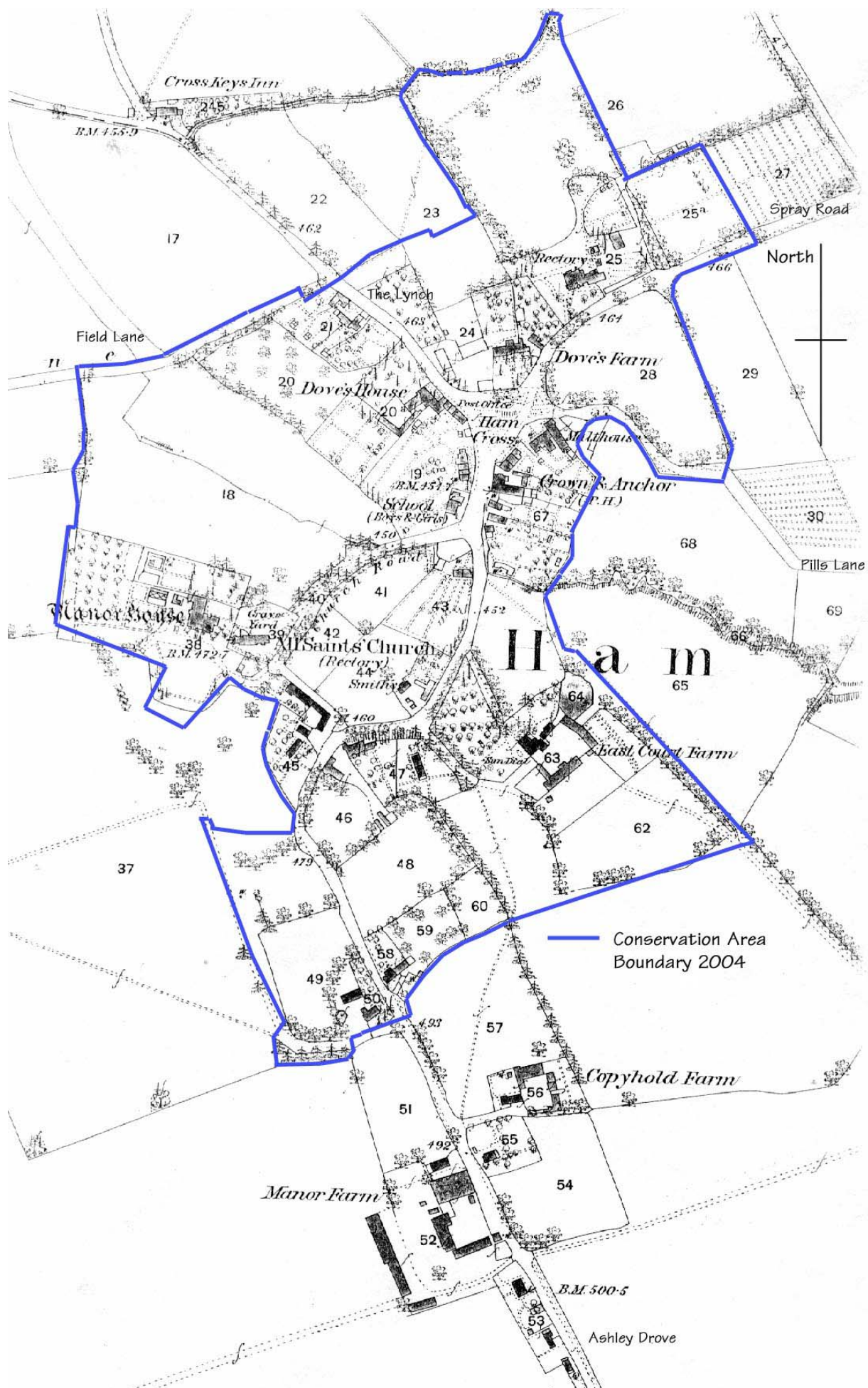
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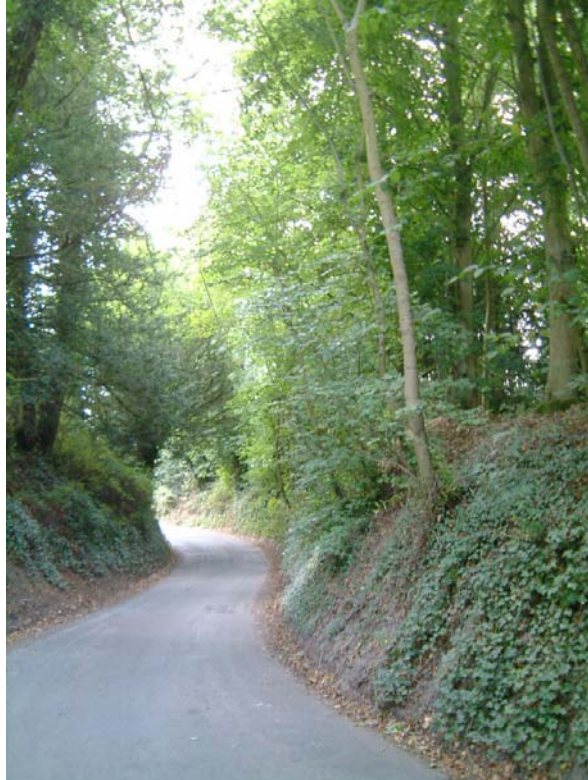
HAM CONSERVATION AREA



HAM HISTORICAL MAP from the 1880 OS



Ham Hill



The lane from Ham Hill sunken in the greensand and overhung by ash and yew



The approach to Ham Cross from Inkpen

INTRODUCTION

The purpose of this Statement is to identify and record those special qualities of Ham that make up its architectural and historic character. This is important in providing a sound basis for the Local Plan policies and development decisions as well as for the formulation of proposals for the preservation and enhancement of the character or appearance of the area. The Conservation Area was designated in 1973. This Statement includes a review of the Ham Conservation Area and is intended for all those with an interest in the village, or undertaking work on the buildings, landscape, roads or public spaces. It is also essential reading for anyone contemplating development within the area. By drawing attention to the distinctive features of Ham it is intended that its character will be protected and enhanced for the benefit of this and future generations.

LOCATION

Ham is in a secluded position in the extreme east of the county four miles south of Hungerford off the A338 on a minor road near the Wiltshire border with Berkshire. Marlborough is 11 miles to the north west.

BRIEF DESCRIPTION

Ham is a small village of about 150 population generally scattered about an undulating area rich in mature trees. The centre is a triangular green known as Ham Cross around which are grouped a variety of buildings, the former village school, the former post office and the public house. The church and the Manor House together lie separately at the end of a lane to the south while the former rectory is situated in Spray Road off to the north east. A residential development has replaced a former farm group beside the north west approach on to the green.

LANDSCAPE SETTING AND GEOLOGY

Ham, enfolded in the downs, is approached from the south and east by narrow sunken lanes overhung by trees that emphasize its seclusion and rural character.

Ham village lies in a hollow of Greensand surrounded by Chalk that forms the small Vale of Ham. It is geologically within a continuation of an up-fold that defines the southern limit of the Vale of Pewsey nearby to the west. It lies north of Ham Hill which rises to over 500 feet above it. A winterbourne flows from springs beneath the Chalk above the Gault Clay through the southern end of the village from south east to north west to become a headwater of the Kennet. Open arable fields on the chalk beneath the escarpment surround the village and its pastures on the Greensand.

Abundantly wooded in the 11th century Ham was still considered to lie within Savernake Forest in the 13th century but is today more closely related to the Vale of Pewsey Landscape Character Area. There are still small dense areas of broadleaf woodland south west of the manor and east of the church. North of the church is a grove of yew trees. The grounds of the Manor and the Old Rectory are rich in a variety of broadleaves including significant specimen trees. Around the village paddocks and meadows are strongly bordered by mature hedgerow and trees including ash, beech, Spanish chestnut and distinctive groups of Scots Pine. In addition screen plantations have been sited north of the Manor and to a new residence north west of the Conservation Area.



Ham from the hill showing the wooded village surrounded by open arable fields on the chalk loam



Inkpen Beacon to the south east



Church Road

ARCHAEOLOGY

Ham is first recorded as 'Hame' in AD 931. The Saxon settlement is believed to have been in an area south of Ham Cross within an area of the circular lane formed of Church Road and Ashley Drove through the present grounds of the Manor house. There are no other archaeological records for the village.

ORIGINS AND DEVELOPMENT

The name Ham derives from the Saxon for a homestead on a piece of land in the bend of a river, in this case a small tributary of the Kennet. The territory of the village was defined by boundary clauses in a charter of 931 by which King Athelstan granted land to a certain Wulgar who on his demise bequeathed it to a foundation that later became Winchester Cathedral. The Wansdyke passes close to the village towards its termination near Inkpen Beacon. Some local fields are named after gates or gaps in this earthwork. Other roads possibly Roman in origin, the Ridgeway and a Saxon herepath pass along the edge of the downs close to the village endowing it with some importance in the distant past. The village lay south of a cross roads of routes leading to and from the downs and passing east and west below the scarp. Diversions have however shifted the actual junction away from the village to the north to what has become Ham Cross or the green around which subsequent buildings have gathered. Most lanes which ran through Ham in the late 18th and early 19th century, if not still in use as roads, can still be traced as footpaths or tracks. The lane south from the village to Ham Hill and the ridgeway was known as Ashley Drove in the 19th century. Present day roads enter the village deeply cut into the greensand and are overhung by mature trees including beech, ash and yew. Pills Lane has however become impassable through neglect.

Enclosure had started piecemeal in the 17th century and was completed by the Parliamentary Act of 1828. In 1672 Daniel Dove

held the land that became Dove's Farm north west of the village. Several farms in the north and east of the parish remained in church ownership until 1914 when the Ecclesiastical Commissioners sold their Ham estate to Samuel Farmer who converted the arable land to dairying, as he had done elsewhere, for the London milk trade.

The lane from Shalbourne and east to Inkpen known as Spray Road may have been a section of an early lowland route parallel with the Ridgeway. The track west to Shalbourne was known as Field Lane and the track east from Ham Cross as Pills Lane. From Ham Cross Church Road in the late 19th century rejoined the road to Ham Hill but now ceases at the Manor.



All Saints Church Ham

In 1976 there were four mixed farms in and around the village; Manor Farm, Dove's Farm, East Court Farm and Ham Spray Farm. The latter was worked together with land in Berkshire from Eastcourt Farm. Since then more agricultural land has been combined into increasingly large and more economic holdings. As a consequence farmland and farmhouses have fallen into separate ownerships. Many of the redundant farmhouses, with little or none of their former land, have been taken up by non-farmers for residential use. The remaining active farm is Ham Spray Farm and Manor Farm combined under Wansdyke Farms Ltd and situated south of the village but is separate from the original farmhouse of the same name.

The Church is first recorded in 1172 when the Bishop of Winchester confirmed the right of St Swithun's Priory to present rectors at Ham. Since 1953 the rectory has been united with that of Buttermere and the Bishop of Salisbury has taken turns with the Bishop of Winchester in presenting rectors to the united benefice of Shalbourne, Ham and Buttermere.



The Old Rectory

In 1341 the rector is recorded as having a house and garden. The house mentioned in the late 17th century is probably that which is incorporated into the present Old Rectory building standing on the north side of Spray Road. This rectory was sold sometime after 1933 when it was replaced by a new house to the east which itself was sold in 1956 and is now known as The Vale House.

Tithes formed the sole endowment of the rectory of Ham until 1363 when Geoffrey Polhampton owner of the East Court manor estate endowed the rector with 20 acres of land scattered about the village. This endowment was intended for a chaplain to say a daily mass for the family but after the reformation the land came to be regarded as the glebe. When the open fields were inclosed in 1828 the rector received in compensation a single allotment of 20 acres south of the present house. Also in 1828 the £1 annual rent income from half an acre north east of East Court known as 'Church Plot' was allotted to the churchwardens for church repairs.

In 1839 instead of tithes the sum of £435 in rents was allotted to the rector.

The School. In 1808 children were taught at a 'petty' school in the parish. In 1833 20 children were taught at a daily school paid for by their parents. In 1858 30-40 children were taught by a mistress in a small schoolroom that was chiefly supported by the rector. By 1871 the school was connected to the National Society and attended by as many as 61 pupils. In 1874 the present building off Ham Cross was provided but for no more than 40 children who were attending until its closure in the early 1980s.



The village centre off Ham Cross



The Crown and Anchor public house



Rose Cottage

ARCHITECTURAL AND HISTORIC CHARACTER

Ham Cross at the centre of the village is separated by the wooded areas of Church Road from the Manor House and the parish church. These important buildings have no influence on the character of the clustered houses and cottages.

As a small village it is so strongly rural each building seems to be set within its own wooded plot behind either a hedge, a wide grass verge or on a steep green bank. The few exceptions are the relatively close knit group just south of Ham Cross that includes the public house.

The Crown and Anchor, the name possibly originating from the early 19th century when the press gangs were recruiting among the rural impoverished. The building is of brick and colour washed on 2-storeys with original sash windows on the first floor and casements elsewhere. These casement lights include those to the bay windows that are a handsome feature of the front.

The building appears originally to have been 'L' shaped on plan with a relatively wide block across the front and a narrow rear wing built up on the rising ground along the east side. The interior walls of the former have largely been removed and open up as a single large bar room. The open angle to the rear of the plan has been infilled with a variety of 20th century extensions that do little to enhance historic character. The original plain clay tile roof is hipped and has been extended to cover most of the building. A good chimney stack survives on the north wall. The bay windows, the roof and chimney together with the traditional pole sign are an asset to the street.



Tudor Cottage



Bridge Cottage (Candlemas Cottage)



Manor Cottages



The former Ham Primary School of 1874

To the south is the Grade II listed 16th or early 17th century Rose Cottage of one storey and attic in timber frame, jettied and gabled to the road. It also has some surviving wattle and daub infill panels but many are of red brick nogging. The thatch is swept over one dormer to each side of the roof that is half hipped over the front gable with a central brick stack. Various casements with glazing bars are fitted, some neatly into the structural frame, but others disrupt it.

Rose Cottage is exceptionally picturesque and a great asset to the street.

Within the open frontage area there is a cast iron hand pumping machine with a large winding flywheel, reduction gearing, etc. It is an increasingly rare survival of a once common artefact of the 19th century.

Tudor Cottage is of similar gable end orientation and date of origin as Rose Cottage but is of a simpler and more common construction without a jetty. Timbers survive only in the ground floor front wall and seem to be of a light scantling. The sidewalls and front panel noggings are all now of brick. The thatched roof slopes down as a 'catslide' to the north side and sweeps over dormers on the south side. Two brick ridge stacks suggest that the building was formerly two cottages. While the western stack is quite plain the eastern stack has multiple corbel courses that indicate a rebuild in the late 19th century. The casement windows are 20th century with various 19th century patterns of glazing bars. Tudor Cottage is an asset to the street but the height of the frontage hedge detracts from its setting.

Bridge Cottage is another cottage built gable end to the street with a fully hipped thatched roof covering walls entirely of brick with casement windows but heavily enclosed by mature hedging and trees. Hedgerow has also grown adjacent the brick built channels that conduct surface water from north and south into the culvert beneath the street to the course of the stream beside Church Road opposite.

Manor Cottages is a pair from the latter half of the 19th century probably built for servants of the Manor House. It is of single storey and attic in red brick with a diamond pattern of blue headers. The casement windows are covered by cambered arches and special brick label mouldings. The plain clay tiled roof is gabled with barge boards to front and both sides with a central chimney. The pair is significantly sited in the view from Ham Cross at the southern end of the street. The site is bordered by street furniture that includes the village notice board and an insignificant looking modern telephone call box.

The former Ham Primary School is set into the bank with much hedging and a variety of shrubs and trees across the front of the schoolroom. The building dates from 1874 when the school was connected to the National Society. It incorporated a teacher's house in cottage style of one storey and attic and a single storey school room divided by a curtain between boys and girls for as many as 53 children. The building is of greensand stone with brick quoins, banding and dressings around the large windows. The roof is gabled to the front and side and the schoolroom has gabled dormer windows. The chimney stacks are not a particular feature of the architecture but rise from the roof slopes only as required by the interior layout.



Well Cottage

Well Cottage is set upon the bank approached by brick steps through double gates in a timber paling fence. The cottage is originally of the 17th century in timber frame of three bays with wattle and daub panels but are now of white painted brick noggings throughout. Extensions in the same style have been added to the north side probably during the 19th century and at the rear in the latter half of the 20th century. Windows are casements with a single horizontal glazing bar of a 20th century pattern. The thatched roof is swept over three wide dormer windows at the front. There are two chimney stacks; one in the gable of the south wall of 18th century brick and one on the ridge adjacent the extended bay.



Doves Cottage

A high and substantial brick wall defines the northern boundary with Doves Cottage and follows the falling levels of the rear garden. The cottage is traditionally picturesque and a prominent member of the main village group.

Doves Cottage has some elements of an historic building including its siting on the edge of the roadside bank, the single storey and attic scale, the thatched roof and acknowledgement that a timber framed structure preceded the existing brick. The tall external stack is a 20th century construction on the site of a former timber frame probably removed to improve the prospect of the adjacent house. The wide arching dormer and the large casements in the gable wall may also be 20th century. The building has minor group value with others around the green.



Doves House

Doves House is perhaps the most interesting house at Ham Cross. Bounded by a low wall and a long run of railings, it is now almost entirely covered by wisteria. Its siting beside the north west exit from the green is significant in reinforcing the shape and enclosure of Ham Cross. It is listed grade II star with much interior interest of ceiling beam mouldings, the panelling and partitioning of the late 16th and early 17th century together with the stairs, fire surrounds and shutters of respectively the 18th and early 19th centuries.

The main front elevation gives a first impression of imposing architectural symmetry but because of the older structure beneath there are two sash windows to the left of centre and three to the right. The tile hung gable is raised over the centre of a continuous moulded eaves box gutter but the six panel front door below is off centre between the two ranges of windows.

The walls are of brick rendered with a first floor string course and a coved eaves. The roof is of old red plain clay tiles with substantial chimney stacks at each gable end. The cladding of the gable walls is also of tile hanging in old clay pattern. There is a rear service wing and outbuildings facing the north side garden and the vehicular access with significant large mature roadside lime trees.

Doves House its wisteria creeper, roadside trees and railings are particularly significant to the quality and character of Ham Cross.



Ham Green Cottage

Ham Green Cottage is a 20th century replica of a thatched cottage which when viewed from a distance and in context with the green, the mature trees and hedges is in harmony with its setting.



'Ham Cross' is a former farmhouse that lies behind a great willow tree and a low brick wall.



'Ham Cross' is entered from Spray Road



The Old Malthouse and Malthouse Cottages



Porch Cottages

'Ham Cross' was formerly the farmhouse to Doves Farm. It is of 17th century origins, part of which is most evident in the timber framed and hipped roof wing at the rear. Internally there are sections of 17th –early 18th century plank and muntin partition. The central chimney and steep tiled roof incorporating attics with dormer windows are also of the early period. However the major part of the house with walls of flint and brick dressings is late 18th century. Following a fire early in the early 20th century the kitchen part has been rebuilt in brick with tile hanging to a new upper floor and roof gable. Sash windows are probably contemporary with this reconstruction to the west part of the house, where the windows on the ground floor are unusually wide in the Edwardian style.

The out buildings including the roadside stable and an attached half hipped east extension to the house are of brick and tile dating from the early 19th century.

Also significant are the trees bordering the northeast boundary where there are mature broad leafs and yew trees. Also to the roadside bank there is a substantial willow tree that is particularly significant to the character of the green. The house, the outbuildings, the trees and the grounds are all significant to the character of the Conservation Area.



Steps and gate to 'Ham Cross'

The Old Malt house and Malt house Cottage are adjoining 19th century cottages and appear to have been a small malt house and a maltster's house. Alterations carried out to the building in the 20th century when it became the village shop and post office have removed almost all trace of its original use and the buildings of brick and tile with traditional casement windows are only of minor architectural interest.

The high gable the substantial central chimney and the tile hanging to the side do however contribute to the variety and character of buildings at Ham Cross. The native hedge on top of the steep grass bank to the cottage front gardens also maintains the traditional frontage around the green. A storm water channel is bridged by the approaches to the cottages.

Porch Cottages are characteristically wide fronted of the 18th century but raised in the 19th century from a single storey and attic to two storeys. The exposed principal rafters and tie beam in the northern gable clearly show the former low profile of the roof. Also the upper floor casement windows are unusually shallow and tucked up tight under the eaves of the simple continuous thatched roof. Both cottages have lean-tos attached to the rear with chimney stacks emerging from the ridge and gable end. The simple open fronted garden and stepping stone path from road level are rural in character.



Dove's Farm Cottage

Dove's Farm Cottage is in the lightly wooded area north west of Ham Cross. Now a single house it was formerly two cottages of different periods. The original 17th century cottage is gable on to the road with a gable chimney stack and timber framed with brick noggin. The original entrance was to the second bay that is now a window. The second cottage is of the 19th century built entirely of brick with the entrance near the junction. Both cottages are thatched with dormer windows above a consistent wall plate level. The brick nogging and brickwork are entirely painted white. The brick cottage has a weather boarded outshut that has been incorporated into the house.

The all over treatment with white paint detracts from its historic character. The house is significant principally because it is the first historic building encountered on entering the village from Shalbourne or Hungerford.



Forge Cottage

Forge Cottage is secluded among dense broad leaf trees set upon the bank above the lane leading south out of the village. Originally of the 17th century it is of timber frame with wattle and daub infill panels. Windows are casements of a 19th century pattern. At the south end is a timber boarded former outshut now extended up to include an attic storey with dormer windows and roofed in a continuation of the cottage thatch. The home of the former village black smith the cottage now has 20th century extensions on the site of the smithy workshop.

Forge Cottage is architecturally interesting, deeply secluded and significant to the history of the village.



The village hall

The village Hall is tucked away in the woods in what seems like a forest clearing that includes a small car park. It is typical of the best tradition of such buildings in the English village. It is well designed for easy maintenance with its dark stained weatherboards and contrasting white gloss painted sash windows. These are under a hipped roof with low eaves all round and covered by interlocking tiles at a steep pitch to shed all the drips and autumn leaves from the overhanging trees.

The Village Hall is both an amenity and an aesthetic asset to the village in being of the simple vernacular suited to the village and the woodland setting.



Manor Farmhouse

Manor Farmhouse is now simply a house remote from its farmyard which is located further down the road to the south. Veiled by young lime trees it is sited on the fringe of the village where it has a prospect of Ham Hill over the arable land to the south. It is bounded by an unexpected run of white painted railings on the bank above the greensand cutting of the lane.

Originally of the 18th century the red brick facade is in three bays on a flint plinth with a central entrance. The steeply pitched thatched roof sweeps low over semi dormers. The casement windows are a glazing bar pattern of the mid 20th century.

Manor Farmhouse and its setting combine into the quintessence of the small country retreat.



Ham Manor House of 16th century origin. The significant weeping ash tree is on the right.



Ham Manor is adjacent the churchyard.



The entrance gateway to Ham Manor



Ham Manor. The grounds to the west

Ham Manor is a near neighbour of the parish church in the south west of the Conservation Area. The house and dovecote are set within large grounds adjacent the churchyard that include designed gardens richly planted with mature specimen trees and shrubs of great beauty. The house has an open southerly aspect extending to a ha-ha where pasture begins. The wide lawn between the groups of trees on either side is defined by sentinel-like Sequoia trees.

The earliest part of the historic house are the surviving parts of a late 16th -17th century timber frame of 2 storey and attics that was the full width of the present house of five bays. The interior has 17th century panelling to a central staircase hall. The centre bay entrance has flanking leaded lights while the single first floor fixed sash has glazing bars of the early 18th century. The timber framed tower carries a square dialled clock with a mechanism reputed to be Dutch of the 17th century.

In the late 18th century the house was made considerably more impressive when the outer bays were extended forward as timber framed gabled wings and the bell cupola added. The datestone of 1704 has been refixed to the later front. Inside the 18th century panelling was installed in both ground and first floor rooms of the right-hand wing. In the 19th century wall timbers were renewed and brick nogging installed with sash windows, attic casements and the patterned plain tile cladding.

The tall chimney stacks are also tile hung on their front faces and with multiple corbels the tops appear to be reconstructions largely carried out in the early 20th century.

To the rear and sides there has been extensive 20th century painted weatherboard cladding and refenestration works. The wall facing the west sunken garden area is based on an early 20th century brick ground floor structure. This includes an octagonal bay with a hipped roof and a three sided French window with 16 pane sashes above. There is a gable ended kitchen block across the rear.



Ham Manor Part of the west elevation

The Manor House (listed Grade II*) is not a large or particularly imposing house architecturally but is interesting for its blend of historic features and materials from several periods of vernacular building style that result in a particularly interesting and homely design.

The dovecote is listed Grade II with date stone 1794 and built probably during the period of the aggrandizement of the house. It is of red brick with blue panels on the entrance elevation facing the house and a brick modillion eaves corbel all round. Side walls are in English bond brick. Three pigeon entrance holes with stone sills are set in the south side and two small fixed casements in the east. The steep roof is tiled and surmounted by a louvered ventilator and a lead roof with a wind vane repaired in 1984. The interior has approximately 300 nest holes formed on brick ledges separated by chalk blocks.



Ham Manor. The dovecote of 1794

The stable block, coach house and a staff cottage are combined in a substantial range of brick and tile that stands with its rear wall to the north adjacent the gateway at the end of Church Lane.

Of a single storey and hayloft the symmetrical range was originally arranged with a projecting carriage house at the west end under a half hipped gable roof with the stable doors set back in a wing to the east. The walls entirely of red facing bricks are well proportioned and include special bull-nosed bricks with well recessed centre pivoted casement lights and plank stable doors in each cambered opening.

In the late 20th century refurbishments and an extension were carried out to create an east carriage house and additional stable bays to form a staff cottage.

The whole building is in an excellent state of repair and enhances the approach to the historic house and grounds.

There are also two unremarkable mid 20th century staff cottages situated on the opposite side of the stable forecourt to the south with access off the village lane to Ham Hill.



Ham Manor. The coach house and stables

Ham Manor House, its dovecote, stable block are of different architectural character but combine with the parish church into a very English group of buildings considerably enhanced by the setting of the beautiful designed garden and its outstanding trees.



All Saints Church. The south side



All Saints Church. The north side



All Saints Church. The group of monuments outside the north porch



All Saints Church. The nave roof structure, the 18th century gallery, pulpit, font and the box pews

The Church of All Saints is situated in Church Road immediately east of the Manor House among yew and ash in a partially enclosed but wooded churchyard that extends downhill to the north but is some 100m from Ham Cross where most of the village is grouped.

The building externally is simple, with a low 14th century tower, 19th century plain tiles on the low roofs over the 13th century nave. The chancel and porch walls are largely roughcast. The original windows are simple lancets; the east Gothic revival window and the north porch of brick are however from the 18th century. The south side of the nave was rebuilt in 1849 and included the two Romanesque revival windows and a vestry chapel in brick with flint panels and limestone dressings. The 14th century tower has been repaired and is also largely roughcast but has exposed stone quoins, diagonal buttresses and a crenellated parapet.

Beside the porch is an unusual group of five 18th century chest tombs and a truncated obelisk type monument of the early 19th century. The chest tombs are all of similar design and occupying a stone paved platform.

Interestingly at the tower end of the nave roof there are 18th century domestic dormers on both slopes each with three casement lights. These together with the 'decorated' 14th century west window in the tower provide light internally to an 18th century raked gallery.

The nave roof structure is of four tie beams and principals with queen struts. One of the pairs of struts appears to be salvaged curved and cusped windbraces from an older medieval building. Other struts are merely wavy. There is no chancel arch but merely the returns of the nave walls supporting the first of the chancel roof trusses.

All the pews are boxes of oak plank with doors closing into rebates cut out of the solid pew end. The Manorial pew is distinctive in being slightly higher all round.

On the wall above the pew is an unusual wooden monument to John Hunt who died in 1590 and is also depicted on a monumental brass. He and his descendants lived at the Manor for more than 250 years. The hexagonal font has an 18th century lid and the pulpit and matching box choir stalls are of 1849.

Little refurbishment was done at the time of the 1849 repair although in 1871 the 17th century three decker pulpit was lowered. Much of the attractive 18th century interior survives with the various monuments inside and out.

The church has a particularly interesting interior and the churchyard containing several old yew trees is peaceful and secluded.



The rear of the Old Rectory and its wooded grounds.



The Old Rectory. A brick and tile house of the 17th and 19th century enhanced by a Magnolia and a Wisteria creeper.

The frontage onto Spray Road is defined by a single storey outbuilding range, a yew hedge above a brick and flint wall with brick piers and painted timber entrance gates.

The Old Rectory in Spray Road is an imposing building in beautiful wooded grounds with yew hedges and wide lawns planted with immense Spanish Chestnuts and a Turkey Oak together with Scots Pine, Maple, Beech and other broadleaf and specimen trees.

The building has a core of the 17th century. The central range and eastern cross wing survive from the 17th century house and originally had timber framed walls which by the early 19th century had either been rebuilt or encased in brick and tile hanging. In 1864 Charles Burder, the rector until circa 1900, replaced the west end of the house by a tall brick cross wing built to the designs of Waring and Blake of London. The central range was later extended north by a block similar to that of the west end.

The resulting house is an impressive composition of tall 3 storey red brick gables on three sides of an original central range surmounted by tall chimney stacks, twin and triple shafts with multiple corbels on rectangular plinths. The complex of roofs is covered in plain red clay tiles and the cross wing clad in patterned hanging tiles. All the windows are casements of two or three lights and of similar proportion. Those in the later walls have special brick label moulds. Painted timber bay windows relieve the large areas of red brick external walls of several ground floor rooms. And in the garden there is a painted timber summer house with a wide hipped slate roof that compliments the tall brick house.

The rectory was sold by the church in 1933 and remains as a private house.

BUILDING MATERIALS AND DETAILS

WALLS

Timber framing with wattle and daub or brick noggings.

Rose Cottage is a good example of a timber framed building having a front wall jettied over the ground floor complete with exposed projecting first floor joists and almost all frame members intact. Most of the noggings are of brick but those sheltered beneath the eaves appear still to be of wattle and daub.

Knapped flint with brick dressings. Yew Tree Cottage has not only a thatched roof but two types of walling traditional in the area. In the rear wall is a timber frame with brick noggin, knapped flint panels and brick dressings. Infilling brickwork over the doorway is laid on a slope. The lean-to beam carries a low steep 'catslide' roof. Ham Cross, the former Doves Farmhouse, is clad in 19th century knapped flints with brick dressings.

Greensand stone with brick dressings. The greensand that under lies the village yields from lower strata a sandstone which, though soft compared with most stone for building, is relatively impervious and can be used together with brick for quoins and other dressings.

Plain clay hanging tiles and patterned tiles. This material is normally a cladding for a timber frame structure. As in a roof, battens are nailed to timber studs instead of rafters and the tiles are hung by their nibs over the battens and nailed. Examples of this material can be found at the Manor House where the gables and central clock tower are clad in club and scallop shapes. The gable walls at Malthouse Cottage and Doves House are also clad in patterned clay tile hanging.

Feather-edged weatherboarding. This is a timber cladding applied to a timber subframe of light scantling for lean-to outbuildings and non-habitable detached farm buildings or workshops. Surviving boarding is not usually older than late 18th century and is most common from the late 19th and early 20th century. Late 20th century examples are usually lined internally for improved thermal insulation. Examples in the village are at Forge Cottage and the Village Hall. Tar, creosote or more recently dark brown wood preservative is applied to the horizontal boards to extend the life of the cladding.

ROOFS

Thatch was the roof covering for nearly every building in the village until the 19th century. Wheat was, and continues to be, grown over large areas of the parish and produces vast quantities of straw. Roofs could be regularly re-thatched at low cost. Any alternatives would have to be brought in by cart. Historically all the farm houses, farm buildings and cottages were thatched in 'long straw' about the village.

Few examples remain in the traditional 'long straw' as most are now of 'combed wheat reed'.

The tradition of thatched roofs into the future:

Any proposed extensions to existing buildings in thatch should respect certain principles.

- Thatch should be pitched at 50 degrees or more and continue the local tradition of 'Long Straw' when recoating is required.
- The layout plan should be of simple rectangular form without irregularities or acute angles. Round or curved plans are



Rose Cottage. Thatch and timber frame wall



Yew Tree Cottage. Thatched roof and flint wall



Ham Cross

A flint and brick skin wall to an older structure



The Malthouse Cottage.

Mellowed clay tile hanging in alternate courses of club and scallop shape tiles.



Plain clay tiles cover a half hipped roof over an early 19th century stable



Feather-edged weatherboarding



Colour washed brickwork and a stepping stone path to a cottage off Ham Cross



A timber framed barn formerly thatched and part of an agricultural group at Eastcourt Farm now attached to Weldermill Cottage.

practicable in thatch but any inside radius must be generous. The creation of valleys and large dormer windows should be avoided.

- c) Mortar weatherings to chimneys are preferred by thatchers to those of lead.
- d) Thatch should not rest on an existing flat roof surface. It is important to maintain clear ventilation and drip space under eaves. Balanced flue outlets should not be positioned so as to emerge from walls under a thatched eaves or close under a gable verge.

Single storey extensions added to the rear of a two storey building of maximum span may be covered by a continuation of the existing slope of a consistent roof angle to form a 'catslide'. The span of the extension must be limited to allow the pitch of the thatch to match the existing slope.

Plain clay tiles.

Use of plain clay tiles in the village is comparatively recent and contemporary with the wide use of bricks in the 18th century. Examples in the village include: the parish church, Ham Cross (Doves Farmhouse), Ham Manor and The Old Rectory.

PROBLEMS AND EYESORES

The community has changed in character during the last 50 years. This is reflected in the limited uses put to its buildings and grounds. Formerly many of the buildings were in agricultural use or occupied by farm workers but now almost all are residential. The exceptions are of course the church, the village hall, but in addition there are the stable and workshop at Ham Cross.

Within the Conservation Area there are no real eyesores with the possible exception of overhead telephone and electricity supply cables and poles.

There is little to detract from the tranquil street scene. The buildings, the gardens and grounds are all well presented and maintained. If there is any criticism it is that there are no longer any outward signs of rural activity.

Roadside car parking is perhaps an impermanent eyesore that must be accepted as a fact of life in the 21st century. However the convenience of hard surfaced standing areas made on the grass verges make the effect of cars a more permanent eyesore.

PRESERVATION OF EXISTING CHARACTER

In order to preserve the distinctive character of the village its traditional and historic buildings should be maintained as existing. There are several buildings that were formerly thatched but are now covered by tiles or slates. Further loss of thatch in and around the village would severely detract from its historic character.

Outbuildings of traditional design and materials should as far as possible remain unaltered including the doors and windows. Traditional building materials should not be rendered or painted for the first time.

Small meadows fronting the lanes within the Conservation Area are part of the rural character of the village and should not be developed. These are located to the east of the Church, south of Manor Cottages, opposite the Old Rectory south of Spray Road and between the lane and Eastcourt House.



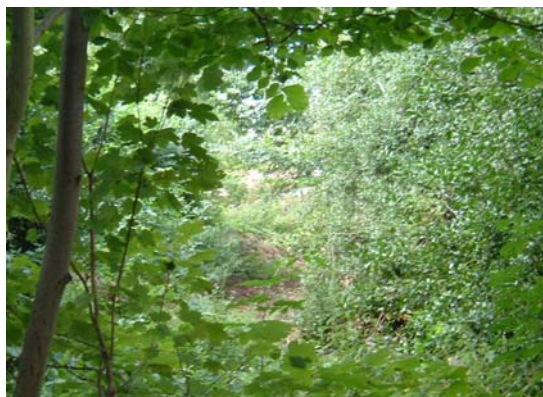
Church Road.. Unobtrusive car parking on a widening of the carriageway.



The culvert for stormwater outside Bridge Cottage. Ham is at a low level in the surrounding countryside and flooding can occur at this point in the village. Regular maintenance of the watercourses is particularly important.



Church Road.. Unsightly concrete posts and rails inhibit maintenance of the stream.



Pills Lane. An overgrown ancient holloway in the greensand .

As well as the buildings and roads, the natural environment of trees, hedgerows and garden shrubs are a major part of the scene in the village. Although trees of over a certain girth are protected in Conservation Areas, these with permission should be lopped like smaller trees and shrubs so as not to overgrow and detract from the hedgerows in the lanes.

The soft edged roadside grass verges are an intrinsic part of the rural character of the street. Verges should be respected by drivers and not over-run by vehicles. Reinforcement with kerbs or hardening of the verges for car parking or as footways should not be options. Regular roadside parking should be discouraged in narrow or sensitive locations even at the price of some inconvenience.

THE PLANNING CONTEXT

Ham is a village that does not have a range of facilities and housing development will be restricted to extensions and replacements.

The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on local planning authorities to determine which parts of their area are "Areas of Special Architectural or Historic Interest, the character or appearance of which it is desirable to preserve or enhance" and to designate them as Conservation Areas. The Act, and advice given in Planning Policy Guidance Note 15 - *Planning and the Historic Environment*, states that the local planning authority should formulate and publish proposals for the preservation and enhancement of all Conservation Areas and this assessment, published as the *Ham Conservation Area Statement* is part of the process. This Conservation Area Statement was adopted by the Council as Supplementary Planning Guidance (SPG) on 20 January 2005. SPG provides additional information on the interpretation and implementation policies and proposals contained in the Local Plan.

Consultation procedures, consistent with the advice contained at paragraph 4.7 of PPG 15 - *Planning and the Historic Environment*, have been undertaken during the preparation of this Statement. Paragraph 3.16 of PPG 12 - *Development Plans*, also states that adequate consultations is a requirement for adoption of SPG. The Council considers that the consultation undertaken meets with the obligations set out in PPG 12.

The Kennet Local Plan 2001-2011 has been adopted by the Council and became operative on 30th April 2004 and provides background information for the detailed interpretation of policies contained in the Replacement Local Plan, particularly Policies PD1, HH5, HH6, HH8, HC24, HC32a, ED9, ED11a and HH12 .

ENHANCEMENTS

There is opportunity to enhance the Conservation Area by introducing regular maintenance to the following:

Church Road. The concrete posts and rails are unsightly and prevent maintenance of the watercourse and the roadside hedge. The hazard presented by the roadside stream is now thought to have been over emphasized during the last days of the school. The obstructions could now be safely dismantled thereby allowing machines access to dredge the stream, trim the banks and cut the hedgerow.

Pills Lane is an ancient holloway in the greensand. Formerly it was an important route from the downland into the village but is now sadly overgrown and impassable. Maintenance is required to clear the undergrowth and lop the low overhanging branches from the many trees on the banks.



An unsightly field of docks east of the church.



The Crown and Anchor public house is an unusual asset for a small village



Trees overhang one of the sunken narrow lanes through the village.

SUMMARY

The secluded village is a delightful environment of historic and traditional buildings among many mature trees. A few cottages and the public house are picturesquely built closely together around the green but most houses and cottages enjoy a seclusion among the trees of their own. The 14th century church is Grade I listed and stands among ancient yew trees. Three properties have large and beautiful grounds that are key assets to the Conservation Area. In addition two of the houses are of historic or architectural interest listed Grade II*. There are six buildings listed Grade II and sixteen other buildings that are of traditional design together with several long lengths of roadside wall that are of significance to the character of the village.

A limited range of materials and details distinguish the particular character of building in the village. These include thatched roofs and timber frame with brick nogging for cottages and clay tile roofs, tile hanging and brick for houses. Flint is also found with brick in traditional walls.

The quality of the environment is threatened by the following: the importation of untraditional and standard materials for the construction and repair of buildings. Infilling with new residential development. Hard surfaces applied to the grass verges for car parking space. Neglect in the maintenance of trees, hedgerows and watercourses. Any further loss of traditional agricultural buildings and community facilities in the village that may include the public house.

CONCLUSION

Economic and social changes are likely to bring about pressure for development or redevelopment but potential for residential building within the Conservation Area is both limited and restricted. Additional plots for new developments in the meadows or residential infilling would be quite inappropriate to the rural character of the village. Further development would also increase traffic in the lanes and detract from the tranquility of the Conservation Area.

Changes to traditional buildings would adversely affect the character particularly through the application of standard solutions of repair or minor alterations.

Because of the abundance and density of trees, hedgerow, roadside banks and watercourses in the village maintenance of these natural features in the public and private domain is a significant issue.

Preservation of the 'status quo' would in most areas be the preferred policy of conservation.

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KDC Landscape Assessment Conservation Strategy

CONSULTATIONS

Ham Parish Council
Wiltshire County Council
The Director of Environmental Services
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Wiltshire Buildings Record
The Campaign to Protect Rural England
English Heritage

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This booklet and future www.kennet.gov.uk pages is one of a series of Conservation Area Statements and Guidance Notes.

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