

Wickham

CONSERVATION AREA

A Technical Assessment



Winchester
City Council

November 2005

Contents

WICKHAM CONSERVATION AREA - TECHNICAL ASSESSMENT

	Page no
1. Introduction	1
2. Location, Designations and Setting	3
3. Origins and Development of the Settlement	5
4. The Archaeological Significance and Potential of the Area	9
5. Architectural and Historic Character	11
6. Former or Prevailing Uses	15
7. Contributions made by Unlisted Buildings	17
8. Built Characteristics	21
9. Local Details and Features	23
10. Trees	27
11. The Character and Relationship of Spaces within the area	31
12. Detractors and Enhancements	33
13. Conclusion	37
References	39

- 1.1 The 1990 Planning (Listed Buildings and Conservation Areas) Act places a duty on every local 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 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 Wickham Conservation Area and is based on a detailed analysis of the area. It defines and records the distinctive features of Wickham 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 Wickham'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 February and April 1997 and is believed to be correct at the time of completion. Given the complexity of the area, every attempt has been made to highlight those features that are particularly significant. 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.

WICKHAM Conservation Area

MAP 1 Location Map



Licence Number LA 0861
© Crown Copyright reserved.
With the permission of the Controller of Her
Majesty's Stationary Office.
Unauthorised reproduction may lead to
prosecution or civil proceedings.

2

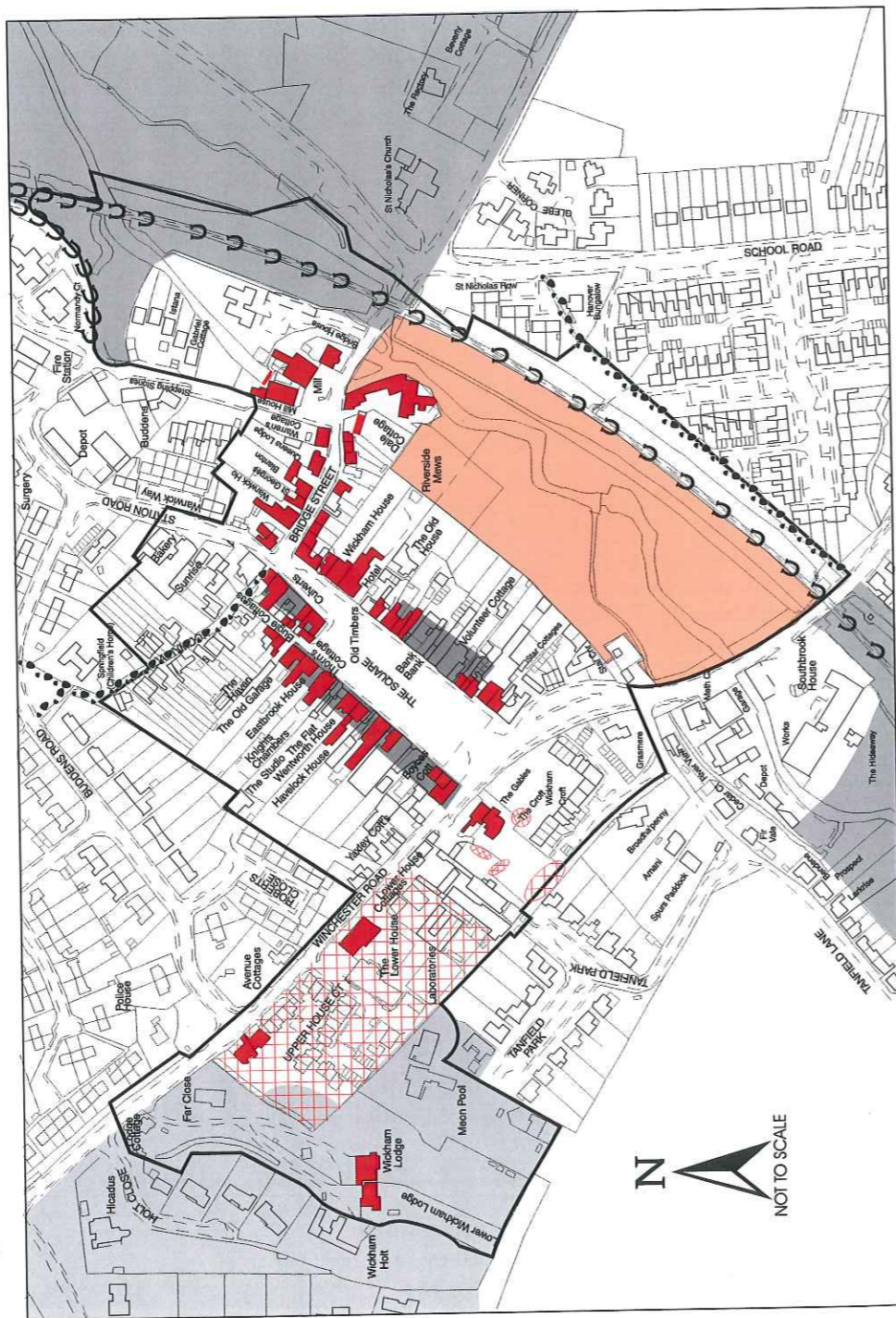
Location, Designations and Setting

- 2.1 Wickham is situated 6kms south of Bishops Waltham and approximately 11kms north west of Portsmouth in the County of Hampshire and Parish of Wickham, Grid Reference SU572115. It is located on the western bank of the River Meon, which at this point flows south west into Southampton Water, see Map 1.
- 2.2 Set on the 20 - 30 metre contour lines, The Square runs parallel with the river valley, with farmland and woodland rising on either side, to an approximate height of 65 metres. The two main wooded areas are 1km to the north east, West Wood, and 2kms to the south west, Botley Wood. There are also a large number of country estates such as Holywell and Rookesbury Park within the immediate area, together with heathland at Shedfield Common and Wickham Common.
- 2.3 The conservation area was designated in 1969 to include the historic core of Wickham. In 1985 the boundary was reassessed to include the area of meadow land south of The Square, including the disused railway embankment, the Victorian area of development of Dairy Moor and to the west, the well treed area around the Wickham Lodge.
- 2.4 There are approximately 175 buildings within the conservation area of which about 50 are listed as being of Special Architectural or Historic Interest. The area comprises a mixture of business premises, residential and commercial with important areas of open space.
- 2.5 Views are restricted from within the area because of its tight plan form and valley setting. The disused railway bridge over Bridge Street allows limited views east along the B2177 and excellent views of St Nicholas's Church, severed from the town by the River Meon and the disused railway line. Views into the conservation area are equally restricted.
- 2.6 The north east boundary of the conservation area overlaps part of the Meon Valley Area of Special Landscape Quality (ASLQ). The ASLQ to the south almost abuts the southern boundary of the conservation area. The ASLQ is a combination of landscape features, of meandering watercourses, flood meadows, riverside trees and river terraces, and wooded valley slopes that provide high scenic quality landscape to warrant designation.
- 2.7 The land around Wickham Lodge and adjacent properties has been designated an area of low density with important tree cover in the Winchester District Local Plan (WDLP). The water meadows south east of The Square have been recognised as an important amenity area which creates a visually attractive environment to the surrounding development.
- 2.8 Accessible from virtually all directions by a network of A & B roads which meet at Wickham, the conservation area also has pedestrian access provided in part by the disused railway line, now converted to a bridleway. Other designated footpaths into the centre include one from north of Gravel Pit Copse via The Spur and Dairy Moor to The Square. Another runs from Mill Lane via Dairy Moor to The Square. A small stretch of footpath runs east of the disused railway line from the Fareham Road to north of Hanover Bungalow in School Road, see Map 2.
- 2.9 The original town centre of Wickham has expanded in the 20th Century, to the north west with the Meon Park development, to the north off Mill Lane, and south east between School Road and Fareham Road. These areas remain largely subservient to the historic core of Wickham.
- 2.10 For existing designations, including Tree Preservation Orders, conservation area boundary, Listed Buildings and designated footpaths and bridleway see Map 2.

WICKHAM Conservation Area

MAP 2 Existing Designations

-  Conservation Area Boundary
-  Footpath
-  Bridleway
-  Area of Special Landscape Quality
-  Low Density Important Tree Cover Area
-  Primary Shopping Frontage
-  Important Open Amenity Area
-  Listed buildings
-  Tree Preservation Order



Licence Number LA 0861
 © Crown Copyright reserved.
 With the permission of the Controller of Her Majesty's Stationary Office.
 Unauthorised reproduction may lead to prosecution or civil proceedings.

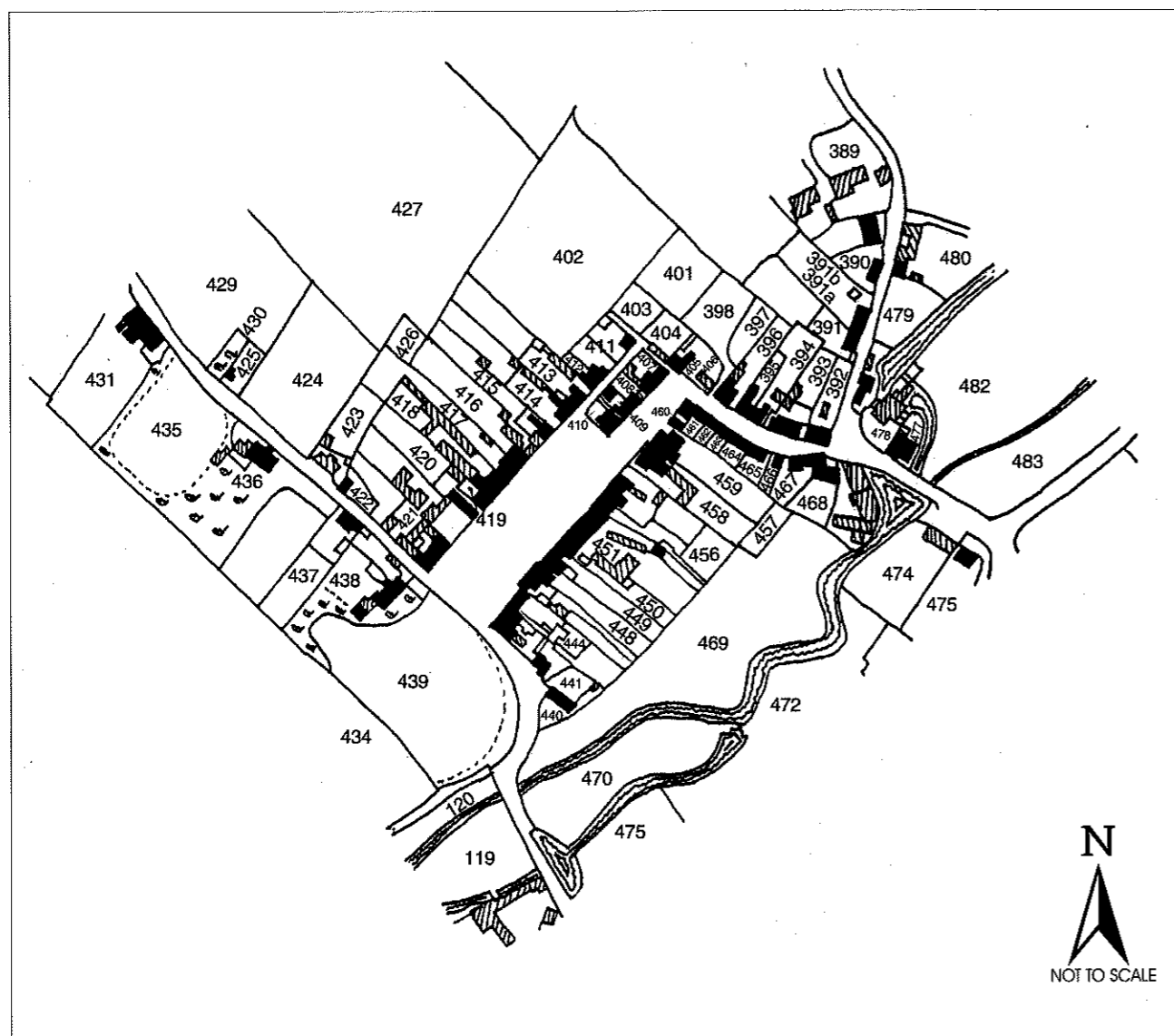
3

Origins and Development of the Settlement

- 3.1 It has been conjectured that a settlement at Wickham started in the late Stone Age and progressively developed until the Roman occupation with major settlements at Chichester, Winchester and Canterbury, with possibly a temporary camp at Wickham. This would have served the invading legions and was situated north east of the church providing full view of the river ford.
- 3.2 Wickham was the crossroads of two Roman roads and acted as a supply route for troops further westwards. Support for the Roman occupation ended at the turn of the 5th Century, which opened the country up to attacks from overseas, including the Saxons and Jutes in this area, as recorded by Bede in 731 in his Ecclesiastical History.
- 3.3 It is possible that the Roman VICUS denoting the status of the settlement, in conjunction with the Anglo Saxon HAM or settlement shows the derivation of the name Wickham. The Roman system of government and infrastructure slowly collapsed with the withdrawal of support from Rome, but the Anglo Saxons developed a social order of their own, controlled from the "capital" at Winchester. Written mention of Wickham was again made in 826AD when the Saxon village, like the Roman camp, was believed to have been situated east of the river.
- 3.4 William, Duke of Normandy, landed in 1066 but little effect was felt in Wickham, although the second Normandy landing in the vicinity of Portsmouth/Chichester could have passed through or by Wickham. Wickham's first Norman Lord was Hugo de Port, although he did not live in Wickham. Mentioned in the Domesday Survey of 1086 Wickham comprised of two manors, but became one when Hugo de Port acquired it.
- 3.5 The manor changed hands and Wickham developed into a trading community. Roger de Scures was granted a charter by Henry III in 1269 to, amongst other rights, hold a market once a week on a Thursday and a fair, three days a year. It is possible that it was the de Scures family who planned the town with its central "square" as we know it today. The land either side being divided into burgage plots each 25 feet wide, with workshops in the rear of the premises/houses fronting the square.
- 3.6 The town in the 15th Century consisted of a church east of the river, connected by a bridge to The Square on the west. The old east west route was along the route of Dairy Moor and the Old Winchester Road.
- 3.7 The Taylor Map of 1759 shows The Square, Bridge Street and church, while the Milne Map of 1791 clearly shows The Square with some infilling. By 1826 the Greenwood Map indicates the main east west route north east of The Square. This layout is clearly confirmed by the 1839 Tithe Map, an extract is shown in Map 3, and clearly indicates the burgage plots, residential and non residential buildings.
- 3.8 The 1870 Ordnance Survey 25" Map shows the River Meon named the River Titchfield and Tanfield Lane north of the conservation area as Townfield Lane. The built form of Wickham remained close to The Square.
- 3.9 By the time of the publication of the 1909 Ordnance Survey 25", considerable change had taken place. Two schools had been built south of the church, a new road connected these to the Fareham road, while the railway line sliced its way east of The Square. The railway station was located north of Buddens, connected by Station Road, and development along Dairy Moor had increased.
- 3.10 The first half of the 20th Century saw Wickham expand. New roads included Budden Road, Elizabeth Road, The Circle and The Spur with associated residential development. The east side of School Road was developed for housing, while the second half of the 20th Century saw the development west of School Road, south of The Square and the north eastern side of Mill Lane.
- 3.11 The success of Wickham as a trading settlement came about because of its position at a crossing point of the River Meon, this together with its planned burgage plots and historic road pattern have all shaped Wickham's origins and development to influence its present day form.

WICKHAM Conservation Area

MAP 3 1839 Tithe Map



Licence Number LA 0861
© Crown Copyright reserved.
With the permission of the Controller of Her
Majesty's Stationary Office.
Unauthorised reproduction may lead to
prosecution or civil proceedings.

Extract from 1839 Wickham Tithe Award

	Owner	Use
399	William Houghton	Orchard
398	"	Pasture
397	"	Garden
395	"	House and Garden
394	"	House and Garden
391	"	Cottage and Garden
396	William Smith & Peter Price	House and Garden
393	Eli Churcher	House and Garden
390	William Good	Cottage and Garden
391a	George Reed	Cottage and Garden
391b	James Reed	Cottage and Garden
400	William Houghton	Pasture
401	"	Pasture
407	Thomas Reeves	House and Yard
408	John Knight	House and Blksmiths Shop
410	Richard Mansbridge	House and Yard
405	Occupied by John Adams	White Lion Public House
406	William Garnier	School House and Garden
411	James Smith	House and Yard
412	"	"
413	John Price	House and Buildings
415	William Houghton	House and Buildings
416	Harriet Wainwright	"
418	William Sandles	Kings Head Inn
419	John Franklin	House and Yard
420	John Churcher	House and Buildings
421	William Smith & Peter Price	House and Garden
422	John Price	"
423	William Good	House and Garden
424	Rev Henry Atkins	Pasture
427	William Garnier	Town Field
430	Johanna Barnaby Green	Plantation

4

The Archaeological Significance and Potential of the Area

431	"	House and Garden
437	John Knight	"
438	Mary Calloway	"
439	"	Meadow
440	Thomas Binstead	Cottage and Garden
441	William Garnier	"
444	William Houghton	House and Buildings
449	Fanny Gibbs	House and Garden
450	John and Thomas Page	"
459	Eliza Maidman	"
460	James Knight	House and Yard
461	Eliza Maidman	Building and Yard
462	William Houghton	House and Yard
463	John Price	"
464	William Mears	House and Garden
465	William Smith and Peter Price	"
466	Mary Reeves	"
467	James Wooldridge	"
468	James Smith	"
470	William Garnier	
471	"	Little Hop Garden
472	"	Great Hop Garden
473	"	Pound Close
474	William Smith and Peter Price	
475	"	
476	The Parish	The Parish Pound
477	Mary Pink	House and Yard
478	Thomas and George Clark	
479	"	
480	"	House, Shop and Garden
482	William Garnier	Mill Meadow
483	"	Outer Moor Meadow

- 4.1 While there are no Scheduled Ancient Monuments within the Wickham Conservation Area there is a rich archaeological tapestry which underlies Wickham and the surrounding areas, enabling a picture of the evolution of Wickham to emerge.
- 4.2 Prior to the Roman period there is little archaeological evidence to prove occupation by Prehistoric Man. The only evidence known to exist is a Mesolithic (7000-4500BC) quartzite perforated mace head found south of Wickham.
- 4.3 For the Roman period there is a gradually increasing body of evidence which suggests that some kind of settlement was established in the area in the 1st Century AD. The Roman roads from Bitterne (Clausentium), Winchester (Venta Belgarum) and Chichester (Noviomagus) all meet here, close to a crossing point of the River Meon. A number of discoveries of mainly pottery, but also of other indications of settlement, in the Park Place and Tanfield areas south-west of The Square may suggest a small settlement located at or close to the junction of the long distance roads, functioning as an overnight stopping place or "mansio".
- 4.4 Post Roman activity came to light in 1833, when, north of Wickham, an 11th Century coin hoard plus two Viking gold rings were found. The coins included twenty two William I coins, which are now held in the British Museum. The majority of the coins were minted at Winchester.
- 4.5 Wickham's main archaeological and historical legacy from the 13th Century is its basic layout, with its central Square, used for markets and fairs, together with its burgrave plots on either side. Wickham had its own church by the 12/13th Century, although the present day church is an 1862 rebuild with only a few original features remaining, including the Norman door surround and the 17th Century tomb of the Uvedale family.
- 4.6 The moated Medieval Manor House of Wickham was abandoned in the mid 19th Century after much development and alterations from its early 12th Century

- origins, the location of which was just outside the conservation area boundary opposite the church. Finds from within the context of the Manor include pottery from the continent, such as Saintonge Ware from western France and Albarella (drug jars) from southern Spain.
- 4.7 A number of Medieval houses still stand although some have been encased or altered. These include Dale Cottage and The Barracks, in Bridge Street, both of which date from 1450, Alexander House, The Square, circa 1450, and The Curio Shop, The Square, circa 1470. These are described in more detail in Chapter 5, Architectural and Historic Character.

- 5.1 Wickham Square and Bridge Street represent the heart of a town which in some ways has been a victim of its own success. Today this attractive market town is enveloped by 20th Century development. Up until the 18th Century new or replacement shops and houses were accommodated almost entirely around The Square and Bridge Street by the reuse or adaption of existing sites or buildings. With the 19th and 20th Centuries expansion meant that Wickham spread its area five fold to encompass surrounding fields.
- 5.2 Within the conservation area approximately 50% of the buildings are 20th Century, 26% are 19th Century, 12% are 18th Century, 6% are 17th Century and the remaining small percentage are 15th Century. Wickham has integrated 19th and 20th Century buildings into The Square and Bridge Street with varying degrees of success, not always relating well to the historic plan form, scale, massing and materials of existing buildings.
- 5.3 Inevitably the few remaining 15th Century based buildings are located in The Square and Bridge Street, one of which is Dale Cottage in Bridge Street. Timber framed, it was brick clad in the 18th Century with a mix of red and blue bricks, the latter being a common characteristic widely used on many buildings within the town. Like all the 15th Century based buildings they have a long narrow plan form which is positioned lengthwise onto the road. Other characteristics include the mellowed orange/brown clay tiles and brick chimney stacks so important to the roofscape of Wickham.
- 5.4 Also in Bridge Street is The Barracks (circa 1450), or Nos 9,10 and 11, an excellent example of a Wealden House, the timber framing of which is clearly visible externally. Originally half hipped, the building has been extended to the west, which changes the roofline, similarly the later brick infilling to the ground floor has changed the facade. A large 16th Century brick stack was added centrally to the original three bay house. This is one of two known Wealden houses to be found in Wickham.

- 5.5 The other is Alexander House (circa 1450) on the south side of The Square. Externally an unimposing building, it was originally a smaller three bay house than The Barracks. The full extent of its ridgeline can be seen above the adjoining shop, No 13. Although much altered, the eaves line has been raised and the facade bricked up. Evidence of its 15th Century origins remain internally, together with fragments of wall paintings. But it is Wickham Wine Bar (circa 1470) that offers the most spectacular displays of 17th Century wall paintings.
- 5.6 Situated at the north west side of The Square, lengthwise onto the street, the two storey Wickham Wine Bar, photograph No 1, relates closely to the two Wealdon Houses in craftsmanship and character and is felt to have been derived from them. Of the wall paintings which were estimated by E Clive Rouse in November 1974 to date from the late 16th Century, four panels in earth pigments exist at first floor level with a frieze above, while the floor joists are painted in black and white foliage and chevrons designs. This is an important building reflected by its Grade II* listing.



Photograph 1

- 5.7 The Anchorage, Old Timbers, Jeans, No 6 The Square, Jaycee Fashions, The Sweet Shop and Warwick House are all believed to be of medieval timber frame in origin with later additions and alterations in varying degrees and amounts.
- 5.8 Wickham's 17th Century based buildings relate more in external character and appearance to the 18th Century because of their 18th Century recladding, alterations and additions. These characteristics include the use of blue/grey bricks as headers,

orange/brown mellowed plain clay tiles, white wood sash windows and Flemish Bond red brickwork. Their long narrow plan form lengthwise to the street, two storey height, half hipped roofline and internal timber framing are securely anchored in the 17th Century though.

- 5.9 Included in Wickham's 17th Century architecture are Nos 5 and 5a on the south side of The Square; Eastbrook House, The Square; No 7 Bridge Street; Warrens Cottage, Bridge Street and Queen's Lodge also in Bridge Street. Eastbrook House, photograph No 2, has a symmetrical frontage and striking half octagonal central feature over an open porch of four columns in the Tuscan order. The first floor banding to No 7 Bridge Street provides evidence of the internal timber framing. Warren's Cottage was originally two or three cottages, now one, its timber framing evident on its east elevation. Queen's Lodge, Bridge Street is late 17th Century and much altered from its original symmetrical frontage of two windows either side of the finely detailed red brick centrepiece of two full height Ionic brick pilasters. Only the outer red brick architrave of the outer windows survive. The 20th Century splayed bay replaced a former shopfront.



Photograph 2

- 5.10 Progressing into the 18th Century, Wickhams' buildings become more symmetrical, with classical details and proportions. Although many are still two storey, as in the 17th Century, the ratio of floor to ceiling height has increased producing a taller more elegant building. A number are of three storeys including a parapet which adds to the illusion of height and elegance. Doors and door frames have become classically detailed and proportioned. Plain clay tiles predominate, as does Flemish Bond brickwork, brick dentilation to eaves level, rubbed arches

(both flat and cambered), white wood sash windows and most distinctively the use of blue/grey header bricks with red brick dressings.

- 5.11 There are approximately twenty 18th Century buildings in the Wickham Conservation Area the majority of which are Grade II Listed, with the exception of Havelock House and Wentworth House, The Old House Hotel and Wickham House which are Grade II* Listed. Havelock House and Wentworth House, photograph 18, are an impressive pair of houses of three storeys, built of blue brick headers with door cases in the Doric Order. Havelock House has retained its original wrought iron railings. Built in 1707 the Old House Hotel, photograph No 3, is again an impressive three storey symmetrical building of blue header bricks with important internal features. Of a similar style but slightly later in date is Wickham House, and although three storeys its floor to ceiling height is greater and is thus taller than its neighbour the Old House Hotel.



Photograph 3

- 5.12 With the 19th Century came an eclectic variety of architectural styles, encompassing the remnants of the Regency period to the exuberances of the Victorian era. In the mid 19th Century the railways provided the means whereby mass produced building materials could be transported around the country, allowing factory made red bricks and Welsh slates to replace local bricks and clay tiles. This provided yet another dimension to Wickham's rich architectural history. The 19th Century buildings ranged from large individual classically detailed stuccoed houses to smaller semi-detached and terraced red brick and slate houses. Plan forms changed to become larger and more square or deeper and set at right angles to the street.

- 5.13 Housing along Dairy Moor reflects the effects of the imported red brick and slate features previously unknown and alien to Wickham. Built at the end of the 19th Century (1898, 97 & 93), they are set back from the street frontage, narrow in form, semi-detached or terraced of red brick with yellow brick banding and slate roofs. Thorn's Cottage, The Square, (Grade II Listed) expresses the same style.

- 5.14 At the other end of the 19th Century and the architectural scale, is Wickham Lodge, photograph No 4, built in 1820 in the Regency style, it has stuccoed walls, a square floor plan of two storeys, severely classical with strong symmetry, it is an important Listed Building meriting its Grade II* listing. Other 19th Century buildings include The Lower House, Knights and The Old Garage. The Lower House, Winchester Road, which is an imposing three storey stucco covered symmetrical house to its northern aspect, is of brick, two storey and asymmetrical facing south. Also stucco covered are Knights in The Square and more modest in scale, The Old Garage, photograph No 5.



Photograph 4



Photograph 5

- 5.15 Of major architectural importance in Bridge Street is Chesapeake Mill and Mill House. The former is inscribed "Erected in 1820" and is an imposing three storey rectangular red brick building in English bond brickwork.

Its name derives from the American warship Chesapeake. Most of the beams in the Mill originated from the warship, which was captured by HMS Shannon on 1st June 1813 and brought to Portsmouth and dismantled. Adjacent to The Mill is Mill House also circa 1820, but possibly earlier in origin.

- 5.16 Built in 1846 Ivy Cottage and Juniper Cottage, Bridge Street, provides Wickham with yet another facet of Victorian architecture. It is a richly detailed, predominantly flint building, with yellow brick banding and quoins, decorative bargeboards and Tudor style chimneys.
- 5.17 20th Century buildings have not always integrated well into the historic form of Wickham. Wickham Croft adds little to The Square in terms of a successful adjunct to the southern end of this important space. Newer developments off Winchester Road and Mill Lane within the Conservation Area boundary have attempted to reflect the materials of the older buildings with varying degrees of success. The requirements of modern day living are often in conflict with the form and massing of an historic town.
- 5.18 A summary description of all Listed Buildings of Special Architectural or Historic Interest within Wickham can be seen in the Department of Environment's 40th list dated 1st September 1987. Included in that list are the Listed Buildings to be found within the Wickham Conservation Area, all of which are Grade II unless otherwise stated:-

WINCHESTER ROAD -

- Upper Wickham Lodge
- The Upper House, Forecourt Wall and Stable
- Wickham Lodge, Grade II*
- The Gables and The Croft
- The Lower House

THE SQUARE

- K6 Telephone Kiosk

THE SQUARE (south east side)

- The Anchorage
- Old Timbers and Jeans
- No 6 (Butcher)

Sweet Shop
No 13, Alexander House
Chemist Shop
R G Warwick
Nos 5 & 5a

THE SQUARE (north west side)

Nos 1 & 2 Bugle Cottages
The Cottage
Thorns Cottage
Knights
Eastbrook House
The Old Garage
The King's Head Hotel
Havelock House & Wentworth House,
Grade II*
Jane's Boutique
Wickham Wine Bar
Commerce House

HIGH STREET (south east side)

Clarks
Wickham House, Grade II*
The Old House Hotel, Grade II*

HIGH STREET (north west side)

The Old Tea House
Culverts
Blunden & Vivian

BRIDGE STREET (south side)

Victory Hall
Dale Cottage
Nos 1 & 2
No 7
Nos 9, 10 & 11
Coachhouse flat & garages

BRIDGE STREET (north side)

Bridge House
Wickham Bridge
Chesapeake Mill
Footbridge 5 metres north/west of
Chesapeake Mill
Warrens Cottage
Mill House
Barn 4 metres north of Blanton & Queens
Lodge
Queens Lodge
Warwick House
St Georges
Blanton
Nos 14 & 15 Ivy Cottage & Juniper
Cottage



6

Former or Prevailing Uses

- 6.1 The plan form of Wickham is still clearly based on the original layout of the 13th Century, reputedly by the de Scures family. Building types and plan forms in The Square and Bridge Street are, in the main, still as strongly defined today as they were nearly 800 years ago. The burgage plots, with their distinctive boundaries, the buildings, either shop or residential facing out onto The Square, are confined by preset parameters of plot width and frontage.
- 6.2 From the previous Chapters it is apparent that Wickham has been a successful market town for many centuries, benefiting from its location to become a trading centre. In its earliest times it traded in wool, grain and timber, which itself led to support services by way of public houses, inns, breweries and horse related trades such as blacksmiths. Wickham also had an iron foundry, tannery, brickworks and, of course, a mill.
- 6.3 Wickham has adapted to incorporate necessary changes and additions, such as the various schools and places of worship. The railway had effectively detached the town from the church. After the railway closed the land was transferred to Hampshire County Council, since when, stretches of it have been designated bridleways.
- 6.4 Wickham has imposed its form on generations of trades which have supported this thriving market town. This has allowed the heart of Wickham to retain its form and character, rather than changing to suit the market forces.
- 6.5 The use of open spaces to the rear of the burgage plots on the north west side of The Square have had to reflect the increased population and subsequent development for housing needs. The Square itself, formerly a meeting place and market, still remains open to the public, albeit for the use of parking cars and annual fair.
- 6.6 The prevailing uses of the buildings within the conservation area might have changed, over the centuries, but they have adapted or been replaced retaining the essence of Wickham.

WICKHAM Conservation Area

MAP 4 Important Unlisted Buildings

-  Conservation Area Boundary
-  Unlisted Building



Licence Number LA 0861
© Crown Copyright reserved.
With the permission of the Controller of Her
Majesty's Stationary Office.
Unauthorised reproduction may lead to
prosecution or civil proceedings.

7

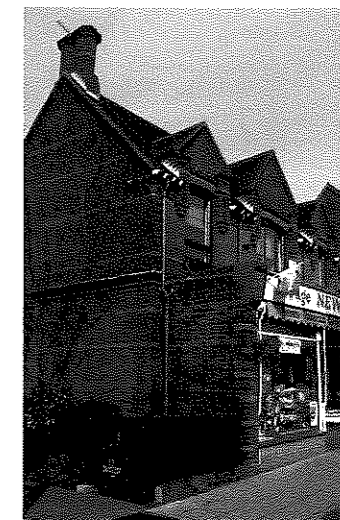
Contributions made by unlisted buildings

- 7.1 Wickham contains a high percentage of Listed Buildings, in particular around The Square and Bridge Street. There are also a number of important unlisted buildings. These are buildings which make a positive contribution to the special architectural or historic interest of a conservation area, provided their historic form and qualities have not been seriously eroded by unsympathetic alterations or additions. Such buildings do not enjoy the full protection of statutory listing.
- 7.2 Boycess Cottage, The Square, A on Map 4, photograph No 6, is set back from the main frontage of The Square, but adds to the appearance of the conservation area because of its age and design. It is a two storey, possibly early 19th Century, pebbledashed cottage with a half hipped clay tiled roof and symmetrical three bay frontage. It has four 16 pane sash windows and a later porch added centrally.



Photograph 6

- 7.3 A. Page, the Newsagent, The Square, B on Map 4, photograph No 7, is a two storey Victorian building directly abutting The Square and despite its young age compared with many of its neighbours, it adds to the variety of building types and overall character of the conservation area and serves as a reminder of the gradual development of the town. Its plain red bricks in stretcher bond are offset by lacing courses in blue brick headers and a decorative carved string course. The three elaborate gable windows at first floor level consist of moulded brick and vertical tile hanging, while the cast iron guttering has equally elaborate decoration in the form of lion's heads mouldings.



Photograph 7

- 7.4 Directly east of and behind Greens, at right angles to the main road stands the old stable block to the original public house, C on Map 4, photograph No 8. Possibly late 19th Century, it is basically single storey, with a room in the roof at one end. Constructed of red brick with random blue headers, it has a tiled roof, with gable and full height loading door at first floor level. The west elevation has three stable doors with two side lights to each, together with a raised semicircular dark brick tiled step and small drain arches at ground level. A fourth door on this elevation is a personal entrance. The stables are finely detailed and represent a good example of their type which adds to the character of the area and has historic association with the established road layout and former travelling methods.



Photograph 8

- 7.5 Numbers 4 and 5 Star Cottages, at Star Corner, D on Map 4, photograph 9, at Star Corner, are a pair of two storey colour washed buildings, originally three bays, with

a fourth bay added to the south. Possibly mid 19th Century based, it was probably one property extended to become two. Visible from the public right of way along the old railway line these simple cottages add to the appearance of the conservation area.



Photograph 9

7.6 Along the Winchester Road are several potentially attractive cottages spoilt by the proximity of the busy main road. No 4 Winchester Road, E on Map 4, has been recently listed photograph 10. The north elevation shows evidence of a timber jettied building, with a large central brick chimney stack, and flint plinth.



Photograph 10

7.7 Dairy Moor is a late 19th Century extension to The Square, the character of which is one of enclosure with tight spaces created from the close proximity of two storey Victorian properties forming a hard edge to the street scene. This character is reflected in the following important unlisted buildings.

7.8 Nos 1 and 2 Dairy Moor are a pair of Flemish Bond red brick houses, with dentilation at eaves level, hipped slate roof with a central brick stack with four hand painted clay pots. No 1 still retains its small paned windows, while No 2 has replacement windows, F on Map 4, photograph 11.

7.9



Photograph 11

Nos 7,8 and 9 are a terrace of late 19th Century red brick cottages with yellow brick lacing and quoins. The decorative ridge tiles are still retained to No 7 although the windows are Upvc replacements. There are some non-traditional porches to this terrace but basically their character is intact, G on Map 4.

7.10 Nos 17 to 20 are a terrace of four two storey cottages in red brick stretcher bond with yellow brick lacing details under a tiled roof with tall brick stacks and hand painted clay pots. Simple porch hoods on brackets are an attractive detail which should be retained. Unfortunately there are a number of flat roofed dormers and replacement Upvc



Photograph 12

doors, H on Map 4, photograph 12.

7.11 Nos 10 and 11 were built in 1897. A pair of red brick, two storey cottages, with yellow brick lacing details, a central brick stack in a gabled slate roof. Like Nos 17 to 20 they have retained their simple bracketed porches. The retention of the wood paling fences to these properties adds to their character and



Photograph 13

appearance, I on Map 4, photograph 13.



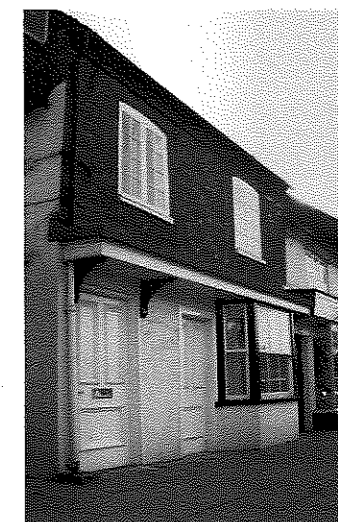
Photograph 14

7.12 Nos 12, 13 and 14 Victoria Cottages, built in 1898, are again terrace red brick cottages with yellow brick quoins. Nos 13 and 14 are painted white. J on Map 4, photograph 14.

- 8.1 Wickham conforms to a basic pattern of two storey buildings with the exception of a few three storey ones to the north east end of The Square, The Mill area and Winchester Road. Although the buildings range from 15th to 20th Centuries this basic building pattern remains the same.
- 8.2 Because of the historic burgage plots, buildings facing The Square are built tight onto the street frontage forming a continuous built form to maximise frontages on the north/west and south/east side. Carriage entrances allow access to private spaces to the rear. Bridge Street remains equally tightly developed, the buildings abutting the pavement edge. Buildings in Winchester Road, Dairymoor and Mill Lane are more open in form, mainly detached.
- 8.3 The roofscape displays a variety of half hipped, hipped and gable roofs, the majority of which are of plain mellow orange/brown clay tiles, with a small percentage, mainly in the Dairymoor area, of slate. There is some vertical tile hanging to gable ends in orange/brown plain clay tiles. There is no thatch within the conservation area.
- 8.4 Wickham's steeply pitched clay tiled roofscape is important to maintain and enhance, photograph 15. It remains largely free from dormer windows and intrusive rooflights. A number of brick chimneys and clay pots all add to the skyline interest and every effort should be made to retain such features. Unfortunately the rear of many properties have suffered over the years from unsympathetic extensions and dormers, an aspect that is detrimental to the visual amenity of the conservation area. This together with the addition of rooflights and satellite dishes, can have a dramatic effect on the silhouette and appearance of an area.

*Photograph 15*

- 8.5 Brick is the predominant building material. Up until the mid 19th Century it was a local mellow orange/brown with the characteristic use of blue/grey headers, in instances forming the majority of the facade with the orange/brown brick used for dressing only. Harder red bricks were used after the mid 19th Century. Although a few buildings are timber framed, this is not always apparent externally, as many have been clad in brick, as for example Alexander House, photograph 16. Wickham is south of the chalk beds as is evident from its lack of flint buildings. Only one exists within the conservation area. Flemish bond is the most common type of brick bonding with header bond used frequently in conjunction with the blue/grey bricks to striking effect.

*Photograph 16*

- 8.6 Depending on age, doors range from the simple vertical plank door of the 15th to 17th Centuries, to the classical Georgian door of the 17th Century plus a variety of panelled and glazed doors, not all according with the age or style of the building. White wood sash and casement windows are equally common.
- 8.7 If Wickham is to retain its cohesive form and nature it is important that inappropriate materials such as Upvc windows and doors, concrete tiles, disproportionate extensions and rooflights should be avoided. Attention to detail is essential. See photographs 17 and 18 overleaf.



Photograph 17



Photograph 18

9

Local Details and Features

9.1 The architectural character of Wickham has been dealt with in a 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 details as:-

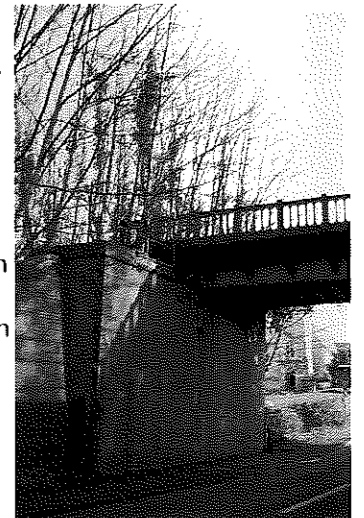
- brick chimney stacks
- hand painted clay pots
- fine Georgian detailing ie windows, doors, door furniture.
- timber framing
- cast iron rainwater goods, including gutter supports
- carriage entrances
- eaves dentilation
- blue/grey header brick used randomly or for an entire wall
- orange/brown clay tiles
- vertical tile hanging to gable ends
- clean unbroken roof lines
- simple white wood casement windows
- traditional shopfronts
- hipped dormer windows
- Flemish Bond brickwork

9.2 The form of Wickham Square provides the strongest built feature of the town but supporting the character and appearance of Wickham are major features such as:-



Photograph 19

- high brick wall along Mill Lane, A on Map 5, photograph No 19.
- wall adjacent to The Gables, Winchester Road, B on Map 5.
- wall adjacent The Lower House, Winchester Road, C on Map 5.
- stucco wall adjacent Far Close, Winchester Road, D on Map 5.
- the Victorian railway bridges, E on Map 5, photograph 20.
- the many boundary walls that mark the burgage plots, F on Map 5.
- 1793 brick and stone bridge, Bridge Street, G on Map 5.



Photograph 20

9.3 A number of local features add to Wickham's character and as such should be protected. These include:-

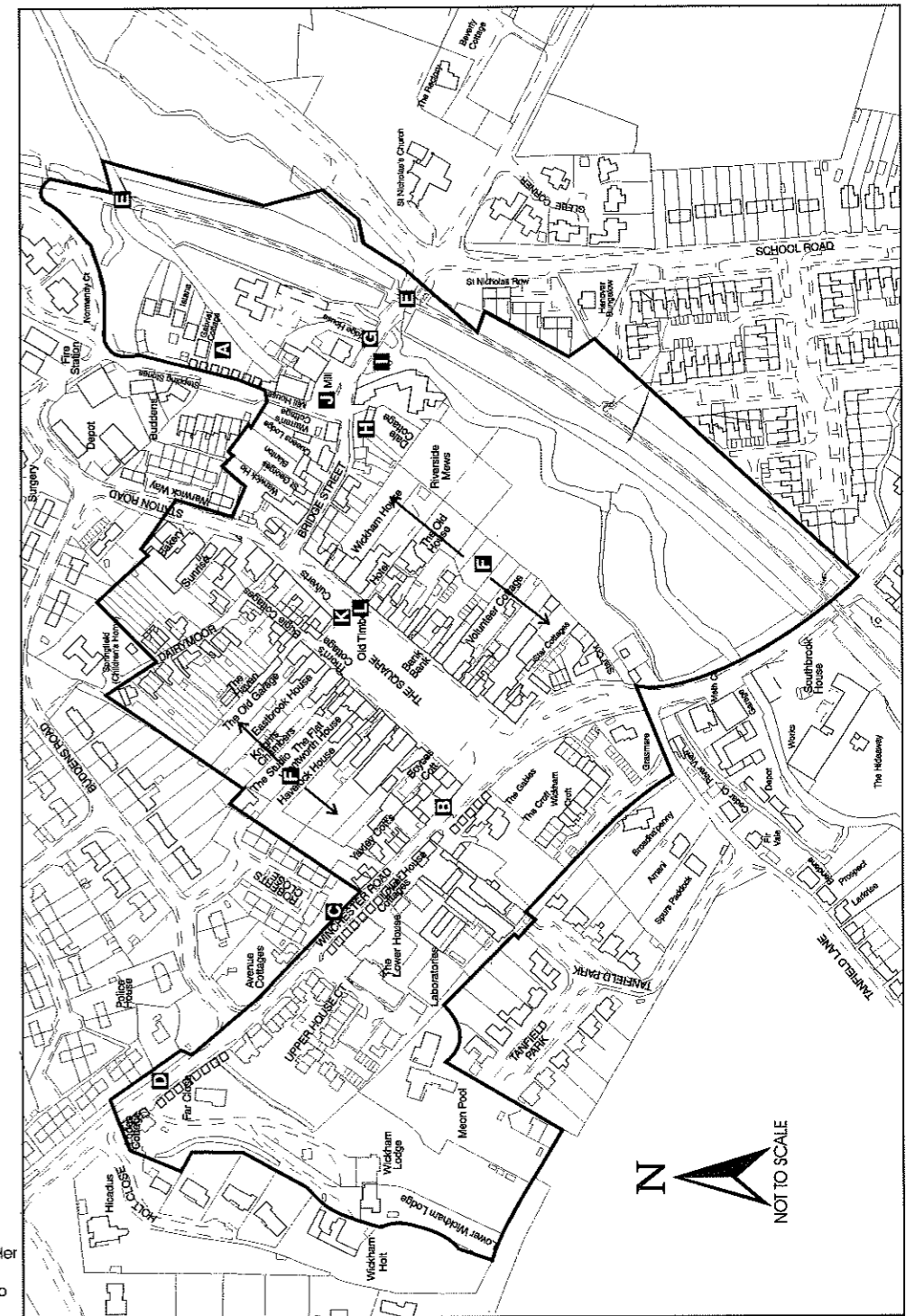
- the warning sign in Bridge Street about vagrants, H on Map 5.
- the stone description on the bridge in Bridge Street, I on Map 5.
- the Dip Hole. Built to provide access for the local people to draw water from the river, when the present mill was built over the river. Recently restored. J on Map 5.
- K6 Telephone Box, designed by Sir Giles Gilbert Scott, K on Map 5.
- pineapple finials to the entrance piers south of Wickham Hotel, L on Map 5.
- the lamp standards in The Square.
- the railings to Havelock House.

- Sun Fire Insurance Plaque, No 105673 on Queens Lodge, Bridge Street.
- insurance plaque, Dale Cottage, Bridge Street.
- insurance plaque, Havelock House, The Square.
- plaque on the Kings Head Hotel, indicating grading of Hotel by the Cyclists Touring Club in the 19th Century.
- plaque on Victory Hall, "Wickham Brewery rebuilt AD 1887 being the Jubilee Year of the reign of H M Queen Victoria".

WICKHAM Conservation Area

MAP 5 Important Features

- Walls
- A** Mill Lane
- B** The Gables
- C** The Lower House
- D** Far Close
- E** Railway Bridges
- F** Burgage Plots
- G** Bridge
- H** Sign
- I** Inscription
- J** Dip Hole
- K** Telephone Box
- L** Wickham Hotel



Licence Number LA 0861
 © Crown Copyright reserved.
 With the permission of the Controller of Her Majesty's Stationary Office.
 Unauthorised reproduction may lead to prosecution or civil proceedings.

10 Trees

10.1 Trees in Wickham Square are limited to five Swedish Whitebeams to the north west side, which add considerably to the ambience of the space, and a Norway Maple in the south east corner. Two of Wickham's most significant trees are visible from The Square.



Photograph 21

They are the large Lombardy Poplar, photograph 21, to the rear of Knights and the Sweet Gum, photograph 22, within the grounds of Wickham Croft, beyond which pines and a mixture of deciduous trees form a back drop to the southern end of The Square.

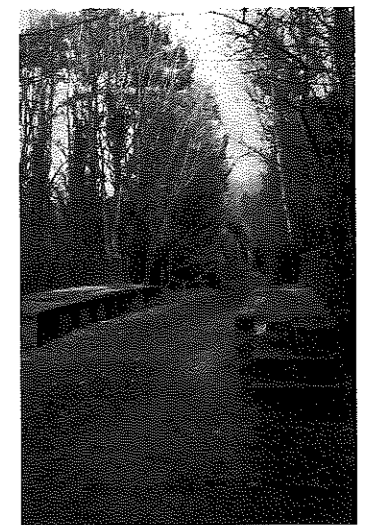


Photograph 22

10.2 Looking north along Dairymoor, trees outside the conservation area form skyline interest. The Oak just north of the site of Springfield adds to the more immediate street scene, although this is outside the conservation area boundary. Similarly the small Hornbeam just outside the conservation area boundary, north of the bakery in Station Road, adds considerably to this street scene. In Mill Lane, trees within the conservation area boundary to the north of the new development are important to the area and the street. Within these last group of trees an avenue of mature Horse Chestnut form a deeply shaded walkway to the brideway along the embankment.

10.3 Trees and shrubs along the disused railway embankment, now a brideway, form a solid green, south eastern boundary to the conservation area and are visible along Bridge Street and from south of The Square. Management of the trees and undergrowth will be necessary if the area is to retain its present character and appearance. The brideway, photograph 23, extends to the Fareham Road in the south and forms an important green barrier on entering and leaving Wickham.

10.4 Along Winchester Road greenery is provided in some part by the garden trees and shrubs overhanging the boundary walls. Of these trees and shrubs the Strawberry Tree in Wickham Croft is



Photograph 23

unusual and notable. Trees overhang the wall from Far Close and Lodge Cottage and together with the verge and trees opposite form a green arched entrance into Wickham

from the North. The Lombardy Poplar behind Knights remains prominent from along Winchester Road. The Lime at the corner of Winchester Road and Buddens Road is very important within the street scene although just outside of the conservation area.

10.5 Wickham has very few hedgerows but these and individual trees and groups of trees are indicated on Map 6.

WICKHAM Conservation Area

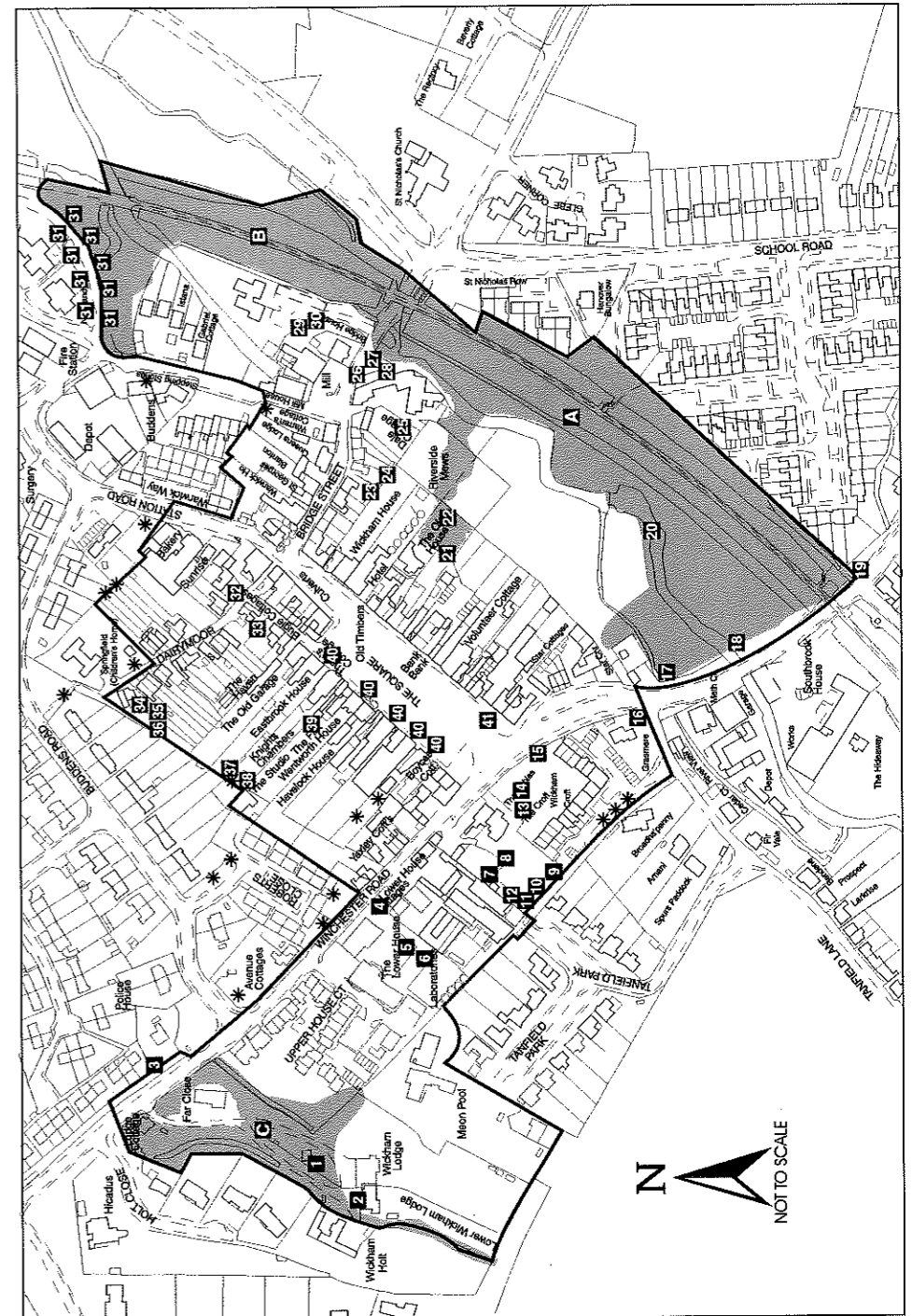
MAP 6 Trees

■ General Tree Coverage of Importance

○○○ Hedge

2 or * Individual Trees

- 1 Horse Chestnut
- 2 Yew
- 3 Oak
- 4 Yew
- 5 Blue Cedar
- 6 Maple
- 7 & 8 Beech
- 9 Lime
- 10 Beech
- 11 Horse Chestnut
- 12 Beech
- 13 & 14 Sweet Gum
- 15 Strawberry Tree
- 16 Sycamore
- 17 Ash
- 18 Poplar
- 19 Oak
- 20 21 22 Eucalyptus
- 23 Yew
- 24 Lime
- 25 & 26 Willow
- 27 Sycamore
- 28 Silver Birch
- 29 & 30 Sycamore
- 31 Avenue of Horse Chestnut
- 32 & 33 Silver Birch
- 34 Eucalyptus



- 35 Silver Birch
- 36 Oak
- 37 Silver Birch
- 38 Ash
- 39 Poplar
- 40 Swedish White Beam
- 41 Norway Maple











- A Mixed native deciduous with understorey of Holly, Silver Birch saplings and Hawthorn
- B Alder, Sycamore, Ash, Horse Chestnut, Goat Willow with understorey of Hazel & Hawthorn
- C General tree coverage with some significant specimen trees including Beech, Sycamore, Ash, Oak, Hornbeam, Elm, Red Oak, Hazel, Horse Chestnut & a variety of conifers

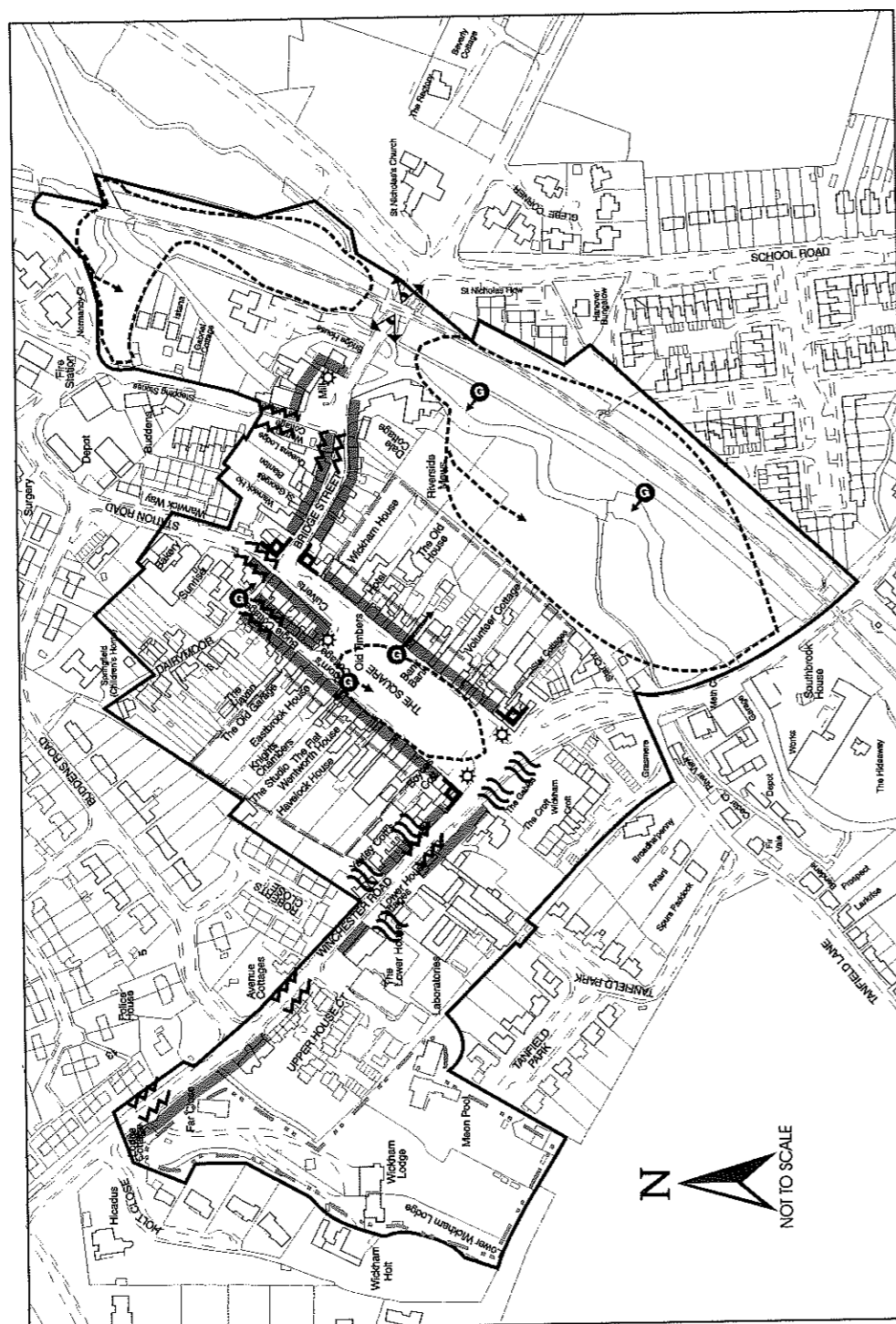
Licence Number LA 0861
 © Crown Copyright reserved.
 With the permission of the Controller of Her Majesty's Stationary Office.
 Unauthorised reproduction may lead to prosecution or civil proceedings.

- 11.1 Entering Wickham from the north the road descends through a tunnel of trees and reaches a pinch point at the entry into the conservation area (see map 7). This pinch point is formed by the boundary walls to Far Close and Lodge Cottage and trees opposite. Behind this boundary wall is a distinct area of detached dwellings in spacious well treed plots. A peaceful haven from the noise, volume and speed of traffic along the Winchester Road which has become an unforgiving space given over entirely to traffic.
- 11.2 The proximity of buildings close onto the road edge, walls and railings on the southern side of this slightly curved road are important in creating a series of sequential views down to The Square.
- 11.3 On entering The Square the character of the area changes. Although dominated by parked cars, the impression is one of space, with a quieter, less hectic air. Recently improved by Winchester City Council, this important, traditional market square is surrounded on three sides by mainly two storey buildings. The fourth, south western side, is formed by the Winchester Road, the space 'leaking' into Wickham Croft forming a weak boundary to this side of The Square.
- 11.4 All the buildings within The Square are built hard onto the pavement edge with the exception of Wentworth and Havelock House and Boycess Cottage, which benefit from small front private areas bounded by hedges or railings.
- 11.5 The burgage plots behind the buildings along the two longer sides of The Square consist of a series of long, narrow private areas separated by brick walls. This, together with trees, shrubs and its secluded nature, produce areas of distinct character that it is important to retain. These boundaries represent the original planned layout of Wickham, retention of which is essential. Careful consideration should be given to the sometimes more intrusive nature of providing services, such as extractors, vents, flues etc, to shops and offices fronting The Square. Although the linked buildings form a solid frontage to the street scene there are a few arched openings giving glimpses through to the plots.
- 11.6 Dairy Moor does not relate to The Square in terms of architecture or layout. It forms a quiet narrow street with houses set at angles to the road with poorly defined boundary treatment. It is a distinct area of late 19th Century and early 20th Century buildings set in long narrow plots.
- 11.7 Station Road presents yet another character area of Wickham, wider than Dairy Moor, bungalows (outside the conservation area) are set back from the road on the east side and the Post Office, Bakery and a private house are set back on the west side creating a broad space with ill defined boundary treatments.
- 11.8 Bridge Street forms a tight plan form, the road dropping down and bearing left from The Square to cross the River Meon and pass under the disused railway bridge. The buildings are two or two and a half storeys, built close to the pavement edge creating a well proportioned street. The focal points of first the Mill and then the disused railway bridge, appear as a sequence of views unfold.
- 11.9 The private garden areas of Wickham are hidden behind the continuous built frontages.
- 11.10 In complete contrast to the rest of Wickham, the area of the disused railway and immediate river setting provides a large verdant oasis in the centre of the settlement, in part accessible by the route of the disused railway line which now provides the public with a densely shaded wooded access route along the eastern boundary of the conservation area. The river can occasionally be glimpsed through the trees, especially during winter months, as can the rooftops of Wickham. From the old railway bridge between the church and the town, some of the best views of Wickham's tiled roofscape are possible. Noise of the traffic on the roads to the east is never far away from this visually tranquil area.

WICKHAM Conservation Area

MAP 7 Appraisal

-  Vista
-  Pinch Point
-  Glimpse
-  Open Areas
-  Strong Frontage
-  Point of Interest
-  Important Corner
-  Weak Frontage
-  Distinct Area of Dwellings in Spacious Plots
-  Burgage Plots



Licence Number LA 0861
© Crown Copyright reserved.
With the permission of the Controller of Her
Majesty's Stationary Office.
Unauthorised reproduction may lead to
prosecution or civil proceedings.

12

Detractors and Enhancements

DETRACTORS

- 12.1 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 materials for window or door details.
 - unsympathetic alterations to garden walls, gates, paths, by complete removal of/or replacement with an inappropriate design/material.
 - poorly designed and sited satellite dishes and meter boxes.
 - the removal of architectural features such as chimney stacks, pots, decorative brickwork, traditional doors and windows.
 - porches and garages of inappropriate design and materials.
 - inappropriate boundary treatments, and general lack of maintenance to verges and entrance ways.
 - lack of maintenance to boundary walls.
 - the roofscape of Wickham remains remarkably free from intrusive dormers and rooflights; even a small number of which could seriously detract from its appearance and character.
- 12.2 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/known problems, in order to achieve an enhancement of the conservation area.
- 12.3 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, additions and new development.

- 12.4 As the area evolves 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

Painting of Buildings

- 12.5 It is expected that unpainted brick should remain so as this provides a variety of richness and texture. If repainting of an already painted building is necessary the following points should be considered:-
- a) the relationship of the building to adjoining building materials, i.e. brick, stucco, paint,
 - b) the roofing materials,
 - c) the style and location of the building,
 - d) the relationship of the proposed colour to colours on adjoining buildings.
- 12.6 Should any proposed change of paint materially affect the appearance of a building, then consent might be required from the Local Planning Authority. It is advisable to discuss any colour change with the Council's Conservation Officer.

Trees

- 12.7 The south eastern part of the conservation area along the disused railway line is well wooded as is the western area around Wickham Lodge. In order to retain this unique setting of the town it is important to promote the planting and replanting of locally indigenous tree species where appropriate. There is a need for local management of trees to maintain and enhance the appearance of the area.

Open storage of refuse containers

- 12.8 There are a number of visually intrusive refuse storage bins which are prominently located around the village. These areas could be enhanced by the storage of these facilities in less prominent locations.

Overhead wires

12.9 Overhead wires and cables are intrusive in certain parts of Wickham, in particular Dairy Moor, and constitute aerial clutter detracting from views within the street scene. Where possible the undergrounding of cables should be pursued to result in the enhancement of the street scene, photograph 24.



Photograph 24

"A" Boards

12.10 While not wishing to detract from the lively retail facilities which Wickham attracts, it is important to control the proliferation of "A" boards which are positioned in locations not permitted by the Advertisement Regulations, photograph 25. The City Council would wish to see the removal of any such boards.

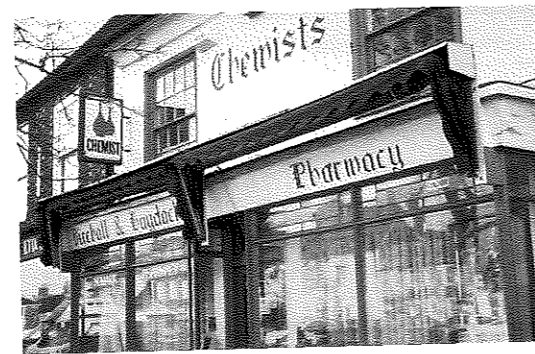


Photograph 25

Plastic "Dutch Canopies"

12.11 There are a number of plastic Dutch canopies within The Square which because of their dominant shape, colour and material are alien to this environment, photograph 26. The use of traditional roller type canvas

awnings that pull out from a blind box integrated into the fascia design should be sought, to enhance the conservation area.



Photograph 26

Shop Signs and Advertisement Displays

12.12 As mentioned in 12.10 above, retail facilities are important for the continued economic viability of Wickham, and should not be placed at risk, but it is also important to restrict unsightly advertisement displays and shop signs. Restrained displays will in the end speak more for Wickham's character and attract more consumers than a brash multitude of signs. It is hoped that should the opportunity arise for change these points will be taken into account. The scale of Wickham Square does not warrant the size and colour of some of the existing advertisements and signs. Care must be exercised in design, detail, colour, lettering and materials of its signs. The City Council has produced guidelines under the title "Design Guidance for the Control of Shopfronts and Signs", to form the basis of applications and general guidance for retailers.

Shop Frontages

12.13 As with shop signs it is hoped that the conservation area can be enhanced when the opportunity for change and development arises and that poorly designed shopfronts at present are replaced with more appropriate and fitting designs to enhance the conservation area, photograph 27.



Photograph 27

Removal or repair of Building adj to Electricity Sub Station

12.14 The small brick building on the eastern side of the southern entrance into Wickham conservation area is in a very poor state of repair, photograph 28. The building is in a prominent location and an immediate programme of repairs should be undertaken if it is to be saved.



Photograph 28

Repairs/restoration of ornate iron Victorian railway bridge parapets.

12.15 Monitoring the condition of the two railway bridges over the Fareham and Southwick Roads into Wickham is required to assess remedial action for their care and maintenance. The ornate cast iron parapets are in a poor condition and their repair would enhance their appearance from the footpath along the route of the old railway and the two roads, photograph 29.



Photograph 29

Clearance of garden refuse.

12.16 The prohibiting of the dumping of garden refuse along the eastern side of the old railway embankment and the removal of the

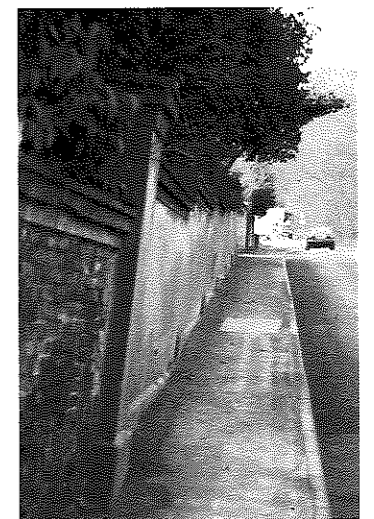
existing refuse would do much to enhance the views from the public bridleway, photograph 30.



Photograph 30

Repair, maintenance and monitoring of wall.

12.17 The stucco covered wall adjacent to Far Close along the A 334, requires repair work if further deterioration is to be halted. As the wall is leaning outwards towards the road at certain points, it is suggested that regular monitoring is undertaken to assess any potential problems, photograph 31.



Photograph 31

Temporary wire fencing to Wickham Laboratories.

12.18 The temporary 2 metre high wire fencing to the car parking area at Wickham Laboratories is in a very prominent location in the Wickham Conservation Area and as such its removal or replacement with a more appropriate boundary treatment would do much to enhance this part of the conservation area, photograph 32.



Photograph 32

Condition and use of areas at southern end of The Square.

12.19 The two areas of setts at the southern end of The Square, outside Greens and Wickham Wine Bar, are used by the respective businesses for extended drinking areas, photograph 33. The areas are 'not user friendly' and are in a poor state of maintenance. A scheme for their maintenance and appropriate surface treatment is required.



Photograph 33

13

Conclusion

- 13.1 **Character.** Wickham's character and appearance is strongly linked to its historical development as a planned medieval market town at a strategic crossing point of the River Meon. Surrounded by farm and woodland, commons and large country estates, Wickham's location has assured the town's prosperity since Roman times and before. Its current form has remained relatively static since the 13th Century and retains a strong core of historically and architecturally important buildings.
- 13.2 This rural market town has increased in size dramatically in the 20th Century to meet the increased needs for housing stock. A limited amount of infilling has taken place within the conservation area with varying degrees of success, the majority of new housing being built outside the conservation area. Some of these later developments have been acknowledged by their inclusion within the conservation area boundary. These include the late Victorian development of Dairymoor and early 19th Century properties around Wickham Lodge and The Upper House, reflecting Wickham's incremental growth.
- 13.3 Wickham's townscape is created by The Square, surrounded on three sides by quite modest two storey buildings, with the exception of several three storey buildings to the northern end. These larger buildings add scale and proportion to the expanse of The Square. The bustling commercial core is offset by the tranquillity of the disused railway embankment and meadows area to the south east.
- 13.4 **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 protect or enhance". Architecturally Wickham has a relatively high proportion of Listed Buildings, the majority of which are located in the well proportioned medieval planned town centre of The Square and Bridge Street. It has a good cross section of 15th to 20th century buildings and the town is framed by significant wooded areas. Its character is that of a rural market town and an important local shopping centre. It is Wickham's setting, history, character, form, buildings of architectural merit, trees and special features

which constitutes the qualities which fully merit conservation area designation.

- 13.5 **Boundary Justification.** Wickham was designated a conservation area in 1969, when the boundary encompassed the medieval core of the village, which is, in architectural and townscape terms, regarded as one of the finest in Hampshire.
- 13.6 In 1985, in order to protect the open area of land surrounding the River Meon, to the south of The Square, the conservation area boundary was extended. This extension included the old water meadows, the railway embankment and Chesapeake Mill area. At the same time the opportunity to review the whole conservation area boundary was taken.
- 13.7 It was also decided to include Dairymoor, an interesting area of late Victorian houses and the approach to the town centre along Winchester Road, because of the special character of the Upper House and Wickham Lodge area.
- 13.8 Wherever possible, the boundary has been defined using significant features which are both readily recognisable and offer a degree of permanence. The boundary is drawn tightly around the older part of the town with the 1985 extensions as described above and now incorporates all the elements which are considered to contribute to the character and appearance of the conservation area. Therefore no further changes are proposed.

References

- Brunskill R W. Illustrated Handbook of Vernacular Architecture. 1988.
- Hampshire Field Club Archaeological Society. No 36, 1980, 203-217. A Jettied House At Wickham, Hampshire by Elizabeth Lewis.
- Lewis E, Roberts E & Roberts K. Medieval Hall Houses of the Winchester Area. 1988. Published by Winchester City Museum.
- Pevsner N & Lloyd D. The Buildings of Hampshire and the Isle of Wight. 1990.
- Tappenden B. A History of Wickham. 1996.
- Victoria County History, Hampshire.
- Warwick D A. Bygone Wickham.
- Wickham Church and Village. Bessacarr Prints Doncaster. 1995.

Winchester City Council, Development Directorate
Avalon House, Chesil Street,
Winchester,
SO23 0HU