

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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Conservation Area



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