

- 11.1.1 'The Weirs' relates to the northern part of the conservation area including Mill Hill, Ladywell Lane, The Soke and The Great Weir. The prevailing use of properties in the northern part of the conservation area is residential. However, the area also includes the Globe Inn Public House and, until relatively recently, also included a butchers shop. Mill Hill and The Soke have properties which front onto and almost abut the roads themselves. Ladywell Lane has larger, detached properties usually set back from the lane.

11.2 Architectural and Historic Character

Listed Buildings

- 11.2.1 Some of the buildings which make a positive contribution towards the overall character of the area are Listed Buildings. These are marked on Map 5 and are detailed below. A brief description for each of these properties is set out in the Department of the Environment's 20th List of Buildings of Special Architectural or Historic Interest, 16th November 1983.
- 11.2.2 Arle House, Ladywell Lane, is a two storey house of red brick with blue headers. The rear of the house is older than the front and incorporates a catslide roof.
- 11.2.3 No 9 Mill Hill is a one and a half stories, timber framed house with brick infill and a tiled roof. The frame is exposed to the front and south elevations.
- 11.2.4 No 11 Mill Hill (Wykeham House) was originally of the 17th Century but this two storey house was much altered and extended in the 19th Century. It incorporates painted brick elevations with a slate roof to the front, sash and casement windows and a moulded canopy doorway.
- 11.2.5 No 1 The Soke (Chestnut Cottage) is a two and a half storey house of the 18th Century. It incorporates rendered walls and a tiled roof which is hipped and displays brick dentil eaves and a flat roofed dormer. There are casements above three light sashes windows. The doorway has a moulded hood on scroll brackets, and the property includes wrought iron railings along the front.

- 11.2.6 Nos 3 and 5 The Soke, now comprise a single dwelling known as Soke House. It was built in the 18th Century and is two and a half stories, incorporating a half-hipped roof with brick dentil eaves, painted brick walls and casement windows.

- 11.2.7 No 15, The Soke is an 18th Century, two storey house with a mansard roof and brick dentil eaves and rendered walls.

- 11.2.8 Nos 2, 4, 6 and 8 The Soke comprise a two storey residential terrace which was converted from a granary. It incorporates a hipped tiled roof and an exposed timber frame with painted brick infill and plain doors.

- 11.2.9 Nos 14, 16 and 18 The Soke (Pond Cottages) form a row of three 17th Century timber framed cottages with brick external walls, tiled roofs and the front wall faced with roman cement with a distinctive string course. They incorporate flat-roofed dormers and plain doors with simple canopies on scroll brackets.

- 11.2.10 No 20 Globe Inn, The Soke, is a two storey public house with tile hanging and a tiled, half-hipped roof.

- 11.2.11 Arle Mill is a mill and mill house. It is two storey of painted brick with tiled roof to the house and slate to the mill. Nos 3, 5 and 7 Mill Hill comprise one building and are discussed in Chapter 7.

Unlisted Buildings

- 11.2.12 Of the unlisted buildings within the northern part of the conservation area, there are a number which make a particularly significant contribution to the overall character and architectural quality of the area. These are detailed below.
- 11.2.13 The Wickhams (Nos 13-19 Mill Hill) is a two storey terrace of four small red brick cottages under a slate roof. They have four tall red brick stacks with white pots. The cottages are of a simple vernacular style of two up, two down, with vertical wood plank doors with plain hoods and two light white wood casement windows with brick cills and brick header detail over. Their small front

gardens are enclosed by wood picket fencing, and are accessed from a track set at right angles to Mill Hill. These cottages are good examples of vernacular architecture with many original features and are important for group value.

11.2.14 The Barn adjacent No 23 Mill Hill is a two storey barn which has been converted to residential use. It is situated on the corner of Mill Lane and Ladywell Lane. The ground floor level is constructed of coursed flints, with a brick plinth, quoins, door surrounds and banding. The bricks are a mixture of red and orange with some random blue headers. The first floor is clad in horizontal stained timber and the gabled roof is slate with a shallow pitch and one central brick stack and red chimney pot. Windows are large paned stained wood. This is a prominent, yet simple, corner building using traditional materials in a pattern used on many other buildings within New Alresford.

11.2.15 Nos 23/25 Mill Hill is a pair of red brick two storey semi-detached Victorian houses under steeply pitched twin gabled roofs, with two tall multiple brick chimney stacks and clay pots. They are set directly onto, and parallel with, Mill Hill. The bricks are a mixture of red and orange with some random blue headers. There is some fine detailing to the rubbed brick arches over the windows, although one of the pair has had replacement uPVC windows. Both front doors are recessed centrally with stepped entrances. These are included for group value.

11.2.16 The Town Mill is a five storey brick warehouse converted to residential accommodation. The main building consists of brick piers forming strong vertical elements, with recessed panels where the windows and doors are located. The majority of windows are of a single paned two light horizontal sliding type. Its mansard roof has an artificial slate roof covering with numerous rooflights and there is horizontal stained hardwood weatherboarding to the fifth floor. Poorly detailed relieving arches using pale header bricks have been inserted over the window openings. The present building is a replacement for the former mill on the site. The main part of the building is set at right angles to Mill Hill with a tributary of the river flowing under the eastern section of the building. Although no longer used for its former purpose, it still presents a dominant building within this part of the

conservation area, and acts as a reminder of the historic use of the site.

11.2.17 Situated in the extreme north west part of the conservation area in the valley of the River Alre is Weir House, a large house with a 17th or 18th Century core. In 1908 a new stone entrance with an asymmetric staircase lit with stained glass windows, together with western and southern ranges with large arts and crafts chimneys were added, together with Tudor gables on the south side. Weir House has a fine walled garden and a romantic 19th Century rustic summerhouse. Its walled garden is characterised by the quantity of streams flowing through it. This combination of features make Weir House significant to the character of the conservation area.

11.2.18 Gardener's Cottage late 19th/early 20th Century, is situated in the grounds of Weir House and is a long narrow brick building of two and a half stories under a gabled clay tiled roof which has two large dormer windows. The brickwork, a mixture of red/orange and blue, is heavily patched and altered, and is generally of a poor quality. It has white wood casement windows with one shallow bay window at ground floor level, simple porch with a half glazed front door and integral garage to the front elevation. There is a modern decorative gable detail to south east elevation and prominent brick stack. The cottage is part of a group with other buildings in Weir House.

11.2.19 There are a range of late 19th/early 20th Century outbuildings built in vertical and horizontal bottle green weatherboarding, with new profile metal sheeting to the roof. These buildings are an attractive range of single and one and a half storey, well designed outbuildings situated at the edge of the conservation area in the grounds of Weir House.

11.2.20 Lake Cottage, The Soke, is a 20th Century red brick building which has been considerably enlarged in the last 20 years or so. It appears as a two storey building when viewed from the road but increases to three when seen across the Pond due to the change in levels. At one time it sat much closer to the Pond edge and contained a boathouse. The Pond has since receded and the area immediately behind and to the side of the property is now a private garden. It has a hipped clay tiled roof and two brick chimney stacks, sits parallel to, and directly abutting the road and enjoys magnificent

views to the east overlooking Old Alresford Pond. There is some mock Tudor timber detailing to the first floor level projecting gable fronting The Soke, together with two round windows with brick surrounds. An unusual cupola detail rises an additional storey to the south of the roofline into which a skylight has been set. It is a prominent building when entering New Alresford from the north.

11.2.21 No 10 The Soke is a small one and a half storey coursed flint and brick, now colourwashed, cottage under a slate gabled roof with one central large brick chimney stack with vertical tile hanging to the south elevation and narrow timber detailing to the west elevation. The building is of group value with adjoining Listed Buildings.

11.2.22 No 7 The Soke is a large orange/red brick two storey building under a clay tiled hipped roof. It is situated parallel to the road in an extremely prominent corner location in The Soke. It has a variety of white painted wood windows, the most common of which are six paned sashes. There is one blind window situated above the corner door. A strong white panelled string course, used for sign writing, gives clues to its former uses as a public house and butchers shop. This is a prominent building and a focal point when leaving Broad Street and travelling north towards The Soke.

11.3 Built Characteristics

The main built characteristics which are common to the area are set out below.

- Although there appears to be a variety of styles and ages, the majority of buildings are two storey in height.
- The main building materials are red brick, occasionally with red clay vertical tile hanging. Some properties have painted elevations.
- Most properties have gabled roofs. However, half hipped roofs are common on properties around the Soke.
- Clay tiles tend to be found on properties fronting the main road such as Broad Street and The Soke. Slate is found on a number of properties, particularly those near the mills down Mill Hill.
- Dormer windows appear less frequently than in other parts of New Alresford.

Where they do occur they are either gabled or flat leaded.

- Chimneys and clay pots are a feature generally within the conservation area and are an important characteristic in this northern part of it.
- Windows are varied in size but most are white timber and incorporate many small panes.

11.4 Local Details and Features

11.4.1 Of the various boundary walls within this part of the conservation area, those that are of significant interest include:

- Flint wall to the west of No 51 Broad Street with brick on edge capping.
- Red brick wall with Flemish garden bond and half rounded brick coping, fronting Wykeham House.
- Flint and brick wall along northern boundary of Wykeham House with brick on edge capping.
- Buttressed flint and brick wall with brick on edge capping marking the northern boundary to No 21 Spring House.
- Red brick wall with Flemish bond to rear northern elevation of Spring House.
- Red brick wall with horizontal brick coping and English bond, fronting Arle House.
- Red brick wall with English bond and brick on edge capping south of Arle Mill.
- Buttressed red brick wall with half rounded coping and Flemish Garden bond, opposite Arle Mill.
- Flint mosaic wall fronting Whiteways, The Soke.
- Flint wall, half rounded brick coping, fronting No 11 The Soke.
- Regular flint wall with brick piers and tile coping, No 10 The Soke.

11.4.2 Those features which provide a point of local interest include:

- Listed (Grade II*) road bridge which is also a Scheduled Ancient Monument, The Soke. Thought to be constructed around

1200 by the Bishop of Winchester. It was widened on the south side in the 19th Century.

- A plaque on the bridge near the fire station commemorates the road widening and includes the following inscription: "ARSA 1881 site for widening roadway given by Mrs John Covey".
- A sundial mounted on the southern elevation of No 9 Mill Hill.
- The remains of a fireplace can clearly be seen in the gap between No 7 and 9 Mill Hill.
- Footbridge and cascade at The Town Mill.
- Lamp stands, including two at Arle Mill.
- The weir to Old Alresford Pond at The Soke.
- A plaque on wall in front of 10 The Soke commemorates The Soke Improvement Scheme by the Alresford Society and Winchester City Council.
- Stream in front of Ladywell Cottage.
- Lamp stand in the garden of Whiteways, The Soke.
- Lamp stand opposite The Globe Inn, The Soke.
- Railings fronting 14-18 Pound View, The Soke.
- Railings fronting Chestnut Cottage (Listed).

11.5 The Character and Relationship of Spaces

- 11.5.1 The wide space created by Broad Street ends with Nos 51 and 53. At this point two roads branch off, one from the west corner of Broad Street (Mill Hill) and one to the east (The Soke).
- 11.5.2 Mill Hill slopes down hill and bends to the right. There are no footpaths, just a tarmac road and small flint cobbled areas in front of houses which appear to be used for parking.
- 11.5.3 Houses front onto and almost abut the narrow lane. To the right is a two metre high flint wall which helps to contain the space to the road itself. A variegated Maple stands out as a significant tree within the street scene which is otherwise dominated by

buildings. Unfortunately, the telegraph pole and numerous overhead cables detract attention away from the striking canopy of this tree. In the distance, tree canopies can be seen above the slate roof of No 19A Mill Hill.

- 11.5.4 Moving down the lane, the remains of a house can be seen adjacent to No 7 and a sundial has been located above the old fireplace on the south elevation of No 9. Opposite this space, through a metal garden gate on the right, it is possible to catch a glimpse of the rear elevations of properties fronting Broad Street. A new red brick wall continues to enclose the space on the right and the new property, The Town Mill House, marks the bend in the road to the right. The old red brick wall fronting Wykeham House encloses the space on the left.
- 11.5.5 At No 19A, the road continues to wind downhill. The view is channelled forward and is contained by the new, tall brick wall on the right and the slate covered gabled roofscape of the Victorian semi-detached houses on the left. The Town Mill towers high above the lane and this together with the steep gables of No 23A and 25 provide a strong, vertical, spatial character which is emphasised by the downward slope of the lane. The space is stopped by the long trailing branches of Willow trees.
- 11.5.6 A narrow gravel track gently slopes off to the left adjacent to No 19A. The front elevation of The Wickham Terrace stands out, particularly its brick chimney stacks and yellow clay pots within the gabled, slate roof. The painted northern elevation of Wykeham House abuts the track and confines the space. The view is channelled forward and is stopped by a wooden bar gate and trees. A new flint and brick wall continues to line the track on the left followed by a beech hedge to the gate. At the end of the narrow track, the space opens out forming a turning area which serves a modern garage block. Glimpses of a private garden bounded by mature trees, can be seen through the gate.
- 11.5.7 Returning to Mill Hill, the view to the north is dominated by mature tree canopies and occasional glimpse of fields on the skyline. The gable end of The Town Mill House stops the view abruptly, where the track joins Mill Hill.
- 11.5.8 Almost immediately, another road goes off to the left. This is Ladywell Lane and

forms part of the Wayfarers Walk. A buttressed flint and red brick wall which joins the northern elevation of No 21 Spring House, provides a strong feature to the left. A small bank elevates a narrow tarmac footpath above the road which slopes downhill. Tree canopies overhang the road providing a rural character to the lane. However, a telegraph pole and overhead wires again detract from the foreground.

- 11.5.9 Ladywell House is set well back from the road and it is interesting to note that as the track narrows still further, the buildings which had dominated the character of Mill Hill, now become less significant. It is the green vegetation of trees, hedges and grassy banks that have become the dominant characteristic in this part of the conservation area.
- 11.5.10 The narrow lane forks uphill to the left to serve a house. The steep grassy bank and garden planting gives a private and strong domestic feel. Taking the fork off to the right, the path narrows with hedgerows and a mixed tree group including Sycamore, Ash and Holly lining the northern side of the track. As the bend approaches, the painted elevation of Ladywell Cottage comes into view. In front of this, there is a small grassy bank and a stream gently trickling over flint cobbles.
- 11.5.11 A red brick wall confines the space in front of Arle House. The space opens out serving the drive to the house and white painted fences and gates open out into the private garden. To the far right, a 'no cycling' sign helps to mark the continuation of the Wayfarers Walk footpath where young Ash trees predominate.
- 11.5.12 The narrow footpath, which is sometimes muddy in places, is defined on either side by simple picket and metal chain link fences. The area is densely treed with a mixture of Willow, Hazel, Ash, Poplar, Beech and Hawthorn. The leafy branches arch over the narrow footpath, creating a tunnel, darkening the space and channelling the long view forward. It is possible to hear and see the gently flowing streams that run parallel to the path. Although not far away, this quiet, peaceful area has a completely different character to the bustle of activity at the centre of New Alresford.
- 11.5.13 As with the previous lane, retracing steps back to Mill Hill finds the lane stopped by another red brick wall. Over the wall, it is possible to see rooftops and chimneys of properties along The Soke and the tile hung

gable end of The Town Mill House.

- 11.5.14 The height and architecture of The Town Mill, dominates the lower part of Mill Hill, together with Nos 23A, 25 and the Willow trees. Moving past The Town Mill, the stream, cascade of water and trees, dominate the area. A number of 20th Century properties can be seen. The wide space narrows to form another footpath, confined by picket and close boarded fences, with hedges and over-branching tree canopies. It is still possible to catch glimpses of the stream which flows parallel to the footpath at this point. Although well-treed, the area does not have the same sense of rural tranquillity experienced at Ladywell Lane, because of the constant sound of traffic from the main road.
- 11.5.15 A red brick wall leads down to Arle Mill where the space gradually opens out. The buttresses of a red brick wall opposite the mill provide interest beneath the overhanging vegetation. Beyond the small brick and flint building on the right, a wide space opens out, occupied by watercress beds. The noise of water rushing through the concrete channels which serve the beds, can clearly be heard. The space is visually contained to the right by mixed deciduous woodland.
- 11.5.16 A gravel drive, lined with hedges, leads off to the left through a wooden bar gate to serve Weir House and Gardeners Cottage. The containment by hedges and the presence of the gate confirms that this is a private space.
- 11.5.17 Moving past the watercress beds, a post and wire fence, partly overgrown with brambles, marks the edge of the footpath on the left. Over the fence, fields with hedges and tree groups on the skyline can be seen in the distance. The footpath narrows and the space becomes enclosed again by vegetation including nettles and brambles. Streams run alongside the path and occasional gaps afford views back towards Gardeners Cottage.
- 11.5.18 The path then continues over a small bridge and ends where it meets the road. Turning right and then right again at the junction with the New Alresford - Old Alresford road, a brick road bridge crosses a fast flowing stream. After a sharp bend, the road stretches away in a straight line and overhanging tree canopies form a long tunnel. The densely wooded character is dominated by mature Horse Chestnut trees. This channelled view is stopped by the white elevation of 6 and 8 The Soke.



Westerly view along Ladywell Lane, towards Ladywell Cottage.



Southerly view from footpath at northern part of the conservation area, looking across the watercress beds towards Alre Mill.

11.5.19 There are no footpaths along the Great Weir, which is elevated above the Old Alresford pond to the left and watercress beds to the right. The constant stream of traffic makes it very difficult to walk along safely, it is definitely not a place to stroll or linger. A close boarded fence leads down to Lake Cottage.

11.5.20 Towards the end of the tree covered road, the tiled roofscape of New Alresford opens out with an abundant display of chimney stacks and clay pots, emphasising the importance of the roofscape generally within the conservation area. Tree coverage now gives way to built features as the main characteristic as the centre of New Alresford is approached.

11.5.21 The bend in the road forms a wide space, contained by buildings, including the Globe Inn. A gravel path with cobblestone edges leads off to the left alongside No 10 The Soke. An unusual and irregular flint wall with tile coping (only a few tiles remain) and brick piers, encourages further exploration. The path leads down to an open grassed area which has a simple wooden bench and a timber bridge for control of the weir. The space looks out over Old Alresford Pond and the view is framed by mature Ash and Yew trees.

11.5.22 Returning back to the main road, a gravel drive on the opposite side of the street slopes away and a variety of tree canopies can be seen between the houses. At the bottom of the drive a chain blocks access to a private parking space. However, at the end of the wall, the footpath continues off to the left and the sound of rushing water can be heard.

11.5.23 A narrow walkway constructed of various materials, leads to a small concrete bridge with a safety barrier over a fast flowing stream. The view of the cascade adjacent to Town Mill is blocked by a wooden trellis and climbing plants. The path steps down between two high red brick walls, which tightly enclose this narrow space, and opens onto Mill Hill.

11.5.24 From The Soke, the road winds over the Listed bridge, properties fronting Broad Street can be seen with parked cars, together with the railings fronting Chestnut Cottage and lamp stands on either side of the street close to the old fire station. Once over the bridge, the street opens out to form Broad Street.

11.6 Detractors and Enhancements

Detractors

11.6.1 The area is generally well kept, however, there are a few features which detract from the overall character of the area such as:-

- Inappropriate replacement windows/doors.
- Noise from traffic, particularly lorries, travelling along the main road to Old Alresford.
- Cluster of overhead cables.

Enhancements

11.6.2 The informal appearance of the area is an important part of its character. The area does not appear to warrant any major enhancements. However, tree coverage is an important characteristic. Long term tree management and planting need to be given careful attention to ensure this valuable character is sustained for the future.



View out of the conservation area across Old Alresford Pond.



Group of buildings at The Soke.

12.1.1 The focus of the station area is Alresford Station. This building, along with the Goods Shed and Station Mill, is situated at the southern end of Station Road around the edge of the former goods yard. In addition, there is a network of pedestrian alleyways at the rear of the burgage plots facing West Street, through the Churchyard to Sun Lane. These footpaths provide pedestrian access between Sun Lane and Jacklyns Lane and link groups of cottages and terraced housing which are associated with the development of the railway.

12.1.2 Station Road has become the focus for community facilities with the presence of a doctors surgery, police station and a number of units of sheltered accommodation. The goods yard is now the Station car park for the Mid Hants Railway, known as the Watercress Line. This is a popular tourist attraction running steam locomotives. The car park, railway and the proximity of this area to Broad Street results in the constant movement of cars and people creating a busy atmosphere.

12.2 Architectural and Historic Character

12.2.1 As explained in paragraph 3.1.10, this area was opened up for development when the Mid Hants Railway was constructed. Since the mid 19th Century, the land has been gradually developed and therefore is comprised of a range of buildings exhibiting varying ages, uses and architectural styles. Despite this, there are three broad groups of architectural styles into which the buildings can be placed.

Mid 19th Century Buildings

12.2.2 Several of these buildings precede the railway which was constructed between February 1863 and September 1865. The domestic buildings are of modest proportions and constructed from flint and brick panels while the buildings associated with the railway are all constructed of red and yellow brick with intricate brick detailing. Apart from Station Mill which is a Listed Building, all the other buildings mentioned in this group are considered to be important unlisted buildings and are shown on Map 5.

12.2.3 Nos 1 - 9 Churchyard Cottages were built in the mid 19th Century by Henry Dancaster as workers cottages for rent. They form a long terrace of brick, and brick and flint two storey cottages situated to the south east of the Church overlooking the graveyard. Set parallel to a footpath running from the Church to the railway line, the cottages are of a modest scale with small front gardens bounded by a mix of low brick walls and paling fences. Virtually the whole of the terrace has been colourwashed in white. The roofs are of slate with some brick stacks and a decorative brick course under the eaves. There are porches of varying designs, with some original vertical plank wooden doors. The majority of windows are of simple two light white wood casements. Although the architecture is of a modest vernacular style the buildings' origins, the location, simplicity and retention of some original details make Churchyard Cottages significant unlisted buildings.

12.2.4 Railway Cottage and Laurel Cottage, (now Laurel House), Jacklyns Lane. Originally a pair of semi-detached cottages, in recent years additional office accommodation has been built adjoining Railway Cottage in a 'barn' style, which contrasts to the original building. The original two storey building is of coursed flint with brick banding under a clay tiled roof, tall brick chimney stacks and clay pots with two light casement windows. The vertical tile hung steeply pitched eastern gable, visible from the path between Station Road and Jacklyns Lane, displays an arched window with Gothic style tracery. The original cottages are still very prominent when entering New Alresford via Jacklyns Lane from the south and contain many architectural features common to New Alresford as a whole.

12.2.5 Alresford Station. This generous red brick, two storey mid 19th Century building has two shallow gable wings facing the car park to the north and a ridge line running parallel to the railway. It is linked to a single storey mono-pitch outbuilding to the west and a long single storey wooden building to the east. The buildings are all covered in slate with tall yellow brick chimney stacks topped with yellow and red pots. The west and east walls above the single storey

elements and the southern elevation of the main building are all rendered. Overall, the distinctive yellow and green paintwork unifies the building.

12.2.6 Detailing on the building includes fine rubbed brick arches in red and yellow brick over distinctive semi-circular headed windows and doors and yellow brick banding to the north elevation. Windows are generally grouped with common sills and joined rubbed brick arches above. The single storey outshoot to the east side has been added to form a long wooden platform building with decorative wooden eaves detail.

12.2.7 This building is a notable and prominent early Victorian building and is viewed from both Station Road and the Sun Lane bridge together with the adjacent goods shed. It shares a number of architectural details with Edward Terrace, Nos 1 and 2 Haig Road and Nos 4 and 5 Jacklyns Lane. Its continued use as a station enhances its contribution to the area.

12.2.8 Goods Shed, Alresford Station. The goods shed stands to the west of the station surrounded by a car park. It is a large, rectangular four bay by three bay building constructed from red brick with random blue headers. Despite being a functional building, its design includes tall false recessed arched panels with three courses of header brick detail over each panel. Some recessed arches contain small high level windows. There is one high door in both the northern and western elevations and a personal door in the east. The roof is of slate with one tall brick stack and a single yellow pot. The building is in a very poor condition but its former use and prominent position close to the station make it an important building.

12.2.9 Station Mill. Built as a mill in 1873 and now in use as offices, this Grade II Listed Building is of three and a half storeys in yellow brick. It has attractive and complex brick detailing, with moulded stone capitals at either end of the building, stone sills and lintels with yellow brick arches above the casement windows which decrease in height upwards. The western elevation has central doors to each floor. The building is both important in its own right and contributes to the setting of the station and goods shed.

19th/20th Century terraces

12.2.10 These domestic buildings were constructed after the coming of the railway and there is uniformity in their general style, the use of red brick with yellow brick detailing, slates, bay windows and sashes and low curtilage walls with railings. These buildings have all been included as important unlisted buildings and are shown on map 5.

12.2.11 Nos 4 and 5 Jacklyns Lane. On the western side of Jacklyns Lane there are 2 terraces of late 19th Century two storey houses. Although similar to Nos 1 - 8 Station Approach and Nos 1 to 3 Jacklyns Lane, Nos 4 and 5 Jacklyns Lane form a semi-detached pair of houses and have retained many of their original features. Built parallel to the road with narrow front gardens bounded by a brick wall, the buildings are constructed from red brick with yellow brick detailing to eaves and string course level and a slate roof. The front elevation has simple curved headed four pane white wood sash windows at first floor and a shallow bay window at ground floor level.

12.2.12 Nos 1 - 15 Edward Terrace, Sun Lane. A late 19th Century terrace of two storey red brick houses with yellow brick detailing to eaves and string course levels. The properties have shallow slate roofs while Nos 1 - 3 have decorative ridge tiles. Large brick chimney stacks are sited along the length of the roof with detailing around the top and some yellow brick pots. Each property has shallow bay windows at ground floor level with slate coverings. A large number of the original sash windows have been replaced with uPVC windows. Built parallel to, and adjacent to Sun Lane, most of the terrace have small front gardens bounded by low brick walls, although some have lost this feature. The terrace retains a high proportion of the original detailing and on entering New Alresford along Sun Lane, creates a striking and attractive development in a well treed setting.

12.2.13 Building adjacent to No 1 Haig Road. This one and a half storey brick, single bay, non-residential building, is built gable end onto the pavement edge. It is constructed from red brick with first floor loft door to the front and a modern metal garage door at ground floor level and has a clay roof with decorative ridge detail. Set between No 1 Edward Terrace and No 1 Haig Road it forms an attractive link building between the terrace and Haig Road.

12.2.14 Nos 1 and 2 Haig Road. This two storey semi-detached pair of late 19th Century houses are built of red brick in a stretcher bond and yellow brick detailing to eaves and string course. Set under a shallow slate roof, they also have tall brick stacks. The side walls are colourwashed white with an oriel window on the west side at first floor level. There are ground floor bay windows with white wooden sash windows and sash windows at first floor level. The pair of houses have small front gardens that abut the pavement edge and are contained by low brick walls topped with decorative wrought iron railings and matching pedestrian gates. Although set at right angles to the rear of Nos 1 - 15 Edward Terrace, this pair of dwellings form an attractive extension to the terrace. These terraces are a visual reminder of the gradual development of New Alresford and therefore contribute to the overall quality of the conservation area.

20th Century Buildings

12.2.15 This group of buildings are scattered around the station area and exhibit a diverse variety of architectural styles.

12.2.16 One of the older buildings within this category is Mulberries, an interwar domestic property, set within the rear of the burgrave plots with access via Station Approach. This two storey building has been extended and altered but still exhibits red brick and slates and gabled elevations.

12.2.17 Jacklyns Lane contains a number of 20th Century buildings including offices, a commercial garage and domestic properties. Within Station Road, the original Telephone Exchange is a pleasant inter-war single storey building with a brick detailed gable end set at a right angle to Station Road. To the south, the gable end detailing is echoed in the design of the sheltered accommodation of Alders Court running parallel to the west side of Station Road. These two storey buildings provide an enclosing feature to the west side of the street. Further apartments in the form of Crockford House and Bailey House were constructed in the mid 1980s of modern design. Other 20th Century buildings around the station car park include the police station, surgery and extension to Station Mill.

12.2.18 Haig Road forms the biggest group of 20th Century buildings within the area and these are of mixed and undistinguished quality. The road is shown on the 1837

Tithe Map as being fields with the line of Haig Road itself following the alignment of a pre-existing footpath. By 1909 Edward Terrace, Langtons Lodge and Nos 1 and 2 Haig Road had been constructed with the remainder of the land set out as allotments. Development of the rest of Haig Road, or Southampton Road as it was originally known, began during the 1940s and plots have gradually been developed since then, with some now already redeveloped. The style of buildings range from 1940s bungalows, several constructed around the late 1950/60s with some substantially redeveloped during the 1980s.

12.2.19 The mix of bungalows and houses are generally sited to the front of the plots but there is no definite building line. The plots are generally long and relatively narrow. Buildings are constructed mainly from brick with examples of tile hanging and render and a mix of slate and interlocking concrete tiles.

12.2.20 There is a diverse range of boundary treatments comprising of wooden fences, brick walls, hedgerows and areas of shrubs. Despite the overhead telephone wires and street lights, the most attractive aspect of the road are the views east and west along Haig Road to trees forming the boundary of Sun Lane and those within the churchyard. Overall, Haig Road should be regarded as a distinct zone which provides a link between the station and station yard, churchyard and Sun Lane.

12.3 Built Characteristics

- Groups of two storey terraced houses.
- Terraces have front gardens with garden walls and railings.
- Terraces are characterised by red brick with yellow brick detailing, this also occurs on chimneys.
- Ground floor bay windows with sash windows throughout.
- The development linked to the railway is characterised by yellow brick.
- Slate used as main roofing material.
- Mix of hipped and gabled roofs.
- Pre-railway development characterised by flint cottages, many of which are now painted.

12.4 Local Details and Features

- Railings and gates at Nos 1 and 2 Haig Road. These are comprised of a low red brick wall topped with curved coping stones and decorative wrought iron railings and gates. The wall extends around the front of both properties and brings symmetry and coherence to the two buildings.
- Simple and sturdy boundary wall which was built in conjunction with the original police house. This is in the form of a low red brick wall capped with blue shaped coping bricks, interspaced with short brick piers with stone capping, with iron railings linking the piers.
- Railway paraphernalia. From the station car park, there are clear views of trains entering and leaving the station, the green painted iron railings, pedestrian footbridge and telephone box provide the visitor with a taste of the scene which awaits them on the platform.
- The platform itself is home to various items associated with the era of steam railways such as bicycle racks, milk churns, period railway signage some of which are original to the station, and gas lighting of the station, which is a unique feature. The whistling of trains and the steam coming from them can be seen and heard, both in the vicinity of the station and further afield, adding atmosphere to the conservation area.
- The pedestrian alleyways contribute to the character of the station area. The routes of these public footpaths can be traced back to at least the Tithe Map of 1837. They form intimate and useful short cuts through the area and consequently they are well used.

12.5 The Character and Relationship of Spaces

- 12.5.1 For the most part, this area lacks the totally enclosed spaces found in Broad Street, West and East Street and instead relies on individual buildings and a backdrop of trees to provide visual interest. In addition, significant views and spaces are found in pockets, linked by a network of footpaths.
- 12.5.2 Apart from the buildings fronting West Street and the group of buildings at the junction of Station Approach, the most important feature of Jacklyns Lane is the

trees. To the rear of St Joans Cottage, a modern infill, a Copper Beech and a Yew have extensive canopies and are viewed together with the trees west of Ferndale House. This group of trees can be seen from Pound Hill and make an important contribution to the overall tree coverage in New Alresford.

- 12.5.3 Although separated by the entrance to Perins School, trees within the grounds of Signal House also contribute to the general tree coverage creating a line of vegetation linking to the trees on the railway embankment. The modern, flat roofed two storey office building is set back from the road and is almost surrounded by Horse Chestnut, Honey Locust, Yew and Cyprus so that its impact is softened during the summer months.

- 12.5.4 Lying just outside the conservation area boundary, the brick watch tower of the fire station creates a focal point from both Jacklyns Lane and Pound Hill. To the east, views towards the well treed rear gardens of properties fronting West Street contribute to the overall general tree cover.

- 12.5.5 The junction of Jacklyns Lane and Station Approach forms a well treed and informal space which is enclosed by the railway embankment to the south with its dense coverage of Sycamore, Hazel and Ash. The Methodist Church and terraced properties of Nos 1 - 5 Jacklyns Lane enclose the western boundary while the L shape of Laurel House encloses the northern and eastern side. There is a fine specimen Gynko tree in front of the southern elevation. The combination and positioning of buildings in traditional materials and careful detailing, the railway embankment and individual trees together create an attractive space.

- 12.5.6 When approaching New Alresford from the south, Jacklyns Lane passes under the railway bridge and then curves to the left so that it is the western end of Laurel House and the Sycamore and Cyprus in front of it which come into view first. This creates a favourable first impression of the central part of the town.

- 12.5.7 Access to the network of pedestrian footways is from both Jacklyns Lane to the rear of Laurel House and between 1 Station Approach and Crockford House. From here views to the front elevation of Mulberries is framed by groups of Conifers and smaller Hazels on either side of a vehicular access.

To the west there are views to the eastern elevation of Laurel House with its attractive gothic window and tile hung gable end. Mature Ash, Sycamore, Yew and Copper Beech, all to the north of the footpath, provide shade and colour to this secluded area. To the east, the vehicular access narrows to a footpath and runs between Bailey House and Alders Court, where the careful siting of the buildings have created small private courtyards. Dense ground planting and small front gardens create visual interest before views open out into Station Road.

- 12.5.8 It is the full canopy of the large Acer situated to the rear of Swan Hotel which immediately catches the eye within Station Road. Further vegetation along the railway embankment behind Alresford Station can be seen in the south. Views towards the church tower and the Yews within the Churchyard are possible beyond the brick and flint walls of the Swan Hotel car park. The car park area should be regarded as an opportunity site and would benefit from the development of new buildings which would help contain the street and focus views. It is therefore hoped that planning approval for dwellings on this site will be implemented. The collection of buildings immediately to the north of the station car park again enclose the space but the varying architecture lacks coherence and the area is marred by randomly parked cars.

- 12.5.9 The entrance to the car park is marked by a change from tarmac surfacing to paviers in a herringbone pattern, along with planting which was the result of environmental improvements in 1990. The elegance of the station, mill and goods shed and the uniform surface dressing of the car park bring a degree of harmony to this area and the mix of Acer, Prunus and shrubs will become more of a feature as they mature.

- 12.5.10 From Station Road, a public footpath continues across the graveyard. To the south the earliest graves date from 1901 when the graveyard was extended, the layout here is more formal than the original churchyard. The area is well treed on most boundaries with a mix of Lime, Acer, Ash, Horse Chestnut and Copper Beech and an avenue of Yews running either side of a central pathway. The eastern boundary is made up of hedgerows and picket fencing, allowing views towards Churchyard Cottages. Due to its slightly elevated position there are views

to the rear of Station Mill and to houses beyond the railway embankment.

- 12.5.11 The footpath through the churchyard runs along the eastern boundary of the churchyard past Churchyard Cottages, the western end of Haig Road towards the railway line, here it turns a right angle to run along the rear of properties in Haig Road to emerge along side Edward Terrace in Sun Lane. From the railway bridge in Sun Lane, views are channelled westwards by trees on the railway embankment towards the buildings at Alresford Station and to the goods shed beyond. From this vantage point the steam trains can be viewed.

- 12.5.12 The eastern side of Sun Lane is characterised by a thick screen of Hawthorn, Alder, Privet, Beech and Sycamore between the railway bridge and Langton Cottage. This vegetation creates a pleasing rural setting for Edward Terrace and creates an attractive entrance to this part of New Alresford.

- 12.5.13 Looking northwards down Sun Lane, the trees on the eastern side of the Lane are complemented by the prominent Copper Beech in the garden of Langton Lodge, itself an attractive building. Beyond this, the bowling green is hidden by a tall fence, however there are views towards the well treed gardens of buildings facing East Street which help maintain the green setting of the lane. Two modern bungalows on the western side of the Lane join buildings on the eastern side to enclose the lane close to its junction with East Street. A crown lifted Beech still provides a feature in the street scene but the character of the lane has now changed so that it is the built form of Langton Cottage and The Old Sun which now dominate.

12.6 Detractors and Enhancements

Detractors

- 12.6.1 The most fundamental detractor affecting the whole of this area is the piecemeal degradation of the original features of the terraced properties. Alterations include inappropriate replacement windows, front doors and roofing materials, rooflights, satellite dishes, new porches and front extensions and the painting of brick elevations, the loss of bay windows and boundary features. Alterations such as these are often not in sympathy with the original design of the building and although in

isolation they may seem minor, when viewed cumulatively, can destroy the uniformity and integrity of the whole terrace.

Enhancements

- 12.6.2 Tree planting within grounds of the Police Station - An enhancement scheme for the station car park was completed in 1990 and this now emphasises the poor quality of Station Road.



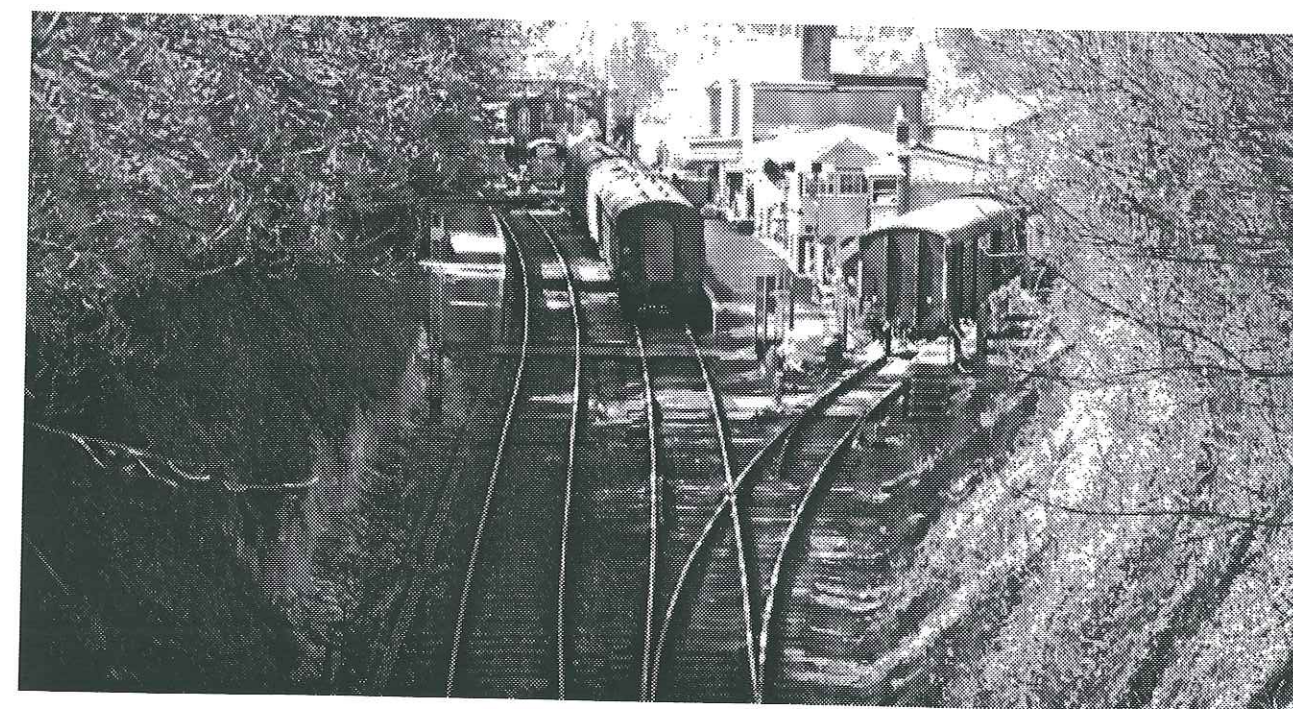
Alresford Station, car park in foreground.



Station car park and goods shed.



Looking south along Jacklyns Lane towards railway embankment with Nos 4 and 5 Jacklyns Terrace in the foreground.



View from the bridge in Sun Lane looking west towards Alresford Station.