

Further into this site along the first alleyway the intricate mesh of rooflines in Broad Street becomes evident. Beyond the private car park, with the old allotment site to the west, the space opens up to a rough overgrown scrubland area with old buildings in an advanced state of decay. Clearly visible from this area are the incongruous additions to properties in Broad Street.

8.1.11 Opposite The Bell Hotel, looking south down Station Road the tree cover of the surrounding area becomes evident. The large specimen Acer in the car park south of the Swan Hotel is of significant townscape merit as are the trees outside of the conservation area south of the railway line, bringing an element of contrast to the built form. A deflected view of the railway station building can be glimpsed at the far end of Station Road. The Swan Inn forms a prominent and important corner to Station Road and West Street.

8.1.12 The Alresford and District Community Centre forms a landmark at the eastern end of West Street, now painted, it has lost its coloured brickwork detail. Opposite, the corner of West Street and Broad Street is marked by the strong feature of No 2 Broad Street, (The Pharmacy). A prominent, well proportioned 17th Century building, disguised by a change of windows in the 19th Century, it has full modillion eaves cornice with fine internal 17th Century detailing. At pavement level the recent improvement scheme has meant the widening of this pavement corner using Purbeck Stone slabs.

8.1.13 The Churchyard provides a large, peaceful space, well accessed by tarmac public footpaths. This heavily treed area, bounded by brick and flint walls creates a unique sense of spatial containment which stretches from West Street to the railway line in the south, a "wall of gravestones" along the western boundary adding a unique feature. The trees are a mixture of Yew, Sycamore, Holly, Ash and Cherry.

8.1.14 The viewpoint westward from the south of Broad Street is marked by the strong block of mature trees, to the south of Pound Hill and the trees along the Avenue.

## 8.2 Listed Buildings (North Side)

8.2.1 The following properties are Grade II Listed Buildings :- Nos 2, 6, 8, 12 (Bell

Hotel), 14, 16, 20, 22, 24, 26, 34, 36, 38, 54, 56, 58 and 60 (see Map 5). Basic descriptions of these properties, for identification purposes only, can be obtained from the Department of the Environment's list of Buildings of Special Architectural Interest, list No 20, dated 16th November 1983.

8.2.2 Approached from the west, the northern side of West Street commences with No 60, which forms a strong architectural feature. This late 18th Century building has a brick flank wall and stucco front with a steeply pitched concrete tiled roof and good detailing to doors and windows. Prominent railings, to the front of the property, are set on top of a low rendered wall. Adjoining are two shops, Nos 56 and 58, which form a continuous roofline with No 60, and are again, unfortunately, covered in concrete tiles. Nos 56 and 58, which have an over large central flat roofed dormer window, are included for group value.

8.2.3 No 54, an 18th Century clay tiled house built of blue brick headers with red brick dressings. One of the few wholly residential properties along West Street, it is symmetrical in form, the ground floor window to the east of the central door now bricked in. It has a moulded canopy to the front door with carved brackets and panelled pilasters.

8.2.4 The next Listed Building along this side of West Street is No 38 an 18th Century house, refronted in 19th Century, now used as offices. Features include rustication to ground floor level, narrow three light sash windows and bracketed pediment to panelled door. Adjoining this well proportioned property is No 36, an early 19th Century house of a different scale, a variation which adds to the charm of New Alresford's architectural interest. No 36 is a tall two storey building, with a shallow slate roof and prominent end chimney stacks. It has symmetrical two storied curved brick bays, the western bay containing a finely detailed door, and door frame dated 1868. The front of the building is entirely of red header bricks with a matching mortar.

8.2.5 No 34 is also early 19th Century but of a more modest scale than No 36, with a steeply pitched clay tiled roof and painted brickwork. There is a gap in the street frontage at this point which allows access to those properties to the rear.

8.2.6 The flank wall to No 26, Bay Tree House,

has vertical tile hanging, a common feature in New Alresford. This is an 18th Century house with a 19th Century rendered frontage. Its steeply pitched tiled roof contains two small flat roofed dormers and tall chimney stacks with some hand painted clay pots, again features common to New Alresford. Other features unique to No 26 include a doorcase with open pediment, scroll brackets, reeded architrave, panelled reveals and fanlight with a curved diagonal pattern.

8.2.7 The shallow pitched slate roofed three storey building adjacent, No 24, has vertical tile hanging to its west and east flank walls and hand painted pots to brick chimney stacks. It has a modern Georgian style shopfront with a continuous frieze above the two bow windows with central and east side doors. The adjoining building, No 22, also a house and shop is early 19th Century with a steep pitched tiled roof, unequal angled bay windows with a service door to the east side.

8.2.8 Nos 18 and 20, stepped up from No 22, are 18th Century houses/shops. They have stucco frontages with a strong first floor band broken by later window openings. The three small gable dormers sit well in the roofline. No 16 is stepped up again. Included for its group value, it is an 18th Century symmetrical, painted brickwork property with a steeply pitched clay tiled roof and tall dormers which sit far less happily in the roof. The gap between No 16 and 14 allows for access to the rear of The Bell Hotel, commercial properties and private car parking. No 14 is an 18th Century two storey building with a concrete tiled roof with Victorian sashes, colourwashed brickwork, a massive brick chimney stack with hand painted clay pots.

8.2.9 Dominating No 14 is The Bell Hotel, formally The Market Inn, an old coaching inn, its features include a parapet along the length of its frontage with timber capping and lead dressings, moulded cornice, first floor banding, stone cills and plinth which all make for a strong horizontal emphasis. Its central 'carriage' entrance, infilled in the 1970's, has a Tuscan Order of pilasters with 'Market Inn 1767' inscribed above. Severely damaged by fire in 1996, it is now undergoing extensive repairs.

8.2.10 No 10 is a small stucco building adjoining The Bell Hotel with traditional flat roofed dormers, set in a clay tiled roof. Adjoining this

are Nos 6 and 8 which are 18th/19th Century houses and shops with painted brick and stucco walls and slightly differing roof pitches. No 6 has an uncharacteristic flat roofed extension to the east.

8.2.11 No 2 West Street is dealt with under 1, 3, and 5 Broad Street.

## 8.3 Listed Buildings (South side)

8.3.1 The following properties on the southern side of West Street are Grade II Listed Buildings:- 14 tombs in the Churchyard of St John the Baptist, Nos 1, 3, 5, The Community Centre, 9 Lloyds Bank, 11 Swan Hotel, 15, 17 Post Office, 19, 23, 27, 29, 31, 33, 35, 39, 45, 49 and 51. The Church of St John the Baptist is a Grade II\* building (see Map 5). Basic descriptions of these properties, for identification purposes only, can be obtained from the Department of the Environment's list of Buildings of Special Architectural or Historic Interest, list No 20, dated 16th November 1983.

8.3.2 Entering West Street from the west, Nos 49 and 51 make an equally strong architectural impact as No 60 on the north side. Their flank wall with its half hipped mansard roof presents a point of visual interest to the start of the main part of the built form in New Alresford. A late 18th Century house with two shops at ground floor level, it has a clay tiled roof, stucco walls and sash windows. The garage separates this from No 45, The Alders, an 18th Century house colourwashed white and set parallel to the road as are the majority of properties in New Alresford. Features include eaves cornice, carved dentils, moulded canopy on scroll brackets, thin reeded pilasters and a panelled door. Adjoining The Alders is a modern shopping building of a scale, massing and design unsympathetic to the Listed Buildings on either side.

8.3.3 No 39, further eastwards, is a late 18th Century stucco clad house and shop under a tiled roof with a tall brick chimney stack. Its two large dormer windows are not characteristic of New Alresford. Features include a cornice frieze and interesting first floor angular bow windows with sashes and Doric pilasters, below is an entablature with triglyphs. The adjoining rusticated gate piers are also listed.

8.3.4 Adjacent to No 39 is No 35, an 18th Century symmetrical house with shop under.

It has small flat roofed dormers and distinctive modillion eaves cornice and prominent hanging sign bracket. A small gap east of No 35 allows access to Pleasant House and Malthouse. The latter is a sympathetically converted brick malthouse set at right angles to West Street. Pleasant House has a mixture of external wall coverings including, vertical tile hanging, brick and yellow mathematical tiles, now painted brown/beige, also a new tall brick chimney stack with pots to the rear.

- 8.3.5 The frontage to Nos 33 and 31, formally a Public House, are well proportioned. It is a two and a half storey, 18th Century stucco clad house, with shop at ground floor level. Its features include a central arched upper window with moulded cill brackets, elegant three light sash windows and a door with an open pediment and dentil course broken at each side above elaborately scrolled brackets, thin pilasters and panelled reveals. Its two bow windows are 20th Century Georgian style.
- 8.3.6 The adjoining house, No 29, has a higher ridge line, with two large first floor sash windows breaking the first floor band. The shopfronts are late 19th Century with a continuous canopy over and a deep central entrance.
- 8.3.7 Nos 27, 23 and 19 form the next terrace of Listed Buildings along the southern side of West Street. All are 18th Century, but No 19 has been much modernised and is included for group value only. They all have traditional steeply clay tiled roofs and are painted in appropriate colours. No 19 has significant continuous moulded cornice over the ground floor doors and windows.
- 8.3.8 The next group of Listed Buildings, 17, 15 and 13 are 18th/early 19th Century all colourwashed under clay tiled roofs, although the roofline of No 15 is much lower than its neighbouring properties. No 17, The Post Office, has a symmetrical frontage, of five bays, with a deep parapet, central Doric doorcase with open pediment, good detailing to door, also lead hopper heads and downpipes. No 13 has a chamfered corner with its eastern elevation to Station Road.
- 8.3.9 On the opposite corner of Station Road, The Swan Hotel, an early 19th Century coaching inn, is a distinctive building with many individual features including eaves cornice and frieze, moulded quoins and elaborate ground floor window surrounds.

The original wide carriageway entrance of Tuscan pilasters is still obvious, now narrowed down to pedestrian doors.

- 8.3.10 Of a more sombre, yet elegant form, is No 9 Lloyds Bank. This was formally a house of the late 18th Century. It has a symmetrical front in red brick with fine rubbed brick flat arches, flush blue brick headers to the first floor band and stone cills to windows. A well detailed doorcase is situated centrally and is constructed in the Ionic Order with open pediment, stone steps and modillion cornice.
- 8.3.11 Dominating the eastern end of West Street is the mid 19th Century Alresford and District Community Centre. A classical building in form with a symmetrical front. Features include a deep modillion cornice which follows the line of the pediment above, this encloses a circular plaque dated 1865. There is a single storey arched entrance to the east side, above which is a parapet with swag ornamentation which connects this building to No 5 West Street, a small hipped roofed building directly abutting Nos 1 and 3.
- 8.3.12 No 1 and 3 are a half hipped, 18th/19th Century house and shop, Nos 1 and 3, like No 5 have a continuous canopy over their ground floor doors and windows. The eastern elevation to Nos 1 and 3, visible from the footpath leading southwards towards the church, allows for views of this side elevation which would appear to be older than the 18th/19th Century frontage.
- 8.3.13 To rear of the convergence of East and West Street the Church of St John the Baptist, is located and is a Grade II\* Listed Building. It has 14 Listed tombchests within the Churchyard. The Church itself dates from 13th/14th and 17th Century, but was virtually rebuilt by Sir Arthur Blomfield in 1898. Only the tower remained free from this "restoration" the two lower stages of which are 14th Century flint and brick the upper stage is in 17th Century red brick with a crenelated parapet. A small Saxon crucifix appears on the external west wall of the nave above the main entrance doorway.

#### 8.4 Unlisted Buildings

- 8.4.1 No 52 is a two and a half storey narrow building, the ground floor of which is used as a shop. It has bay windows either side of a central door under a blind box and is situated directly adjacent to the pavement edge. The first floor is of terracotta colourwashed brick, with a shallow bay and

a three light, white wood Victorian sash window. The high parapet has decorative eaves detailing under a golden brown clay tiled roof with one flat roofed three light dormer window.

- 8.4.2 No 50 is a two bay, two storey white colourwashed brick building directly adjacent to the pavement edge. The ground floor left-hand side is currently used as a tearoom with one large paned shallow bay window and door, while the right hand side is open to form an access route to the rear of the property. There are two white wooden four paned Victorian sash windows at first floor level under a slate roof with one small brick chimney stack and clay pot.
- 8.4.3 No 52a is a two storey yellow colourwashed brick building facing east onto Bakehouse Yard, directly abutting the pedestrian area. There are two shallow bay windows to the shop on the ground floor front elevation together with a narrow white wooden double door under a simple hood. Two and three light white wood casement windows are situated at first floor level. It has a brown/red clay tiled roof with cast iron rainwater goods.
- 8.4.4 No 52b is a long low brick and flint building used as a shop and facing east into Bakehouse Yard. It has one large, small paned window and a three light small paned window with a central half glazed door, also golden brown clay tiles and cast iron rainwater goods.
- 8.4.5 No 42, The Tapestry Centre, is a low, two storey brick building of two bays facing directly out onto the pavement edge. It has red/orange bricks with random blue headers under a deep eaved gable clay tiled roof with central diamond pattern and one brick chimney stack adjoining No 40a. There is also red brick detailing around simple single paned ground and first floor windows.
- 8.4.6 No 40a is a two storey red/orange brick building with a shop at ground floor level facing directly onto the pavement edge. The right hand bay gable facing onto the street has decorative brick detailing to the roofline including a small circular leaded window. This right hand bay has a recessed panel at first floor level. It has a golden brown clay tiled roof and two and three leaded light windows at first floor level. The two multi-paned bay windows and entrance door at ground floor level are situated under a heavy blind box.

- 8.4.7 No 40 is a two and a half storey half hipped building with a gabled golden brown clay tiled roof with large end brick chimney stacks and clay pots. There is a shop at ground floor level which has a square bay window to the left, incorporating a central wooden door within fine hood details. The right hand window has a strong wood surround. It is constructed in Flemish bond bricks at ground floor level and vertical tile hanging at first floor level with brown wood leaded light windows, with two hipped dormer windows to the roof.
- 8.4.8 Little Bay and Bay Tree Cottage are a pair of one and a half storey cottages of orange/red and blue header bricks in a vernacular style with simple two light wood casement windows. They are included for their group value with No 30. The cottages have a clay tiled roof with gable dormers and tall brick chimney stacks. The building faces out onto the courtyard at right angles to West Street with small open gardens to front.
- 8.4.9 No 30 is a one and a half storey gable roofed long, low brick cottage facing onto a courtyard set at right angles to West Street. Constructed from orange/red brick with random blue headers, the building has single paned white wood casement windows and a stable door to ground floor level. It has two gable dormer windows in a golden brown clay tiled roof with a 20th Century extension to the south end of the cottage which includes two overlarge flat roofed dormers and a double garage. It is included because of its group value with Little Bay and Bay Tree Cottage opposite.
- 8.4.10 A semi-detached pair of cottages, including Virginia Cottage, on the corner of Jacklyn's Lane and West Street are one and a half storey red/orange brick buildings on a brick plinth under a clay pantile roof with tall brick chimney stacks. Situated parallel to Jacklyn's Lane, fronting directly onto the pavement edge they have a parapet gable facing onto West Street and onto Jacklyn's Lane. They also have well detailed stone and brick canopy over the door facing Jacklyn's Lane with the inscription "Virginia Cottage 1871" and rubbed brick arches with stone keystone over windows. Windows are in white wood with one, two and three casements. The building is in a prominent location with well detailed features.

## 8.5 Built Characteristics

- 8.5.1 The buildings in West Street are built parallel to the road and are basically two and a half storey with some two and one and a half stories, and this together with the variance in roof heights and pitches creates an interesting and irregular roofscape.
- 8.5.2 Most properties are gabled with vertical tile hanging to the gable ends and some rear elevations. Steeply pitched weathered clay tiled roofs predominate with a few shallower slate roofs e.g. Nos 22 and 34. Tall brick chimney stacks punctuate the skyline with many varied pots, some of which are hand painted.
- 8.5.3 There are many dormers, mostly two light, six pane flat roofed lead covered, but some are clay tiled gabled, and in the main are set symmetrically to the front elevation complementing the facade.
- 8.5.4 Although many of the front elevations have been painted, either painted brick, stucco or render, not all have used the traditional colours which would have been earth based pigments. (See Appendix 3 for additional information on colours). Of those properties not painted, red brick with blue header detailing is the most common design in evidence. Lloyds Bank displays good brickwork detail, while unfortunately the Community Centre adjacent has lost its detailed brickwork under coats of paint. No 54 remains unpainted and displays a good example of the use of blue header facing bricks.
- 8.5.5 Other features include decorative eaves detailing and prominent stone capped parapets.
- 8.5.6 A number of traditional shopfronts still remain with recessed doorways, bow windows and traditional roller type canvas awnings set in blind boxes which are incorporated onto the cornice fascia with some elegant and impressive results. These predominate on the northern side of the street because of its orientation facing south.
- 8.5.7 White wood sash windows predominate although there are a number of larger paned Victorian replacements.

## 8.6 Local Details and Features

- 8.6.1 West Street contains a rich variety of architectural detail some of which has been mentioned in the previous section, but there

are a number of local details and features which are unique to New Alresford. These are listed below:

- Railings to the front of No 60.
- Plaque on wall of No 60 with the inscription "In 1697, Dr Henry Perin MD founded Perin's Grammer School which occupied these buildings Nos 56, 58 and 60 til 1932".
- A number of courtyards to the rear of the properties facing West Street.
- Wrought iron hanging sign brackets.
- Wall fountain in Bakehouse Yard.
- Clock symbol sign at No 40.
- Sundial mounted on wall at No 40.
- Individual door furniture.
- Flint cobbles adjacent to pavement to the front of properties.
- Lamp post in courtyard area at No 30.
- Hand painted clay chimney pots.
- Red telephone box to the front of No 4.
- Cupola and weather vane which incorporates ears of barley - on conversion of Malthouse, south of West Street.
- Gates to churchyard adjacent to Barclays Bank which includes daffodil and rose detail.

In the churchyard, tower clock with inscribed date of 1811, weather vane, lamp post, sundial with inscription "Today is yesterdays tomorrow", war memorial plaques inside church, 14 Listed tomb chests, "wall" of gravestones in graveyard and a small Saxon crucifix on the west wall of the nave.

## 8.7 Detractors and Enhancements

### 8.7.1 Detractors

The visual effect of the quality and character of a conservation area can be eroded in time by the cumulative effects of alterations or additions noted below:-

- Replacement of original roof coverings with concrete tiles.
- The use of plastic (uPVC), aluminium,

or other non traditional window or door detail.

- The application of non-traditional paint colour.
- The removal of architectural features such as chimney stacks and pots, decorative brickwork and cornices.
- Modern Dutch blinds.
- Inappropriate signage, clutter of "A" boards.
- Inappropriate design and use of non traditional material for garages.
- Utilitarian handrails and safety barriers.
- Inappropriate location of flue vents detract form architectural detailing.
- General clutter of street furniture and signage.

### 8.7.2 Enhancements

Enhancements include the removal of "A" board signs and other inappropriate signage.

## 9.1 Townscape

- 9.1.1 From the southern end of Broad Street, East Street commences with a narrow pinch point formed by the flank wall of the newsagent facing into Broad Street and No 6 East Street. The width between buildings at this point is only eight metres. East Street is 200 metres long and is relatively level until it reaches Brandy Mount when it drops slightly, the houses on the south side remain level and are therefore set onto a bank to compensate for the drop in road level. Cardew House, walls and outbuildings follow the level of the road and are thus lower than the houses on the south side. The terraced houses in East Street are more of a vernacular style than those in Broad Street, being smaller in scale.
- 9.1.2 East Street evolves as a series of sequential views, as the road is slightly curved. There are a number of colourwashed buildings in a multitude of colours, not all of which are in keeping with New Alresford's rural location. There are a small number of commercial outlets at the western end of East Street nearest to the commercial centre of Broad and West Streets. Buildings are mainly two and a half stories in height with steeply pitched golden/brown clay tiles with flat roofed dormers and significant brick chimney stacks with clay pots.
- 9.1.3 The road/pavement width increases further east and panoramic views of distant farmland and tree belts become apparent. There are no trees within East Street, only the Yew appearing above the boundary wall of Cardew House provides greenery within the street scene.
- 9.1.4 The spatial containment is initially quite strong along East Street but later this is lost when the previously strong building line on the northern side stops at the commencement of Cardew House boundary wall. At this stage the farmland to the east becomes apparent and the urban character changes so that the space 'leaks' into the countryside.
- 9.1.5 A glimpse of the eastern end of St John the Baptist's Church and trees within the churchyard is visible framed through the vehicular access of No 6 East Street. To the northern side the apparently continuous road frontage is broken by the medieval route to The George Yard, an access into Broad Street, a narrow pedestrian and vehicular track. See paragraph 7.1.6 for description.
- 9.1.6 Prominent in the street scene is the white gable end of Cardew House with its attic level oriel window, gable dormers and white chimney stacks. The Copper Beech in the grounds of Cardew House appears above the roofline.
- 9.1.7 Brandy Mount to the south is a short, narrow, tarmac track set at right angles to East Street, closely bounded by garden and building walls of brick and/or flint. It is a tightly enclosed space which provides pedestrian and vehicular access to four properties. Trees visible to the south in the grounds of Brandy Mount House are of significant townscape merit. From Brandy Mount the rear of the properties facing East Street are visible with their slate roofs, red ridge tiles, large, diagonal, short, brick chimney stacks with some hand painted clay pots. The significant tree above Bay Tree Cottage is prominent looking north down Brandy Mount.
- 9.1.8 The eastern part of East Street widens, and a mown grass bank fronts the properties on the southern side changing to a flint wall topped with a post and chain fencing adjacent to The Old Sun. Along the southern properties stone flags and bricks form important paving materials.
- 9.1.9 When viewed from the east looking west along East Street the pharmacy building at the corner of West Street and Broad Street forms a strong visual stop.
- 9.1.10 The main built form of New Alresford ends at a point where Sun Lane joins East Street. Sun Lane, one of the original tracks in New Alresford, is set at right angles to East Street and heads south towards the edge of the conservation area. A pinch point is formed at its junction with East Street, the walls to The Old Sun House and garden wall of Langton Cottage directly abut the highway. The views south are once again dominated by significant trees.

9.1.11 To the east of Sun Lane a continuous frontage is formed by the brick walls of Langtons Cottage, two storey curtilage buildings of Langtons and walls of Langtons. Space is restricted along Sun Lane, with vehicles parked along the roadside outside of the New Alresford Bowling Club. Significant trees can be viewed to the west of Sun Lane, south of East Street, while looking north distant views of farmland can be seen above the roofline of Cardew House's curtilage building. The specimen trees within Cardew House are very important and prominent.

9.1.12 The eastern approach to New Alresford is marked by the strong built form of the northern boundary to Langtons and the raised footpath gives pedestrians attractive views out across Old Alresford Pond to Old Alresford House and Upton House in their parkland setting. The Yew trees in Langton House and the Sycamore on the north side combined with the large trees in the garden of Cardew House, frame the entrance to East Street. The side elevation of Cardew House is visible above the overgrown grass verge to the north of the road.

## 9.2 Listed Buildings (North side)

9.2.1 The following buildings are all Grade II listed:- Nos 1, 3, 5, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, and 29 Cardew House (see Map No 5). Basic descriptions of these properties, for identification purposes only, can be obtained from the Department of the Environment's list of Buildings of Special Architectural or Historic Interest, list No 20, dated 16th November 1983.

9.2.2 The first and one of New Alresford's more prominent buildings is No 1 East Street. It is an 18th Century house with a 20th Century shopfront facing onto Broad Street. Although the principle entrance faces onto Broad Street, its longest frontage faces onto East Street. Its steeply pitched clay tiled roof, tall rendered central chimney stack with five yellow square brick pots, together with its elevated location adds to its prominence.

9.2.3 Nos 3 and 5 are of a similar scale and design, although their clay tiled roofs, behind stone capped parapets are of slightly differing heights. No 3 is colourwashed with a central panelled door below a shallow arch with rendered tympanum. No 5, an 18th Century house, now a Bank, with distinctive hanging sign, has walls of blue headers with flush red brick quoins and dressings, and fine rubbed

flat brick arches to the windows underneath which have stone cills. Both Nos 3 and 5 have Victorian sash windows. The central door to No 5 is well detailed in a classical manner, like many in New Alresford. The overall impression is one of a well proportioned building.

9.2.4 No 7 differs from its neighbours, Nos 5 and 9, as it does not have the parapet and Victorian sash windows. It is a 17th Century colourwashed building disguised with 18th Century sash windows in exposed frames, with two small hipped dormer windows and a tall central chimney stack, a shallow bow window abutting the pavement and two significant hanging sign brackets.

9.2.5 No 9 (The Alresford Ale and Cider House) relates more to Nos 5 and 3 with its parapet and Victorian sash windows. It is colourwashed stucco with a large ornamental cast iron bracket suspending a cider barrel.

9.2.6 Eastward from the entrance to The George Yard, Nos 11 to 27 are of similar proportions and massing. All but 25 and 27 are colourwashed, these have mathematical tiles to the front elevations, two of the six known instances of mathematical tiles in New Alresford. All the buildings have clay tiled roofs with the exception of No 23, Rose Cottage, which is slate. Interesting features along this stretch of buildings include the double scrolled brackets to No 11, two storied bays with leaded sloping roofs and sloping leaded door canopy of No 13, hanging brackets to Nos 15 and 17, continuous moulded heavy canopy over windows and doors to No 19 and also to No 21, The Donkey House. Rose Cottage, No 23, is the earliest of this group, a 17th Century timber framed house refronted in brick, with some original internal features. Nos 25 and 27, Baytree Cottage and Cress Cottage end the continuous built frontage to the northern side of East Street.

9.2.7 Detached from the main built form of New Alresford a high brick wall joins Cardew House, formerly Cardew Hotel, to the rest of New Alresford. A large symmetrical house, faced with red mathematical tiles, with a later addition to the east, it has gabled dormers, a Doric porch with open pediment and panelled soffit with two pilasters and two columns. The original double pile house roof has been infilled with a flat roof central section. A

range of outbuildings and walls runs parallel to the road eastward until the end of the curtilage of Cardew House. The gate piers and wall piers have distinctive ball finials.

## 9.3 Listed Buildings (South side)

9.3.1 The following properties are Grade II Listed Buildings:- Nos 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 44, 46, 48, 50 and 52. Langtons is Grade II\* (see Map 5). Basic descriptions of these properties, for identification purposes only, can be obtained from the Department of the Environment's list of Buildings of Special Architectural or Historic Interest, list No 20, dated 16th November 1983.

9.3.2 The south side of East Street commences on a grand scale with Nos 2 and 4, 18th Century buildings with massive tiled hipped roofs with prominent coved plastered eaves to the rear and side. This could indicate possibly that the front was a later addition with deep moulded eaves cornice and frieze. The difference in eaves line is clearly visible along the west elevation.

9.3.3 Adjacent to Nos 2 and 4 is No 6, with an even higher ridge line. Formerly two houses, 18th Century and 19th Century, it occupies a long curving frontage. The western section is classically symmetrical with significant moulded eaves cornice with modillions and elegant well detailed door and surrounds. Joining onto the service wing of No 6 is No 8, a smaller 19th Century house with two storied angular bays.

9.3.4 Nos 10, 12 and 14 are a terrace of shops separated by pilasters, with large brackets framing deep fascias. These are included for group value.

9.3.5 Nos 16, 18, 20 and part of 22 are a terrace of three houses extended to include the carriage entrance to No 22. Dated 1813, they share a common slated roofline. The windows are much altered but the doorcases remain good examples of their kind. No 16 has retained a simple wrought iron hand rail to the west of its stone steps.

9.3.6 No 22 is a late 18th Century stucco covered house with a tiled roof and symmetrical front. The ground floor has sash windows in curved bay walls either side of the central door, of which the right hand one is a copy of the left, replacing an earlier shop window. The framework surrounding the two bays and doorcase consists of a dentiled

cornice and a plain frieze, a fluted shallow (architrave) band, decorated scroll brackets and a panel with a vase ornament above thin pilasters. The doorcase and door also displays a cornice on scroll bracket, pilasters enclosing an arched opening, panelled reveals and radiating fanlight.

9.3.7 No 24 is also late 18th Century and has a brick parapet with stone coping. A symmetrical red brick house in Flemish Bond with fine rubbed flat brick arches, it has a central elegant well detailed door in a rubbed brick recessed archway. No 26 is early 19th Century painted brick with a clay tiled roof and No 30, formerly two houses, now one, is also 19th Century but under a shallower slate roof with painted brick front. The gap between this house and No 32 allows for access to Brandy Mount House. No 30 is an early 19th Century colourwashed house with a concrete tiled roof.

9.3.8 Nos 32 to 44 are a terrace of early 19th Century cottages of flint and brick, although all are colourwashed now in a variety of colours, not all of which are of a traditional nature. They have slate roofs with large diagonally positioned brick chimney stacks. No 32 has a chamfered corner into Brandy Mount. A small pedestrian access route separates this terrace from No 46, The Old Manse. A near symmetrical 18th/19th Century rendered house under a tiled roof which directly abuts Nos 48 and 50, Austin House, a pair of asymmetrical mid 19th Century tall houses under slate roofs with rusticated arches on pilasters over coupled doorways.

9.3.9 A single storey addition to the east and pedestrian gate links this to No 52 The Old Sun, formerly The Sun Inn. A large painted brick and tiled house that it is late 19th, early 20th Century. The oldest part to the west has a symmetrical frontage, while the eastern, later addition has a very wide angular ground floor bay with parapet. Large chimney stacks and pots and an old hanging sign bracket can be found on this prominent building which ends the continuous built form of the south side of East Street.

9.3.10 Eastward from The Old Sun across Sun Lane, the gates and boundary walls in front of Langtons are a prominent built feature which are Listed in their own right. Dating from the early 19th Century, in the main, the northern and western tall red brick walls have stone cappings and a brick plinth. The

piers to the gate supports, and wall return piers, have stone caps, which according to the Listing description have Greek cornice and frieze mouldings. These mouldings no longer appear to be in existence. If further deterioration to the piers and stone caps is to be halted, repairs need to be undertaken. Along the boundary to Sun Lane the figures 1771 in blue brick headers can be seen set into the brickwork.

9.3.11 Langtons, a Grade II\* Listed Building, built circa 1760 with later additions, is set well into its residential curtilage and only partly visible from Sun Lane. A tall three storey house, it has a symmetrical north elevation of blue brick headers with flush red brick dressings and mathematical tiles to the west elevation. It has sash windows with a first floor Venetian light, a Doric doorcase with open pediment, all well detailed. The rear, south elevation, is colourwashed with large single storey projecting wings on either side with Venetian openings to French doors.

#### 9.4 Unlisted Buildings

9.4.1 No 1 Brandy Mount, Pedlar's Cottage, is a two storey, semi-detached house directly abutting the road edge. Colourwashed at ground floor level, its first floor is of brick and timber. The door is approached by steps directly from the road. It has a clay tiled mansard roof and forms part of the built form with No 2 Brandy Mount, the walls within Brandy Mount and the side elevations of properties facing East Street.

9.4.2 No 2 Brandy Mount, The Old Bounty House, is a two and a half storey semi-detached house under a clay tiled roof. It has a two storey wing, with a slate roof, to the west side of the house and vertical clay tile hanging to the top storey of the south elevation of main house, and white wood sash windows. The entrance is south of the property behind a tall brick and flint wall with wooden gates adjacent to the road. It forms part of a group of buildings and walls fronting Brandy Mount.

#### 9.5 Built Characteristics

9.5.1 East Street is of a more modest nature than Broad Street with fewer commercial properties and smaller scale housing units. The buildings are mainly two storey, and built parallel to the road. The skyline is one of steeply pitched clay tiled roofs, which are found mainly on the northern side of the

street. Shallower slate roofs represent approximately half the number of roofs on the southern side.

9.5.2 Tall brick chimney stacks and chimney pots are characteristic of the area, along with an irregular roofline. Small dormer windows are common, either flat, gabled or hipped with small panes.

9.5.3 While the majority of front elevations have been painted in a variety of colours, not all traditional, there still remain a few red brick buildings with blue headers. Weathered red vertical tile hanging is commonly used on side and rear elevations.

9.5.4 There are a few traditional shopfronts nearer to Broad Street. Traditional doorcases and doors are much in evidence, with for example, an open or closed pediment, scroll brackets, fluted pilasters with panelled doors and appropriate door furniture, stone steps and cellar grates.

9.5.5 White wood sash windows predominate either within reveals or in exposed frames with a smaller number of white wood casement windows.

9.5.6 Mathematical tiles are to be found on four properties in East Street; Cardew House, Langtons, No 25 and No 27.

#### 9.6 Local Details and Features

9.6.1 This section contains local details and features along East Street, the northern part of Sun Lane, and the road east out of New Alresford to the boundary of the conservation area. Details and features include:-

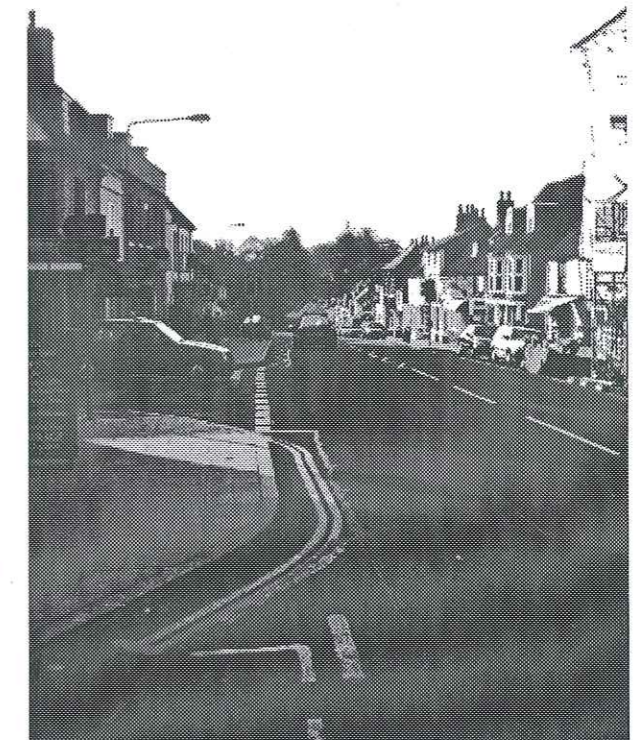
- Significant wall to Cardew House.
- "1771" built into the wall at Langtons.
- Decorative coping to the wall at the north/western curtilage of Langtons.
- Swan weather vane to outbuildings in Langtons.
- Door furniture, footscrapers, door handles, bells and door knockers.
- Hanging sign brackets.
- Surface detailing between frontages and pavements.
- New Alresford Town Sign twinning it with Bricquebec, Normandy.

#### 9.7 Detractors and Enhancements

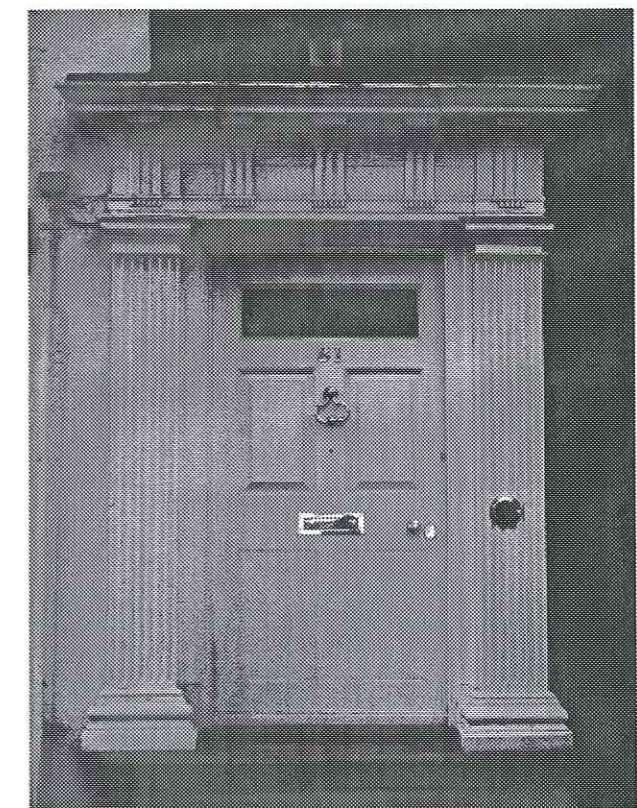
##### 9.7.1 Detractors

The visual effect of the quality and character of a conservation area can be eroded in time by the cumulative effects of alterations or additions noted below:-

- The replacement of original roof coverings with concrete tiles.
- The use of plastic (uPVC), aluminium or other non-traditional window or door detail.
- The application of non-traditional paint colouring.
- Overhead wires and general aerial clutter.
- Visual clutter of "A" boards.
- Metal flue vents in roofscape.



*View westward along West Street showing the importance of the trees beyond the built form.*



*Typical example of finely detailed door and door case in Alresford. This one is of the Doric order with triglyphs, fluted pilasters and panelled door.*



*View looking south down Broad Street with The Church of St John the Baptist as a focal point.*



*View westward along East Street showing the spatial containment formed by the buildings and the focal point of No 2 West Street (The Pharmacy) in the distance.*



*Bakehouse Yard, set at right angles to West Street. One of several quiet contained space accessed from the main street.*

10.1.1 Pound Hill runs from the junction of West Street with The Dean and Jacklyns Lane westwards to the Avenue. Buildings are predominantly on the northern side forming an almost continual row, most buildings are in residential use although there is also a pub, restaurant, offices, dentist and photographic studio within the area. Gaps along the frontage provide access to the yards at the rear of the buildings. The buildings in Pound Hill are served by a smaller access lane which is set up from the line of the B3047 and which curves slightly away from the road as it heads towards the Avenue. The most westerly buildings along Pound Hill are therefore separated from the road by a steep grassy bank.

10.1.2 In contrast to the northern side, the southern side of the Hill has very few buildings. Ferndale House, a Listed Building, with its well treed grounds and the Fire Station are both located at the eastern end. West of these buildings, a grass bank with a dense hedge screens the grounds of Perins School and provides a link to the trees along the Avenue.

## 10.2 Architectural and Historic Character

### Listed Buildings

10.2.1 Listed Buildings are found close to the West Street end of Pound Hill and date mainly from the 18th Century. These are shown on map 5. Despite their common age they vary in their architectural detailing and uses.

10.2.2 Nos 2 and 4 Pound Hill, spanning the corner into The Dean, are a pair of two storey late 18th Century houses. Although both are constructed from brick with blue brick headers with a slate roof, No 2 Pound Hill has been painted. The two buildings have bay windows at ground floor level with sash windows throughout. Both have canopies over the doorways and No 4 Pound Hill has moulded panels around the doorway forming pilasters and panelled reveals. The eastern elevation of No 2 Pound Hill faces the Dean and has painted flint walling with timber framing at the rear.

10.2.3 The Methodist Chapel was constructed in the 18th Century and was converted to an Independent Chapel in 1825 when it was extended, it is now in use as offices and residential. It is set back behind the line of the buildings and is of Flemish bond brick construction with blue headers. Although the roof is hipped at the rear, there is a pediment gable at the front. The wide central double doorcase is in a Doric style and is surrounded by sash windows.

10.2.4 No 20 Pound Hill is of mainly 18th Century origin. It is of three stories in height and therefore contributes to the variety of heights of buildings along the road. It has a clay tiled roof and brick walls of blue headers with red brick surrounds to the windows. The ground floor elevation has been altered with two wide Victorian sash windows and a large moulded canopy over the door.

10.2.5 The Running Horse Public House adjoins No 20 Pound Hill and is again of 18th Century origin. It is similar in height to No 20 Pound Hill being of two and a half stories. It has a stuccoed front elevation with a parapet and a clay tiled roof. The central door has a porchway with a flat roofed rectangular bay over it. Either side of the porchway, two further doors have moulded canopies on brackets. The windows are a mix of sash and casement. The inn was formally known as The Star and was an important coaching inn.

10.2.6 In the Dean, set back from the road, Lilac Cottage is a simple 18th Century two storey cottage constructed from brick which has been painted. It has dentilation under the eaves, a clay tiled roof and casement windows.

10.2.7 Ferndale House is set within its own grounds on the south side of Pound Hill and is of an L shape with the long side facing Pound Hill. The building used to be a Quaker Bank with vaults under the pavement. It is a two and a half storey building of painted brick with a clay tile roof and a mix of sash and casement windows. The tiered brick wall and trees surrounding the property also make an attractive addition to the street scene.

## Unlisted Buildings

- 10.2.8 The character of Pound Hill is derived from the mixture and relationship of the buildings and their different ages and styles. A large number of buildings along Pound Hill are not listed but are important unlisted buildings on account of their collective impact within the street scene (see map 5). At the western end of Pound Hill, unlisted buildings are particularly important as they exhibit a range of attractive local characteristics.
- 10.2.9 Nos 44 - 46 Avenue Villas are a pair of two storey Edwardian Villas with prominent gables and a slate roof with decorative ridge details. They are constructed from red brick with bands of yellow brick. The windows have a single transom with small paned glazing at the top. There are large bay windows on the ground floor with decorative ironwork over. The boundary walls, gates, doors and steps are all still intact. This is an attractive period building with fine original details.
- 10.2.10 Hill Cottage (No 42) is a two storey rendered cottage with a concrete tiled roof and clay chimney pots. It is set slightly back from the building line and dwarfed by neighbouring Avenue Villas. It has a central doorway with a small porch and four pane sash windows. Framed by adjacent buildings and fronted by a low brick wall backed by shrubs it is a simple and attractive cottage.
- 10.2.11 Also set back from the building line with a large open front garden, No 40 Pound Hill is a detached two storey cottage with a shallow slate roof, chimneys at the end of each gable and a slate covered garage at its western end. The brickwork comprises of blue headers with red brick bands, quoins and detailing around the uPVC replacement sash windows. The central doorway has a brick and timber porch. A low brick and timber wall marks the building line. This attractive building is marred by the loss of original windows and doors but still contributes to the overall street scene.
- 10.2.12 Penny Cottage lies immediately adjacent to the access road and is a long narrow two storey dwelling with a hipped, shallow slate roof. It was originally part of a terrace of dwellings stretching northwards. It has very similar detailing to No 40 Pound Hill with blue brick headers, red brick banding, quoins and window surrounds. The western

elevation is constructed from coursed flints. The original windows and doors have been replaced with aluminium windows and a replica vertical plank door.

- 10.2.13 No 34 Pound Hill, Bistro Rio, forms the eastern end of a flint and brick terrace of buildings. This is a two storey building with colourwashed brick, a clay tiled roof and decorative brick dentilation under the eaves and forming a string course. On the first floor there are large paned sash windows with decorative wood supports to the cills. At ground floor, windows have been replaced with large, stained wood, picture windows.
- 10.2.14 Nos 16 and 18 Pound Hill are two storey dwellings forming part of a terrace. They are constructed from Flemish bond with slate roofs, brick chimneys and clay pots. The windows have been altered with the addition of uPVC windows in No 18 Pound Hill and a bay window in No 16 Pound Hill. These buildings are adjacent to Listed Buildings and contribute to their setting and to the street scene as a whole.
- 10.2.15 No 6 Pound Hill stands adjacent to Nos 2 and 4 Pound Hill which are Listed Buildings. It is two and a half stories high of Flemish bond brick construction with a steeply pitched clay tiled roof and modern hipped roofed dormers. There are lead covered bay windows on the ground floor with sash windows throughout and a small porchway over a wooden door.
- 10.2.16 The Chapel, The Dean is a single storey yellow brick chapel constructed in 1896. It has red brick door and window surrounds and eaves dentilation. The attractive front elevation has gothic revival arched windows at the centre with doorways either side, along with slim buttresses and a plinth. The slate roof has ridge detailing with ornamental finials and modern rooflights.
- 10.2.17 Chapel Cottage, The Dean is a small two storey cottage which abuts the pavement and has a slate roof and large chimney stack. It is constructed from Flemish bond with blue brick headers. The windows are 20 pane sashes with rubbed brick arches over and there is a simple porch with a small canopy and modern replacement door. This building forms a group with Weybrook and Belmont House.
- 10.2.18 Weybrook and Belmont House are of a similar style, being of two stories with a clay

tiled roof and Flemish bond with blue brick headers. The first floor sash windows have 16 and 20 panes with flat roofed bay windows on the ground floor. Panelled doors are surrounded by ornate moulded frames with simple hoods. The gap between the two buildings formed the entrance to the British School. This building still stands to the rear but is now in use as a workshop.

- 10.2.19 Attached to the rear of the Methodist Church, a flint building of one and a half storeys has red brick quoins and surrounds and a pantile roof with patterned roof tiles. Although much repaired, the building exhibits materials in use locally throughout New Alresford.

## 10.3 Built Characteristics

- There is a mixture of semi-detached, detached and terraced properties along Pound Hill but with the appearance of one continual row of buildings.
- Buildings are generally two storey in height but there are several example of two and a half and three storey buildings which adds to the variety of heights within the street scene.
- There is a mix of slate and clay tiles with some modern concrete tiles.
- Buildings are generally constructed from red brick. However, there are examples of vertical and horizontal red brick detailing, Flemish bond with blue brick headers and buildings with predominantly blue headers. Other buildings have sections of coursed flint and there are several painted brick buildings.
- Roofs are generally gabled but there are a few examples of hipped roofs.
- Windows are mostly sashes, some original, but there are a number of inappropriate replacements.
- Chimneys are found on most properties, many have clay pots, of which some have been painted.
- There are areas of cobbles between the front of properties and the pavement.
- There are a significant number of well detailed door surrounds with accompanying porches and canopies.

- Bay windows at ground floor level emerge as a strong feature at the eastern end of Pound Hill.

## 10.4 Local Details and Features

- There is a row of stone tablets in the wall of the Chapel fronting Dean Lane. They include two laid on March 11th 1896, one by the Mayor of Winchester and another by Miss Smith on behalf of orphanage children. Most recently, the Mayor of Winchester laid a tablet on 9th March 1996 to mark the restoration of the old Chapel by the Alresford Youth Association.

## 10.5 Detractors and Enhancements

### Detractors

- Inappropriate windows, front doors and garage doors.
- Flat roofed extensions.

### Enhancements

- Improvements to the access road along Pound Hill. The appearance of the attractive row of buildings fronting onto the access road could be enhanced by more sensitive surface treatment to the road, attention to the grass verges and better definition of footpaths.

## 10.6 The Character and Relationship of Spaces

- 10.6.1 Approaching New Alresford along the Avenue, long views are channelled beyond the row of buildings stretching along Pound Hill towards West Street. The effect is to divert attention away from Pound Hill itself and encourage exploration of the impressive street of buildings in the distance.
- 10.6.2 In the foreground there are views towards the Fire Station, partially hidden by a raised bank and hedgerow which lies along the





*Pound Hill looking west towards the Avenue with trees and important unlisted buildings.*



*Pound Hill looking east with trees along Jacklyns Lane and West Street in the distance. Access road and bank visible in the foreground with buildings alongside.*

south side of the B3047. Behind this bank, the roofs of buildings within the grounds of Perins School can be seen. Tree coverage along the rear of properties in Jacklyns Lane creates a barrier to long views towards the south east. Among this group of trees, the Copper Beech to the rear of St Joans Cottage is particularly significant on account of its colour and size. In front of it the watch tower at the fire station also creates a focal point.

10.6.3 Buildings at the western end of Pound Hill are obscured initially by the mature double row of Limes along the Avenue. The flint boundary wall of Arlebury Park which stretches along the northern side of the Avenue disappears to form the rear boundary of Avenue Villas. The trees form an attractive feature in themselves, create a pleasant setting for the buildings and the two in combination together form a prominent entrance feature at the western boundary of the conservation area.

10.6.4 The first group of buildings along Pound Hill have an irregular building line with Hill Cottage and No 40 Pound Hill set back from the access road allowing space for front gardens and boundary walls. Although views are channelled away from the buildings on Pound Hill to those along West Street, the mix of gable ends on to the road and parallel to the road all add to the diversity.

10.6.5 Courtyards to the rear of Bistro Rio, the Running Horse Public House and between Nos 8 and 14 Pound Hill all provide added interest to the street scene as there are glimpses of trees and buildings within the yards. However, these are generally only apparent from directly in front of each entrance.

10.6.6 The eastern end of Pound Hill comprises a far more intricate grouping of buildings as buildings within both Pound Hill and The Dean back onto each other. The western side of The Dean is comprised of a tightly packed group of buildings, all of a similar size and style and set mainly against the pavement. The mix of Listed Buildings and important unlisted buildings create an attractive street scene which is devoid of vegetation apart from the lilac bushes in the garden of Lilac Cottage. Beyond Belmont House, the enclosure created by these buildings is lost, with modern industrial buildings set back from the road on the western side resulting in an abrupt end to the conservation area.

10.6.7 When viewed from the corner of Pound Hill and The Dean there is a clear contrast between the built form of the northern side of Pound Hill and the vegetation which occupies the southern side of the road. The large Horse Chestnut and Honey Locust within the grounds of Ferndale House and the Yew in the foreground are important and significant features and the red brick boundary wall to Ferndale House is an attractive defining feature spanning the corner between Jacklyns Lane and Pound Hill. Looking westwards the main building of Perins School is visible in the distance.

## 10.7 The Avenue

10.7.1 Previous mention has been made in paragraphs 10.1. to 10.6 of the relationship of the trees, views and open spaces of Pound Hill to The Avenue, the western approach to New Alresford.

10.7.2 Situated at the western limit, West Lodge is an unlisted building, built as a lodge to Arlebury Park, but not contemporary with it. Its connection with Arlebury Park has been severed and now serves as an independent dwelling. It is a late 19th/ early 20th Century, single storey rendered building with a half hipped roof and small central gable wing with white wood Tudor style timber detail and modillions.

10.7.3 West Lodge, its gate piers, gates and flint and brick capped boundary walls are prominent features when entering New Alresford from the west and act as an introduction to the virtually continuous wall that stretches from this point to Pound Hill, a distance of approximately 820 metres. The wall varies in height from 1 to 1.8 metres and is constructed of coursed flint with a number of stones and topped with double canted red bricks with red brick vertical bands at intervals. The gates and piers serve only West Lodge but are important within the street scene and warrant general maintenance if they are not to deteriorate further. The piers are red brick with stone capping, plinth and banding, while the gates are of a tall wrought iron "spear" type. The flint wall to the east of the gate has suffered considerable damage and is in need of urgent repairs to avoid further ingress of water and deterioration.

10.7.4 The proposed boundary extends eastwards to include the George IV letter box and the band of trees north of Arlebury Park

wall, which includes, Acer, Horse Chestnut, Elm and Holly. Significant views can be gained across the valley to the farmland rising in the distance. The Round House, a mid 19th Century Listed Building, is included within the proposed amended boundary. This red brick two storied house was originally a toll house and was built with true Victorian enthusiasm for detail. A low flint wall with half round capping brick forms the southern curtilage to the Round House.

10.7.5 East of the Round House and opposite Bridge Road the double row of mature Limes commence. Interspersed with Maple, this significant feature provides a unique setting for Pound Hill and West Street. More recently, the planting of a number of young Limes will ensure the long term survival of this feature. The wall at this point is approximately 1.8 metres high and is lined on its northern side with mature Limes, Maple, Yew and Holly. Glimpses of Arlebury Park can be seen above the wall and through the trees along this stretch of the avenue.

10.7.6 The next building eastward is The Lodge. This is an unlisted building which is approximately the same age as West Lodge. It is a simple, single storey hipped roofed building in roughcast coating with concrete quoins and door surrounds. It has a large central hipped porch and projecting three light, leaded light windows on brackets. The Lodge stands adjacent to what was the old entrance to the farm buildings of Arlebury Park, the main entrance was approximately 150 metres further west. Alterations to the wall and the addition of brick and stone gate piers in the same style as the West Lodge entrance, has increased its prominence to become the main entrance to Arlebury Park.

10.7.7 The distance between the wall and the road increases east of The Lodge and a sense of formal enclosure and grandeur is formed by the framing of the trees.

10.7.8 The breach in the wall west of Trees allows panoramic views northwards to the river valley below and farmland on the horizon. Trees is a late 19th/early 20th Century, two storied red brick house with distinctive tall brick chimney stacks, gable dormers crossing the eaves line with vertical tile hanging in the gable. It has a large gable porch to the south elevation with double white wood doors under. The curtilage wall to the south of the property is of a lower level and is topped with decorative wrought iron railings, with a matching pedestrian gate.



*Looking westwards along the Avenue showing mature trees and new planting also brick and flint wall to Arlebury Park.*