

*U*pham

CONSERVATION AREA

A Technical Assessment



Winchester
City Council

September 2000

Contents

UPHAM CONSERVATION AREA - A TECHNICAL ASSESSMENT

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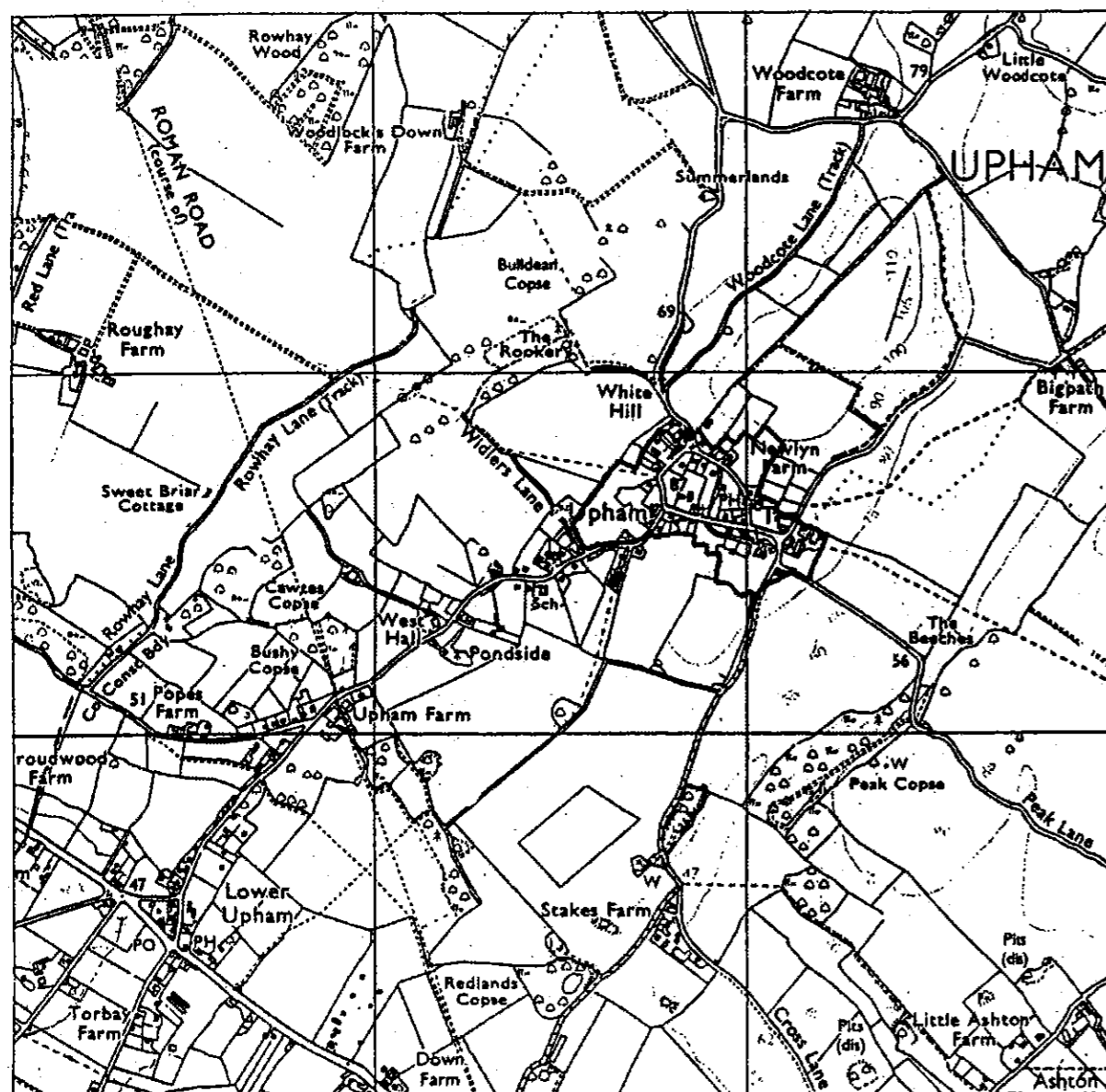
- 1.1 The 1990 Planning (Listed Buildings and Conservation Areas) Act places a duty on every local planning authority to determine which parts of their area are "areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance" and to designate 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 Upham Conservation Area and is based on a detailed analysis of the area. It defines and records the distinctive features of Upham 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 Upham'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 August and 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 the proposed enhancements contained within it, was the subject of a seven week period of public consultation during December 1998 and January 1999

UPHAM Conservation Area

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MAP
1 Location Map


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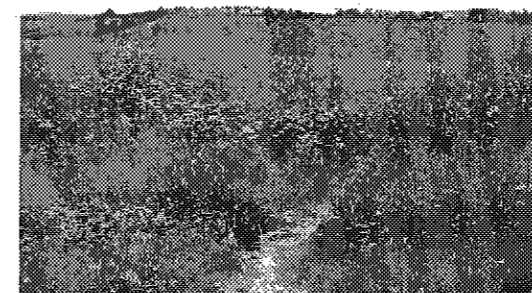
2.1 Upham is located approximately six miles south east of Winchester (Grid Reference SU 538 206). A former spring line village, it lies on the edge of chalk downlands which extend to the north of the village (Map 1). The surrounding rural landscape has a varied topography with winding, narrow and indirect lanes, small villages and individual scattered cottages.

2.2 The conservation area was designated in January 1989 with the boundary encompassing the centre of Upham. Three roads; Shoe Lane, Church Street and the northern end of Upham Street, form a triangle, the centre of which contains a large proportion of open space. Buildings are grouped around the junctions of these roads and are separated by further areas of open space. Within the boundary of the conservation area, approximately one third of the buildings are Listed (Map 2). The buildings within the village are almost entirely within a residential use apart from the pig unit and public house at the eastern end of the village.

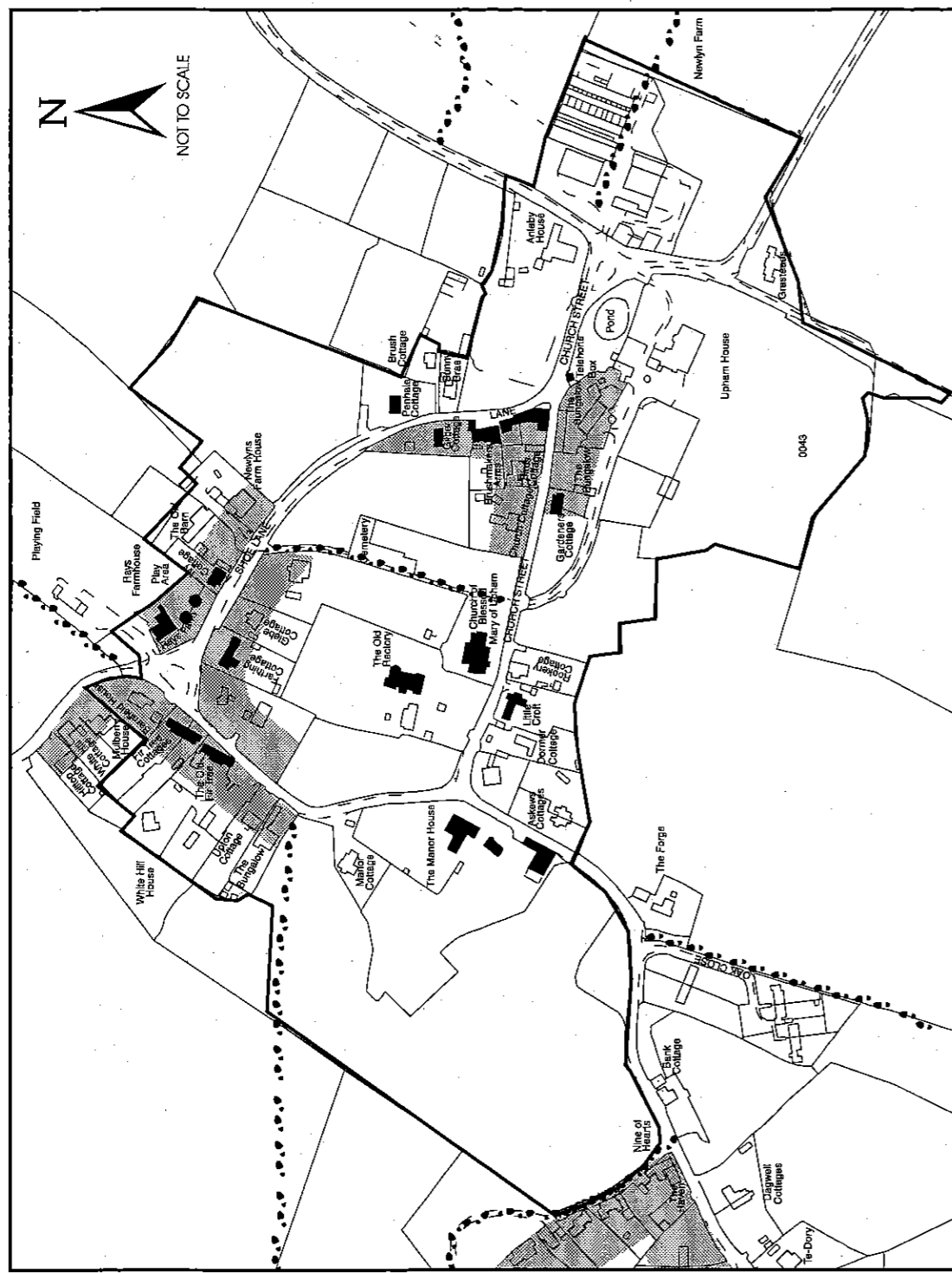
2.3 The land falls from 100 metres in height from the north east part of the conservation area to 80 metres in the south west of the conservation area. From the southern boundary of the conservation area there are views over surrounding fields dotted with mature trees, while to the west of the settlement there are extensive views southwards towards Southampton Water. To the east, views are curtailed by the undulating landscape which is broken by hedgerows incorporating mature trees and pockets of woodland (Photograph 1). Views to the north are restricted by buildings in Shoe Lane, beyond which the land rises

gently across farmed downland.

2.4 Views into the village are generally obtained from the extensive network of public footpaths which radiate from the village. To the south of the village, there are views towards the Church and into the grounds of Upham House, while a series of footpaths to the west of the village provide views towards buildings on the western edge of the conservation area. From the east, the trees along the west side of Stakes Lane form a visual barrier to views into the core of the conservation area. However, the pig unit at Newlyn Farm and Grasteads can be seen in the distance.



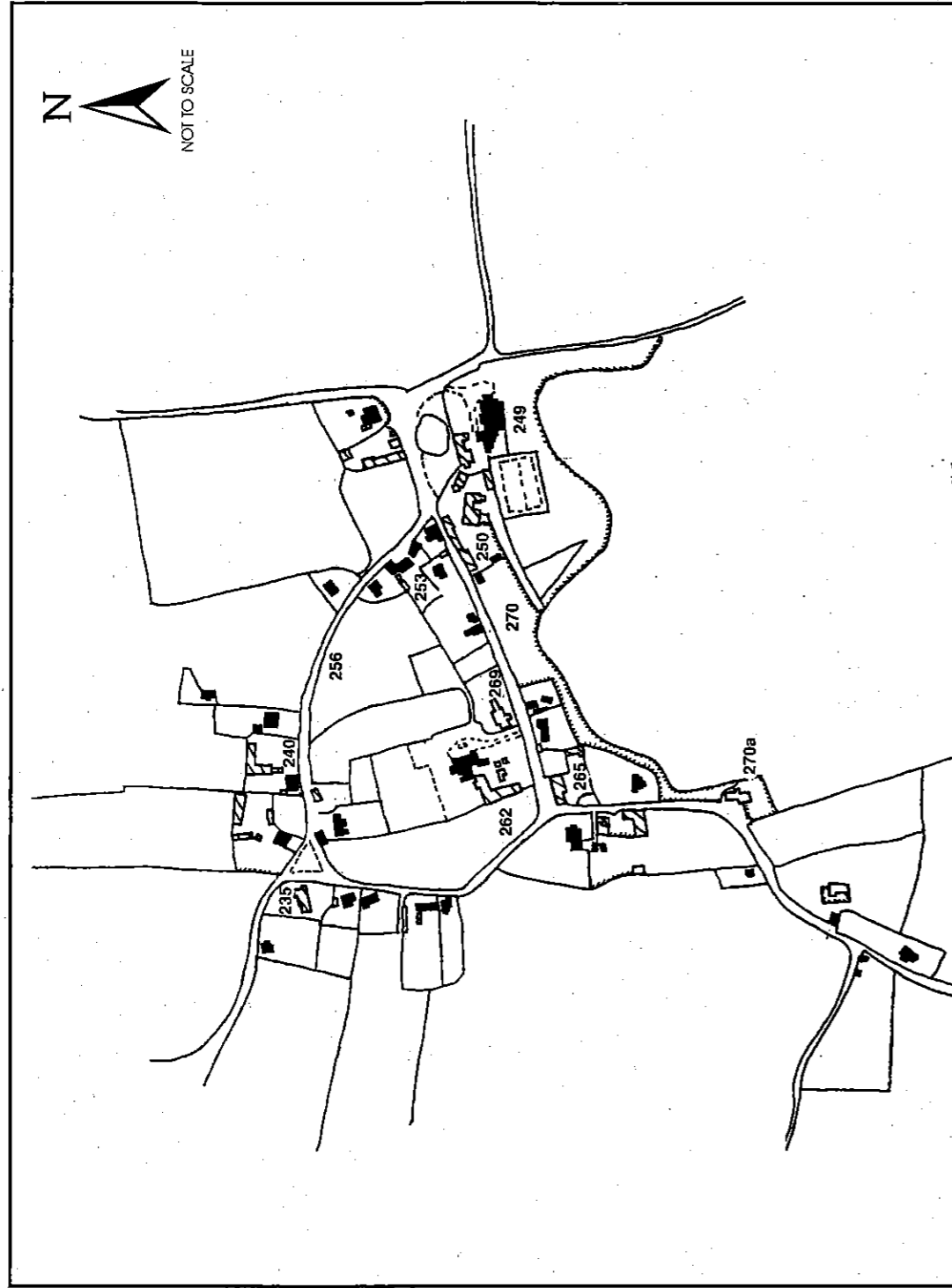
Photograph 1



- Conservation Area Boundary
- Listed Buildings
- Tree Preservation Order
- Winchester District Local Plan Development Frontage Proposal H. 2
- Footpath

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- 3.1 There is evidence of human activity within Upham parish dating back to the Bronze Age. In addition, a prehistoric track known as the Ridgeway ran to the east of Upham. The line of a Roman road from Winchester to Porchester runs a mile south of Upham and the site of a Roman villa is located to the north of Woodcote Farm.
- 3.2 Upham's name dates from the fifth or sixth Century giving the earliest indication of the existence of the village. The parish of Upham formed part of the ancient manor of Bishops Waltham and the Domesday Survey confirms that there was no separate manor at Upham. In addition, the parish of Upham which was in the hundred of Bishops Waltham was mentioned as a tithing in a court roll dated 1236. The church dates from the 13th Century which provides a clear indication of the origins and location of the present settlement.
- 3.3 Road routes were an important contributing factor to the development of Upham. The village was certainly on a medieval road which followed the Roman Road from Winchester and then passed through Baybridge, Upham and Ashton, to the Palace at Bishops Waltham and then on to Wickham and Fareham. Therefore, it must have seen much traffic during the Middle Ages. This would have been reduced after a turnpike was constructed connecting Bishops Waltham and Alresford via Winchester. Subsequently the current main road through Lower Upham was built as a turnpike road in 1833 using existing lanes.
- 3.4 The Tithe Map of 1839 (Map 3) shows a pattern of development very similar to that of today, with three main groups of buildings shown concentrated around the junctions of roads. Buildings are shown as a mix of dwellings and farm buildings set around yards.
- 3.5 The 1870 Ordnance Survey map shows farms situated to the north of Shoe Lane and the School (occupying a former brush factory) at the top of White Hill, the Post Office at the corner of Shoe Lane and Church Street, the Brushmakers Arms on Shoe Lane and a Smithy along Upham Street. The majority of public footpaths in existence today are already shown on this map.
- 3.6 The 1909 Ordnance Survey map shows few further new buildings have been constructed. However, an additional pub, Fir Tree Inn, is shown close to the school.
- 3.7 20th Century buildings are predominantly grouped around the green at the junction of Shoe Lane and Upham Street, these are mainly post war dwellings. In addition to this, Grasteads and the pig units to the east of the village are also post-war additions.
- 3.8 Despite the gradual infill of development, the form of the village has remained static with groups of buildings separated by open spaces. A number of former agricultural buildings remain and these contribute to the diversity of buildings and reflect the agricultural origins of the village.



- 235 Barn and Yard
- 240 Yard and Farm
- 249 Mansion & Gardens
- 250 Farm and Buildings
- 253 Public House and Gardens
- 256 Church Close Pasture
- 262 Pasture
- 265 Yard and Buildings
- 270 Plantation
- 270a Smiths Shop
- Houses
- ▨ Other Buildings

4

Architectural and Historic Character

- 4.1 The buildings in Upham Conservation Area are predominantly residential in character encompassing a wide range of ages and architectural styles. While Listed Buildings make up around one third of the buildings within the conservation area, unlisted buildings also make a contribution to the built characteristics of the conservation area and these are discussed in section five of this document.
- 4.2 The oldest dwellings within the conservation area date from the 17th Century, however all have been altered by more recent additions and extensions. Three of these buildings are situated in a group around the green at the north west end of Shoe Lane, while the fourth is sited opposite the church. The buildings are all Listed and a description of each one can be obtained by referring to the Department of Environment's statutory list.
- 4.3 The 17th Century buildings all have timber framed cores which subsequently have been encased in brick. Rays Farmhouse (Photograph 2) and Farthing Cottage are both constructed of brick with random blue brick headers and are four storeys in height. Gabled dormer windows are set across the eaves line and the roofs are of clay tiles. Both buildings have casement windows and brick chimneys with clay chimney pots.



Photograph 2

- 4.4 Ivy Cottage (Photograph 3) is two storeys in height with a clay tiled roof and clay chimney pots. It has a stucco front elevation and a date plaque bearing the date 1754, tile hung rear and side elevations, which is a feature also found on Farthing Cottage. The 17th Century central portion of Little Croft is

constructed of brick which has been painted and is of one and a half storeys in height with a thatched roof. The 19th Century extensions either side are clay tiled with hipped ends.



Photograph 3

- 4.5 There are a number of 18th Century Listed Buildings which are dispersed around the village. Fir Tree Cottages and The Old Fir Tree are sited adjacent to each other in Upham Street and The Old Fir Tree, formerly an inn, is named after the fir tree which stood in the garden of 1 Fir Tree Cottages. All the 18th Century dwellings are two storey in height, with hipped, clay tiled roofs and are constructed from brick. A number are constructed in Flemish Bond with blue brick headers some of which have been colourwashed. Many have 19th and 20th Century extensions.
- 4.6 Gardeners Cottage (Photograph 4) is of late 18th Century origin with a 20th Century extension. It is a two storey building with blue headers in a Flemish Bond, a clay tiled roof and a small porch with brick sides and a pitched leaded roof. Set close to Church Street the attractive brick work of Gardeners



Photograph 4

Cottage is complemented by other period buildings within the street.

- 4.7 Pond House (Photograph 5) occupies a prominent position at the corner of Shoe Lane and was originally Upham Stores and Post Office. It is constructed from brick which has been colourwashed and has a hipped clay tiled roof. This building has a mix of sash and casement windows and a panelled door with a trellis work surround. The boundary wall and plain wrought iron railings defining the front boundary are also Listed. Adjacent to Pond House, 1 Shoe Lane is Listed and additionally contributes to this attractive group of buildings.



Photograph 5

- 4.8 There is a group of late 18th Century barns in the grounds of the Manor House. A well is contained within a single storey building of flint walls with brick quoins and a clay tiled roof. The stable is of timber boarding with the adjacent thatched barn of flint walls and brick quoins with sections of timber boarding. The eastern elevation of the barn has been incorporated into the boundary wall of the Manor House, consequently the flint work contributes to the character of the street scene.
- 4.9 19th Century Listed Buildings include two of the largest properties within the conservation area; the Manor House and the Old Rectory. Other buildings include the Brushmakers Arms, Gilbert Cottage and Penhale Cottage which are all located along Shoe Lane. The majority of these buildings are set within their own grounds and obscured from public view by vegetation.
- 4.10 Adjacent to 1 Shoe Lane, the Brushmakers Arms is a L-shaped building with a former stable block at the northern end. The main part of the building is set back from the lane. Constructed from brick with a clay tiled roof, the long section of this two storey building has been painted. The stable has a hipped dormer window.

- 4.11 Penhale Cottage on Shoe Lane, dates from the early 19th Century and is set back from the lane and virtually obscured by vegetation. It is a double pile, two storey building, constructed from brick in Flemish Bond with blue headers and has a clay tiled roof with chimneys and clay chimney pots.
- 4.12 Gilbert Cottage, opposite Penhale Cottage is a one and a half storey building under a thatched roof with eyebrow dormers. It has walls of painted brickwork, casement windows and a 20th Century extension on the west side.
- 4.13 The Old Rectory was constructed in 1820 and is a substantial two storey building in Flemish Bond brickwork with blue headers. It has a mix of hipped and gabled roofs covered in clay tiles, numerous chimneys with clay chimney pots and a mix of sash and casement windows. It is obscured from Church Street by a screen of wall and trees.
- 4.14 The Manor House was constructed during the early and mid 19th Century. It is a two storey building with a mix of brick and flint walls with the brickwork constructed from Flemish garden wall bond with blue headers. The flintwork has brick quoins and bands. The windows are a mix of casement and sash with cambered arches. The building is set in large grounds with only the eastern elevation being partially visible from the road.
- 4.15 The Church (Photograph 6) which stands at the centre of the village dates from the 13th Century but was restored in 1881. The church itself is of flint with stone dressing while the squat 19th Century tower is built of brick in a Flemish Bond with blue headers. A Listed 19th Century tomb chest lies to the east of the church. It is constructed from stone in a gothic style and surrounded by cast iron railings with elaborate heads.



Photograph 6

5

Contribution of Unlisted Buildings

- 5.1 The large number of Listed Buildings within the village are complemented by a number of other, mainly 18th Century and 19th Century buildings, which make their own contribution to the special character of the area. These are identified on map 4 and detailed below.
- 5.2 Upham House (Photograph 7) is situated on the eastern edge of the village in extensive grounds and originally formed part of an estate which included Newlyn, Bigpath, Ashton, Street End and Ower Farms. This is a three storey building with a shallow slate roof, sash windows with some blind windows, a semi-circular bay on the northern elevation, with a round lantern on top. From within the village, the northern elevation of Upham House can be viewed with the village pond, trees and banded brick and flints walls in the foreground and the building creates a significant feature in the street scene. From the public footpath to the south of the village, there are long views of the southern elevation of this property set in its parkland setting.



Photograph 7

- 5.3 Opposite Upham House lies Anlaby House (formerly Upham Cottage). Situated on the corner of Church Street and Stakes Lane and surrounded by flint and brick walls, this is a prominent building, being of two storeys in a mix of brick, render and colourwashed brick. It has a hipped slate roof with partially painted brick chimneys. This forms a landmark building along with Upham House at the eastern end of the village and contributes to the attractive space around the pond.
- 5.4 Newlyn Farmhouse is shown as existing on the 1839 Tithe Map and along with the farm

buildings to the west, it was one of two farms situated within the centre of Upham. It is a two storey red brick building with a gabled roof of clay tiles. Unfortunately modern replacement sash windows have been inserted. There is a flat roofed porch supported by brick pillars with a panelled wooden door. The building is one of the few seen from the footpath linking the Church with Shoe Lane and is a reminder of the former importance of agriculture within the village.

- 5.5 Directly to the south west of Newlyn Farmhouse there is a small outbuilding raised on five staddle stones and comprising of a horizontal timber framed outbuilding with a hipped clay tiled roof. The building presents an attractive feature within the street scene and its position adjacent to Shoe Lane means that it can be easily viewed when approaching from the east.
- 5.6 Upton Cottage is first shown on the 1879 Ordnance Survey map. It is of two storeys, rendered, and has sash windows, decorative bargeboards, clay tiled roof and decorative ridge tiles. A small steeply pitched porch also has decorative bargeboards. This attractive building is prominent when viewed from the south and represents evidence of the gradual development of the village.
- 5.7 Sunny Brae is situated in Shoe Lane. It is a two storey dwelling constructed in 1925 with a projecting gable with a square bay window, clay tiled roof and porch. The original windows and the thick wooden bargeboards contribute to the detailing on this building as does the brick chimney with its four clay pots. This building adds to the range of styles of buildings within the village, demonstrating the gradual development of the village. It also contributes to the variety of buildings along Shoe Lane and looks comfortable in its wooded setting.
- 5.8 Rookery Cottage is situated along Church Street opposite the Church. It is a two storey building with a steep hipped clay roof and Flemish Bond brickwork with blue headers. This is a landmark building, as the roof and second floor windows of the eastern elevation are prominent when looking westwards along Church Street.

5.9 Birds Cottage and Church Cottage are situated next to each other on the northern side of Church Street, opposite Gardeners Cottage and adjacent to the Church. Church Cottage (Photograph 8) is shown on the 1879 Ordnance Survey map as two properties, although it is one today. It is a one and a half storey flint building with brick quoins and window surrounds, casement windows, plain gabled dormers and a clay tiled roof. There are gabled porches on the east, west and south elevations and attractive brick moulded hoods over the windows.

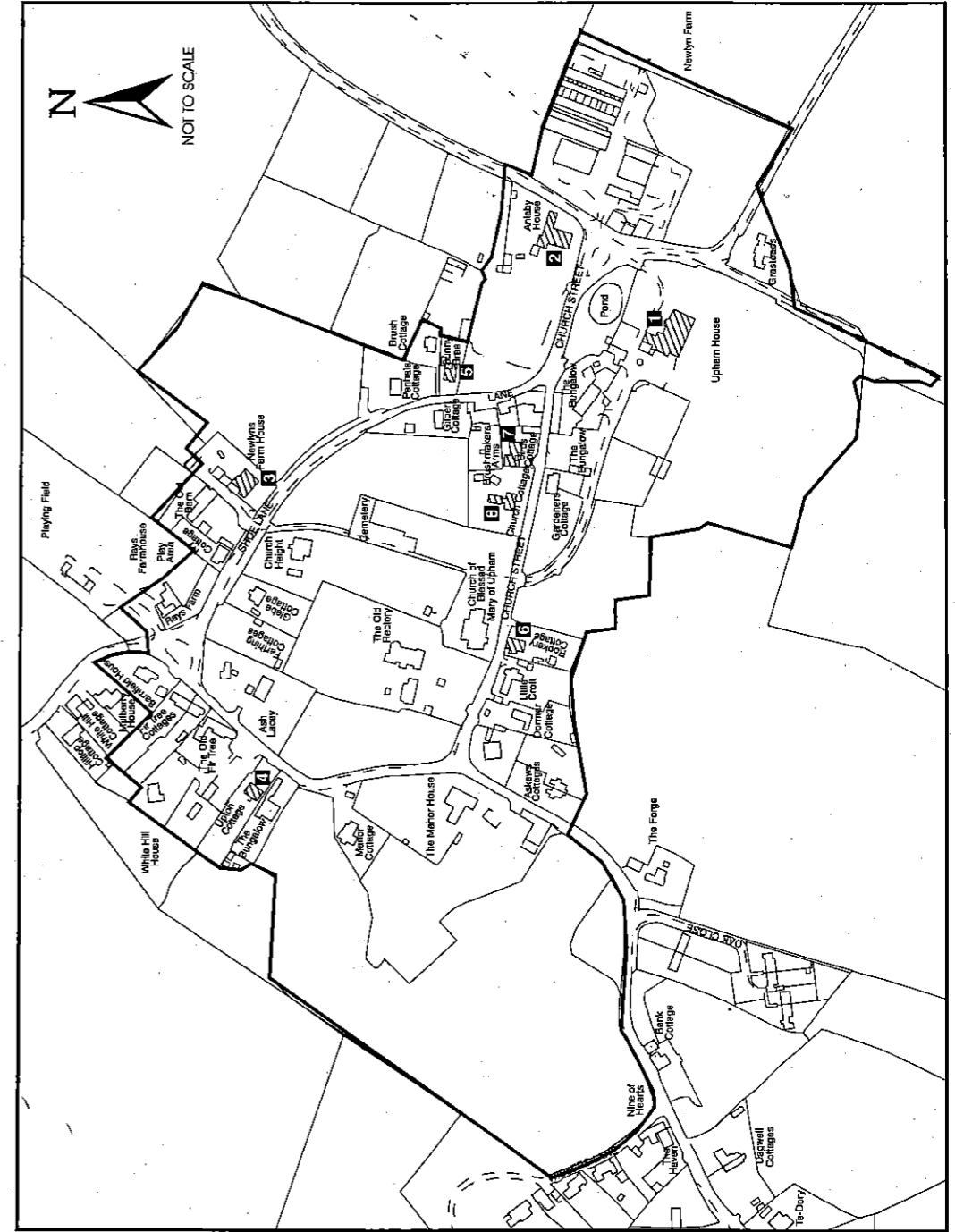


Photograph 8

5.10 Birds Cottage is a much simpler two storey building constructed from red brick with blue brick headers and a clay tiled roof, casement windows with cambered arches and a panel door. Set opposite Gardeners Cottage, Birds Cottage and Church Cottage complement this Listed Building and add to the quality of the street scene.

UPHAM Conservation Area

MAP 4 Important Unlisted Buildings



- 1 Upham House
- 2 Anlaby House
- 3 Newlyns Farm House
- 4 Upton Cottage
- 5 Sunny Brae
- 6 Rookery Cottage
- 7 Birds Cottage
- 8 Church Cottage

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6.1 The overall impression of Upham is of a series of individual buildings, there are, however, a number of common unifying characteristics which provide a degree of homogeneity across the conservation area as listed below;

- Predominantly detached properties set in their own grounds with a mix of larger houses, former farm houses, farm buildings and smaller dwellings.
- Older buildings are a mix of one and a half and two storey, there are also a number of 20th Century bungalows and houses.
- There are examples of thatch, slate and concrete roof tiles, but clay tiles predominate.
- Buildings are mainly constructed from red brick with numerous examples of Flemish brick bond with blue headers. Other buildings are of painted brick. There are also examples of flint buildings with brick dressings.
- There are examples of casement windows with a small number of sashes.
- There are chimneys on a number of properties, most with tall slim clay chimney pots.
- The few examples of dormer windows are restricted to gabled dormers.
- There are a variety of attractive porches and canopies.

7.1 Upham is especially rich in boundary walls, and additionally, there are a number of varied and distinctive local features which are particular to the village.

7.2 At the entrance to the church (Photograph 9) there is a double gate made from wood with an elaborate iron lamp holder forming an archway over the gate itself. Framed by two large Yews either side of the path to the church door, the gate is an attractive feature and helps provide a setting for the church.



Photograph 9

7.3 Fire Insurance Plaques can be found on Little Croft, Gardeners Cottage and 1 Fir Tree Cottage.

7.4 Two wrought iron lamps similar in style to each other are found within the conservation area, one on the site of the Old School, now occupied by a newly constructed dwelling, the other on the main entrance drive to Upham House.

7.5 The pond at the eastern end of the village is shown on the 1839 Tithe Map and was originally surrounded by a flint wall. It would have provided water for livestock and as such is



Photograph 10

an important reminder of former activities within the village as well as being an attractive feature within this part of the conservation area.

7.6 Listed Telephone Box of Type K6, constructed from cast iron and designed in 1935 by Sir Giles Gilbert Scott (Photograph 10). The phone box is located adjacent to the pond and provides a distinct feature within this attractive location.

7.7 Open areas within the central island bounded by Shoe Lane, Upham Street and Church Street. Two fields, one west of the Old Rectory and the second north east of the Church, (Photograph 11) form important open spaces which physically separate groups of dwellings and contribute to the intrinsic rural character of the conservation area.



Photograph 11

7.8 There are a number of boundary walls within the conservation area which provide visual interest and a sense of enclosure within the street scene. The walls are mostly constructed of flint with brick capping and they add texture and variety to the conservation area. The most prominent walls are identified on Map 5 and discussed below.

A A coursed flint retaining wall defines the eastern side of Shoe Lane. It is approximately one metre in height with vertical and horizontal brick banding and brick capping. This wall is opposite a row of Listed Buildings and, in combination with the vegetation behind it, the wall provides a strong boundary feature.

B A continuous stretch of wall around the curtilage of Anlaby House. This is comprised of a one and a half metre high flint wall with vertical brick banding rising to approximately two and a half metres after which it is superseded by a brick wall. To the rear of Anlaby House a flint wall of around three metres in height runs along the northern boundary supporting a lean-to greenhouse. The walls are backed for the most part by mature trees and form a prominent and attractive entrance feature spanning the corner of Stakes Lane and Church Street.

C Flint boundary walls containing horizontal brick bands form the curtilage to Upham House and run to the south of the pond and along the western side of Stakes Lane. This wall varies in height and condition. Along Stakes Lane the wall disappears beneath undergrowth but the backdrop of trees maintains the sense of enclosure. The wall helps define the pond and green at the eastern end of Church Street and forms the boundary of the conservation area when approaching along Stakes Lane from the south.

D Flint boundary wall to Church Cottage. Approximately one metre in height, it is capped with shaped bricks and has brick piers. Although broken by a small stretch of wooden paling fence, the wall defines the boundary of the property and complements the flint walls of the cottage and the wall opposite.

E One metre high flint boundary wall to the west of Gardeners Cottage with brick piers at the main entrance to Upham House. This forms an extensive feature defining the southern boundary of Church Street.

F Brick and flint banded boundary wall to the Old Rectory comprises a short stretch of wall approximately two metres in height and backed by mature vegetation. This recently repaired wall is capped with bricks and complements other boundary walls at the junction of Church Street and Upham Street.

G An extensive mixture of flint and brick walls form the boundary to The Manor House (Photograph 12). This extends from north to south past the junction of Church Street with Upham Street. North of the junction, the wall is approximately two to two and a half metres in height



Photograph 12

with brick capping and some vertical brick sections. This is replaced by a red brick wall which then runs as far as the entrance to the Manor. To the south of this the flint walls of the barn continue

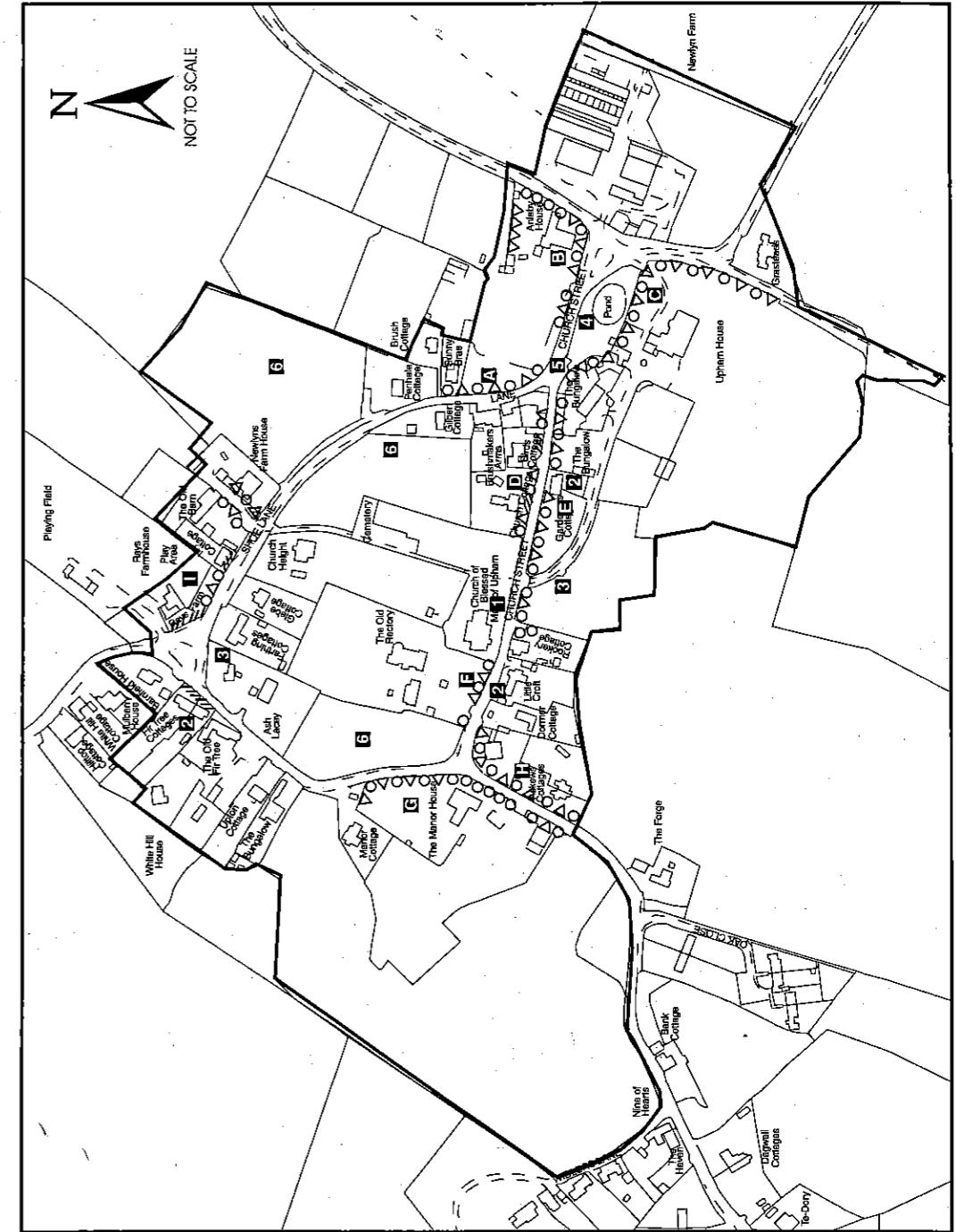
the hard boundary. The walls create a significant and attractive boundary which help to define the street scene.

H A flint boundary wall capped with brick, approximately one and a half metres in height, runs along the western boundary of Askews Cottages. The wall complements the walls and buildings opposite and assists in forming an entrance feature to the conservation area.

I Railings and flint boundary wall at Rays Farmhouse; the recently repaired coursed flint boundary wall is of varying heights and is capped with curved bricks and contributes to the setting of the small green.

MAP 5 Important Walls and Local Features

UPHAM Conservation Area



- Walls
- A** Shoe Lane
 - B** Anlaby House
 - C** Upham House
 - D** Church Cottage
 - E** West of Gardeners Cottage
 - F** The Old Rectory
 - G** The Manor House
 - H** Askews Cottages
 - I** Rays Farmhouse
- Walls
- oao Brick and Flint
 - ooo Brick
 - AAA Flint
 - //// Railings/Palings
- Features
- 1** Church Gate
 - 2** Fire Insurance Plaques
 - 3** Lamps
 - 4** Pond
 - 5** Telephone Box
 - 6** Open Spaces

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- 8.1 Tree coverage in the form of individual trees, groups of trees and extensive lengths of hedgerows make a significant contribution to the rural character of the conservation area. A variety of species occur including Elm, Lime, Horse Chestnut, Prunus, Sycamore and Yew, but it is Ashes which are the most common. Hedgerows are important in defining the edges of lanes and contribute to the rural character of the conservation area. They are mainly mixes of Holly, Hawthorn, Blackthorn, Elm and Hazel along with Laurel, Bay and Lonicera. Coniferous trees also play a significant role in creating a diverse tree cover and winter colour. Tree coverage is generally restricted to boundaries adjacent to the lanes but a number of specimen trees have been introduced to private gardens and these make an additional contribution to the diversity of the vegetation. Individual trees in Church Street are particularly significant where there are no hedgerows or groups of trees.
- 8.2 The most significant individual trees and tree groups are listed below and are identified on Map 6.

Tree Groups

- A Dense road side hedgerow consisting of Elm, Hawthorn and Blackthorn which forms the south west boundary of the conservation area. The hedgerow emphasises the rural character of the locality and creates a strong defining feature.
- B Small copse and road side tree group comprised of Pine, Larch, Silver Birch, Ash, Oak and Horse Chestnuts which merges with the hedgerow mentioned at A. These mature trees form an important and prominent feature, framing the view into the southern entrance of the conservation area.
- C Hedgerow of Hazel, Laurel, Holly and Bay behind the two metre high flint wall of the Manor House form an extensive and significant feature. Individual Yew, Weeping Ash and Conifer are situated to the rear of the hedge. The Weeping Ash, set amongst the other trees forms a focal point when viewed looking westwards along Church Street (Photograph 13).



Photograph 13

- D A group of Ashes defining the southern corner of Church Street and Upham Street, complement other more dense vegetation enclosing the road junction.
- E Deciduous woodland belt of Beech, Ash and Oak with two Limes north of Manor Cottage define the boundary between the field and the grounds of the Manor House. Two Limes adjacent to Upham Street add height and frame the view northwards along Upham Street.
- F Group of specimen Yew, Lime and Conifer contribute a contrast of colour and create a setting for adjacent buildings.
- G A mixed deciduous hedgerow and row of four mature Ashes form a strong defining feature on the east side of the lane with the mature Ashes adding height to the vegetation.
- H Group of tall and prominent Conifer which are immediately apparent on entering the conservation area from White Hill.
- I Mixed hedgerow and small copse of Poplar, Ash and Horse Chestnut combined with the Elm and Ash in the garden of Barnfield House form a green entrance to the conservation area.
- J Roadside banks topped with hedges of Ash, Elm, Blackthorn and Hawthorn define the boundaries to the two important open spaces adjacent to Shoe Lane (Photograph 14).



Photograph 14

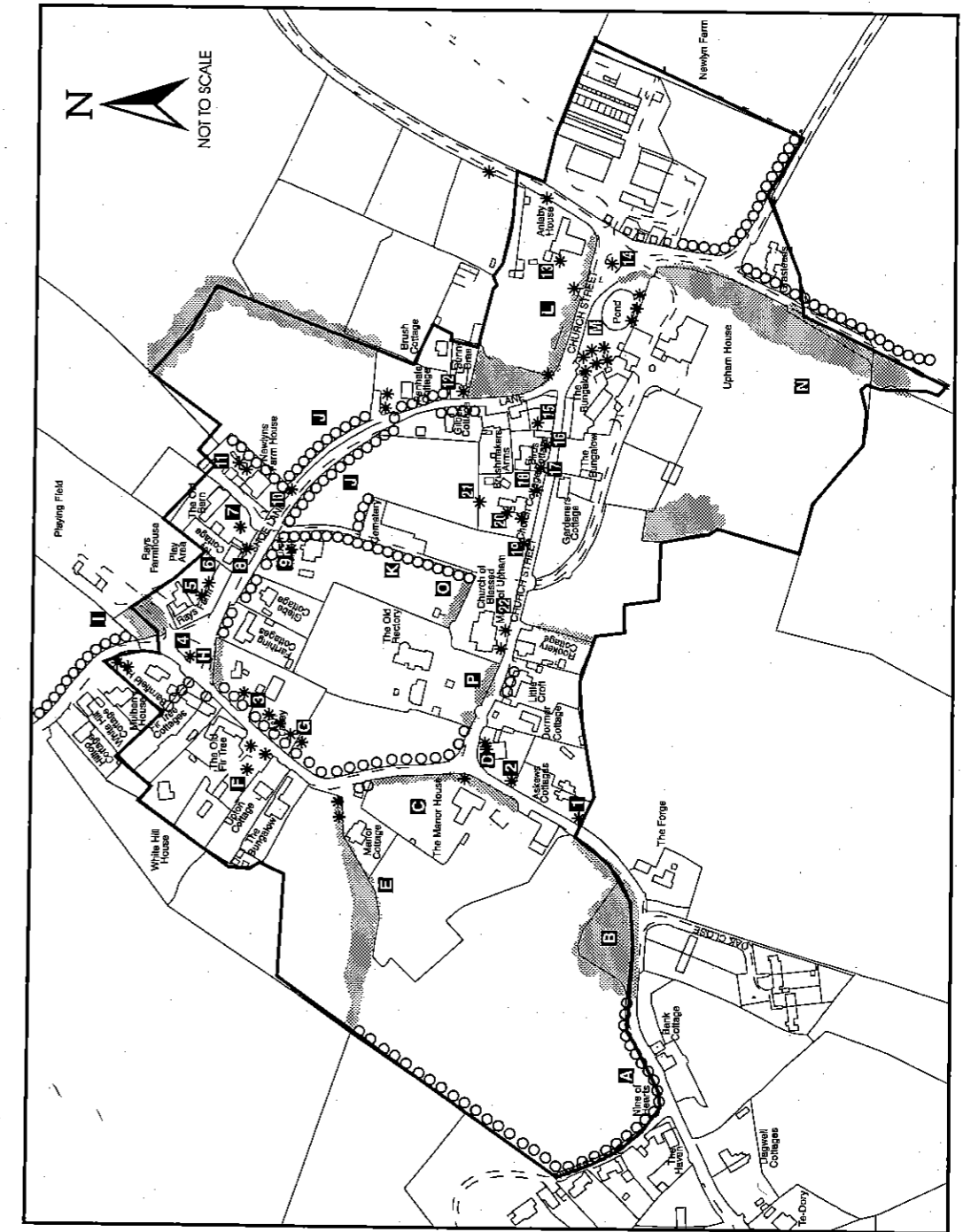
- K Mixed hedgerow adjacent to the public footpath through the churchyard form an enclosing screen separating the churchyard from residential properties.
- L Group of Ash, Conifer, Sycamore, Horse Chestnut with a Cherry Laurel, Bay and Hazel understorey and single Holm Oak and Black Locust, all form a tall screen at the southern end of Shoe Lane and define the space around the village pond.
- M Sycamore and Cherry, Yew and a native mix of shrubs surrounding the pond contribute to the attractive character of the pond area.
- N Extensive group of tall Sycamore and Yew form the boundary to the conservation area and are a significant visual barrier when viewed looking westwards from Peak Lane.
- O Yew, Sycamore, Laurel, Sweet Chestnut and Hawthorn form a backdrop to the Church.
- P Elm, Cherry, Yew, Laurel, Conifer and Hawthorn create an extensive boundary behind the two metre high flint wall of the Old Rectory. Contrasting with the flint wall, the vegetation adds height and visual interest to the street scene.

Individual trees, locations shown on Map 6:

- | | |
|-------------------|--------------------|
| 1. Ash | 12. Silver Birch |
| 2. Ash | 13. Holm Oak |
| 3. Silver Birch | 14. Horse Chestnut |
| 4. Horse Chestnut | 15. Eucalyptus |
| 5. Eucalyptus | 16. Blue Cedar |
| 6. Walnut | 17. Yew |
| 7. Willow | 18. Judas Tree |
| 8. Yew | 19. Yew |
| 9. Silver Birch | 20. Ash |
| 10. Yew | 21. Pine |
| 11. Walnuts | 22. Yews |

UPHAM Conservation Area

MAP 6 Significant Trees and Tree Groups



- ▣▣▣ New Planting
- Hedges
- * Individual Trees
- Tree Groups

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- 9.1 The distribution of buildings and open areas within the conservation area create a diverse series of enclosures, spaces and views. There are three main groups of buildings and these are situated around the junctions of the three roads. The resulting spaces are generally tightly defined by boundary walls, trees, hedges and buildings. Views out of the conservation area into the surrounding countryside are equally important emphasising the rural setting of the conservation area. The important qualities which help form the character of the conservation area are summarised on map 7.

Pond Area

- 9.2 The village pond, wide grass verges edging the road and a small green fill the rectangular space at the eastern end of Church Street. The flint boundary walls of Anlaby House and Upham House and the mainly deciduous trees around the pond and in the grounds of Anlaby House help define this space. Buildings also make an important contribution to the quality of this space and the pond creates an attractive setting for the northern elevation of Upham House (Photograph 7). Looking eastwards from Church Street, the small Horse Chestnut with a circular seat around its trunk creates a focal point (Photograph 15). Although there are glimpses of countryside, more expansive views in this direction are blocked by the pig units at Newlyns Farm, in front of which there is new planting.



Photograph 15

- 9.3 The boundary walls of Upham House and Anlaby House also help define the edges of the lanes leading out of the conservation area. Stakes Lane runs southwards past Grasteads downhill through a sunken lane

edged with hedgerows and the boundary wall of Upham House, which is backed with mature trees. When approaching the conservation area from the southern end of Stakes Lane the lane forms a rural entrance to the conservation area.

- 9.4 To the north, the boundary wall to Anlaby House also forms a strong well defined boundary to the conservation area. Opposite, gaps in the hedgerow provide opportunities to view the undulating countryside to the east. This, together with distant lines of trees marking field boundaries, emphasises the rural setting of the conservation area.

Church Street

- 9.5 Unlike Shoe Lane and Upham Lane, which are relatively narrow and enclosed in character, Church Street is wider and straighter, allowing views along almost its entire length. There is strong boundary treatment along Church Street comprised of a mix of red brick and flint walls, white painted palings and post and rail fencing. The combination of Listed Buildings and important unlisted buildings in conjunction with this boundary treatment and the individual trees creates an attractive street scene.
- 9.6 From the junction of Shoe Lane as far as the Church, the southern boundary of the street is defined by buildings set parallel to the road and a long stretch of flint and brick wall. The built form of Pond House dominates the corner of Shoe Lane, but views are possible westwards as far as Rookery Cottage, the roof and windows of which form a focal point within the street scene since other buildings are hidden from view.
- 9.7 At the eastern end of Church Street, Church Cottage, Birds Cottage and Gardeners Cottage form an attractive and complementary group of buildings. In addition, the Yews, Ash, Conifers and Judas-tree within the grounds of Church Cottage and Birds Cottage contribute to the setting of these buildings and the street as a whole. The flint wall along most of the boundary of Church Cottage helps define the road and

echoes the flint wall which runs along the southern side of the road (Photograph 8).

9.8 To the south and west of Gardeners Cottage, the enclosed nature of the street is interrupted and the rural setting of the village is confirmed by the extensive views which can be gained across fields dotted with individual trees. The openness of views to the south are mirrored by the space surrounding the Church which occupies the northern side of the street and which is bounded by post and rail fencing. From Church Street, it is possible to see beyond the church yard into the area of open space at the centre of the village. The Church and its tower are located close to the boundary of the Old Rectory and the modest form of the Church means it is easily screened by the two large Yews situated on either side of the Church door.

9.9 A public footpath runs to the east of the Church linking Church Street with Shoe Lane and this is bounded on the western side by a mixed deciduous hedgerow. The path passes through an enclosed graveyard and then runs between a post and rail fence along the edge of a field. From here, there are views across a well contained space, enclosed by the rear of the hedgerow fronting onto Shoe Lane (Photograph 11). In the distance, roofs of buildings within the conservation area can be glimpsed against a backdrop of trees completing the sense of containment.

9.10 To the west of the Church, flint boundary walls backed by tall mature trees within the grounds of the Old Rectory and trees and shrubs within gardens to the south, again enclose the street (Photograph 16). Ahead, the flint boundary walls of The Manor House, backed with hedgerows, stops the view and a small Weeping Ash framed by other vegetation provides a focal point (Photograph 13).



Photograph 16

Upham Street

9.11 The space formed by the junctions of Church Street and Upham Street is defined by a mix of boundary walls, hedgerows and trees. Buildings are less significant, as for the most part, they are screened from view by vegetation. A hedgerow defines the northern side of the junction screening the field behind it. Brick and brick and flint walls line the other sides of the junction and are backed by vegetation, a scene which is typical of Upham.

9.12 Looking south along Upham Street, a Yew and Ash on opposite sides of the road frame the view towards the Old Forge, which is situated just outside the conservation area (Photograph 17).



Photograph 17

Complementing this vegetation, the red brick wall and flint walls either side of the lane also channel the views southwards. The Listed barn within the grounds of the Manor House forms part of the wall on the western side of the lane and its flint walls containing string courses, barge boarding and thatched roof create an interesting feature within the street scene (Photograph 19).



Photograph 19

9.13 The enclosed nature of the lane ceases at the end of these walls and the eastern side of the lane is defined by a bank. From here there are more views across fields to the south of

the village and north east towards Church Street (Photograph 18).



Photograph 18

9.14 The conservation area is enclosed by a tall rounded and impenetrable hedge which runs along Upham Street and Wilders Lane and forms the curtilage to the Manor House and the boundary of the conservation area. A small copse of conifers and deciduous trees provides height with Horse Chestnut and Ashes towering over the western side of the lane. The combination of hedgerow and trees form a well defined entrance feature to the conservation area when approaching from the south. In addition, the clay tiled roof of Askew Cottages which can be seen across the field in the distance provides the first glimpse of the buildings contained within the conservation area.

Northern end of Upham Street

9.15 Initially, the lane is characterised by a hedgerow on its eastern side and brick and flint walls of the Manor House with the roof and eastern elevation of Upton Cottage in the distance. Views are again enclosed and channelled up and down the lane. Beyond the two Limes adjacent to Manor Cottage, views open out to the west where a field bounded by post and rail fencing forms a green wedge of land between Manor Cottage and The Bungalow. A public footpath crossing the field allows long views from the boundary of the conservation area over surrounding countryside towards the Solent.

9.16 The western side of the lane comprises an architecturally mixed group of buildings initially set back from the lane with trees in front. Moving northwards, they become closer and more parallel to the lane with smaller front gardens. The buildings face a hedgerow backed by tall Ashes behind which a 1960's detached building is hidden. This group of buildings link visually to the space around the green at the northern end of the village.

9.17 The view northwards from the green towards White Hill is marked by a small copse of trees to the west of Rays Farmhouse. At the junction of Upham Street and Shoe Lane, buildings are grouped informally around a small oval green on which a young Horse Chestnut has been planted. Vegetation is more subordinate within this space and buildings therefore predominate. On entering the conservation area from White Hill, groups of trees quickly give way to the open plan garden of Barnfield House. However, attention is drawn across the green to the tall conifers adjacent to Farthing Cottage and the recently completed dwelling behind these trees (Photograph 22).



Photograph 22

Shoe Lane

9.18 Buildings on the southern side of Shoe Lane are set back behind boundary hedges and shrubs and are not immediately visible. On the western side, buildings are closer to the lane edge and far more prominent with the 1960's architect designed Barnfield House especially prominent when viewed from the east along Shoe Lane. Rays Farmhouse, on the northern side, is set back behind railings with a garden to the east bounded by a flint wall behind which a prominent Eucalyptus and Walnut contribute to the street scene.

9.19 From the green, Shoe Lane runs south westwards to meet Church Street. Initially, it has wide grass verges with buildings set back



Photograph 20

beyond view, Silver Birch, Willow and Yew trees add colour and interest to the street scene (Photograph 20). Beyond Newlyn's Farmhouse, the single track lane narrows and bends gently. Railings define the edge of the lane while high banks topped by thick hedgerows enclose it. Behind the hedgerows, the fields also make a clear contribution to the rural character of the lane (Photograph 14).

9.20 Shoe Lane then becomes bounded by hedgerows and trees and the space feels progressively more confined due to the trees overhanging the lane. Buildings are not readily apparent, being set back behind the vegetation bounding the lane. Despite a glimpse of Sunny Brae, screened slightly by a Silver Birch adjacent to the lane, views are channelled towards the continuous row of buildings on the west side of the lane, facing an aspect of dense vegetation (Photograph 21). The flint retaining wall mirrors the flint wall of the Old Bakery and again provides the unifying thread which runs through the conservation area. This part of the lane has a dark secluded feel with the enclosed space tightly defined by buildings and walls.



Photograph 21

Detractors

10.1 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. upvc replacement windows and doors, non-traditional roofing materials, insensitively sited meter boxes, balanced flues and similar services)
- inappropriate use of materials (eg. corrugated iron fencing, close boarded fencing)
- inappropriate extensions/conversions (eg. scale, spaces, design, materials, satellite dishes, wires, shopfronts, signs, garages)
- 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. communal areas, parking, vandalism)
- demolition and the creation of a 'gap' within the street frontage.

10.2 Seemingly minor alterations and detailing 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 or known problems, in order to achieve an enhancement of the Conservation Area.

10.3 The long term aim is for everyone to take responsibility for maintaining the area's special qualities and to give careful consideration to the appropriateness of alterations and new development. For example, inappropriately designed garages and the use of close boarded fencing can detract from the overall quality of the conservation area.

10.4 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

10.5 Long term tree and hedgerow management and appropriate indigenous planting needs to be given careful attention to ensure this valuable resource is sustained and enhanced. Hedges play a particularly important role in defining boundaries and in many cases are a more appropriate treatment than other more urban forms of enclosure.

10.6 Flint walls are another important characteristic of the conservation area. The construction and maintenance of flint walls is a skilled task requiring close attention to the selection of materials. Where existing walls are in need of repair or there is opportunity for new stretches of wall, careful attention should be paid to selection of the mortars and the choice and coursing of flints. Plant growth in sections of brick capping can also be highly damaging. These are matters on which the Conservation Section of the Planning Department can offer advice.

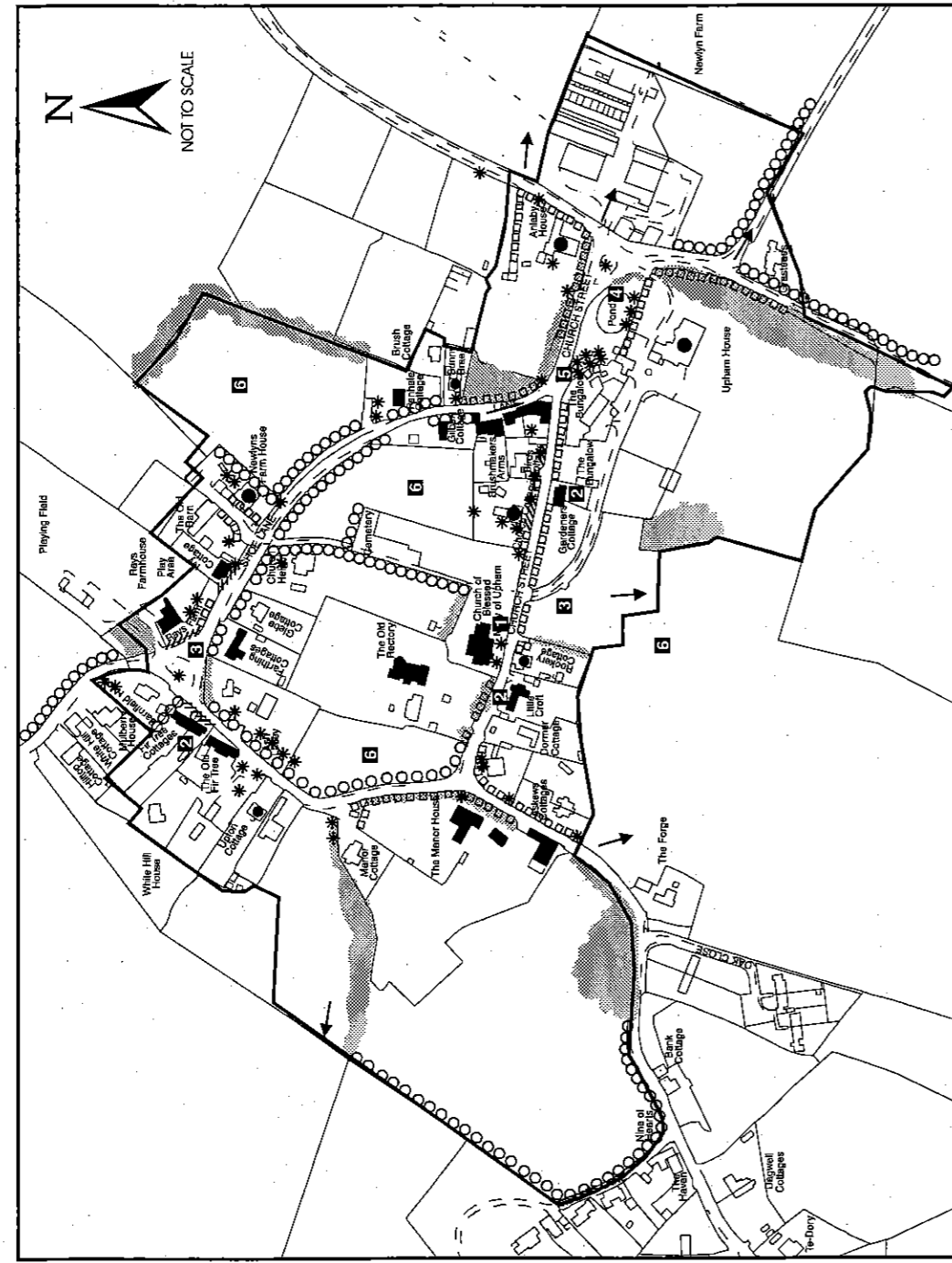
Character and reasons for designation

- 11.1 Upham is a small settlement set within an undulating landscape, on the edge of the South Downs. Buildings are clustered in three main groups around the junctions of three roads and between these groups there are areas of open space. Roads are bounded by extensive sections of flint and brick walls, hedgerows, mature trees and banks and these features create a series of enclosed spaces.
- 11.2 There are extensive stretches of brick and flint walls of a variety of heights and these bring uniformity to the village and are an easily recognisable feature within the area. There are a high proportion of Listed Buildings as well as a number of important unlisted buildings producing a variety of age and architectural styles within the area. There are a number of agricultural buildings located around the village reflecting the agricultural origins of the settlement. The two small greens and the village pond form focal points within the village and emphasise the rural character of the conservation area.
- 11.3 Therefore, it is the combination of buildings, spaces, walls, vegetation and the landscape setting of the village which provide the character of Upham Conservation Area, the appearance of which it is desirable to preserve and enhance.
- 11.4 Upham was designated as a conservation area in 1989 and one of the key criteria used in defining the boundary has been to choose significant features which are readily recognisable and offer a degree of permanence. In most instances the boundary has been drawn tightly to follow curtilages of properties and also a number of open spaces have been included where they make a significant contribution to the character of the conservation area. These include the grounds of the Manor House and part of Upham House. The field between Newlyn Farm House and Penhale Cottage forms a further open space and this is clearly bounded by mature trees.
- 11.5 The eastern boundary extends around Newlyn Farm with the boundary drawn close to the northern and eastern elevations of the pig unit. These modern buildings are

a significant feature when viewed from both within the village and on the approach to the village from the north and east. Therefore, given their prominence, any alterations to these buildings should be undertaken sympathetically in order to minimise their impact on the overall appearance of the conservation area.

UPHAM Conservation Area

MAP 7 Important Qualities



- ooo Walls
- //// Railings/Pallings
- ooo Hedges
- * Individual Trees
- Tree Groups
- Listed Buildings
- Important Unlisted Buildings
- ← Views out of the Conservation Area

- Features:
- 1 Church Gate
 - 2 Fire Insurance Plaques
 - 3 Lamps
 - 4 Pond
 - 5 Telephone Box
 - 6 Open Spaces

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