

Titchborne

CONSERVATION AREA

A Technical Assessment



Winchester
City Council

Jan 1999

Contents

TICHBORNE CONSERVATION AREA - A TECHNICAL ASSESSMENT

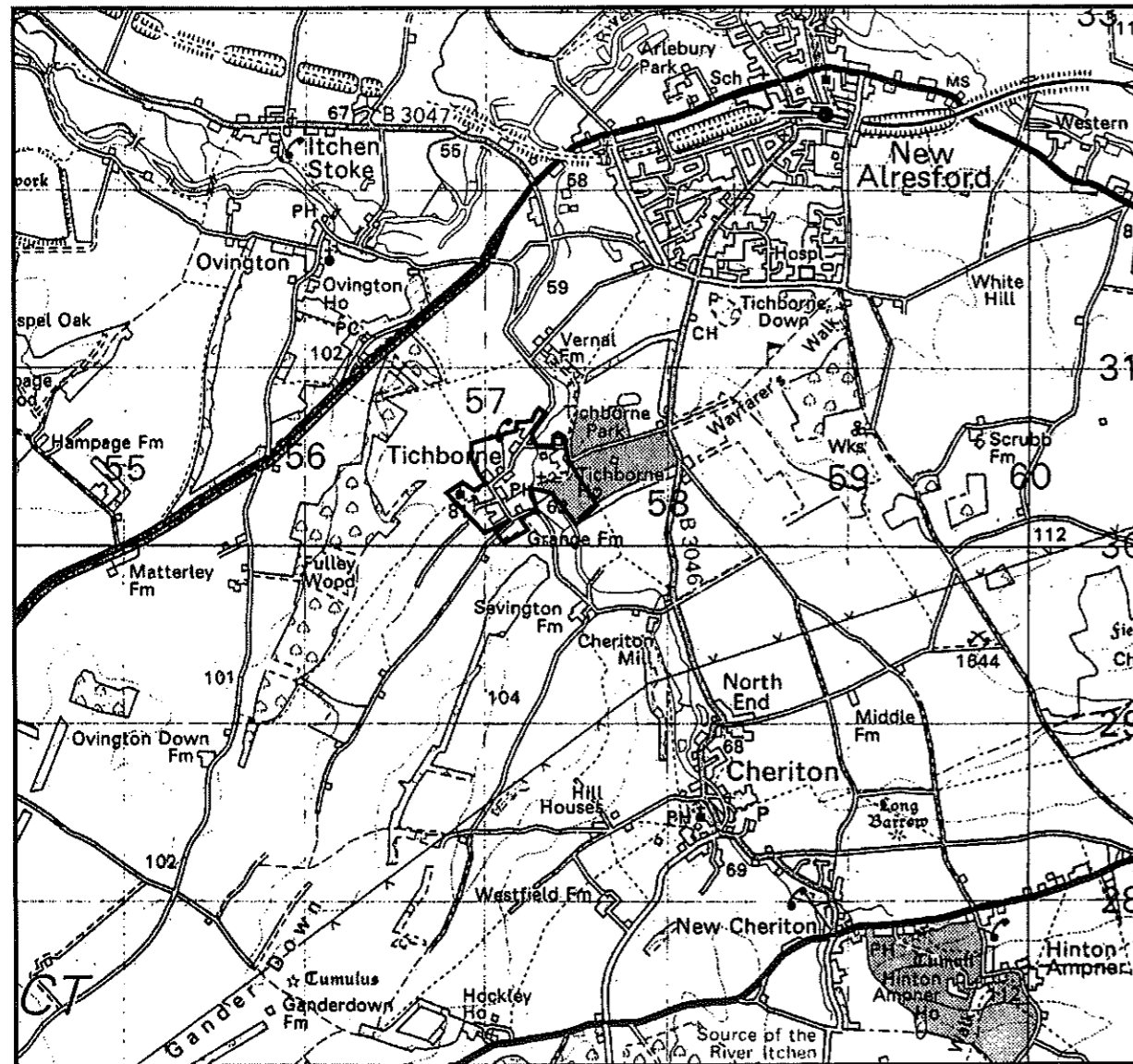
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1 Introduction

- 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 Tichborne Conservation Area and is based on a detailed analysis of the area. It defines and records the distinctive features of Tichborne 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 Tichborne'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 June/July 1996. 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 and enhancements contained within it, was the subject of a six week period of consultation during the summer of 1997.

TICHBORNE Conservation Area

MAP 1 Tichborne Location Map



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Location, Designations and Setting

- 2.1 Tichborne is approximately 6 miles to the east of Winchester and 2 miles south-west of New Alresford in the County of Hampshire. Grid Reference SU 570302. Set in the Parish of Tichborne, Tichborne Conservation Area straddles the River Itchen which at this point flows north towards New Alresford, where it is joined by the River Arle, and then flows westwards to Winchester. Map 1.
- 2.2 Tichborne is situated on undulating downland at the edge of the shallow river valley of the River Itchen which winds its way circuitously through the lower ground from its source, 2 miles to the south. The landscape varies in character from wooded hilltops rising to over 100 metres above sea level to the west, south and east, to low-lying meadowland and pasture of the broad valley floor to the north along the 60 metre contour line.
- 2.3 Geologically, Tichborne is situated on chalk downland with valley and plateau gravels and superficial deposits of clay with flint to the south and west. The diversity of geology is echoed in the variety of local materials used to create the buildings of Tichborne. It is this rich source of natural building materials and workmanship that gives Tichborne such individual character using traditional materials to create natural harmony.
- 2.4 Vehicular access to Tichborne is gained via a narrow metalled lane which winds along the river valley from the A31 to the west of New Alresford southwards to join the B3046 just north of Cheriton. On foot, a number of Public Footpaths provide ample access to most parts of Tichborne.
- 2.5 Views into the conservation area are many and varied, see Map 2. From the footpath leaving Trodds Copse to the north west of the conservation area are magnificent panoramic views of the rolling chalk downland with the roofscape of Tichborne barely evident. Walking south east from this point towards Tichborne, St Andrew's Church sits surrounded by trees and shrubs in a truly rural landscape unspoilt by pylons and overhead wires. From Whicher's Copse the footpath towards Tichborne presents a strange view of St Andrew's red brick tower protruding above the vegetation in a farmland setting. The view from the north along the road access is one of a cluster of buildings at the base of gently sloping farmland, the prominent feature of which is the chimneys along the skyline. From the south there are sequential views of the roofscape of Tichborne, New White Cottages, and St Andrew's Church tower dominating the scene.
- 2.6 The area to the east of the lane through Tichborne falls within the Itchen Valley Area of Special Landscape Quality (ASLQ), where the combination of landscape types and features comprises an area of high scenic quality and strong sense of place, see Map 3.
- 2.7 Areas of land immediately adjoining the Itchen to the north and to the south of Tichborne House falls within the Itchen Valley (Cheriton to Kings Worthy) Site of Special Scientific Interest (SSSI) see Map 3. This SSSI was scheduled in 1979 to protect the various grasses, sedges and herbs, the large population of wetland birds including Lapwings and Redshanks, and a small population of Otters.
- 2.8 An Article IV Direction roughly coincides with the SSSI boundary (see Map 3). This was confirmed by the Secretary of State for the Environment and came into operation on 20th February 1981. The purpose of this Direction was to remove permitted development rights for the development of the land for the purposes of fish farming.
- 2.9 The River Itchen and banks within the grounds of Tichborne House have been designated a Site of Importance for Nature Conservation (SINC) by Hampshire County Council. This is an area of open freshwater which supports an exceptionally rich assemblage of floating/submerged/emergent plant species, invertebrates, birds or amphibians, or one or more notable species. For further information on this please contact The Ecology Team, County Planning Department, Hampshire County Council.
- 2.10 The settlement is basically linear in form with groups of buildings interspersed with open spaces set along a winding lane. The river valley, open farmland and formal

parkland draws the settlement together by a series of internal connecting views and spaces.

TICHBORNE Conservation Area

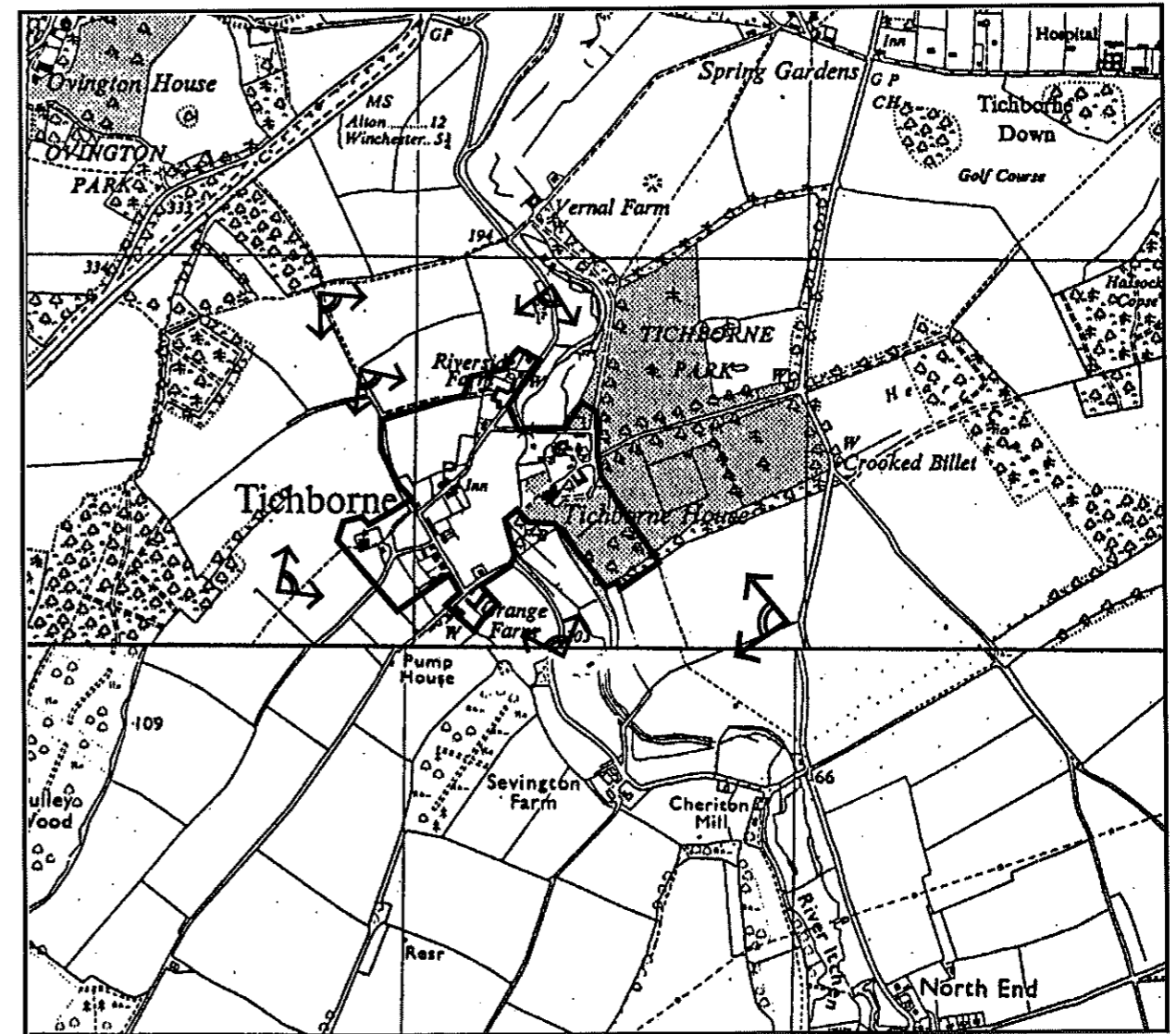
MAP 2 Views into Tichborne

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- 3.1 Tichborne's origins can be traced back to the C10th when King Edward granted land at Tichborne to the Bishop of Winchester, Denewulf, in 909. It came into the hands of the Tichborne family as early as the C12th and has remained there to this day.
- 3.2 There is no evidence to suggest previous occupation of the settlement although there is a Bronze Age Barrow to the south west of Sevington Farm and an Iron Age settlement to the north-west of Tichborne.
- 3.3 The name Tichborne probably comes from "Itchen borne", lying as it does in the River Itchen valley. The name Itchen may have derived from a Saxon noble "Ticce", who was a direct ancestor of the Tichborne line.
- 3.4 The development of the settlement is wholly linked with Tichborne House, being an "estate village". The Manor of Tichborne was held by Walter de Tichborne from the Bishop of Winchester in 1135 and subsequently passed from generation to generation, all of which is fully documented in The Victoria County History for Hampshire.
- 3.5 There was no mention of Tichborne in the Domesday Book. Possibly it was incorporated in Twyford, but mention was made of it in the Saxon Charters. One of the earliest obtainable maps dates from 1788 and is known as the Milne Map. This is of very small scale and largely diagrammatic. Tichborne House, lake, Church, Grange Farm and a few smaller dwellings can be seen. The Greenwood Map of 1826 indicates a road layout similar to that of today.
- 3.6 The 1844 Tichborne Tithe and Award, Map 4, provides not only a detailed map of the area, but also ownership and occupancy details. The major landowners were Sir Henry Tichborne and George Godwin. A significant water feature from the north west of Keepers Cottage to the south east of Gardener's Cottage appears on the Tithe Map and on later maps but cannot be traced on the ground today.
- 3.7 Tichborne has remained a static estate village in building terms as the Ordnance Survey 25 inch Maps of 1870, 1909 and 1937 indicate. Over this period one small building north east of the Tichborne Arms appears to have been demolished, while additions over the same period were limited to the Stable Block to Tichborne House, Riverside Cottages and New White Cottages. The road pattern has remained consistent throughout Tichborne's history. The only minor change over this period is a link road from opposite Godwin's Farm buildings to a point where the lane to Home Farm crosses the River Itchen forming a hedged triangle of land.
- 3.8 Important building developments have been the present Tichborne House built in 1803-5, and the rebuilding of the Tichborne Arms. The most recent major development within Tichborne is the construction of a terrace of three thatched cottages, Butts and Hope Cottages and Donkey Field. These are built with an empathy for design, materials and setting which makes a positive contribution to the Tichborne Conservation Area.

TICHBORNE Conservation Area

MAP 3 Existing Designations



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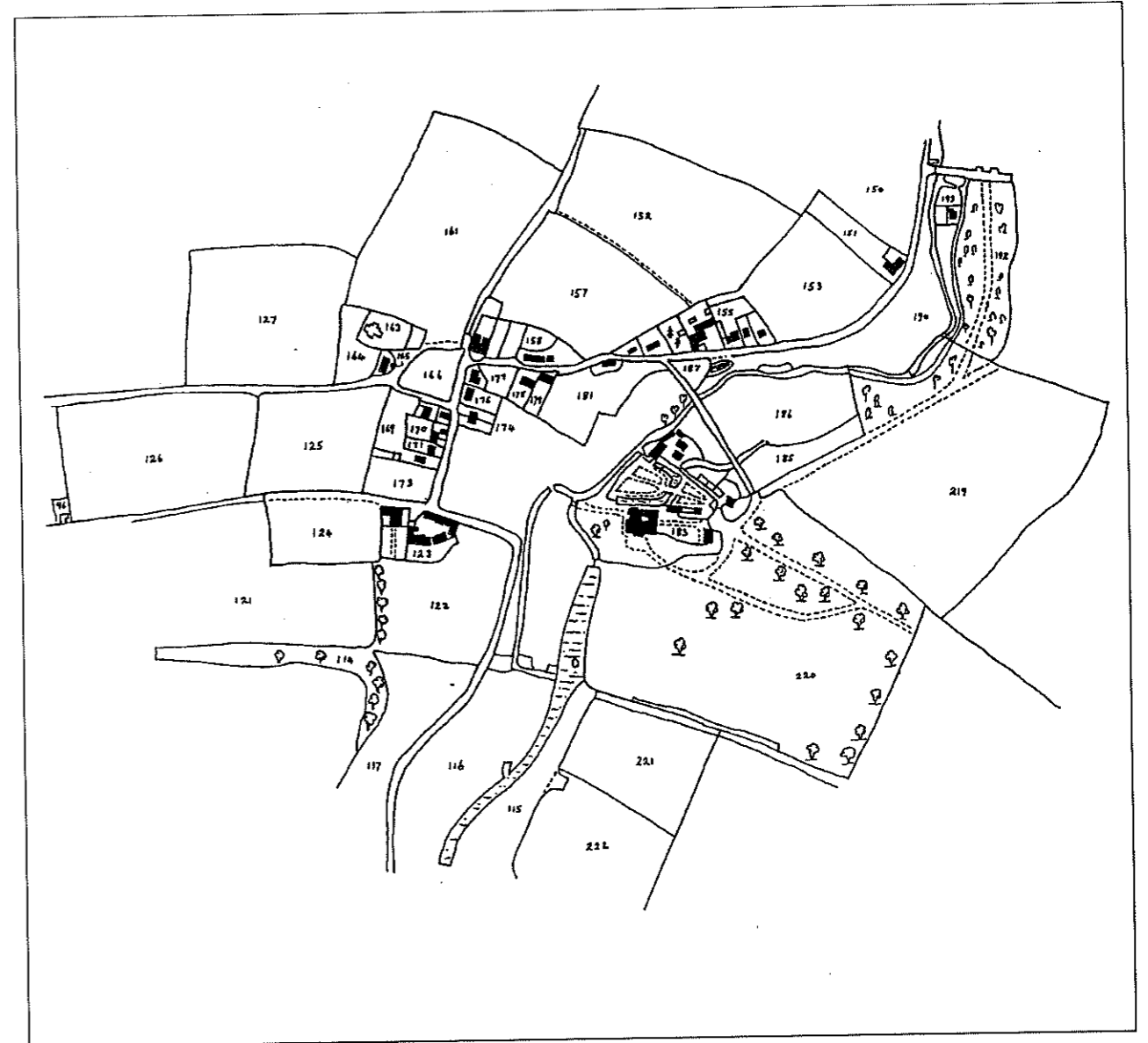
- Conservation Area Boundary
 - Listed Buildings
 - Article IV Direction
 - Site of Special Scientific Interest (S.S.S.I.)
 - Footpath
 - Site of Important Nature Conservation (S.I.N.C.)
 - Road Used as Public Path (R.U.P.P.)
 - Bridleway
- Whole map is within the Ichen Valley Area of Special Landscape Quality (ASLQ)

TICHBORNE Conservation Area

MAP 4 Tithe Map Tichborne 1844



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Tichborne 1844
 from Tichborne Parish Tithe Map and Award

126 - 153 (not 131) 155, 157, } George Godwin
 162, 177, 181 - 187, 188

165 - School House and Gardens

182 - 186, 191, 218 - 220 - Sir Henry Joseph Tichborne

- 4.1 Tichborne's small, quiet, rural appearance belies its monumental wealth of associated history. Because of this, and unlike other conservation area assessments, it has been felt necessary to include a separate chapter on historical notes. This is not intended to be a detailed study, but the provision of historical information to be read in conjunction with other chapters in this document.
- 4.2 THE TICHBORNE DOLE - The Tichborne Dole allegedly originated in C12th/C13th with Lady Marbella, wife of Sir Roger Tichborne. Sick and dying, Lady Marbella beseeched her husband to make arrangements for a dole of bread to be distributed to the poor of the parish who would apply to Tichborne House on Lady Day, March 25th each year. Her husband rather harshly agreed to his wife's request, agreeing to give all the corn that would grow on an area of land that his wife could crawl around while a torch burned.
- 4.3 Lady Marbella managed to crawl around 23 acres, and to this day the field, north of Tichborne House, is still called "The Crawls". Lady Marbella insisted the dole must be given out to the poor once a year, for ever, but should it stop she predicted the following fate would befall the Tichborne family. See Tichborne Curse below...
- 4.4 THE TICHBORNE CURSE - Should the dole ever stop Lady Marbella predicted the family would have 7 sons followed by 7 daughters, Tichborne House would fall down and the male line of heirs to the Tichborne Estate would die out. The Dole was distributed annually until 1794 when, as a result of, it is believed, the large numbers of vagrants and dishonest causing a nuisance on Lady Day, magistrates temporarily stopped its distribution.
- 4.5 The Baronet of Tichborne at the time was Sir Henry who had seven sons. Four of his sons, George, John, Roger and Benjamin died without leaving heirs. Of the 3 remaining sons Edward, Henry and James, Edward changed his name to Doughty, had a son, but the boy died at 6 years of age. The eldest son, Henry had 7 daughters. James, the 4th son of Sir Henry, had two sons, Roger who died at sea in 1854 (see below) and Alfred Joseph, who succeeded to the title. The dole was reinstated in 1835 by Edward Doughty and has continued every year since.
- 4.6 THE TICHBORNE CLAIMANT - Born in Paris in 1829, heir to the Tichborne Estates, Sir Roger Tichborne, was reported as having been lost at sea in a shipwreck, in 1854, while sailing onboard *The Bella* from Rio. The Dowager Lady Tichborne, Sir Roger's mother, on receiving rumours of possible survivors set about tracing her son.
- 4.7 A claim on the estate was made 11 years after the shipwreck, from a Thomas Castro, a butcher, living in Wagga-Wagga, Australia. The Tichborne family refuted The Claimant's case, although the Dowager Lady Tichborne asserted throughout that Castro was her son. With the death of Lady Tichborne in 1868, The Claimant, having lost his greatest supporter, was forced to raise money to support his case by way of "Tichborne Bonds". The bonds raised £40,000 for the Claimants case.
- 4.8 The Civil Trial started in May 1871 and became of national interest, even the Prince of Wales would call in to enjoy the cross-examination. The trial became of record length, and when, after 10 months the jury still had another 200 witnesses to hear, they asked for the trial to be concluded. On finding The Claimant was not Sir Roger, he was sent to Newgate jail for criminal proceedings for perjury.
- 4.9 The Criminal Trial started in 1873 and after 10 months and 188 days, the jury agreed that the Claimant, Thomas Castro, alias Arthur Orton, a butcher originally from Wapping, who had emigrated to Australia, was not Sir Roger Tichborne. He was sentenced to 14 years penal servitude but despite mass protest rallies in London and protestations to the Queen, the Claimant remained in jail. He died on April 1st 1898.

- 5.1 There are no Scheduled Ancient Monuments within the Tichborne Conservation Area boundary.
- 5.2 There is recorded archaeological evidence to show that the geographical area of the Upper Itchen Valley has been occupied from the earliest times. A Neolithic/Bronze Age burial mound was previously identified, just south of Tichborne Village, but is no longer visible and presumed destroyed. A well preserved Bowl Barrow, some 16 metres in diameter, of the same age, still remains though.
- 5.3 Occupation by the Romans is evident by a complex group of enclosures of the Prehistoric/Roman age to the south west of the Parish and an enclosure to the north west of Tichborne, of which no trace remains. Roman material has been found in the locality at Cheriton and Old Alresford. An Iron Age/Romano British settlement is located just north of the conservation area boundary.
- 5.4 Like several other Upper Itchen Valley settlements, Tichborne is mentioned only in the Saxon Charters and not in the Domesday Book. St Andrew's Church retains architectural evidence of Saxon origins in its plan form and double splayed windows.
- 5.5 The settlement and farming of the Itchen Valley was well established by the time of the Norman occupation. St Andrew's Church reflects the Norman influence, with typical flat buttresses and a Norman font.

- 6.1 The buildings of Tichborne represent an invaluable cross section of architectural history. Taking into account its limited number of buildings, approximately 38 including outbuildings and the church, its architecture ranges from a Saxon based church to a medieval hall house to an early Regency house through to a thatched circular C19th dairy.
- 6.2 There can be few settlements credited with such a high proportion of Listed Buildings. Two thirds of all the buildings within the conservation area are Listed. As an approximation of the proportion of ages of these buildings, one, the church, is C11th based, one cottage is C15th based, two barns can be traced back to C16th, eleven significant buildings were constructed in C17th, eight in the C18th, six in C19th and five in the C20th, including one replacement building. These figures reflect the relatively static nature of Tichborne since the C17th.
- 6.3 Arguably the most significant of these buildings in architectural terms is St Andrew's Church, Listed Grade I, a rare example of a Protestant Church containing a Roman Catholic Chapel. Roger de Tichborne, a Roman Catholic, as were the family, founded the chapel in 1338, a "perpetual chantry" which his heirs could patronise. Built of flint rubble and stone, with stone and brick dressings, the plan form and chancel dates to the C11th, the nave and aisles to the C12th, an early C18th tower of red and blue brick, Norman font and a Jacobean communion rail and box pews. The Tichborne Chapel contains many touching and splendid family memorials.
- 6.4 The original Tichborne House was a significant building, in itself an architectural history indicating its progressive development. Unfortunately the house no longer stands, but it was recorded by way of a painting by an artist known as Tiborch in 1670. The painting depicts the Tichborne Dole with Tichborne House as a background. The house consisted of a great hall, solar, Saxon Tower, moat and drawbridge all within the plan form of a 'U'. It had gabled roofs, tall brick chimney stacks and high Elizabethan windows. It was demolished in 1802. The present house is much more modest, built around 1803-5, of 7 bays by 5 bays colourwashed brick with a stone porch of 4 Tuscan columns with triglyph frieze and private chapel. Tichborne House and grounds are in private ownership and are not accessible to the public.
- 6.5 On a more vernacular scale, the oldest building dates from 1450. This is Park View Cottage, a cruck framed Grade II Listed Building. At the time of the Manorial Survey of 1560c it was probably a small farm of approximately 30 acres. The building was extended in the C19th and C20th to the north and west.
- 6.6 Grange Farm represents Tichborne's contribution to C16th architecture. A large L shaped barn and a smaller cattle shed clad in weatherboarding and corrugated tin both date from the C16th. The former is of considerable size and quality and is possibly a medieval sheephouse. This barn contains the unusual construction detail of a projecting roofline on the south eastern side and unusually low floor to ceiling heights. Originally open to the elements on the south eastern side, the oversailing could have acted as a shelter at ground floor level for sheep, yet providing good ventilation necessary for the prevention of disease. The upper floor acted as storage. An indication of the importance of sheep in the C16th can be ascertained from an inventory dated May 1555, when the farm supported 95 cattle and 2291 sheep. (For further reading Medieval Hall Houses of the Winchester Area, by Elizabeth Lewis, see Edward Roberts and Kenneth Roberts).
- 6.7 The C17th was the golden age of building for Tichborne. It saw the construction of a significant number of important buildings including:- Grange Farmhouse, a large timber framed house now encased in brick; Itchen Cottage, part timber framed, again encased in brick with an abundance of Victorian flair for decorative detailing; Tichborne Park House, timber framed with herringbone brick infill at 1st floor level; The White Cottage, timber framed with colourwashed brick infill; the row of cottages including Downend and Lovat, part timber framed, part flint under thatch; Northbrook Cottages formerly a farmhouse, now known as The Old Post

Office, a single residence following recent restoration work, it is timber framed with brick infill; Godwin's Farmhouse, timber framed core, refronted in brick in the C18th, plus stables and barns; and Heather Cottage, timber framed with brick infill under a thatch roof. All are Grade II Listed Buildings, descriptions of which can be found in the Department of the Environments Listings of Buildings of Special Architectural or Historic Interest list No 21.

- 6.8 Although not matching the C17th, C18th Tichborne witnessed a number of new buildings including Dairy Cottage, a small rendered cob wall building under thatch; Gardeners Cottage, a small brick built cottage under plain tiled roof; outbuildings to Grange Farm, including timber framed weatherboarded staddle stone granary and cartshed; Church Cottage, (although this does incorporate parts of an earlier building) a large cottage of vitreous blue brick headers, inside of which is a moulded C16th brick fireplace with Latin inscription of 1589; Grange and Rose Cottage, brick under thatch roof; The Old Rectory, part flint with brick dressings, part brick and tile hung at 1st floor level under thatch; Yew Tree Cottage, brick with blue headers under a plain tiled roof; Box Cottage, formerly known as Hurdlers Cottage, a small cottage of brick with blue headers under a thatch roof; Garden Cottage and barns at Godwin's Farm. All of these buildings are Listed, Grade II.
- 6.9 The most important architectural change in Tichborne in the C19th was the replacement of the original Tichborne House, see para. 6.4. Other new buildings included The School south east of St Andrew's Church and the Dairy beside Home Farm Cottage, an elongated octagonal building of split tree trunk log walls under a thatch roof.
- 6.10 Tichborne has both suffered and gained from C20th architecture. A few early C20th buildings do not reflect the essence of Tichborne and sit uncomfortably within the conservation area. The C20th terrace of Butts and Hope Cottages and Donkey Field enhance the conservation area, reflecting as it does, Tichborne's building materials, detailing and character.

7

Prevailing or Former Uses

- 7.1 Like many of the Upper Itchen Valley settlements, Tichborne has lost most of its local facilities since the turn of this century. It did at one point have a school, police station, small shop, Post Office, laundry, village hall, public house and forge. Commercial interests in the village now amount to the public house and a pottery.
- 7.2 The Old School House, now a private house, was built in 1843, and had 33 pupils in 1903. It closed around 1943. The laundry burnt down, the forge is being used as a private garage and the village hall was demolished.
- 7.3 The Old Post Office, formerly Northbrook Cottages, has witnessed many changes in its lifespan of nearly 400 years. A residential cottage, it started as a farmhouse in Elizabethan times, occupied then by the Trodd family. Trodd Copse to the north west of Tichborne is named after them. In the C18th the house was used for a number of families and later part was used as the village Post Office. The blue and white Public Telephone sign still hangs outside as a reminder.
- 7.4 Itchen Cottage, formally Tichborne Villa, was at one time the home of the head gardener at Tichborne Park. In the 1920's it became the New Presbytery on arrival of the Catholic Priest to the village.
- 7.5 During the 2nd World War Tichborne House was commandeered for troops, initially by the Black Watch and then by American soldiers. Sir Anthony and Lady Tichborne moved to the Old Rectory during this period.
- 7.6 The original Tichborne Arms burnt down in 1939, as did the small annex to the public house that served as a village shop. The public house was soon rebuilt, but not the shop.
- 7.7 The settlement has always been an estate village and consequently relied heavily on the Tichborne Estate for the livelihood of its inhabitants. Agriculture was the primary occupation, on the large estate farms such as Grange and Home Farm. Godwin's Farm, although when changed to its present form was owned by the Godwins, was bought up

by the Tichbornes in the depression of the C19th. Park View Cottage and Northbrook were both former farms.

- 7.8 Tichborne has had to adapt from its reliance on agricultural occupations and service needs to become, like many of the Upper Itchen Valley settlements, an attractive rural commuter based community, with all the physical architectural adaptations that are required to accommodate the car and to enable this change to work.

- 8.1 Tichborne contains a high proportion of Listed Buildings which contribute to its character and appearance. Nearly all the remaining buildings contribute their individual personality to the area, while eight make significant contributions. These are indicated on Map 5.
- 8.2 The Tichborne Arms Public House, No 1 on Map 5, (Photograph 1) is a prominent building, visible from many viewpoints within the conservation area. One and a half storeys of red/orange brick under a thatched roof, the design relates in scale, mass and materials to the original Tichborne Arms and the existing adjoining properties. This relatively new building adds significantly to the appearance of the conservation area both in form and location.



Photograph 1

- 8.3 The Old School House, No 2 on Map 5, (Photographs 2 & 3), was originally built in 1843 as a National School for Boys and Girls but is now a private dwelling. Although a large extension has been added to the rear and other alterations undertaken, the original school fenestration is still apparent. It is a one and a half storey building where Victorian architecture prevails, with



Photograph 2

knapped coursed flint, brick quoins and window surrounds, decorative eaves detail to barge boards to the south elevation, and fishscale clay tiles to the roof. The Old School House still represents a visually and historically important building in a prominent elevated position on the skyline of Tichborne.



Photograph 3

- 8.4 The Old Smithy, No 3 on Map 5, (Photograph 4), built at the beginning of the C20th is still a remarkably intact example of a village Smithy. A single storey brick building under a plain clay tile roof, with horizontal black weatherboarding to the front gable elevation, a brick chimney stack, a pair of doors to front, the right hand one of which is a stable door. Although a corrugated tin roofed carport has been added to the south elevation, the building still represents a part of Tichborne's history and remains a good example of this type of building.



Photograph 4

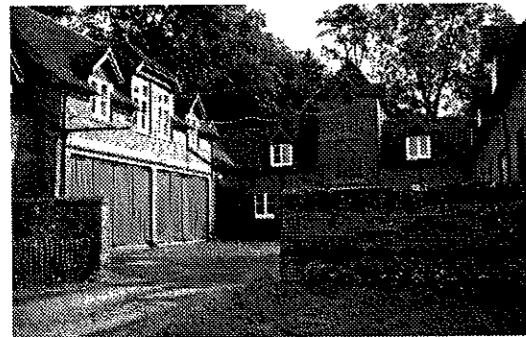
- 8.5 Garden Cottage, No 4 on Map 5, (Photograph 5), is an interesting building tucked away south west of Itchen Cottage, facing out towards Grange Farm. A 4 bay 2 storey house, originally 3 bay with the western bay added later. Built in Flemish

bond under a slate roof with 2 brick chimney stacks and hand painted clay pots, it has a classical wooden door with simple but elegant hood over, central to the original 3 bay house, with a blank window over. Windows are simple 2 light casements in white wood. The house probably dates from the early 1800's. Although not prominent at the present time because it is well hidden behind a high hedge, its age, design and materials add significantly to Tichborne's range of architecture.



Photograph 5

8.6 Butler's Cottage, The Garage Flat and stable block, No 5 on Map 5, (Photographs 6, 7 & 8), form one range of buildings within Tichborne Estate and are not accessible to the public. A "U" shaped group of buildings with the open side facing north west. The north eastern wing consists of the Butler's Cottage, a one and a half storey brick building under a plain clay tile roof.



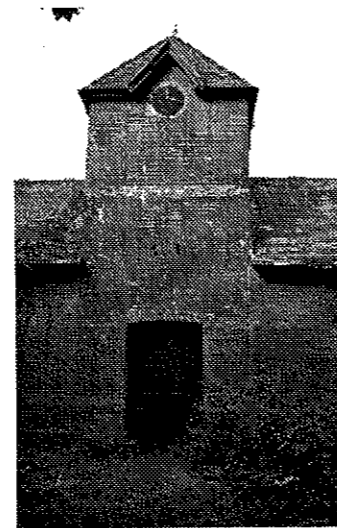
Photograph 6

Of a later date the attached Garage Cottage is also one and a half storey but with a higher ridge line. Both have gabled dormers, the Garage Cottage having 5 sets of double doors at ground floor level for garaging. They all have white painted wood casement windows and "estate" green doors and eaves and gable details. Brick detailing on the Butler's Cottage consists of red/blue header bricks in Flemish bond with 4 bands of blue header bricks 3 courses high on the gable

wall. This banding is a feature that is echoed around this range of buildings. The stable block, the central and south eastern wings, echoes the materials of Butler's Cottage, again one and a half storey, with a two and a half storey tower in the middle of the central range, with two clock faces, one facing into the courtyard and one on the opposite side at eaves level. The block as a whole is a fine example of Victorian vernacular architecture, with good detailing and proportioning.



Photograph 7



Photograph 8

8.7 No's 1 & 2 Estate cottages, part known as Keeper's Cottage, No 6 on Map 5, (Photographs 9 & 10), probably dates from the mid C19th, and were built as a pair of estate cottages. The cottages are one and half storeys in height, two gabled dormers to the front with 2 small projecting window bays at ground level, white wood windows and "estate" green for other woodwork. They are built with Victorian exuberance of red and blue



Photograph 9

bricks, red brick detailing around windows under label mouldings with some brick banding, gabled roof of plain clay tiles with decorative ridges to dormers and ridge line, and one large central brick chimney with 4 elegant tall yellow chimney pots, a local characteristic. They are in an extremely prominent location, well detailed and proportioned, using distinctive materials and forms an important element within the conservation area and within the grouping of the Tichborne Estate buildings.



Photograph 10

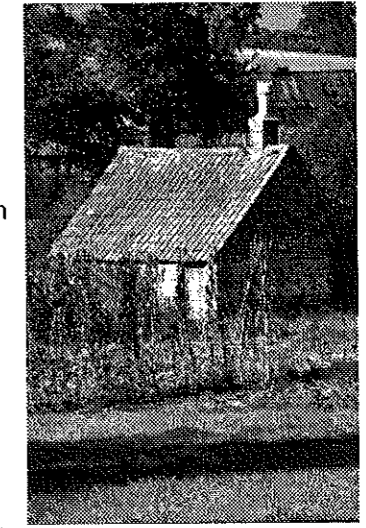
8.8 Hope Cottage, Butts Cottage and Donkey Field, No 7 on Map 5, (Photograph 11) are a terrace of 3 cottages built in late 1991/early 1992. They are of one and a half storeys with brick under a simple thatch, their materials and design are sympathetic to the built characteristics of Tichborne. Architecturally their prominent location on the main road makes a significant contribution to the conservation area.



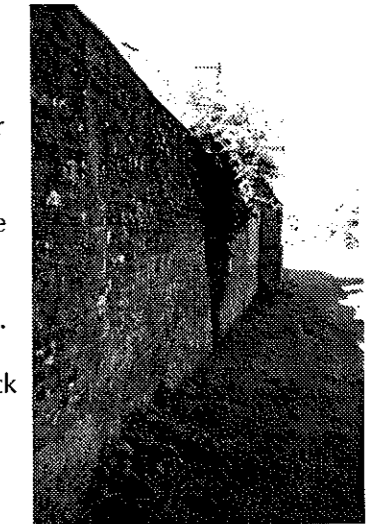
Photograph 11

8.9 Various buildings and walls within the grounds of Tichborne House are important, No 8 on Map 5, (Photographs 12, 13, 14 & 15). There are a number of small buildings within the Tichborne Estate grounds, visible from within the conservation area that contribute to the overall landscape. 8a is a small, low brick and flint outhouse under a gabled pantile roof, a single brick chimney stack is topped with a tall yellow chimney pot.

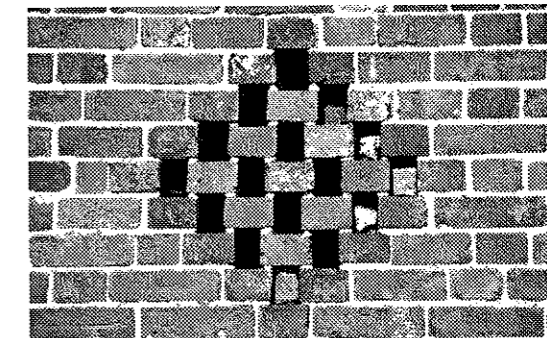
8b is a brick barn formally part of a much larger range belonging to Home Farm built in Flemish garden wall bond of red bricks with blue headers. There are decorative diamond brick ventilation holes to the south elevation and openings to eaves level on both north and south elevations. The roof timber covering was renewed after fire. 8c is a small one and a half storey red and blue brick Flemish bond building under a plain clay tiled roof built into part of the walls which creates the walled garden. 8d identifies a number of brick walls which create the walled garden and range in height and form but create spaces which are visually and aesthetically very important. These walls and buildings, which are afforded protection as curtilage buildings within the grounds of Tichborne House, form important elements in a wider landscape and as such contribute considerably to Tichborne's Conservation Area.



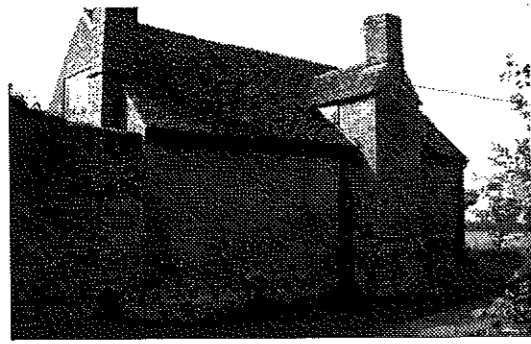
Photograph 12



Photograph 13



Photograph 14



Photograph 15

TICHBORNE Conservation Area

MAP 5 Significant Unlisted Buildings



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- 1 Tichborne Arms
- 2 Old School House
- 3 Old Smithy
- 4 Garden Cottage
- 5 Butler's Cottage & The Grange Flat + Stable Block
- 6 Keepers Cottage
- 7 Hope Cottage, Donkey Field & Butts Cottage

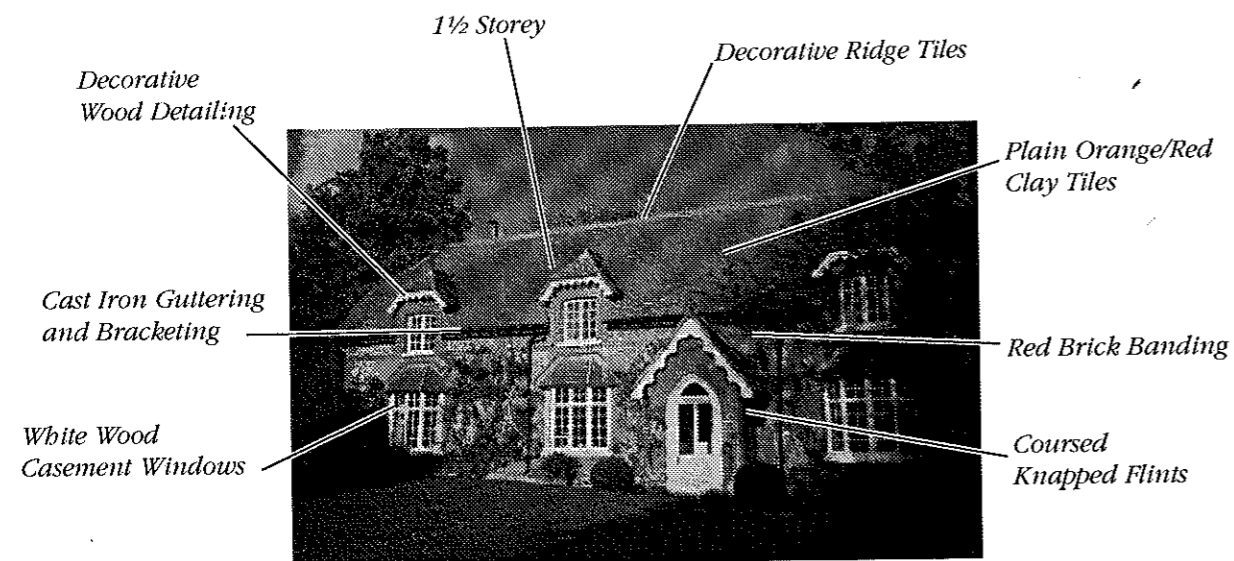
- 8 3 Buildings and walls within grounds of Tichborne House
- A Small Outhouse N. of Gardeners Cottage
- B Brick Barn E. of Gardeners Cottage
- C Building S. of Home Farm
- D Walls

- 9.1 The majority of Tichborne's buildings conform to a basic pattern of materials, scale and form. One and a half storey cottages predominate, with brick being the most common building material. However many brick buildings are timber framed but have later brick encasements. Thatch is the most common form of roof covering. The buildings range in age from C11th up to the present day. Principal building characteristics are illustrated in photographs 16 & 17 Itchen Cottage and Box Cottage.
- 9.2 In general, buildings are either detached houses/cottages or terraced cottages with a small number of uncharacteristic semi-detached houses. Plot sizes vary, but in the main they are of a generous nature, with houses usually built parallel to the road, with the exceptions of Itchen and Garden Cottages. The older dwellings are in general of a long narrow plan form as distinct from deeper square plans associated with more modern buildings. New Cottages sit uncomfortably in the form of backland development.
- 9.3 Although gabled roofs are the most common form of roof shape, hipped and half hipped can be found. As stated earlier, thatch is the most popular form of roof covering although orange/brown plain clay tiles are very much in evidence, most have now mellowed to softer autumnal tones. Historically, long straw would almost certainly have been used as the thatching material with a simple flush wrap over ridge. Combed wheat reed now predominates with a simple block ridge free from other embellishments. This simplicity is very satisfying and is a practice that should continue to be followed. The only two buildings with slate roofs are the shallower pitched roofs of Tichborne House and Garden Cottage. Shingles are used on New White Cottages which tend not to be commonly found on domestic properties today. The farm buildings form important and major parts of Tichborne and the coverings of which, because of their scale, dominate parts of the area. Usually clad in tarred weatherboarding and covered in a corrugated material, these prominent roofscapes, which in some instances provide good protection for historic timber structures underneath, have weathered to become accepted features in the landscape.
- 9.4 Along the skyline, gabled dormers on tiled roofs and traditional eyebrow dormers on thatched roofs are equally common. The skyline is also punctuated with brick chimney stacks, a number of which are topped with handpainted, orange, clay pots and a significant number of characteristic tall yellow pots of varying shapes and designs. This is a particular feature which predominates on the Tichborne Estate buildings although not exclusively so. The addition of satellite dishes can have a dramatic effect on the silhouette of a settlement. Tichborne has escaped with only minimal intrusion from these, but care is needed to maintain this situation.
- 9.5 Brick predominates as Tichborne's building material. It is either colourwashed or used in conjunction with timber framing, or with flint, or just as conventional brickwork, of which Flemish bond predominates, with stretcher bond on newer buildings. The bricks are a magnificent blend of orange/red, with blue headers used to good effect particularly in conjunction with Flemish bond. Flint plays an important part in the facing of many buildings and is shown off to good effect on the Old Rectory and Itchen Cottage when combined with brick, used in banding, window and door surrounds and quoins. The Upper Itchen Valley has a very limited number of cob buildings. Dairy Cottage is the only one known to exist in Tichborne.
- 9.6 Traditional simple, white painted wood casements of two and three lights are typical of the window pattern in Tichborne. Segmental arches, of either two rows of headers or a cambered arch of rubbed bricks form characteristic detailing over the windows. Few windows have leaded lights and sash windows are limited to Tichborne House, Godwin's Farm, Church Cottage, The Old Rectory and Home Farm.
- 9.7 Tichborne's character is further enhanced by its traditional plain wooden panel doors, as

for example at Box Cottage and Northbrook Cottages.

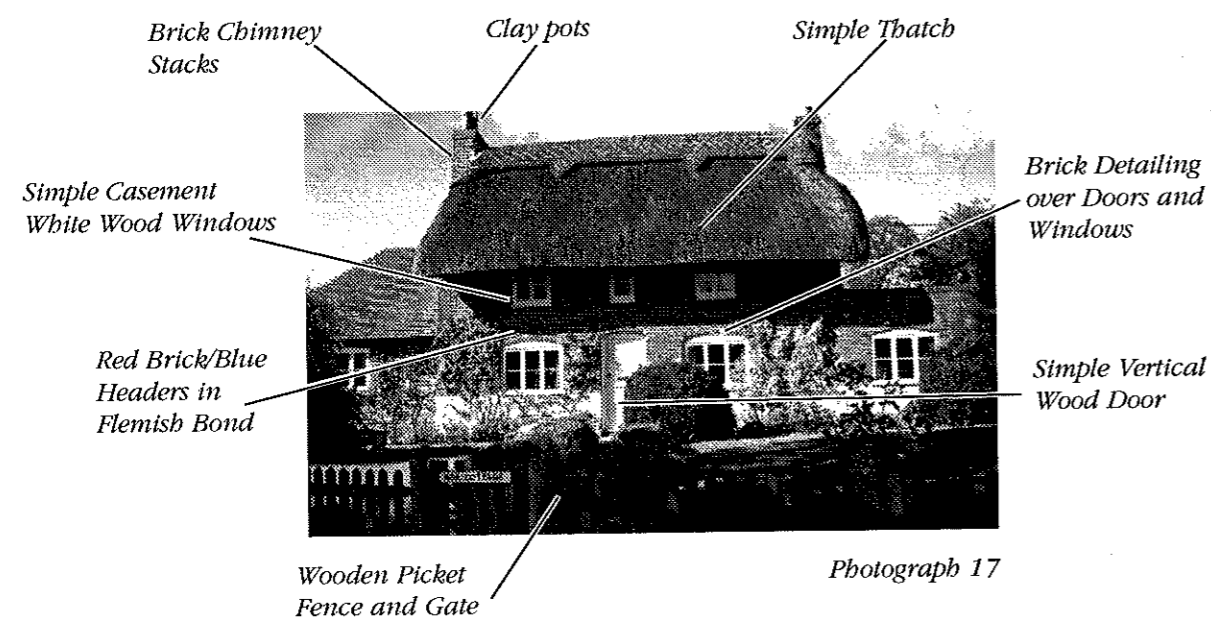
- 9.8 Tichborne's built characteristics consist of simple cottage architecture and traditional materials combined with appropriate scale and massing, together with well grouped imposing farm buildings, some of which are

in need of attention. Modern styles of windows, doors, inappropriate materials such as uPVC, and concrete tiles and disproportionate extensions should all be avoided if Tichborne is to retain its rural character and appearance. Attention to detail is essential.



Photograph 16

ITCHEEN COTTAGE



Photograph 17

BOX COTTAGE

10 Local Details and Features

- 10.1 The architectural character of Tichborne has been dealt with in the previous chapter but there are architectural details that merit specific mention. Wherever possible these should be maintained in order to preserve the character and appearance of the conservation area. These include such detailing as:-

- wood panel doors
- traditional cast iron rainwater goods and gutter supports
- traditional style porches
- handpainted clay chimney pots
- decorative yellow chimney pots
- blue header bricks, used both randomly and patterned
- brick chimney stacks
- white painted wood casement windows
- simple thatches
- wooden sash windows
- old clay tile roofs

- 10.2 Manmade details and features, listed below, that are important and add to the character and appearance of Tichborne should be retained and/or maintained:-

- brick tiered wall to the front of Godwin's Farm, marked 1 on Map 6. (Photograph 18)



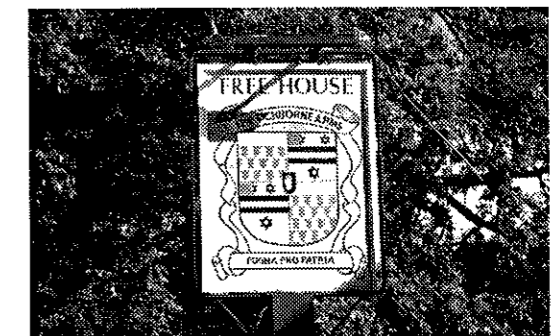
Photograph 18

- wrought iron double gates and brick and stone gate posts with ball finials to the entrance of Tichborne House, marked 2 on Map 6. (Photograph 19)



Photograph 19

- hanging sign at the Tichborne Arms Public House, showing the Tichborne coat of arms, marked 3 on Map 6. (Photograph 20)



Photograph 20

- red telephone box in the front garden of the old post office, marked 4 on Map 6. (Photograph 21)



Photograph 21

- letter box adjacent to the old post office, marked 5 on Map 6, (Photograph 22)



Photograph 22

- blue and white Public Telephone sign on the old post office, marked 6 on Map 6. (Photograph 23)



Photograph 23

- brick and flint wall topped by Yew hedge to the front of The Old Rectory, marked 11 on Map 6. (Photograph 24)



Photograph 24

- brick/flint wall topped with railings and backed with hedging fronting Itchen Cottage, marked 12 on Map 6.

- metal bridge, marked 14 on Map 6.

- wood paling fences and wicket gates at various locations around Tichborne, e.g. to the front of Box Cottage and Yew Tree

Cottage, marked 15 on Map 6.

- 9 inch brick wall in Flemish garden wall bond with half round brick capping adjacent to Church Cottage 16 on Map 6.

- seats adjacent to the Churchyard and on the wide grass verge north of the Tichborne Arms.

10.3 Natural features, which form an integral part of the appearance of Tichborne, should be protected from alteration and maintained if they are to remain and enhance the character of the area.

Significant natural features are listed below:-

- high natural banks with a mix of natural vegetation are significant features of this rural community e.g. opposite Itchen and Grange Cottage, marked 7 on Map 6. (Photographs 25 & 26).



Photograph 25



Photograph 26

- hedges are an important feature, as for example to be found at Yew Tree Cottage, the Old Rectory, Itchen Cottage, Park View Cottage and many more, marked 8 on Map 6.

- unmade track leading south westwards from the conservation area, marked 9 on Map 6. (Photograph 27)



Photograph 27

- wide grass verge opposite, and north east of, the Tichborne Arms Public House. An important open area enhanced in early spring with clusters of snowdrops, marked 10 on Map 6. (Photograph 28)



Photograph 28

- narrow grassed path edged on both sides by hedgerows of Blackthorn, Field Maple, Sycamore and Elm forming an access route from the Old Rectory to the Church of St Andrew's, marked 13 on Map 6. (Photograph 29)



Photograph 29

10.4 Map 6 indicates the main important natural and manmade features. If Tichborne is to maintain its present appearance and character, it is important to retain these existing features and enhance or replace those that have become damaged or lost.

TICHBORNE Conservation Area

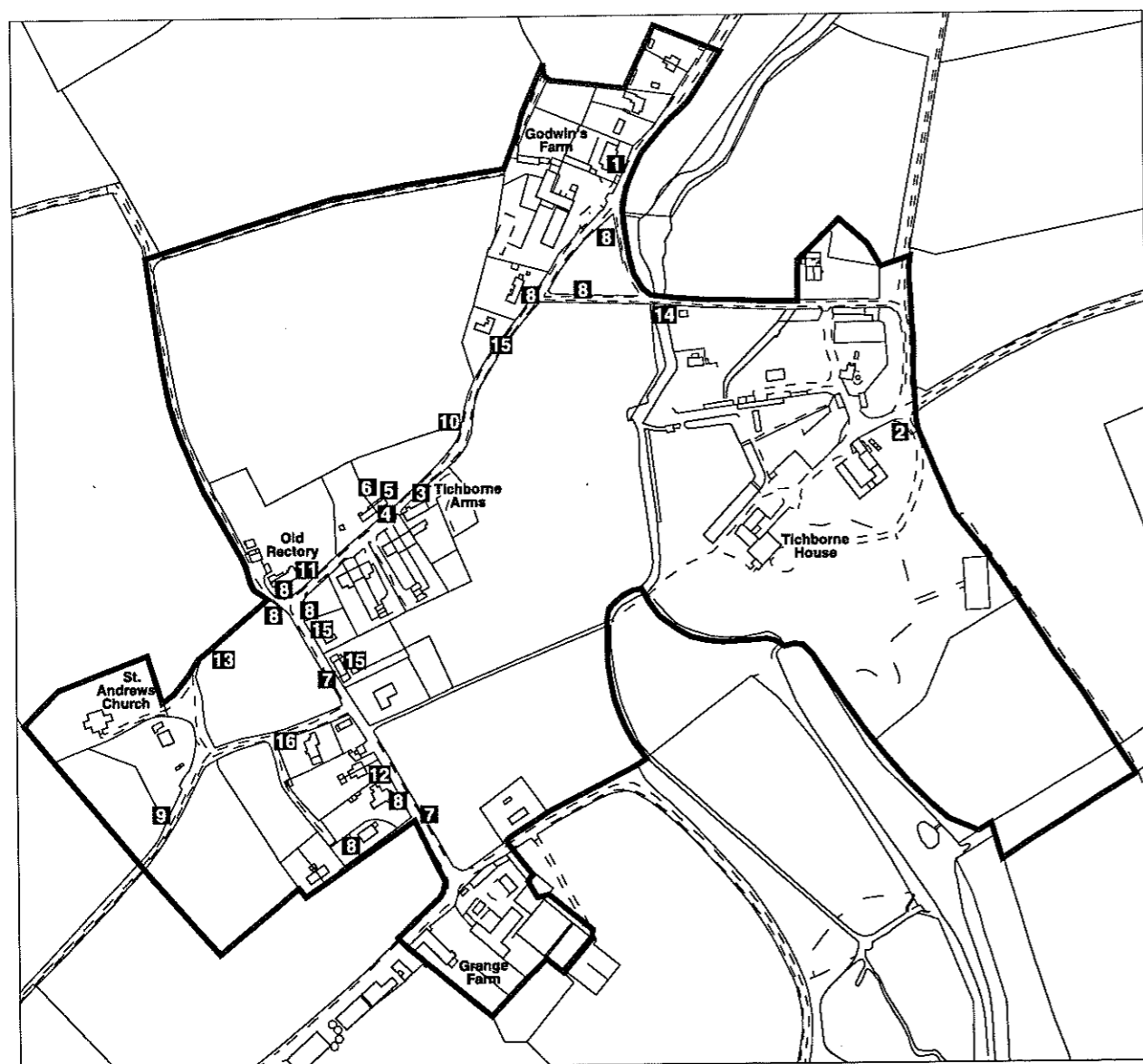
MAP 6 Important Natural & Manmade Features and Details

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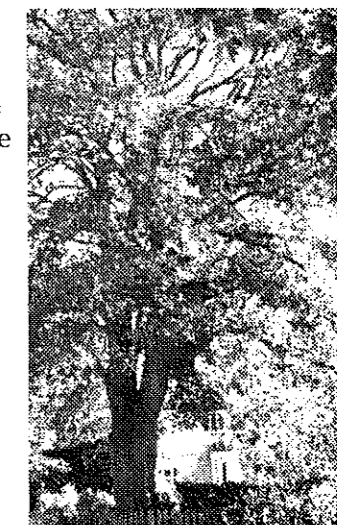


- | | |
|--|--|
| 1 Wall to Godwin's Farm | 11 Flint & Brick Wall topped with Yew Hedge of the Old Rectory |
| 2 Gates & Gate Piers to Tichborne House | 12 Flint/Brick Wall topped with railings backed by hedge at Itchen Cottage |
| 3 Tichborne Coat of Arms Public House Sign | 13 Grass Path edged by hedges between Old Rectory and St Andrew's Church |
| 4 Telephone Box | 14 Bridge over River Itchen |
| 5 Letter Box | 15 Wood Palling Fences & Wicket Gates |
| 6 Public Telephone Sign | 16 Wall at Church Cottage |
| 7 Natural Banks | |
| 8 Hedges | |
| 9 Unmade Track | |
| 10 Open Area of Green | |

11 Trees

- 11.1 Tichborne House and its immediate grounds contain significant overall tree coverage together with individual and groups of mature and semi-mature trees and hedgerows. The remainder of Tichborne Conservation Area consists of farmland without the overall density of tree coverage of the Tichborne Estate, but it does contain many significant individual trees and prominent hedgerows.
- 11.2 Although the whole of the conservation area lies within the same geographical location, the area can be divided into two distinct areas of vegetative cover, east and west of the River Itchen.
- 11.3 The first area to the east of the River Itchen consists of managed parkland and residential gardens attached to Tichborne House. This area is private and not open to the public, although a public footpath does run along the eastern boundary fence of Tichborne House. The area immediately adjacent to the public footpath and at the entrance to Tichborne House comprises dense tree coverage of Ash, Cypress, Beech, Sycamore and Horse Chestnut with an understorey of Yew and Laurel. Mature Yew and Beech hedges further into the site are, in the main, not visible to the public. To the south east of the conservation area, still within the grounds of Tichborne House, the area becomes less well structured and is composed of random planting of a variety of species, non-indigenous, indigenous (including a few Oaks), evergreen or deciduous trees accessed by mown grass paths.
- 11.4 The second area to the west of the River Itchen comprises a number of significant trees. In the south of the conservation area is a mature Copper Beech to the south east of Grange Farm house, A on Map 7, Four Beech trees (two mature, two young) east of and opposite Itchen Cottage, B on Map 7, Horse Chestnut and Copper Beech at Itchen Cottage, C and E on Map 7, Yew in the garden of Garden Cottage, D on Map 7, a young Sycamore tree in the field to the rear of Beech Tree Cottages, F on Map 7 and a magnificent individual Beech in the grounds of Church Cottage, G on Map 7, Photograph 30.

- 11.5 The lane leading westward from Church Cottage is edged on its southern side by a mix of mature indigenous species while to the north, a mature Beech in the grounds of The Old School House presents a strong image to this part of the conservation area, H on Map 7, Photograph 31. The boundaries to the west and north of The Old School House are both well treed, with Limes, Maple and Ash, as is the northern part of the church yard which comprises Yew, Sycamore, Ash, Beech and Cypress. Non-indigenous tree planting to the eastern boundary of The Old School House presents an unfortunate boundary detail to this prominent part of the conservation area as its elevated position means it is visible from the main road through the settlement.
- 11.6 One of the most important and prominent trees within Tichborne is the Beech in the grounds of Yew Tree Cottage, I on Map 7, Photograph 32. It is of significant landscape and streetscene value. This is complemented on the opposite side of the road, within the grounds of The Old Rectory, by a large



Photograph 30



Photograph 31

Sycamore together with several multi-stemmed Sycamores to the south west across the track running north west from The Old Rectory, K and J respectively on Map 7.



Photograph 32

11.7 Also in the grounds of The Old Rectory facing out over the main road, mature Yew trees top the grassy bank, L on Map 7, Photograph 33. These are balanced within the streetscene by the large Yew on the north east side of Northbrook Cottages, M on Map 7.



Photograph 33

11.8 Almost opposite the Yew, at the entrance to The Tichborne Arms car park stands an Ash. This together with the Sycamore in the hedgerow further east, form prominent features in the otherwise open landscape, N and O on Map 7. The 'new' hedgerow planting around the extension of the Tichborne Arms Public House reflects the indigenous planting of the area, consisting as it does of a Thorn hedge in which Horse Chestnut, Field Maple, Ash and Sycamore are interspersed.

11.9 Moving away from the 'centre' of Tichborne towards the north east, trees become less prominent. The only tree of any significance is the Ash east of Box Cottage, P on Map 7.

11.10 The mature trees in Tichborne play a vital part in its overall appearance so it is necessary that provision be made for their management and long term replacement if

Tichborne is to retain its character of prominently located trees. This together with additional indigenous planting with species suitable for the soil could further enhance the area.



Photograph 34



Photograph 35

TICHBORNE Conservation Area

MAP 7 Significant Trees and Groups of Trees



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- | | | | |
|-----|---|---|---|
| ○○○ | Hedge | ⊞ | Sycamore, Church Cottage |
| ■ | Groups of Trees | ⊞ | Beech, Old School House |
| * | Significant Tree | ⊞ | Beech, Yew Tree Cottage |
| ⊞ | Copper Beech, Grange Farm | ⊞ | Sycamore, Field South West of Old Rectory |
| ⊞ | 2 Medium & 2 Young Beech Trees east and opposite Itchen Cottage | ⊞ | Sycamore, Old Rectory |
| ⊞ | Horse Chestnut, Itchen Cottage | ⊞ | Yews, Old Rectory |
| ⊞ | Yew, Garden Cottage | ⊞ | Yew, North of Northbrook Cottage |
| ⊞ | Copper Beech, Itchen Cottage | ⊞ | Ash, Tichborne Arms |
| ⊞ | Sycamore, Rear Beech Tree Cottages | ⊞ | Sycamore, North east of Tichborne Arms Car Park |
| | | ⊞ | Ash, Opposite Box Cottage |

- 12.1 Tichborne Conservation Area provides an unusual structure of spaces in relation to the built form. In general terms the spaces can be broken down into the distinct zones comprising :- Tichborne Estate (A on Map 8), and Grange Farm (B on Map 8). There are also three main open areas:- fields to the west of the River Itchen, field to the north of Northbrook Cottages and the smaller open area east of St Andrew's Church. These areas separate the pockets of built form, which are restricted and well defined.
- 12.2 Zone A, Tichborne House and Estate is physically separate from, and is perceived to be isolated from, the remainder of Tichborne. Views of Tichborne House from the settlement of Tichborne are possible from a few locations. In general, the house and grounds are secluded, being surrounded by trees with a significant 3 to 4 metre high brick wall to the north. The only part of this space readily visible from the public domain is Keepers Cottage and the northern part of the zone around Gardeners Cottage. From within the area this sense of seclusion is retained, although views are obtainable to higher ground to the south and west of Tichborne. A public footpath to the east of Tichborne House allows for spectacular views across parkland to the east and a magnificent 180 degree panorama from the very extreme south east of the conservation area across open farmland.
- 12.3 Grange Farm, Zone B, comprises a number of farm buildings and a farmhouse, related to, but distinct from, Tichborne Village. Open to the surrounding countryside it relates inwardly to its own space and activities. The farm buildings are a dominant feature within the surrounding landscape.
- 12.4 Having looked at the two distinct zones in Tichborne it is now possible to assess the settlement in terms of the remaining relationship of spaces and their character. The first area of housing on entering Tichborne from the north is that which stretches from Riverside Cottages to Box Cottage, centred around Godwin's Farm. The curtilage detail around Riverside Cottages is non-existent, with some non-indigenous planting, producing a poorly defined boundary to the conservation area. To the east a grassy bank is topped with hedging, beyond which are views to the river and Tichborne Estate buildings.
- 12.5 The road then narrows down to a pinch point adjacent to the brick wall and small brick garage fronting Godwin's Farm. Beyond are the disused farm buildings set on higher ground and occupying a very prominent position in the landscape on one of the main entrances to the village. The modern farm structures in this group of buildings relate poorly in form and scale. Their removal as part of a comprehensive scheme for repair and sensitive reuse of the listed farm buildings would greatly enhance this key site in the village. Because of a revised road layout a small triangle of fenced and hedged pasture land opposite the disused buildings remains. This, together with the open area of land to the north and south, forms part of a much larger open area of land which stretches through the length of the conservation area. This important area of low pasture land forms a setting for the Tichborne Estate.
- 12.6 Moving southward through the area, to the west of Box Cottage lies another important open area, essential for the setting of Tichborne and providing some of the few views to Tichborne House. It is from the public footpath, marked C - C on Map 8, which borders the open area, that these and other spectacular views into and out of the area are obtainable. From the northern stretch of this footpath, a 360 degree panorama includes St Andrew's Church, which dominates the skyline in this undulating countryside. Walking eastward towards Godwin's Farm sequential views of the village develop as the footpath descends to pass through the unused farm buildings, with the River Itchen and Tichborne Estate buildings beyond.
- 12.7 South west of Box Cottage, the next area of built form commences with the Tichborne Arms Public House, then turns at right angles ending with Garden Cottage. This distinct area starts with the wide raised grass verge, a

unique feature in Tichborne, covered with groups of snowdrops in early spring, which provides a visual and accessible space in the otherwise narrow lanes. From this area, the lane rises nine metres to where it turns the corner away from the Old Rectory.

- 12.8 This first stretch of lane is dominated by terraces of thatched cottages parallel to the road, each in its own setting, wooden post and rail fences, unmade kerbs, grass banks, Yew trees to the north and deciduous trees to the south. A closely defined space with skyline views beyond to the incongruous non-indigenous trees surrounding the Old School House. The pinch point at the end of this road is formed by the bank and fence to the south and flint and brick wall and hedge of the Old Rectory to the north. Unmade road edges and grass banks form important elements in this portion of the streetscene.
- 12.9 The second stretch of the lane, to Garden Cottage, is characterised by wood paling fences, hedges, high banks and unmade verges. The lane falls eight metres from the Old Rectory to Grange Farm and lacks the enclosed streetscene of the first part of the area, as each group of dwellings face out onto an open area, not opposite each other. Both groups of buildings form well defined frontages, see Map 8. A strong visual stop is formed by the Old Rectory when travelling north west along this stretch of lane.
- 12.10 The final and most prominent part of Tichborne is the area around St Andrew's Church. The land is approximately 27 metres higher than the area along the River Itchen and thus the views out are impressive. A small open area to the east of the church provides an ideal setting from which to view Tichborne in its rural environment. Looking beyond the open area between the church and the Old Rectory it is possible to appreciate the sympathetic natural materials used for Tichborne's buildings, prominent trees and distant undulating landscape beyond. The boundary to the church area is well defined by mature trees and hedges and forms a quiet space dominating the rural landscape.

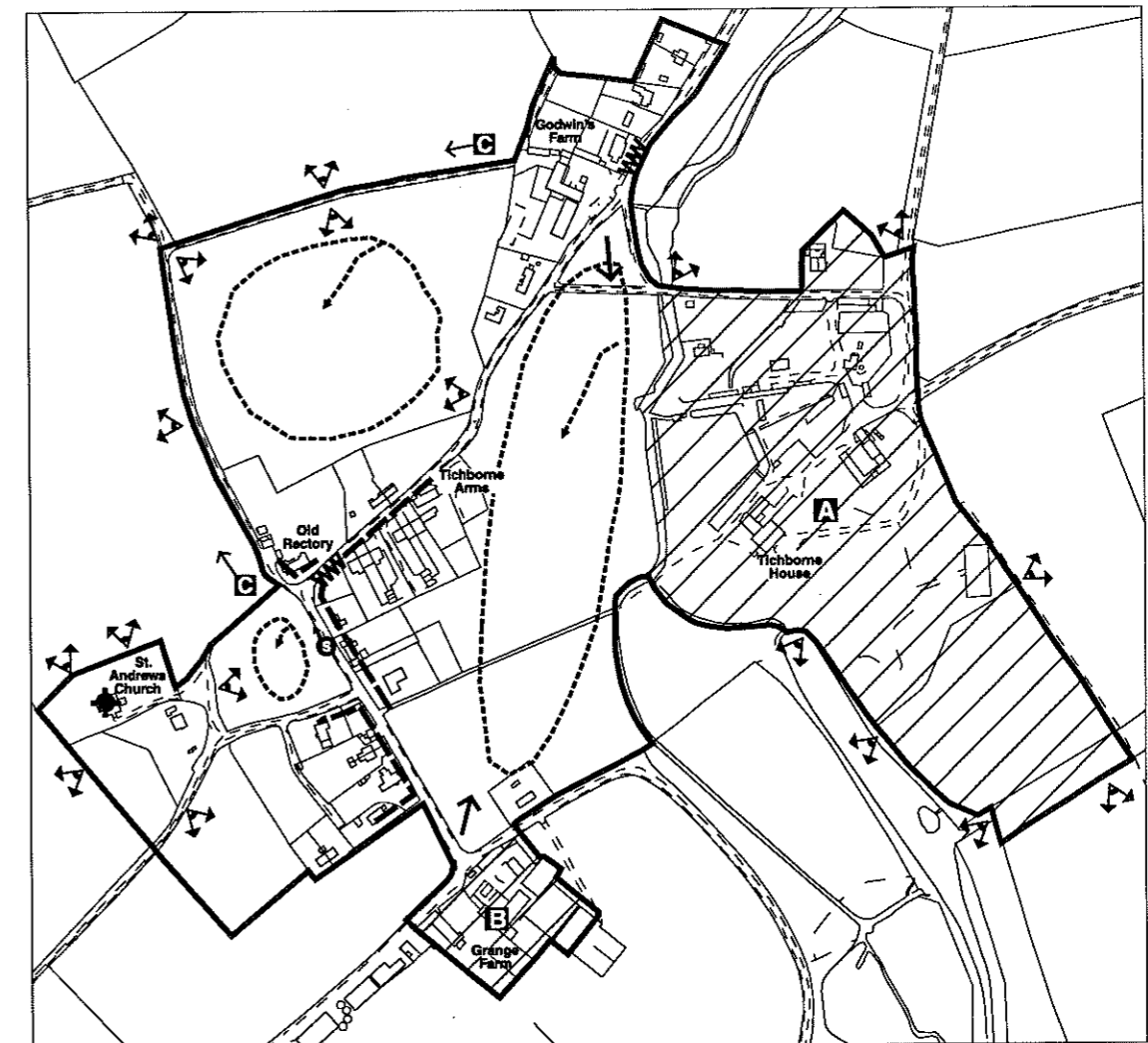
TICHBORNE Conservation Area

MAP 8 Appraisal



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- | | |
|--------------------------------|-------------------|
| Vista | Visual Stop |
| Pinch Point | Point of Interest |
| Open Area | Distinct Areas |
| Strong Frontage Defining Space | Views |
| | Public Footpath |

TICHBORNE Conservation Area

MAP 9 Important Qualities

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- Listed Buildings
- Important Unlisted Buildings
- General Tree Coverage
- * Individual Trees
- Views
- ☆ Focal Point
- Conservation Area Boundary
- Important Walls
- ▼▼▼ Natural Banks
- Hedge
- △○ Flint & Brick Wall

- /// Wood Paling Fence
- ◆◆◆ Post and Rail Fence

Local Elements

- ▲ Gates and Gate Piers to Tichborne House
- Tichborne Arms Public House Sign
- Telephone Box
- Letter Box
- Public Telephone Sign
- Open Grass Verge
- Metal Bridge over River Itchen

13

Detractors and Enhancements

DETRACTORS

13.1 The visual 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 material for window or door details.
- unsympathetic alterations to garden walls, gates, paths, by complete removal of/or replacement with an inappropriate design/material.
- removal of rural banks and hedging and replacement with urban style hard kerbing.
- poor maintenance of buildings and eyesores such as overhead wires, meter boxes and satellite dishes.
- the removal of architectural features such as chimney stacks and pots, decorative brickwork, traditional doors and windows.
- the planting of inappropriate non-indigenous trees and hedges where they are visible in the wider landscape.
- porches of inappropriate materials and design.
- the inappropriate repair of flint walling. Particular care is required in the selection of a suitable mortar, the choice of pointing technique and coursing of the flints. These are matters on which the Conservation Section of the Planning Department can offer advice.

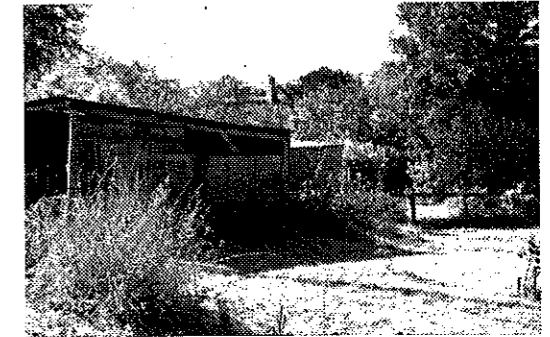
13.2 In the long term it is the responsibility of the occupants of a conservation area to maintain the area's special qualities, in particular by giving careful consideration to the appropriateness of alterations and new development. The inappropriate design of a garage or use of a non-rural surface treatment, can produce alien features into the area.

13.3 As the area evolves and grows it is important

to allow it to do so in a sympathetic manner, not only in the natural and built environment but also the use, thus retaining the essential character of the area.

ENHANCEMENTS

13.4 Non-indigenous tree planting

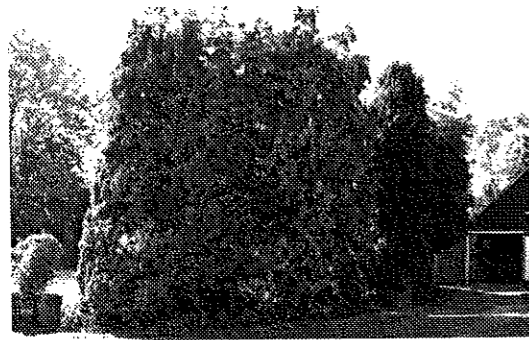


Photograph 36

There are a number of areas in Tichborne where non-indigenous tree planting has occurred. These are to the rear of Beech Tree Cottages - Photograph 36, and Photograph 37; to the north east of The Old School House, Photograph 38 and in the grounds of Riverside Cottage, Photograph 39 and New White Cottages. These areas could be enhanced by replacement with indigenous species.



Photograph 37



Photograph 38



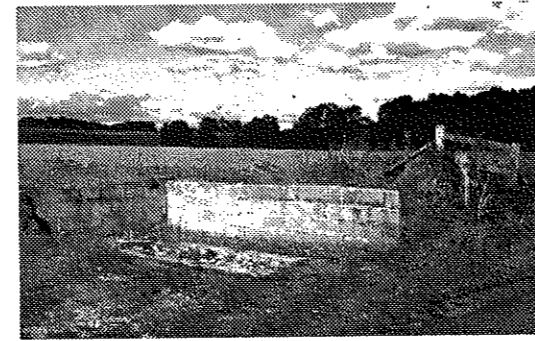
Photograph 39

13.5 Boundary Treatment

There are several areas in Tichborne where the boundary treatment of properties could be enhanced by more appropriate materials and designs. These include to the east and north of Riverside Cottages, Photographs 40 and 41.



Photograph 40



Photograph 41

Also to the rear of Beech Tree Cottages Photograph 42.



Photograph 42

13.6 Inappropriate garage materials and design

Although in some instances corrugated metal plays a vital role in protecting the framing of farm buildings, its use is seen as inappropriate to the structures at the rear of Beech Tree Cottages. This part of the conservation area would be much enhanced by a more appropriate design of garages/sheds with use of sympathetic materials. Photograph 43.



Photograph 43

13.7 Unused farm buildings

A number of the farm buildings to the south west of Godwin's Farm are Listed as being of special architectural or historic interest.

They are protected at present although they are not in use. A public footpath passes through one of the Listed Buildings, although this is not the designated right of way. The area and buildings could be enhanced by the sensitive adaption. Photograph 44.



Photograph 44

13.8 Overhead wires

Overhead wires and cables are not too intrusive in Tichborne, although there are a few which constitute aerial clutter detracting from views within the streetscene, trees and spaces. Where possible the under-grounding of cables should be pursued to result in the enhancement of the streetscene.



Photograph 45

14.1 Character and reason for Designation

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. Tichborne has a rich architectural heritage including the Saxon based church, a medieval hall house and many buildings from the C17th - C19th. A large percentage of these buildings are listed for their local context, and make an important contribution to the character and appearance of the area. See Important Qualities Map No 9.

14.2 The village has grown incrementally and retains its essential character as an estate village, even though today many of the properties are in owner occupation. The settlement follows basically a linear form with houses primarily flanking the narrow lane which passes through the village. Tichborne House and Park remains the family seat to the Estate and historically is intrinsically linked with the development of the settlement.

14.3 Tichborne's character and appearance is of course strongly linked to its geographical location set in undulating farmland in the valley of the young River Itchen. The variance of ground levels in the area provides ample opportunities for views into and more significantly out of the area. The views out across surrounding countryside are a key characteristic of Tichborne.

14.4 Tichborne's form follows the line of the River Itchen but its dependence and appearance has for many centuries developed as a result of being an estate village, with three major farms within settlement and others outside. This has resulted in a built form of farm workers cottages and larger farm units with substantial farm houses.

14.5 Relatively small, this former estate based settlement, has expanded little over the centuries. A small amount of infilling, with some peripheral growth, not always of a sympathetic design and materials, has generally been absorbed by virtue of the quality of the surrounding buildings and landscape. Its staggered linear development, along narrow lanes, with building groups of thatched and tiled cottages, interspersed with

open areas, presents varying streetscenes with distant views out to surrounding countryside.

14.6 There is a network of roads, lanes and paths into and through the area that provides a series of deflected views, changing at each turn. The sequence of views add to Tichborne's special charm and character.

14.7 The only commercial premises now remaining in Tichborne are the public house and the pottery, the latter of which is low key, while the former attracts many car borne visitors. This itself has had an effect on the appearance of Tichborne, as the car park has been extended into the adjacent agricultural land and with the aid of an indigenous landscaping scheme, has blended in with the surrounding area.

14.8 Tichborne's appearance varies from the secluded rural, unmade, track south of The Old School House to incredible views of the distant farmland from the Church grounds, to winding narrow country lanes to formal parkland, all of which is bisected by the flat meadow lands through which the River Itchen flows.

14.9 Tichborne's idyllic setting, large number of listed buildings, attractive open areas, significant mature trees and special features worthy of protection, together with its historic links and connections makes Tichborne an area of special importance which should be preserved and/or enhanced.

14.10 Boundary Justification

Tichborne was designated a conservation area on 10th January 1990. The boundary was drawn to encapsulate the features of interest which contribute to the special character of the area. The conservation area comprises distinct groups of buildings linked by attractive open fields and woodland. The eastern portion of the conservation area covers Tichborne House and associated outbuildings, many of which are Listed. These are linked visually and historically.

14.11 The southern part of the boundary is defined by the immediate extent of Grange Farm. This is the only working farm remaining within the Tichborne Conservation Area and

contains a significant number of important Listed Buildings. It forms a distinct, separate area.

14.12 The western boundary incorporates one of the several groups of buildings within the conservation area and includes St Andrew's Church. The boundary is clearly defined by hedgerows and trees but allows important views into and out of the conservation area. The northern part of this section of boundary incorporates the distinctive hedged footpath which links the Church to The Old Rectory.

14.13 The boundary then follows the curtilage of the field to the north of The Old Rectory. This coincides with a public footpath, and not only provides a setting for Tichborne, but provides the most magnificent views of Tichborne set in its surrounding countryside.

14.14 The conservation area boundary encapsulates the remaining group of buildings marking the northern entrance into Tichborne. This boundary would benefit from some indigenous tree and shrub planting to improve the appearance of the northern approach to Tichborne Conservation Area.

14.15 Opportunities for Enhancements

- * replacement of non-indigenous tree planting with indigenous species

- * replacement of inappropriate boundary treatments with those of a more appropriate design and material.

- * the use of appropriate materials and designs for garages/sheds.

- * enhancements of the farm buildings south/west of Godwin's farm by the sensitive adaption and reuse of the traditional farm buildings.

- * undergrounding of overhead wires and cables.

References

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TICHBORNE Conservation Area

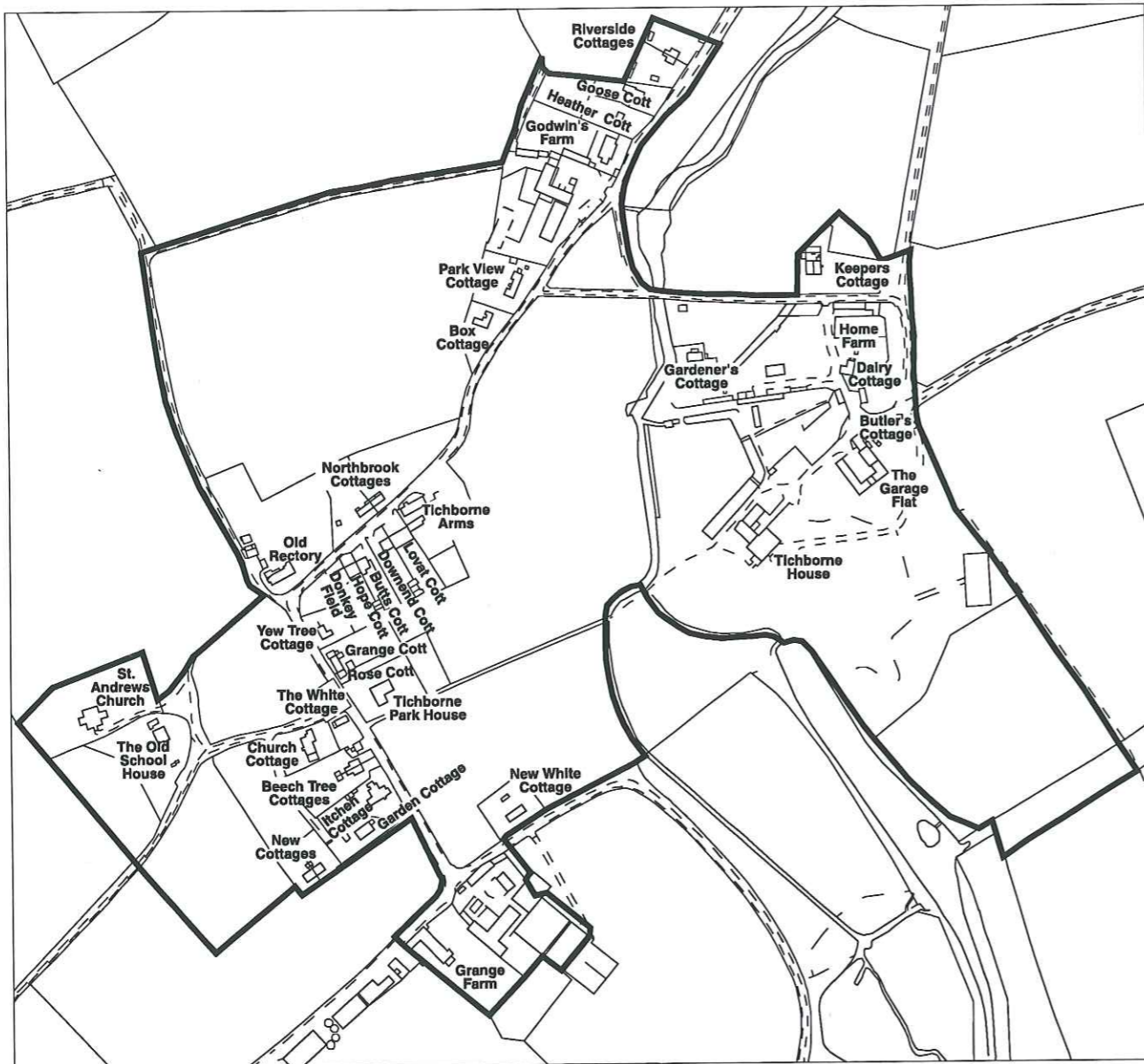
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MAP 10 Identification of Properties - House Names





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Winchester,
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