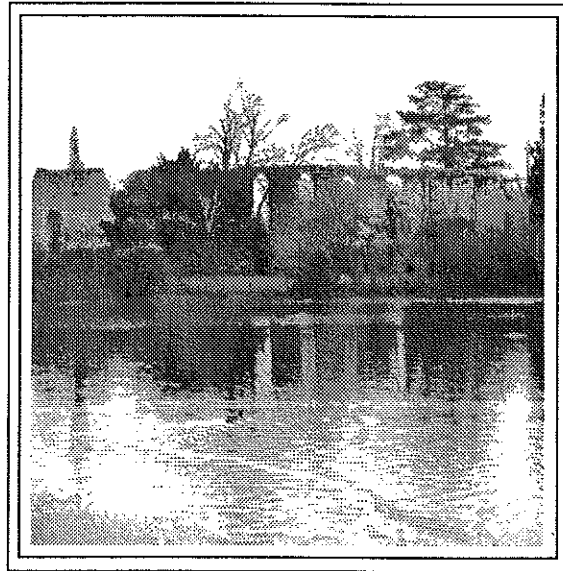


CD10-29



*B*ishop's *W*altham
CONSERVATION AREA

A Technical Assessment



Winchester
City Council

November 2001

Contents

BISHOPS WALTHAM CONSERVATION AREA - A TECHNICAL ASSESSMENT		Page No
1. Introduction		1
2. Location, Designations and Setting		3
3. Origins and Development of the Settlement		
	3.1 The Archaeology of the Area	7
	3.2 Bishop's Waltham Palace	7
	3.3 Development of the Town	7
4. Character Areas		11
5. Palace and North Pond (Area A)		
	5.1 General Character/Views	13
	5.2 Listed Buildings	14
	5.3 Ancient Monument	14
	5.4 Local Details and Features	14
6. Modern Estates (Area B)	6.1 General Character/Views	15
7. Central Area (Area C)		17
Basingwell Street and Little Shore Lane	7.1 General Character/Views	17
	7.2 Built Characteristics	17
	7.3 Listed Buildings	18
	7.4 Important Unlisted Buildings	18
Bank Street/Lower Lane	7.5 General Character/Views	18
	7.6 Built Characteristics	19
	7.7 Listed Buildings	19
	7.8 Important Unlisted Buildings	21
St Peters Street	7.9 General Character/Views	21
	7.10 Built Characteristics	21
	7.11 Listed Buildings	23
	7.12 Important Unlisted Buildings	23
High Street/St George's Square	7.13 General Character/Views	23
	7.14 Built Characteristics	24
	7.15 Listed Buildings	24
	7.16 Important Unlisted Buildings	25
Brook Street	7.17 General Character/Views	25
	7.18 Listed Buildings	25
	7.19 Important Unlisted Buildings	25

Houchin Street	7.20	General Character/Views	27
	7.21	Listed Buildings	27
	7.22	Central Area - Walls	27
	7.23	Central Area - Local Details and Features	27
8. Free Street/Bank Street (Area D)	8.1	General Character/Views	29
	8.2	Built Characteristics	29
	8.3	Listed Buildings	29
	8.4	Important Unlisted Buildings	30
	8.5	Walls	30
	8.6	Local Details and Features	31
9. The Church (Area E)	9.1	General Character/Views	33
	9.2	Built Characteristics	33
	9.3	Listed Buildings	34
	9.4	Important Unlisted Buildings	34
	9.5	Walls	34
	9.6	Local Details and Features	35
10. Northbrook (Area F)	10.1	General Character/Views	37
	10.2	Built Characteristics	37
	10.3	Listed Buildings	37
	10.4	Important Unlisted Buildings	38
	10.5	Walls	38
	10.6	Local Details and Features	38
11. Detractors and Enhancements	11.1	Detractors	39
	11.2	Enhancements	39
	11.2.1	Colour of Buildings	39
	11.3	Trees	40
	11.4	Signs and Shopfronts	40
	11.5	Walls	40
	11.6	General	40
12. Conclusion	12.1	Character	41
	12.2	Reasons for Designation	41
	12.3	Boundary Justification	41
REFERENCES			42
APPENDICES			

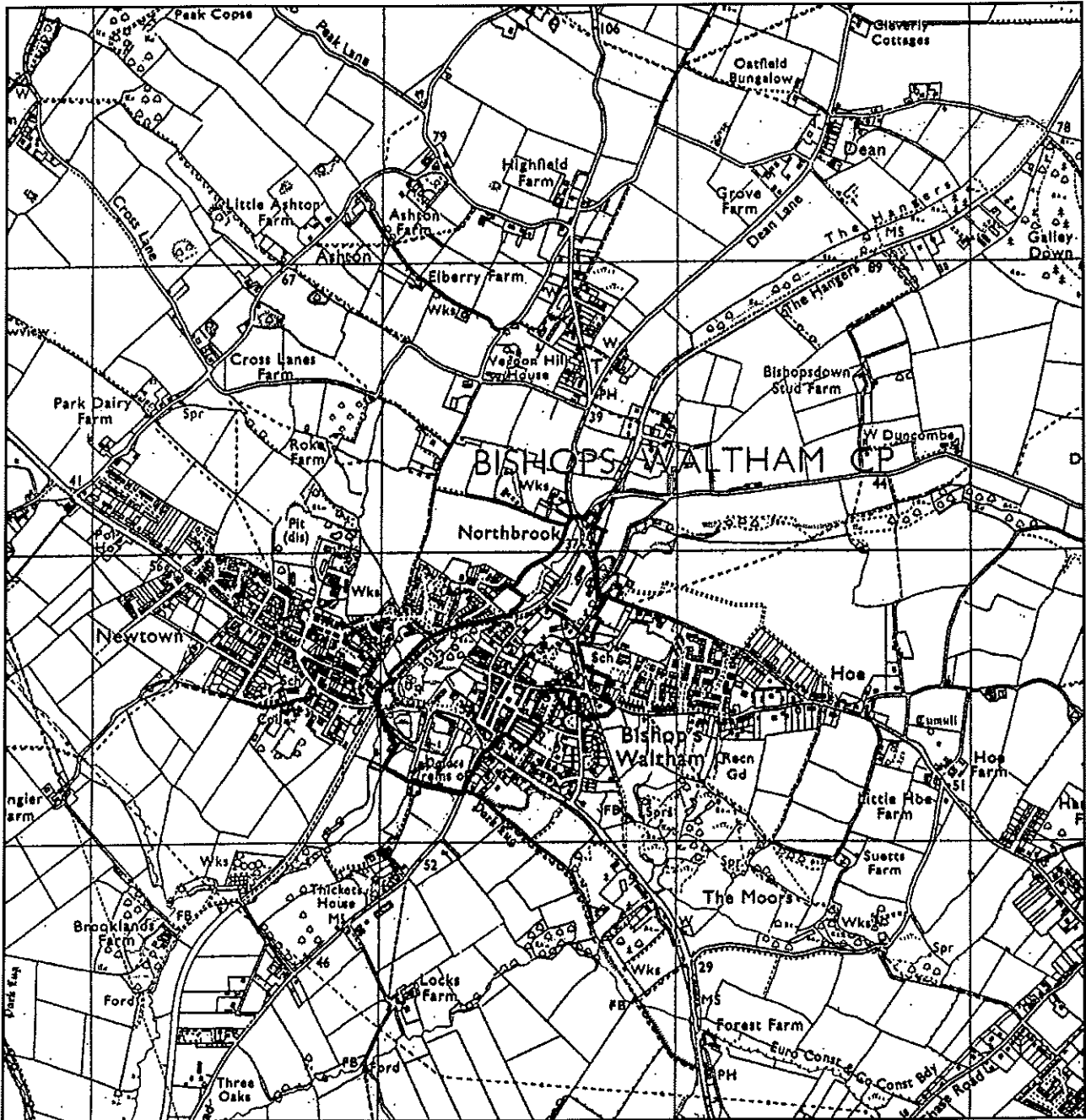
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Introduction

- 1.1.1 The 1990 Planning (Listed Buildings and Conservation Areas) Act places a duty on every local planning authority 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 recent Government advice (Planning Policy Guidance Note 15) also states that the Local Planning Authority should, from time to time, formulate and publish proposals for the preservation and enhancement of these conservation areas.
- 1.1.2 This document is a technical appraisal of Bishop's Waltham Conservation Area and is based on a detailed analysis of the area. It defines and records the distinctive features of Bishop's Waltham and attempts to be as factual and objective as possible. To achieve this in a manageable form, the assessment is divided into a series of sections which examine the various elements that comprise Bishop's Waltham's special character and appearance. However, it is the combination of these features which justifies the designation of the conservation area, rather than the importance of any one particular feature.
- 1.1.3 The document seeks to increase awareness of these special qualities to ensure that as the area evolves, it does so in a sympathetic way so that the essential character of the area is sustained for future generations. As part of this, a number of enhancement measures are suggested, to be addressed as and when the opportunity arises.
- 1.1.4 The information contained in this assessment was collected between October and December 1996 and is believed to be correct at the time of compilation. Given the complexity of the area, every attempt has been made to highlight those features which are particularly significant. However, the omission of any feature or features from the text and/or accompanying maps should not be regarded as an indication that they are necessarily without significance or importance in conservation and planning terms.
- 1.1.5 This Technical Boundary assessment, boundary amendments and enhancements contained within it was the subject of a six week period of public consultation during November and December 1999.

MAP 1 BISHOPS WALTHAM Conservation Area Location Map

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2. Location, Designations and Setting

2.1.1 Bishop's Waltham is located approximately eight miles south of Winchester within the Hamble Valley, close to the river's source. The settlement is located on a spring line, where the chalk of the downlands to the north meets the clay of the wooded valley.

2.1.2 The conservation area was designated in September 1973 and extended in 1985 and 2000. It includes the historic core of Bishop's Waltham, centred around a medieval pattern of streets, North Pond to the west and the ruins of the Bishops Palace to the south. To the north, the conservation area includes the Church and extends as far as the buildings at Northbrook.

2.1.3 Within the boundaries of the conservation area, there are approximately 250 buildings of which approximately 100 are Listed as being of special architectural or historic interest. The area combines a mix of residential, commercial and business premises, along with modern housing estates and areas of open space.

2.1.4 The south west boundary of the Bishop's Waltham Area of Special Landscape Quality (ASLQ) overlaps the conservation area close to Northbrook incorporating within its boundary the Northbrook stream which feeds into the River Hamble and the Bishop's Waltham ponds. North Pond has been designated as a Site of Importance for Nature Conservation (SINC) on account of its semi-natural alder/willow woodland and wetland habitats and also has the protection of a Tree Preservation Order (TPO). The non-statutory designations emphasise the importance of the wider landscape setting of the conservation area as having a distinctive character which it is important to conserve and manage.

2.1.5 Extensive views into the centre of Bishop's Waltham are limited and general views of the whole of the settlement are confined to higher ground immediately to the north and south of the town. To the south, an extensive panorama can be gained from Botley Road (Photograph 1). Initially, this road follows a ridge along the valley of the

River Hamble and looking northwards over the red brick wall which marks the eastern boundary of Bishop's Waltham Palace, Palace House can be seen in the foreground with the ruined flint walls of the Palace behind a screen of mainly coniferous trees. From this direction the geographical relationship between the Palace, town centre and church can be readily understood. Beyond, fields around Ashton can be seen in the distance.

2.1.6 Martin Street, close to the western edge of the conservation area provides close up views into the town with its complex roofscape. From this direction, the Church is particularly prominent as is a large Stone Pine within the grounds of Oak Lodge which forms another landmark. This is prominent and visible from a number of directions particularly when viewed at a distance.

2.1.7 The western approach to the conservation area is along the B2177 from Upham and the first views into the area are of North Pond and the dense vegetation surrounding it. Heading northwards along the B3045 towards Corhampton, again the vegetation screens the buildings within the town centre from view, particularly at the south western end.

2.1.8 Long distance views into the conservation area are limited, the most numerous being from the north east around Upper Swanmore. From several locations along Park Lane in Upper Swanmore, most of Bishop's Waltham can be seen in the distance, although no distinguishing features, such as the church, are readily evident.

2.1.9 From the higher ground to the north, views of the town are difficult to obtain. From the Hangers on Corhampton Road, the built form of the town is visible in the distance. Close up, the best views are from Beeches Hill and adjacent to Vernon Hill House. From Beeches Hill looking south towards Northbrook, Bishop's Waltham House and Northbrook House are very prominent, set against rising ground with a backdrop of vegetation. From Vernon Hill House, the sweep of the road at the junction of Free Street and Lower Lane is easily recognisable, however, the town cannot be

viewed on account of a ridge upon which the church is situated which screens the centre of Bishop's Waltham from view and which is covered with trees.



Photograph 1

MAP 2

BISHOPS WALTHAM Conservation Area Existing Designations



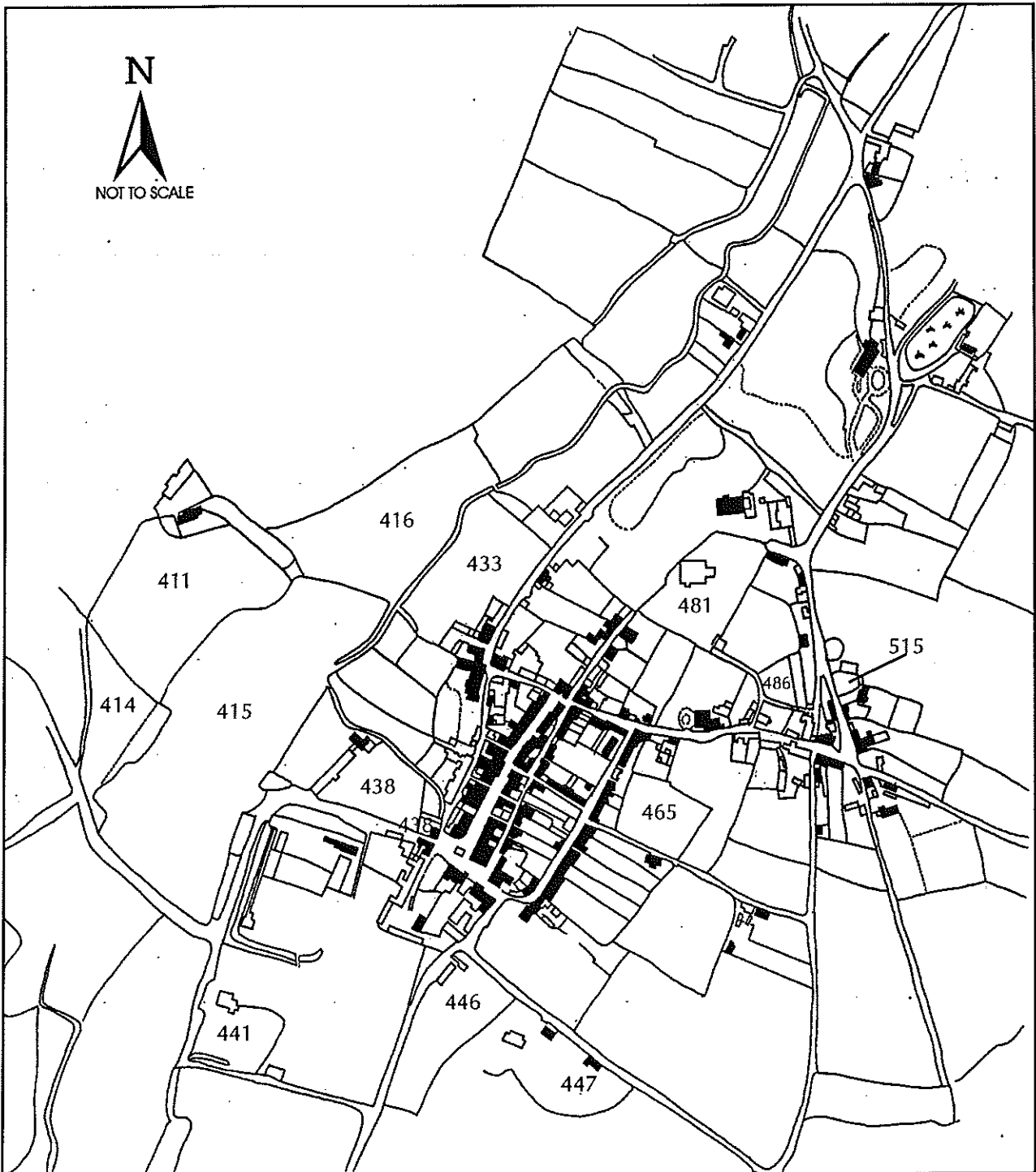
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|--|-------------------------------|---|
| WDLP Policy Boundary | * Tree Preservation Order | SINC Bishops Waltham Ponds - North Pond is also covered by a TPO |
| ▬ Conservation Area Boundary | ◆ Listed Building | ▨ Bishops Waltham Area of Special Landscape Quality |
| ▭ EN. 1 - Low Density/Important Tree Cover | ◆ Important Unlisted Building | S.1 Bishops Waltham pond |
| ▨ EN. 2 - Open Amenity Area | ●● Public Footpath | |
| | M Ancient Monument | |

**MAP
3**

**BISHOPS WALTHAM Conservation Area
Tithe Map & Award 1840**



411 POND CLOSE (ARABLE)

414 LITTLE POND MEAD

415 WALTHAM POND

416 MEADOW BY POND (PASTURE)

433 MEADOW

438 MEADOWS, MALHOUSE

441 PALACE HOUSE

446 CROWN MEADOW

447 HOUSE, BRICKYARD, CLAYPIT, ORCHARD

465 MEADOW

481 WALTHAM CHURCH

486 ORCHARD

515 BARN AND YARD

3.1 The Archaeology of the Area

3.1.1 Archaeological finds within Bishop's Waltham and the surrounding parish confirm that there was human activity in the area going as far back as the Mesolithic Period. This is in the form of a flint working site to the north of Station Road, Bishop's Waltham.

3.1.2 Two bowl barrows at West Hoe date from the late Neolithic to late Bronze Age and are Scheduled Ancient Monuments. There are also further barrows at Ashton Lane. Excavation of a bell barrow off Little Shore Lane revealed a food vessel, sherds and flints. This evidence suggests that there was a Bronze Age settlement in the area in the period 1400 to 1200 BC.

3.1.3 The line of the Winchester to Chichester Roman road runs a short distance to the south west of Bishop's Waltham and there are remains of two tile kilns close to the road and evidence of a Roman building at Vernon Hill. Roman coins have also been found at Forest Farm, Waltham Chase.

3.1.4 The name Waltham originates from the Saxon word meaning 'the settlement in the woods'. The first written mention of Bishop's Waltham as a settlement was made in 721 AD when it was recorded that Saint Willibald received his education at the minster called Waltham. In 904 AD, King Edward granted land at Bishop's Waltham to the Bishop of Winchester in exchange for land at Porchester, the land being needed to help defend the country from Danish raiders. Bishop's Waltham was, however, destroyed by Danes in 1001 AD.

3.1.5 The entry for Bishop's Waltham in the Domesday Survey clarified that the settlement had recovered from the Danish raids. The grant of the land to the Bishops of Winchester was renewed shortly before the Norman Conquest. It was held by them until 1551 when it was conveyed to the Crown and later passed back to the Bishops in 1558. Although the land was sold in 1653 it was restored to the Bishops of Winchester during the 1660's.

3.2 Bishop's Waltham Palace

3.2.1 Bishop's Waltham Palace was originally built by Henry de Blois, Bishop of

Winchester in 1135 and was used by Bishops and Royalty as a residence and the scene of a number of councils. The Palace was severely damaged in 1644 during the Civil War and subsequently allowed to fall to a ruin.

3.2.2 The park attached to the Palace formerly extended for over 1000 acres to the south west of Bishop's Waltham. It was bounded by a Park Lug and sections of this earthwork can still be seen today. The park was divided into farms after the destruction of the Palace while stones from the palace were used for the construction of other buildings within Bishop's Waltham.

3.2.3 The Palace was enlarged several times and the ruins seen today are buildings erected in the 14th Century by William of Wykeham and in the 15th Century by Bishop Langton. Set out in a rectangular form and surrounded by a moat, the principal Palace buildings were situated along the west and south sides of the rectangle. The curtilage of the Palace included land to the south and east which was enclosed by a 16th Century red brick wall. Today the palace is a Scheduled Ancient Monument managed by English Heritage and is open to the public.

3.2.4 Ponds associated with Bishop's Waltham Palace have been in existence since 1210 and the site of Little Pond was noted in 1226-27, while in 1785, the Great Pond covered 10 acres. These structures were artificial and were formed by a mound or dam at the southern end and fed with water from springs at Northbrook. The Pond was used both as a fish pond and to supply headwater for milling operations and part of it is still in existence today. It was split in two by the town centre bypass and more recently the North Pond has decreased in size through the accumulation of silt, the effects of drought and water abstraction up stream.

3.3 Development of the town

3.3.1 The town developed under the influence of the Bishops Palace, but agriculture also played an important role in its prosperity. The earliest reference to a market at Bishop's Waltham was between 1272 and 1307 and a large market house existed in St George's Square before the market was moved to Botley and Fareham.

3.3.2 As with many small rural self reliant settlements, Bishop's Waltham has seen a variety of commercial and business uses within the town. During the Middle Ages, milling and leather trades were recorded, while in the 19th Century, tanning, milling, brick and tile industries took place. Edwards steam brewery, the original brick brewery buildings (which ceased brewing in about 1920) were later incorporated in the buildings of James Duke and Sons in Lower Lane. The watermill at Abbey Mill which was originally a flour mill is still in existence along with a large mill pond and wheel pit.

3.3.3 Little is known about the physical development of Bishop's Waltham. The street pattern is arranged in a regular rectangular grid. This is similar to those of other local 13th century planned towns under the control of the Bishops of Winchester. Consequently, it has been suggested that the area between Brook Street and Houchin Street and between Bank Street and St George's Square was once a rectangular market place with the modern day grid pattern being the result of encroachment by market stalls. Basingwell Street could once have been a back lane parallel to one side of the market place.

3.3.4 A large part of the area between Houchin Street and Basingwell Street was demolished in the 1960's to make way for a car park. No archaeological recording or excavation was undertaken, although photographic records of the buildings do exist. Archaeological remains which might allow an insight into the early development of the settlement may still remain beneath the car park.

3.3.5 Medieval and post-Medieval expansion appears to have taken place along St Peter's Street and the eastern end of Bank Street. A hamlet seems to have grown up around the junction of Shore Lane, Bank Street and Green Lane which has been surrounded by development during the 18th and 19th Century.

3.3.6 The Tithe Map for Bishop's Waltham Parish dated 1840 (see Map 3) shows a pattern of development which remained virtually unaltered until the by-pass around the town centre was constructed in the 1970's. Prior to this, the Palace had a much closer relationship to the town than today. The road from Winchester originally skirted the southern end of the Pond, then passed the western and northern walls of the Palace

before arriving in St George's Square. In the centre of the Square, the Tithe Map shows the Market House which stood until the 1840's, before being demolished. To the north of Bishop's Waltham Palace, the Palace Stables are shown. Dating from the 13th Century, this building, along with a number of others, was demolished to make way for the bypass.

3.3.7 Development to the west of Brook Street and Lower Lane is shown sited close to the road. Plots of land ran westwards as far as Northbrook stream, while the area around Bishop's Waltham Pond was occupied by meadows.

3.3.8 The alignment of streets within the heart of the town generally still exist today, apart from the area around Basingwell Street Car Park. In contrast to the regular pattern of streets within the centre of the town, the group of buildings at the junction of Free Street, Bank Street and Hoe Road, are set in a more random arrangement. To the north, the Church, Rectory and Northbrook House are set in generous tracts of land.

3.3.9 The suburb of Newtown on the western approaches to Bishop's Waltham dates from the 1860's where housing was constructed to accommodate workers at the Bishop's Waltham Clay Company. This originated at the Vernon Hill Estate after Sir Authur Helps found valuable red and blue clays in that area and founded the company to produce bricks and tiles. At its height between 1880 and 1890, the works employed over 200 people. The company continued under a new owner until 1957 and although the brick maker's house at Claylands which had the function of a showhouse, has been demolished, there are still local examples of the bricks and tiles produced as well as many more around the world.

3.3.10 The most significant development between the Tithe Map and the Ordnance Survey Map, dated around 1870, is the railway linking Bishop's Waltham with Botley. This single railway line from Botley junction to Bishop's Waltham was opened in 1863, at the same time as the brick industry was being established. It closed to goods traffic in 1933 and to passengers in 1962, with the railway station itself being demolished in 1965. To the north of the station, a section of track running along the western side of the Pond led to a goods shed and turntable and to the gas works in Garfield Road.

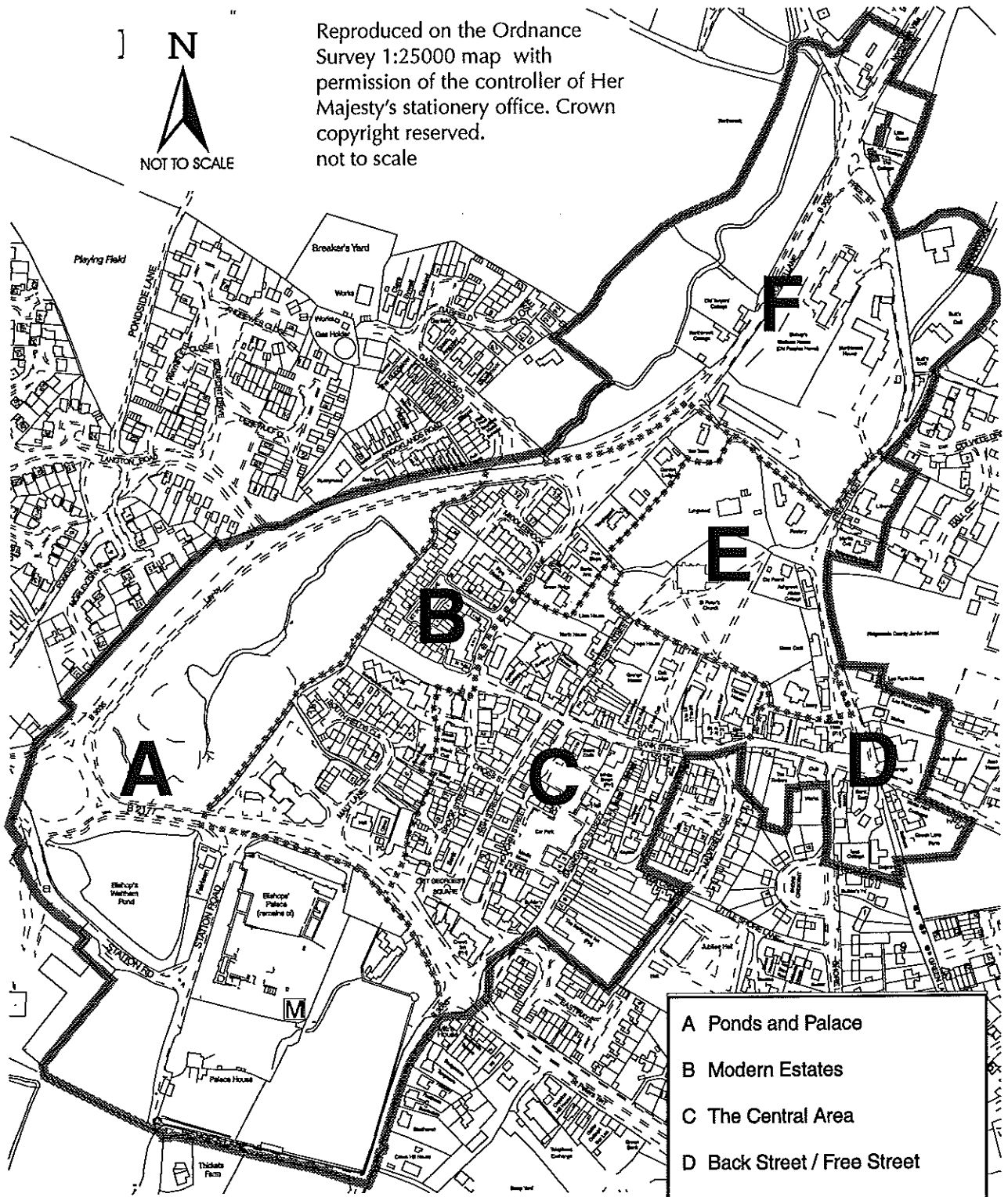
3.3.11 The 1909 Ordnance Survey Map records little further change in the development of the town, new buildings include the fire station to the east of Bishop's Waltham Palace, expansion of Abbey Brewery buildings within Lower Lane and residential development east of brick works at Coppice Hill.

3.3.12 By 1970, the railway line and station had been dismantled and part of the route to the north of the station has been used to provide a new stretch of road around the Pond, which now links to Lower Lane. A roundabout was constructed where the Station stood and new stretches of road were constructed across the Pond and to the south of St George's Square to carry traffic away from the centre of the town.

MAP 4 BISHOPS WALTHAM Conservation Area Character Areas



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- A Ponds and Palace
- B Modern Estates
- C The Central Area
- D Back Street / Free Street
- E The Church
- F Northbrook
- █ Conservation Area Boundary

4. Character Areas

4.1.1 Bishop's Waltham consists of a variety of open spaces, tree cover, water features, historic buildings and more modern peripheral development. In order to produce a detailed character analysis for the whole area, the conservation area has been divided into several distinct character areas as shown on Map 4.

4.1.2 The Palace and North Pond (A, Map 4), deals with the south western part of the conservation area and has a historical and ecological character of its own. Between North Pond and the High Street there is an area of modern development (B) which forms a distinct character area. The central area (C) includes Basingwell Street, Little Shore Lane, St Peter's Street, High Street, St George's Square, Brook Street, Houchin Street and part of Bank Street. Free Street and the eastern end of Bank Street (D) covers a small area on the eastern edge of the conservation area around the junction of these roads. The church and church yard (E) forms the focus of a further area. Finally Northbrook (F) comprises of a more rural, well treed open area to the north of the conservation area.

4.1.3 Each area or sub area is assessed in terms of its general character and views. A number of buildings within each character area form an individual contribution towards the overall character of Bishop's Waltham's Conservation Area, some of which are Listed Buildings. Of the non-Listed Buildings, there are a number of properties which make a particularly strong contribution to the character of the area and these are identified in the text as important unlisted buildings. Walls, local details and features are also recorded and discussed where they exist. Map 5 forms a summary of the important qualities within the conservation area.



Photograph 2



Photograph 3

5.1 General Character/Views

5.1.1 Bishop's Waltham Palace, South Pond and North Pond/Middlebrook Grounds occupy the western and southern parts of the conservation area forming large open areas with wide spread tree coverage and few buildings. The Ponds, Palace ruins and associated walls dominate the townscape when approaching Bishop's Waltham from the west and south and the area forms a peaceful contrast to the bustle of the centre of the town.

5.1.2 Station Road runs around the south and east sides of South Pond. Adjacent to the Palace Ruins, the view southwards is enclosed by hedges lining both sides of the road and the walls of the Palace rising up on the eastern side. A large London Plane forms a focal point where Station Road meets Bishops Lane.

5.1.3 Abbey Mill is set on the southern side of Station Road facing the Pond, originally a water mill it was later powered by gas and then electricity. The present building dates from 1862 and rises to two and a half storeys at the road level but the lower ground level to the rear allows for extra storeys. This red brick building has blue brick sills and arches over windows, a gabled roof with clay tiles. There are a number of small gabled dormers with timber cladding and a large timber clad overhanging gable. Now in use for offices, this building provides an important reminder of the former uses within this area.

5.1.4 Unlike North Pond, the water levels in South Pond have been maintained and the pond is used for fishing. Lined with deciduous vegetation which is comprised of predominantly Willow but with a mix of Elder, Alder, Ash, Hawthorn, Elm and Laurel, there are still gaps in the vegetation to allow views across the pond.

5.1.5 There are also a number of vantage points across South Pond from Station Road and B2177. A particularly significant view is from the western side of the pond towards the Palace ruins with the pond in the foreground and coniferous trees to the rear (Photograph 2). This provides an opportunity to view the Palace in isolation from most

20th Century development and within a semi-rural setting. South Pond was included within the Scheduled Ancient Monument in 1997.

5.1.6 Generally, views into the Palace ruins are restricted by tall red brick walls which form the curtilage of the Ancient Monument, although fairly extensive views can be obtained from the B2177. Towers at the south west and north east corners of the grounds create striking features. Detached from the ruins which occupy the western side of the site, there is also the East Range which remains fairly complete. This is an early 14th Century building which was altered in the late 16th Century and is Listed.

5.1.7 The line of Bishops Lane has been dictated by the walls of the Palace. Running downhill from Botley Road it turns an abrupt right angle to the north to join up with Station Road at the southern edge of the Pond. Dominated on one side by the three metre high red brick wall, there are, however, extensive views looking southwards along the Hamble valley. Towards Station Road the lane is narrow and enclosed by the wall and a part brick, part timber clad barn with a half hipped plain clay tiled roof which is sited adjacent to Palace House. Together with a tall hedge of Ash, views are channelled towards Station Road. The grounds of Palace House which is a Grade II* Listed Building occupies the land to the east of the wall.

5.1.8 North Pond which comprises the overgrown remains of the medieval fish pond forms a significant barrier to views into the western part of Bishop's Waltham on account of the dry woodland fringe around the Pond and the more scrubby growth within it (Photograph 3). This is predominately comprised of Willows, but with Poplar, Sycamore, Ash, Horse Chestnut, Hazel and Elder also present.

5.1.9 The Pond is important on account of its historical interest and links to Bishop's Waltham Palace, its ecological value recognised by its SINC designation and the setting it creates for the town centre. A footbridge link between the B3035 and St Bonnet Drive provides a short cut to the

centre of Bishop's Waltham and increases public enjoyment of the Pond. Mature tree coverage on the western side of the B3035 is formed mainly by Willow with some Beech, Maple, Horse Chestnut, Lime, Elder and Oak. This complements the coverage within North Pond and partially screens the housing development to the west at Pondsides.

5.2 Listed Buildings

5.2.1 The following buildings are Listed Buildings and summary details are set out in the Department of the Environment's Fortieth List of Buildings of Special Architectural or Historic Interest, September 1987.

- Palace House, Bishops Lane, Grade II*, part of the Ancient Monument. This building dates from the 16th and 17th Century with mid 19th Century extensions, however the presence of stonework in the lower walls of the earlier part of the house and its proximity to the Bishops Palace suggests the possibility of a medieval origin.
- Small 18th Century timber framed granary 10 metres east of Palace House, Bishops Lane.

5.3 Ancient Monument

5.3.1 Covers the whole ruins of the Palace and the outer curtilage wall.

5.3.2 In November 1997 the department for Culture, Media and Sport revised the area of the Bishop's Waltham Scheduled Ancient Monument (SAM). The revised SAM now includes Abbey Field (adjacent to Abbey Mill), the bank to the south of Abbey Field and Abbey Mill, and the part of the Abbey Mill site fronting Station Road and forming part of the South Pond dam, and South Pond itself.

5.4 Local Details and Features

5.4.1 The boundary wall to Palace House and Palace Ruins, runs around the majority of the site and varies in height, style and condition. A small section on Botley Road has been replaced with panel fencing. Built entirely from red brick capped with either red brick headers or rounded bricks, the wall ranges from one and a half metres to around three metres in height. A complete brick tower with clay tiled roof is situated at the north east corner of the wall while at the south west corner only a small part of the tower remains. The wall forms a significant feature

in terms of its length as well as defining and enclosing the street scene.

6.1 General Character/Views

- 6.1.1 This area is sandwiched between the older part of Bishop's Waltham, bounded by properties to the west of Brook Street and Lower Lane and North Pond/Middlebrook Grounds to the west.
- 6.1.2 The commercial and community uses at the southern end of the area are generally replacements for similar previous uses. The land was shown as meadows on the 1840 Tithe Map and much of it had remained undeveloped until the 1960's. Development and redevelopment of the land occurred during the 1970's and 1980's culminating in the redevelopment of Brewery Mill for residential development in 1993. The area is now completely developed and is occupied by a rather uninspiring mix of housing, community facilities, supermarket and petrol station, fire station and a car park.
- 6.1.3 The southern end of the area is accessed from Malt Lane via the B2177 and as such is slightly separated from the centre of the town. Although the views between the two are limited, there are important views southwards towards the Palace ruins which during the summer months is partially screened by Willow, Ash and Acer.
- 6.1.4 The River of the Lord separates Budgens Supermarket and car park from Southfields Close and its line is marked by mixed deciduous hedging. Additionally, this screens Budgens from the residential development in Southfields Close. Views westwards are screened by vegetation within North Pond.
- 6.1.5 The area between Malt Lane and St George's Square is regarded as an opportunity site for environmental improvements and a draft development brief has been prepared providing principles of development. Further details and a site specific proposal are set out within the Winchester District Local Plan. The proposal encourages redevelopment for housing, shopping and service uses and stresses the need for a high quality design which respects the prominent location of the site.



Photograph 4



Photograph 5

Basingwell Street and Little Shore Lane

7.1 General Character/Views

7.1.1 Basingwell Street is characterised by an almost continuous terrace of houses along the eastern side of Basingwell Street and groups of mainly non-residential buildings interspersed by Basingwell Street car park on the western side. There are two groups of Listed Buildings at either end of the street which are predominantly 18th Century in origin apart from a short terrace of 19th Century buildings at the northern end. Nos 9 to 11 Lower Basingwell Street are Grade II* Listed Buildings, originally built as one house they date from the 18th Century with attractive canopies over raised doorways (Photograph 4). Straddling the corner of Basingwell Street and Bank Street, "Moysents" dates from circa 1350 and was originally constructed as a two bay hall house with a crown post roof structure.

7.1.2 From the southern end of Basingwell Street, there are views along the street to the White Swan Inn at the far end, and to a large Stone Pine beyond (Photograph 5). New residential buildings at the southern end of Basingwell Street enclose the street scene as does the White Swan Pub at the northern end. The street narrows slightly from north to south. There are views westwards towards the High Street across Basingwell Street car park between larger single buildings such as the Swan Inn and Bishop's Waltham Christian Fellowship.

7.1.3 The character of Basingwell Street is derived from the almost continuous terrace of buildings along its eastern side and the variety and richness of these buildings and their features. The lack of buildings on the western side accounted for by Basingwell Street car park allows attractive and clear views of the terrace of buildings. The buildings at the southern end of the street are larger and more substantial than those close to Bank Street which are in the form of smaller, older cottages of late 18th Century/19th Century in origin. Adjacent to the junction of Little Shore Lane, the Methodist Church forms a prominent building within the street scene, on account of its size, materials and detailing.

7.1.4 Little Shore Lane runs at right angles from the middle of Basingwell Street, this single track road has a more rural feel due to a combination of walls, hedges, mature trees and buildings, which are aligned parallel to the lane. The mature Limes opposite Hope Cottages form part of a blanket TPO covering the whole of Malvern Close. The features enclose the street scene and also channel views along its length, particularly important are the views westwards towards the High Street.

7.2 Built Characteristics

- Buildings are constructed with the ridge line parallel to the street, mainly gabled roofs with some examples of hipped and half hipped roofs. Buildings on the eastern side are of different proportions and a mix of heights, resulting in an irregular roofscape.
- The majority of residential buildings are constructed from colourwashed brick using mainly pale earth based colours, however, there are brick buildings with blue headers and examples of Flemish Bond and Flemish Garden Wall Bond.
- Buildings directly abut the street with no front gardens, at the southern end there is a raised pavement, with steps up to front doors and ornate wrought iron work railings.
- Some brick arches over windows with stone sills. Brick dentilation under eaves, brick string courses.
- Mix of casement and sash windows.
- At the southern end of the street, buildings have pediment hoods over doorways.
- Wide variety of panelled doors and examples of fan lights over doors.
- Roofs are almost entirely of clay tiles, there is some tile hanging on the side of buildings. Hipped dormers also have tile hung cheeks. There are examples of clay chimney pots, some of which are hand painted, these are particularly important when viewed from the southern end of

the street.

7.3 Listed Buildings

The following buildings are Listed Buildings and summary details are set out in the Department of the Environment's Fortieth List of Buildings of Special Architectural or Historic Interest, September 1987.

- Nos 1 and 2, pair of cottages, Basingwell Street,
- Nos 3, 4 and 5, short terrace of three cottages, Basingwell Street,

The following are all in Lower Basingwell Street

- Nos 6, 7 and 8, short terrace of three now two houses,
- Nos 9, 10 and 11, Grade II*,
- Nos 12 and 13, house now two,
- No 14, cottage,
- Nos 15 and 16, short terrace of houses.

7.4 Important Unlisted Buildings

7.4.1 Important unlisted buildings are those buildings which make a positive contribution to the special architectural or historic interest of the conservation area, provided that their historic form and qualities have not been seriously eroded by unsympathetic alterations. Such buildings do not enjoy the full protection of statutory listing.

7.4.2 Eastways Cottage is situated at the corner of Lower Basingwell Street. This two storey residential property is set round this corner with a small front garden bounded by a brick wall on one side and flush with the road on Basingwell Street. Constructed from red brick with blue brick headers, there is no recognisable bond. Detailing includes dentilation at eaves level. The building has one chimney, casement windows and attached outbuildings at the rear which have been converted to offices. Eastways Cottage is a prominent building visible from the roundabout on the southern approach to the town.

7.4.3 St Paul's Primitive Methodist Church was constructed in 1810. In contrast to the residential properties which are situated either side of the building, it is constructed of red brick with stone quoins, with a slate roof

and ornamental ridge clay tiles. The building is aligned with its gable end onto Basingwell Street and a parapet decorated with ball finials which hides the ridge line. Stone plaques at ground level can be found stretching along both road frontages. The building exhibits a fine range of detailing including decorative brickwork under eaves and brick piers and brick dentilation on Little Shore Lane. Both elevations have stone arched windows glazed in stained glass. Iron railings on top of a low wall surround the building. Attached to the rear of the church is a two storey house. The building stands out from other dwellings on Basingwell Street, due to its distinct materials, size and use.

7.4.4 Hope Cottages, Little Shore Lane, are a pair of one and a half storey whitewashed brick cottages. The buildings are of a double pile construction with the gable ends at right angles to the road. The prominent chimneys exhibit clay pots of a variety of colours and there are a variety of casement windows in differing styles, with brick arch detailing over the windows. The western elevation is a mix of tile hanging and brick with a ground floor bay window.

7.4.5 Town Cottage and Nos 10 and 11 Basingwell Street are two and a half storey rendered cottages with gabled dormer windows in a clay tiled roof, clay tile cheeks, decorative tiles and bargeboarding over the windows. The building has chimneys with clay pots. The casement windows are recessed and two of the properties have half glazed panel doors. Adjacent to these properties, Alice Cottage and Rhoda Cottage are a pair of two storey rendered cottages with clay tiled roofs. They have first floor banding between recessed casement windows and half glazed panel doors. This group of five relatively unaltered domestic properties contribute to the continuous stretch of terraced buildings and complement nearby Listed Buildings.

Bank Street/Lower Lane

7.5 General Character/Views

7.5.1 Bank Street is situated to the north of the High Street and runs between Lower Lane and Hoe Road. Included within the central area are its middle and western ends, while the eastern end is included in the section relating to Free Street. Bank Street was originally known as French Street and was renamed after the Bishop's Waltham and

Hampshire (Gunner's) Bank was situated in what is now Bank House. This was one of the last small private county banks to be closed when it was absorbed by Barclay's Bank in 1953.

7.5.2 Looking westwards from Registrar and Bank House, both early 19th Century Listed Buildings, displaying slate roofs rather than the usual clay tiles, Bank Street character changes from the narrow, well enclosed street scene associated with the area closest to the junction with Free Street. The conservation area boundary runs along the south side of the street to exclude Malvern Close, and it is here that Bank Street is at its widest and most open. Looking west there are views as far as North Pond which is on slightly lower ground. At St Ives Cottage and Moysents situated opposite, the street regains its enclosed character with these two Listed Buildings displaying a range of the built characteristics typical of Bishop's Waltham as a whole (Photograph 6).

7.5.3 The front elevation of the White Swan Pub creates a prominent feature within the street scene when viewed from both directions. The gabled roofline with its timber detailing, heavy bargeboarding, bay windows on decorative supports and heavy stone surrounds to the ground floor windows are a contrast to the more simple domestic architecture of surrounding buildings.

7.5.4 Towards the High Street, there are a number of streets running off Bank Street at right angles providing a variety of views and spaces. Particularly significant are those looking the length of the High Street and Houchin Street, across Basingwell Street car park and northwards along St Peter's Street towards the church.

7.5.5 After its junction with the High Street, a relatively narrow Bank Street runs downhill towards Lower Lane, opening out around the junction. Former warehouse buildings line the south side of the road, with residential buildings set back on the other side. Between its junction with Lower Lane and Basingwell Street, the buildings are almost entirely in residential use, although there are a number of former shops with their shopfronts still intact.

7.5.6 One of the oldest buildings within the conservation area is "The Gables" on the northern side of Bank Street. This two bay hall house dates from about 1430 and is indistinguishable behind a Victorian brick

frontage. Other Listed Buildings are clustered around the northern side of Bank Street and its junction with St Peter's Street. A series of buildings, known as G Askew, date from the 16th Century. Opposite these, Beam Ends and the cottage to its east have exposed timber frames and date from the early 17th Century. Despite later alterations, these buildings contrast with the mainly brick elevations of other buildings within the street.

7.6 Built Characteristics

- Mix of building type and uses and a wide variety of materials.
- Towards the High Street, smaller two storey cottages set close to the pavement predominate. Some buildings are colourwashed and there is a varied roofscape, alternating between ridges parallel with the road and gables facing it. Clay tiles predominate, although there are examples of slates.
- There are a variety of features including various styles of windows, yellow clay chimney pots, blue brick headers, brick dentilation, hipped dormers, bay windows, tile hanging, canopies over doors and examples of shopfronts.

7.7 Listed Buildings

The following buildings are Listed Buildings and summary details are set out in the Department of the Environment's Fortieth List of Buildings of Special Architectural or Historic Interest, September 1987.

- Gable House.
- Surgery, 'Exchange' and Cottage, two houses with cottage at rear.
- G Askew, range of low buildings comprising two dwellings, including former shops.
- St Ives Cottage.
- Registrar and Bank House, once a large block of three residential units.
- Garden House Garage, large stable block, now a store and garage.
- The old granary, malthouse now used as a craft centre.
- Beam Ends, House.



Photograph 6



Photograph 7

- Pair of houses east of Beam Ends, now one house.
- No 7 Bank Street.

7.8 Important Unlisted Buildings

7.8.1 Bank Cottage is situated on the southern side of Bank Street directly abutting the pavement. Possibly three cottages now one, it is a two storey red brick cottage with blue headers in Flemish Bond probably dating from the late 18th or early 19th Century. It has a shallow hipped roof with one central chimney stack and white wood casement windows with leaded square panes, altogether making it a distinctive building in the street scene.

7.8.2 The White Swan Public House is a prominent building within the street scene and represents a good example of its type. See paragraph 7.5.3 for description.

7.8.3 The News Shop at the corner of the High Street and Bank Street is an extremely prominent building from both Bank Street and The High Street. The main frontage is onto the High Street and is three bays wide, with two large four pane sash windows to the first floor, possibly replacements for original windows, and a shopfront at ground floor level. The north elevation, fronting onto Bank Street appears to have an original twelve pane sash window. This tall stuccoed building under a shallow slate roof, probably early 19th Century, forms a strong corner building.

7.8.4 The terrace of houses on the north side of Bank Street from No 8 to Daisy Cottage, represents a cross section of domestic scale buildings which are so characteristic of Bishop's Waltham. They consist of a variety of materials and styles but their scale and massing, simple designs and positioning make them important unlisted buildings.

7.8.5 Hidden from immediate view is Apricot Cottage. The modern addition to the south/west elevation belies the age of the original building. The view from the surgery entrance provides a more accurate picture. It is probably a late 18th Century/early 19th Century Flemish Bond, red and blue brick, two storey building, under a clay tiled hipped roof with brick detailing to the eaves. The west elevation would appear to have no fenestration detail at all.

St Peter's Street

7.9 General Character/Views

7.9.1 This quiet, residential street leads uphill to St Peter's Church, the slight bend in the single track lane allows just a glimpse of the war memorial set within the churchyard with a backdrop of mixed, native trees. Towards the northern end the view opens out to include the Church, churchyard and wrought iron gates.

7.9.2 Flint cobbles either side of the street are a continuous and attractive feature and these unify the street scene. Although the majority of buildings are positioned abutting the lane forming a continuous frontage, there is a wide variety of building styles and massing. The narrow lane and proportions of the buildings together form an attractive space. Looking down the hill towards the High Street, the shopfront of 'Just in Case' can be seen, providing a visual link to the town centre (Photograph 7). Although the majority of properties are in a residential use, the Bunch of Grapes pub at the bottom of the Street is distinguished by restrained signage.

7.9.3 The majority of buildings within the Street are Listed, the oldest, North House and Lime House date from the 17th Century with later additions, while there are also 18th, 19th and 20th Century Listed Buildings, resulting in a wide range of architectural detailing. Particularly interesting is the 20th Century terrace of Arts and Craft style cottages.

7.10 Built Characteristics

- There are a variety of residential properties of between one and a half and two and a half storeys in height, with a mix of gable and ridges parallel to the Street. There are slight variations in building lines along the street. Within the street scene, gables and dormers blend together at the same level as chimneys and clay chimney pots. Larger detached properties are at the northern end closest to the Church.
- Mix of whitewashed and brick buildings in Flemish and Flemish Garden Wall Bond with blue brick headers, roofs of clay tiles, clay chimney pots of different sizes and colours.
- Mix of gabled, hipped and flat roofed dormers.
- Variety of porches, canopies and lanterns over doorways. Mix of casement and



Photograph 8



Photograph 9



Photograph 10



Photograph 11

leaded windows, cast iron rain water goods.

- Cobble strip along each side of St Peters Street, red brick paving up to front doors.
- Cast iron railings, chain link fences.

7.11 Listed Buildings

The following buildings are Listed Buildings and summary details are set out in the Department of the Environment's Fortieth List of Buildings of Special Architectural or Historic Interest, September 1987.

- The Bunch of Grapes Public House.
- Nos 1, 2 and 3 St Peter's Street, terrace of three houses.
- Grange House.
- Hope House.
- Lime House.
- North House.

7.12 Important Unlisted Buildings

7.12.1 Although Pheasant House is one of the few unlisted buildings in St Peter's Street, it is representative of an early/mid 19th Century house which adds to the diversity of buildings within the Street. It is a two storey stucco house with a gabled tiled roof and the ridge parallel to the road. Symmetrical to the front, it has four, four paned, recessed sash windows, the ground floor two are probably contemporary with the building, the first floor ones are unfortunately plastic replacements as are the rainwater goods. It has a simple panel door, canopy over and hand rails to the door. The rear has been much extended over the years from the original catslide roof.

High Street/St George's Square

7.13 General Character/Views

7.13.1 The High Street runs from north to south and is the main commercial street within the town. The Street has a slight curve at its northern end which hinders views along its entire length. The southern end of the High Street widens slightly before merging into St George's Square (Photograph 8). From the Square, views towards the Palace Ruins create an important visual link between the town and the Ruins.

7.13.2 The High Street is well enclosed by buildings and views are stopped at either end by buildings, but with glimpses of mature trees in the distance. Alleyways and roads at right angles to the High Street allow views through to other parts of the town but again long views are restricted by buildings (Photograph 9).

7.13.3 A large number of buildings within the High Street are Listed and mainly date from the 18th Century. However, there is a mix of buildings from other periods, particularly a group of 17th Century buildings around Cross Street and another group in St George's Square, earlier buildings such as the 15th Century building at the western side of the High Street, which now incorporates two shops, the Hair and Arts Gallery and the Face and Body Clinic. Several 19th Century and 20th Century buildings are also included. Barclays Bank is a Grade II* Listed Building dating from the late 18th Century, its size and stuccoed walls make it a prominent building within the street scene.

7.13.4 Buildings within the High Street are generally two storey in height with several two and a half storey buildings at the southern end of the Street. The larger buildings are to be found in this area, several without shopfronts (Photograph 10). Towards the northern end, plot sizes are smaller, particularly on the eastern side of the High Street, resulting in smaller, less imposing buildings (Photograph 11). The irregular roofscape is comprised of a mix of heights of roofs at different pitches, although mainly of clay tiles with chimney pots punctuating the skyline.

7.13.5 Traditional wooden shopfronts accompanied by contemporary shop doors play an important role in defining the street scene. There are a number of Victorian shopfronts as well as more modern examples. In general these belong to small units occupied by independent retailers. In the north west segment of the High Street, first floor bay windows add interest to the street scene and the clock on the building adjacent to Stainers is a familiar and prominent feature.

7.13.6 As part of a joint initiative Winchester City Council and Hampshire County Council, environmental improvements have recently been completed. These have included new paving, street furniture including seats, cycle racks and planters, street signs and lights in an area around Cross Street, High Street and Houchin Street. The small area of the High Street around the

junction of Cross Street which has recently been resurfaced, links the High Street with Cross Street visually, but does not interrupt the view along the High Street.

7.14 Built Characteristics

- Buildings are generally of two storeys but of different heights and proportions providing a varied street scene. Larger properties are situated towards the St George's Square end of the High Street.
- The majority of buildings are set with the ridge line parallel to the road. Roof pitches are of varying angles and there is a mix of hipped and gabled roofs.
- There are mainly clay roof tiles, with some slates, especially at the St George's Square end. Examples of ridge tiles and finials. Chimneys and clay pots, which are tall and hand painted.
- Examples of blue brick headers, brick dentilation under eaves, cornices and exposed wooden rafters. Some rendered buildings.
- Various examples of traditional wooden shopfronts dating from the Victorian times and earlier, other modern examples built in a traditional style. Sash windows at first floor level. Bay windows at first floor level at northern end of the High Street.
- Narrow passages and streets running off the High Street at right angles, enclosed views to other buildings, emphasised recently by new paving.

7.15 Listed Buildings

7.15.1 The following properties are Grade II Listed Buildings within the High Street and St George's Square. Summary details of these can be obtained from the Department of the Environment's list of Buildings of Special Architectural or Historic Interest, list no 40 dated September 1987.

ST GEORGE'S SQUARE

- Town House, now offices.
- Austin & Wyatt Estate Agents, once a house now offices.
- House with two ground floor shops, J A Grover.
- The Crown Hotel Public House.

HIGH STREET (WEST SIDE)

- No 2, formerly a house and rear service block, now Barclays Bank and offices, Grade II*.
- No 4, House.
- Nos 6 and 8, The Wine Merchant and The Wine Bar, house with shop to No 6.
- Nos 10 and 12, Weller Eggar and Taylor Tredre kitchens, house now shops.
- W A Stainer, house with two ground floor shops.
- Homestyle, house with shop to ground floor.
- W A Stainer, house now a shop.
- B W Gallery and Moonaz, house above two shops.
- The Hair and Arts Gallery, The Face and Body Centre, house and shops.

HIGH STREET (EAST SIDE)

- Just in Case, house with ground floor shop.
- Hairdressers, house and shop.
- Stricklands Opticians, house now a shop.
- Davey, house and shop.
- Pauls Plaice and The New Wool Shop, house and shops.
- Ron Upfield Appliances, house and shop.
- Hazels Florist, house and shop.
- Annabel, house and shop.
- Veck and Sons County-Supply Stores, house and shop.
- D F Olive and Madelines, house and two ground floor shops.
- A E Jannaway, house and shop.
- Hylands Greengrocers, house and shop.
- Post Office and Gallery III, house and shops.
- One Stop Newsagent, house and shop.

7.16 Important Unlisted Buildings

7.16.1 Roger Mein/Chamberlains Solicitors. This building is in a prominent position straddling

the corner of High Street and Red Lion Street. It is a brick built building in Flemish Bond with rendered ground floor and wooden shopfronts, a single wooden bay window at first floor level with heavy wooden moulding, wooden shopfronts, brick parapet with dentilation detailing and a pitched roof hidden behind.

7.16.2 Oddfellows Hall was opened in 1895 and used for general entertainment until 1920 and then was used as several cinemas until the 1960's. It housed the premises of Pullingers (Furnishers) Ltd for many years and is currently the King's Christian Centre. It is a tall red brick building with a half hipped gable fronting the street and a slate roof. A panel above the first floor windows has Oddfellows Hall and the date 1895 picked out in bricks. Detailing consists of yellow brick string courses, window surrounds and vertical strips above the first floor windows, interspersed with clay tiles. There is a modern shopfront on the ground floor which forms part of the Kings Christian Centre. The building is taller than others surrounding it and its ornate detailing creates a prominent feature within the street scene.

7.16.3 Although only constructed in the early 1920's, Lloyds Bank forms a dominant corner to the High Street and St Georges Square. It is a single storey red brick building with ornate corner stones and door and window surrounds and stone parapet and cornice detailing.

Brook Street

7.17 General Character/Views

7.17.1 Brook Street has a very mixed character, the eastern side of the southern end of the street is lined with the rear of Listed Buildings which front onto the High Street. There are a number of service entrances and accesses to first floor residential accommodation. The southern end of the street occasionally becomes very congested with parked cars.

7.17.2 The southern end of Brook Street is a narrow lane with a varied building line along which buildings of a variety of heights are situated (Photograph 12). There are a number of more modern residential properties set along the street and accordingly there are a wider range of building styles with a mix of slates and clay tiles, gables and tile hanging. A small area around Cross Street is comprised of a

number of older two storey cottages. There are views through to the west from Shield House.

7.17.3 At the junction of Brook Street and Cross Street, the road widens out into a commercial area linked to the High Street. Modern buildings are comprised of two and a half storey buildings with shop units on the ground floor and hipped dormer windows. To the north the road narrows again between Cross Street and Bank Street and is lined on the eastern side of the road with former industrial buildings (Photograph 13).

7.17.4 Views looking southwards along Brook Street focus on the four chimneys of Brook House and the Yew in front of this building. The roofscape is a particularly important aspect of the street scene with a mix of clay and slates, hipped and gabled forms providing variety. Looking north, new development in St Bonnet Drive is comprised of three storeys at the front of the site. It continues the built form into Lower Lane and picks up some of the detailing seen generally within Bishop's Waltham. Moving northwards, Lower Lane becomes increasingly more rural and open as it heads towards Northbrook.

7.18 Listed Buildings

7.18.1 The following buildings are Listed Buildings and summary details are set out in the Department of the Environment's Fortieth List of Buildings of Special Architectural or Historic Interest, September 1987.

- Shield House and boundary wall.
- No 1 Brook Street, House.
- Southbrook House.

7.19 Important Unlisted Buildings

7.19.1 The building occupied by the Pinecroft Antique Centre is of two storeys in Flemish Bond of red and blue bricks, under a half hipped clay tiled roof, with a single storey outshoot to the southern side. At first floor level under the half hipped roof is a full height door for access of goods, similar to a mill type building and this represents a substantial building in the street scene.

7.19.2 Tucked away on the eastern side of Brook Street, dwarfed by the Oddfellows Hall, Bydand is a small cottage, originally two, of red and blue bricks, which has undergone many alterations over the years. It has a tiled hipped roof, cast iron rainwater goods and



Photograph 12



Photograph 13



Photograph 14

one, two and three light, cream painted wood casement windows. It is a discreet yet important building in the street scene.

Houchin Street

7.20 General Character/Views

7.20.1 Like Brook Street, Houchin Street is comprised of the back of buildings in the High Street and has very irregular features comprising of a mix of courtyards, extensions, balconies and hipped and gabled roofs (Photograph 14). There is a prominent roofscape of a variety of chimney pots. The eye is drawn to views across the car park which occupies the eastern side of the street. New trees and surface treatment comprising part of the town centre enhancements has improved its appearance. Cobbles lining either side of the street at its southern end have been recreated as part of the enhancement measures completed in January 1997. The area is comprised of a mix of residential, service access to units in the High Street, and other retail units. It is also possible to view other parts of the town, ie, Basingwell Street, St Peters Street and Cross Street from the Street (Photograph 15).

7.21 Listed Buildings

7.21.1 The following buildings are Listed Buildings and summary details are set out in the Department of the Environment's Fortieth List of Buildings of Special Architectural or Historic Interest, September 1987.

- Frank Stubbs Auctioneer, formerly a public house now a restaurant.
- Nos 2 & 4 Optician, 6, The Cottage, terrace of three houses.
- Bishop's Waltham Social Club, house now a club.

7.22 Walls

7.22.1 Much of the central area is characterised by buildings positioned flush to the road and therefore there is a general absence of boundary walls. Despite this, several walls do contribute to the character of the area. Their location and details are set out below:

- Adjacent Shield House, three metres high, close to road with brick capping curving up to around four metres.
- To the north west of the doctors surgery in Lower Lane there is also a three metre

high brick wall with rounded coping bricks.

- Much of the northern and western boundaries of Basingwell Street car park are comprised of brick walls varying in age and style.
- To the west of 'Pat Staples Interiors' there is a two/three metres high brick wall capped with bricks on their side.

7.23 Local Details and Features

7.23.1 Features within the central area which provide local interest include:

- Grade II Listed, cast iron K6 telephone kiosk outside Austin & Wyatt Estate Agents, St George's Square, designed in 1935 by Sir Giles Gilbert Scott.
- Street Lanterns, Beam Ends and Town View, both in Bank Street.
- Clock, first floor level, next to Stainers, High Street.
- Glazed clay tiles bearing street names.
- Station Road sign on the corner of building in St George's Square, marks the original alignment of Station Road.
- Street light with Bishops Mitre in centre of St George's Square.
- Fire Insurance Plaque, Madeline's.
- Barbers pole, Just in Case.



Photograph 15



Photograph 16

8.1 General Character/Views

8.1.1 This area consists of groups of mainly residential properties, set around a road junction and stretching along Bank Street (Photograph 16). To the rear of Bank Street and Free Street, there is an area of outbuildings associated with the Waltham Tandoori Indian Restaurant and Pinks Funeral Directors.

8.1.2 Buildings situated around the junction of Bank Street and Free Street are positioned informally and have fairly large curtilages. However, along Bank Street, buildings are set mainly parallel to the road, with the majority flush with the pavements and having private areas to the rear.

8.1.3 Views westwards along Bank Street are curtailed as the road bends slightly and the built form of Garden House blocks further views. In the opposite direction the view down towards the junction is more open and the expanse of the new police station roof draws the eye.

8.1.4 Walls are more predominant along Free Street and Hoe Road, Bank Street is generally defined by buildings set close to the pavement with only small stretches of walling.

8.2 Built Characteristics

- Buildings around the junction of Bank Street and Free Street are more homogenous in terms of size, massing and materials. Within Bank Street there is a greater variety of construction materials and detailing.
- Most buildings are constructed from brick in Flemish Bond, some buildings subsequently colour washed. Examples of exposed timber framing.
- Red brick with regular or random blue headers are most common, some examples of blue headers with red brick quoins and flint dressing with brick quoins. Plain clay tile hanging to the rear and sides of properties.
- Plain clay roof tiles cover nearly all buildings, with a mix of hipped, half hipped and gabled roofs with some

gabled dormer windows. Otherwise roofscape is unbroken. Plain ridge tiles and chimneys, some examples of clay chimney pots of different style and shapes, although many are missing from properties altogether.

- Mix of casement windows, some with leaded lights and sash windows. Examples of cambered arches and sill detailing.
- A wide range of open porches and moulded canopies and a variety of panelled doors.
- Outbuildings to the rear of buildings at junction of Bank Street and Free Street.

8.3 Listed Buildings

8.3.1 Unless otherwise stated the following buildings are all Grade II Listed Buildings, reflecting that they are buildings of special interest worthy of preserving. Summary details are set out in the Department of the Environment's Fortieth List of Buildings of Special Architectural or Historic Interest, September 1987. These buildings exhibit features detailed at paragraph 8.2.

- Lees Farm Cottage, Free Street, once two houses now one.
- Wheatsheaf Cottage, Middle Cottage and Old Wheatsheaf, Free Street, once the Wheatsheaf Inn now three houses.
- Nos 1 and 2 White Hart Cottages, Bank Street, house divided into two.
- Row of cottages, 4 and 5 Bank Street, formerly five cottages.
- White Culvers, Bank Street.
- The Timbers, Bank Street, once two cottages now one house.
- Nos 1, 2 and 3 Bank Street, row of three cottages.
- The Court House, offices, Bank Street.
- Dodd's Nook, House, rear of The Court House, Bank Street.

- Homedene, house, Bank Street.
- Cottages of Pink & Sons, two cottages part of builders premises, Bank Street.
- The Mafeking Hero Public House, Bank Street, now Waltham Indian Tandoori Restaurant.

8.4 Important Unlisted Buildings

8.4.1 Green Lane Farm is a two storey red brick farm house with some random blue brick headers. The main building has a clay tiled gable roof, with a timber clad lean-to on the north side and two storey extension with hipped roof to the southern side, the building is tile hung to the rear and side. To the rear, there is brick dentilation under the eaves. There is a lean-to porch with corrugated iron roofing supported by timber posts at the front and a mix of panel and boarded doors, casement windows with brick arches over.

8.4.2 Various outbuildings comprise a timber clad granary building on staddle stones with slate roof and clay ridge tiles and lean-to buildings against the western boundary wall. From the entrance gate into Hoe Road, there is a restricted view of the building with hedges and walls either side and wide metal gate. Along with other Listed former farm buildings within this area, Green Lane Farm reflects the former uses of this part of the conservation area.

8.4.3 Iona Cottage, Shore Lane is a two storey brick house, colourwashed white, with tie plates and a steeply pitched clay tile roof. There is one large central chimney stack with three painted clay pots, casement windows with uPVC replacement windows. Positioned at the edge of the conservation area, this building marks the beginning of the transition from modern housing to older properties.

8.4.4 The Educational Institute, Bank Street is a large red brick building comprised of a mix of one and two storeys. It is constructed in Flemish Bond, with brick sills, rubbed brick arches, stretches of railings along Shore Lane, wrought iron guttering stamped with the date 1898. A portico over the main door has the words 'Institute' and a crest on it. The building is an intricate arrangement of gable roofs at different angles, parapet walls, clay ball finials, heavy overhanging gables and large casement windows. There are also dormer windows on the southern elevation of the building. Originally railings surrounded the building but these were

removed along Bank Street when the pavement was constructed. The Institute is a prominent, well detailed building, and is considered important due to its former use as an educational building and its contrast to other more domestic buildings within the street scene.

8.4.5 The Cottage is a semi detached property situated on the north side of Bank Street (attached to Homedene, a Listed Building). This is a two storey brick cottage constructed in Flemish Garden Wall Bond with blue headers, casement windows, a clay tiled hipped roof with brick dentilation under the eaves. Given its close proximity to Listed Buildings, The Cottage contributes to their setting.

8.5 Walls

8.5.1 The more significant walls are found along Free Street and Hoe Road and are described below:

- Flint boundary wall to Lee Farm House, with capping consisting of a string course of bricks topped with shaped bricks. Although the wall varies in height it is approximately one and a half metres tall.
- Brick wall capped with headers forming boundary to Lee Farm Cottage.
- Low boundary wall to the Village Garage comprised of brick with headers.
- Wooden railing in front of White Hart Cottage interspersed with hedges.
- The boundary of Green Lane Farm consists of a two and a half metre high flint wall with a section of red brick. It is capped with headers and supports a lean-to building with a corrugated iron roof.
- Boundary along eastern side of Green Lane, is comprised of a two/three metre high flint wall, capped with one string course of brick.
- East side of Shore Lane, boundary wall to White Culvers. This is a modern two/three metre high brick wall, topped with brick on end, and a brick retaining wall in front forming a plant bed.
- Retaining boundary wall to The Timbers comprised of a one metre high brick wall.
- Boundary wall to Homedene, mix of flint/brick sections, approximately one metre high.

8.6 Local Details and Features

- Bracket to original pub hanging sign at Waltham Tandoori Indian Restaurant.
- Green metal footpath sign, adjacent to White Hart Cottage.
- Green Lane, wide track, now a public footpath.
- Narrow alleys to the rear of the Library and adjacent to Dodd's Nook.
- Fire Insurance plaque, Homedene.
- Road sign, junction of Bank Street and Free Street.
- Individual bricks on Dodd's Nook and White Hart Cottage inscribed with initials MM, Dodd's Nook MM 1721 and White Hart Cottage IM and MM.



Photograph 17



Photograph 18



Photograph 19

9.1 General Character/Views

9.1.1 Although set on slightly higher ground than the town centre, the Church and associated churchyard sits within a secluded space, enclosed by walls, surrounded by tombs and headstones and screened by mature vegetation growing both within and outside the churchyard. Consequently, the Church building is barely visible from within the town.

9.1.2 The view of the War Memorial provides a focal point as one moves northwards up St Peter's Street. At the top of the street, the Church becomes visible framed by vegetation, walls and the wrought iron gates dating from 1911 which form the entrance to the churchyard (Photograph 17). To the north, the well treed area around Northbrook provides an important green backdrop.

9.1.3 Within the churchyard, there are rows of mature deciduous trees comprised mainly of Maple, Prunus and Limes, many of which line footpaths, several of these are protected by individual Tree Preservation Orders. Yews can be found randomly dispersed around the area. The overall impression is of a peaceful and attractive, well treed area, (Photograph 18), well defined by a variety of walls of differing heights and materials, with the Church providing a focus for views.

9.1.4 The churchyard itself forms a relatively large space but is broken by informal gravel paths both criss-crossing the area and set around the perimeter walls. The highest part of the site is around the Church with the land sloping downwards to the east and west. The footpaths divide the churchyard into three sections and emphasise these changes in ground levels.

9.1.5 To the east, despite a line of Limes crossing the churchyard, the area has an open feel with a low brick wall marking the extent of the yard and views to the east. The middle section of the churchyard to the north east and south of the Church is the most enclosed with a long section of tall red brick wall forming the whole of the southern boundary and a low wall and vegetation marking the boundary with Longwood. Looking southwards, the roofs of the

buildings within Bank Street can be seen over the wall.

9.1.6 The network of footpaths crossing the churchyard provide attractive links between Lower Lane and the Church and linking the entrances to the Church in St Peters Street and Free Street. When approaching the Church from the footpath from Lower Lane, the path rises uphill with the Church rising up ahead. To the north of the Rectory a narrow footpath lined by banks of trees runs downhill from Free Street and Lower Lane linking these two roads.

9.1.7 A triangular space at the north east entrance to the Church is characterised by low density, large detached properties set in larger grounds, with substantial tree coverage. Formerly a grassy area, it was known as the Maypole on account of the maypole dancing which took place there. From this point, a glimpse of the Church can be obtained, presenting itself as a compact and squat building set back within the churchyard. The north east end of Free Street forms a transition between the built form around the junction of Bank Street and Free Street and the more sparsely developed area around Northbrook. Along this stretch the street is dominated by walls and mature trees and interspersed by buildings (Photograph 19).

9.1.8 The Library, formerly a school, occupies the south east corner of the churchyard, its former play ground is used as a parking area and it is surrounded by walls and planted beds. The building itself forms an integral part of the churchyard while also being visible from Free Street.

9.2 Built Characteristics

9.2.1 The area around the Church comprises mostly detached properties and, apart from the Church, library and hall, these are all residential. Most occur as detached properties in large grounds and are individual in style. However, the most commonly found built characteristics include:

- Hipped roofs with slate or plain clay tiles and incorporating brick chimney stacks

with clay pots.

- Red brickwork with some blue header detailing.
- Sash windows in reveals with stone or brick sills, cambered, flat or semi-circular brick arches are also found.
- Decorative door surrounds, often with columns and pediments.

9.3 Listed Buildings

9.3.1 Unless otherwise stated the following buildings are all Grade II Listed Buildings, reflecting that they are buildings of special interest worthy of preserving. Summary details are set out in the Department of the Environment's Fortieth List of Buildings of Special Architectural or Historic Interest, September 1987.

9.3.2 Lithend, Free Street, is a large, detached property originally built in the 18th Century but has had later alterations. The detailing reflects many of the built characteristics of the area, which are intact and the property is prominently situated in Free Street.

9.3.3 The former stable block, 25 metres east of Longwood, was originally built in the 19th Century as stables and a coachhouse but has since been converted to an assembly hall and garaging. The southern elevation is seen from the triangular area off Free Street and incorporates flint walls with brick quoins. A continuing flint wall with a raised arched gateway provides further interest.

9.3.4 Longwood, which is now a private house, was built as the Rectory in about 1805. The property is large, detached and square in form, but given that it sits within large, treed grounds, it is mostly hidden from public view. It incorporates a large number of sash windows, some of which are tall and have a variety of brick arches and shutters.

9.3.5 The Church of St Peter is a Grade II* Listed Building and is perhaps the most significant building in this part of the conservation area. The building may occupy the site of an earlier Saxon church and was believed to have been erected by Henri de Blois, Bishop of Winchester, in around 1136 AD, however much of the present building dates from the 15th to 17th Century with 19th Century restoration. It has a plain clay tiled roof with flint walls and stone dressings, including ashlar stonework quarried from the

ruins of the nearby Bishops Palace. An unusual feature is the circular turret which rises above the parapet of the tower and incorporates four stone crosses on its wall. In addition to the Church a total of 19 table tombs and monuments are Listed, the majority of them dating from the 18th Century.

9.4 Important Unlisted Buildings

9.4.1 Old Pound is a two storey detached property off Free Street close to the north eastern approach to the church and is set back behind a distinctive front boundary wall. It has pebble dash rendered walls and a hipped, plain clay tiled roof with moulded cornice and eaves detail. The roof incorporates a small brick chimney stack. The front elevation is symmetrical and incorporates one, two and three-light leaded windows with strong detailing in the window surrounds and moulded sills. The property has an elaborate porch, the detail of which includes half columns, a decorative triangular pediment and a tiled pitched roof.

9.4.2 The Library was built as an Infants School in 1896 and is a tall single storey detached building with a gabled plain clay tiled roof without roof lights or dormers. Its shape, form and elaborate brickwork makes a significant contribution to the area. For example, the brick cornices at eaves level and the gables include dogtooth detailing. Blue headers are also included in various patterns. Windows have a strong vertical emphasis with cambered brick arches and brick sills. The groups of three, tall, single-light, ten-pane windows are particularly striking. Each elevation has slightly different detailing and some include brick pillars, tile hanging and decorative bargeboards. Above the gabled porch is a brick arch with a timber door, this space once housed the school bell.

9.4.3 1 and 2 Maypole Cottages and Myrtle Cottage are a terrace of three early Victorian two storey cottages, built as one single and one pair. The pair have a hipped slate roof with central brick chimney stack and white wood recessed casement windows. There are rubbed flat brick arches over the windows and doors. Myrtle Cottage has Tudor style rubbed brick arches over its windows and doors but unfortunately has replacement concrete tiles to its roof.

9.5 Walls

9.5.1 There are a number of boundary walls in the area around the Church which provide interest, street scene continuity and a containment to spaces. Their location and details are set out below.

- Buttressed red brick wall forming the northern boundary to the Rectory, seen from the footpath linking Free Street to Lower Lane.
- Low, red brick wall with horizontal brick capping, running parallel to the Church path from St Peter's Street and rising in height close to the Church. The wall incorporates a plaque to mark a "tree which was planted by Ronald, Bishop of Portsmouth to commemorate Discovery fortnight Oct 23-Nov 6, 1983".
- High, buttressed red brick wall with horizontal brick capping and plinth detail along the southern boundary to the churchyard.
- Low, red brick wall at south eastern corner of the churchyard with shaped brick capping.
- Low and sloping flint wall topped with simple railings along the Church path to the north east corner of the churchyard.
- Low, red brick wall with horizontal capping running along the northern boundary of the churchyard.
- Low flint cobble wall at Longwood and the Rectory. The section of wall fronting the Rectory is covered with ivy.
- Flint wall with brick dressings and a raised arched gateway, at the Old Stables, close to the Rectory.
- Shaped wall fronting Old Pound constructed of brick then pebble-dashed with small piers and ball finials.
- Red brick boundary wall at Lithend incorporating a black wrought iron gate.
- Red brick wall at Albion Cottage with horizontal brick capping on a single row of tiles. The wall drops in height as it continues to Meon Croft.
- Buttressed, red brick wall with half rounded brick capping and plinth details between Meon Croft and Hall buildings.
- Buttressed, red brick wall with shaped

brick capping to the rear of the Hall. The wall joins the low wall in the south eastern part of the churchyard.

- Flint wall with shaped brick capping forming the southern boundary to the Library and following the footpath round to join the gates at the south eastern corner of the churchyard.
- Tall flint wall with brick capping to the rear of Homedene and incorporating a simple wooden doorway. This wall helps to enclose the footpath to the south of the Library leading up to the church.

9.6 Local Details and Features

9.6.1 Those features which provide a point of local interest include:

- Weather vane and a wall mounted clock with a blue face, set on the church.
- 19 Grade II Listed Table Tombs, some occurring in pairs, St Peter's Churchyard.
- one Grade II Listed Monument Tomb, St Peter's Churchyard.
- Simple railings along part of the footpath leading to the Church from Lower Lane.
- War memorial incorporating a stone cross on three stone inscribed bases, just inside the churchyard at the top of St Peter's Street.
- Elaborate, black wrought iron gates to the churchyard, installed in 1911, incorporating fret-cut lettering "Blessed are the dead which die in the Lord", at the top of St Peter's Street. Similar gates occur at the north eastern corner of the churchyard.
- Lantern adjacent to the churchyard gates at the top of St Peter's Street.
- Black lamp post in the churchyard to the south of St Peter's Church.
- Simple black railings and gates at the south eastern corner of the churchyard.
- A stone with the inscription "This stone was erected by parishioners in appreciation of the gift of this burial ground by George Garnett in memory of his wife who passed over Jan 9, 1974", inside the gates at the south eastern corner of the churchyard.

- Black lamp post just outside the gates at the north eastern corner of the churchyard, near the driveway to Longwood.
- Simple railings fronting Nos 1 and 2 Maypole Cottages and Myrtle Cottage.



Photograph 20

10.1 General Character/Views

10.1.1 The area combines a series of enclosed spaces with the openness of the area around the junction of Beeches Hill and Free Street (Photograph 20). The small number of buildings within the area are set at a low density and are comprised of a mix of residential and non-residential uses. The majority of the area is covered by vegetation in the form of hedges and trees, there are also a number of steeply sided 'dells' covered by mixed native vegetation such as Sycamore, Laurel, Ash and Yew.

10.1.2 From Lower Lane, the road is initially enclosed by trees on its eastern side and the built form of Northbrook Cottage and Old Tanyard Cottage, it subsequently opens out just before the junction with Free Street and Lower Lane. Views to the north and northwest in the direction of Beeches Hill are a significant feature encompassing fields with tree groups and hedges and the course of the Northbrook stream in the foreground. Beyond the boundary of the conservation area, the land rises more steeply with rows of vines in the middle distance and Vernon Hill House beyond.

10.1.3 The cluster of dwellings around the north eastern side of the junction of Free Street and Lower Lane are set in a foreground of open space, the two Sycamores adjacent to the road and the rural backdrop present a very different character to other parts of the conservation area and form an attractive grouping (Photograph 21).



Photograph 21

10.2 Built Characteristics

- Residential buildings are dispersed around the area, these are of two storey with gabled roofs with mainly clay tiles and a mix of red brick with blue headers and whitewash painted brick.
- Mix of chimney pots, round clay pots in yellow and red, square yellow chimney pots on Northbrook House and The Cottage.
- Mainly six pane sash windows.
- Painted stone sills, moulded hoods on brackets, panelled doors.

10.3 Listed Buildings

10.3.1 The following buildings are all Grade II Listed Buildings and summary details are set out in the Department of the Environment's Fortieth List of Buildings of Special Architectural or Historic Interest, September 1987.

- Northbrook House and curtilage buildings, Free Street.
- Northbrook Cottage, Lower Lane.
- Old Tanyard Cottage, Lower Lane.
- Little Green, Free Street.
- Bramble Cottage, Free Street.
- The Cottage, Free Street.

10.3.2 The last three residential properties read as one group. All are constructed of red brick with blue headers and are bounded by brick and flint walls. Northbrook House is the largest Listed Building in this area and is unlike other residential properties in massing, materials and detailing. Dating from the late 18th Century, it is a two storey building constructed from stucco, with a slate roof behind a parapet, sash windows, detailed porches, panelled doors, stucco chimneys and square yellow clay pots. Only the eastern side is visible from Free Street.

10.3.3 There are several curtilage buildings to the north of Northbrook House. These may

have originally been a coach house and additional accommodation for Northbrook House and are comprised of two buildings set in an L shape. Both buildings are constructed of red bricks with blue brick headers, concrete pantile roof tiles, chimneys and clay chimney pots. There is residential accommodation on the second floor with sash windows over large archways on the ground floor which have been blocked up. There is a garage door on the north elevation.

10.4 Important Unlisted Buildings

10.4.1 Northbrook Villa is a two storey red brick building constructed in Flemish Bond, with false yellow brick square columns, flat rubbed brick cambered arches over the windows, a steeply pitched clay tile roof, yellow clay octagonal chimney pots, sash windows and four panel wooden door. The front of the house faces east but it is the southern elevation which is especially prominent. There is a striking contrast between the red brick and yellow brick columns and the pitched roof, chimneys and pots giving it a symmetrical and balanced appearance.

10.4.2 Butts Cottage, Free Street is a modest two storey red brick dwelling, with a slate roof, decorative ridge tiles and gable end barge boards, sash windows and a bay window at its southern end. There are steps up to a modern replacement front door. The cottage is positioned so that its long side is parallel to the road and is viewed in a setting of trees.

10.5 Walls

- Two metre high red brick curtilage boundary wall to Little Green.
- Flint wall capped with brick and with brick piers, approximately one metre high and situated along the boundary of Bramble Cottage and The Cottage.
- Brick retaining wall east of The Cottage, one metre high and topped with headers with hedge on top.
- Curtilage wall to Northbrook House stretching from curtilage building, southwards as far as the Rectory. Red brick some blue headers of Flemish Bond approximately one and a half metres tall.

- Low brick wall to the south of Butts Cottage, decreasing in height from one metre and capped with curved blue bricks.

10.6 Local Details and Features

- Round sign with words Hampshire and Northbrook on top of a modern road direction sign at junction of Free Street and Lower Lane.
- Public footpath linking Free Street with Lower Lane, slopes downhill from east to west and enclosed by trees with steep bank on south side. View eastwards to 2 Maypole Cottages is framed by vegetation.
- E R Post Box on the west side of Lower Lane.
- Fire Plaque on Northbrook Cottage.

11.1 Detractors

11.1.1 Over time, the visual quality and character of a Conservation Area can be eroded by the cumulative effects of such things as:

- *minor alterations* (eg. uPVC replacement windows and doors, non-traditional roofing materials, insensitively sited meter boxes, balanced flues and similar services)
- *inappropriate use of materials* (eg. corrugated iron fencing, close boarded fencing)
- *inappropriate extensions/ conversions* (eg. scale, spaces, design, materials, satellite dishes, overhead telephone and electricity cables, shopfronts, signs, garages)
- *removal and/or inappropriate replacement of features* (eg. walls, railings, hedges, trees, points of local interest)
- *inappropriate street furniture* (eg. litter bins, shelters, barriers, hoardings)
- *poor maintenance, eyesores* (eg. communal areas, parking, vandalism)
- *demolition and the creation of a 'gap' within the street frontage.*

11.1.2 Seemingly minor alterations and detailing can be sufficient to detract from the qualities of a building, or a focal part of the conservation area. Where the opportunity arises, attention should be focused towards improving existing/known problems, in order to achieve an enhancement of the conservation area.

11.1.3 The long term aim is for everyone to take responsibility for maintaining the area's special qualities and to give careful consideration to the appropriateness of alterations and new development.

11.1.4 Long term tree and hedgerow management needs to be given careful attention to ensure this valuable resource is sustained and enhanced. Hedges play a particularly important role in defining boundaries to residential properties and in

the semi-rural parts of the conservation area are a more appropriate treatment than other more urban forms of enclosure.

11.1.5 It is, therefore, important to ensure that, as an area evolves, it does so in a sympathetic way so that the essential character of the area is sustained for future generations.

11.2 Enhancements**11.2.1 Colour of Buildings**

11.2.2 A townscape should be seen as a whole and not as individual units. This does not preclude the use of different colours, but it does mean colours have to work together within a street scene and not as individual units which can damage the overall picture. The correct colours are those which tone and relate well to each other. With the advent of modern, strong pigments, greater care is required in the choice and placement of colour in order to retain and enhance existing character.

11.2.3 Traditionally buildings were limewashed, a cheap available material used to protect as well as enhance a building. The earliest colours were derived from nature; ox blood, soot, charcoal, ochre and umber, while later classical buildings of stucco were often painted a colour to resemble stone. All these colours reflect the mellowness of the English countryside. Stronger, brighter colours are more suited to Mediterranean latitudes, as when these are viewed in a duller climate they appear too bright.

11.2.4 It is expected that unpainted brick and flint should remain unpainted as this provides a variety of richness and texture. If repainting is necessary the following points should be considered:-

- 1) the relationship of the building to adjoining building materials, i.e. brick, stone, flint.
- 2) the roof materials.
- 3) the style and location of the building i.e. terrace, detached.
- 4) the relationship of the proposed colour to colours on adjoining buildings.

11.2.5 Should any proposed change of paint materially affect the appearance of a building, then consent might be required from the Local Planning Authority. It is advisable to discuss any colour change with the Council's Conservation Officer.

11.3 Trees

11.3.1 The northern part of the conservation area is set in a well wooded undulating landscape, and while from the centre of the town this is not always apparent, it is more than evident from Beeches Hill. Mature trees within the grounds of properties provide trees of significant townscape value when viewed above rooflines. In order to retain the unique setting of the town, it is important to promote the planting and replanting of locally indigenous tree species where appropriate and discourage the planting of alien species in situations where they will have an impact on the landscape and undermine the character of the area. There is also a need to promote the local management of trees to maintain and enhance the character and appearance of the area.

11.4 Shopfronts and Signs

11.4.1 Victorian shopfronts within the High Street along with new shopfronts which have displayed attention to detail and the general lack of intrusive and garish shopfronts create an attractive street scene. However, care must be exercised in design, detail, colour, lettering and materials of its shopfronts and signs. Winchester City Council has produced guidelines under the title "Design Guidance for the Control of Shopfronts and Signs", to form the basis of applications and general guidance for retailers.

11.5 Walls

11.5.1 Brick and flint walls are another important characteristic of the conservation area. The construction and maintenance of such walls is a skilled task requiring close attention to the selection of materials. Where existing walls are in need of repair or there is opportunity for new stretches of wall, careful attention should be paid to selection of the mortars and the choice and coursing of flints. Plant growth in sections of brick capping can also be highly damaging. These are matters on which the Conservation Section of the Planning Department can offer advice.

12.1 Character

12.1.1 The central part of Bishop's Waltham is comprised of a large number of Listed Buildings which are set within streets of a regular pattern, the townscape is compact and domestic in scale with the area around the High Street characterised by alleyways and with a large number of internal views. Retail and residential units are set in close proximity and there are many examples of local detailing and features such as Victorian shopfronts and blue brick headers. In addition, there are a number of interesting important unlisted buildings which make a further contribution to the character of the conservation area. In contrast the area around the junction of Bank Street and Free Street has a more informal development pattern and is mainly in residential use.

12.1.2 Bishop's Waltham Palace has played a significant role in the development of the town with its royal patronage increasing prosperity and trade. The ruins and adjoining Ponds are both important historic and landscape features and, in contrast to the central streets, the area has a peaceful and well treed environment. In the northern part of the conservation area, the area around Northbrook also has few buildings and its character is formed by undulating topography, the large number of trees and long views to the north and north west out of the conservation area which emphasise the valley setting of the town.

12.1.3 The church and churchyard form a transition zone between the built form of the town and the semi-rural northern part of the conservation area. When viewing the conservation area from a distance, the Church also forms an easily recognisable landmark.

12.2 Reasons for Designation

12.2.1 A conservation area is "an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance". Given the high number of Listed Buildings and the historical development of the town, it is considered that there is sufficient architectural and historical interest to justify the designation of

a conservation area for Bishop's Waltham. Designation provides some additional controls which will aid the protection and enhancement of those qualities which contribute towards the special character and appearance of the area.

12.3 Boundary Justification

12.3.1 Bishop's Waltham's Conservation Area was originally designated in 1973 and at that time included the Palace, South Pond, the town centre along with the Church and part of the church yard. It was extended in October 1985 to include North Pond, the area around Northbrook and land up to the original boundary.

12.3.2 Wherever possible, the boundary has been defined using significant features which are both readily recognisable and offer a degree of permanence. It is drawn reasonably tightly around the older part of the town, following curtilage and field boundaries, roads and tree belts. The boundary was further extended in 2000 to include:

- a) the bank on the north side of Little Shore Lane opposite Nos 1 and 2 Hope Cottage. A on Map 6.
- b) the area of roadside verge on the north side of Lower Lane between Langton Road and Garfield Road. B on Map 6.
- c) Butts Dell and the old chalk quarry on the north eastern boundary of the conservation area. C on Map 6.

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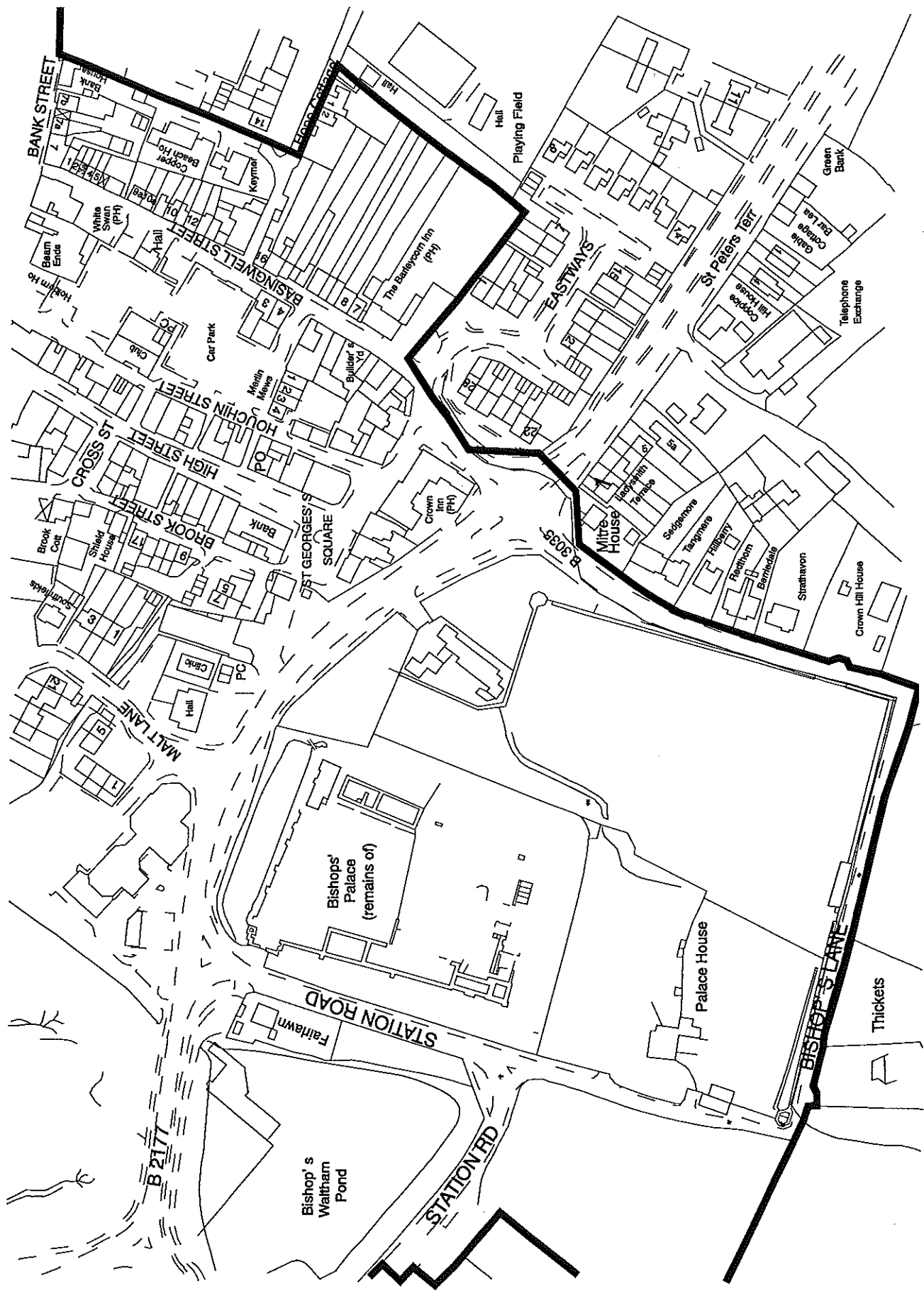
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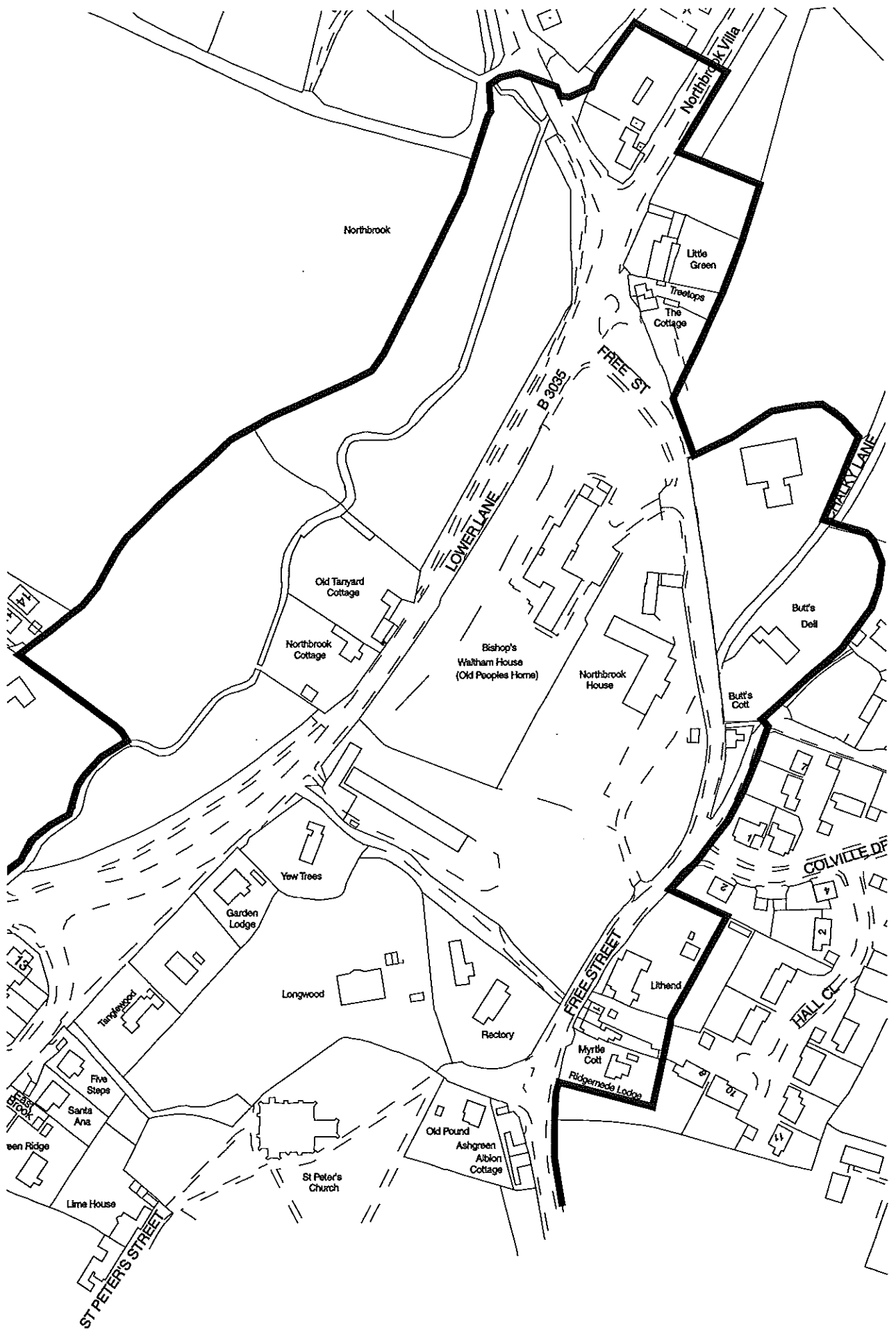
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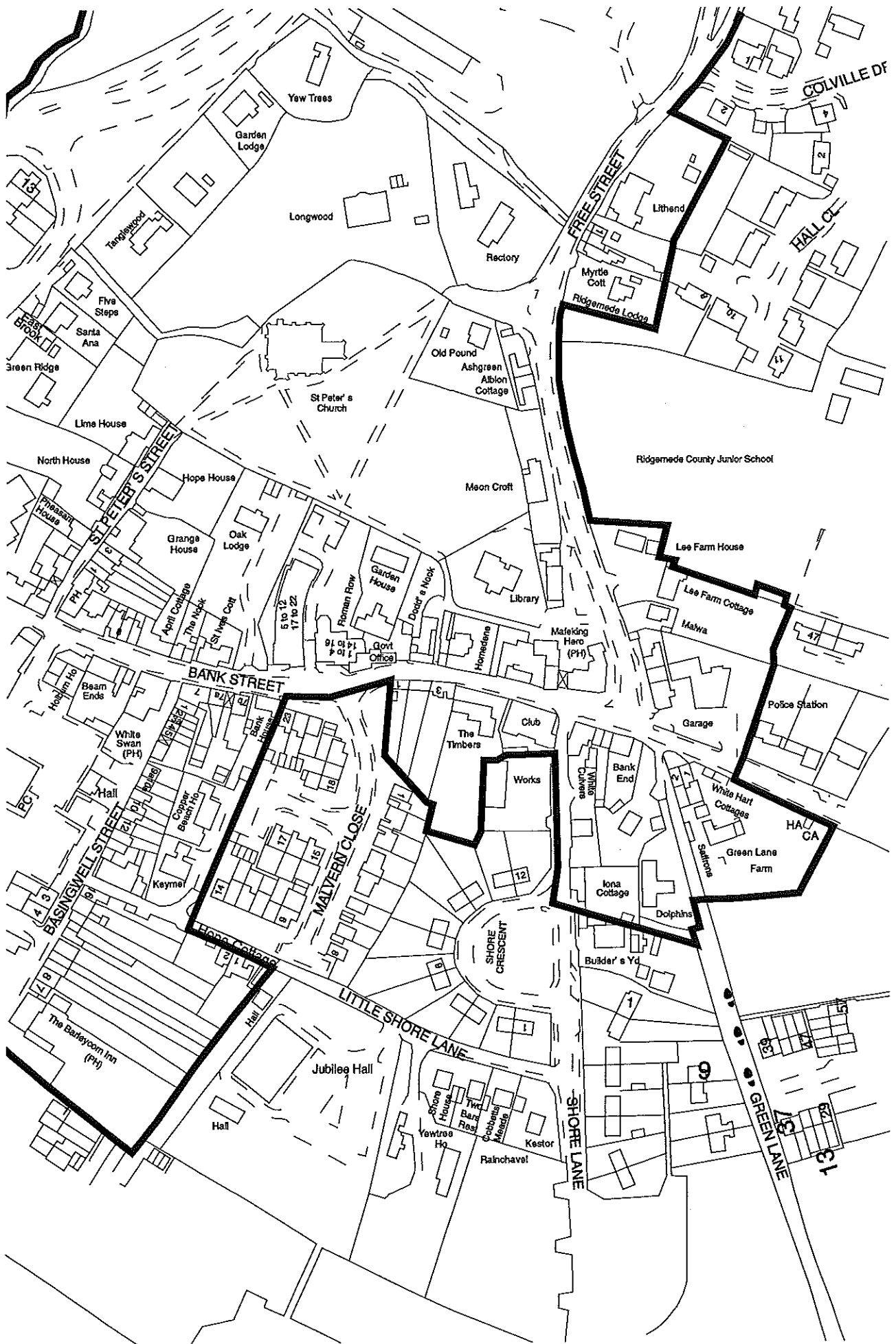
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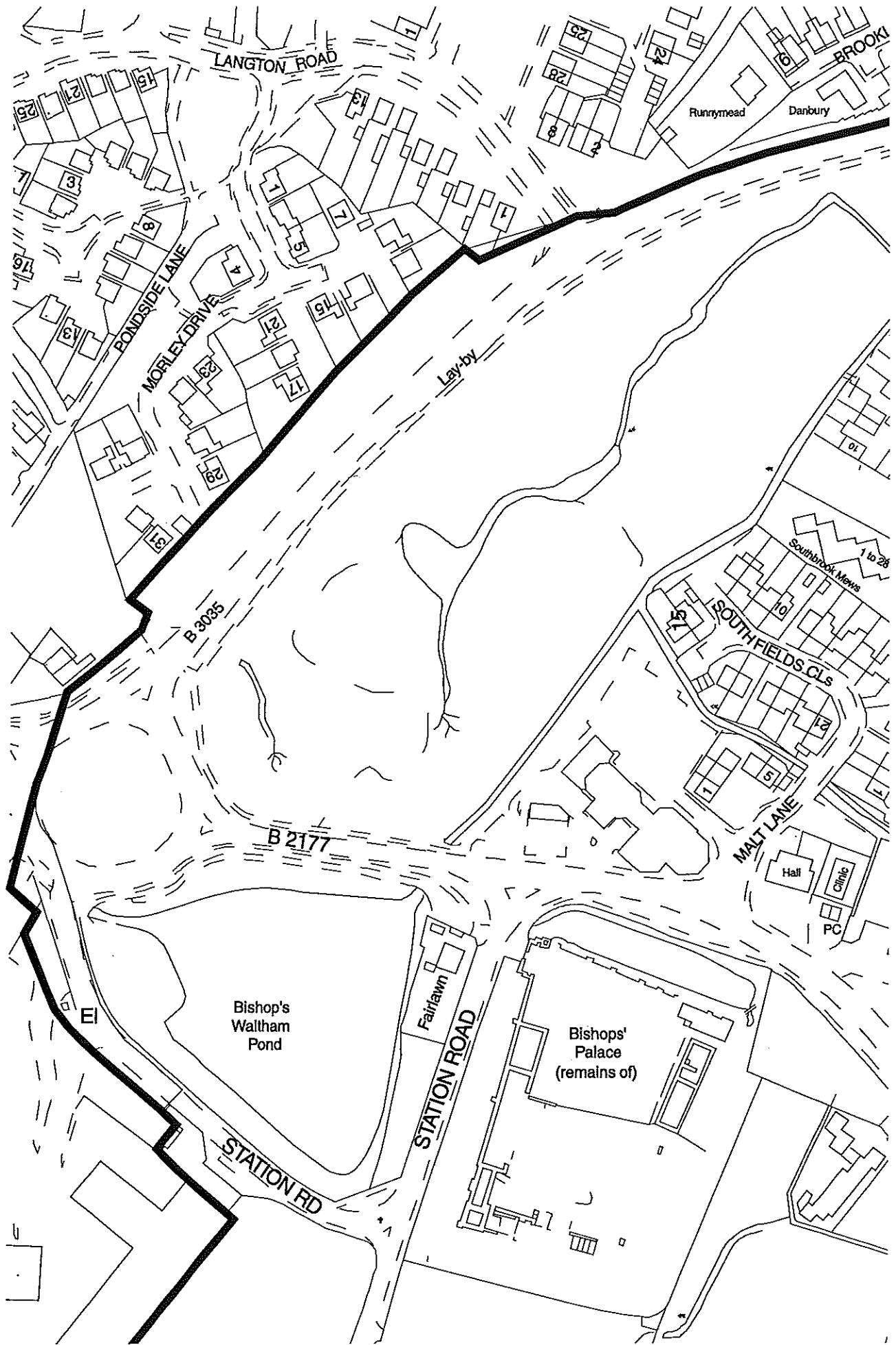
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KEY TO TREE GROUPS

- 1 Mainly Willow with Beech, Maple, Sycamore, Horse Chestnut, Lime, Elder, Oak
- 2 Mainly Willow with Poplar, Sycamore, Ash, Horse Chestnut, Hazel, Elder
- 3 Mainly Field Maple
- 4 Mainly Willow with Elder, Ash, Hawthorn, Elm, Laurel, Alder
- 5 Ash with Hawthorn and Holly understorey
- 6 Ash, Lime, Prunus, Sycamore, Willow
- 7 Horse Chestnut, Oak, Ash, Pine, Fir
- 8 Willow and Ash
- 9 Acer and Holly
- 10 Individual Yews within churchyard
- 11 Sycamore, Laurel and Holly
- 12 Hawthorn, Sycamore, Horse Chestnut, Elder
- 13 Sycamore, Laurel, Ash, and Yew
- 14 Beech, Sycamore and Yew

15 Ash and Yew

16 Prunus

17 Ash and Sycamore

18 Field Maple, Sycamore, Ash and Elder

19 Ash, Beech, Field Maple, Crab Apple

20 Ash and evergreen shrubs

21 Ash and Sycamore

Key to Tree Species

- A Ash
- B Beech
- BC Blue Cedar
- C Cedar
- CB Copper Beech
- CY Cypress
- E Elder
- EU Eucalyptus
- F Fir
- G Ginko
- GW Goat Willow
- HA Hazel
- HB Hornbeam
- HC Horse Chestnut
- H Holly
- HO Holm Oak
- HT Hawthorn
- L Lime
- LA Laurel
- M Maple
- MA Apple
- P Prunus
- PL Plane
- PO Pin Oak
- R Rowan
- RB Robina
- RT Rhus Typhina
- S Sycamore
- SB Silver Birch
- SP Stone Pine
- T Tulip Tree
- VS Variegated
- Sycamore
- WL Walnut
- W Willow
- Y Yew



BISHOPS WALTHAM

Conservation Area

Map 5. Important Qualities



- ▬ Conservation Area Boundary
- Listed Grave Stones
- ▭ Listed Building
- ▭ Important Unlisted Building
- Tree Groups
- * Significant Individual Trees
- Hedges
- New Trees
- Footpaths
- Views
- ▭ Distinct Zone
- M Ancient Monuments

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