

# TWYFORD CONSERVATION AREA



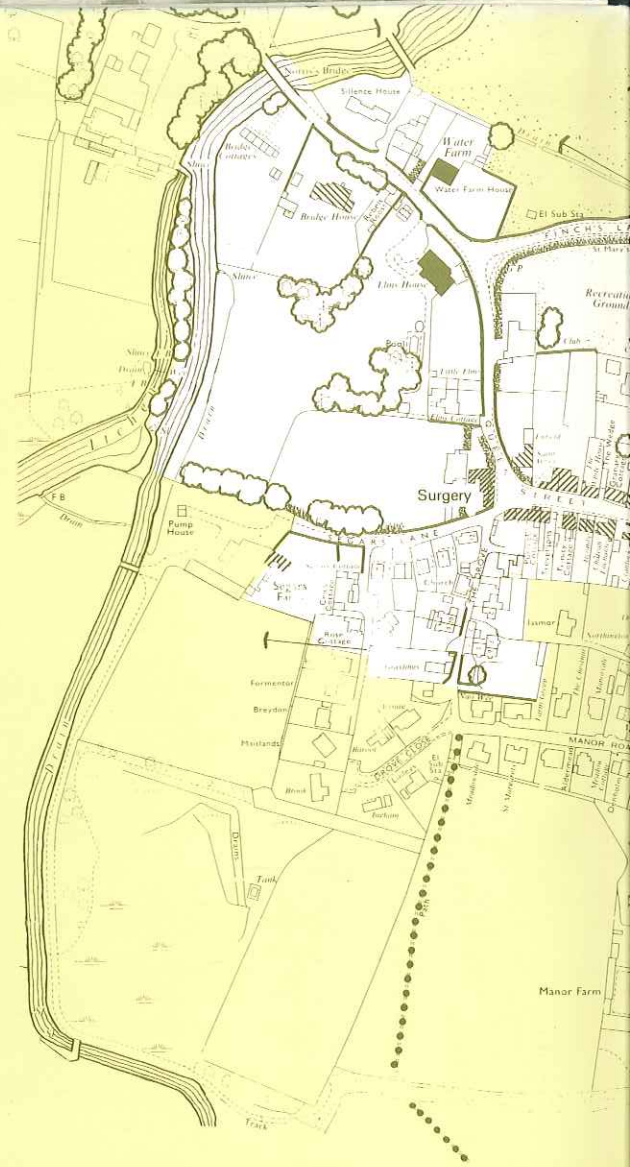
On sloping ground overlooking the river is the *Parish Church* which was substantially rebuilt in 1878. The church with its spire is a local landmark and is the focus of the northern part of the Conservation Area and the climax of the sequence of visual experiences to be found along Church Lane. Nearby are the Vicarage (Grade II) and two lanes which lead to the main road, Searles Hill. Between the junctions is Twyford House (Grade II) which has historical associations, having been occupied in the eighteenth century by Dr. Jonathan Shipley, Bishop of St. Asaph, and the American statesman Benjamin Franklin wrote the first part of his *Autobiography* there whilst visiting Dr. Shipley.

On going southwards down *Searles Hill* are found several interesting buildings, including Twyford School. The character of Searles Hill is enhanced by trees (especially those in the grounds of the school) and boundary walls.

The main road **A333** runs through both parts of the Conservation Area and forms the link between them. To the west of A333 the areas are also linked by well-used footpaths which provide glimpses of buildings within the Conservation Area and good long-distance views across the water meadows.

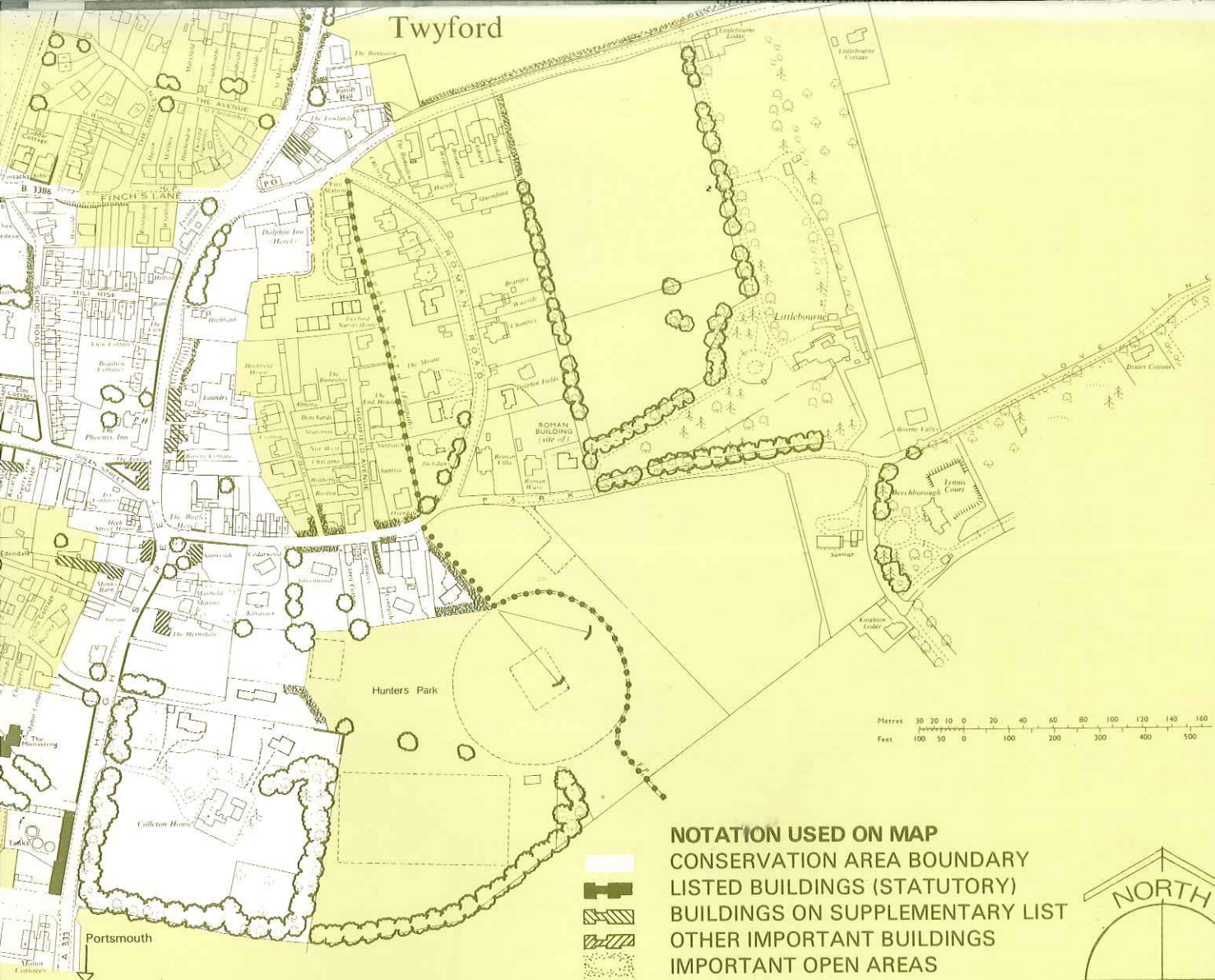
For most visitors passage along the A333 provides the strongest, if not the only, visual images of Twyford. The road gives the village a distinct character because of its attractive buildings, its changes in level and direction and the many boundary walls, banks and hedges which create a continuous but varied sense of enclosure from one end of the village to the other.

The amenities of the numerous properties fronting this route are seriously spoiled by the heavy volumes of traffic and it is to be hoped that designation of the Conservation Area will hasten the implementation of a road scheme which will remove through traffic from the centre of Twyford.

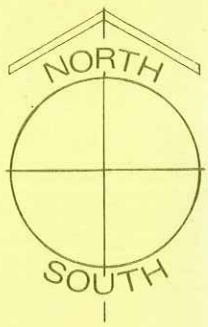


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**NOTATION USED ON MAP**  
 CONSERVATION AREA BOUNDARY  
 LISTED BUILDINGS (STATUTORY)  
 BUILDINGS ON SUPPLEMENTARY LIST  
 OTHER IMPORTANT BUILDINGS  
 IMPORTANT OPEN AREAS  
 FOOTPATHS  
 IMPORTANT WALLS  
 IMPORTANT HEDGES  
 IMPORTANT TREES  
 LANDSCAPE VIEWS



Footnote: —

**Definition of Terms**

1. **Coast and Country Conservation Policy.** A County Council policy document, the objectives of which are to conserve the natural resources of the countryside and the character of settlements and rural areas, and to enhance the beauty of the countryside and coast. It has been approved by the City Council.

2, 3. For each locality there is a List of Buildings of Special Architectural or Historic Interest, divided into a Statutory and Supplementary List.

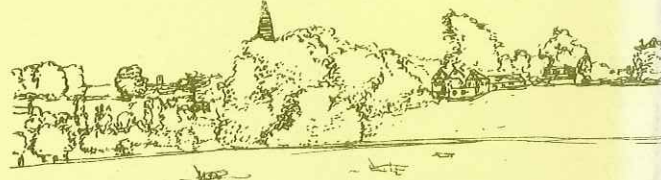
2. **Statutory List.** Buildings on the Statutory List enjoy legal protection under the Town and Country Planning Acts and are classified into grades [I, II\* and II] to show their relative importance.

3. **Supplementary List.** Compiled before 1970, the Supplementary List consists of Grade III buildings which were considered to be of more local interest. Grade III buildings are not statutorily protected but are important enough to be drawn to the attention of local authorities and the public so that the case for preserving them can be fully considered. The Department of the Environment is revising the lists throughout the country, and when the revision is complete the Supplementary List will disappear; buildings not upgraded to the Statutory List may form part of a 'Local List' of buildings of purely local interest.

4. **Hampshire Treasures.** The Hampshire Treasures survey provides a valuable record of natural and man-made features in the countryside. Twyford is covered in Volume 1, which is on sale at the Hampshire County Planning Department, Ashburton Court, Winchester.

5. **Consent.** Anyone who wishes to demolish a listed building, or alter [either internally or externally] or extend one in any way that affects its character, must obtain 'listed building consent' from the City Council. The procedure is similar to that for obtaining planning permission and application forms can be obtained from the Planning Department of the City Council.

The demolition of all buildings, whether listed or not [with minor exceptions], within a conservation area, is subject to the listed building consent provisions of the 1971 Act. Anyone wishing to demolish an unlisted building within a conservation area must first apply for listed building consent to the local planning authority.



Twyford viewed from the west



View north from Coxs Hill

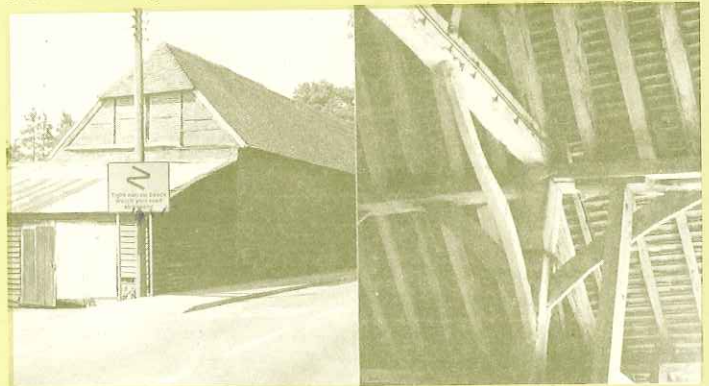
## AVAILABILITY OF GRANTS

The Hampshire County and Winchester City Councils may make grants in appropriate cases towards the repair, maintenance or restoration of buildings of special architectural or historic interest under the Local Authorities (Historic Buildings) Act 1962. Buildings included in the current Statutory or Supplementary List [see footnote 2 and 3] are shown on the Conservation Area Map. Some buildings which are on the Supplementary List and other buildings of visual merit would be likely to be included in any revision of the Statutory List, and grants may be made available on these buildings if a strong case can be submitted.

**2b.** Development proposals, whether for new buildings, alterations or extensions, will be carefully examined on the basis of the extent to which they respect the character of the existing architecture in scale, grouping, design and materials and make a positive contribution to the character and appearance of the area.

(In all cases, applicants are encouraged to seek the advice of a qualified architect, to show proposals in their context, and to discuss proposals with the Local Planning Authority at an early stage).

**2c.** Facing and roofing materials appropriate to the locality and sympathetic in colour and surface texture to those of nearby buildings will normally be required on all elevations of new buildings or extensions. Walls should, as far as possible, be of a kind traditionally used in the locality (proprietary screen blocks are not acceptable).



Manor Farm Barn, High Street



Twyford House, Searles Hill

## FURTHER ADVICE AND GUIDANCE

If you require further advice or guidance about the availability of grants, the submission of applications, the felling of trees or any other aspect of planning in the Conservation Area, please contact the Planning Department, Winchester City Council, City Offices, Colebrook Street, Winchester (Telephone Winchester 68166).

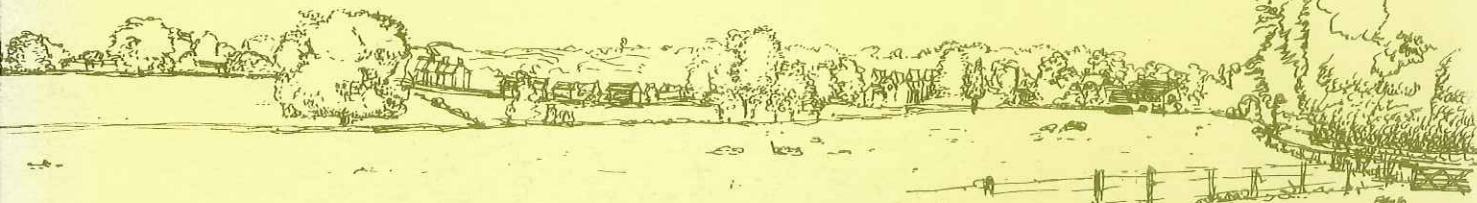
Useful guidance can also be obtained from the Department of the Environment Circular 23/77—'Historic Buildings and Conservation Areas—Policy and Procedure'—which can be inspected in the City Planning Department or library or acquired through HMSO.

The County Council's attractive book 'Hampshire Heritage' is relevant, and its series of free leaflets, especially 'Design in Conservation Areas' and 'Care of Old Buildings', may be useful.

**3a.** Consent to demolish a building (whether listed or not) in the Conservation Area will normally be granted only where it can be shown that the building is wholly beyond repair, incapable of reasonable beneficial use, of inappropriate structure or design, or where its removal or replacement would benefit the appearance or character of the area.

**3b.** Where demolition is to be followed by redevelopment, the City Council will normally grant permission for demolition only when detailed plans for that redevelopment have been approved.

**4.** In some parts of the Conservation Area the scale and relationship of buildings is very important to the overall street scene and may be destroyed if street widening occurs or if the existing building line is not maintained. Care must be taken to ensure that the position, scale and massing of new buildings is well related to surrounding development and does not detract from the qualities of the street scene.



## INTRODUCTION

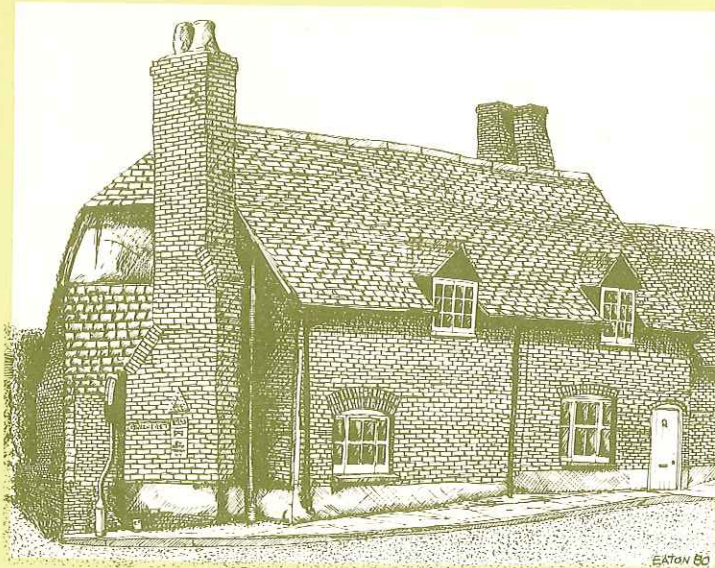
Twyford is a linear village situated in the Itchen Valley about three miles south of Winchester. It extends for about a mile along the busy A333 Winchester-Portsmouth Road. The village is sited on rising ground on the eastern side of the valley and is separated from Shawford by the river and its associated water meadows.

Twyford has an attractive setting and is seen across the valley from Shawford Down as a scatter of buildings among trees, the spire of the Parish Church being the most prominent feature.

The oldest parts of the village are along High Street and Queen Street in the south, along Searles Hill and around the church and Church Lane in the north, the two areas being linked by the main road (A333).

The City Council, as Local Planning Authority, considers these areas to be of special architectural and/or historic interest, the character and appearance of which it is desirable to preserve and enhance, and has therefore designated them together as the Twyford Conservation Area.

The boundaries of the Conservation Area have been drawn around those parts of the village which make the most significant contribution to the attractive historic and architectural qualities of Twyford. Nevertheless, parts of the setting of the Conservation Area, especially the river and water meadows, have visual qualities that are important to the unique character of the village. Although it is not appropriate to include the setting within the designated area much of it is worthy of special care and attention in the application of planning policies such as the Coast and Country Conservation Policy [see footnote 1].



The forge, Twyford High Street.

## THE CONSERVATION AREA

The **southern part of the Conservation Area** includes all of High Street and Queen Street, where the best townscape features are to be found, and extends westwards to the river at Norris's Bridge.

Throughout its length, from Manor Cottages to the foot of Searles Hill, *High Street* possesses attractive buildings. Only two (The Manor House/The Monastery and the barn at Manor Farm) are on the statutory list [see footnote 2] but many of those on the supplementary list [see footnote 3], especially Forge Cottage and The Old Forge, make a valuable contribution to the street scene. Other buildings are included in 'Hampshire Treasures' [see footnote 4]. The changes in level and direction of the street add to its visual interest.

The barn at Manor Farm and the trees opposite form a strong entrance to High Street from the south and a marked transition from countryside to village.

*Queen Street*, which leads westwards off High Street, contains compact groups of small houses and cottages. These are mostly set well forward, giving a sense of enclosure to a street which has a delightful domestic scale and character. Nearly all the buildings in the western half of Queen Street are on the supplementary list and one of these, the doctor's surgery, performs a special visual function in terminating the view westwards along the street.



Queen Street

The area also includes the continuation of Queen Street northwards to the river at Norris's Bridge. This consists mainly of single buildings in spacious plots. Elms House and Water Farm House are Grade II Listed Buildings. Norris's Bridge, which dates from 1750, and the remains of the ford immediately to the north are included because of their historical associations.

The Conservation Area includes the attractive cottages in *The Drove*, which is a narrow lane leading southwards from the western end of Queen Street.

The **northern part of the Conservation Area** follows Church Lane southwards to Church Farm and the church, twists eastwards to the A333 which it then follows southwards along Searles Hill to the centre of the village.

This area is quite different from the southern part. It is more loosely knit and it consists mainly of large houses in spacious grounds and is a good example of buildings in landscape. The buildings, although dispersed, are attractively related and are glimpsed through gaps in the many fine walls and hedges which are characteristic of this part of Twyford.



Church Lane

## THE SETTING

The northern entrance to the area is where Church Lane leaves the A333, immediately south of Hockley Farm and cottages which form the edge of the village.

Along *Church Lane* is immediately encountered the pleasant group of Hockley House and its outbuildings. This is bounded to the north by an ancient track which crosses the river. Continuing southwards the wall and hedge give some enclosure to the lane and the fields and trees on the rising ground to the east give a strong rural flavour to the scene. Behind a high red-brick wall is Twyford Lodge, a Grade II Listed Building. Like Hockley House it is set in attractive well-treed grounds which slope down to the river. On the east side of the lane is an avenue which connects Twyford Lodge to A333 on Cox's Hill and which is enhanced by the mixed woodland behind Twyford Lodge Cottage.

Further south along Church Lane is Church Farm House, an attractive red brick building (Grade II) in a semi-rural space which is overlooked by the church. This space is enhanced by the hedgerows and trees which enclose the strawberry field opposite.

From the crossroads immediately south of Church Farm, *Berry Lane* leads westwards past the churchyard to an old sleeper bridge across the river. This lane retains much of the character which is portrayed through late 19th Century photographs.

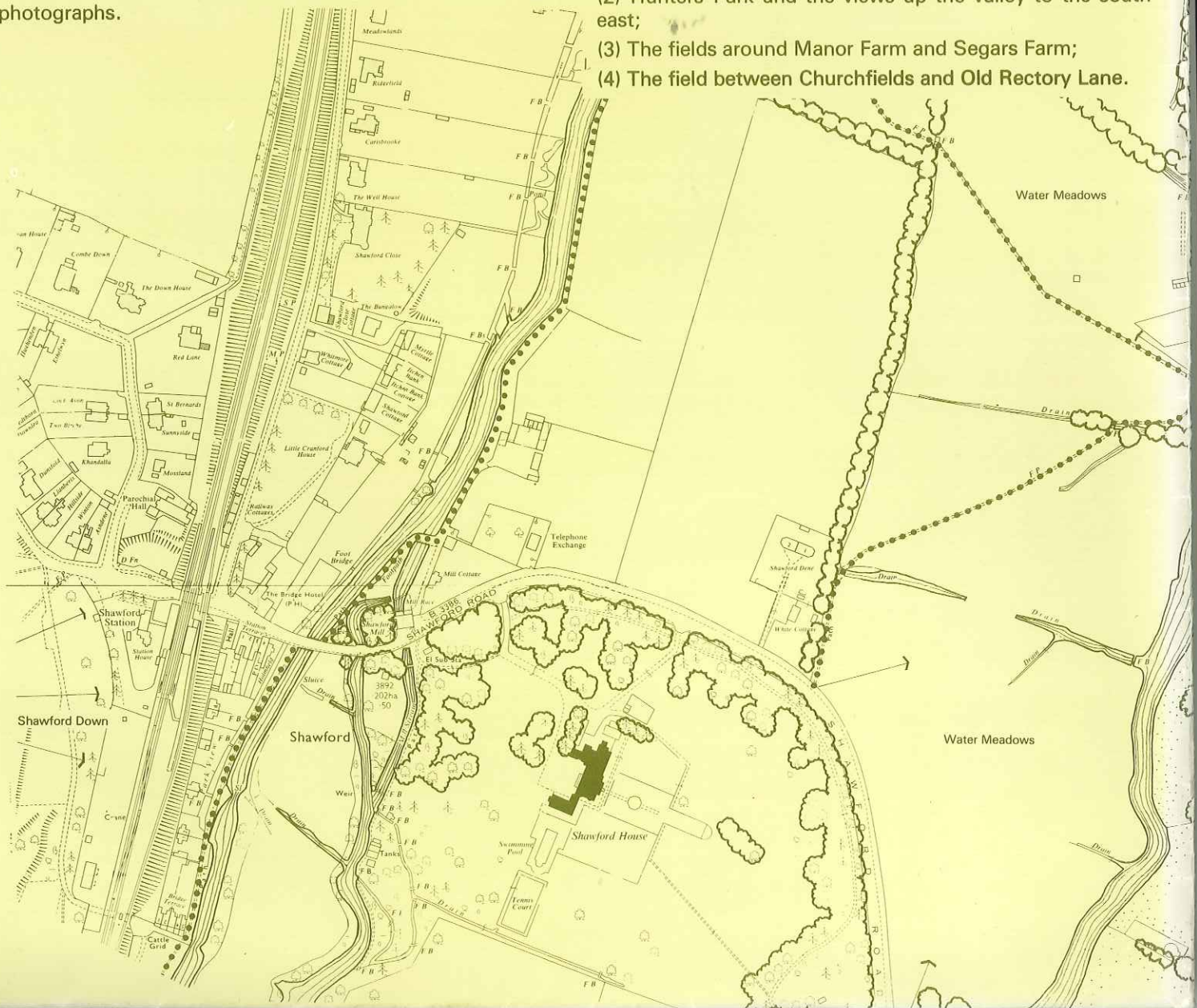
The unique character of Twyford owes a great deal to its setting, the main elements of which are the river and water meadows, parts of the rolling downland to the east and the well-treed grounds of Shawford House. Although the setting is not included within the Conservation Area, which is restricted to those parts of the village which contain its essential architectural character, it is important that its fundamental qualities are recognised.

To the west of the village the river flows southwards through *water meadows* across which are important views into and out of the village. The footpaths which cross the meadows are valuable in giving opportunities for a fuller appreciation of the strong relationship between the village and its riverside setting.

To the west of the river and south of Shawford Road is *Shawford House*, a beautiful stone house dating from 1685. It stands in large grounds which boast a variety of splendid mature trees. In the approach to Twyford from Shawford and in many views out of the Conservation Area these trees form an important feature.

There are other areas of open space which contribute to the character of the village in its rural setting. These include:—

- (1) The grounds of Twyford School;
- (2) Hunters Park and the views up the valley to the south-east;
- (3) The fields around Manor Farm and Segars Farm;
- (4) The field between Churchfields and Old Rectory Lane.



## STATUTORY EFFECTS OF DESIGNATION

The rights of a landowner or occupier under planning law remain unaffected generally. However, there are certain additional statutory provisions which relate to an area designated as a conservation area:—

### Control of Demolition

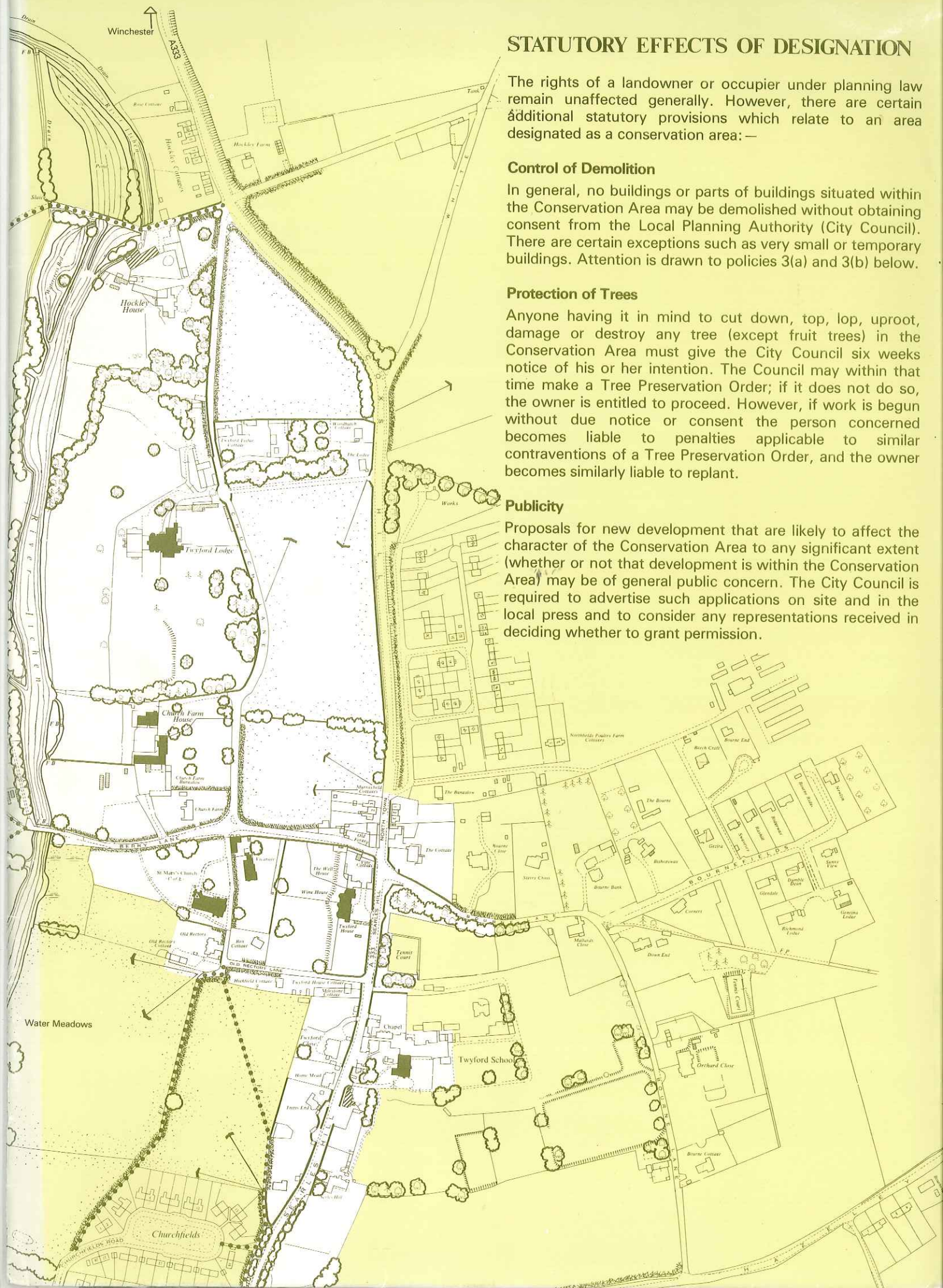
In general, no buildings or parts of buildings situated within the Conservation Area may be demolished without obtaining consent from the Local Planning Authority (City Council). There are certain exceptions such as very small or temporary buildings. Attention is drawn to policies 3(a) and 3(b) below.

### Protection of Trees

Anyone having it in mind to cut down, top, lop, uproot, damage or destroy any tree (except fruit trees) in the Conservation Area must give the City Council six weeks notice of his or her intention. The Council may within that time make a Tree Preservation Order; if it does not do so, the owner is entitled to proceed. However, if work is begun without due notice or consent the person concerned becomes liable to penalties applicable to similar contraventions of a Tree Preservation Order, and the owner becomes similarly liable to replant.

### Publicity

Proposals for new development that are likely to affect the character of the Conservation Area to any significant extent (whether or not that development is within the Conservation Area) may be of general public concern. The City Council is required to advertise such applications on site and in the local press and to consider any representations received in deciding whether to grant permission.



## POLICIES

In order to control development in rural areas the County and District Councils of Hampshire jointly operate the Coast and Country Conservation Policy, in which Twyford is listed as a settlement in which infilling development only will be allowed.

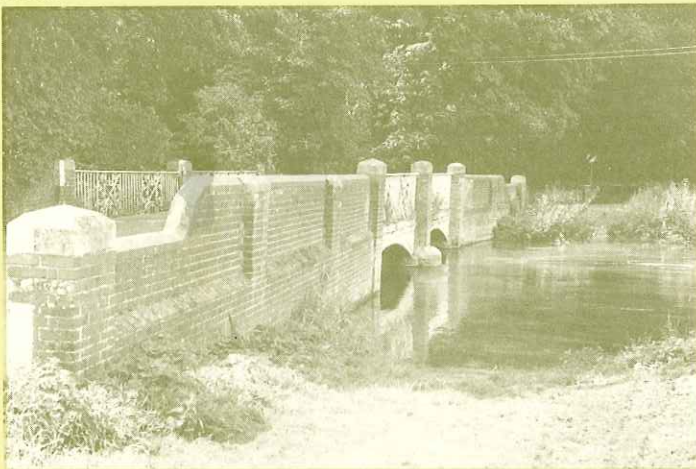
In 1979 the County and District Councils published a joint statement of policy (entitled 'Hampshire Heritage Policy') in recognition of the continuing importance which they place on conservation of the County's historic heritage. Proposals for development will therefore be considered in the light of this policy statement.



Vicarage, St. Mary's Church

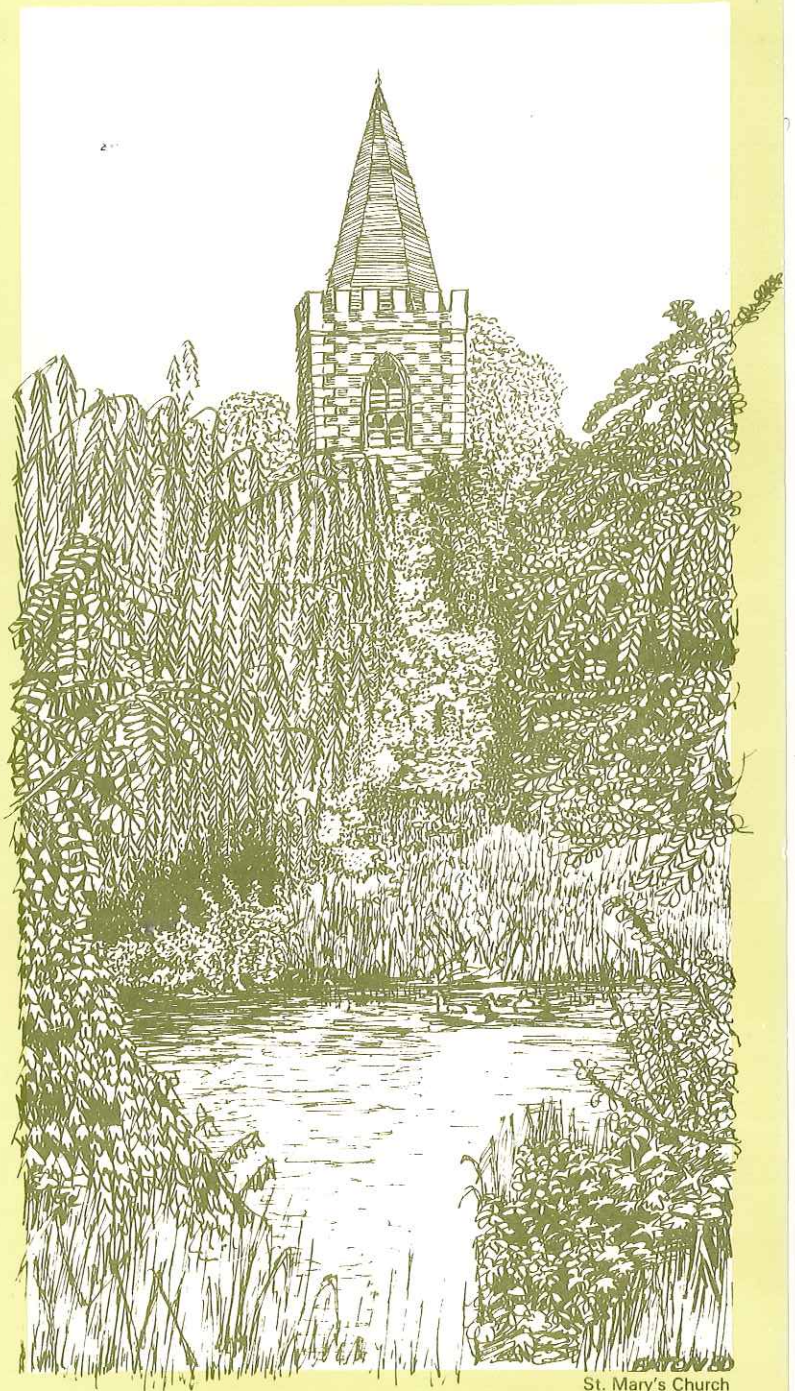
In order to protect the essential characteristics of Twyford Conservation Area and its setting the City Council, as Local Planning Authority, will give emphasis to certain policies contained in Hampshire Heritage Policy and to additional policies which are specific to Twyford:—

1. The City Council will seek to preserve those essential features upon which the character of the area depends. These features may include not only buildings and groups of buildings but also natural features, trees, hedges, walls, fences, open areas, ground surfaces and archaeological sites.



Norris's Bridge, Shawford Road

2a. Where new development is likely to affect significantly the character or appearance of the Conservation Area, the City Council may decline to entertain an outline planning application if it considers that the application ought not to be considered separately from such matters as siting, design, external appearance and means of access. In these cases the Council are likely to require the submission of plans and drawings of the proposed development, including elevations, which show the new development in its setting.



St. Mary's Church

5a. Proposals for development in areas adjacent to the Conservation Area will need special consideration, particularly in relation to proposed building heights, where such proposals would affect the character and appearance of the Conservation Area. Such development should be designed in size, form and materials to be in harmony with buildings within the Conservation Area.

5b. Special care will be taken to ensure that views from and into the Conservation Area remain unspoilt.

6. The City Council will, in liaison with the Parish Council and the public, take positive measures to enhance the character and appearance of the Conservation Area. In particular, ways will be sought to reduce the amount of through traffic using the main road through the village.

