

# **HAMBLEDON CONSERVATION AREA**

## **CHARACTER APPRAISAL AND MANAGEMENT STRATEGY**

**FINAL VERSION – March 2009**

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## EXECUTIVE SUMMARY

This Hambledon Conservation Area Character Appraisal and Management Strategy has been produced for Winchester City Council by The Conservation Studio. The survey and desktop research were undertaken in February and March 2007, and included a walkabout with representatives from the local community on 17<sup>th</sup> March 2007. This document identifies the character and qualities of the Hambledon Conservation Area, highlights key issues, and puts forward proposals for its management over the next five years. As part of the process, the existing conservation area boundary was assessed and recommendations for substantial extensions are included in Chapter 10.

Following the drafting of the appraisal and strategy, a public meeting was held on 4 September 2007 in the Village Hall, Hambledon, after which exhibition boards were on display in the Village Hall for the duration of the public consultation period which closed on 16 October 2007. The document was available on the Council's website at [www.winchester.gov.uk/LeisureandCulture/ConservationAreas/](http://www.winchester.gov.uk/LeisureandCulture/ConservationAreas/) and printed copies were also available on request from City Offices, Colebrook Street Reception. Following the completion of the public consultation period, and the production of a full Public Consultations Report, this final document was produced. This was approved by Winchester City Council on 18<sup>th</sup> March 2009 and adopted for development control purposes.

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## PART 1 CHARACTER APPRAISAL

### 1 SUMMARY

#### 1.1 Key characteristics

1.1.1 The Hambledon Conservation Area is notable for the following:

- An historic settlement situated in a dry chalk valley and surrounded by rolling fields and woodland;
- The conservation area currently encompasses the village centre which is located where East Street, West Street and High Street meet and extends along East Street to include Ivy Cottage and Lyndale;
- The Church of St Peter and St Paul dates from the 11<sup>th</sup> century and sits on the south slope of the hill which drops steeply to the High Street;
- A high concentration of listed and 'positive'<sup>1</sup> buildings, particularly in East Street and the High Street;
- Some of the houses retain their original shopfronts such as Langtry's in the High Street;
- Many 16<sup>th</sup> and 17<sup>th</sup> century cottages, with Georgian fronts, entered directly from the pavement;
- The survival of historic flint boundary walls in and around the conservation area;
- The surrounding land plays a key role in the village providing it with a spectacular backdrop and views back into the settlement;
- Footpaths lead into and out of the village across the surrounding downland;
- More linear development, much of it historic but currently outside the conservation area, along East Street, West Street and Green Lane.



*Photo 1: Church of St Peter & St Paul*

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<sup>1</sup> Buildings which contribute particularly positively to the character of the conservation area

## **1.2 Key Issues**

- 1.2.1 Based on the negative features identified in *Chapter 7 – Review of Positive and Negative Features and Opportunities for Enhancement*, a number of issues have been identified and are listed below. These form the basis for the Management Strategy in the second part of this document.

### **The loss of original architectural details**

- 1.2.2 Some of the unlisted buildings in the conservation area have been adversely affected by the replacement of original timber windows or doors with uPVC or aluminium, the replacement of natural roof slates or thatch with concrete tiles or the painting of originally exposed brickwork. In many cases, the removal of architectural features such as boundary walls or railings, porches and chimneys has spoiled the external appearance of a building and the local streetscape.

## **The control of positive buildings**

- 1.2.3 “Positive” buildings within the conservation area, which make a special contribution to the area’s architectural and historic interest, need to be protected from demolition or unsuitable alterations.

### **Buildings at Risk**

- 1.2.4 There are two “Buildings at Risk” within the Hambledon Conservation Area; the unlisted former New Inn and the curtilage listed barn belonging to West Street Cottage. The City Council maintains a register of listed and unlisted historic buildings which require repairs and will use its statutory powers to ensure that they are returned to a good state of repair whenever necessary.

### **The use of traditional materials**

- 1.2.5 It is essential that owners use traditional materials and repair techniques and carry out routine maintenance, although there are currently no grants available from the City Council.

### **Statutory listing**

- 1.2.6 Three buildings/building groups within the conservation area could be considered for statutory listing, as follows:
- The Cross Tree, Green Lane;
  - Nos. 3-9 Church Lane.
  - Snowdrop Cottage, Green Lane

### **The quality of new development**

- 1.2.7 There is pressure for new development in Hambledon, particularly in gardens and infill plots. New development should adhere to Local Plan policies, national guidance, and the emerging Village Design Statement for Hambledon.

### **The protection of the landscape, trees and views**

- 1.2.8 The landscape setting, trees and views are all very important to the conservation area. The City Council will continue to protect the trees and views within and on the edges of the conservation area.



*Photo 2: Speltham Hill to the conservation area*

### **Streets and boundaries**

- 1.2.9 There are problems with fast moving traffic and parked cars. The County Council and City Council will work together to protect existing historic surfaces and to improve traffic management in the conservation area.

### **Conservation area boundary review**

- 1.2.10 A number of substantial extensions are proposed to the conservation area boundary- along East Street as far as Whitedale Farm; from East Street up Speltham Hill as far as Old Mill House; and along West Street, past The Vine Inn and including part of Green Lane and the remaining section of West Street as far as, and including, Cams Hill. This will include a large number of unlisted 'positive' buildings, listed buildings, and areas of green open space or woodland which make such an important contribution to the setting of the village.

## 2 INTRODUCTION

### 2.1 The Hambledon Conservation Area

- 2.1.1 Hambledon is a quite scattered, linear village, located around the junction of two chalk valleys. The conservation area encompasses the village core centred on a more densely built-up area where the High Street meets East and West Street. St Peter and St Paul's Church is the largest and most significant building and stands dramatically at the end of High Street, overlooking what was once the market place. Most of the buildings lining High Street, East Street and West Street are listed 17<sup>th</sup> or 18<sup>th</sup> century houses or cottages with the buildings becoming larger within more spacious plots towards the edges of the village. These tend to be later, dating mainly to the 19<sup>th</sup> century.

### 2.2 The purpose of a conservation area character appraisal

- 2.2.1 The conservation area was designated by Hampshire County Council in 1970. Conservation areas are designated under the provisions of Section 69 of the *Planning (Listed Buildings and Conservation Areas) Act 1990*. A conservation area is defined as “an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”.
- 2.2.2 Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of

Hambledon Conservation Area, is set out in *Planning Policy Guidance Note 16: Archaeology* (PPG16).

Photo 3: The former market place, now High Street



these conservation areas. Section 72 also specifies that, in making a decision on an application for development within a conservation area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area.

- 2.2.3 In response to these statutory requirements, this appraisal document defines and records the special architectural and historic interest of the conservation area and identifies opportunities for enhancement. The appraisal conforms to English Heritage guidance as set out in *Guidance on Conservation Area Appraisals* (August 2005) and *Guidance on the Management of Conservation Areas* (August 2005) (both publications are consultative documents). Additional government guidance regarding the management of historic buildings and conservation areas is set out within *Planning Policy Guidance Note 15: Planning and the Historic Environment* (PPG15). Government advice on archaeology, which is relevant to the

### 2.3 The planning policy context

- 2.3.1 This appraisal provides a firm basis on



2.2.4 This document therefore seeks to:

- Define the special interest of the conservation area and identify the issues which threaten the special qualities of the conservation area (in the form of Part 1: Character Appraisal);
- Provide guidelines to prevent harm and achieve enhancement (in the form of the Part 2: Management Strategy);
- Provide Winchester City Council with a valuable tool with which to inform its planning practice and policies for the area.

which applications for development within the village can be assessed. It should be read in conjunction with the wider development plan policy framework produced by Winchester City Council (*Winchester City Council Local Plan Review*, adopted July 2006) of which the following are particularly relevant: eight kilometres (5 miles) south of the village. The village has a distinctly linear form dictated by the location of adjacent scarps, forming a T-shape. The conservation area boundary currently encloses the central core of the village, where there is a particularly high concentration of listed buildings including the parish church. Proposals included in this document which extend the conservation area encompass buildings and land to the north-east, south, and south-west of the existing conservation area boundaries, enclosing virtually the whole of the village apart from some modern housing in Green Lane.

2.3.2 Also relevant are the more general policies which are set out by Hampshire County Council (*Hampshire Structure Plan*, adopted in February 2000). The most relevant are:

Archaeology and Historic Parks and Gardens: Policies E14 and E15;  
Built Heritage: Policy E18

### **3 LOCATION AND LANDSCAPE SETTING**

### **3.1 Location**

- 3.1.1 Hambledon is a rural settlement, located on the rolling chalk downland of the South Downs some 22 kilometres (15 miles) north of Portsmouth, mid-way between the Meon Valley road (A32) and the main London road (A3). There are no major routes passing through the area although the M27 runs approximately eight kilometres (5 miles) south of the village. The village has a distinctly linear form dictated by the location of adjacent scarps, forming a T-shape. The conservation area boundary currently encloses the central core of the village, where there is a particularly high concentration of listed buildings including the parish church. The proposed conservation area encompasses buildings and land to the north-east, south, and south-west of the existing conservation area, enclosing virtually the whole of the village apart from some modern housing in Green Lane.
- 3.1.2 Hambledon lies within the South Downs Area of Outstanding Natural Beauty (AONB) and may shortly be part of the new South Downs National Park.

### **3.2 Topography and geology**

- 3.2.1 Hambledon straddles two valleys in the downland, with one valley roughly running north-south, and the other, on which the conservation area is located, running in the north-easterly direction towards Clanfield. The village centre is for the most part about 65 metres above sea level, although the land rises steeply to each side of both valleys. These valleys are dry although a river formerly ran down from Broadhalfpenny Down along East and West Street, and these streets can therefore be subject to extreme flooding at certain times. Today the Hambledon Stream, originates at Park House in East Street and runs underground through pipework before re-emerging in a ditch opposite Lotts Stores. It then follows the Hambledon Road and Fareham Road to World's End and Hipley to join the River Wallington, which enters the sea at Fareham.
- 3.2.2 The village sits on deposits of river and valley gravel which lie on top of the chalk which create the rolling downland characterising the landscape around the village. There are occasional deposits of clay, intermixed with flints, and these provide the raw materials for boundary walls and buildings throughout the settlement.



*Photo 4: Hambledon lies in the proposed South Downs AONB*

### **3.3 Relationship of the conservation area to its surroundings**

3.3.1 Hambledon is situated in a sheltered position with numerous, narrow, winding roads rising from the main road steeply up the wooded scarp slopes above the village. The surrounding land plays a key role in the village, insulating it somewhat from other settlements and providing it with a spectacular backdrop, marked by hangars of deciduous trees along the skyline. The three approaches to the village, along Green Lane, Hambledon Road, and East Street, are also very dramatic and make a significant contribution to the sense of drama as the village is reached. These surrounding hills provide dramatic views into the existing and proposed extended conservation area and across the surrounding valleys.

3.3.2 Denmead lies three kilometres (2 miles) south of the village and was part of the parish until 1932. Within this more recent parish boundary is the main village of Hambledon, together with the outlying hamlets of Chidden to the north-east of the village and Glidden to the east. The area consists predominantly of medium to large-scale arable fields, mainly along the flatter valley bottoms, with smaller fields used predominantly for horse grazing on the more sloping land. There are large expanses of woodland, often lying on the tops of ridges, which create an enclosed character to the conservation area.

3.3.3 In the Winchester District *Landscape Character Assessment* of 2004 the landscape is classified as “Chalk and Clay” to the south of the village and “Open Arable” to the north.



*Photo 5: Speltham Down in owned and managed by the National Trust*

## **4 HISTORIC DEVELOPMENT AND ARCHAEOLOGY**

### **4.1 Historic development**

- 4.1.1 Hambledon is a Saxon name and may mean “the homestead in the downs” or Hamela’s Down. In 956 AD, in the time of King Edgar, a charter refers to Hamelanduna and *Hamledune* in 1086.
- 4.1.2 The history of Hambledon extends back to the Bronze Age where the barrows scattered around the fields by the Celts give the first evidence of a human settlement in the area. By 100 AD the Roman occupation had reached Hambledon and the sites of at least two villas have been discovered. The

earliest documentary evidence for a settlement can be seen in a charter by King Edgar dated AD 956, which granted land at Chidden. In 1015 the will of Aetheling Athelstan included bequests of land in Hambledon. The original part of the Church of St Peter and St Paul is Saxon and dates to the 11<sup>th</sup> century, and there was possibly a Saxon village on the south slope above and to the east of the church. The remains of a strip lynchet (surviving earthwork) in the field to the north of Westfields may represent the edge of this very early settlement. In this period Hambledon belonged to the Abbey of St Peter, St Paul and St Swithun in Winchester.

4.1.3 The Domesday Book entry of 1086 seems to be incomplete and only refers to part of the parish. It mentions only two of the holdings in *Hamledune* (Hambleton), but the figures given suggest quite a prosperous community. William I seized all church lands and in about 1160 Henry II returned the manor of Hambleton (Manor House Farm still exists in the centre of the village) to the Bishop of Winchester. A hundred years later in 1256 Henry III granted the Bishop a weekly market on Tuesdays, giving Hambleton the status of a town. This meant a rapid growth in the prosperity of the village, which can be linked with an ambitious programme of enlarging the church.

4.1.4 The Church of St Peter and St Paul retains a Saxon aisleless nave and chancel, which was absorbed by the formation in c. 1160 of a north aisle of two bays and in the late 12<sup>th</sup> century, by the addition of a south aisle. There were several 13<sup>th</sup> century extensions eastwards, including a tower, which unfortunately burnt down in 1788 and had to be substantially rebuilt.

4.1.5 Apart from Manor Farm, no other domestic architecture in the existing conservation area can be assigned to the early or middle medieval period with confidence. Hambleton also had a large market hall but little is known about it, except that it fell into disrepair and was demolished in 1819. However, a number of very early houses remain dating to the late medieval period (15<sup>th</sup> and 16<sup>th</sup> centuries) and the 17<sup>th</sup> century, which are mainly located in the High Street, close to the church. Mostly built using timber, they have all been refaced in brick or flint and extended in the 18<sup>th</sup> or 19<sup>th</sup> centuries.



*Photo 6: Nos 3 and 4 High Street date to the 15<sup>th</sup> century*

4.1.6 Further expansion of the village occurred in 1612 when James I granted Hambleton the right to hold two fairs every year. The letters patent were stamped with the word 'Broadhalfpenny' which was the toll paid to the Lord of the Manor for the setting up of booths and gave its name to the Broadhalfpenny Down, famous for hosting the matches of the Hambleton Cricket Club. Although the Cricket Club is believed to have been founded in about 1750, the earliest surviving record of cricket at Hambleton dates from 1756, coming from a passage in *The Oxford Gazette and Reading Mercury* newspaper which advertised the loss of a dog at a cricket match on Broadhalfpenny Down.

4.1.7 Hambleton Cricket Club was remarkably successful, and it rapidly became the accepted authority and governing body of the game, formulating the rules and generally promoting the growth of club cricket. Whilst references to a game known as cricket were recorded far earlier than the mid 18<sup>th</sup> century, there is no doubt



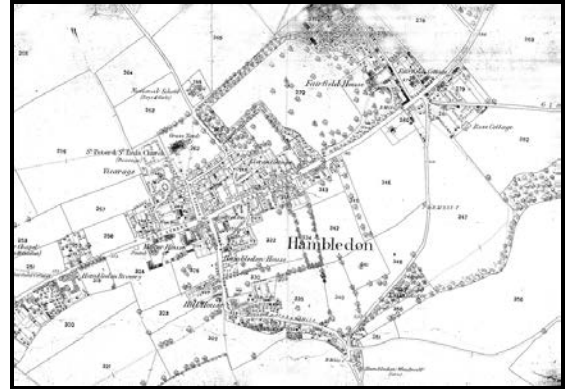
that it was at Hambledon that the game was put on a firm organized basis. It is therefore fitting that the village be referred to as 'The Cradle of Cricket'. In June 1777 Hambledon played the All England team for 1,000 guineas (a huge sum of money in those days) and won by an innings and 168 runs. The last recorded game played by the original team was at Lords Cricket Ground in 1793.



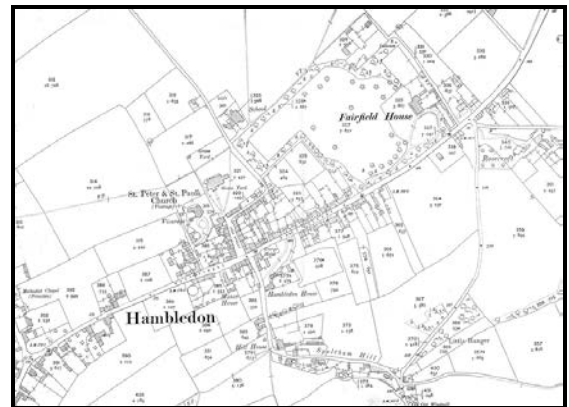
*Hambledon (NE) Tithe map 1838-39*



*Hambledon (SW) Tithe map 1838-39*



*Hambledon 1<sup>st</sup> edition OS (1870)*



*Hambledon OS (1909)*

- 4.1.8 The Club left Broadhalfpenny in 1782 and continued with equal success at Windmill Down. However, shortly afterwards it fell into a slow decline which coincided with the forming of the Marylebone Cricket Club in 1787 when the control and administration of the game slowly passed from Hambledon to Lords. A memorial stone now stands on Broadhalfpenny Down near the Bat & Ball Inn, where the original ground is still a cricket ground, although it is not used by the present Hambledon Cricket Club.

4.1.9 There were two major fires in Hambledon in the 18<sup>th</sup> century – one in 1726 which destroyed most of the east side of the High Street, and the second in 1788 which destroyed the upper part of the church tower although the peal of six bells was saved. The village remained prosperous throughout this time and many of the old timber-framed cottages and houses were refaced in brick and flint or even demolished and totally rebuilt. As a result, some of the existing houses in the conservation area, particularly in High Street, have early features which are concealed behind these applied Georgian frontages. At this time there were up to 12 public houses in the village and surrounding area, and as many as 20,000 people thronged to the cricket matches at Broadhalfpenny Down. The hunt balls and the annual dinners of the cricket club were held at the George Inn, which was also a stop on the route of the stage coach linked with London. The second half of the century was the era of Hambledon's cricket glory during which the extraordinary fortunes of the village raised cricket from a sport to an art.



Photo 7: The former George Inn, East Street

4.1.10 At the turn of the 19<sup>th</sup> century, however, the growth of Portsmouth drew people away and the village fell into some decay. William Cobbett wrote in 1826: *'There is now not even the name of the market left... if you go through the place you can see it was a considerable town. The Church tells you the same story; it is now a tumbledown, rubbishy place.'*

4.1.11 In 1779 a group of volunteers was formed in Hambledon to fight if England was invaded. They stood down in 1781 but in 1803, the Hambledon Volunteers were reformed to fight the French if they invaded. The Flags of the Hambledon Volunteers, formed to repel Napoleon's expected invasion, still hang in the church. The connection with Portsmouth and the navy is important, with many naval officers retiring to the area and building large houses for their families in the early 19<sup>th</sup> century. These include a number of substantial houses on the outskirts of the village such as Fairfield House, Rosecroft and Hill House, which were built outside the main part of the village which centred on High Street, Market Place, East Street, West Street and Green Lane.

4.1.12 The state did not provide education until 1870 and before this, schools were either private funded or provided by the church. A National (Church of England) School was built in Hambledon in 1849 on land to the north of the churchyard in Church Lane. It is now Hambledon Infant School it currently lies within the proposed extended boundary of the conservation area. The *Primitive Methodist Ebenezer Chapel* was built in 1865.



*Photo 8: Hambledon Primary School*

4.1.13 The War Memorial tells its own story of the toll of Hambledon in the two world wars. On 22<sup>nd</sup> May 1944, King George VI visited Hambledon to review troops assembled in and around the parish in readiness for D Day. Hambledon lost 33 men in World War I, and a further eight men were killed in World War II.

4.1.14 In 1953 a vineyard was created at Hambledon by Sir Guy Salisbury-Jones, and the first wine was made in 1955. The planting of the vineyard at Hambledon marked a turning point in the history of winegrowing in Great Britain, as Hambledon was the first vineyard to be planted specifically to produce wine for sale since Castle Coch in 1875. In 2005 the vineyard was replanted and local wine will be produced in Hambledon again.



*Photo 9: Hambledon Vineyard*



## 4.2 Archaeology

4.2.1 The presence of Mesolithic and Neolithic flint finds around Hambledon confirms early settlement in the area. Later Bronze Age barrows are scattered around the parish, along with evidence for enclosures and field systems. Iron Age remains are also dotted about the surrounding fields. By A D 100 a Roman villa had been established which was located close to Bury Lodge.

4.2.2 There are three scheduled ancient monuments in the parish of Hambledon:

- SM 31154 – Bell barrow on Teglease Down;
- SM 31155 – Bowl barrow 640 metres south-west of Coombe Cottages;
- SM 31156 – Bowl barrow on Teglease Down, 600 metres north-east of Little West End Farm.

4.2.3 The Historic Environment Record (formerly known as the Sites and Monuments Record) contains a large number of records of known archaeological remains and historic structures dating from the Mesolithic to the 20<sup>th</sup> century. These include the following:

- A Roman villa was found 48 yards to the north-east of Bury Lodge in 1910. Many other Roman finds have been made in the grounds of Bury Lodge such as tiles, coins, pottery, iron nails and coloured plaster;
- A strip lynchet 650 metres to the south-west of the church is described as a Saxon overlay of a Celtic system,

which is believed to define the northern limit of pre-20<sup>th</sup> century Hambledon;

- Tower Windmill once stood on Speltham Hill. It was gutted by fire in 1868, and destroyed in 1950. Old Mill House now occupies the site, complete with Mill Stones ;
- The Murder Stone, Cams Hill Lane; a 1782 stone pillar commemorating an early conviction based on purely circumstantial evidence.

## 5. SPATIAL ANALYSIS

### 5.1 Activities

- 5.1.1 Hambledon is a residential village which in the 18<sup>th</sup> and 19<sup>th</sup> centuries was a thriving market town with many shops, inns, a Courthouse and other facilities. Like many other rural settlements, in recent years the conservation area has begun to lose its commercial businesses. Incrementally shops have closed and not been replaced due to the growth in car usage and the appeal of shopping centres in Waterlooville, Fareham, Portsmouth, Chichester and Winchester. However, the village does retain a valuable General Store and Post Office, a modern village hall, the very popular The Vine Public House, St Peter and St Paul's church, the village primary school, an insurance company and a bank. The Hartridges Soft Drinks factory occupied a site in West Street, beyond the present conservation area boundary and is now closed with the prospect of redevelopment for housing. The village community remains very active with numerous clubs and societies thriving. The Parish Council has completed a Parish Plan for Hambledon with the assistance of the local community, which was put out to public consultation in May 2007.



*Photo 10: The general store, West St*

### 5.2 Plan form and layout

- 5.2.1 Historically, Hambledon developed as a small settlement grouped around the church and manor farm. The former medieval market place (now High Street), with its rows of varied cottages and houses, linked the two. The centre of the village is now marked by an informal crossroads, where the High Street and Speltham Hill meet the main road (East Street and West Street) through the village. Both High Street and Speltham Hill wind up steep slopes away from the village. St Peter and St Paul's church sits at the top of the High Street overlooking these crossroads, the road turning sharply right around the edge of the churchyard and then continuing in a straight line up Church Lane towards the downs. Most of the housing in the village is arranged along the main road (East Street/West Street) and the High Street. The Tithe map of 1838-9 indicates that the greater number of properties was on the north side of East Street, and it is noticeable how the south side of the road is more fragmented with fewer historic properties, more open space, and some modern infill development. The position of Woodlands House (dating to the second half of the 20<sup>th</sup> century) on the north side of the street, possibly marks the limit of the medieval expansion eastwards, and beyond this is the driveway to Fairfield House, dating to the 19<sup>th</sup> century, begins. Vicarage Lane is the only other street leading away from the main road, and its name reflects the fact that it leads to The Old Vicarage, which is set in a large garden to the west of the church. However, two cottages (Rosemead and Hambledon Cottage) are also located on this lane, dating to the 17<sup>th</sup> century or later, so the lane is clearly

of ancient origin. Mid and late-19<sup>th</sup> century maps confirm how development was initially concentrated around the church and former market place, then expanded along East Street and West Street, although the settlement pattern was quite spread out with the houses and cottages generally enjoying larger, more spacious plots.



*Photo 11: Vicarage Lane*

5.2.2 Historically the pattern of building is one-deep with the buildings set close to the road with little or no front gardens. West Street was much less developed than East Street, and this is reflected in the existing conservation area boundary which wraps around Westside, after which the buildings are mainly 20<sup>th</sup> century. The south side of West Street has always been dominated by Manor Farm, its farm yard and its various farm buildings, although the farm yard is currently not in the conservation area. Manor Farm is quite close to the central cross roads but the fields which once belonged to the farm stretch away south and westwards from West Street, with good views towards the enclosing downland.

### 5.3 Landmarks, focal points and views

5.3.1 The existing conservation area's primary landmark building is St Peter and St Paul's Church on the High Street. The church sits in an elevated position looking directly down the High Street, allowing good views from the churchyard over the village, to the hills beyond. From vantage points beyond Speltham Hill the church is a major landmark, even when the many mature trees which surround it are in leaf.

5.3.2 There are few particular focal points along the East Street and West Street, where the similarly scaled buildings do not individually stand out. However, the crossroads at the junction with the High Street provides a focus for the street scene. Here the corner shopfronts with their curved doors on either side of the High Street draw attention up and along the High Street. This short but wide street rises dramatically up the hill towards the church and is lined with listed buildings and is paved with stone setts, all of which add to the interest of the area.

5.3.3 The majority of the buildings in the existing conservation area were built as residential houses so the scale is mainly domestic and relatively modest. The larger buildings are inclined to be former pubs or higher status houses set in larger gardens. The conservation area is notable for the cohesive townscape qualities which are produced by these groups of more domestic buildings located in a continuous terraced form. It is difficult to identify any one particular building which stands out apart from the three detached buildings which are listed below. These are marked on the Townscape Appraisal map:

- St Peter and St Paul's Church;
- George House (the former George Public House);
- Manor Farm House.

5.3.4 The land around Hambledon rises steeply to the north and south allowing many important views into and out of the village, the most notable of which are shown on the Townscape Appraisal map. Of these, the most significant are:

- From Manor Farm across the field to the south of the village;
- From East Street south across the fields;
- Views to and from the church along the High Street.

There are also extremely important views into the conservation area, particularly across the village from Speltham Hill, and from West Street, beyond the current boundary, over Manor Farm to Speltham Hill.



*Photo 12: Manor Farm House*

## 5.4 Open Spaces, trees and landscape

5.4.1 The plot sizes in the existing conservation area are generally quite small meaning that there is little public open space in the centre of the village, although the High Street, with its stone sett pavements and wide carriageway, does provide a very informal "village square". The churchyard is another exception to this and is the most important open space within the existing conservation area, significant in addition as an important habitat for butterflies.



*Photo 13: Hambledon Churchyard*

5.4.2 Private gardens are largely hidden, being located at the back of the houses and cottages which although individually designed, are largely linked forming continuous development. On the south side of East Street, there is a large break in this form of development, comprising the garden to Hambledon House, but the mature trees and shrubbery along the boundary with the street prevent any views into the site. These trees are especially important in that they provide the only group of large, mature trees in the conservation area apart from the trees around the church and The Old Vicarage.

5.4.3 Although outside the existing conservation area, Speltham Down plays a significant role in the village and lies within the proposed conservation area. The fields were bought in 1984 by public subscription and a grant from the Countryside Commission and are now owned and managed by the National Trust. It is one of the few chalk downs owned by the Trust and has an abundance of wild flowers such as cowslips, ox-eye daisies and many varieties of orchids. The Wayfarers Walk crosses Speltham Down on its route through the centre of the village. These areas on the slopes to the north and south of the village are hugely significant, providing the backdrop for the village. The fields and paddocks on Speltham Hill, and the vineyard to the north, can all be easily seen from the village. From the upper reaches of the surrounding downland excellent views into the whole village can be seen. The majority of the land in and around Hambledon lies within the *East Hampshire Area of Outstanding Natural Beauty*.

5.4.4 Also outside the existing conservation area is the field immediately to the west of Manor Farm House. The conservation area boundary currently wraps around the Manor House, excluding the farmyard and the open land, which both have a significant impact on the approach to the conservation area from this direction. The single storey barn, which marks the northern edge of the farmyard, is relatively modern but its simple form suits the rural character of this part of the conservation area. The Manor House field marks an important gap between the 20<sup>th</sup> century housing to the west and the beginning of the historic village core to the east. It also allows views from the road to the south towards Speltham Hill.



*Photo 14: Manor Farm House farmyard*

5.4.5 There are few trees in the centre of Hambledon due to the lack of front gardens meaning that most of the trees in this area are in rear gardens, although these can be seen from footpaths and the downland above. Trees and shrubbery become more important and visually accessible when moving out of the village to the outskirts where plots are larger and the steep valley sides can be seen clearly from the village. Some of these trees lie within the proposed



Conservation area, so will be automatically protected once designation has taken place. The species around Hambledon vary but are mostly native, mainly ash or oak. Significant trees or tree groups within the existing conservation area are marked on the second Townscape Appraisal map. Lack of a specific reference does not imply that a tree or tree group is not of value.

- 5.4.6 Hedgerows are a significant characteristic of the area, with hedges consisting mainly of indigenous species such as hawthorn, blackthorn, hazel, wayfaring bushes and hedgerow trees such as ash, oak and beech. Some semi-ornamental hedges are also found in the settlement. Hedge cover provides a habitat for wildlife including birds and small animals such as mice or hedgehogs and so should be encouraged as a traditional boundary feature in the surrounding area, as well as for their visual qualities.

- 5.4.7 Footpaths are a key characteristic of the area around the village. The rural footpath network, complementing roads throughout the parish, is extensive and well-used. The footpaths on the higher ground surrounding Hambledon allow excellent views over the village and provide an immediate link to the surrounding countryside.



*Photo 15: View down Speltham Hill*

## **5.5 Public realm**

- 5.5.1 There is no street lighting in Hambledon, reflecting the rural character of the village, although there are some traditional cast iron street lights in the churchyard. The roads and pavements are surfaced in tarmac, which being reasonably neutral in its impact accords reasonably well with the more rural qualities of these areas. Kerbing is also modern, although there are some stone gutters, made up of a single line of stone setts, such as those in East Street. There is notable historic surfacing along both sides of the High Street where there is a flint cobbled strip on each side rather than a pavement. This reinforces the sense of the historic village core and reflects the previous location of the market. Around the corner in Church Lane there are further, but much smaller, areas of flint cobbles, presumably in private ownership.



*Photo 16: Traditional cast iron street light in the churchyard*

- 5.5.2 There are also a number of other features within or on the edges of the existing conservation area which are judged to be entirely appropriate to the rural setting. On West Street there is a timber bus shelter which fits neatly into the hedge behind it and is accompanied by two wooden benches. The wheelie bin between the benches has at least been set back into the hedge making it slightly less obtrusive. There is a red cast iron post box. There are two notice boards – a Parish Church Council one in the churchyard and the Parish Council have one on the corner of High Street and East Street.
- 5.5.3 Street signage is provided by traditional street signs, using black lettering on a white background, which are generally fixed to low timber posts or walls. Less attractive are the various examples of County Council Highways signs, such as the ones on entering the village along East Street, but generally they are low key and do not display the local authority's logo in an obvious way.

5.5.4 Much of the housing in Hambledon is supplied by overhead electricity and telephone cables. In some parts of the village this has led to an unsightly conglomeration of posts and cables, which detracts from the character of the area.

5.5.5 Most of the boundaries in the village are formed by hedges or walling, mostly made from local flint and there are many examples, such as the walls to either side of Church Lane. Further examples of flint walling can be seen around Manor Farm House and around the boundaries of the churchyard. Brick is also used either as dressings on a flint wall, for example on Vicarage Lane, or as the only material, a good example of which can be seen on Speltham Hill just south of George House. Wall heights vary from around one metre at Manor Farm to over two metres high at the northern end of Vicarage Lane. A few cast iron railings can be seen, such as the ones outside Myrtle Bank in East Street, where they are set into a stone coping on a brick plinth wall in the traditional manner. Otherwise they have a bottom rail, suggesting that they are modern replacements (e.g. Hazeldene, East Street).



*Photo 17: Flint walls in Church Lane*

## 6 THE BUILDINGS OF THE CONSERVATION AREA

### 6.1 Building types

6.1.1 The most prevalent building type in the existing conservation area is the house or cottage, either detached, semi-detached or terraced. The earliest buildings in the village are mostly timber framed cottages or houses in the High Street although many of these are now obscured by later facades. Manor Farmhouse is the oldest domestic building in the village, the oldest part of the house being built of stone and dating to the 12<sup>th</sup> century. The timber framed wing close to the road is a later 16<sup>th</sup> century addition. Most of the buildings were constructed as family houses and overall the whole village retains a domestic scale which is one of its unique characteristics, with narrow plots facing the principal streets with the buildings largely arranged in informal rows of terraced cottages or smaller village houses. These mainly two storey buildings tend to sit close to the street, with modest room sizes, reflecting the maximum spans which can be achieved from timber construction. Because many of them are only one room deep, ridges are generally quite low and normally run parallel to the frontage. Larger family houses are mainly found on the outskirts of the village towards or outside the present conservation area boundary, such as Fairfield House, which dates to the early 19<sup>th</sup> century. This is located on the north side of East Street and has a large garden.



*Photo 18: Rear wing of Manor Farm House*

- 6.1.2 The buildings fronting High Street and East Street were mainly built in the 17<sup>th</sup> and 18<sup>th</sup> centuries, although the High Street retains some very early buildings dating to the 15<sup>th</sup> or 16<sup>th</sup> centuries. After the fire of 1726 many were rebuilt or refaced. The survival of a substantial brick barn on the east side of the High Street is an interesting reminder of the settlement's agricultural past and links in terms of previous use with the farmyard associated with Manor Farm on the opposite side of the road.
- 6.1.3 Many of the houses around the crossroads would have been used as a shop at some point in their history. Some of these retain their 19<sup>th</sup> century shopfronts although they have reverted to residential use, such as Langtry's (no.6) on the High Street, and no. 2 West Street, which has a corner shop front with a curved door.





*Photo 19: Langtry's in High Street*

- 6.1.4 There are, in addition to housing, an active place of worship (St Peter and St Paul's Church), and a branch Post Office, a General Store, a sub-branch bank, and an infant school just outside the conservation area boundary.

## 6.2 Listed buildings

- 6.2.1 A listed building is one that is included on the government's Statutory List of Buildings of Special Architectural or Historic Interest. These buildings are protected by law and consent is required from Winchester City Council before any works of alteration, extension or demolition can be carried out. Further information can be found in the City Council's publication *Guidance Note 1: Listed Buildings*.
- 6.2.2 The Hambledon Conservation Area contains 58 listed buildings and 15 listed table tombs at St Peter and St Paul's church. The oldest buildings are St Peter and St Paul's Church and the Manor House, both with 12<sup>th</sup> century fabric, with a few late medieval houses (all refronted) and a good selection of other houses and cottages dating to the 16<sup>th</sup>-19<sup>th</sup> centuries. The earliest

buildings (apart from the church and Manor) are located unsurprisingly in the High Street, facing the former medieval market place. Along East and West Street the listed buildings tend to be 18<sup>th</sup> or 19<sup>th</sup> century, although there are a few examples dating to the 17<sup>th</sup> century, but again, refaced in later years. The church is listed Grade I, and there is one Grade II\* listed building (Manor Farmhouse) – otherwise the remaining buildings or features are all listed Grade II.

- 6.2.3 St Peter and St Paul's Church (Grade I) retains a Saxon nave and chancel which were subsumed within a rebuilding in c. 1160 of a north aisle and a slightly later (late 12<sup>th</sup> century) addition of a south aisle. The materials used are limestone (possibly from the Isle of Wight), flint and some brick. The 13<sup>th</sup> century west tower was substantially rebuilt in 1788 after a fire. In 2006 substantial repairs were undertaken on the main roof of the Church, making good earlier timber repairs which dated from the 1850s.
- 6.2.4 Manor Farmhouse (grade II\*) appears to have been first built at about the same time as the Saxon church was extended, in the mid- to late-12<sup>th</sup> century. The rear range of the L-shaped building is built from stone and a late medieval timber-framed wing was raised and altered in the 16<sup>th</sup> and again in the 17<sup>th</sup> century. A mid-19<sup>th</sup> century refronting of part of the building provides a deceptive front although the exposed timber framing on the gable end wall, facing West Street, provides clues as to its earlier provenance.

6.2.5 Cams (also listed grade II\*) is located outside the present conservation area on the edges of the village. It is described in greater detail in the Management Strategy: *Conservation Area boundary review*.

6.2.6 In the High Street are several late medieval/post-Reformation houses of great interest, all listed grade II. Jasons Cay, no 4 High Street, is a 15<sup>th</sup> century Wealden house with a 17<sup>th</sup> century recladding and early 19<sup>th</sup> century features. It is faced in 18<sup>th</sup> century brick, now painted white, with a variety of casement and sash windows, providing little obvious evidence of its early date apart from its massive central chimney which it shares with no. 3 High Street, the other half of the same building.

6.2.7 On the other side of the High Street, Hilltop and Homeside were also once one building, and retain a 16<sup>th</sup> century timber frame with an 18<sup>th</sup> century recladding, although some framing is still evident on the front elevations. The northern elevation to Hilltop has a jettied, timbered gable.



*Photo 20: Hilltop and Hillside, High Street*

6.2.8 Other buildings in the High Street date to the 17<sup>th</sup> century and were also timber-framed although they now have 18<sup>th</sup> or early 19<sup>th</sup> century brick fronts. These include nos. 5 and 6, and Tower House, once the Red Lion Inn. This has a timber-framed structure which was reclad in the 18<sup>th</sup> century with similar fenestration to nos. 3 and 4 High Street.



*Photo 21: Tower House, High Street*

6.2.9 In East Street, the listed buildings mainly date to the 18<sup>th</sup> or 19<sup>th</sup> centuries, apart from The Red House, which is 17<sup>th</sup> century but again has been faced in brick in the late 18<sup>th</sup> century. Another early house is Blenheim, a lobby-entry building of the 17<sup>th</sup> century, faced in brick.

6.2.10 Hambledon House is a substantial grade II listed building, accessed from East Street but facing Speltham Hill. Faced unusually in stucco, the building dates to the 18<sup>th</sup> century with late 19<sup>th</sup> century extensions.

### 6.3 Positive buildings

6.3.1 In addition to listed buildings, the conservation area contains a few *unlisted* buildings that make a positive contribution to the character or appearance of the conservation area. These are identified on the Townscape Appraisal map as 'positive buildings'. This follows advice provided in English Heritage guidance on conservation area character appraisals, and within Planning Policy Guidance Note 15 (PPG15), both of which stress the importance of identifying and protecting such buildings.

6.3.2 The criteria used for selection of positive buildings are those set out in Appendix 2 of English Heritage's *Guidance on conservation area appraisals* (2005). Where a building has been adversely affected by modern changes and restoration is either impractical or indeed, not possible, they are excluded.

6.3.3 Most positive buildings in the Hambledon Conservation Area date to the late 18<sup>th</sup> or 19<sup>th</sup> centuries, and the majority of them are located along the south side of Church Lane. Here they form a pleasing terrace of similar but not identical cottages with a fairly consistent ridge line and eaves, all with substantial brick stacks. Red brick elevations, sometimes painted white or cream, with mainly casement windows, add to their interest.

6.3.4 In West Street, the former New Inn dates to the 18<sup>th</sup> century, as indicated by the modillion eaves cornice, but has been refenestrated with late 19<sup>th</sup> century sashes. Despite its very poor condition, the building makes an important contribution to the street and should be urgently repaired and put back into a viable use.



*Photo 22. Former New Inn, West Street*

## 6.4 Negative and neutral buildings

- 6.4.1 As part of the appraisal process, all buildings were assessed for their contribution to the character and appearance of the conservation area. No buildings were found which made a noticeably 'negative' contribution (i.e. which clearly detract from the character or appearance of the conservation area) although a very few, such as the former New Inn, are clearly in poor condition. However, a number of 'neutral' buildings were noted. These neither enhance nor detract from the character or appearance of the conservation area and include, for example, historic buildings that have been severely altered or less obtrusive post-war infill development. They are left unmarked on the Townscape Appraisal map.

## 6.5 Building materials and local details

- 6.5.1 The character of the Hambledon Conservation Area is defined by the low rows of similar, but slightly different, houses and cottages which line the streets. These were all built as residential houses and retain a domestic scale, with steeply pitched roofs, and large brick stacks. Two storeys is the norm, and the buildings face the street with central or end chimney stacks. Many of the chimney stacks are topped by distinctive chimney pots known as "Fareham Reds". Occasionally, such as in Church Lane or in East Street, a gable faces the street, interrupting the flow of long, tiled roofs. There are several detached, slightly higher status houses: Lyndale, Ivy Cottage, The Red House, Myrtle Cottage, Hazeldene, Blenheim and The Court House, East Street;

Hambledon House, Speltham Hill; West Street Cottage, West Street; Manor Farmhouse, West Street; Churchgate House, High Street; and The Old Vicarage, Vicarage Lane.



*Photo 23: Churchgate House, High Street*

- 6.5.2 The more modest properties have timber casement windows, mainly divided up into small panes, and the larger more prestigious properties have taller, sash windows, also divided into six or eight panes each. Nos. 6, 7 and 8 East Street have ground floor oriel windows with two double sashes in each, presumably a modern detail but very effective. There are several good quality Georgian doorcases, though none of any great pretension, such as nos. 10 and 11 East Street, and a number of four or six panelled doors of the same date. On the smaller cottages, the doors tend to be planked and again, mainly painted.



- 6.5.3 There is some use of thatch, such as Rosemead in Vicarage Lane, which traditionally would have been long straw, giving the thick, slightly shaggy appearance which is a feature of the Hampshire countryside. In the recent years long straw thatch has often been replaced (to the detriment of the buildings) by combed wheat reed or even water reed, which gives a much thinner and angular roof covering. Further information about the use of long straw thatch can be provided by Winchester City Council.



*Photo 24: Rosemead, Vicarage Lane*

- 6.5.4 Otherwise, the use of handmade clay tiles is almost universal. These provide the steeply pitched, undulating roofs which characterise the conservation area. Some have half or full hips, where they do not adjoin another building. There are few examples of either dormers or rooflights, although usually where they do appear, like the two dormers in the roof to Tower House in High Street, they are small and traditionally detailed with tiled cheeks and hipped tiled roofs. Occasionally, slate is used, such as no. 4 East Street, an early to mid-19<sup>th</sup> century listed building with a much more shallow roof, so the slate is

probably original. Nos. 6, 7 and 8 East Street have been re-roofed in concrete tiles and would greatly benefit from being re-roofed in handmade clay tiles.

- 6.5.5 Walls are mainly a warm, almost orange, red brick and are often painted white or cream. Where the brickwork survives unaltered, there are some very good examples of the 18<sup>th</sup> century use of blue and red brick to create pleasing patterns. The Small House, in High Street, retains a façade of blue headers, with red brick dressings to the openings and a well detailed Georgian doorhood above a six panelled painted door. West Street Cottage, in reality a house, is a very well detailed 18<sup>th</sup> century building with the blue and red bricks arranged in chequer-pattern. Other brick facades, such as the barn further along High Street, retain an informal mix of red stretchers and blue headers which is typical of Hampshire and Sussex. Many of these buildings have brick dentils at eaves level, providing a pleasing pattern.



*Photo 25: West Street Cottage*

6.5.6 Flint is used extensively for the church, but is surprisingly not particularly evident for the other buildings in the conservation area, perhaps because it was considered only suitable for boundary walls, agricultural buildings, or for hidden elevations. The only example of its use for a whole building is Hambledon Cottage in Vicarage Lane, a 19<sup>th</sup> century addition to an older, thatched cottage which lies along side it. Other examples are confined to the side or rear elevations of houses, such as the side elevation of The Red house in East Street. The Coach House, also in Vicarage Lane, is built from flint and was converted to a dwelling in 1972. However, outside the current conservation area boundary, Bury Lodge in Hambledon Road was built between 1830-1840 in the Gothic style and is faced in knapped flint with galletting (small chips of flint in the joints – used for decorative effect). The Folly is a grade II garden building now in the grounds of Hapton House, which is just beyond the conservation area boundary in Church Lane. This is faced in flint with red brick dressings. Throughout the village, informal flint walls line the streets, contributing to the feeling of local distinctiveness, and making a very important contribution to the character of the area.



*Photo 26: Hambledon Cottage, Vicarage Lane*

6.5.7 The traditional mortar for binding both brick and flint is lime putty, made from burning chalk. Lime mortars and renders provide a flexible finish which expands and contracts with changes in temperature and humidity. Traditional limewash is now rare, having been largely replaced by modern paints, but is ideal as it allows the wall below to “breathe”, rather than sealing-in any moisture. An example of its use can be seen on no. 7 Church Lane, where the brick has been colourwashed a pale apricot. Otherwise, applied colours within the conservation area are muted pastels or white, which suits the rural character of the area.



*Photo 27: No. 7 Church Lane (on left)*

6.5.8 Some of the buildings retain a number of interesting details relating to their previous use as a Post office, shop or public house, such as the hanging brackets to George House in East Street.

## 6.6 Shopfronts

6.6.1 There are a number of historic shopfronts in the existing conservation area, few of which are still in commercial uses. However they have been retained (partly because most of them are located in listed buildings) and they add to the interest of the streetscape in the conservation area. Not all of them are strictly speaking good examples (such as the former shop next to Hazeldene in East Street) but they together provide a link with Hambledon's past when the village was a busy market centre.

6.6.2 Examples include:

- Knights Corner, on the corner of West Street and High Street;
- No. 1 East Street;
- WH Lantry, no. 7 High Street;
- The People's Market, West Street;
- The Old Post Office, West Street (adjoining);
- No. 3 East Street;
- Nos. 6a and 6b East Street.



*Photo 28: Nos. 6a and 6b High Street*

## 7 REVIEW OF POSITIVE AND NEGATIVE FEATURES, AND OPPORTUNITIES FOR ENHANCEMENT

### 7.1 Identification of positive and negative features and issues

7.1.1 As part of the appraisal process, the existing conservation area was carefully surveyed and positive and negative features photographed and noted. Hambledon is a desirable village in which to live and property prices reflect this, so it is perhaps not surprising that generally the conservation area is well maintained and the buildings are in good condition. However, like any settlement, there are some negative features which do detract from the conservation area's special architectural and historic interest. The most important negative features and issues are noted in 7.1.3 below and, where appropriate, form the basis of the Management Strategy in Part 2 of this document.

7.1.2 Principal positive features:

- An historic settlement situated in a dry chalk valley and surrounded by rolling fields and woodland;
- The conservation area currently encompasses the village centre which is located where East Street, West Street and High Street meet and extends along East Street to include Ivy Cottage and Lyndale;
- The Church of St Peter and St Paul dates from the 11<sup>th</sup> century and sits on the south slope of the hill which drops steeply to the High Street;
- A high concentration of listed and 'positive' buildings, particularly in East Street and the High Street;

- Some of the houses retain their original shopfronts such as Langtry's in the High Street;
- Many 16<sup>th</sup> and 17<sup>th</sup> century cottages, with Georgian fronts, entered directly from the pavement;
- The survival of historic flint boundary walls in and around the conservation area;
- The surrounding land plays a key role in the village providing it with a spectacular backdrop;
- Footpaths lead into and out of the village across the surrounding downland;
- More linear development, much of it historic but currently outside the conservation area, along East Street, West Street and Green Lane.



*Photo 29: View from Speltham Hill over the village*

### 7.1.3 Principal negative features and issues:

#### Existing buildings:

- The loss of original architectural details on some unlisted buildings;
- Some poorly maintained buildings, principally the former New Inn in West Street;

- Poorly sited satellite dishes or other accretions;
- A number of buildings might be eligible for statutory listing.



*Photo 30: A visible satellite dish in Church Lane*

#### New development:

- The quality of new development, some of it outside the present conservation area boundary;
- Possible pressure for new development in existing gardens or on other land;
- The occasional use of non-traditional building materials, mainly in new development.

#### Landscape:

- Maintenance and protection of the many views into and out of the conservation area;
- Control of the agricultural land around the conservation area to ensure that pony paddocks do not result in the unsympathetic sub-division of the existing fields.



### Streets and open spaces:

- Unsightly overhead wires and wheelie bins;
- Busy traffic at times, suggesting further traffic calming might be appropriate;
- Parking is often obtrusive;
- Maintenance of the historic street surfaces in the High Street;
- Protection of the many flint walls in the conservation area.



*Photo 31: Parking in the High Street can be obtrusive*

### General:

- Maintenance of the economic vitality of the village;
- Lack of open space for sporting activities;
- Periodic flooding in Hambledon.

### Conservation area boundary review:

- The need for a comprehensive boundary review for the conservation area.



## **7.2 Opportunities for enhancement**

Generally it was not felt that there were any publicly owned sites which would benefit from enhancement. However, several privately owned sites or buildings would benefit from a range of improvements and these are detailed in the Management Strategy.

## PART 2 MANAGEMENT STRATEGIES

### 8 INTRODUCTION

#### 8.1 Format of the Management Strategy

- 8.1.1 Part 1 of this document, the *Character Appraisal*, has identified the special positive qualities of the Hambledon Conservation Area which make the conservation area unique. Part 2 of this document, the *Management Strategy*, builds upon the positive features and addresses the negative features and issues which have already been identified, to provide a series of Issues and Recommendations for improvement and change, including extensive changes to the existing conservation area boundary, most of which are the responsibility of Winchester City Council.
- 8.1.2 The structure and scope of this document is based on the suggested framework published by English Heritage in *Guidance on the management of conservation areas* (2006). Both the Conservation Area Character Appraisal and the Management Strategy will be subject to monitoring and reviews on a five yearly basis, as set out in Chapter 10.

## 9 KEY NEGATIVES AND RECOMMENDATIONS

The following section details proposed actions, mainly by the City Council, to address some of the principal negative features which were identified as part of the Character Appraisal process in Hambledon. Some of these actions already form part of the City Council's established mechanisms for dealing with problems in conservation areas. Others are detailed to establish a list of priority actions which will inevitably be subject to the provision of additional funding and resources. Of note is the contribution which will need to be made by Winchester City Council and Hambledon Parish Council, as well as the local community, to ensure the continued protection and enhancement of the conservation area.

### 9.1 The loss of original architectural details

- 9.1.1 Throughout the Hambledon Conservation Area are a number of buildings where the original detailing has been lost, and modern details, such as uPVC or modern timber windows, inserted. Examples include no. 1 Church Lane (unlisted), the former barn next to the Tower House (unlisted) and unlisted cottages in Church Lane.



*Photo 33: The former barn in High Street has inappropriate windows*

- 9.1.2 These alterations, where unlisted houses are concerned, can normally be carried out without planning permission from the City Council. Development of this kind is called "*Permitted Development*" and falls into various classes which are listed in the *Town and Country Planning (General Permitted Development) Order 1995*.

- 9.1.3 Powers exist for the City Council, known as Article 4 Directions, to withdraw some of these permitted development rights in the interest of preserving and enhancing the character and appearance of the conservation area. This might be considered in Hambledon to prevent the further erosion of the historic character of the residential properties, particularly where they have been identified as making a *positive* contribution.

#### Recommendation 1 :

- *The City Council should consider serving an Article 4(2) Direction to control changes to unlisted family dwellings marked as positive on the Townscape Appraisal map as follows:*
  - (i) *All extensions of whatever size including porches on the front\* of the building;*
  - (ii) *Changing roof materials and the insertion of rooflights on the front-facing\* roof slope;*
  - (iii) *The replacement of doors, windows or other architectural features facing the front\*;*
  - (iv) *The painting of buildings, including painting unpainted surfaces and change of colour of walls, doors, windows and rainwater goods.*

*\* “Front” means facing a public highway, water course, footpaths or other public open space.*

## **9.2 The control of positive buildings**

- 9.2.1 As part of the appraisal process, and as recommended by English Heritage and in PPG 15, “Positive” buildings have been identified and are marked on the Townscape Appraisal Map. Generally, these are individual or groups of buildings that retain all, or a high proportion, of their original architectural detailing and that add interest and vitality to the appearance of the conservation area. Most of them date to the 18<sup>th</sup> or 19<sup>th</sup> century. Where they have been too heavily altered, and restoration is not easily achievable, they are excluded.

- 9.2.2 As with listed buildings, there is a general presumption in favour of retaining historic buildings in conservation areas. Any application for the demolition of a building in a conservation area will therefore need to be accompanied by a reasoned justification as to why it cannot be retained, similar to that required for a listed building. The owner must also have made positive efforts to market the building, or to find a suitable new use, before an application can be determined. Further information can be found in the Winchester City Local Plan *Chapter 5 Historic Environment* paras. 5.26-29 and Policy HE.7 and PPG.15.



*Photo 34: Positive buildings in Church Lane*

### Recommendation 2:

- *The City Council will resist applications to demolish buildings identified as Positive on the Townscape Appraisal map, and will ensure that any alterations or extensions to existing positive buildings are very carefully designed and detailed.*

### **9.3 Buildings at Risk**

- 9.3.1 Winchester City Council already maintains a list of buildings which are at risk from deterioration due to neglect or vandalism. This is updated as necessary and the City Council has powers to protect all listed buildings and also unlisted buildings in any conservation area, where they make a positive contribution to the area's special character. At the time of survey there were two Buildings at Risk within the conservation area the former New Inn in West Street, where a scheme for improvement (including its whole site) would be welcome, and the curtilage listed outbuilding to West Street Cottage, which requires repairs to roof and walls.

### Recommendation 3:

- *Where the condition of an historic building deteriorates to a point where it is considered vulnerable then the City Council will consider taking necessary steps to ensure it is returned to a reasonable state of repair.*

### **9.4 The use of traditional materials**

- 9.4.1 It is important that historic buildings are adequately maintained and repaired using traditional materials and techniques. Such repairs can be costly due to the additional expense of materials and employing skilled craftsmen. In the past the Council has given small grants to owners to ensure that eligible works are undertaken to a high standard but unfortunately no grants are currently available. The Conservation Section can provide advice on traditional repairs, produces published Conservation Guidance Notes and also keep a Craft Skills Register.



*Photo 35: The use of traditional materials and details is important in the conservation area (no. 6 High Street)*

### Recommendation 4:

- *The City Council will encourage owners of historic buildings to use traditional materials and repair techniques through advice, publications and, if resources allow at some stage in the future, grant-aid for eligible repairs.*



## 9.5 Poorly sited satellite dishes and other accretions

- 9.5.1 The City Council has statutory powers to enforce against unauthorised works, such as fixing a satellite dish to the front of a building within the conservation area (e.g. Beech View in Church Lane). Where necessary, the City Council will use its powers to ensure that the conservation area is protected from unsuitable changes which individually or cumulatively will adversely affect its special architectural and historic interest.

### Recommendation 5:

- The City Council will use its statutory powers where appropriate to control planning contraventions and will monitor change in the conservation area to ensure that the area is both preserved and enhanced.*

## 9.6 Statutory listing

- 9.6.1 A number of buildings in the conservation area might be eligible for statutory listing. These include the following:
- The New Inn, West Street;
  - Nos. 3-9 Church Lane.



Photo 36: 3-9 Church Lane

### Recommendation 6:

- The City Council should carry out internal inspection of the above buildings, and if appropriate, approach the Department of Culture, Media and Sport to ascertain whether statutory listing would be appropriate.*

## 9.7 The quality of new development

- 9.7.1 Hambledon is an attractive residential village which is quietly situated in rolling countryside. Property prices are inevitably high and there could be pressure of further infilling of back gardens and other sites, as has already happened next to George House and at the edge of the village in East Street. The development next to George House is well located in that it continues the building line and the overall height and bulk of the building fits in well with the surrounding historic buildings. Great attention has also been paid to the brick and its detailing, and the use of clay tiles for the roof. However, the second (more easterly) house appears to retain the original timber sash windows but in the first house (next to George House) these have been replaced with uPVC, set flush with the face of the brickwork, and top hung.



Photo 37: New development next to George House, East Street

9.7.2 Further along East Street, new housing development has been staggered to create a splay (presumably for traffic management reasons) which is totally out of character with the prevailing historic form of development, as are the brown brick and the dark stained timber windows.

9.7.3 Later this year, the Hambledon Parish Plan will be produced and after the Plan is approved, the parish Council hope to produce a Village Design Statement for Hambledon which will set out in detail how new development should take place. These documents will be in addition to the policies already enshrined within the Winchester Local Plan, shortly to be replaced by the Local development Framework (LDF) for Winchester, and in national guidance in PPG15 *Planning and the Historic Environment*.

- *New development should protect important trees, hedges and other established boundaries*
- *New boundary treatment should use traditional materials and be of appropriate design to suit locality or in the case of hedgerows, use ones of a locally indigenous species.*

## 9.8 The protection of the landscape, trees and views

9.8.1 The landscape around Hambledon is already protected by a number of designations including the AONB and other policies in the Local Plan which prevent development outside the Settlement Boundary, which largely encloses the existing built-up area of the village. The sub-division of fields into pony paddocks is not always welcomed by the local community, although this cannot be controlled under present legislation.

### Recommendation 7:

- *In assessing planning applications within the Hambledon Conservation Area, the City Council shall pay particular attention to the following:*
  - *New development should respect the spatial characteristics of the area and scale of surrounding buildings;*
  - *New development should be in accord with the prevailing form of historic development, including the relationship of buildings to the street;*
  - *New development should not impinge on the setting of existing buildings;*
  - *New development should use materials which are traditional to the conservation area and of high quality (the use of UPVC, aluminium, concrete tiles or other non traditional materials is not considered appropriate)*



*Photo 38: The landscape around Hambledon must continue to be protected (west of Hambledon Road)*

### Recommendation 8 (landscape):

- *The City Council should encourage the preservation of the historic field pattern and historic parkland around the village, including the creation of biodiversity strips and the protection of existing trees and hedgerows.*

9.8.2 Trees make a dramatic and important contribution to the special character and appearance of the Hambledon Conservation Area. Most of them are in private ownership so are not under the direct control of the City Council. However, legislation exists to prevent the loss or harm of significant trees as follows:

- Anyone intending lopping or felling a tree greater than 75 mm. diameter at 1.5 metres above the ground must give the City Council six weeks written notice before starting the work;
- This provides the City Council with an opportunity of assessing the tree to see if it makes a positive contribution to the character or appearance of the conservation area, in which case a Tree Preservation Order may be served. This protects the tree from felling or inappropriate lopping.

9.8.3 Some of the more mature trees in Hambledon are now reaching the end of their life and will need to be replaced in due course. The preparation of a Tree Management Programme, which should include the whole area around the village as well as the conservation area, would be welcome. This would involve the identification of all mature trees within the conservation area (privately as well as publicly owned) and would ensure that priorities are agreed.

This could be carried out by the local community under the guidance of the City Council's Tree Officer.

9.8.4 Hedges of hawthorn, beech, holly and other locally indigenous species also make a very positive contribution to the conservation area and the City Council will encourage owners to maintain them and to replace in native species as and when necessary.

### Recommendation 9 (trees):

- *The City Council will seek to protect trees and, where possible, important hedges in the Hambledon Conservation Area and will consider carrying out a Tree Management Programme, which could be carried out with the help of the local community.*



*Photo 39: Views into, out of, and across the conservation area must be protected*

### Recommendation 10 (views):

- *When considering applications for change within or on the edge of the conservation area, the City Council must ensure that the existing views into, out of, and across the conservation area, are preserved and enhanced.*



## 9.9 Streets and boundaries

9.9.1 Despite some existing traffic calming in East Street and West Street, fast moving traffic is still a major problem in Hambledon. The many parked cars, whilst having a negative effect on the conservation area, do help to reduce the speed of traffic through the village, and despite some local objections, it seems sensible for the highways authority to continue allowing on-street parking in most areas.

### Recommendation 11:

- *Hampshire County Council and Winchester City Council could consider ways of slowing down the through traffic which would not have an adverse effect on the character of the conservation area.*

9.9.2 The existing street surface of flint cobbles in the High Street is a rare and valuable survival and should be carefully maintained and preserved.



*Photo 40: Flint cobbles in the High Street must be preserved*

### Recommendation 12:

- *Hampshire County Council and Winchester City Council should continue to maintain the historic street surfaces in the High Street, including carrying out any necessary repairs using traditional materials.*

9.9.3 The flint walls in Hambledon make a valuable contribution to the special character of the conservation area. Most of these form the boundary to a listed building, so they have additional protection to that already afforded to structures within a conservation area. However to prevent the partial demolition of unlisted walls in the conservation area, the City Council could consider serving an Article 4 (2) Direction which would prevent the unauthorised demolition of small sections of wall, perhaps to create a vehicular access.



*Photo 41: Flint walls are important in the conservation area (Church Lane)*

### Recommendation 13:

- *The City Council could consider serving an Article 4 (2) Direction on unlisted houses within the conservation area to control the partial demolition of valuable flint (or brick)*

walls. This would bring under planning control the following:

- The provision of a hardstanding (i.e. a parking area) within the curtilage of the house;
- The erection of a wall, gate, or other means of enclosure facing the front\*;
- The demolition of a wall, fence or gate facing the front\*.

\* “Front” means facing a public highway, water course, footpaths or other public open space.

## **10 CONSERVATION AREA BOUNDARY REVIEW**

### **10.1 Introduction**

10.1.1 The existing conservation area boundary was drawn up in 1970 and encompasses the central core of Hambledon, excluding areas of historic development in East Street, West Street and Green Lane. As part of the Appraisal process, the area around this central core was surveyed in detail. In addition, comments were received following the walkabout with representatives from the local community on Saturday 17<sup>th</sup> March 2007, which included an inspection of the landscape setting of the village. As a result of these investigations, a number of extensions are recommended to the existing conservation area to fully encompass the area which is considered to be of special architectural and historic interest. Also included are landscape areas which provide the *setting* to the conservation area, as recommended by English Heritage in their guidance on the Management of Conservation Areas. Following public consultation,

where a preference was expressed for a more extensive designation, the larger of two proposals is now recommended. This encompasses areas of both the built and the natural environment, affecting historic buildings as well as the landscape setting to the village including historic parkland.

10.1.2 The designation of these additional areas does not in any way affect the existing constraints on development which are already fully established by the Settlement Boundary as set out in the Winchester Local Plan. Indeed, the designation as a “conservation area” will assist the City Council and the community in further protecting these buildings and the land from unsuitable development and does not in any way imply that new development will be allowed outside the Settlement Boundary where policies already exist to prevent unsuitable development. Further information about the implications of conservation area designation is provided in Winchester City Council’s leaflet *Conservation Areas*.

10.1.3 The areas proposed for designation as part of the Hambledon Conservation Area are identified on the *Hambledon: Proposed changes to the conservation area maps*. They are:

Character Area 1: East Street as far as Whitedale Farm;

Character Area 2: Speltham Hill

Character Area 3: West Street and Green Lane;

Character Area 4: Cams Hill and Bury Lodge Park on Hambledon Road.

## 10.2 Character Area 1: East Street as far as Whitedale Farm

### 10.2.1 General description:

This more rural area lies along the flatter valley bottom to the east of the existing conservation area. The land rises gently along the street, but to either side are the much steeper slopes of the South Downs. Beyond the end of the existing conservation area, the quite dense development which is associated with the village centre stops almost abruptly, with open fields separating the village core from the first group of buildings close to Fairfield House. Further fields lie to either side as the street continues in a north-easterly direction towards Whitedale Farm. For this section, there is just one very large detached house (Whitedale House) and the group of buildings associated with Whitedale Farm. Of note are the flint walls and many trees, particularly the wooded area to the south-east of Whitedale Farm. A well used public footpath lead out across the open field on the north-east side of the road.

### 10.2.2 Activities:

This part of Hambledon is mainly in residential uses apart from Whitedale Farm, although one of the barns has already been converted into a house.

### 10.2.3 Historical development:

This end of the village represents late 18<sup>th</sup> and early 19<sup>th</sup> century expansion beyond the original medieval town, and the provision of large family houses with spacious gardens and outbuildings. The two most prestigious buildings are Fairfield House (c.1821) and Whitedale House (early to mid-19<sup>th</sup> century), both being set in very large gardens which back onto open fields or woodland. Around Fairfield House are several late 18<sup>th</sup> or early 19<sup>th</sup> century listed buildings, of which Hamlet House and Jasmine Cottage are the most important. Both Fairfield House and Whitedale House are included in the *Hampshire Register of Historic Parks and Gardens*, so conservation area designation would provide additional protection to the trees.



Photo 42: East Street

### 10.2.3 Buildings:

Fairford House and Whitedale House are both listed grade II and provide good examples of early to mid-19<sup>th</sup> century villas set in spacious gardens. Close to Fairford House, an interesting collection of unlisted and listed buildings clusters around the junction of Glidden Lane and East Street. The listed buildings – Hamlet House, Jasmine Cottage, Kennett Lodge, Yewtree Cottage and a pair of cottages including Rosecroft Cottage – date to the late 18<sup>th</sup> or early 19<sup>th</sup> centuries. Rose Court is a substantial unlisted house, dating to the mid-19<sup>th</sup> century and set back from the road with impressive flint walls.



*Photo 43: Rosecroft Cottage, East Street*

10.2.4 Just to the east of School Lane is the Grade II listed early 19<sup>th</sup> century Folly Tower, now in the grounds of Hapton House.. To the north-west of its gardens is Hambledon Infants School which dates from late 19<sup>th</sup> century. This building is typical of this period with prominent gables and tall windows, and has a very fine flint-built schoolmaster's house attached.

### 10.2.5 Views:

The location of East Street in an enclosed downland valley, and the surrounding fields, provide ample opportunities for views across these fields towards the trees or hangers of woodland which mark the summit of the surrounding hills. These fields tend to be large and very open, and this sense of openness is pleasantly changed in the area between Fairford House and Rose Court, where the streetscape is much more enclosed, with the buildings sitting quite close to the road. Views northwards over Hambledon Vineyard, with its serried rows of vines, are of special interest.



*Photo 44: View over vineyard from East Street*

### 10.2.6 Negative features/Issues:

- Poor condition of buildings next to Rose Court;
- Some poor quality front boundaries;
- Fast moving traffic – existing traffic calming has had some success but should more be done?
- Maintenance of existing high quality flint and brick walls.



### 10.3 Character Area 2: Speltham Hill

#### 10.3.1 General description:

Speltham Hill winds up the downland to the south of the village centre, connecting East Street and the historic core of the village with the downland to the south of Hambledon. The character is of a country lane, which turns sharply to the left, close to the entrance to Speltham Down, which is included in the proposed conservation area boundary. The road then rises very steeply up the hill, passing a variety of small houses and cottages. The winding lane is narrow and lined with hedges and wild flowers, and continues out of the village towards the hamlet of Rushmere. The proposed conservation area then follows Back Lane, which drops in a northern direction down the hill towards East Street, both routes providing stunning views across the valley to Hambledon village. A large area of deciduous woodland lies to the south-east of Back Lane, containing views from across the valley bottom.

#### 10.3.2 Activities:

The buildings are all in residential use.

#### 10.3.3 Historical development:

Despite its proximity to the village centre, Speltham Hill seems to have developed late with the earliest buildings dating to no earlier than the 18<sup>th</sup> century. These tend to be larger village houses located close to the centre of Hambledon, with mainly 19<sup>th</sup> century or later cottages and houses further up the hill towards the summit.

#### 10.3.4 Buildings:

There are two listed buildings, Morningstone House, and Hill House, the first dating to the 18<sup>th</sup> century and the second to the early 19<sup>th</sup> century. Further up the hill, are number of unlisted 19<sup>th</sup> century buildings which are considered to be *positive* – Speltham Cottage, Shrub Cottage, The Cottage, part of Tanglewood, Highbank, Arcanum Cottage, and White Cottage. Two modern properties (Rose Cottage and Old Mill House), at the top of Speltham Hill, are excluded from the proposed conservation area, although two similarly modern properties, Jubilee Cottage and Oldfield House, are included due to their location on the road and their proximity to more historic ‘positive’ properties further along Speltham Hill.



*Photo 45: View up Speltham Hill towards Speltham Down*

#### 10.3.5 Views:

This area provides particularly notable views looking northwards across the village and the church. In some locations, these views are sometimes blocked by hedgerows or trees, but this merely adds to their attraction when a gap does occur in the foliage.





*Photo 46: Hill House*

#### 10.3.6 Negative features/Issues:

- Solar heating panels on roof of Morningstone House.

### 10.4 Character Area 3: West Street and Green Lane

#### 10.4.1 General description:

This Character Area covers a substantial part of the village of Hambledon in West Street and Green Lane, including a variety of historic and more modern buildings. West Street leads out of the village centre where a large field on its southern side acts as an important green open space between the buildings of Manor Farm and recent development in Coachman's Halt. Other than this, both West Street and Green Lane are mainly built up with mostly detached or semi-detached properties, often with pretty, cottage-style gardens. The

historic buildings tend to sit closer to the road, with more modern properties set back with small front gardens, but there is no set pattern. Old Barn Crescent is a development of the 1960s with paired cottage-style houses set back from West Street in a crescent with a small green and particularly fine cedar tree. Overall both West Street and Green Lane provide a high quality environment, in many places assisted by mature trees, planting, and attractive flint walls. The survival of some Staffordshire blue brick paviers outside The Vine is an interesting feature.

10.4.2 Whilst the concentration of historic buildings is less than in the existing conservation area in the centre of the village, the proposed extension includes a large number of 'positive' unlisted buildings and also some modern development which generally has followed existing building lines and plot ratios. This extension would also include the best surviving part of the strip lynchet or earthwork which formed the northern defensive boundary to earlier Saxon and Celtic settlements.

#### 10.4.3 Activities:

Uses are all residential apart from The Vine Public House, the village hall, Hartridges (a former soft drinks factory, currently vacant), and the café and general store at the junction with Cams Hill. There is also a reminder of Hambledon's agricultural past with the survival of a large barn, now converted into a house, in Green Lane.



*Photo 47: The Vine Public House*



*Photo 48: The former Green Man public House (on the left)*

#### 10.4.4 Buildings:

There are seven listed buildings, including several around the junction of Green Lane and West Street. The earliest is the former Green Man Public House, a late medieval timber framed building which retains the remains of a cruck frame. Inside there is a 16<sup>th</sup> century fireplace and outside the buildings has alterations of the 19<sup>th</sup> and 20<sup>th</sup> centuries. Opposite, Tudor Cottage and Crossways retain 17<sup>th</sup> century timber frames, with some exposed timber framing. Another early building is Harfield House in Green Lane, a 16<sup>th</sup> century lobby-entry property with alterations of the 18<sup>th</sup> century. Further along West Street, and clearly once located in more open countryside, Weaverlands is a detached, four bay house dating to 1805, built with red brick and retaining its original six over six sashes below a shallow hipped slated roof. It was once attached to the neighbouring brewery. The Cottage has an 18th century façade which conceals an older house and is set back from the road behind a flint wall with distinctive flint coach house facing the street.

10.4.5 In addition to the listed buildings, there are also a number of buildings which are considered make a positive contribution. These include the former Ebenezer Chapel, dated 1861, in Green Lane; nos. 1-7 Green Lane (excluding the recent rebuild); and The Cross Tree, a timber-framed building which might be of listable quality. Further along West Street, Snowdrop Cottage marks the end of this Character Area, and again, is of possible listable quality, with its interesting use of thatch, handmade clay tiles, flint and red and blue brick. Forge Cottage and the adjoining café at the junction with Cams Hill are also considered to be *positive*.



*Photo 49: West Street*

#### 10.4.6 Views:

Despite the more built-up nature of this Character Area, there are frequent glimpses through the houses towards the downland and woods beyond, and like the rest of Hambledon, flint and brick boundary walls are extremely important.

#### 10.4.7 Negative features/Issues:

- Busy and fast moving traffic, particularly along Green Lane and the lower portion of West Street towards Cams Hill;
- Some uPVC windows or doors;
- Concrete public seats next to the bus stop in West Street;
- Rushmere Gate – a recent development which has been much criticised by local residents;
- The future use of the Hartridges Factory, which has recently relocated.

### 10.5 Character Area 4: Cams Hill and Bury Lodge Park

#### 10.5.1 General description:

This Character Area marks the principal entrance into Hambledon from the Waterlooville direction. The principal landscape feature is the flattish valley bottom, with downland to either side, constrained by woodland to the west and the more gently rising land associated with Bury Lodge to the east. It is much more rural in character and includes a scattering of listed and positive buildings, set among large and smaller fields, woodland, gardens and the historic parkland of Bury Lodge. Conservation area designation would provide additional protection to the trees within this historic parkland. There is a cluster of cottages, mostly judged to positive, around the bend in the narrow lane which leads past Cams

up onto the downland above. Here, metal 'estate' railings define the boundaries, along with hedging and other planting.



*Photo 50: Cams Glimpsed from Cams Hill*

#### 10.5.2 Historical development:

One of the properties, the former farmhouse of Cams, dates to the mid-16<sup>th</sup> century, but generally this part of Hambledon has a 19<sup>th</sup> century character. The parkland surrounding Bury Lodge was formed in the late 18<sup>th</sup> century by Sir Thomas Butler, a local landowner and predates the current house. The Park is included on the *Hampshire Register of Historic Parks and Gardens* and is a very prominent feature of the landscape, situated on a west facing slope above the main Hambledon Road. The Park also includes the site of a Roman Villa which was excavated in 1910.

#### 10.5.3 Activities:

The buildings are all in residential use, although Bury Lodge Farm lies only just outside the proposed conservation area boundary. The large fields to either side of Hambledon Road are laid to grass, and in places are crossed by well used public footpaths.

#### 10.5.4 Buildings:

There are several listed buildings including: Cams, a mid-16<sup>th</sup> century timber-framed house, which is listed grade II\*; Bury Lodge, a neo-Gothic Regency villa located on the edge of the parkland at the entrance to the village from the south; and Hook Viney, part of a former farm complex. Cottages along Cams Hill and Menslands Lane are nearly all considered to be *positive*.



*Photo 51: View towards Hambledon Road*

#### 10.5.5 Views:

The Hambledon Road bends gently on entering this area providing dramatic views to both east (towards Bury Lodge) and west (towards Cams Hill). The Hambledon stream emerges from a culvert and follows the line of this road out of the village. Before reaching Snowdrop Cottage, there are significant views towards

Speltham Down and the fields and woodland beyond.

#### 10.5.6 Negative features/Issues:

- Hook Viney is an historic building which has been very extended.

#### Recommendation 14:

- *Designate Character Areas 1, 2, 3 and 4 as part of the Hambledon Conservation Area.*



## **11 MONITORING AND REVIEW**

11.1 As recommended by English Heritage, this document should be reviewed every five years from the date of its formal adoption. It will need to be assessed in the light of the emerging Local Development Framework and government policy generally. A review should include the following:

- A survey of the conservation area including a full photographic survey to aid possible enforcement action;
- An assessment of whether the various recommendations detailed in this document have been acted upon, and how successful this has been;
- The identification of any new issues which need to be addressed, requiring further actions or enhancements;
- The production of a short report detailing the findings of the survey and any necessary action;
- Publicity and advertising.

11.2 It is possible that this review could be carried out by the local community under the guidance of a heritage consultant or the City Council. This would enable the local community to become more involved with the process and would raise public consciousness of the issues, including the problems associated with enforcement.



## APPENDIX 1 LISTED BUILDINGS (EXISTING CONSERVATION AREA)

Grade shown in square brackets if not Grade II

NAME	ADDRESS
<b>Bury Lodge</b>	
<b>Well House</b> (north of Bury Lodge)	Hambledon Road
<b>Cams</b> [Grade II* 16 <sup>th</sup> century house]	Cams Hill
<b>Stables</b> 15 metres north of Cams	Cams Hill
<b>Granary</b> 15 metres north-west of Cams	Cams Hill
<b>The Murder Stone</b> (monument c. 1782)	Cams Hill
<b>Church of Saint Peter and St Paul</b> [Grade I church including Saxon nave and chancel]	Church Lane
<b>15 table tombs</b> at the Church of Saint Peter and Saint Paul	Church Lane
<b>Nos. 1 and 2</b>	Church Lane
<b>No. 7</b>	Church Lane
<b>No. 7a</b>	Church Lane
<b>Folly Tower</b> , at Hapton (formerly Tower in the grounds of Folly House)	Church Lane
<b>No. 1</b> (formerly Clark's General Supply Store)	East Street (north side)
<b>No. 2</b> (formerly "and the adjoining house attached to Hambledon Garage")	East Street (north side)
<b>Nos. 3 and 4</b>	East Street (north side)
<b>No. 6</b> (London House) and 6a	East Street (north side)
<b>Nos. 7 and 8</b> (Richmond Cottage)	East Street (north side)
<b>No. 9</b> (Granida, formerly the Surgery)	East Street (north side)
<b>Nos. 10 and 12</b>	East Street (north side)
<b>St Agatha and St Margaret's</b>	East Street
<b>Hazeldene</b> (Beames and Son, Bakers)	East Street (north side)
<b>Myrtle Bank and Boundary Wall</b> (formerly Nos 1 and 2 Myrtle Bank)	East Street (north side)
<b>Rosemary Cottage and Lindsay Cottage</b> (formerly Cosy Cot and Avalon)	East Street (north side)
<b>The Red House</b>	East Street (north side)
<b>Ivy Cottage</b>	East Street (north side)
<b>Icehouse</b> 60 metres north east of	East Street (north side)

Robinswood(belonged to Fairfield Hse)	
<b>Fairfield House</b>	East Street (north side)
<b>Hamlet House</b>	East Street (north side)
<b>Jasmine Cottage</b> (formerly Nos. 1 and 2 Fairfield Cottages)	East Street (north side)
<b>Whitedale</b>	East Street (north side)
<b>Icehouse</b> to west of Whitedale House	East Street
<b>Stables</b> of Whitedale (formerly stables at Whiteside)	East Street (north side)
<b>The George Hotel</b>	East Street (south side)
<b>Hambledon House</b>	East Street (south side)
<b>Cantref, Japonica and Green Meadows</b>	East Street (south side)
<b>Blenheim</b>	East Street (south side)
<b>The Court House</b>	East Street (south side)
<b>Verney Cottage</b> (formerly S. May)	East Street (south side)
<b>Nos. 3 and 4</b> (Rosecroft Cottage)	East Street (south side)
<b>Yew Tree Cottage</b>	East Street (south side)
<b>Kennet Lodge</b>	East Street (south side)
<b>Green Man</b>	Green Lane
<b>Harfield</b>	Green Lane
<b>Pear Tree Cottage</b>	Green Lane
<b>Hilltop and Homeside</b>	High Street (east side)
<b>The Small House</b> (formerly No. 11)	High Street (east side)
<b>Tower House</b> (formerly Tower View)	High Street (east side)
<b>Rear Premises of No. 1 East Street</b>	High Street (east side)
<b>Nos. 1 and 2</b>	High Street (west side)
<b>No. 3</b>	High Street (west side)
<b>No. 4</b> (Jasons Cay)	High Street (west side)
<b>No. 5</b>	High Street (west side)
<b>No. 6</b>	High Street (west side)
<b>Churchgate House</b> (Nos 1 and 2) and <b>service buildings</b>	High Street (west side)
<b>Mornington House</b> (formerly Hill View)	Speltham Hill
<b>Hill House</b>	Speltham Hill
<b>The Old Vicarage</b>	Vicarage Lane
<b>Hambledon Cottage</b>	Vicarage Lane
<b>Rosemead</b>	Vicarage Lane
<b>No. 1</b> (formerly F. T. Briggs)	West Street
<b>Post Office</b>	West Street

<b>The Rest and Retreat</b> (Lloyds Bank)	West Street
<b>Manor Farmhouse</b> [Grade II* 12 <sup>th</sup> century house]	West Street
<b>No. 2</b> (formerly The Copper Kettle Restaurant)	West Street
<b>West Street Cottage and Boundary</b>	West Street
<b>Tudor Cottage</b> (formerly Nos. 8 and 9)	West Street
<b>No. 10, The Little Brown Cottage and Crossways (Nos.1, 2 &amp; 3)</b>	West Street
<b>Nos. 11 and 12 West Street (Downings and St David's)</b>	West Street
<b>Weaverlands</b>	West Street
<b>The Cottage</b>	West Street

## **APPENDIX 2 Entries for Hambledon on the Hampshire Register of Historic Parks and Gardens – Hampshire County Council**

### **1. Whitedale House, East Street.**

Grade II listed 19<sup>th</sup> century house of 18<sup>th</sup> century origins set in grounds with lawns and perimeter woodland belts; partially walled area and stables; previously had an icehouse.

### **2. Fairfield House, East Street.**

Grade II listed Regency House and informal garden with extensive flint walls (remains of a large walled kitchen garden); had an icehouse (now in different ownership); fine mature trees, shrubbery, outstanding climbing roses, variety of small trees and wildflower meadow.

### **3. Bury Lodge, Hambledon Road.**

Grade II listed Strawberry Hill Gothic style, completed 1806. Set in parkland which is very prominent in the local landscape. Also within this site is an excavated Roman Villa to the North of Bury Lodge and the surrounding fields contain remnants of lynchets of Celtic origin. Originally a hunting lodge to the Dukes of Albemarle and then a park landscape was formed by Sir Thomas Butler in the late 18<sup>th</sup> century and soon afterwards he built Bury Lodge. The park is very simple and adopted the field boundaries which surrounded the property.

### **4. Park House, East Street (outside surveyed area to north of Hambledon Conservation Area).**

Grade II\* listed house of 15<sup>th</sup> and 16<sup>th</sup> century origins with a timber frame; medieval deer park, grade II listed dovecote; greatly reduced grounds.

### **APPENDIX 3 BIBLIOGRAPHY**

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