Roxfords House is fifteenth century in origin but for the most part it has an eighteenth century exterior, mainly tile hung. It is situated in an imposing position south of the church and is the focal point of a courtyard of buildings which include a small thatched cart shed, a group of barns and an oast house, all of which are built in local malmstone.

The Church of the Holy Cross is set in its own open churchyard. Enclosure of this space is formed by cottages to the south of the churchyard and the high walls which surround Roxfords farmyard.

A high stone and brick wall forms both the eastern edge of the boundary to Roxfords House and the lane to Kingsley.

The lanes in the village Conservation Area generally have no paths or kerbs. This contributes to the informal and intimate nature of the public spaces between buildings.



Roxfords Cottage and an ivy clad timber framed stone and brick barn are set against the edge of the road, form a narrowing entrance to the southern end of the village.

Other Buildings, Details and Materials

Most of the cottages and houses are built of local malmstone with brick dressings, timber frame or local red/orange brick with rendering. There is also some weatherboarding and tile hanging over timber framed buildings. Roofs are clay peg tile slates, and occasionally thatch.



Several houses form an attractive group immediately south of the church. Church Cottage is a sixteenth century jettied and timber framed building; it is the focus of the group. Other buildings are nineteenth century re-claddings of older buildings, while Roxfords Cottages, situated on the corner of the road to Kingsley, is eighteenth century and features a stoutly detailed door case.



The style of windows within the group of buildings surrounding the church is generally plain casements, many with rectangular leaded lights in iron frames. Many retain original ironmongery details. Other windows are nineteenth century flush casements with horizontal glazing bars eg Roxfords House.

Kings Bounty, at the eastern end of the group, although of more recent date echoes the other buildings in its scale and design. It has strong eaves and a broad Arts and Crafts style.

Stone and brick details are important and the maintenance of such traditional materials cottages and walls should carefully follow suit.

New Development in the Conservation Area

The church acts as a focus for Binsted's historic buildings and spaces surrounding them. Uncluttered views clearly show a distinct boundary between open fields and the medieval settlement which has remained almost unaltered.

The design of development, new buildings, extensions, alterations and new uses for existing buildings will all affect the character of the Conservation Area. The design of development will need to respect the details, overall form and materials within the Conservation Area, together with its setting. Those who undertake development should do so with care.

Further advice is given in the following leaflets which are published by East Hampshire District Council as part of the Conservation Directory:-

- · East Hampshire's Conservation Areas
- Caring for East Hampshire's Conservation Areas and Historic Buildings

Further Reading and References to Binsted

- · Victorian County History
- Buildings of England Hampshire. Pevsner and Lloyd 1967
- · Hampshire Treasures Hampshire County Council 1982.

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onservation Area







Introduction & Brief History

Binsted Conservation Area was designated in 1982.

Binsted village is basically linear in form, with a second but earlier centre which forms the Conservation Area to the south, centred upon the church. The original church was built in the twelfth century and a number of houses and farms were gradually built around it. Towards the end of the medieval period the village centre migrated North to Binsted Street, where the main area of the village is today.

The Binsted area has a long history of settlement. Worked flints found scattered across the parish show evidence of Bronze Age and Iron Age occupation.

The village is recorded in the Domesday Book of 1086. Recent finds of Saxon pottery around the village suggest that Binsted had pre-Conquest origins. In Norman times the village belonged to one of the County's biggest and most powerful landowners, Hugh de-Port; a fact reflected in the size of the church and of the medieval parish (one of the biggest in Hampshire).

In the medieval period the parish was divided into several manors based on some of the oldest farms in the parish. Until 1854 the church, together with that of Kingsley, formed part of the Alton ecclesiastical area. In 1926 Binsted became a separate parish in its own right.

The church of the Holy Cross was built in 1140 and extended between 1180 and 1195. Further alterations and extensions were carried out in the thirteenth and fourteenth centuries; this is reflected in the external appearance e.g. the west tower has lancets and a later recessed spire. The interior is most impressive.

Across the road from the church there is a field which contains the earth works of former house plots; these were abandoned when the village shifted its centre.

The church remained largely unaltered until 1863 when Victorian restoration and alterations were carried out. The architect appears to be unknown although the stained glass east window is french glass by Capronnier (1875).

The Character of the Conservation Area

There are three distinct features of the Conservation Area which have largely determined its character:

- the historic buildings centred around the church, which is a focal point;
- the closeness of open farmland fields which are at the very edge of the village core; and
- the panoramic open views out of the Conservation Area to surrounding countryside.

Approaching the village from the west the Conservation Area is marked by tall banks and the farm buildings of Kings Farm, these create a very strong sense of enclosure. Most of the buildings date from the seventeenth and eighteenth centuries. Kings Farmhouse is a well proportioned L shaped building of coursed rubbled stone.

Opposite Kings farm are a barn and three hop kilns mainly of brick. Hops were an important industry in the parish for many centuries. These kilns have now been converted for residential use. An inscription on the kiln reads D Inwood 1857.

Further along The Street and at right angles to it are two timber framed cottages, 1-3 The Street; these are rendered and painted. By the side of these cottages a footpath leads to the Church of the Holy Cross, through open fields set tightly against the edge of the village.

At the top of the path the views open out towards the church. Here there are important and clear vistas of the closely knit group of houses and cottages located to the south of the church. Church Cottage, Roxfords Cottage and Roxfords House form an enclosed pinch point marking the narrow road to Kingsley.



On the approach road from the north to the village are Welford Cottages, a pair of fine timber framed buildings with brick infill. On the west side of the road, but set well back from it, is Kings Chantry. This is a large Tudoresque style building constructed in the early nineteenth century.

To the north east of Kings Chantry is the village school built between 1874 and 1875. Both the Headmaster's house and the school, itself are good examples of national school buildings of this period, constructed of coursed local malmstone with decorative windows and barge boards.

In contrast to the open landscape of the southern part of the village, Kings Chantry, The Vicarage and the School are set amongst the trees.

A distinctive feature of the Conservation Area is the closeness of open farmland fields which come right up to the edge of the village and to the walls of the churchyard.



Open views from the churchyard to the west, south west and east provide a dramatic 'open' farmland setting for the historic buildings. A Views towards the church and the farmyard walls of Roxfords House from a track and footpath immediately south of the village are an important and significant feature of the local landscape. It is important that this well defined edge to the conservation area and village settlement boundary is maintained.

