



*R*reshaw

CONSERVATION AREA

A Technical Assessment



Winchester
City Council

October 2001

Contents

PRESHAW CONSERVATION AREA - A TECHNICAL ASSESSMENT

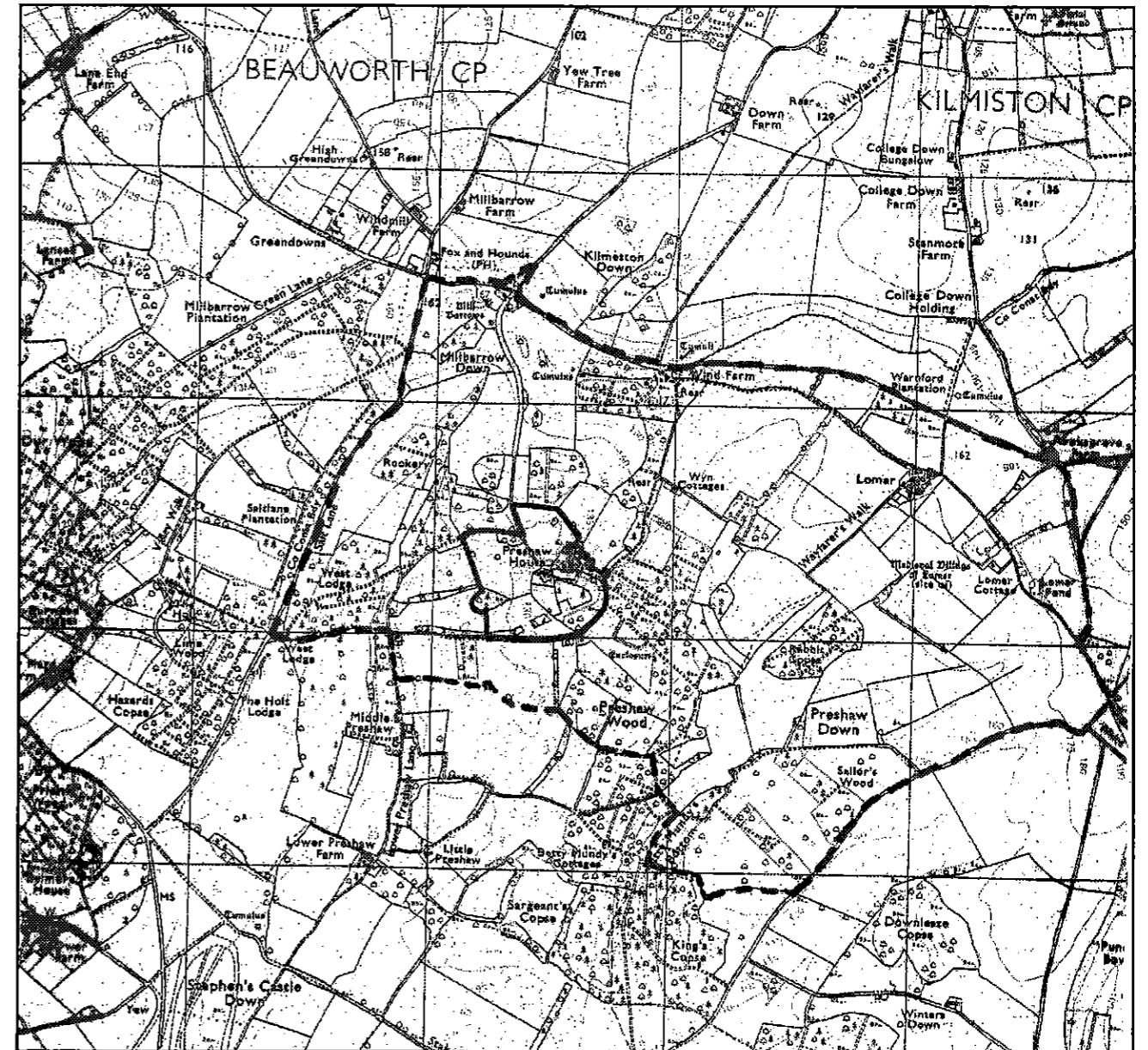
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- 1.1 The 1990 Planning (Listed Buildings and Conservation Areas) Act places a duty on every local planning authority to determine which parts of their area are "areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance" and to designate them as Conservation Areas. The Act and recent Government advice (Planning Policy Guidance Note 15) also states that the local planning authority should, from time to time, formulate and publish proposals for the preservation and enhancement of these areas.
- 1.2 This document is a technical appraisal of the Preshaw Conservation Area and is based on a detailed analysis of the area. It defines and records the distinctive features of Preshaw and attempts to be as factual and objective as possible. To achieve this in a manageable form, the assessment is divided into a series of sections which examines the various elements that comprise Preshaw's special character and appearance. However, it is the combination of these features which justifies the designation of the conservation area, rather than the importance of one particular feature.
- 1.3 The document seeks to increase awareness of those special qualities to ensure that as the area evolves, it does so in a sympathetic way so that the essential character of the area is sustained for future generations. As part of this, a number of enhancement measures are suggested, to be addressed as and when the opportunity arises.
- 1.4 The information contained in this assessment was collected during September 1996 with subsequent consultation with Preshaw and Exton Parish representations. The omission of any feature from the text and/or accompanying maps should not be regarded as an indication that they are necessarily without significance or importance in conservation and planning terms.
- 1.5 This Technical Assessment, the boundary amendments and enhancements contained within it were the subject of a seven week period of public consultation during December 1998 and January 1999.

MAP 1 Location Map

PRESHAW Conservation Area

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— Conservation Area Boundary

- - - Preshaw Estate Boundary

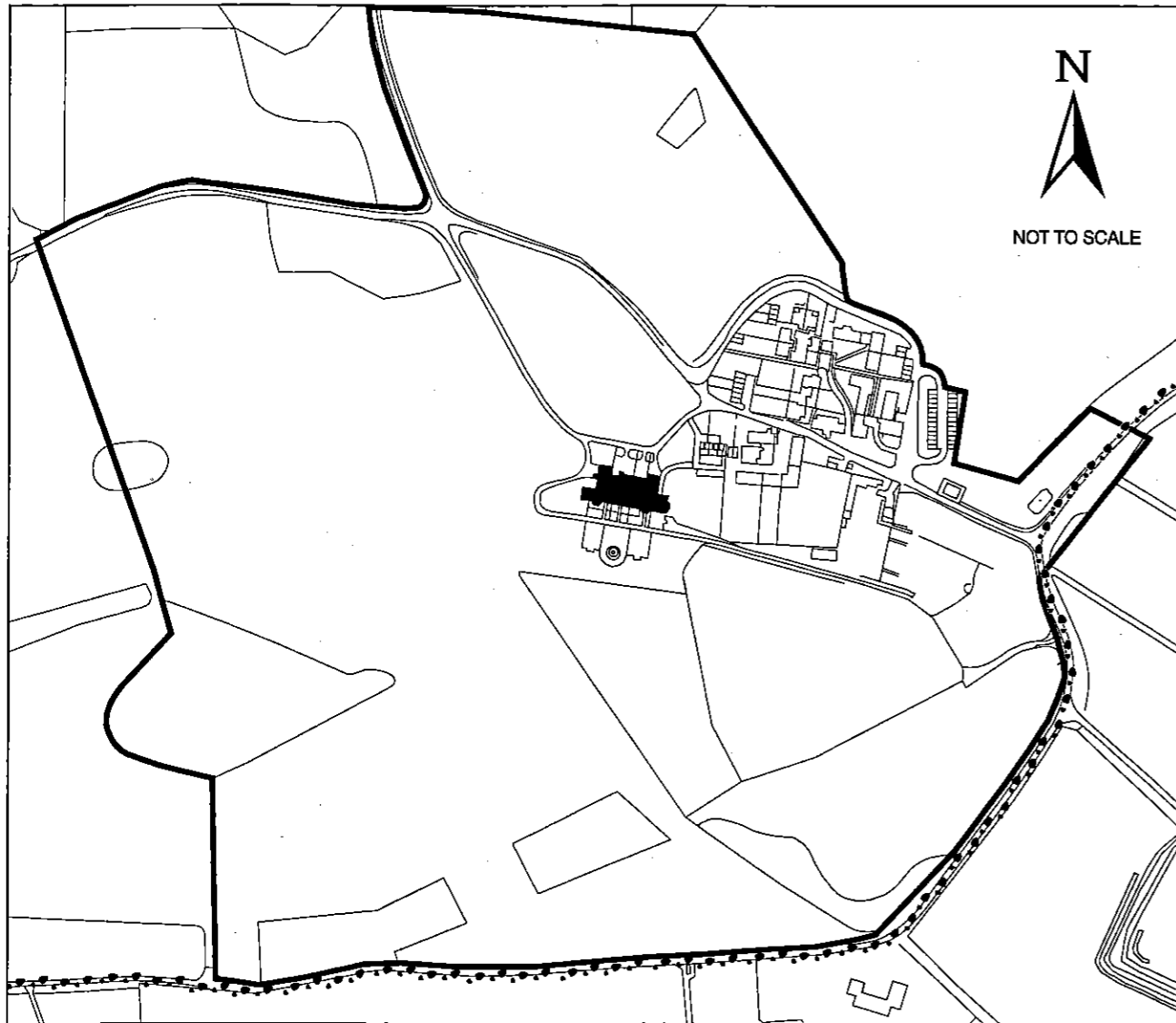





NOT TO SCALE

MAP 2 Existing Designations

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-  Listed Building
-  Conservation Area Boundary
-  Public Footpath

The whole of the area falls within the East Hampshire Area of Outstanding Natural Beauty.

2

Location, Designations and Setting

- 2.1 Preshaw Conservation Area is approximately seven miles south east of Winchester, to the west of the Meon Valley, in the County of Hampshire, Grid Reference SU 575233, see Map 1. Set in the Parish of Exton, it is situated at the western end of The South Downs in gently undulating farmland.
- 2.2 The conservation area, designated in June 1985, consists of the small core of buildings and their immediate setting, situated central to the larger Preshaw Estate, see Map 1. The area around the conservation area is farmed. There are also various copses designed to produce an attractive landscape and for shooting.
- 2.3 The varied topography of the wider area consists of ridge and valley landforms, dry valleys, coombes and scarps. The land use is predominantly arable, with some pasture, and a high proportion of woodland cover and tree belts. The woodland features provide visual stops to distant views and skyline interest.
- 2.4 The conservation area ranges from 115 metres above sea level on the western boundary to 140 metres to the east. The land form rises to 173 metres to the north of the conservation area, the mean height of Preshaw provides spectacular views across southern Hampshire, Southampton Water and the Isle of Wight.
- 2.5 The underlying geology is Upper Chalk capped by clay, and flint pockets. The geology is echoed in many of the local

building materials, although a few alien materials have been introduced.

- 2.6 Access to the Preshaw Conservation Area is circuitous. From the north, Main Drive, a private road to Preshaw is grandly stated by stone gate pillars with ball finials and wrought iron gates set back from the Winchester to Warnford road. A significant avenue of Beech trees either side of a metalled track, with spectacular views out across chalk farmland, leads southwards to the conservation area. The Beech avenue terminates before reaching the conservation area. Access from the west is via West Lodge from Salt Lane. This is a poorly maintained track of loose scalplings which eventually runs adjacent to the southern boundary of the conservation area. From Stakes Lane to the south access is via Lower Preshaw Lane. The conservation area is private apart from the public footpath which leads to the east of the conservation area from West Lodge.
- 2.7 The whole of the conservation area lies within the East Hampshire Area of Outstanding Natural Beauty (AONB), see Map 2.
- 2.8 Despite panoramic views out of the Preshaw Conservation Area, there are few views into the area because of the blocks of trees and undulations in the surrounding countryside. There is a significant view into the Conservation Area from the North Drive, photograph 1.
- 2.9 The built-up part of the conservation area consists of the large Jacobean-based Preshaw



Photograph 1

House, now converted into four units of accommodation, adjacent to which are various former estate buildings, themselves converted to residential units, surrounded by a farmed landscape. The converted estate buildings are tightly linked and situated to the north east of Preshaw House and centred around the Chapel.

3

Origins and Development of the Settlement

- 3.1 The hamlet of Preshaw is an 'estate' hamlet, which evolved around the 'big' house and associated outbuildings, the origin and development of which is inextricably linked with Lomer, site of a deserted medieval village, and once a Parish in its own right, which included Preshaw.
- 3.2 Possibly the earliest written evidence of Lomer, which must be assumed to include Preshaw, is in the Millbarrow Charter of AD 962. This notes a gift of a church and land to Hyde Abbey, a remnant of this fact might be the field names of Big and Little Hide (Hyde) as seen on the 1684 map of Preshaw Estate.
- 3.3 Preshaw, although not mentioned specifically in the Domesday Book of AD1086 or the Saxon Charters, was referred to as 'a grant of land at Lomer' in the Domesday Book.
- 3.4 Up until the Dissolution, Preshaw was owned by Hyde Abbey, after which the land was let to John Croppe in 1539 and subsequently changed hands on numerous occasions, all of which is well documented in the Victoria County History, VCH. Lomer and Preshaw Estates merged in 1553 at which time the land was used predominantly for sheep farming and the Medieval village of Lomer became abandoned and subsequently deserted.
- 3.5 Preshaw House, from which the present day house has evolved, was built in the early 1600's. The Map of Preshaw estate of 1684, drawn for Sir Hugh Stutely, indicates Preshaw House, also a number of field boundary patterns, woodland features and access routes coinciding with existing details. A number of associated buildings are indicated, including two major buildings, which no longer stand, to the north/west of Preshaw House.
- 3.6 The Issac Taylor Map of 1759 indicates a large house at "Presher" as does the Milne Map of 1791 and the Greenwood Map of 1826. Preshaw at the time of the Tithe Maps was in the Parish of Corhampton. Unfortunately there is no Corhampton Tithe Map and the 1839 Tithe Map for Exton covers only the southern portion of the Preshaw Estate. Preshaw became part of Exton Parish in 1894.
- 3.7 The 1870 Ordnance Survey 25" map indicates Preshaw House in a landscaped parkland setting. The estate buildings included gas works, engine house and a saw mill. An ice house to the south of Preshaw House no longer existed by this time. Other indications of an imposing country house include a walled garden with glasshouses and a chapel. By the time of the 1909 Ordnance Survey 25" map, a number of additional farm buildings were added, while the garden area to Preshaw House appeared to have been extended southwards.
- 3.8 In 1920 the 1,400 acres which made up Preshaw Estate was purchased by Mr F R Pelly from Mr Baxendale. (Mr Pelly, originally from Essex, was a keen sportsman, being an International Association football player and committee member of the Essex County Cricket Club). The estate had its own means of lighting and water supply. The latter of which was unaffected by the major drought of 1921, because of its 50,000 gallon capacity reservoir. At this time the Rector of Bishop's Waltham was the Private Chaplain to the chapel.
- 3.9 Planning permission was granted in 1986 for the conversion of the farm buildings to dwellings and the main house and associated buildings were sold off for development in 1988. In the same year a new Manor House was built on the site of the Gardener's Cottage. Permission was granted in 1993 for the conversion of Preshaw House into 4 dwellings which superseded a previous permission for its conversion into eight flats. The conservation area continues to be set in a country estate within one family ownership.

- 4.1 There are no Scheduled Ancient Monuments within the Preshaw Conservation Area.
- 4.2 There is recorded archaeological evidence to suggest that Preshaw and its surrounding area has been occupied from Neolithic and Bronze Age times. Bronze Age burial mounds, Disc and Bowl Barrows, have been recorded north of the conservation area at Millbarrows, also to the north east and east. A Neolithic axehead of Cornish Greensand was found at Wind Farm north of Preshaw House.
- 4.3 Roman material found in the form of a coin hoard at Millbarrow and Roman earth works to the east of Preshaw would suggest Roman occupation of the area. Saxon pottery and ornaments have been unearthed on the Preshaw Estate.
- 4.4 The deserted medieval village of Lomer Village to the east of the conservation area was designated a Scheduled Ancient Monument in 1977.
- 4.5 The other Scheduled Ancient Monument within the Preshaw Estate is that of the prehistoric, possibly Iron Age fort, immediately south east of Preshaw House.
- 4.6 Post Medieval evidence still stands in the form of Preshaw House.

- 5.1 The architectural character of Preshaw Conservation Area is formed primarily by Preshaw House and subsequently by the associated buildings. It is the relationship of one to the other that creates Preshaw's historic character.
- 5.2 Preshaw House is a Grade II Listed Building. The oldest parts of Preshaw House date from the first quarter of the 17th Century, photographs 2 & 3. The original house, which constitutes the north/west section of the existing building, consisted of two gables facing north with a gabled two storey projecting porch between and a projecting two bay wing to the west. Detailing on the north facade included a number of two storey brick pilasters, Doric at ground floor level and Ionic at first floor level, also decorative brick friezes at eaves and string course levels.



Photograph 2



Photograph 3

- 5.3 Evidence from a 1720 painting of Preshaw House indicates a three gabled house with a boundary wall enclosing an area of land to the north adjacent to the house, double gates

with piers allowed for access. Another walled area was set adjoining the west elevation with outbuildings forming the northern boundary.

- 5.4 The house was extended eastward in the 18th Century with the addition of a two bay cross wing. In the early 19th Century, Nash added a parallel southern range which, because of the difference in ground heights, was approximately at the first level of the northern side and appeared as a 1½ storey building from the south. It had two large gable projections each with a simple casement window. A canted bay at the western end of the southern elevation contained three large sash windows, with sash windows along the remaining ground floor level. The walls were rendered with decorative cornice detail in the form of dentilation and pilasters to match the north elevation. A simple glasshouse stood adjacent to the east elevation and the small lawned area to the south was separated from the adjoining paddocks by a fence, most probably of wrought iron.
- 5.5 By the end of the 19th Century the house had received further treatment to its southern facade. A new gable had been inserted between two original ones and an additional gable wing had been added to the east elevation, adjacent to which stood an elegant Victorian greenhouse, with a fine wrought iron balcony connecting this new gable wing to the garden. The 'gap' between the house and the garden, created by the difference in levels was joined by a simple bridge allowing access to an ornate landscaped garden, complete with cherub fountain.
- 5.6 Circa 1910 the stucco facade of the southern range was clad in bricks and first and attic floors were added together with extensions to both the east and west ends of the building. This produced the existing house of a long plan form on an east west axis with a plain south elevation broken by two symmetrically placed canted bays and five attic gables.

- 5.7 Windows to the north elevation are mullion and transom casements with the exception of the north elevation of the east wing which are sashes. The windows to the ground floor south elevation are all sashes with mullion and transom casements at first floor level and casement at attic level with brick hoodmoulds matching the north attic windows. The large sliding louvred shutters, added in the early 20th Century have largely disappeared, with a few remaining on the south easterly wing of the house.
- 5.8 The walls to the north elevation are flint with red brick dressings and to the south a red/brown brick in Flemish Garden Wall bond. The tiled roof is double piled; the southern range higher than the original northern range, with substantial brick chimney stacks adding considerable skyline interest. The original doorway is a Tudor arch beneath a hoodmould. As mentioned earlier an icehouse contemporary with the original house has long since disappeared.
- 5.9 The associated buildings to the north east of Preshaw House, now form a group of 20 residential units plus a chapel which, when in their original uses were an integral part of the estate. All these buildings can be considered important unlisted buildings which are discussed in the following chapter.

6

Contributions made by Unlisted Buildings

- 6.1 The Chapel, photograph 4, is a small, single storey flint building with red brick quoins, horizontal banding and door and window surrounds, with stone 'kneelers' forming the termination of the eaves of the gable parapet. The steeply pitched slate roof retains its

*Photograph 4*

decorative ridge tiles and exposed rafters at eaves level. There is a multifoil circular window in the east gable and quatrefoil circular windows in the south and west gables. The porch was added after 1880, and photographs of this time show a small bell turret on the gable above the entrance. The Chapel retains its original use, under the control of the Estate.

*Photograph 5*

- 6.2 West of the Chapel, also built of brick and flint, stands numbers 1 - 3 Dairy Cottages, photograph 5. Facing west onto open farmland, this terrace of three, two storey cottages, has vertical and horizontal brick banding with brick quoins and window surrounds. Unfortunately the shallow roof is of incongruous concrete tiles, while the three tall brick chimney stacks display dentilation and hand painted clay pots. The white painted wood windows are of two and three

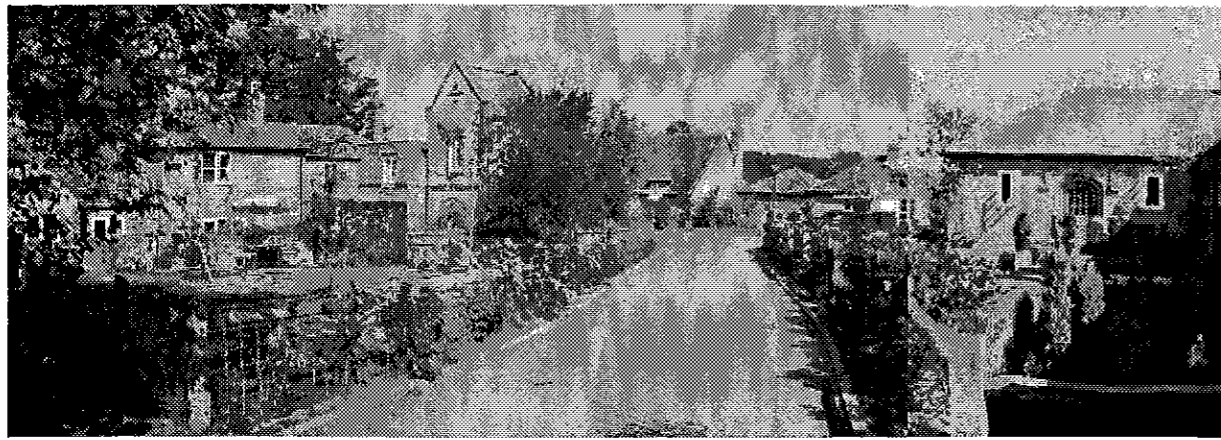
light casements. Adjoining the northern most cottage stands a decorative flint single bay two storey dovecot with gabled parapet, slate roof, brick quoins, projecting brick dentilled string course with brick hoodmoulds over doors and windows. This is a prominent building set central to Barbara Court, photograph 8.

- 6.3 North of Dairy Cottages is a pair of semi-detached cottages, Field View Cottage and Old Coach House, photograph 6, which face west overlooking farmland. These back onto Barbara Court and are of one and a half storeys in Flemish Bond with a clay tiled gable roof and dormer windows. The windows are of two and three lights with a double row of header bricks which form segmental arches over the doors and windows. These cottages also have characteristic dentilated brick stacks.

*Photograph 6*

- 6.4 Backing onto Barbara Court, but facing north, is Coach House and Hanger View, photograph 7, a pair of one and a half storey brick cottages with external brick chimney stacks, clay tiled gabled roof, and hipped

*Photograph 7*



Photograph 8

dormer windows crossing the eaves line. A double row of header bricks form segmental arches over the two and three light white wood windows, with the unusual feature of the front door and window under one arch.

- 6.5 Bryre Cottage is a single storey, red brick building with flint panels, under a hipped slate roof. Its sympathetic conversion from a former calfpen has retained the simple shape and form of the original building.
- 6.6 The Old Milk Parlour and The Old Cowshed are situated where the dairy once stood. This pair of houses is new build of brick with horizontal black weather boarding at first floor level under a slate gabled roof.
- 6.7 The Old Barn is a replacement for a barn which was demolished. Situated on a different site, it is built of brick with vertical and horizontal weatherboarding under a hipped and gabled roof, and apart from the weatherboarding relates little to its origins, photograph 9.



Photograph 9

- 6.8 Coachman's Cottage formerly known as Chauffeur's Cottage, situated east of the Chapel, is a two storey red brick house, with some flint panels under a hipped slate roof with a large central brick chimney stack and four tall clay pots. It has white painted wood casement windows. Together with the Chapel, these two buildings frame the entrance to Barbara Court.
- 6.9 Accessed from Barbara Court, Flint Cottage is a low single storey flint building with brick quoins, door and window surrounds under a slate roof, photograph 8.
- 6.10 The Bothy, originally a small outhouse of 51 square metres, has been altered and extended to an L shaped building of flint and brick under a shallow slate roof with brick stacks and clay pots. Its western wall forms part of the walled garden to Preshaw House.



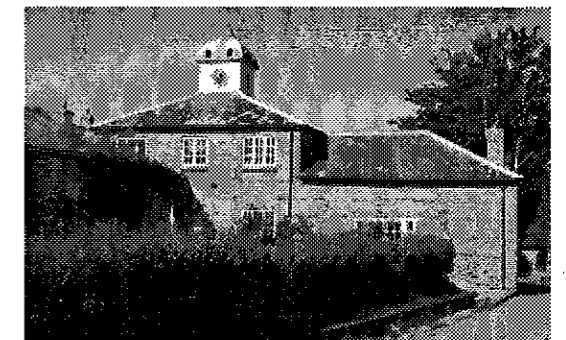
Photograph 10

- 6.11 A large L shaped range of buildings east of Preshaw House was originally the stables, workshop and laundry to the estate. Converted into four units, Ganderdown Cottage, Pear Tree Cottage, Garden Cottage and The Tower, photographs 10 & 12, it consists of a range of single, 1½ and 2½ storey flint houses with strong horizontal and vertical red brick banding. The slate roof of the former stables still retains its original architectural feature of a large central clock tower. The remaining three properties in this group back onto the former walled garden of Preshaw House, which is now divided into private amenity space for each property. The sense of space to the walled garden is still retained by the open design of the dividing fences.



Photograph 11

- 6.12 Wisteria and Carpenters Cottages form a close urban character together with those properties in 6.11 above and match closely the strong architectural detailing of the flint and brick work under slate roofs with white painted wood casement windows. Solid vertical plank doors compliment the architecture, photograph 11.



Photograph 12

- 6.13 These buildings, although converted to residential, retain many original features and remain in the character of rural estate buildings. It is the retention of such features as slate roofs, brick and flint detailing, white wood windows, vertical plank doors and sympathetic materials in the new build that gives Preshaw the overall built characteristic of this estate village, set uniquely adjacent to Preshaw House.
- 6.14 The older buildings are characterised by the longer narrower plan form as opposed to the wider plan form of newer dwellings.

7.1 A number of architectural details and features are illustrated in photograph 13. Wherever possible these features should be maintained in order to preserve the character and appearance of the Conservation Area and include such details as:-

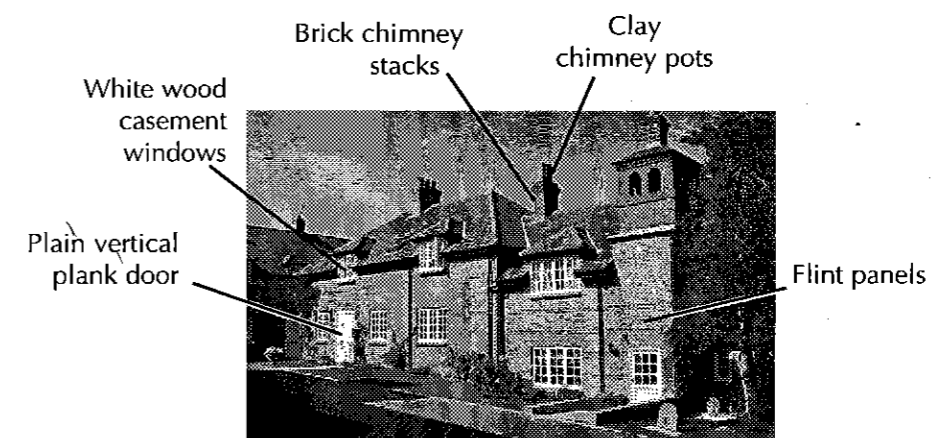
- clay chimney pots
- brick chimney stacks
- real slate roofs
- plain clay tiled roofs
- flint panels
- red brick detailing; quoins, window and door surrounds.
- flat rubbed brick arches
- plain vertical plank doors
- white wood casement windows
- skyline interest
- ornate cornice and string courses

7.2 Built features that are important to the character and appearance of Preshaw Conservation Area are:-

- walled garden
- simple boundary treatment
- dove cot
- cupola with clock and weather vane
- winch mechanism to Wisteria Cottage
- tower detailing to Carpenters Cottage

7.3 Other features include:-

- the small pond to the eastern limits of the conservation area
- natural banks leading to Love Lane
- ornamental trees south east of Preshaw House

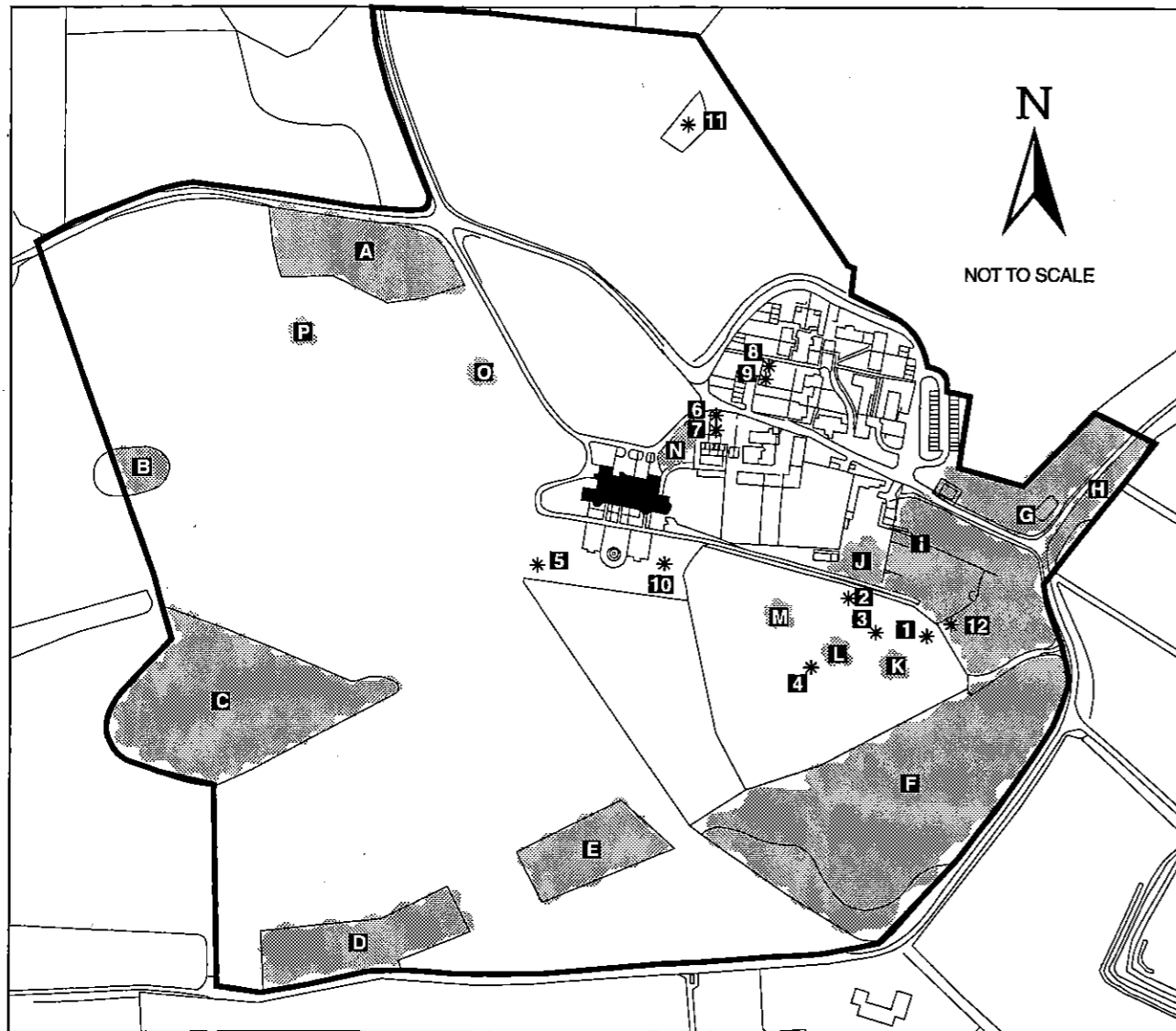


Photograph 13

MAP 3 Significant Trees and Tree Groups

PRESHAW Conservation Area

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Significant Individual Trees *

Important Groups

- 1 Sweet Chestnut
- 2 Sweet Chestnut
- 3 Cedar of Lebanon
- 4 Cedar of Lebanon
- 5 Walnut
- 6 Sycamore
- 7 Sycamore
- 8 Beech
- 9 Beech
- 10 Cedar of Lebanon
- 11 Oak
- 12 Cedar of Lebanon

- A Wild Cherry, Sycamore, Hawthorn, Birch, Evergreen Oak, Yew, Field Maple, Elder
- B Mainly Beech
- C Mixed Native Planting
- D Beech, Horse Chestnut, Sycamore, Ash, Oak
- E Oak, Sycamore
- F Mixed Native Planting
- G Sycamore, Ash, Beech, Understory of Holly

- H Predominantly Beech
- I Regenerating Native, Ash, Holly, Horse Chestnut, Hazel
- J Mixed Conifer
- K Ash, Prunus Purple, Hazel
- L Hazel
- M Hawthorn, Oak
- N Yew, Holly, Beech, Lime
- O Beech
- P Beech

8

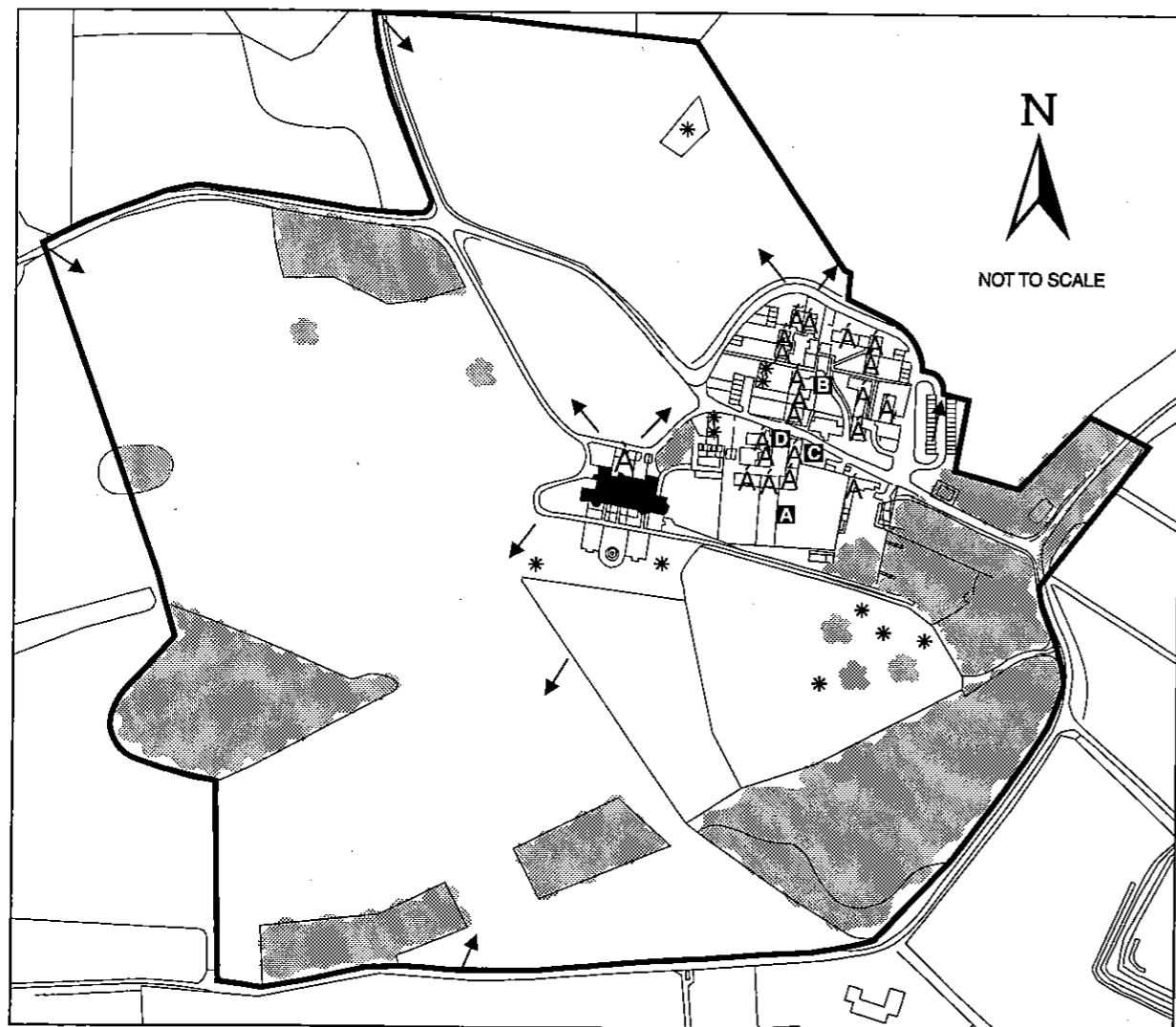
Trees

- 8.1 Included within the conservation area boundary, are plantations possibly planted on ancient woodland sites which retain a diverse or rich ground flora and as such should be retained as broadleaved in character. The areas marked F and I on map 3 are part of longer rows of trees known as Keepers Belt.
- 8.2 C on Map 3, known as The Ring, is a mixture of native and indigenous planting and forms a prominent skyline feature from Preshaw House and remains unmanaged woodland.
- 8.3 An area of woodland not recently managed is A on Map 3 and consists of a large variety of species including Elder, Field Maple, Yew, Evergreen Oak, Birch, Sycamore and Wild Cherry.
- 8.4 Small clumps of Beech are scattered in the wider parkland landscape of Preshaw House and marked B, P and O on Map 3.
- 8.5 A legacy of the landscaped gardens of Preshaw House are Cedars of Lebanon and Sweet Chestnuts to the south east of the house. I and F are two large groups of regenerating native and indigenous species including Ash, Holly, Horse Chestnut and Hazel and form the south east boundary to the conservation area.
- 8.6 The short length of Love Lane that falls within the conservation area is bounded by a maturing woodland of Sycamore, Ash, Beech with predominantly Beech on the eastern side.
- 8.7 There are a few trees of major importance within the conservation area, included in which are the two Beech trees west of Dairy Cottages, south of which are two Sycamores and a group of trees including Yew, Beech and Lime which provide a setting for Preshaw House when viewed from the north.
- 8.8 The replacement of unsuccessful new planting north of Preshaw is required, while those trees which have managed to survive have yet to become established.
- 8.9 Many of the trees within the woodland

groups, and indeed individual trees, are now over mature and in a declining condition. On safety and visual amenity grounds there is a need to promote the local management of trees, to maintain and enhance the character of the area. In addition some woodlands are managed on a commercial basis and will be subject to routine management.

PRESHAW Conservation Area

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- Conservation Area Boundary
- Listed Building
- Important Unlisted Buildings
- Tree Groups
- Individual Trees
- Focal Point
- Views

- Features**
- Walled Garden
 - Dove Cot
 - Cupola
 - Tower Detail

Character and Relationship of Spaces within the Area

- 9.1 The full magnitude of the Preshaw Conservation Area can be appreciated when entering from the north at the boundary of the conservation area. The scale of the parkland and farmland landscape, the imposing setting of Preshaw House with its roofline strongly defined against the southern sky, the estate houses set to the east partially hidden by trees and backed by the continuous line of trees in Love Lane provides the spectator with a succinct picture of Preshaw in one vista.
- 9.2 The space to the front of Preshaw House is open, unfenced, rough grassland and provides an uncomplicated setting to Preshaw House. To the west of the house, a mown grass area, recently hedged in, provides a more domestic feel. The strong belt of trees to the south forming an edge to the conservation area and a natural backdrop to Preshaw House. To the south of Preshaw House the space, although open with spectacular views out over Southampton Water and to the south, is domestic in character, and retains the vestiges of the formal garden to Preshaw House.
- 9.3 Closely connected with Preshaw House is the old walled garden. As stated earlier, this space is now divided by open lattice fence panels, to create private amenity spaces for the converted buildings. By the use of such panels the space still retains the integrity of the old walled garden. This enclosed space is formed by Preshaw House to the west, cottages to the north and walls east and south beyond which large specimen trees are apparent.
- 9.4 The area of the converted estate buildings creates a close intimate space with narrow roads, no pavements and simple post and rail boundary fences, with important views out to surrounding farmland from a number of locations. Barbara Court, north of the Chapel is a block paved area, providing access to a small number of dwellings. The area to the east of this central core of buildings has recently been developed to provide garaging and car parking. A pathway from this car parking area stretches westward, across Barbara Court to the roadway north of Preshaw House.
- 9.5 In contrast to the area above is the open farmland to the north, west and south of Preshaw House, with a framework of skyline trees, which provide an apt setting for the buildings of Preshaw.
- 9.6 The character of the area around Love Lane, to the east of the conservation area, is one of woodland, with narrow lanes bounded by densely wooded deciduous trees, where views are restricted.

DETRACTORS

- 10.1 The visual effect of the quality and character of a conservation area can be eroded in time by the cumulative effects of alterations or additions noted below.
- the use or replacement of traditional roof coverings with concrete tiles.
 - the use of plastic (uPVC), aluminium or other non-traditional materials for window or door detail.
 - the poor maintenance of buildings and communal areas, parking areas, etc.
 - the use of urban forms of surfacing and boundary treatment.
 - the use of incongruous features such as stainless steel flues, non-traditional rooflights, meter boxes and satellite dishes and television aerials.
 - the removal of architectural features such as chimney stacks and pots, decorative brickwork, cornice details and traditional doors and windows.
 - the inappropriate location of sheds erected without permission.
 - the planting of inappropriate non-indigenous trees and hedges where they are visible in the wider landscape.
 - the erection of inappropriate extensions, ie scale, design, materials.
- 10.2 In the long term it is the responsibility of the occupants of a conservation area to maintain the areas's special qualities. In particular, by giving careful consideration to the appropriateness of alterations and new development. The inappropriate design of a garage or extension, or the use of non rural surface treatment can produce alien features in an area.

ENHANCEMENTS**Landscaping**

- 10.3 The proposed hard and soft landscaping schemes, which formed part of the original planning permission, have yet to be fully implemented by the Management Company. The satisfactory completion of these schemes would do much to enhance the conservation area.

Preshaw House windows

- 10.4 Preshaw House forms an important feature, not only to Preshaw Conservation Area but also the original Preshaw Estate. Although successfully divided into four units of accommodation it is important for the retention of its character and appearance that the building should retain the outward appearance of one unit. It is therefore appropriate that all the window frames are painted in the same colour to retain the impression of a single house form. Prior to conversion to four residential units in 1994 the window frames at Preshaw House were painted white. Thus it is appropriate to recommend that a nonbrilliant white paint should be used, as it is more historically sympathetic for the window frames at Preshaw House.

Character

- 11.1 Preshaw's situation, in undulating chalk downland, within the East Hampshire Area of Outstanding Natural Beauty, provides a setting for the Preshaw Conservation Area which is breathtaking. The conservation area consists of the main house and associated buildings, all of which are in separate ownerships, and although originally part of the much larger Preshaw Estate, still retains some of the appearance of their original uses.
- 11.2 Preshaw is a tranquil, peaceful hamlet, not a conventional village form, but it still manages to evoke a sense of place and village atmosphere. The conservation area is dominated by Preshaw House, set in farm and parkland with mature belts of trees and individual significant specimen trees which all contribute to its idyllic setting.

Boundary Justification

- 11.3 The existing conservation area boundary was drawn to include the immediate parkland setting of Preshaw House and its associated buildings, following for the majority of its length recognisable features on the ground.
- 11.4 The north eastern boundary originally followed the line of the farm buildings as they existed when the conservation area was designated in 1985. These buildings have since been removed and consequently the conservation area boundary has been amended, whereby the north eastern boundary follows the line of fencing to the north of the loop access road and garages.

Designation Justification

- 11.5 A conservation area is an "area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance". Architecturally and historically Preshaw House, a Grade II Listed Building, represents a fine example of a Jacobean based house which has prospered and been added to over the centuries.

- 11.6 Designation can be justified because of the need to retain the character of Preshaw which remains a country estate set in surrounding high quality landscape. Preshaw House has been subdivided and the associated buildings converted to residential, but Preshaw still retains important architectural features and a country estate appearance and character.



References

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