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CONSERVATION AREA

A Technical Assessment



Winchester
City Council

February 1998

Contents

SHEDFIELD CONSERVATION AREA - A TECHNICAL ASSESSMENT

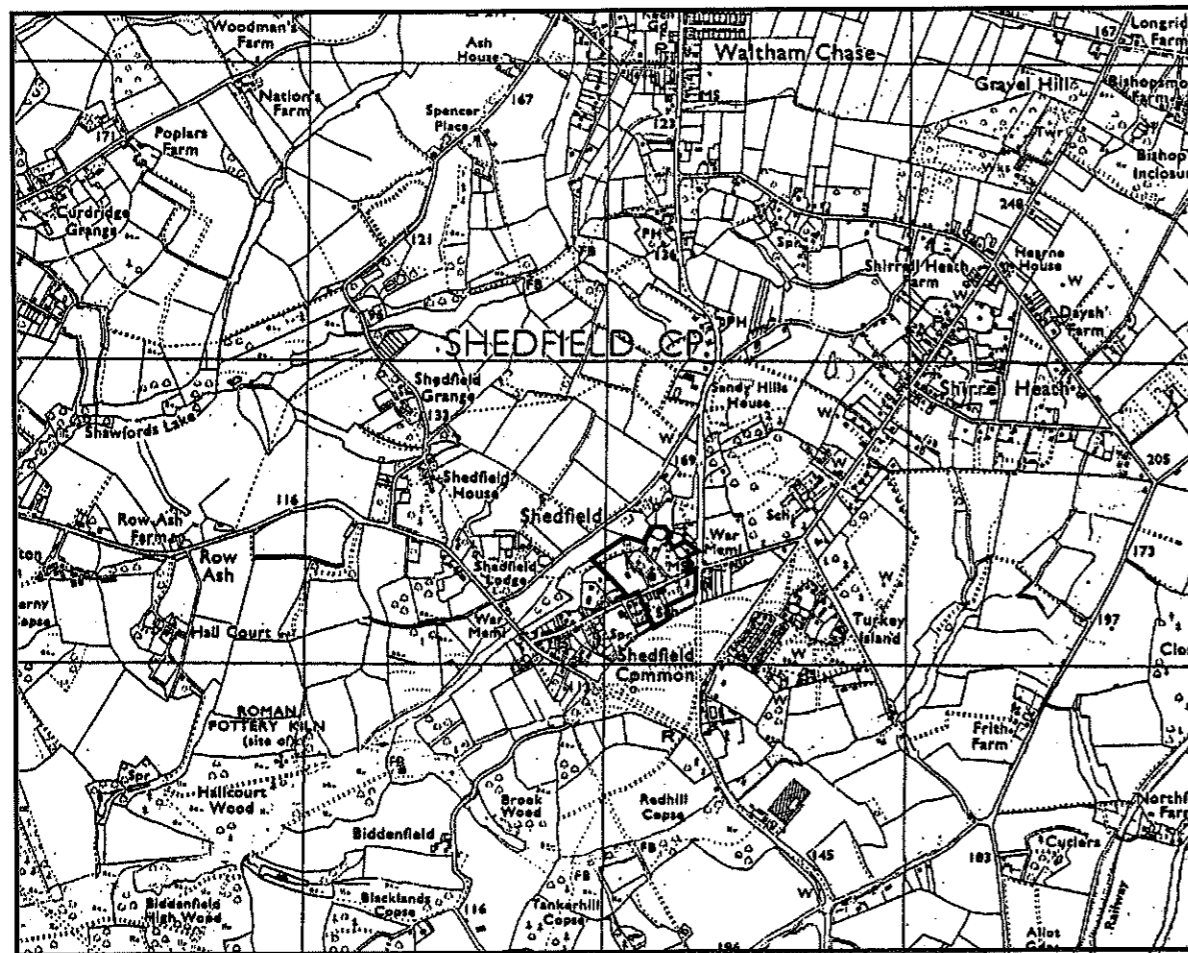
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- 1.1 The 1990 Planning (Listed Buildings and Conservation Areas) Act places a duty on every local planning authority to determine which parts of their area are "areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance" and to designate them as Conservation Areas. The Act and recent Government advice (Planning Policy Guidance Note 15) also states that the local planning authority should, from time to time, formulate and publish proposals for the preservation and enhancement of these conservation areas.
- 1.2 This document is a technical appraisal of the Shedfield Conservation Area and is based on a detailed analysis of the area. It defines and records the distinctive features of Shedfield and attempts to be as factual and objective as possible. To achieve this in a manageable form, the assessment is divided into a series of sections which examine the various elements that comprise Shedfield's special character and appearance. However, it is the combination of these features which justifies the designation of the conservation area, rather than the importance of any one particular feature.
- 1.3 The document seeks to increase awareness of these special qualities to ensure that as the area evolves, it does so in a sympathetic way so that the essential character of the area is sustained for future generations. As part of this, a number of enhancement measures are suggested, to be addressed as and when the opportunity arises.
- 1.4 The information contained in this assessment was collected during September 1996 and is believed to be correct at the time of compilation. Every attempt has been made to highlight those features which are particularly significant. However, the omission of any feature or features from the text and/or accompanying maps should not be regarded as an indication that they are necessarily without significance or importance in conservation and planning terms.
- 1.5 This Technical Assessment and enhancement contained within it was the subject of a six week period of public consultation during Summer 1997.

SHEDFIELD Conservation Area

MAP 1 Location Map

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Location, Designations and Setting

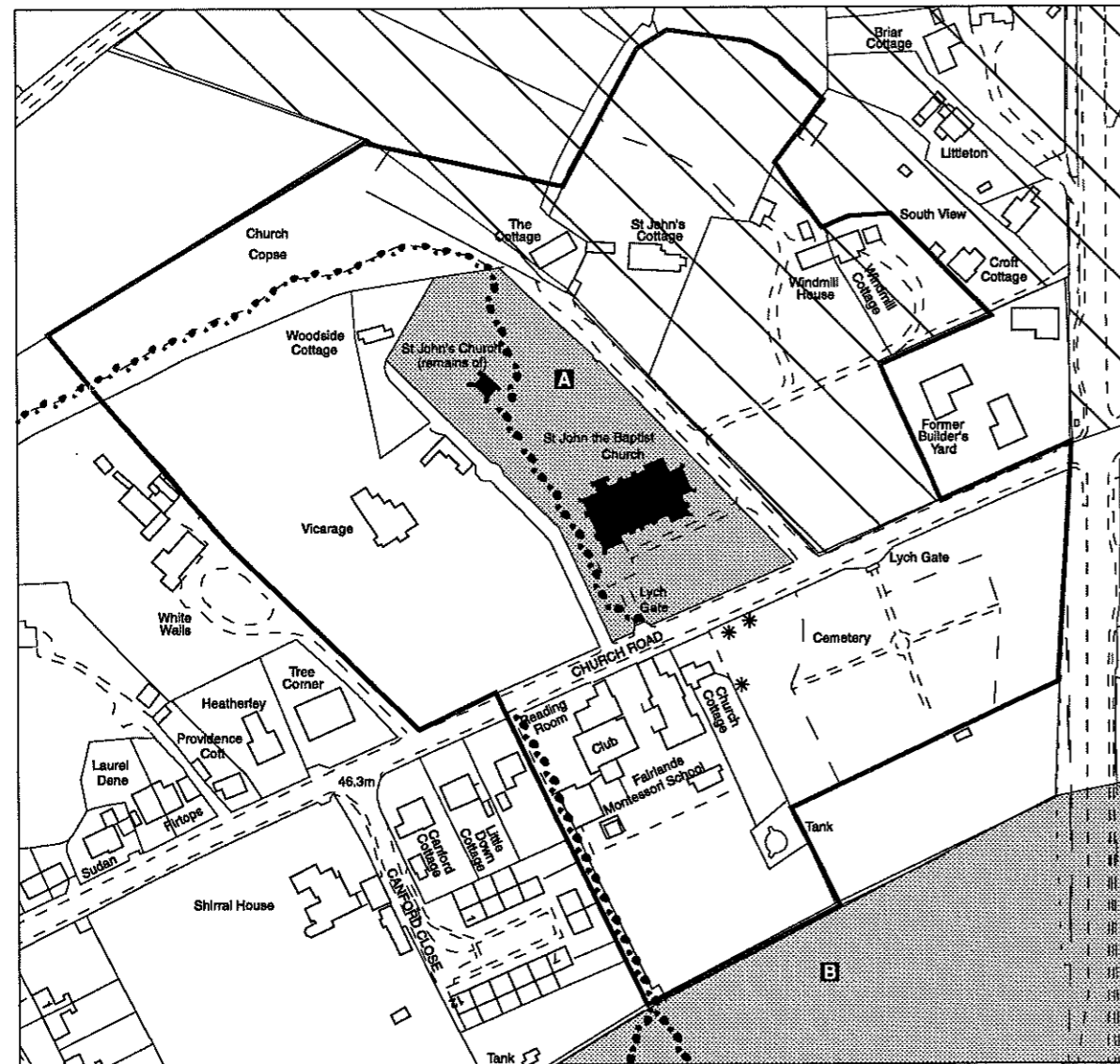
- 2.1 Shedfield is situated in south Hampshire, approximately 13 miles south east of Winchester, just north of Wickham, within Shedfield parish (Grid Reference SU5613). The settlement lies within an area of countryside and development is concentrated along Church Road and to the south east of the junction of the B2177 with Upper Church Road (see Map 1).
- 2.2 The conservation area was designated in May 1990 and focuses on the church and school buildings to the east of the village. It stretches from the south of the school buildings and the cemetery, to Church Copse and the rear of The Cottage and St John's Cottage in the north. It includes the curtilage of the Vicarage in the west and excludes the former builders yard to the east, along Church Road.
- 2.3 The surrounding landscape to Shedfield is associated with remnant heathland and comprises pasture and small woodland, forming a mosaic of field, wood and heath, linked by hedges and tree-belts. Shedfield Common, to the south of the conservation area, has been designated a Site of Importance for Nature Conservation (SINC) (see Map 2). This designation reflects the area's importance as an area of heathland vegetation which includes matrices of dwarf shrub, grassland, valley mires and scrub. Shedfield churchyard has also been designated as a SINC in recognition of its importance as an area of unimproved grassland which supports a variety of flora and fauna.
- 2.4 The north eastern section of the conservation area is designated as Local Gap. The function of the Gap is to preserve the separate identities of settlements at risk of coalescence with other settlements. Consequently, Shedfield is separated from Waltham Chase and Shirrell Heath by this Local Gap.
- 2.5 Shedfield is set on a ridge running east west, the land drops down to a stream to the south before rising to Shedfield Common. To the north, the land falls steeply north of Church Copse to St Anne's Lane. From the north, views into the conservation area are well screened by a bank of trees which marks its






boundary. A brief glimpse of the church tower can, however, be gained.

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MAP 2 Existing Designations

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	Conservation Area Boundary		Site of Importance for Nature Conservation
	Listed Buildings	A	Shedfield Churchyard
	Local Gap	B	Shedfield Common (in part)
	Public Footpath	*	Tree Preservation Order

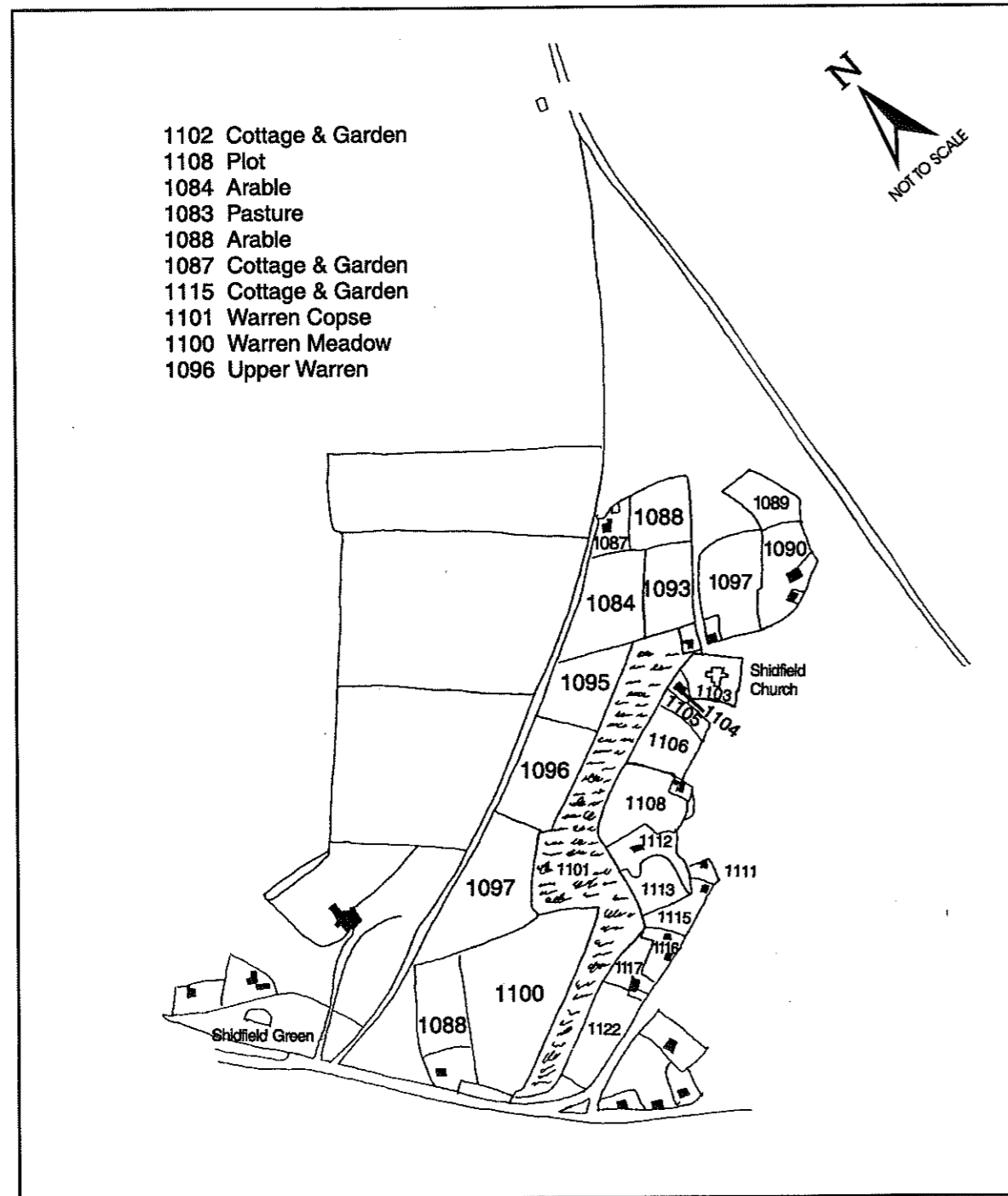
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Origins and Development of the Settlement

- 3.1 Just north of Shedfield tools of the Mesolithic Age have been located in Sandy Lane at Waltham Chase. Shedfield lies adjacent to the Roman Road from Chichester to Winchester and Romano British pottery has been found in the area as well as a number of Roman kilns. Indeed, brick-making and agriculture are recorded as important local occupations of the area.
- 3.2 In 1337, Shedfield was included in a Court Roll which added the Tithing of Shedfield to Droxford. Droxford itself is recorded in the Domesday Survey as being held by the Bishop of Winchester where it remained until 1551 when the Hundred of Waltham was surrendered to the Crown. It was not until 1894 that Shedfield gained the status as a civil parish through the provisions of the Local Government Act.
- 3.3 Although known as Shedfield by the 20th Century, Grace Emery records the earlier name as Scida falda, meaning a plank of wood split thin, which became Schidefeld and then Shidfield. The central part of the village was originally near Sandy Lane and Botley Road. However, in 1829, the red brick Chapel of Ease was completed on land closer to the old Roman Road which had been given by the Bishop of Winchester. Church Road was constructed and the focus of the village began to develop around the church. The 1840 Droxford Tithing Map shows Shidfield Church and a number of cottages close by (see extract on Map 3).
- 3.4 The 1866-68 Ordnance Survey Sheet identifies a school in what is now Church Copse. It was built around 1834 near the Chapel of Ease and was accessed by School Lane (now St John's Lane). A new school was built in the 1860's on Church Road, the Reading Rooms were built in 1869, and a School House in 1870. After being condemned in 1893 the old school at the end of St John's Lane was eventually demolished and a new Infants block was constructed to the south west of the Reading Rooms in 1899. By 1875, John Colson had used mainly local building materials to construct a new church just south of the former Chapel of Ease which was eventually demolished around the 1880's, with only the tower left standing.
- 3.5 20th Century development tends to be concentrated to the west of the Victorian enclave formed by the Church, School and Vicarage. The eastern end of the road, covered by the conservation area designation retains the spacious plots, mature landscaping and open spaces and has been little affected by 20th Century development.

SHEDFIELD Conservation Area

MAP 3 Extract of Tithe
Map and Award
For Shedfield 1840



4

Architectural and Historic Character

4.1 The eastern end of Shedfield has a strong rural feel, comprising a mature well-treed landscape within which buildings are set. Trees within and just outside the conservation area form an important backdrop to views from within the conservation area and provide an important setting for the buildings.

Built Characteristics

4.2 The buildings comprise a variety of styles and materials. However, in contrast to the more modern development close by, the majority of buildings adopt a narrow longer plan form or use a sequence of steeply pitched roofs to break down the scale. Seen in conjunction with chimneys and other features this provides a particularly interesting silhouette.

4.3 The few residential properties within the conservation area are mostly detached two storey buildings with tiled roofs unbroken by dormers. The exception being The Cottage. The most significant buildings all have institutional ties such as the Church, Vicarage and School.

Listed Buildings

4.4 The Church of St John and the Old Church Tower are both Grade II Listed Buildings (see Maps 2 and 5). Summary descriptions are set out in the Department of the Environment's fortieth List of Buildings of Special Architectural or Historic Interest, 10th September 1987. See paragraph 4.10 for a description of the Old Tower.

4.5 The present church was designed by architect John Colson in 1875, who lived in Shedfield and is also associated with work at



Photograph 1

Winchester Cathedral. It is constructed of squared limestone rubble and imported marble with Bath stone dressings and stepped buttresses (Photograph 1), behind which there is a very fine brick interior. The tower has four stages and incorporates buttresses, a crenellated parapet and corner pinnacles. The roof is steeply pitched with plain clay tiles.

Important Unlisted Buildings

4.6 There are a number of unlisted buildings which make a strong positive contribution towards the overall character of the conservation area and are identified on Map 5 and detailed below.

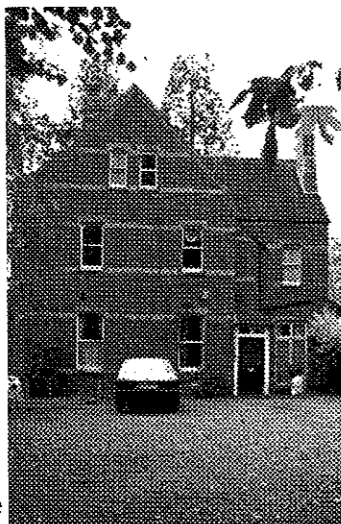
4.7 The School, Reading Room and Church Cottage compliment each other in terms of their architectural detailing and form an important group within the street scene (Photograph 2). The red brickwork is broken by a diamond pattern of blue headers with yellow brick quoins and window surrounds. The steeply pitched, plain clay tiled roofscape (sections of which have unfortunately been replaced by concrete pantiles) with overhanging gables and prominent leaded cupola make this a particularly distinct group within the area. The importance of this roofscape is further emphasised by the uninterrupted expanse of roof tiles and the absence of rooflights and dormer windows. The gables have plain bargeboards and some ridges incorporate a number of different styles of decorative ridge tiles. There are a number of brick chimney stacks with clay pots.



Photograph 2

4.8 The Vicarage is a large, two and a half storey detached property of red brick with

contrasting yellow brick string courses (Photograph 3). The gabled roof has plain clay tiles and a number of tall brick chimney stacks with clay pots. The uniform sash windows are recessed and painted white. Set within large grounds and surrounded by mature trees, this is an important building in terms of its scale, massing and distinctive architectural form.

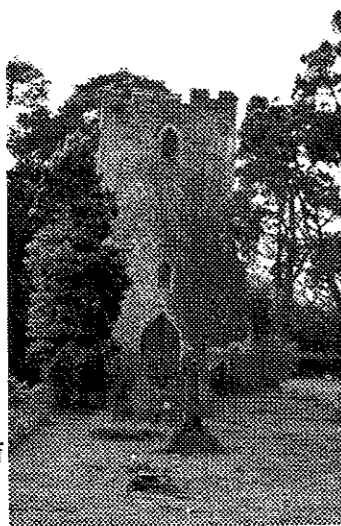


Photograph 3

- 4.9 St John's Cottage is a two storey white painted building with regular facade punctuated by 8 pane sash windows. It has a double pitch tiled roof with central valley and is seen in long distance views from Church Road.

Local Details and Features

- 4.10 The western tower of the old church is a Grade II Listed Building within the churchyard and is all that remains of the original church (A on Map 5). It is a square, red brick structure of three stages incorporating a parapet, diagonal stepped buttresses, panelled door and tall windows (Photograph 4). Through the work of the Shedfield Old Tower Conservation Society and with the aid of various grants and fund raising, the tower is currently being restored. The work includes the use of the tower as an owl sanctuary and bat roost and will also involve the reinstatement of the parapet crenellations.



Photograph 4

4.11 Other local features include:-

- Lych gate to cemetery, C on Map 5.
- Lych gate, with timber roof tiles, to the Church, B on Map 5.
- Two carved plaques on cemetery lych gate, inscribed:-
 - 1) "Margaret Edith Medlicott 1870-1940 In thankful remembrance this gate has been given by her sister and the garden planted by her friends." and
 - 2) "Grace Katherine Medlicott 1871-1951 In thankful remembrance this gate has been completed and erected by her relatives."
- Memorial plaque of the Old School on the wall of the new school, D on Map 5.
- The verandah along the front wall of Windmill House.
- Sundial in churchyard, south of main door, inscribed and dated 1858.

5

Trees

- 5.1 Mature tree coverage is an extremely important part of the character of the conservation area. Individual trees, together with tree groups, and hedges along the narrow tracks, create a rural character and an attractive setting for the church and other buildings. A number of pine trees occur as well as Oak, Beech and Sycamore. Specimen trees include Cedars, Blue Cedar, Willow and Copper Beech which add an interesting variety of form and colour.
- 5.2 It is difficult to identify and describe all of the trees that make a positive contribution to the conservation area. However the most significant individual trees are identified on Map 4. Tree groups and hedges are listed below and are also identified on Map 4.

Tree Groups

- A: Beech, Evergreen Oak and Pine with an understorey of Laurel.
- B: Oak, Sycamore, Cypress and Beech with an understorey of Holly, Yew and Cherry Laurel.
- C: Church Copse of Beech, Yew and Holly.
- D: General tree coverage and shrubs including Oak, Pine and Sycamore with an understorey of Sycamore saplings, Laurel, Hazel, Holly and Ash.
- E: Copse of mixed deciduous and evergreen trees with many Oaks and Sycamores.
- F: Pine, Ash, Sycamore, Hazel, Oak and Beech.
- G: Beech, Ash and Wild Cherry.
- H: Sycamore and Fir.
- I: Cypress and Pine.
- J: Mixed tree belt.
- K: Ash and Sycamore with an understorey of Hawthorn and Hazel.

Hedges

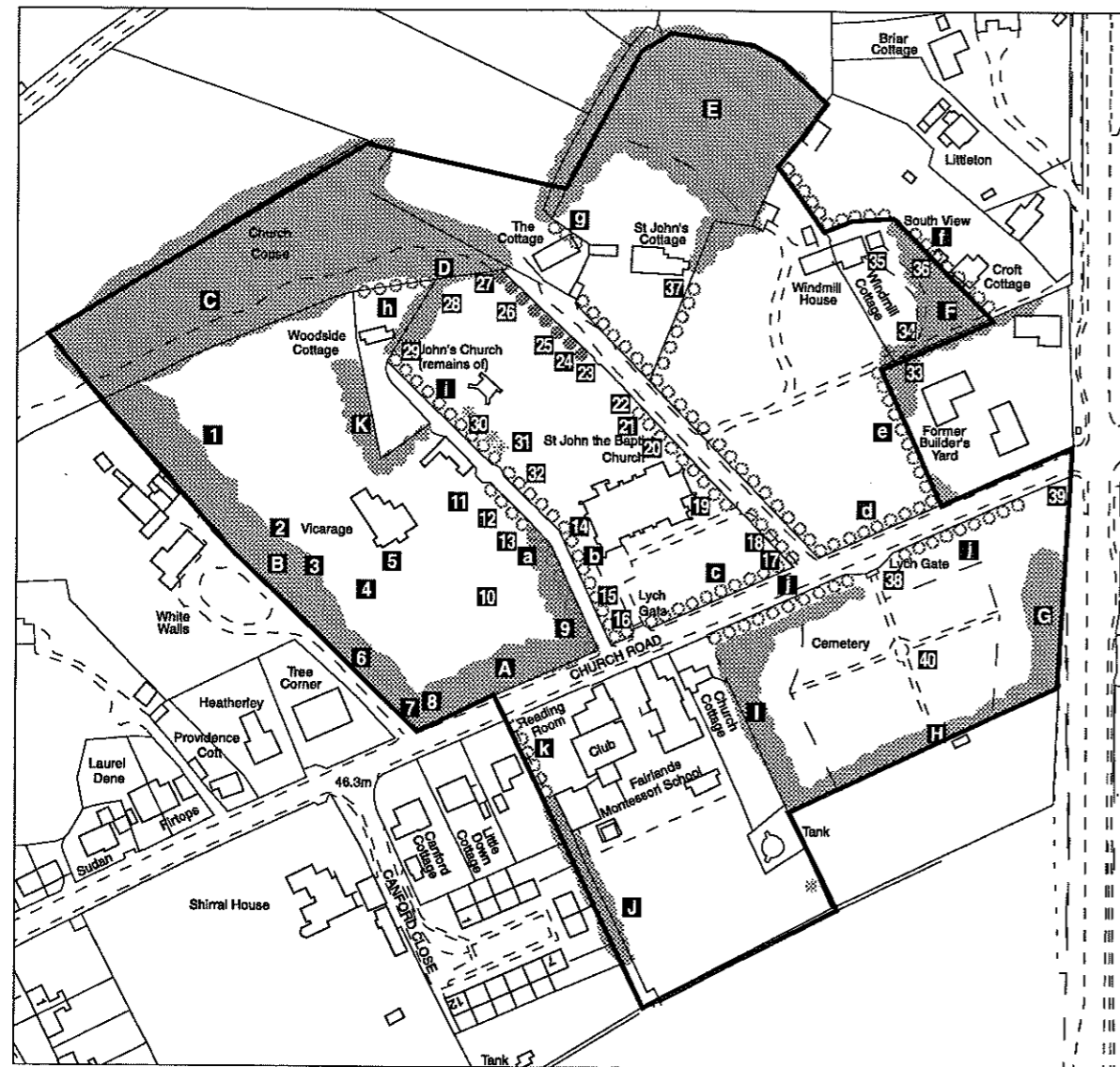
- a: Mixed native hedge including Hawthorn and Bay.

- b: Laurel.
- c: Privet.
- d: Mixed native hedge.
- e: Privet.
- f: Holly.
- g: Laurel.
- h: Laurel.
- i: Mixed native hedge including Hawthorn, Laurel, Holly and Hazel.
- j: Mixed native hedge including Hawthorn.
- k: Mixed native hedge.

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MAP 4 Significant Trees and Tree Groups

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* Individual Trees	13 Oak	23 Pine	33 Oak	Tree Groups
1 Oak	14 Yew	24 Sycamore	34 Poplar	○ ○ Hedges
2&3 Copper Beech	15 Pine	25 Holly	35 Blue Cedar	※※※ New Hedge Planting
4&5 Pine	16 Holly	26 Leylandii	36 Cypress	
6 Beech	17 Yew	27 Oak	37 Yew	
7&8 Poplar	18 Sycamore	28 Pine	38 Beech	
9 Cedar	19 Copper Beech	29 Oak	39 Blue Cedar	
10 Cypress	20 Pine	30 Scots Pine	40 Willow	
11 Oak	21 Cedar	31 Pine		
12	22 Holly	32 Cedar		

6

The Character and Relationship of Spaces

6.1 Approached from the west along Church Road, the character of the street scene changes at Tree Corner. The continuously built-up development fronting Church Road suddenly gives way to a mature tree belt with an understorey of laurel, marking the south west corner of the conservation area. The tree canopies overhang Church Road, enclosing the space and channelling views forward (Photograph 5). The gabled roofscape of the school buildings and Reading Room stand out amongst the greens of the trees and hedges, providing a strong feature in the street scene. Closer to the school buildings, the intricate brickwork detail of these Victorian buildings is clearly seen. Church Cottage marks the end of this small group of buildings and the tree group to the east helps to frame them within the street scene. The open space to the south gently slopes away and is stopped by mature trees marking the edge of the Common.



Photograph 5

6.2 Viewed from the southern most point of the conservation area, particularly in the winter months, the Church tower serves as an important landmark with the distinctive roof and cupola on the school buildings offering an interesting silhouette against the treed background.

6.3 From Church Road, a narrow track leads off to the north to serve The Vicarage, a large property set within spacious grounds contained by trees. The lych gate provides access to the small graveyard immediately in front of the Church. Beyond this, Yew and Sycamore trees mark the junction with St John's Lane which stretches northwards. The lane is lined by hedges and stopped by The

Cottage (Photograph 6). To the east, Windmill House and Windmill Cottage are



Photograph 6

seen against a backdrop of mature trees. The open space to the front of these properties extends down to Church Road where it is contained by a hedge (Photograph 7). The open land makes an important contribution to the setting of the Church which commands the view on the approach from the east.



Photograph 7

6.4 The Pine trees at the former builder's yard, now a site of new housing, stand out due to their height and conical form. Looking south



Photograph 8

across the graveyard in front of the church, the roofscape of Church Cottage and the school buildings dominate the view (Photograph 8). From Windmill House and Windmill Cottage, there are pleasant views southwards towards the cemetery and a variety of mature trees.

6.5 The churchyard to the north of the church is contained on the west by a mixed hedgerow, and to the east by St John's Lane and a number of specimen trees such as Cedar, Pine and Holly. The grassland area is divided by Rhododendron bushes forming an avenue across the churchyard. The old red brick tower of the former church is framed by specimen trees. Although set within the wider space of the churchyard, a simple palisade fence surrounds the base of the tower providing tighter containment. At the northern end of the churchyard, a footpath cuts through the dense woodland of Church Copse.

6.6 On a small area of fenced off land, accessible from Church Lane, a wooden bench seat is set under a prominent Blue Cedar that marks the junction of Church Road with Winchester Road and the eastern end of the conservation area. Looking westwards along Church Road, the open space behind the roadside hedge enables views of the Church and a glimpse of the old tower, in a mature landscaped setting (Photograph 9).



Photograph 9

6.7 The cemetery to the south of Church Road is another large space, accessed through a lych gate and contained by mature trees and a mixed native hedge (Photograph 10). Within the cemetery, a willow adds further interest to the variety of colour and form of tree species.



Photograph 10

7

Detractors and Enhancements

Detractors

7.1 Over time, the visual quality and character of a conservation area can be eroded by the cumulative effects of such things as:

- **minor alterations**
(eg. replacement windows, doors, roofing materials, insensitively sited meter boxes, balanced flues and similar services)
- **inappropriate extensions/conversions**
(eg. scale, spaces, design, materials, satellite dishes, wires)
- **removal and/or inappropriate replacement of features**
(eg. walls, railings, hedges, trees, points of local interest)
- **inappropriate street furniture**
(eg. litter bins, shelters, barriers, hoardings)
- **poor maintenance, eyesores**
(eg. roadside parking)
- **demolition and the creation of a 'gap' within the street frontage.**

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

7.3 The long term aim is for everyone to take responsibility for maintaining the area's special qualities. In particular, by giving careful consideration to the appropriateness of alterations and new development. For example, the inappropriate use of materials or replacement features such as windows, can jar with the architectural features of an area.

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

Enhancements

7.5 A major contributor to the quality and character of the conservation area is the

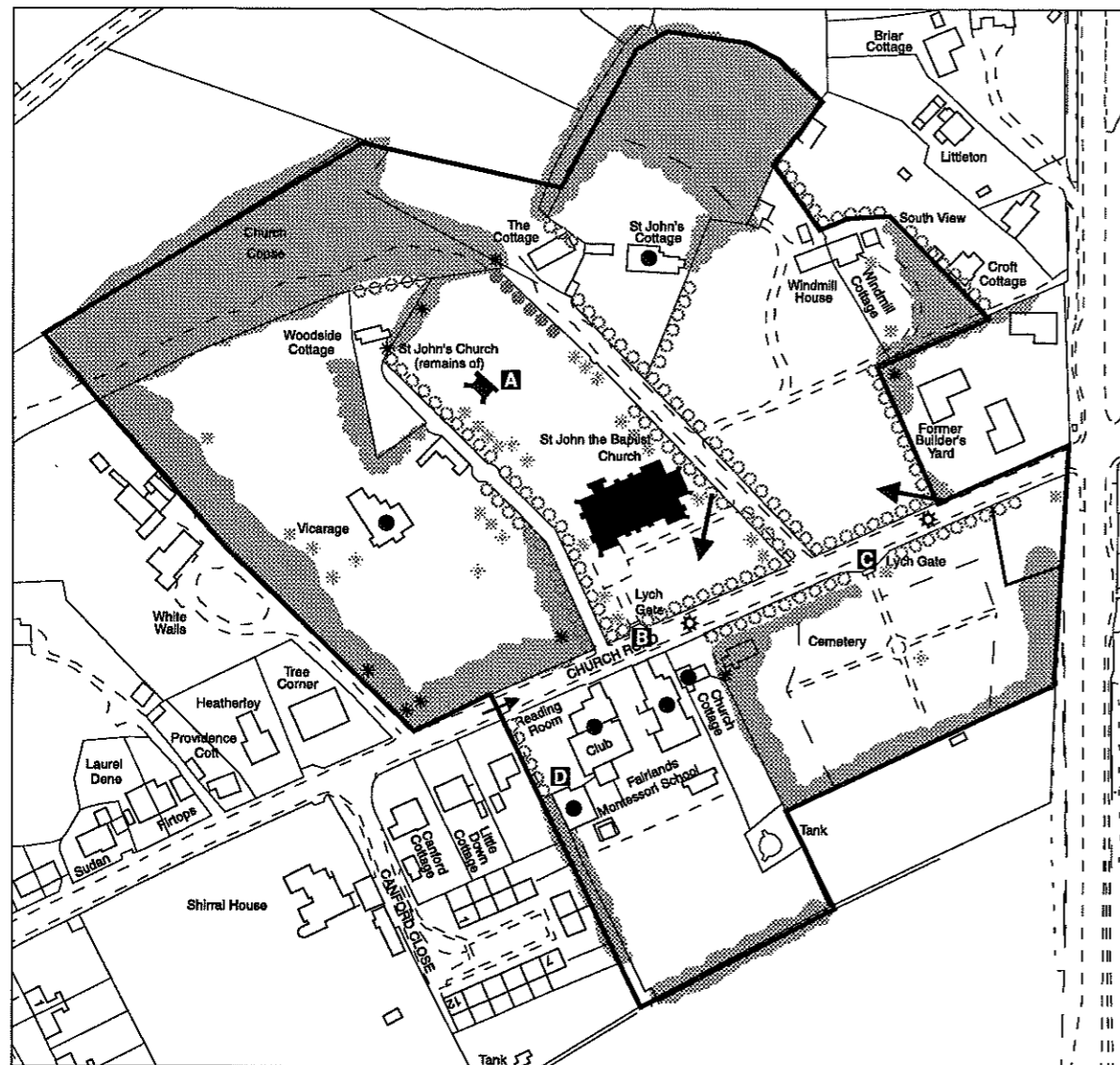
general tree coverage and significance of individual trees. Most of the important trees within and around Shedfield are mature. Long term tree and hedgerow management and planting needs to be given careful attention to reinforce and succeed the present tree cover so that the character of the area is sustained.

7.6 Completion of the old church tower restoration followed by continued general maintenance.

SHEDFIELD Conservation Area

MAP 5 Important Qualities

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- | | | | |
|--|------------------------------|----------|-----------------------------------|
| | Conservation Area Boundary | A | Old Tower |
| | Listed Buildings | B | Lych Gate : Church |
| | Important Unlisted Buildings | C | Lych Gate : Cemetery With Plaques |
| | Tree Groups | D | Plaque Commemorating Old School |
| | Individual Trees | | |
| | New Hedge Planting | | |
| | Hedges | | |
| | Focal Points | | |
| | Views | | |

8

Conclusion

Character

- 8.1 The area at the eastern end of Church Road has a distinctly different character to the rest of Shedfield. The combination of spaces and tree coverage is the most noticeable feature and forms a rural wooded setting to the Church, which is a focal point of the conservation area. The narrow lanes leading off from Church Road provide access to quiet, relatively undisturbed areas, characterised by open spaces bounded by native hedgerows and trees groups, with randomly spaced cottages set back from Church Road. The churchyard to the north of the church, is well vegetated, includes many specimen trees and supports a variety of wildlife. Many of the important qualities which contribute towards the character of the conservation area are identified on Map 5.

Reasons for Designation

- 8.2 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". The part of the village centred around the Church forms a strong verdant oasis with a rich Victorian character that is of particular note. The Church and school (existing and former) buildings form important elements in the townscape which together with the related open spaces create a distinct area which deserves recognition and protection. The old tower of the former Chapel of Ease, in the churchyard, provides a reminder of the past when Shedfield became established as an ecclesiastical parish.
- 8.3 Given the above, the spatial character of the area and its tree cover, it is considered that there is sufficient architectural and historical interest to justify the designation of the conservation area. Conservation designation provides control over the demolition of buildings and features such as chimneys. It also provides interim protection for trees which are a particularly strong component of the area. These additional controls will aid the protection and enhancement of those qualities which contribute towards the special character and appearance of the area.

Boundary Justification

- 8.4 Shedfield's Conservation Area was originally designated in 1990 and is focused on the area around the church, school buildings, surrounding open spaces and tree belts which form an attractive setting to the buildings. Wherever possible, the boundary has been defined against features which are both readily recognisable and offer a degree of permanence.
- 8.5 To the west of the Reading Rooms, the boundary follows a footpath towards the edge of Shedfield Common. Tree belts to the south of the school, cemetery and adjacent the Winchester Road help to define the southern boundary of the conservation area. The boundary is then drawn against the southern side of Church Road before following hedges marking curtilage boundaries around the edge of the former builders yard, Windmill Cottage, St Johns Cottage and The Cottage. To the north, it cuts through Church Copse along a sunken drove before turning southwards to follow the distinctive tree belt along the western curtilage boundary of the Vicarage. These boundaries are all substantial and clearly recognisable and do not warrant adjustment.

Opportunities for Enhancement

- General tree and hedgerow management and appropriate indigenous planting.
- Completion of the old church tower renovation and continued maintenance.

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- Shedfield School Listing Application. Notes provided by Shedfield Parish Council, 1989.



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