

*S*heriton

CONSERVATION AREA

A Technical Assessment



Winchester
City Council

February 1998

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CHERITON CONSERVATION AREA - A TECHNICAL ASSESSMENT

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- 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.
- 1.2 This document is a technical appraisal of Cheriton Conservation Area and is based on a detailed analysis of the area. It defines and records the distinctive features of Cheriton 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 Cheriton'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.
- 1.3 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.
- 1.4 The information contained in this assessment was collected between February and March 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.
- 1.5 This Technical Assessment, the boundary amendment and enhancements contained within it, was the subject of a six week period of public consultation during summer 1997.

- 2.1 Cheriton is located approximately 10 miles to the east of Winchester just north of the A272 Winchester to Petersfield Road (Grid Ref SU 58 28) within the valley of the River Itchen, close to its source (see Map 1). The conservation area was designated in April 1972 and the boundary extends along the river valley from Malthouse Farm in the south to the Old Post Office in the north and includes the core of the village (see Map 2). Within the boundaries of the conservation area there are approximately 55 buildings of which approximately a half are Listed as being of historical or architectural interest.
- 2.2 The landscape around the village is of an undulating nature formed by low ridges and dry shallow valleys, the village itself is located on the 65 metre contour line at the junction of a dry valley and the valley of the River Itchen. The settlement lies on a spring line with the river rising from a series of springs approximately one mile to the south of the village. It is a youthful River Itchen which flows through the village via two shallow streams and at this point its valley is comparatively narrow and steep sided when compared to its broader shape further down stream.
- 2.3 The importance of the surrounding countryside is recognised by its inclusion within the East Hampshire Area of Outstanding Natural Beauty (AONB). This was confirmed in 1962 and is a national landscape designation recognising that the area provides some of the country's finest scenery. The AONB designation covers most of the village and the countryside to the south. The area not covered by the AONB designation falls within the proposed Itchen Valley Area of Special Landscape Quality (ASLQ) and the north western boundary abuts the area designated as a Site of Special Scientific Interest (SSSI). This was designated in 1979 and seeks to protect grasses, wetland birds and invertebrates and embraces a landscape of fen, carr and meadows. An Article IV direction covers the same area and was confirmed in 1981. The Direction removes permitted development rights for development of land for the purposes of fish farming. In 1996, the whole of the River Itchen was notified as a SSSI and subsequently much of the River Itchen from

Cheriton to Kings Worthy has been notified as a Special Area of Conservation (SAC). Both these designations affect the stretch of the River Itchen which flows through the conservation area.

- 2.4 The village's situation within one valley and at the junction with a second dry valley combined with the undulating nature of the surrounding countryside means that from within the village, its rural setting is nearly always apparent. The countryside around the village is classified in the Countryside Commission document 'The East Hampshire Landscape' as lowland farmland on chalk and clay with a chalk subsoil partly enclosed by hedgerows and strips of woodlands.
- 2.5 Views from the west of the village from Hill Houses provide the best impression of the valley setting of the village (Photograph 1). From here, at a height of about 100 metres, there are views across open fields to the western edge of the village and beyond to the far side of the valley. The roofs of cottages to the north of the church stand out, while trees within the churchyard and grounds of the Old Rectory obscure buildings at the core of the village, so that only the Church, Garden House and properties at Brandy Mount are visible. From the junction of the B3046 with Hill House Lane there are glimpses of the valley sides, particularly to the north west where the valley side steepens with a strip of woodland marking the skyline.



Photograph 1

- 2.6 To the east of the village, the only public view points allowing views to the valley floor are from the public footpath running adjacent to Martyrwell eastwards, from which glimpses of chimneys can just be seen through a screen of trees. To the east of the

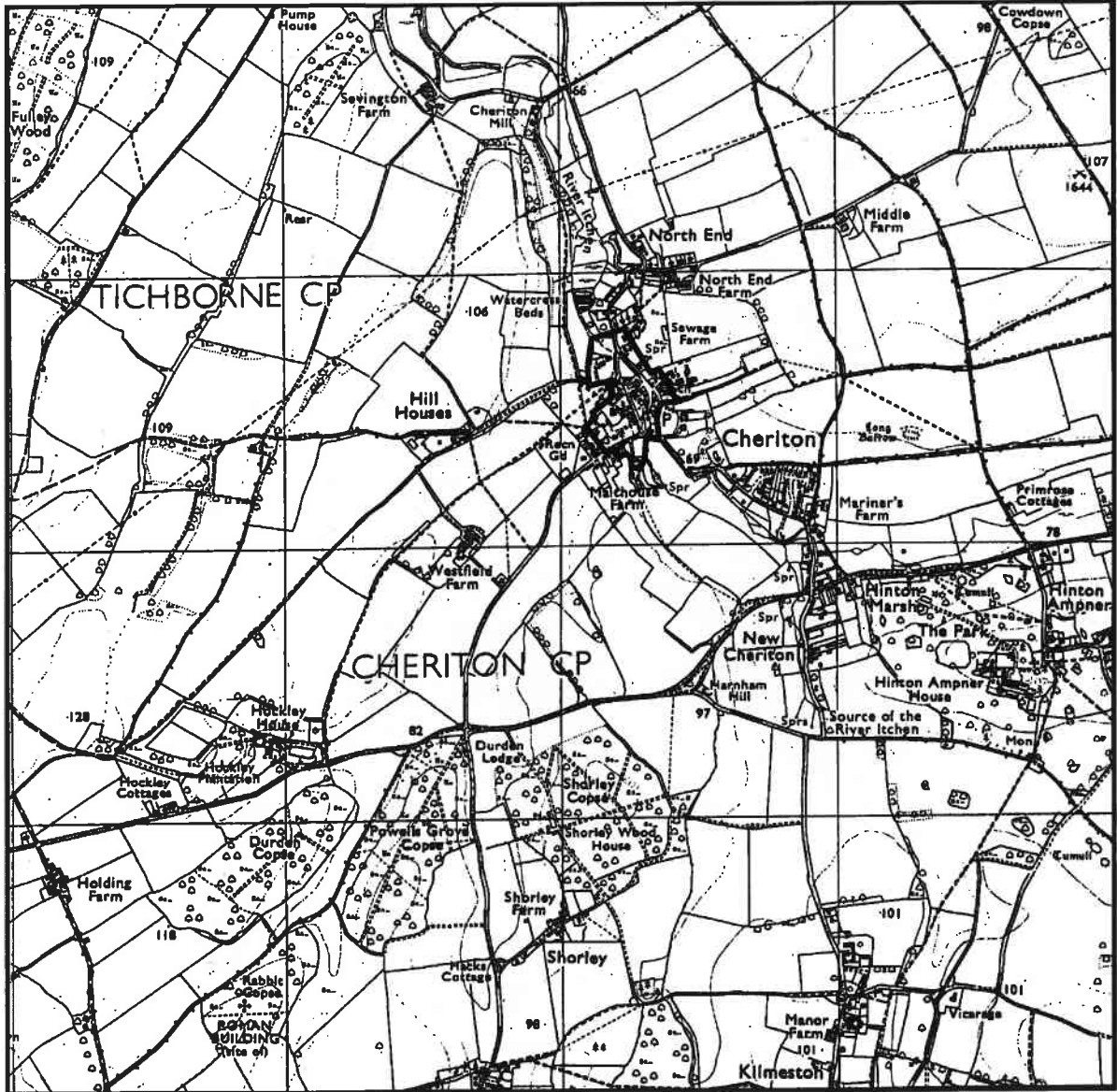
village, open land directly abuts The Street between Peppercorn Cottage and The Forge and rises fairly steeply towards trees and bushes on the skyline. Although there are no public vantage points from this ridge, there are views over the roofscape of the settlement.

- 2.7 The rural setting to the village is further emphasised by the long views from the southern part of the conservation area along the dry valley towards Westfield Farm and the A272. Here open views across a shallow undulating landscape crossed by hedgerows reinforces the rural character of the area. From the A272 at its junction with the road leading to Brandy Mount, there are views to the south western part of the village with the Church tower visible in the distance.
- 2.8 Within the village, the River Itchen plays an important part in forming the character of the conservation area. However in the context of the landscape setting of the conservation area, the streams making up the river are relatively insignificant within the valley as a whole on account of their size. Despite this, the approach from New Cheriton into Cheriton along Bramdean Road follows the river closely and from Riverside the river runs along the side of the road resulting in a scene of bridges and railings. To the north of the conservation area the stream re-emerges as an important feature at Cheriton Mill where the road to Tichborne crosses the valley floor.

CHERITON Conservation Area

MAP 1 Location Map

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





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MAP 2 Existing Designations



- | | | | | | |
|---|--|---|--|---|---|
|  | Conservation Area Boundary |  | Winchester District Local Plan Proposal EN.2 |  | Proposed Itchen Valley Area of Landscape Quality (ASLQ) |
|  | Winchester District Local Plan Policy Boundary |  | Public Footpath |  | Wayfarers Walk |
|  | Listed Buildings |  | SSSI & Article IV Direction | All land outside the proposed ASLQ lies within the East Hampshire Area of Outstanding Natural Beauty. The River Itchen has been notified as a SSSI and a SAC. | |
|  | Winchester District Local Plan Proposal EN.1 | | | | |

- 3.1 There is evidence of human activity in the area surrounding Cheriton as far back as the Neolithic and Bronze ages with barrows occurring mainly on chalk downs above the village. Circular earthworks and enclosures dating to Iron Age/Romano British periods have been found close to the village as well as a single roman gold coin showing the head of Tiberius which was found at Hill Houses.
- 3.2 It was during the Anglo-Saxon period that the river valleys became settled, and in the case of Cheriton, the village appears to have been positioned close to the point where a number of Saxon trackways converged.
- 3.3 Cheriton which was called Chertytone in the 12th Century, Churton and Chyritone in the 16th Century, means Church Village. Although Cheriton is not mentioned in the Domesday Survey it is possible it was included in the 25 hides of land at Tichborne which was given to Winchester Cathedral and was recorded in the Saxon Charter of Ethelred dated to around 984 AD.
- 3.4 The Church of St Michaels and All Angels was originally the Church of St Michael the Archangel and was constructed between 1129 and 1171 on an earth mound. Today the main part of it dates from the 13th Century with the chancel dating from the 15th Century. It was rebuilt, following a fire, in the 18th Century. In 1284 the King surrendered rights over the manor to the Bishop of Winchester and the lordship of the manor was held with the Bishop until 1874 when it was passed to the Crown. During that time the lands at Cheriton were leased to a number of tenants.
- 3.5 Cheriton Church was considered to be one of the most valuable livings in the diocese of Winchester with the third highest stipend in the diocese. It was usually held by men of note and was regarded as a stepping stone to higher offices within the Church. Accordingly, The Old Rectory is an important Listed Building and was still in use as a rectory until 1956.
- 3.6 Cheriton is perhaps best known for the Civil War battle which took place on the 19th March 1644 in open fields and woodland about a mile to the east of the village. The battle took place between the Parliamentarians (Roundheads) and the Royalists (Cavaliers) amidst a backdrop of political, constitutional, religious and social conflict and the victory of the Roundheads is considered to have been a turning point in the whole course of the Civil War.
- 3.7 The Tithe Map of 1837 (see Map 3) shows the alignment of roads, streams and open spaces within the village to be the same as today. A large proportion of the buildings seen today appear to have been in existence in 1837. However, some properties shown on the tithe map have since been demolished, some of which have been replaced by contemporary ones.
- 3.8 The Fleur de Lyss Inn, which was replaced by the HH Inn, is sited on land opposite where the former HH Inn stands today. A semi-detached pair of houses constructed in the late 1980's are now sited on this land. The Tithe Map also gives an insight into the former uses of some of the buildings within the conservation area. The village boasted two blacksmith shops; now The Forge and Cheriton Post Office. There were also a number of farmyards within the centre of the village, particularly on the eastern edge and a number of these former farm buildings still exist today.
- 3.9 The 1870 Ordnance Survey Map shows several changes had occurred. An independent chapel had been constructed on land originally belonging to Colyton and Brook Cottage. Rectory Cottages which were shown as a semi-detached pair dwellings on the 1837 tithe map was now in use as an Endowed School. To the south of the Old Forge, a cattle pound was located which held unclaimed and stray cattle. The map also shows that a number of springs existed within the village confirming the village's springline location and low-lying situation.
- 3.10 The 1909 Ordnance Survey Map shows the position of the new school built in 1876, the Hampshire Hunt (HH) Inn and 2 and 3 Garden Cottages. Rectory Cottages were in use as a Reading Room. A number of buildings facing the village green have been constructed in the rear gardens of buildings

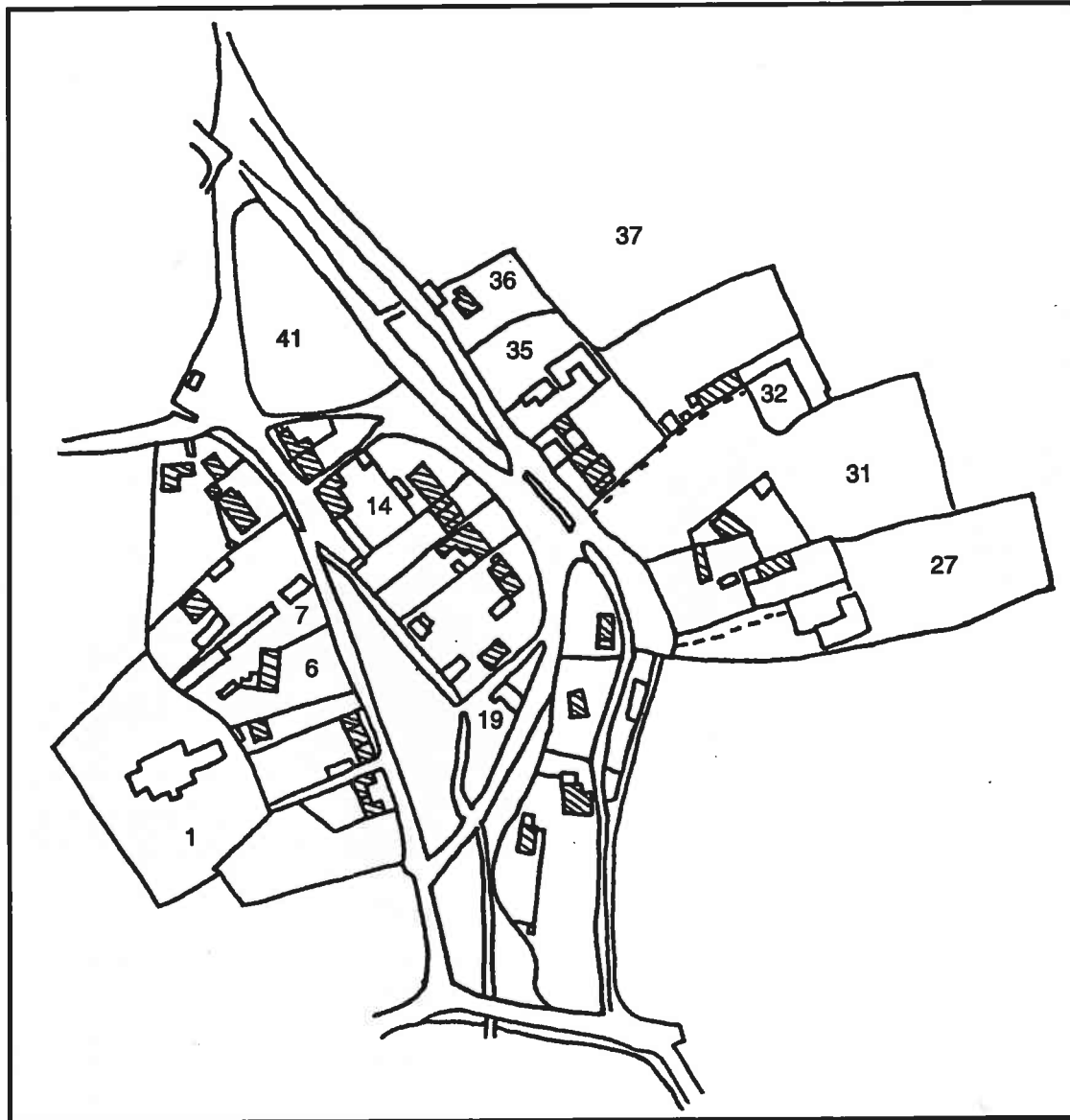
fronting onto The Street. Similarly, infill has taken place to the south of Old Rose Cottage. The extent and density of buildings within the village had reached the pattern of today. However, properties which were divided into several units in 1909, tend today to have been converted to single units. Although the map also shows the position of watercress beds around the edge of the village, none are in existence today.



- 3.11 Cheriton has appeared to have expanded very little when compared to the Tithe Map of 1837. Some buildings have been replaced and infill has taken place and there is comparatively little 20th Century development within the conservation area. The exceptions to this are Cheriton Garage, Rivermead, buildings at the entrance to Freemans Yard, Magnolia Cottage, The Garden House and a pair of semi detached dwellings opposite the HH Inn. The majority of these date from the 1960's and 1970's.

CHERITON Conservation Area



MAP 3 Tithe Map and Award 1837 (Extract)



	House	27	Barn, Yard and Plantation
	Other Building	31	Lower Barn Plot
1	Church and Church Yard	32	Barn, Stable, Yard
6, 7	House, Yard and Garden and Capenters Shop	35	Barn, Stable, Yard and Garden
14	Fleur de Lyss Inn, House and Garden	36	House, Garden, Blacksmiths Shop
19	Blacksmith Shop and Garden	37	Great Pasture
		41	Island Meadow

- 4.1 The oldest dwellings within the conservation area date from the 16th Century, however all have been altered since they were originally constructed. There is a diverse mix of materials in use but there is no apparent correlation between materials and the age of properties.
- 4.2 There are five Listed Buildings which date from the 16th Century but which all have 17th to 19th Century extensions and alterations. These buildings are located in two groups, Holbrook, Brookside and Old Kennetts (Photograph 2) along The Street and School Lane and 1 and 2 Brandy Mount and Vine Cottage, south of the Church. These are all small scale domestic cottages of a mix of one and a half and two storeys in height. The buildings are all of timber frame construction with either brick infill or an encasing brick skin and with slate, thatch or clay tiled roofs. Dormer windows also vary in style and there are examples of gable dormers, flat roofs and eyebrow dormers.



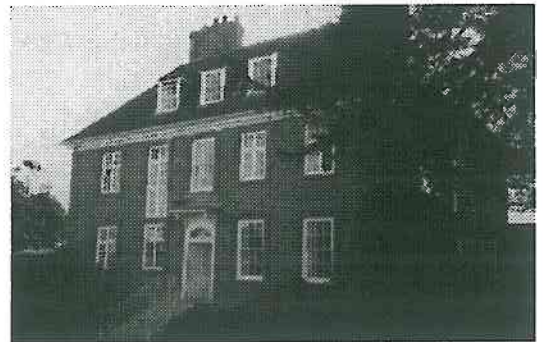
Photograph 2

- 4.3 There are four buildings which originally date from the 17th Century. These Listed Buildings are slightly more diverse in character and as with the 16th Century buildings they have undergone alterations



Photograph 3

during the 18th and 19th Centuries. Quince Cottage, with its fire insurance plaque, Colyton (Photograph 3) and Burnt Platt all have timber framed cores encased in flint or brick infill, brick or colourwashed brick and are one and a half or two storeys in height with casement windows. Roofing materials are either clay tiles or thatch. The fourth building in this group is the Old Rectory (Photograph 4) which is a Grade 2* Listed Building. It dates from the late 17th Century and is of brick and clay tile construction. The building is two storeys with a semi-basement and hipped dormers in the attic. There are steps up to the front and rear doors and prominent sash windows.



Photograph 4

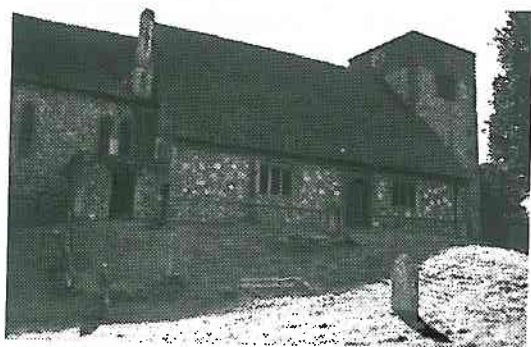
- 4.4 There are approximately 11 buildings dating from the 18th Century and apart from Cheriton Cottage, all are Listed. These buildings have not been so altered by later extensions or improvements. Apart from two barns within the grounds of the Old Rectory, and Cheriton Cottage, the buildings are all small scale domestic buildings predominantly of two storeys. Only Peppercorn Cottage has the remnants of a timber frame and brick and flint infill, the rest are constructed of brick or colourwashed brick and HH Cottage and Bridge Cottage have blue brick headers and/or string course detailing. Bridge Cottage, Kennetts Cottage and Peppercorn Cottage have thatched roofs of combed wheat reed with scallop cut block ridges. Holbrook has slates while the others are all tiled with clay. There is a mix of gabled, hipped and half hipped roofs. Of the two barns, one has a timber frame on a brick and flint base covered with weather boarding, while the other is constructed of stone and brick. Both have clay tiles.

- 4.5 The remaining Listed Buildings; Rectory Cottages (Photograph 5), Goodwins Cottage, The Old Post Office and Lime Tree Cottage, date back to at least the 18th or 19th Century and again are a mix of one and a half and two storeys in height. Materials vary between flint with brick lacing courses, brick buildings with blue headers and blue brick string courses. Roofing materials range from slates to tiles or thatch with eyebrow or dormers with a sloping roof.



Photograph 5

- 4.6 The remaining 18th, 19th and 20th Century buildings are unlisted and comprise a varied and attractive group. As a result many have been included as important unlisted buildings and are discussed in the following section. Of the 14 or so 20th Century buildings, half date from the 1960's and 1970's and are of little architectural merit. However, new construction during the 1980's and 1990's has made a more positive contribution to the built form of the conservation area.
- 4.7 Possibly the most important building within the conservation area is the Church of St Michael's dating from the 13th Century (Photograph 6). Constructed from rubble flint with stone and brick dressings it has a clay tiled roof. It was extensively rebuilt following a fire in 1744 and underwent a Victorian restoration in the 19th century. The Church is built on what is believed to be prehistoric burial mound and from its main



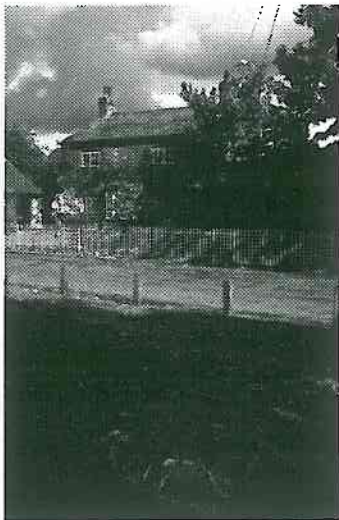
Photograph 6

doors views eastwards over the village are possible.

5.1 The large number of Listed Buildings within the central core of the village are complemented by a number of other buildings which make their own contribution to the special character of the area. These are identified on Map 4 and are detailed below.

5.2 Cheriton Cottage (Map 4, A) probably dates from the 18th Century and is a two and a half storey building of brick construction with a hipped roof and dormers. Detailing on the building includes a brick dentil course under the eaves, and sashes in two storey bay windows. The boundary treatment around the property screens much of the building from view, but despite this, the expanse of roof, dormer windows and parts of the upper storey are visible and the presence of the building contributes to the interesting and varied streetscene.

5.3 The Forge (B, Photograph 7) is located along the eastern side of the Street. It is shown on the 1837 Tithe Map as a blacksmith's shop and dwelling. The two storey brick built cottage has two light casement windows with cambered brick arches, a brick dentil course



Photograph 7

under the eaves and a slate roof. The former forge lies in front of the house, flush with the road and is constructed from flint with brick lacing courses and a mix of clay tiles and corrugated iron roofing. The well maintained buildings with their simple design, brightly coloured painted doors and window frames create an interesting focal point complementing the semi-rural appearance of this part of the conservation area.

5.4 The Congregational Church (C) was built in 1862 and lies close to the northern elevation of the School separated by a narrow lane

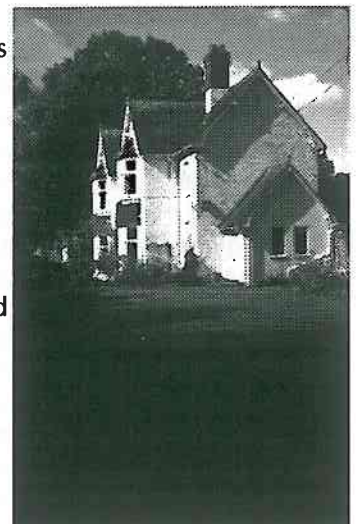
which opens out into Freemans Yard. It is a tall two storey building constructed from red brick using an English bond. It has stone and brick detailing around single light windows and a brick dentil course under the eaves. The building has been converted to a business use and despite the rooflights along both sides of its slate covered roof and the loss of its original doorway at ground level, the building still retains its original massing and detailing which makes it easily recognisable as a church.

5.5 Cheriton Primary School (D, Photograph 8) was constructed in 1875 and extended at the rear in the 1980's. It is a red brick building with buff yellow brickwork used to decorative effect and ornate chimneys stacks. The building is especially striking from the front and it fits comfortably into the streetscene echoing the massing of the Congregational Church.



Photograph 8

5.6 Martyrwell (E, Photograph 9) is tucked away at the southern end of School Lane. Set at right angles to the road, it is well screened by the brick and flint wall abutting School Lane and the trees immediately to the rear. Despite this, glimpses from the public



Photograph 9

footpath running adjacent to the southern boundary are possible. This long, narrow brick built two storey house has been colourwashed and has a clay tiled roof with rows of decorative fishscale tiles. Narrow one, two and three light windows as well as a pair of two storey bay windows add to its attractive appearance, as do the brick detailing and clay pots on the chimneys. Martyrwell lies close to two Listed Buildings and the northern elevation is made up of flint and brick lacing courses. This elevation is visible from the rear of the Primary School and helps to enclose the space around the rear playground.

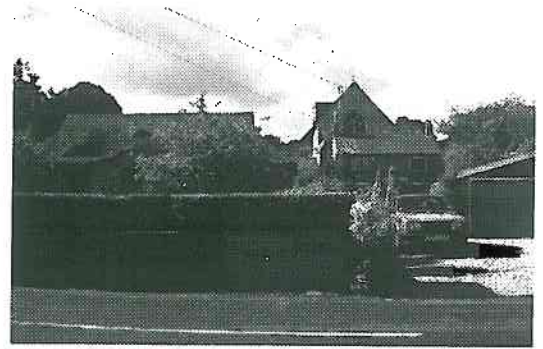
- 5.7 Brooklyn (F, Photograph 10) first appears on the 1909 Ordnance Survey Map. It is a two storey brick building with canted bay windows on the ground floor and a slate roof, decorative string courses at second floor level and a decorative bracket under the soffit. This is an attractive simple building in a prominent position at the south eastern entrance to the conservation area.



Photograph 10

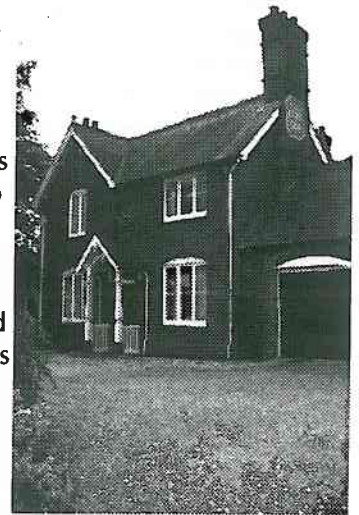
- 5.8 When viewed from across The Green, Old Rose Cottage (G) is set within a backdrop of deciduous and coniferous trees. It is a two storey colourwashed brick building and has a steeply pitched clay tiled roof with rows of decorative fishscale tiles. The two and three light casement windows have six panes and decorative glazing bar details. The overall style of the building suits its well treed setting and provides a point of interest at the southern end of The Green.
- 5.9 Church Cottage (H, also Photograph 11) is a small two storey building constructed from brick and flint with brick lacing courses to the rear, slate tiles, chimneys and clay pots and two light leaded casement windows. The building is set back from The Green but the use of traditional materials allows it to fit in with the surrounding buildings to form part of the enclosed space around the village

green. From within the church yard the building also contributes to the setting of the Church and its materials compliment the wall surrounding the eastern side of the yard.



Photograph 11

- 5.10 The HH Inn (I, Photograph 12) which was converted to a dwelling in the late 1980's, was built in 1894 to replace the Fleur de Lyss Inn which was situated on land opposite. It was called the Hampshire Hunt Inn after the hunt kennels were moved to Cheriton in 1837 for a short period of time. The building bears the Prince of Wales feathers which were the emblem of the hunt and which are positioned just under the eaves on the front gables.



Photograph 12

- 5.11 In addition to its historical connection to the Hampshire Hunt, the building is extremely attractive being constructed from red brick with brick arch details over the two and three light casement windows and brick detailing around the two decorative panels. The building has a slate roof and decorative ridge tiles, tall chimneys with clay pots and end finials on the porch and gables and painted panels on its northern elevation.
- 5.12 The building stands at the northern tip of the 'The Green' and is surrounded by Listed Buildings and accordingly contributes to their setting. It is prominent within the street scene when viewed from both directions,

particularly when approaching on the B3046 from the north. From here the painted side panels and chimney stack with its clay pots draw the eye.

5.13 2 and 3 Garden

Cottages (J, Photograph 13) are semi-detached dwellings first appearing on the 1909 Ordnance Survey Map, having replaced an earlier building. It is a two storey brick building with stucco dressings and part rendered upper storey under a clay tile roof.



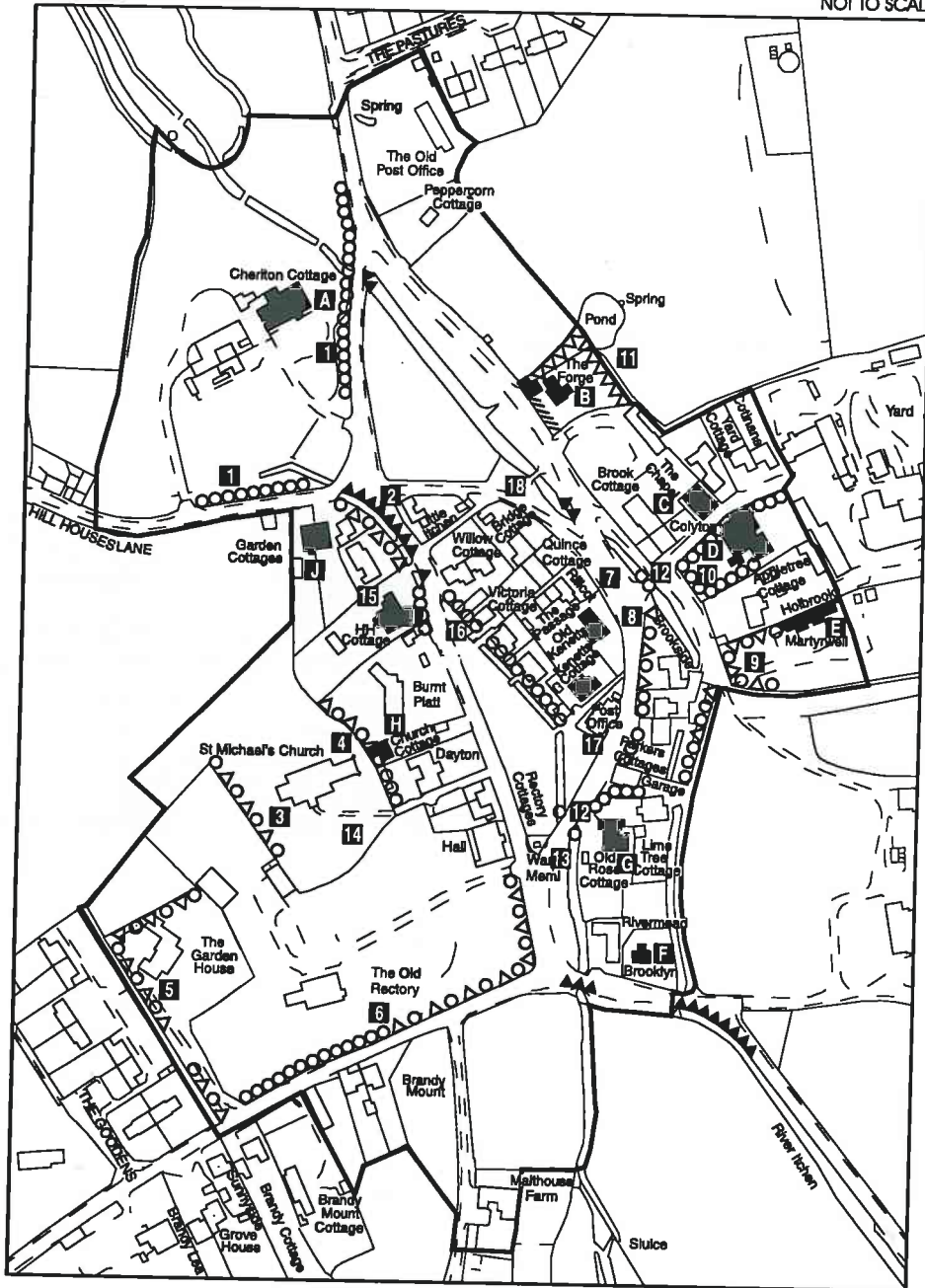
Photograph 13

The bricks were made locally at Shorley Copse just south of Cheriton. Further detailing includes ornate brick chimneys with clay pots, moulded brick detailing under eaves and decorative ridge tiles along part of the roof. The building is attractive and prominent in the streetscene when viewed from Hill Houses Lane and makes a significant contribution to views of the group of buildings, a number of which are Listed, seen from the public footpath to the north of St Michael's Church.

CHERITON Conservation Area

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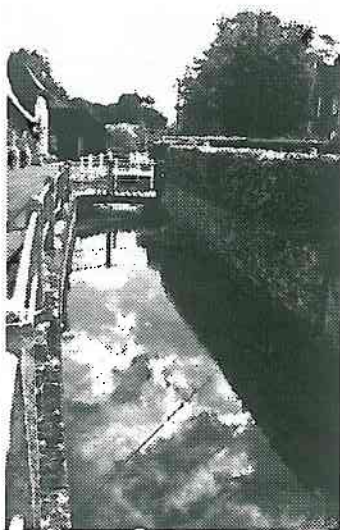
MAP 4 Important Unlisted Buildings and Local Features



- | | | | |
|----------|-------------------------|------|----------------------|
| A | Cheriton Cottage | ooo | Brick Wall |
| B | The Forge | o△o | Flint and Brick Wall |
| C | Congregational Church | △△△ | Flint Wall |
| D | Cheriton Primary School | ▲▲▲ | Railings |
| E | Martyrwell | //// | Palings |
| F | Brooklyn | | |
| G | Old Rose Cottage | | |
| H | Church Cottage | | |
| I | HH Inn | | |
| J | Garden Cottages | | |

- 6.1 When considering the built form of Cheriton, the first impression is one of a collection of individual buildings, with a wide range of materials and detailing features. However, on closer inspection, there is an element of homogeneity lying in the form and massing of the buildings which provides some coherence to the area. Buildings are generally one and a half or two storeys in height, with the Church, Cheriton Cottage and The Old Rectory at two and a half or three storeys high. In addition, there are a significant number of brick and flint outbuildings which contribute to the character of the conservation area.
- 6.2 The footprint of older buildings is generally long and narrow with the more modern properties being more square in form. The resulting buildings are generally set parallel to roads, often filling the width of plots. At the centre of the conservation area plot sizes are generally small especially in the central island of houses facing The Green and The Street where the two channels of the River Itchen restrict space. On the eastern side of The Street and to the west of the B3046 plot sizes tend to be more generous, while Cheriton Cottage and The Old Rectory are set with spacious grounds.
- 6.3 Predominantly detached in form, the compact plot sizes within the core of the village produces groups of buildings which are almost terraced in appearance. For the most part, the building line is set back from roads allowing for front gardens and a variety of boundary treatments. Generally it is fairly regular and well defined, dictated in places by the course of the River Itchen and allowing buildings to be viewed in groups.
- 6.4 Brick buildings with clay tiles prevail and mainly appear on two storey gabled buildings ranging from the 16th Century to 20th Century in age. However, detailing varies in that some buildings have been colourwashed, while others have blue brick headers and string course detail, all adding variety to the built form. Brick with slates appear on a mix of one and a half and two storey buildings, which have gabled or hipped roofs.
- 6.5 The thatched buildings show the greatest range of construction materials. They are mainly one and a half storeys with hipped roofs and are constructed with a timber frame, brick or colourwashed brick, rendered brick, flint with brick lacing courses or weather boarding. Several of these buildings have been extended or reroofed using clay tiles. This gives an unusual, but not unattractive, appearance where the bulky thatch meets the thinner clay tiles and is a feature of the locality.
- 6.6 Flint panels are not predominant as a construction material in buildings but nevertheless there are several 18th and 19th Century buildings with flint elements.
- 6.7 In addition to the variety in the materials in use on the roofs, the roofscape is broken by ridge tiles and more particularly chimneys stacks and clay pots. There are a number of examples of hand painted red and yellow decorative chimney pots and these play an important role in the roofscape of the village.
- 6.8 Dormer windows do not predominate and although there are examples of hipped and gabled dormers, there are more examples of dormers with sloping roofs and eyebrow dormers. Neither of these forms of dormer break the overall line of the roof to any considerable extent.
- 6.9 Buildings are generally domestic in form and appearance and the majority have one, two and three light wooden casement windows with a variety of numbers of panes. Doors range from traditional panel and boarded doors to 20th Century replica panel doors.
- 6.10 Generally, the buildings are fairly uniform in terms of form and massing and there is also conformity in the position of buildings on the plot and overall building lines within the central core of the village. Although nearly always traditional in character, the overall use and distribution of the materials varies considerably.

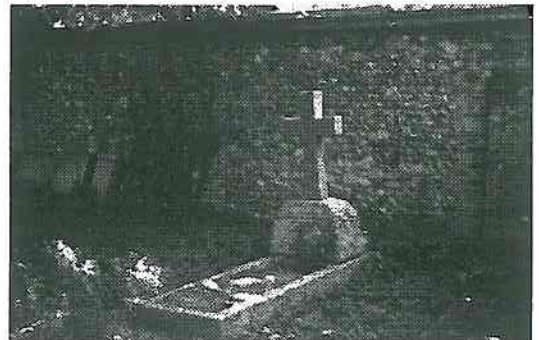
- 7.1 Cheriton is especially rich in walls and hedges as well as local features particular to the village. The varied and distinctive features of the village have probably contributed to the number of awards for the best kept village, received on several occasions in recent years.
- 7.2 Walls are predominantly of flint and brick construction with some entirely of brick. A number are backed by hedgerows, both deciduous and coniferous, while there are several boundaries formed solely of hedgerow. Some of the most prominent boundary walls and hedges are listed below and are identified on Map 4. Lack of specific reference within this section does not necessarily imply that other boundaries are unimportant or unworthy of retention.
- 7.3 Boundary walls, Cheriton Cottage (Map 4, 1). There are two sections of boundary wall interspersed by sections of evergreen hedge and panel fencing. One stretch on the northern side of Hill Houses Lane, signals the proximity of the village. It is approximately two metres in height and is supported by brick buttresses and backed by a mix of evergreen and deciduous trees. The second stretch lies flush with the B3046. Approximately two metres in height, it is a dark red colour and capped with bricks on edge. This wall is in total contrast to the hedgerow along the eastern side of the B3046, however, together they successfully enclose the road.
- 7.4 Railings, flint wall and hedgerow, 1 Garden Cottage and Goodwins Cottage (2, Photograph 14). The one and a half metre high flint wall capped with two courses of bricks forms the boundary of the two cottages and lies flush with one of the channels of the



Photograph 14

River Itchen. The cottages are linked to the road by simple planked bridges and the bank of the stream nearest to the road is lined with concrete posts and white painted metal rails. The wall to Goodwins Cottage is backed by a beech hedge completing the complex layers of this boundary which together create an attractive and distinctive feature.

- 7.5 The churchyard (3) is bounded on its western and eastern sides by flint walls. The western boundary between The Old Rectory and the Church is linked to one of the 18th Century barns in the grounds of The Old Rectory. Two and a half metres high and constructed of coursed flint with small squares of stone, it is broken by vertical sections of brick and capped with several courses of brick (Photograph 15). The other section of wall (4) runs along the eastern boundary of the churchyard and the rear boundaries of Burnt Platt, Church Cottage and Dayton. This is also flint with vertical and horizontal courses of brick and capped with brick. These two sections of wall form an attractive and protective feature enclosing the churchyard and contributing to the setting of the Church itself.



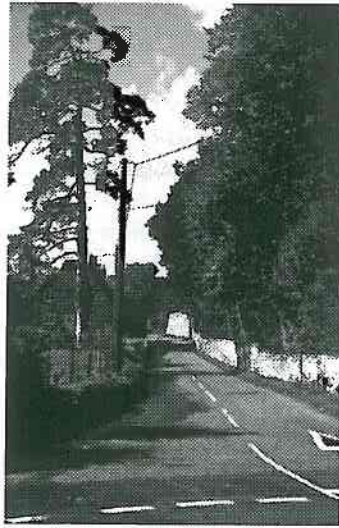
Photograph 15

- 7.6 The western boundary to the Garden House (5) is marked by a substantial wall consisting of coursed flint with vertical and horizontal courses of brick (Photograph 16). Capped with bricks on edge, the wall is fragmented by a section of corrugated iron fencing and obscured by ivy and young trees growing in front. A public footpath to the recreation ground runs alongside the wall and is adjacent to the conservation area boundary. Consequently the entire section of the wall can be viewed.



Photograph 16

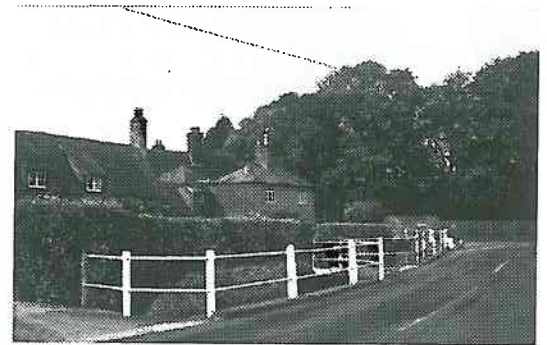
- 7.7 The southern and eastern boundary of The Old Rectory is bounded by one continuous stretch of brick and flint and brick wall (6, Photograph 17). The brick portion of the wall dates from the 18th Century and is Listed. When viewed from the west, the wall is



Photograph 17

approximately four metres in height with a brick panelled section on top. The height of the wall gradually decreases in height until it merges with the coursed flint wall. This continues round the corner at a height of one and a half metres to the entrance of The Old Rectory. The wall is backed by trees and the combination of vegetation and the varying height of the wall accompanied by its location at the south western entrance to the conservation area means that it forms a strong and attractive boundary feature, however, lower sections are held by ties and the wall bulges quite badly in a number of places.

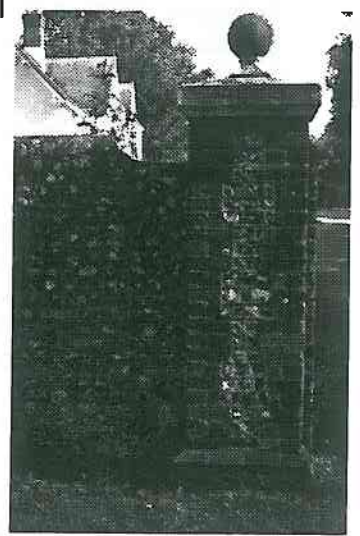
- 7.8 Hedgerows stretching from Kennets Cottage to Bridge Cottage (7) are a mix of evergreen and deciduous species, in contrast to the brick and flint walls elsewhere within the conservation area (Photograph 18). These create a low and soft boundary to this row of Listed Buildings and complement the wide grass verge adjacent to it.



Photograph 18

- 7.9 The curtilage of Brookside occupies a triangle at the junction of School Lane and The Street. The boundary is marked by a low flint wall (8) backed by hedgerows.

- 7.10 A two metre tall coursed flint and brick wall (9) extends along the east and northern boundaries of Martyrwell (Photograph 19). It contains brick string courses curved coping bricks with brick and flint piers finished with a stone ornament. Backed by pollarded limes, the wall provides an attractive enclosure to School Lane.



Photograph 19

- 7.11 The west and northern boundaries of Holbrook (10) are formed by a dense hedge obscuring the ground floor of the building. Next door, the School has a wall of varying heights around its curtilage (Photograph 8). The south west elevation has yellow brick string courses and patterned brickwork while the northern boundary wall is more simple and is finished with coping bricks. These bricks match the colours used in the school itself.
- 7.12 The northern and eastern boundary of The Forge as far as Brook Cottage is marked by a wall (11) constructed of large pieces of flint with brick buttresses. The wall is visible from the field to the north east of The Forge and acts as a barrier to the pond on the northern side of the building.

- 7.13 The two channels of the River Itchen are crossed on a number of occasions by roads. Single arch brick bridges (12) cross the streams, two of which have low brick parapets with the rest marked by concrete bollards and thick metal rails. Several of the bridges bear old weight restriction plaques (Photograph 20).



Photograph 20

- 7.14 The southern end of The Green is dominated by the War Memorial (13) commemorating the First and Second World Wars. It is a simple stone cross set up on two plinths with Arts and Crafts Style lettering. Between the Cross and Cheriton Post Office, ducks gather on the small triangle of land which is separated from the rest of the green by one of the streams. Although not a static feature of the village, they contribute to the village atmosphere of the Green attracting people into the centre of the village to feed them.

- 7.15 The pathway between Dayton and Rectory Cottages to the Church has a delicate wrought iron gate marking the entrance into the church yard, inside the gate on the left hand side a single lamp standard provides light (14, Photograph 21). These features contribute to the historic quality of the churchyard area.



Photograph 21

- 7.16 The painted panels on the northern elevation of The Fitz Inn (15) provide a clue to the

former use of the building and are a prominent feature when entering the conservation area from the north.

- 7.17 The old style red telephone box (16) standing at the northern end of The Green and the GR Post Box (17) by the Post Office are two further features which help to consolidate the character of the conservation area. A more recent feature is the wooden footpath sign (18) just east of Bridge Cottage which points the route to walkers on the Wayfarers Way.

8.1 The backbone of vegetation within the conservation area is provided by the groups of trees in the grounds of Cheriton Cottage, The Old Rectory and Cheriton House. These consist of a mix of evergreen and deciduous trees providing all year round colour and a degree of screening for buildings within these grounds. In addition, trees and hedgerows lining the open triangle of land to the north of The Green, groups of trees flanking The Street and around Malthouse Farm all provide enclosure within the conservation area itself. Individual trees and hedgerows also create points of interest in the general streetscene.

8.2 A sizable part of the northwest corner of the conservation area is occupied by the grounds of Cheriton Cottage, (Map 5, 1). A mix of evergreen and deciduous trees, including Conifer, Yew, Beech, Horse Chestnut and Sycamore line the boundary walls on the southern and eastern curtilages along with a short stretch of Yew hedgerow around the entrance to the property (Photograph 22). Within the eastern group of trees there are several Pine specimens which stand above the canopies of the other trees. The trees are particularly prominent when viewed from Hill Houses Lane and when approaching the conservation area from the north on the B3046.



Photograph 22

8.3 A Willow, Beech, Lime and Conifer hedge (2) in the grounds of the Old Post Office, together with the trees in the grounds of Cheriton Cottage, on the opposite side of the B3046, form a tunnel in the road and provide an entrance feature into the conservation area from the north (Photograph 23).



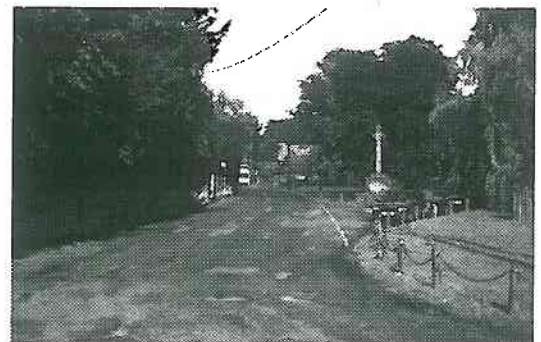
Photograph 23

8.4 Trees along the southern boundary of The Old Rectory (3) consist of a mix of Yew, Conifer, Holly, Beech, Copper Beech, Lime, Sycamore, and Field Maple with an understorey of Yew forming a hedge on the eastern boundary. Situated on the corner of the B3046 and the road to Brandy Mount, the vegetation again forms a prominent feature (Photograph 24). When approaching



Photograph 24

the conservation area both from an easterly and westerly direction, the vegetation, full of contrasting shades of green, in conjunction with the brick boundary wall, forms a strong feature, enclosing and screening the grounds of The Old Rectory. Looking north from the

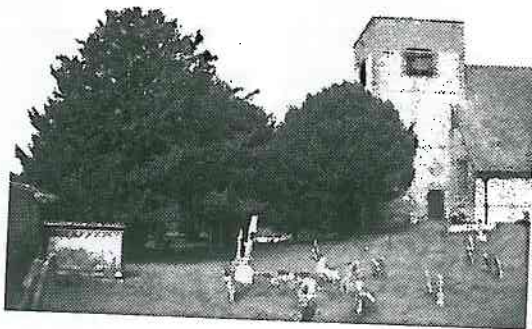


Photograph 25

junction of the B3046 and the road to Brandy Mount towards the Green the vegetation frames and channels views into the centre of the conservation area (Photograph 25).

8.5 The boundary of the conservation area follows the curtilage of Cheriton House. Nevertheless, the mix of deciduous and evergreen trees (4) outside the boundary and within the grounds are visible from the centre of the conservation area. These make an important contribution to the setting of the area, particularly when viewed from The Street and School Lane.

8.6 Trees within the churchyard (5) contribute to the setting of the Church and to the area immediately adjacent to it. The area to the north of the Church is dominated by a group of similarly sized Yews growing close together (Photograph 26). These trees partially screen the Church when viewed from the west. The southern boundary of the churchyard between the Church and The Old Rectory is formed by a row of Horse Chestnuts providing contrast with the brick and flint wall which marks the western boundary of the churchyard.



Photograph 26

8.7 The triangle of open land (6) to the east of Cheriton Cottage and bounded by the B3046 and The Street is marked by a low hedge on the western side and a row of Sycamore trees adjacent to the stream on the eastern side, culminating in two Willows slightly separate from this row. At the southern end of the open space there are a group of ornamental deciduous trees within the field. This area is linked visually with the hawthorn hedge immediately to the north east which screens the rising fields beyond. The trees and hedgerow provide a semi-rural feel to the northern part of the conservation area and visually separate The Street and B3046.

8.8 Individually significant trees and hedgerows are found mainly within the centre of the conservation area rather than at the periphery and contribute to the setting of the buildings and the streetscene. A Yew (7) to the south of The Forge, a Willow (8) immediately to the east of Brook Cottage and a small Holly (9, Photograph 27) on the south western boundary of Colyton, all complement the gentle curve of mainly evergreen hedgerow (10) fronting the curtilage of Kenetts Cottage, Old Kenetts, Rillcot, Quince Cottage and Bridge Cottage (Photograph 18).



Photograph 27

8.9 The Weeping Ash (11, Photograph 8) in the front playground of Cheriton School creates a softening feature among the red and yellow brick of the school and its boundary walls. Even during the winter the bare structure of its branches creates a feature of interest. From The Street a large Ash (12) situated behind Brook Cottage can be viewed between Colyton and The Chapel enclosing the space between the buildings.

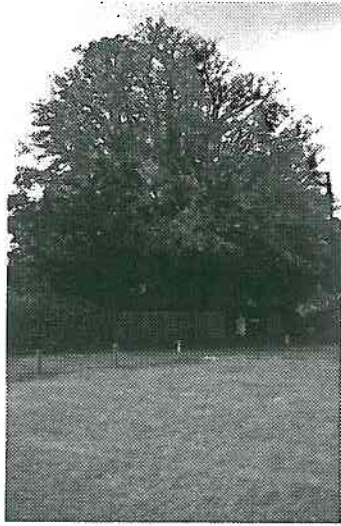
8.10 The pollarded Limes and Conifer (13) on the western boundary of Martyrwell and the Willow (14) to the east of Brookside, form an attractive focal point to the southern end of School Lane. These trees form a link to the Conifer hedgerows of Holbrook (15) to their north. The Silver Birch and Yew (16) behind the thick hedges of Brookside provides a prominent corner feature, particularly visible when looking north along The Street.

8.11 The open space of The Green is broken at the southern end by two Horse Chestnuts, a small Willow and a Prunus (17, Photograph 25), on its north western side two Horse Chestnuts (18) (Photograph 28) flank the entrance to Burnt Platt and a dense hedge screens the building. Further to the north on the western side of the B3046, the Beech



Photograph 28

hedge (19) of Goodwins Cottage forms an attractive boundary feature (Photograph 29).



Photograph 29

8.12 At the southern end of The Green, the well treed setting of Cheriton House beyond Old Rose Cottage is complemented in the foreground by a tall Conifer (20)

close to the north west tip of the building and a Willow and small Copper Beech (21) on the grass verge south west of Old Rose Cottage. Further south, close to Malthouse Farm a large Ash (22, Photograph 30) and Pine (23, Photograph 17) both form prominent features along with a group of Yews (24) to the rear of Brandy Mount. Buildings to the south of Malthouse Farm are screened by a group of deciduous trees (25) partially outside the conservation area boundary.



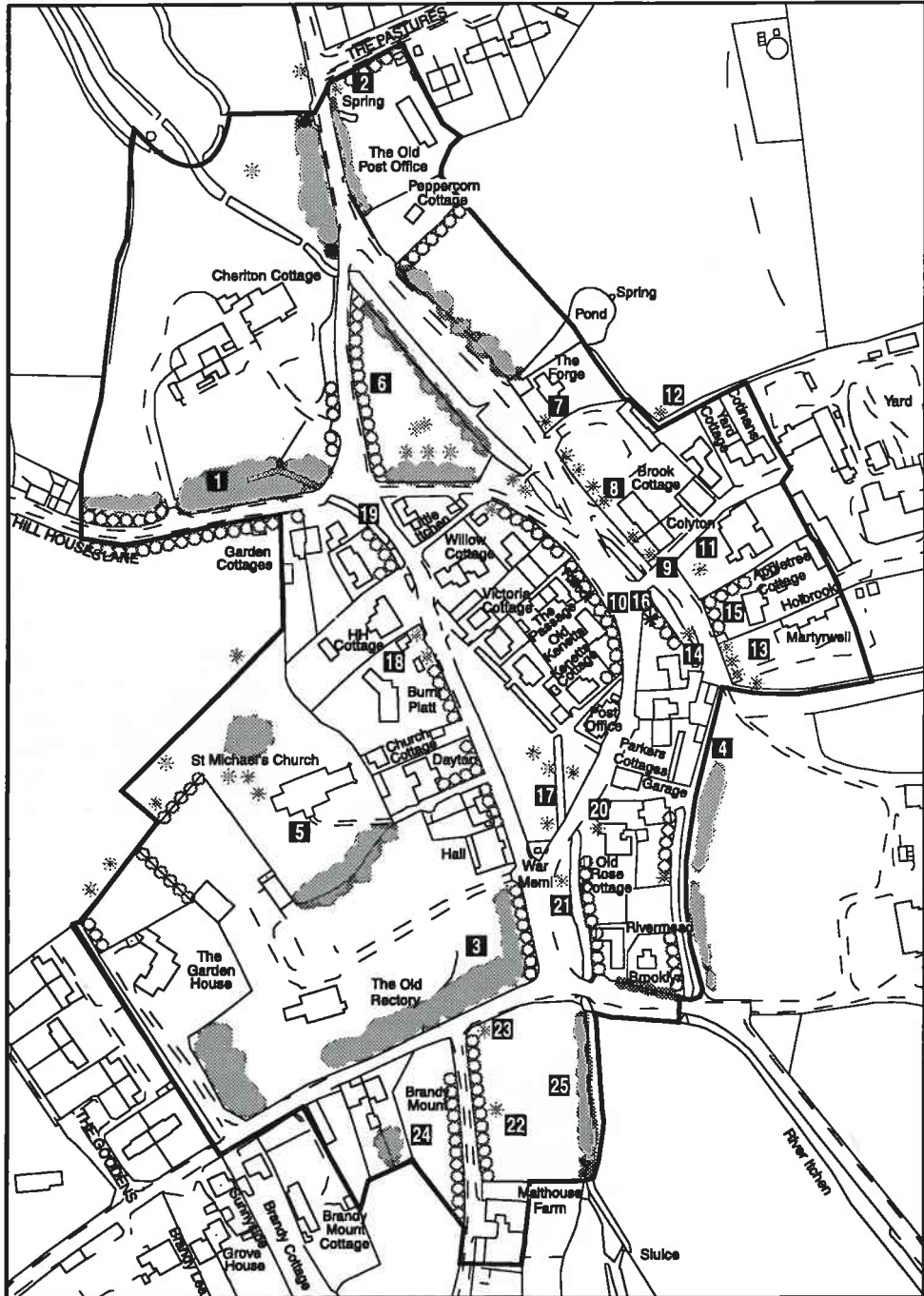
Photograph 30

CHERTON Conservation Area

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MAP 5 Significant Trees and Tree Groups



* or * Individual Trees

■ Groups of Trees

∞∞ Hedges

- 9.1 Taken as a whole, the conservation area has a concentration of buildings at its centre, which are more spread out around its periphery. Coupled with this, there are areas of open space running through the centre of the village roughly in conjunction with the streams of the River Itchen. Areas of private space within the grounds of the Old Rectory and Cheriton Cottage are screened by dense vegetation around their boundaries which, as mentioned in section 8, make a significant contribution to the setting of buildings and to views in general.
- 9.2 Given the complex nature of the spaces and views within the conservation area, the area has been divided into a number of smaller spaces all of which are interconnected, yet have slightly different characters.
- 9.3 One of the most important focal points of the conservation area is The Green (Photograph 25). It is almost surrounded by buildings and bounded by the B3046, The Street and one of the streams of the River Itchen. The buildings surrounding The Green comprise of a mix of styles and materials with the majority of them being of a similar size and massing. Although it is probably the most self contained space within the conservation area, being dominated by the buildings, there are still views westwards through spaces between buildings towards the surrounding countryside. To the east there are glimpses between buildings to the properties facing The Street.
- 9.4 The Green is partially enclosed at the northern tip by buildings and trees. In contrast, the southern end is far more open allowing views southwards to the undulating countryside beyond the village. Particularly important is the view from the brick bridge at the southern end of The Green where the foreground view of stream, trees and railings provides a setting for Malthouse Farm beyond. From the junction of the B3046 and the road to Brandy Mount, the vegetation within the boundary of The Old Rectory channels views into The Green. The ensuing scene is dominated by the war memorial set in front of trees with buildings comprising the background. In addition, views towards the Church over the roofs of buildings on the western side of The Green reinforce this area as being the centre of the village.
- 9.5 The Green consists of a triangle of grass tapering at the northern end, with the space broken at the southern end by several deciduous trees and the War Memorial. It is at the southern end that the ducks congregate outside the Post Office and the quietness of the area is often broken by the excited bustling and quacking of ducks fighting for bread. The Green has an informal appearance with the lack of pavements or street lighting adding to this scene.
- 9.6 To the east of The Green, a second area forms an irregular but recognisable space stretching along The Street, merging into the entrance to Freemans Yard, marked by the large sign, School Lane and extending into a linear space at the northern end.
- 9.7 On the west side of School Lane, the group of Listed Buildings have a regular building line forming almost a terrace. They are set back from the road behind a gently curving hedgerow and have small front gardens (Photograph 18). Other buildings within this space, however, are more informally positioned. Visually, the buildings are linked by their fairly regular sizes, shapes and massing but despite this exhibit a variety of materials.
- 9.8 The generally soft boundary treatment of this space complements the various deciduous and coniferous trees, the wide grass verges adjacent to the stream, gravel footpaths and tracks, all of which contribute to the informality of the space.
- 9.9 Individual trees and hedges are especially significant within this area. For instance two willows to the north of Bridge Cottage dominate the view looking northwards, screening general views to the north. The Yew, Willow and Holly on the west side of The Street and the Yew and Silver Birch to the south provide points of interest. A green backdrop to the south east of the area is provided by the trees within the grounds of Cheriton House.
- 9.10 One of the channels of the River Itchen meanders northwards through the space

crossing under the road in two places. A single arched bridge with brick parapets bearing weight restriction plaques, allows access to School Lane and creates a pinch point and a feature of interest within the street scene. However, it is the stream itself which dominates the space.

- 9.11 The bridge provides access to School Lane and Freemans Yard and forms a link with the attractive multi-coloured brick boundary wall around the School. The Chapel and the School, both fairly tall buildings, enclose the corner of this space and views between the buildings are curtailed by the buildings within Freemans Yard. The focus of School Lane is on the hedgerows and prominent trees and the stream on the west side of the Lane backed by the retaining wall and hedgerows of Brookside. The Lane terminates at the entrance to Cheriton House which, set in well-treed grounds, can be glimpsed through the gateway.
- 9.12 The Willows north of Bridge Cottage mark the start of the linear space at the northern end of The Street which has a more pronounced rural character. The road follows the eastern side of the space and is bounded on the western side by the continuation of the grass verge which bounds the River Itchen. The stream is lined on its western bank by a row of regular sized Sycamore trees which grow out of the bank of the stream. These trees are mirrored for a large portion of the eastern side by a field hedge beyond which open land rises up, views are then curtailed by the hedge on the ridge line.
- 9.13 The Forge with its white boundary railings stands slightly isolated from other buildings. It faces towards the wide grass verge and stream opposite and contributes to the informal and semi-rural appearance of this part of the conservation area. Looking northwards towards the junction with the B3046 views are enclosed by the wall, coniferous trees and hedgerows of Cheriton House. Views looking north to south along the space are marred by overhead cables running along the grass verge adjacent to the stream.
- 9.14 A triangle of open space formed by the B3046, The Street and a footpath north of Little Itchen forms the focus of a further distinct space. Looking southwards into the conservation area from the boundary, the open triangle of land is hidden behind a

screen of vegetation. However, on moving towards the junction of the B3046 and The Street, views open out from the apex at the northern end, over the wedge of land bounded on the west side by a low, thick hedgerow and on the eastern side by a row of deciduous trees next to the stream. To the west the trees, hedges and walls of Cheriton House form an additional boundary. At the centre lies an area of meadowland broken by a number of attractive, ornamental deciduous trees, forming an important open space. The view looking south along the B3046 encapsulates this space (Photograph 31) but the focal point is the red brick and slates of Goodwins Cottage and HH Inn and the boundary treatment of white railings, flint walls and beech hedge.



Photograph 31

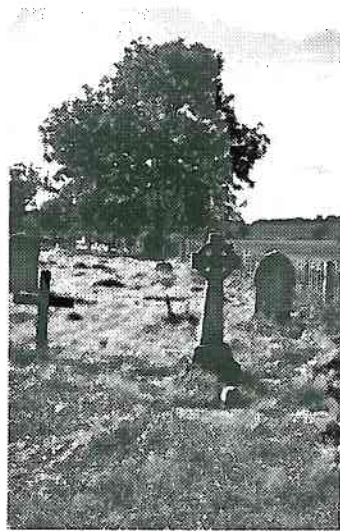
- 9.15 The Church and churchyard, along with the buildings and open space surrounding them, form a further recognisable space. The Church itself provides a focal point. This area is important as a transitional zone between the built form of the village and its countryside setting. Approaching the Church via the footpath from The Green, the part of the churchyard to the south of the Church has a light and open feel. Along the southern boundary there is a row of Horse Chestnuts which enclose the space. However, during the winter months there are glimpses through the trees to the Old Rectory and Malthouse Farm.
- 9.16 The flint and brick wall of the western boundary with the barn incorporated into the wall provides enclosure around the churchyard. The eastern boundary is marked by a brick and flint wall, beyond which lie the buildings which front The Green. The flint sections of Church Cottage and Burnt Platt complement the materials within this wall and create a link between the Church and the village as a whole (Photograph 32). The mound on which the Church is sited is of a sufficient height to afford views to the

east over the roofscape of the village and to the eastern side of the valley.

- 9.17 On the northern side of the Church the space is dominated by the group of Yews screening the Church from views looking southwards (Photograph 26). Beyond these trees the graveyard is very open but filled with headstones and bounded by wooden paling fencing (Photograph 33). There are several trees along this boundary but clear views are possible to the surrounding undulating countryside and to buildings within the northern part of the conservation area.



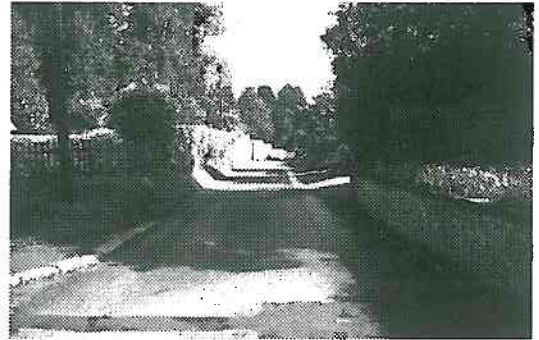
Photograph 32



Photograph 33

- 9.18 The area south of the road to Brandy Mount and the B3046 is significant as an open space as it provides views across and out of the conservation area when approaching from both west and east. The area has an open feel as there is little boundary treatment. 1 and 2 Brandy Mount and Malthouse Farmhouse are visible from a number of locations and unlike the remainder of the conservation area they are set within a rural landscape (Photograph 24).
- 9.19 The vegetation is formed of groups of trees, individual deciduous and coniferous trees and hedgerows set in a smallscale undulating landscape. When approached from the east from Bramdean Road, the first focal point within the conservation area is Brooklyn and subsequently, the trees within the grounds of

the Old Rectory. (Photograph 10). From Brandy Mount the road is bounded by the tall brick boundary wall of the Old Rectory and views are channelled towards the junction of the B3046 by the presence of 1 and 2 Brandy Mount (Photograph 34). Views from Brandy Mount towards Malthouse Farm are possible and the undulating nature of the landscape creates an enclosed setting for Malthouse Farmhouse and the barns to the north.



Photograph 34

- 9.20 The conservation area is made up of a series of visually interconnected spaces, linked physically by streams, bridges and footpaths. The River Itchen flows in two streams roughly south to north through the centre of the conservation area and crossed by several bridges. Sections of footpaths between buildings link different parts of the village and provide opportunities to encounter different vistas. The combination of buildings, vegetation, open spaces, streams and layers of boundary treatments in the form of hedges, walls and railings, create a diverse and intricate streetscene which can only really be appreciated on the ground.

Detractors

- 10.1 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, wires, 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.**
- 10.2 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 or known problems, in order to achieve an enhancement of the Conservation Area.
- 10.3 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. For example, inappropriately designed garages, the use of close boarded fencing and commercial signage can all detract from the overall quality of the conservation area.

- 10.4 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 many cases are a more appropriate treatment than other more urban forms of enclosure.
- 10.5 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.

Enhancements

- 10.6 Stretches of overhead cables constitute visual clutter, particularly at the northern end of The Street detracting from the pleasant semi-rural nature of the area. Where possible the undergrounding of cables should be encouraged.
- 10.7 Better quality signage to the former Cheriton Garage (Photograph 35). Should the opportunity arise, signage appropriate to the historic centre of the village should be encouraged. This would not only improve the appearance of this modern building but also enhance views across The Green.

*Photograph 35*

Character and Reasons for Designation

- 11.1 Over the past 150 years the pattern of development within the village has changed very little with the redevelopment of existing sites taking place rather than new development. In the past the presence of the River Itchen has influenced this pattern of development and this is still the case today.
- 11.2 Cheriton's character is therefore strongly influenced by the two streams of the River Itchen running through the village as well as the valley in which it lies providing a rural backdrop. The presence of the river has affected the species of vegetation to be found within the village especially close to the channels of the river, the alignment of buildings, patterns of open space and some types of boundary treatment.
- 11.3 The valley setting of the conservation area is evident with glimpses of the surrounding countryside possible between buildings as well as more extensive views southwards from the southern half of The Green and from the southern edge of the conservation area.
- 11.4 There is variety in the appearance of the conservation area with the central part of the village around the school and the green being dominated by buildings, but accompanied by the trees, hedges and walls. To the north and south of this area there is a gradual change to a more semi-rural appearance with fewer buildings and in contrast, streams, vegetation and longer views dominating.
- 11.5 The village is largely residential in use but it is the other uses which add to the character of the area. Cheriton Garage and the Post Office attract business and increase the number of people visiting the village. In addition, the noise of children playing within the school playground is an uncommon sound today within a rural village. Despite the B3046 running through the conservation area, the area retains a tranquil atmosphere emphasised by the restful burble of the streams and the melodious chiming of the church clock. The lack of pavements and street lighting adds to this rural character as do the areas of open space and the wide grass verges.
- 11.6 Buildings contribute significantly to the appearance of the conservation area on account of their variety, the number of Listed Buildings as well as the important unlisted ones. Exhibiting a wide range of ages, architectural styles, detailing and materials, the buildings are linked by generally being homogeneous in terms of overall massing and positioning within plots.
- 11.7 Another element contributing to the character of the conservation area are the range of boundary treatments which influence the appearance of spaces. As well as the brick and flint walls, vegetation is also important in this respect with the well-treed grounds of The Old Rectory, Cheriton House and Cheriton Cottage providing a green setting for the central part of the conservation area and stretches of hedgerows providing a contrast to sections of walls. The railings running adjacent to the streams are a distinctive feature within the conservation area and emphasises the existence of the River Itchen.
- 11.8 Cheriton's character is based on many elements including the sounds and noises heard, views into and out of the area, the variety of buildings, its location within the Itchen Valley and its position close to the river as well as the distribution of open spaces, vegetation and boundary treatments. The amalgamation of all these elements forms an area which fully qualifies as one which it is desirable to preserve and enhance for its historic and architectural importance.

Boundary Justification

- 11.9 The conservation area was originally designated in 1972 and the current boundary seems to reflect the distribution of Listed Buildings and the position of natural features at that time. A review of Listed Buildings was carried out in 1984 resulting in most of the buildings listed in Cheriton today being added to the original list. As a result the existing boundary does not entirely reflect

the present day pattern of Listed Buildings or natural features.

- 11.10 There is scope for the future to extend the conservation area to the south west of the existing boundary to include Brandy Mount and the farm buildings at Malthouse Farm along with surrounding fields, Cheriton House, its grounds and Riverside Cottages. The fields, streams and Listed Buildings are located in the AONB and contribute to the setting of the existing conservation area with the vegetation providing a well treed backdrop to the centre of the village. It is, however, considered that the appraisal work to justify an extension to the conservation area should form part of a overall programme of boundary reviews which should be carried out once the assessments of existing conservation areas are complete.
- 11.11 The existing boundary, to the west of the Church, follows the line of the graveyard and is logical as it separates the buildings within the village from open fields. The boundary then runs along the western extent of the curtilage of The Old Rectory following the brick and flint boundary wall and forming a clear boundary between the historic core of the village and the modern development of The Goodens.
- 11.12 To the south of the B3046/Brandy Mount the boundary currently follows the curtilages of 1 - 2 Brandy Mount and Vine Cottage, taking in Malthouse Farmhouse and the land to its north, after which the boundary follows one of the channels of the River Itchen as far as the B3046. This boundary includes buildings, such as 1 - 2 Brandy Mount and Malthouse Farm, which can be seen from the centre of the conservation area and from vantage points on the B3046 and the road to Brandy Mount. Much of the eastern boundary between Martyrwell and the Old Post Office follows the rear boundaries of dwellings, excluding Freemans Yard and cutting across the open field which lies adjacent to The Street.
- 11.13 To the west of the Old Post Office, the boundary was originally drawn to include a building shown most recently on the 1962 Ordnance Survey Map, which has since been demolished. The boundary now follows two streams across a park type setting dotted with trees, where upon the boundary now follows another stream south to Hill Houses Lane.

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