



Basingstoke
and Deane

Overton

Conservation Area Appraisal and Management Plan

Supplementary Planning Document (SPD)



Overton

Conservation Area Appraisal and Management Plan Supplementary Planning Document (SPD)

2018

This Conservation Area Appraisal and Management Plan has been prepared by Basingstoke and Deane Borough Council and adopted as a Supplementary Planning Document (SPD).

This SPD supersedes the 2003 Overton Conservation Area Appraisal Supplementary Planning Guidance (SPG).

CONTENTS

1.0 INTRODUCTION	5
1.1 Background	5
1.2 Effect of conservation area designation	6
1.3 Statement of significance	6
2.0 ASSESSING SPECIAL INTEREST	12
2.1 Location, topography and setting	12
2.2 Origins and historic development	12
2.3 Archaeology	19
2.4 Architectural quality and built form	20
2.5 Views and vistas	20
2.6 Open space and trees	23
3.0 CHARACTER AREAS	25
3.1 Overview	25
3.2 Character area 1 – Historic Core	25
3.3 Character area 2 – Church and Environs	35
3.4 Character area 3 – Quidhampton and Polhampton	41
3.5 Character area 4 – Southington, Lynch and Town Meadow	47
4.0 CONSERVATION AREA APPRAISAL CONCLUSIONS	56
5.0 CONSERVATION AREA MANAGEMENT PLAN	57
APPENDIX 1: Glossary	65
APPENDIX 2: Appraisal Map	Separate document
APPENDIX 3: Historic Overton maps 1870-1880	69

APPENDIX 4: Historic Overton maps 1895-1896	72
APPENDIX 5: Historic Overton maps 1910-1911	75
APPENDIX 6: Planning policy context summary and compliance table	78
APPENDIX 7: Archaeological map	86

1.0 INTRODUCTION

1.1 Background

This appraisal identifies, describes and illustrates features and characteristics of the historic settlement which justify its designation as a conservation area.

The SPD accords with the current policy framework and is written in the light of Historic England advice.

Those qualities or elements which make up the special interest of the conservation area are defined and analysed. Definition and analysis can include less tangible aspects of place such as vitality, tranquillity, openness, enclosure and light.

The appraisal forms the evidence base for the conservation area management plan

at Section 5.0, which will assist in the positive management of change.

This appraisal and management plan Supplementary Planning Document (SPD) is a material consideration in the determination of planning applications.

This SPD is National Planning Policy Framework (NPPF) compliant and accords with the Development Plan, including the made Overton Neighbourhood Plan. Appendix 6 gives details on planning policy compliance, including reference to the 2002 Overton Village Design Statement.

The Overton Conservation Area was originally designated by Basingstoke and Deane Borough Council in 1971, in recognition of the special architectural and historic interest of the village. The boundary was subsequently extended in

1987. The 2003 Overton Conservation Area Appraisal is superseded by this SPD.

Having designated the conservation area, the Local Authority has a statutory duty, under the Planning (Listed Buildings and Conservation Areas) Act 1990, to ensure that with respect to any buildings or other land within a conservation area, in the exercise of relevant functions under the Planning Acts, special attention is paid to the desirability of preserving or enhancing the character or appearance of that area.

The Borough Council is also under a legal duty to assess its conservation areas and review them from time to time.

Where buildings, structures or landscape features have not been described in this appraisal, they may yet make a positive contribution to the character and appearance of the conservation area.

A glossary of technical and unusual terms is at Appendix 1.

“Conservation areas can be created where a local planning authority identifies an area of special architectural and historic interest, which deserves careful management to protect that character”.

www.historicengland.org.uk/advice/planning/conservation-areas



1.2 Effect of conservation area designation

Certain types of development are currently controlled by conservation area designation. Please refer to www.planningportal.co.uk for more details.

Certain permitted development rights are removed by conservation area designation.

Trees within the conservation area are given special protection, and normally, the council will need to be notified before pruning or felling any tree within the conservation area. Please refer to www.basingstoke.gov.uk/protectedtrees for more details.

1.3 Statement of Significance

The conservation area has been broken down into four character areas: 1. Historic Core; 2. Church and Environs; 3.

Quidhampton and Polhampton; and 4. Southington, Lynch and Town Meadow. These are shown on the conservation area Appraisal Map appended at Appendix 2.

St Mary's Church, Quidhampton, Polhampton and Southington were included in the 1987 conservation area extension. All are linked to Overton by the river, visually and historically.

Each area is analysed in greater detail in Section 3 below.

This section relates to the assessment of the conservation area as a whole. Key contributors and determinants of the significance of the entire conservation area include those listed below.

- **Location, topography and setting.** The village lies in the valley of the River Test, which rises approximately 1.8 km to the east, near Ashe. The settlement is surrounded by fields on the North Hampshire chalk downs. The banks of the river are protected as a Site of Special Scientific Interest (SSSI) forming a tree-lined wildlife corridor through the village, which is an essential component of the

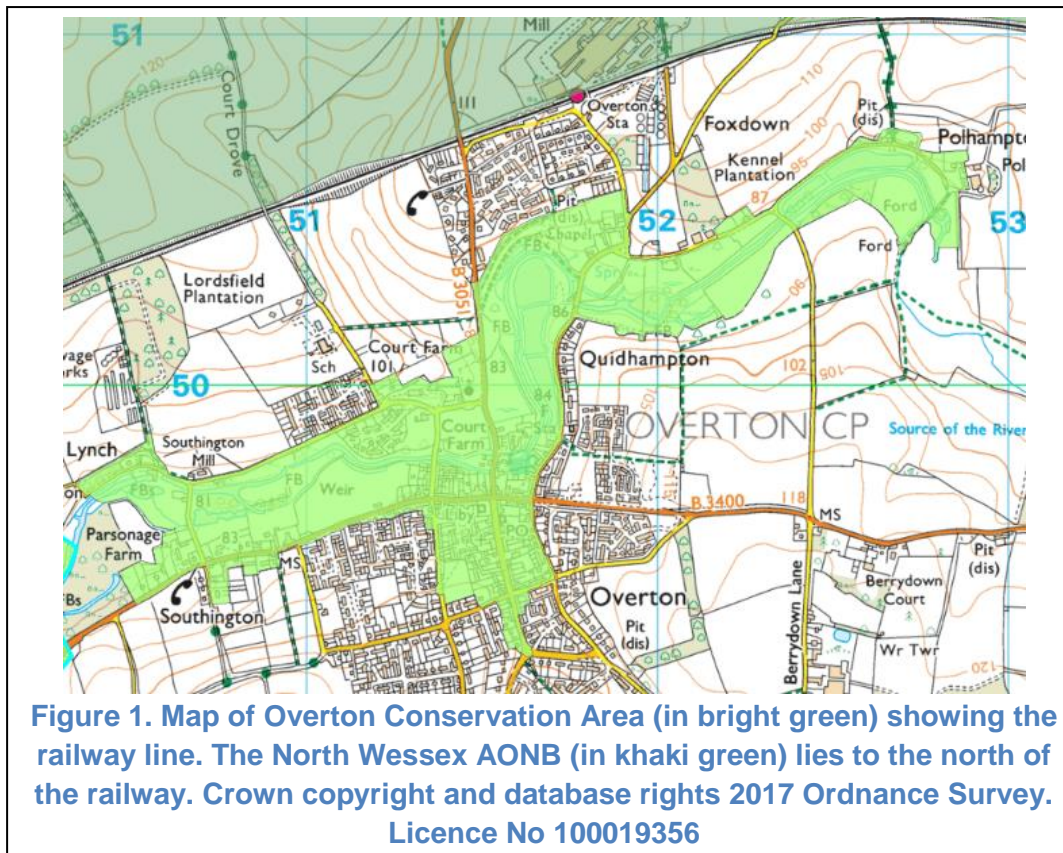
character of the conservation area.

Land rises away from the river. The conservation area lies in the bowl of the valley. The area and its setting are therefore particularly sensitive to change, because the conservation area is surrounded by higher land. Views are afforded from within the conservation area to the surrounding open countryside, hills and skyline, notably to the north, south and east.

The setting of the conservation area plays a key role in the perception of the character and appearance of the area.

The High Street follows the line of the River Test east-west. The former market place, Winchester Street, lies in a dry tributary valley off to the south of the High Street. The Church of St Mary stands on a rise north of the river.

The North Wessex Downs Area of Outstanding Natural Beauty (AONB) lies on the far side of the railway, which



runs east-west to the north of the conservation area (Figure 1).

- **Hierarchy of spaces.**

There is a distinct hierarchy of spaces, reflecting historic phases of development, and former and current uses. This subject is explored further

in relation to each character area, below.

- **Concentration of historic buildings.**

There is a high concentration of historic buildings within the Historic Core character area, and there

are clusters of historic buildings in the outer character areas: many such buildings are listed. High quality, historic buildings identified as Notable Structures in the conservation area sit alongside the listed buildings.

- **Urban grain/Built Layout.**

The Historic Core character area has a relatively tight urban grain i.e. buildings are grouped closely together. A looser knit urban grain/built layout is evident in the outer character areas which are characterised by large open spaces associated with historic buildings.

- **Open space.**

Throughout the conservation area there are public and private open spaces which contribute positively to the character and appearance of the area.

- **Enclosure.**

There is a strong sense of enclosure in the Historic Core character area, with buildings generally at the back of pavement and continuous building frontages, relieved by gaps which often afford views, as described below. In the outer character areas where buildings are set in large plots, mature roadside hedges and trees also provide a sense of enclosure.

- **Plots.**

In the Historic Core character area there are burgage plots, which are long, narrow strips of land with a street frontage laid out in the 13th century. Many burgage plots are still legible, although some have been subdivided and their original layout eroded. Waltham Road may have



been the back lane to plots on Winchester Street. A number of larger properties are set within generous plots throughout the conservation area.

- **Gaps.**

Gaps are retained between historic buildings in the Historic Core and in Southington: these gaps afford

glimpses of the large historic plots to the rear of the buildings.

- **Uses.**

The variety of shops and businesses present within the Historic Core, and interspersed with houses, contribute to aspects of the character of the conservation area such as vitality and vibrancy, and reflect the

historic function of the settlement as a market town. By contrast, the Church of St Mary (Figure 2) and its immediate environs have an entirely different character related to their historic and present uses: here the character of the conservation area is tranquil.

The distinctive appearance of the former mill buildings at Quidhampton, Town Mill and Southington provide an insight into the working past of Overton.

The character of the outer character areas is now mainly residential, recreational and/or agricultural. Former watercress beds, ponds and Portals Paper Mill Lagoons on the River Test contribute positively to the character and appearance of the conservation area.

Recreational use is also a contributor to the character of the conservation area.

- **Building form.**

Most buildings in the Historic Core character area present two storeys to their front elevations. This gives a consistent and domestic scale to the street scene.

In the outer character areas, the distinctive vernacular style of north Hampshire is evident, with 1 ½ storey dwellings, prominent dormer windows, porches and chimney stacks.

- **Materials and finishes.**

The common palette of materials in the conservation area includes timber framing, often re-fronted in a high-quality red brick or lime render. Chalk cob and stone are also used. Flint also forms part of the local palette of materials, notably at St Mary's Church, (Grade II* listed, Figure 2). Many side elevations and boundary walls within the conservation area are constructed in flint (Figures 20, 21 and 22). Many historic buildings are lime-rendered, often on front elevations, with brick, flint and/or timber framing on side/rear

elevations (Figures 18 and 20).

Brickwork is often in Flemish bond on historic properties.

A variety of decorative features on 19th-century and early 20th-century housing contribute positively to the conservation area. Blue bricks are used decoratively, as well as cream brick banding, string courses, decorative brick mouldings, glazed terracotta details and cast iron rain water goods.

- **Windows and doors/Joinery.**

Historic joinery items including shopfronts, windows, doors, doorcases and hoods are often features that define the appearance of properties. Where buildings are close-knit in continuous street frontages, the relationships between these features and their historic arrangement become a particularly significant factor in the overall character and appearance of the conservation area.

The use and overall effect of inappropriate replacement windows

and doors here is limited.

Windows to residential properties are mostly single-glazed timber sash or casements, painted white or off-white.

Fenestration patterns are regular.

Most doors are timber.

Many historic buildings have stone dressings or cills to window and door openings.

- **Roofs.**

Steeply pitched and varied roof slopes, with dominant chimney stacks, are often key characteristics of older buildings, creating an attractive roofscape.

Decorative half-timbered gables, timber barge boards and terracotta ridge tiles are all characteristic architectural features in the conservation area. Dormer windows on historic buildings typically have pitched roofs with cills below or above eaves level, in both instances interrupting the eaves line.

- **Trees.**

Trees and groups of trees contribute

to the character and appearance of the conservation area.

- **Boundary treatments.**

Boundary walls, of brick or of brick and flint, are a common and characteristic feature of the village. Many are protected as curtilage-listed structures. Those which have been identified as making a particular, positive contribution to the conservation area are identified on the Appraisal Map.

Brick boundary walls are generally constructed in traditional bonds, finished with half round or saddleback copings or bricks 'on edge'. Corners are frequently attractively radiused. Railings and timber picket fences are also found throughout the settlement and contribute positively to the character and appearance of the conservation area. In contrast, close boarded fences are incongruous, visually intrusive and unduly prominent in the conservation area.

Hedgerows have not been marked on

the Appraisal Map but their contribution to the character of the conservation area cannot be underestimated and their significance is implicit in the appraisal.

- **Street furniture and traffic management.**

Overall, street furniture has been sympathetically designed. Street lights were renewed in 2017. Traffic management measures are, in some cases in Overton, visually intrusive.

Care has been taken to retain traditional surfacing materials which contribute positively to the conservation area.

- **Public access.**

Footpaths add to the permeability of the conservation area and afford views of the conservation area and to the surrounding countryside. Within the more tranquil semi-rural character areas at Southington, Lynch and Town Meadow, Quidhampton and Polhampton, the River Test is accessible, in part,

from the well-used rural road and footpath network. Public access to walk beside the River Test is restricted in other locations.

significance of the heritage assets to be appreciated.

- **Views and vistas.**

Views and vistas into, from and within the conservation area are all important to the character and appearance of the conservation area. The Appraisal Map identifies views and vistas of particular importance to the character and appearance of the conservation area, from viewpoints within the conservation area only. This does not imply that other views and vistas are unimportant.

Views of and from the undeveloped setting of the conservation area, notably from areas accessible to the public contribute to an appreciation of the tranquillity of the conservation area and its setting. They allow the

2.0 ASSESSING SPECIAL INTEREST

2.1 Location, topography and setting

Overton lies mid-way between Andover and Basingstoke along the B3400, which follows the line of the River Test through the conservation area.

Overton is approximately 20 km north of Winchester, on the road from Winchester to Kingsclere. The Portway, the Roman road between Sarum and Silchester, runs along the northern edge of the parish approximately 5.4 km north of the village centre. The Harroway, a prehistoric trackway, leads to Andover and lies approximately 2.2 km north of the village. It was later used as a drovers track to London.

The River Test rises east of Overton and runs for a total of approximately 64 km, south-west to Southampton Water.

Land slopes gently down to the west where the River Test flows seaward via the Laverstoke and Freefolk Conservation Area, 300 metres to the west of this conservation area. Land rises from the River Test north and south of the village on chalk farmland.

Just north of the conservation area, Overton paper mill (formerly Portals Ltd) built in 1922, employed local people, making bank note paper. It dominates the skyline on the approach to the Overton conservation area from the east. It can also be seen from the Quidhampton area.

The settling ponds or lagoons for the Overton Paper Mill are within the conservation area, forming a willow carr, waterlogged, wooded landscape beside the River Test at Quidhampton. They are visible from Foxdown, north of the conservation area.

The area which contains the lagoons is known as Flashetts. It is privately owned but a public right of way runs through it, north of the River Test and the lagoons.

The Lynch at Southington allows public access along the banks of the River Test, and a public right of way crosses the juvenile River Test at Polhampton.

The National Planning Policy Framework, (NPPF), makes it clear that historic settlements are regarded as having a setting, and further that the setting of a conservation area can also contribute to its significance. In this case, important contributors to the significance of the conservation area are the physical and historic relationships between the main part of the settlement and its associated hamlets, also between the conservation area and the surrounding countryside, where the relationship between the settlement and surrounding countryside can still clearly be discerned.

2.2 Origins and historic development

The new town of Overton was one of six founded by the Bishop of Winchester in the 13th century. There is evidence of pre-historic and Roman occupation, but no remains of an earlier settlement have

been found in the Parish. Apart from a late Saxon building at the foot of Overton Hill.

The development of the village relates to its key location in terms of transport links and employment. Overton was a staging post on the route from London to Exeter in the 18th and early 19th centuries, and employment was generated by the river.

For more information on the history of the settlement please see the Overton Extensive Urban Survey, 1998, by Hampshire County Council/English Heritage. The following brief information is derived from that document.

- **Anglo-Saxon**

The name Overton means 'higher farm' and is thought to refer to the position of the settlement in the upper reaches of the River Test. The existence of the settlement was recorded in 909 A.D., when King Edward confirmed the earlier grant of the estate of 'Uferantun' to Frithstan, Bishop of Winchester.

It is possible that the Church of St Mary (Figure 2) was a 'mother church' founded

in the 10th century when the system of minster churches were reorganised. It is assumed that the Anglo-Saxon settlement was around the church, but no archaeological evidence has been found.

- **Norman**

Overton manor was held by the Bishop of Winchester at the time of the Domesday Survey of 1086, which also records four mills on the manor of Overton and a church at Quidhampton, (Figure 41). Quidhampton Chapel dates from this period. It was deconsecrated by the 17th century.

- **12th and 13th Centuries**

The 13th-century 'new town' of the Bishops of Winchester was built on the south side of the river at the intersection of important transport routes between London and Exeter and between Winchester and Newbury. The settlement was laid out partially over the fields of the manor.

Initially, nineteen burgesses held twenty-two burgage plots. By 1223-4 at least forty plots were recorded, some of which

may have been half plots. Manorial accounts indicate a steady rise in prosperity in the village. A weekly market was granted by Henry III in 1218, and in 1246 he granted an annual fair. However, in the late 13th century there appears to have been a down-turn in fortunes.

A rectilinear street layout is still visible, with a wide north-south market street, Winchester Street, lying at right angles to the main east-west through road, High Street/London Road, which runs along the line of the River Test valley.

Greyhound Lane and Sprents Lane, which lie parallel to High Street/London Road, form the southern side of the grid.

Red Lion Lane and Waltham Road lie roughly parallel to Winchester Street to the west and east respectively. It appears that Waltham Road functioned as a back lane to the burgage plots on the east of Winchester Street. However, Red Lion Lane lies too far to the west to serve as the back lane to Winchester Street burgage plots.

To the west, outside the conservation area, Dellands forms a continuation of Greyhound Lane and Sprents Lane, on the south side of the grid. Dellands Lane and Vinns Lane at Southington run south from the main road. These lanes create a series of rectilinear units of land, varying in size, which suggest that Red Lion Lane and Waltham Road existed prior to the 13th century and formed part of the lane and path network serving the open fields.

It is suggested that Red Lion Lane was the original road to Winchester from the church/'village' area, and that Winchester Street was a newly laid out street in the 13th century, aligned to present a view of the church as one approached the village from the south. It therefore appears to be a designed view of substantial historic importance.

As the line of Waltham Road is continued to the north of London Road (as Station Road) leading to Quidhampton, it may have been an original part of the road pattern that lay at a convenient position to form a back lane to properties in Winchester Street, albeit one in existence

before the foundation of the new settlement.

To the north of High Street, two other streets head north to the church and Court Farm area of the settlement. The western street, Bridge Street, is a continuation of Red Lion Lane, the suggested original main road to Winchester from the settlement area on the northern side of the river. The second street to the north is Kingsclere Road, it is an extension of Winchester Street. It is uncertain whether this road existed before the foundation of the new settlement but as there was a mill at the crossing point (now Town Mill), it is probable that there was at least a path on this line.

In the Church of St Mary (Figure 2) there is an arcade dating from approximately 1170. The chancel appears to be of 13th century date which may suggest that the Bishop also invested in the church at the time the new settlement was created.

- **14th to 16th Centuries**

The village suffered during the mid-fourteenth century plagues, and there are

references to properties reverting to the Bishop because of the death of the burgesses or poverty of tenants.

The nearby settlements of Laverstoke, Northington, Quidhampton, Polhampton, Deane and Ashe all experienced shrinkage or desertion at the time of the 14th-century plagues. It may be that Overton received some of the displaced occupants.

Court Farmhouse (Figure 3) was the courthouse of the Bishop of Winchester, as lord of the manor, and was occasionally used to accommodate the Bishop, who visited on only four occasions in the 14th century. There are records relating to the Court House and its farm dating to 1301. Court Farmhouse was rebuilt between 1505-7 and a new great barn was constructed between 1496-8. Both buildings are still in existence.



Figure 3: Court Farmhouse Grade II* listed. C15th, C16th, C18th and early C19th. Court Farm Barn to left, Grade II listed C16th with C20th exterior.

Under the Tudors it is thought that the village recovered its prosperity to a certain extent. This is suggested by the fact that many of the burgesses managed to pay some of the large arrears of rent that had accrued. A second fair was obtained in 1519 by Thomas Wolsey, Bishop of Winchester, held over three days at the feast of St George (22-24 April).

Corpus Christi College, (part of Oxford University) held property north of the Winchester Street/High Street junction, where the river forms the rear boundary of property plots, including the White Hart, which dates from at least 1525. The White Hart and four other properties owned by

Corpus Christi College were rebuilt between 1542 and 1555. This phase of investment by the college probably reflects the increase in prosperity of the village in the 16th century. The west tower of the church was built at this time, an event that may also reflect the improved financial situation in the village.

There are several 16th-century Grade II listed buildings of some quality along High Street and Winchester Street including: Nos 7-11 High Street c.1525, (Figure 4); 14-16 Winchester Street c.1500, (Figure 5) and; Finders Keep, 32 Winchester Street, which was constructed as a two-bay open hall house in c. 1500 (Figure 6). Yield House, 57 Winchester Street, Grade II listed, may also have been originally a hall house.



Figure 4: 7, 9 and 11 High Street, Grade II listed. Late C15th, C16th, C19th and C20th



Figure 5: 16 and 14 Winchester Street, Grade II listed. Early C16th, altered C17th, C18th, C19th and C20th



Figure 6: Finders Keep, 32 Winchester Street, Grade II listed. C16th, altered C18th, C19th and C20th. Photograph used with kind permission of the copyright owner.

• 17th Century

The Bishops of Winchester remained Lords of the Manor, except for a short period during the Interregnum, in the mid-17th century, until 1869.

- **18th Century**

The Andover to Basingstoke road (the B3400) was turnpiked in 1754, and subsequently improved at Ashe. This stimulated coach traffic with staging posts at the White Hart Inn (Grade II listed) and the New Inn, where the Community Centre now stands. Otherwise, during the 18th century there was no alteration to the road network and street plan of the village, which survives to this day.



The Greyhound
Figure 7: The Greyhound Public House, Grade II listed, landmark. Refaced front. Tapered chimney stack. C16th, C18th, early C19th. Photograph used with kind permission of the copyright owner.

Many of the surviving medieval buildings were re-faced in the 18th and 19th centuries, (Figure 7).

The Greyhound public house at the junction of Winchester Street with Greyhound Lane was substantially altered in the 18th and early 19th centuries (Figure 7).

- **19th Century**

In 1854 the railway came to Overton. Watercress beds provided some employment in the valley, with fresh watercress sent by rail to Covent Garden Market in London.

Most of the 19th century housing built in the village consisted of rows of small cottages predominantly of red brick with slate roofs, cast iron rainwater goods and glazed terracotta and contrasting brick detailing.

Several terraces of houses were built within the area of burgage properties along Winchester Street. Most of the terraces were situated in the rear parts of the plots, although Battens Avenue was built along the length of one plot in 1900,

connecting Winchester Street and Waltham Road (Figure 8). Settlement also extended along Bridge Street, Kingsclere Road and Station Road.

St Mary's Church was extensively restored in 1853 and the west tower was re-built in 1909. An Independent Chapel was built in 1836 on Winchester Street, on the site of the current Methodist Church. A Methodist Chapel was built in 1842, on the south side of the High Street, but has been demolished.



Figure 8: Battens Avenue, Notable Structures

- **20th and 21st Centuries**

There has been limited infill within the conservation area and such development generally reflects the characteristic height,

scale and building form of surrounding buildings which are two storeys in height with pitched roofs. Four historic houses in Winchester Street were lost through the building of St Luke's Hall in 1941 and subsequent commercial and housing redevelopment which is varied in character. Earlier buildings were also lost, in High Street, with the building of St Mary's Hall in 1914 and the rebuilding of Hide's Stores after a disastrous fire in 1911.

Since the Second World War, estates of houses have been built, gradually enveloping the village, to the west, south and east. A relatively recent example is at Overton Hill, built between 2006 and 2009, just to the east of the conservation area. This development obscures the rural skyline when viewed from the core of the village. A further phase of development is currently being built north of Overton Hill.

- **Mills**

The Domesday Survey records four mills on the manor of Overton although they

may not all have been within the main settlement.

Three former mill buildings now stand within the conservation area boundary: Quidhampton Mill, Town Mill and Southington Mill. The latter two have been converted to residential use.

Town Mill, also known as Borough Mill or Overton Mill, is recorded in the 1301-1302 'pipe roll' of the Bishop. It stands on the site of a former corn mill, assumed to be one of those mentioned in the Domesday Book. By 1648 it is described as 'two water corn mills'. The Portal company later used the mill for processing rags and paper for their Laverstoke paper mill. The current Town Mill (Figure 9) was built in 1900, for processing rags to make paper, and continued working until the 1980s when processing was relocated to the Portals paper mill north of Overton. Lynch Mill, also recorded in the 1301-1302 'pipe roll', was later known as Southington Mill (Grade II listed, Figure 10), a corn mill which has now been enlarged and converted to residential use.



Figure 9: Town Mill, Notable Structure, landmark, late C19th. Church spire to the left of the picture. Curtilage-listed wall to right.



Figure 10: Southington Mill, Grade II listed, landmark, C18th, early C20th. Photograph used with kind permission of the copyright owner.

The current Quidhampton Mill and Millhouse date from the 17th century (Figure 11).



Figure 11: Quidhampton Mill and Millhouse, Grade II listed, landmark, C17th, C18th and mid C19th.

The 'pipe roll' of 1301-2 also records the mill of Othinic. The identification or location of this mill is not known.

'New Mill' also known as Silk Mill, now demolished, stood south of Silk Mill Lane, between the Church of St Mary and Southington Mill. Silk production began in the 18th century. The mill employed around 250 people, mainly children, and was demolished in 1848. Part of the mill race with sluice survives in the grounds of Southington House (Notable Structure, Figure 67).

Historic Ordnance Survey maps are included at Appendices 3, 4 and 5.

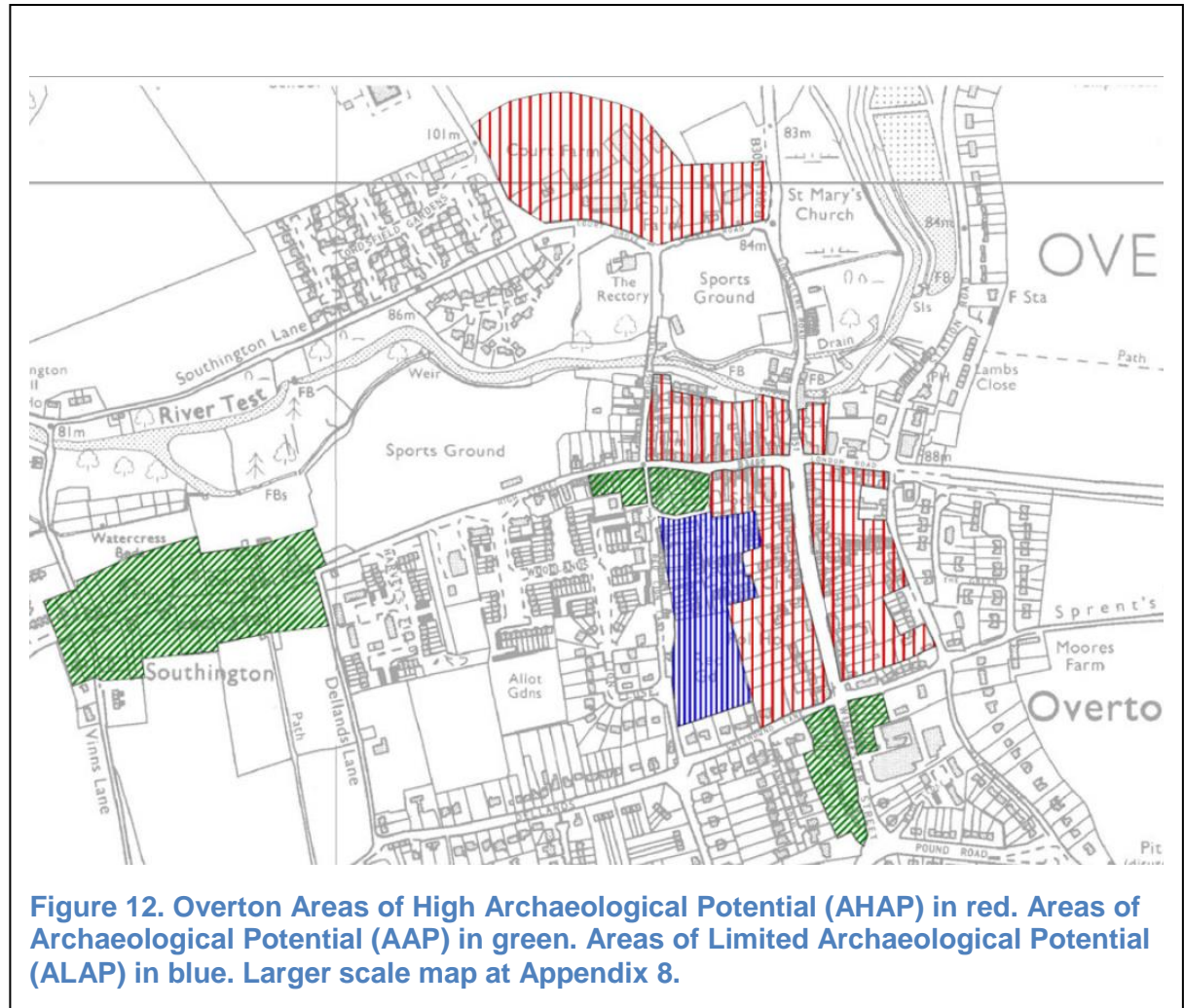
2.3 Archaeology

Every settlement contains within it archaeological evidence of its origins and development, of the economy and industry of the community and of the lives and lifestyles of past inhabitants.

Archaeological records for the settlement of Overton are included in the Historic Environment Record (HER) for Hampshire County Council (HCC).

Areas of archaeological potential for Overton are shown on Figure 12 and on the map at Appendix 8 (TBC).

Where a development is proposed, the impact it might have on archaeology is a material consideration within the planning process, both to preserve the most important archaeological remains and to ensure that where archaeological evidence is encountered and disturbed it is properly recognised and recorded.



2.4 Architectural quality and built form

This section gives an overview of the detailed information contained in the Character Areas sections which follow.

There are 42 entries included in the statutory List of Buildings of Special Architectural or Historic Interest within the conservation area. The Church of St Mary, Court Farmhouse, Quidhampton Chapel and Polhampton Farmhouse are listed at Grade II*. The remaining buildings are listed at Grade II. Berrydown Court, (Grade I listed), designed by Edwin Lutyens in 1897, lies 1km east of the conservation area on the London Road.

Listed buildings are often located at key visual points within the streetscene and make a significant contribution to the special qualities of the conservation area.

Landmark structures (see 2.5 below and Glossary) are marked on the Appraisal Map (Appendix 2) and referenced in the text below. (Note that listed buildings may also be landmark structures).

Basingstoke and Deane Borough Council has a local list of heritage assets which are not of national significance but which meet various published criteria (see Glossary for definitions). There are presently no identified 'Buildings of Local Interest' or BOLIs within the Overton Conservation Area boundary.

However, there are a number of unlisted buildings which have heritage and/or townscape value.

'Notable Structures' is a term used for buildings and structures (such as walls) not included in the statutory list or the local list, which have been identified as making a positive contribution to the character and appearance of the conservation area. In Overton, these Notable Structures mainly date from the 19th century. Town Mill (Figure 9) is an example.

Notable Structures are marked on the Appraisal Map and are described in the sections below relating to each character area, with new omissions and additions to the category detailed.

Predominantly constructed of the local palette of materials, some of these unlisted structures have features of particular interest and/or strongly reinforce the local street pattern.

Structures which are not listed, landmarks, BOLIs or Notable Structures may yet contribute positively to the character and appearance of the conservation area.

2.5 Views and vistas

Views and vistas into, from and within the conservation area are all important to the character and appearance of the conservation area.

The Appraisal map at Appendix 2 identifies townscape views and vistas of particular importance to the character and appearance of the conservation area. Views and vistas noted are from the public realm, and from within the conservation area only. This list is not exhaustive. Where views and vistas are not highlighted, it does not follow that they are of no importance to the special interest of the conservation area.

Where views and vistas are shown on the Appraisal Map (Appendix 2), similar views and vistas, for example, further along the same street, may be of equal importance.

Landmark structures are important features in views and vistas.

Landmark structures listed below, are defined in the Glossary and are marked on the Appraisal Map.

- Church of St Mary, Grade II* listed, (Figures 2 and 9) North of the village, visible in distant views, notably from Winchester Street.
- Glebe House, (formerly the Old Rectory) Grade II listed, west of Bridge Street in large mature grounds.
- Court Farmhouse, Grade II* listed, north of Bridge Street. Part of the grounds are Important Open Spaces (IOSs).
- 52 Bridge Street, thatched, white rendered, Notable Structure, prominent in isolation by the sports ground, north side of the River Test on Bridge Street.

- Red Lion Public House on High Street, Notable Structure, with prominent 19th-century outbuilding on Red Lion Lane.
- 31-33 High Street, Grade II listed, on corner High Street and Red Lion Lane.
- 8 Red Lion Lane, Notable Structure. Prominent flint building at boundary of the conservation area (Figure 21).
- 47 Red Lion Lane, Notable Structure. Prominent flint and rendered gable end to south on narrow lane (Figure 22).
- 88 Winchester Street, Grade II listed. Prominent thatched building on the southern boundary of the conservation area (Figure 23).
- 66 Winchester Street, Grade II listed, thatched, white rendered, reinforces historic building line at back of pavement on Winchester Street.
- 73 Winchester Street, Grade II listed, thatched, white painted brick, on corner of Winchester Street and Sprents Lane (Figure 24).
- The Greyhound Public House, Grade II listed, with curtilage listed rear range. On

higher ground above Winchester Street and Greyhound Lane (Figure 7).

- Library and Community Centre, originally the Primary School and School House, Winchester Street, Grade II listed, dating from 1868 in flint with red brick dressing, red clay tiles, clock turret, Tudor-Gothic style (Figure 14).
- White Hart Public House, Grade II listed, with curtilage listed wall on Kingsclere Road and curtilage listed outbuildings on London Road (Figure 18).
- Former Post Office, No. 2 High Street, white render on the corner of Kingsclere Road and High Street.
- 4 and 6 High Street, Notable Structures, three storey height, brick, render to upper floors, prominent decorated gables and chimneys (Figure 17).
- Town Mill, Notable Structure (forms a pinch point on Kingsclere Road at the River Test crossing) (Figure 9)
- Quidhampton Mill and Millhouse, Grade II listed, (Figure 11) stands in a prominent position where Station Road crosses the River Test.

- Quidhampton Farmhouse, Grade II listed, (Figure 42). Stucco building in a prominent position on the bend in Station Road, the former farmyard in front of the Farmhouse and curtilage-listed farm buildings is an Important Open Space (IOS).
 - Quidhampton Chapel (Grade II* listed) and Farmhouse (Grade II listed) (Figure 41), prominent where the Polhampton Farm Road and the River Test run in from the east.
 - Polhampton House (Grade II* listed), (Figure 48) prominent from the roadway where the juvenile River Test flows in from source in the south.
 - 67 High Street, Notable Structure, white painted brickwork, red clay tiles. Prominent at the entrance to the Historic Core character area from Southington.
 - Southington Cottage, Grade II listed, 17th century, red brick building at back of pavement (Figure 59).
 - Butchers Cottage, 3 Southington, Grade II listed, painted brick building on the roadside verge.
 - Tithe Cottage, Grade II listed, thatched, cruck-framed building with a brick and flint gable, close to the roadside on the corner of London Road and Vinns Lane (Figure 58).
 - 12 and 14 Southington, Grade II listed, red brick building prominent at the corner of London Road and Southington Lane.
 - Southington Mill, Grade II listed, former corn mill now a dwelling in red brick, prominent position over the River Test.
- The settlement is visible from various points on the rising land surrounding it, the church spire being a prominent landmark.



Figure 13. View to the landmark (Grade II* listed), Church of St Mary's spire from 89 Winchester Street. Photograph used with kind permission of the copyright owner.

When approaching Overton from the south, the medieval village plan is still apparent. The church, with open countryside beyond, forms a focal point, particularly in views from the southern end of Winchester Street (Figure 13).

The church is also prominent in views from the north along Kingsclere Road.

From within the settlement there are views and glimpses, down lanes and through gaps in the predominately enclosed street frontages, to the surrounding rising land, which provides an attractive rural backdrop to the Church of St Mary spire and the Community Centre clock turret.

The presence of mature trees, dense verdant boundaries, grass verges and fields of fields, watercress beds, recreation grounds and sports grounds fronting the roads seen in views and vistas contributes to the semi-rural character of the conservation area.

Fields and (now disused) watercress beds alongside the River Test, London Road,

Quidhampton Road, Silk Mill Lane, Kingsclere Road, Station Road and Polhampton Farm Road are included within the conservation area boundary. This is land historically associated with the River Test and forms part of the setting of listed buildings within the conservation area. These fields and watercress beds facilitate views from paths and roads to the listed buildings and to other important features within the conservation area.

2.6 Open space and trees

- **Open space**

There are many public and private open spaces within the conservation area which make a positive contribution to the character and appearance of the area.

Open spaces within the conservation area, can be covered by a number of different designations and may be subject to more than one designation. Table 1

gives details of open space designations in Overton. These open spaces are marked on the Appraisal Map.

The made Overton Neighbourhood Plan 2016-2029 forms part of the development plan:

<https://www.basingstoke.gov.uk/content/dolib/1621.pdf>

Three green spaces within the conservation area were identified in the made Overton Neighbourhood Plan for their environmental and health benefits to the community:

- Town Meadow, including the Overton Recreation Centre 9-hole golf course, off the High Street;
- Sports ground and tennis courts between Bridge Street and Kingsclere Road;
- Recreation ground off Red Lion Lane.

Table 1: Overton conservation area open spaces

Open space designation	Locations in Overton Conservation Area
<p>Sites of Importance to Nature Conservation (SINCs) are designated by Hampshire County Council. These areas are protected under Local Plan Policy EM4.</p>	<p>St Mary's Churchyard</p>
<p>Open Area of Townscape Significance, (OATS) Spaces identified in conservation area appraisals, which are open in character and of value to local people owing to the space's visual character and positive impact on the appearance of the conservation area, and/or as a visual reminder of the historic function of the area. These may be significant in immediate or longer views. Townscape refers to the character and appearance of groups of buildings, including the shape of streets and spaces.</p>	<p>Winchester Street from the junction with Greyhound Lane to the south, to the former National School and forecourt at the junction with High Street. This wide street, aligns with the Church of St Mary and is the core of the planned medieval urban settlement.</p>
<p>Important Open Spaces, (IOSs) Spaces identified as part of the conservation area appraisal process which are open, largely undeveloped spaces, which make a positive contribution to the character and appearance of the conservation area, form the setting of designated and non-designated heritage assets and/or are of historic interest. IOSs are detailed further under each character area.</p>	<p>St Mary's Churchyard (also a SINC) and land to the north.</p> <p>Sports ground, cricket pitch and tennis courts, south of the church, between Bridge Street and Kingsclere Road.</p> <p>Open spaces at Court Farm and Church Road including Court Farm grounds.</p> <p>Open spaces west of Bridge Street.</p> <p>The River Test and Portals settling lagoons, fields and allotment gardens between Kingsclere Road and Station Road, including the land around the Quidhampton Mill and Quidhampton Farm.</p> <p>Fields, River Test and Quidhampton pond and Polhampton ponds, east of Station Road to Polhampton Farm House.</p> <p>Recreation ground on Red Lion Lane.</p> <p>Open spaces along High Street including Town Meadow in the Southington, Lynch and Town Meadow character area.</p> <p>Open spaces surrounding the River Test and former watercress beds at Southington.</p> <p>Land between the River Test and Silk Mill Lane at Southington.</p> <p>Parsonage Farm entrance drive at Southington.</p>

- **Trees**

The position of trees shown on the Appraisal Map is for guidance only and the presence or absence of a tree on the map does not necessarily reflect the Borough Council's view of its value or protection status.

Trees of a variety of species, forms, and heights can be found in the vicinity of the River Test, with some very large specimens on the meadows between Quidhampton and Polhampton. Verdant areas around the river provide a haven for wildlife. In more built-up areas, in gardens and at the roadside, is a mix of predominantly ornamental trees with some scattered native species.

One or two large mature dominant trees can be found along the Bridge Street and Kingsclere Road frontages of the sports ground, also behind some of the properties to the north of the High Street.

Hedges, both in gardens and in agricultural areas, make a positive contribution to the character and appearance of the conservation area.

3.0 CHARACTER AREAS

3.1 Overview

The following character areas are identified on the Appraisal Map:

Character Area 1: Historic Core - Winchester Street and High Street, Waltham Road and Red Lion Lane, part of Kingsclere Road to include Riverside Close, and Station Road to include the surgery.

Character Area 2: Church and Environs - St Mary's Church, Court Farm, Glebe House, Bridge Street, the playing field and tennis courts between Bridge Street and Kingsclere Road.

Character Area 3: Quidhampton and Polhampton – from Kingsclere Road in the west, including the allotments, River Test and Portals lagoons to Polhampton Farm House in the east.

Character Area 4: Southington, Lynch and Town Meadow - including Town Meadow off the High Street, Silk Mill Lane, Southington Lane, The Lynch and Southington Mill, to London Road.

3.2 Character Area 1 – Historic Core

- **Description**

This character area includes the main north-south and east-west thoroughfares within the centre of Overton. Bridge Street, Kingsclere Road and Station Road. The River Test and its branches mark its northern extent. The medieval grid of streets south of the River Test, laid out in the 13th century, is still discernible, with burgage plots extending north to the river from High Street, also burgage plots extend east to Waltham Road from Winchester Street.

To the west, Red Lion Lane marks part of the boundary of the conservation area and of the Historic Core character area.

- **Topography**

The Historic Core area includes part of the River Test and lies within the river valley bottom.

Land rises gently from the valley floor and from a dry valley bed which runs along Winchester Street.

The special interest of this part of the conservation area is derived in part from the combination of intimate glimpses and long-range views, resulting from local topography.

- **Hierarchy of spaces**

There is a distinct hierarchy of spaces within this character area. In order of status, based on current and former uses this hierarchy is as follows:

1. The wide, open, strongly linear Winchester Street, the former market street (Open Area of Townscape Significance, OATS);
2. High Street/London Road, the main east-west through road, is narrower and more irregular, gradually revealing progressive groups of buildings;
3. The narrower routes off these main streets include the back lane to Winchester Street burgage plots at Waltham Road, and routes that may have existed before 12th and 13th century urban planning, at Red Lion Lane, Bridge Street, Greyhound Lane Sprents Lane and Kingsclere Road (which may pre-date Winchester

Street as a route fording the River Test). Battens Avenue was built along the length of a former burgage plot.

- **Urban Grain/Built Layout**

The Historic Core character area has a relatively tight urban grain and high building density.

Winchester Street may have been deliberately aligned to frame the view of the Church of St Mary. The spire with open countryside beyond is visible from the southernmost end of Winchester Street (Figure 13).

The majority of historic buildings abut the pavement, forming a consistent, largely continuous building line which contributes positively to the character and appearance of the conservation area. The three Public Houses in the conservation area strongly reinforce this continuous building line, with outbuildings abutting Red Lion Lane, Greyhound Lane and London Road to form service yards. Whilst there are narrow front gardens to houses at the southern end of

Winchester Street, these houses too have a strong continuous building line.

20th-century development on Waltham Road, Sprents Lane and Greyhound Lane sits back from the historic building line, generally on larger plots.

Unusually within this character area, the former National School and School House, built in 1868 on the site of the New Inn (or Poyntz Arms), now the Library and Community Centre, (Grade II listed, landmark) is set within a large plot. This building and its grounds form a focal point at the junction of Winchester Street and High Street (Figure 14).



Figure 14. Community Centre, Library to rear. Grade II listed, landmark, dating from 1868. Prominent clock turret.

- **Open spaces**

The former school yard and wide former market area on Winchester Street form an Open Area of Townscape Significance (OATs), a visual reminder of the historic functions of the area.

The recreation ground on Red Lion Lane is an Important Open Space (IOS), affording views to St Mary's Church and Court Farm.

The boundaries between this character area and others within the conservation area are marked by Important Open Spaces (IOSs): Town Meadow off the High Street, which marks the entrance to the Southington, Lynch and Town

Meadow character area (4); the sports ground on Bridge Street/Kingsclere Road which marks the transition from this character area to the Church and Environs character area (2) and; the open space and River Test which marks the start of the Quidhampton and Polhampton character area (3). These IOSs contrast with the dense, built-up character and appearance of this Historic Core character area.

- **Enclosure**

There is a strong sense of enclosure to streets within this character area, with many historic buildings positioned at the back of pavement. As noted above, a strong continuity of built frontages is evident.

- **Plots**

Winchester Street and High Street are characterised by deep burgage plots evidenced by current boundaries, (Figure 15). Most plots have been developed to the rear. However, historic boundary features such as the high wall, a Notable Structure on the corner of Sprents Lane

and Waltham Road provide evidence of the medieval urban plan.



Figure 15. Gap to side of Yield House, 57 Winchester Street, Grade II listed, curtilage listed walls.

Housing such as that at Poyntz Road, Waltham Court and 32-50 Bridge Street appears to be built on truncated historic plots.

- **Gaps**

There are gaps between the relatively tight-knit, historic buildings and associated plots in the Historic Core (Figure 15).

Some gaps between buildings allow public views of the River Test, which is lined by tall mature trees. Examples include the gaps adjacent to 12 High

Street and between 27 and 29 Station Road, (Figure 16).



Figure 16. 27 and 29 Station Road, Notable Structures, St Mary's Church spire is just visible in the gap between the buildings.

- **Uses**

Overton has a vibrant village centre with a mixture of residential uses, retail, cultural and social facilities within the Historic Core character area. A library, Community Centre, pharmacy, convenience store with post office, cafes, public houses and restaurants add to the vitality of the area. Most of the commercial uses are still located in the centre of Overton, on High Street and Winchester Street, reflecting the historic function of this area.

The wall of Town Mill in Kingsclere Road is a reminder of its former industrial use.

- **Signage, advertisements and shopfronts**

Many buildings retain their original Victorian/Edwardian well-proportioned timber windows, shopfronts, hand-painted timber fascias and projecting signs. These features positively contribute to the character and appearance of the conservation area.

The Notable Structures at 4 and 6 High Street (Figure 17), 20 and 23 High Street are particularly distinctive, retaining original, glazed terracotta decoration with timber shop windows and timber fascia signs.

- **Building form**

Whilst most buildings present two storeys to the street elevation, there is an aesthetically pleasing variety in the ridge lines and eaves heights of historic buildings here.

St Mary's Hall, High Street is 1½ storeys in height and contrasts with the neighbouring 4 and 6 High Street (the former Hide's Stores) which are 3 storeys in height, (Figure 17). Both buildings are identified as Notable Structures. 4 and 6 High Street are a landmark.



Figure 17. 6 and 4 High Street. 3 storeys. Landmark. St Mary's Hall, to the left is 1 ½ storeys. All are Notable Structures.

21 High Street and 15 Winchester Street are 2 ½ storeys in height with dormer windows at roof level.

The thatched Finders Keep at 32 Winchester Street, (Figure 6) and 88 Winchester Street are both Grade II listed and both 1 ½ storeys in height. 7-9 Bridge Street, Grade II listed is also thatched and 2 storeys in height.

There are a few single-storey buildings in this character area: examples include the relatively tall Community Centre (Figure 14): the army cadet hut on the High Street, and the bungalows at 1 and 3 Kingsclere Road.



Figure 18. The White Hart Inn, London Road. Grade II listed landmark. Single storey outbuilding visible to the rear.

Historic outbuildings at the rear of plots are subordinate in scale to principal buildings and are generally single storey in this character area. There are examples at the White Hart (Figure 18), the Greyhound and the Red Lion Public Houses and at Yield House, 57 Winchester Street.

Town Mill in Kingsclere Road is a substantial two-storey red brick building, built in 1900 by Portals Ltd. It is a Notable Structure. (Figure 9).

- **Materials and finishes**

Timber framing is evident in this character area, generally to the sides and rear of historic buildings, many of which were re-fronted in brick or render.



Figure 19. 33 and 35 Winchester Street, Grade II listed, Flemish bond brickwork, with blue brick headers.

Many older buildings have been rendered, usually in off-white. Where visible, brickwork is often in Flemish bond on historic buildings. (Figure 19).

19th and 20th-century buildings here often have architectural details which contribute positively to the character and appearance of the conservation area. Brick mouldings, glazed terracotta details, cream brick banding and string courses are all used decoratively. Rainwater goods are predominantly cast iron.

Flint is also used locally at the Community Centre (Grade II listed) (Figure 14). Many side elevations and

boundary walls are constructed in flint (Figures 20, 21 and 22).



Figure 20. Fox House and outbuilding, High Street, Notable Structures. House is rendered to front and side, flint to rear. Photograph used with kind permission of the copyright owner.



Figure 21. 8 Red Lion Lane, Notable Structure and a landmark (formerly the Infants School). Flint with brick dressings.



Figure 22. 41 Red Lion Lane, Notable Structure, flint to side elevation.

- **Windows and doors/Joinery**

Windows are predominantly single-glazed timber sash or casements, painted white or off-white. Fenestration patterns are regular. Doors are predominantly timber.

There are stone cills on many historic buildings.

- **Roofs**

The roofscape of this character area is attractive, varied and prominent due to topography. Plain clay handmade tiles are generally used on older buildings. Slate is used on later additions, 19th-century buildings and on outbuildings. Some older buildings have thatched roofs

which are hipped (Figures 6 and 23) or half-hipped (Figure 24).

The majority of buildings have brick chimneys. High, square chimney stacks are prominent from street level. Prominent chimneys are used as an architectural statement on later buildings, for example at 4 and 6 High Street (Figure 17).



Figure 23. 1 1/2 storey 88 Winchester Street, Grade II listed, thatched hipped roof

Decorative half-timbered gables, timber barge boards and terracotta ridge tiles are, architectural features which make a positive contribution to the character and appearance of the conservation area.

The stepped eaves and variety in ridge heights also contribute positively to the character and appearance of the area.

Roof pitches are generally very steep for buildings which are thatched and those which were formerly thatched, (now tiled) (Figure 18), and shallower for buildings with slate roofs (Figure 19).



Figure 24. 73, 75 and 77 Winchester Street, Grade II listed landmark. Half-hipped thatched, timber- framed and rendered building. Prominent brick chimneys.

Few buildings in this character area have gable ends facing on to the road St Mary's Hall is one example (Figure 17).

The use of modern pantiles detracts from the character and appearance of the conservation area.

In this character area only 30 Winchester Street has a parapet (Figure 25).



Figure 25. 30 Winchester Street, Notable Structure. Parapet roof.

- **Trees and vegetation**

Mature trees line the River Test (SSSI). These are visible from the bridges on Kingsclere Road and Bridge Street and in glimpsed views from the High Street.

The trees form a visual ‘end stop’ to the long historic building plots (Figure 26).

Trees, grass verges, hedges and front gardens soften the appearance of this relatively tight-knit character area making a positive contribution to its character and appearance. Mature roadside trees enhance the appearance of Winchester Street (Figures 13, 23 and 25).



Figure 26. Trimms Court, Notable Structure. To rear of 12 and 20 High Street.

The prominent, mature trees at the Kingsclere Road tennis courts are to the north of a branch of the River Test, which forms the boundary of this character area. The trees form a significant landscape feature from Winchester Street, looking from the built-up Historic Core to the more open area around St Mary’s Church.

- **Boundary treatments**

Many residential boundaries are marked by attractive brick and/or flint walls, which may mark burgage plot boundaries as at

Yield House, 57 Winchester Street and between 41 and 45 Winchester Street. These may be protected as curtilage-listed structures or are Notable Structures and if so are marked on the Appraisal Map.

Low fences, narrow front gardens, roadside verges and hedges are also features which contribute positively to the character and appearance of this character area (Figure 27).



Figure 27. 58 and 56 Winchester Street, Grade II listed, with front gardens, low fences and a brick and flint wall to the road.

Vehicle entrances in this character area generally have wooden gates or low metal gates.

Close-boarded fences are incongruous elements within this part of the conservation area which detract from the visual amenity of the area. There are examples on Waltham Road.

- **Street furniture and traffic management**

Street furniture overall makes a generally positive contribution to the character and appearance of this part of the conservation area. Two 'K6' red telephone boxes, Grade II listed, designed in 1935 by Sir Giles Gilbert Scott stand by the Community Centre on Winchester Street.

Overhead cables and traffic management infrastructure detract from the character and appearance of the character area.

Low wooden post and rail fencing (Figure 27) forms an attractive linear feature from 66 Winchester Street, extending south to 46 Winchester Street, marking the drop in levels to the road here.

The black painted metal fencing on Kingsclere Road to the side of 2 High Street also forms an attractive feature.

There are wooden posts outside the Community Centre, and black metal bollards at the roadside both are appropriate in this character area.

Ground surfacing materials vary throughout this character area. Attractive setts have been used around the Community centre and at the northern end of Winchester Street. (Figure 28).



Figure 28. Winchester Street junction. Pavement setts in foreground.

- **Public access**

There is a public footpath adjacent to the Methodist Church on Winchester Street, running to Red Lion Lane.

Battens Avenue forms a link between the north-south streets.

- **Views and vistas**

Winchester Street frames views to the trees adjacent to the river, St Mary's church spire and the hill behind it. Such views allow an appreciation of the relationships between the core of the village, the church and the surrounding countryside.

The view from the southern part of this character area (and of the overall conservation area) is particularly striking, (Figure 13).

High Street allows views to the west and east. There are also glimpsed views between buildings from High Street to the mature trees lining the River Test.

There are views to the River Test from the public realm at Bridge Street and Kingsclere Road bridges in this character area notably from the bridges.

The row of red and yellow brick 19th-century terraced cottages on Kingsclere Road is distinctive in the street-scape. Their position on the curve of the road means that they draw the eye towards open space to the north.

- **Notable Structures - Omissions**

1.42 High Street. (Figure 29). The cumulative effect of changes to this late 19th-century building, including the insertion of two large dormers and the insertion of UPVc windows, has eroded its former positive contribution to the appearance of the conservation area, in a prominent location on the junction of High Street with Bridge Street



Figure 29. 42 High Street.

2. 14 Bridge Street. (Figure 30). Planning permission was granted in 1994 for a new dwelling on this site to replace a bungalow. The dwelling now on site makes a neutral contribution to the character and appearance of the conservation area and is not considered to be a Notable Structure.



Figure 30. 14 Bridge Street.

- **Notable structures – Additions**

1. St Mary's Hall dates from 1911 (Figure 17). Civic building, 1 ½ storeys height, tile hanging to gable, unusual for this character area.
2. 27 High Street (Figure 31). This house dates from 1871 with a fine fanlight above the front door and basement windows, which are unusual for Overton. This building makes a positive contribution to the character and appearance of the conservation area.



Figure 31. 27 High Street, dates from 1871.

3. Flint wall at 1 Red Lion Lane (Figure 32). This historic flint wall with lime mortar and brick dressings, is approximately two metres tall. It runs from the corner with Poyntz Road to the pedestrian gate at 1 Red Lion Lane. This uncoursed flint wall makes a positive contribution to the character and appearance of the conservation area and is a visual reminder of the history and use of Red Lion Lane, which may have been the original road to Winchester from the church. An uncoursed flint wall of similar height marks the corner of Waltham Road and Sprents Lane and it is marked as a Notable Structure on the Appraisal Map.



Figure 32. Uncoursed flint wall at 1 Red Lion Lane.

4. Roadside flint and brick wall in front of 54 to 64 Winchester Street (Figure 27). The historic fabric and attractive materials used in this wall make a positive contribution to the character and appearance of the conservation area.
5. Outbuilding to Shire House, Waltham Road (Figure 33). This 19th-century brick building retains a gable wall with first floor loading door. Whilst this building has been re-fronted and re-roofed on the elevation facing into the Shire House yard, it retains its original footprint, and the 19th-century gable end is prominent in views up and

down Waltham Road. The loading door is a reminder of horse and cart haulage and the previous commercial function of Waltham Road as a back lane to burgage plots on Winchester Street. This structure makes a positive contribution to the character and appearance of the conservation area.



Figure 33. Outbuilding to Shire House, Waltham Road.

- **Conservation area boundary clarifications**

1. 4 and 5 Papermakers are terraced houses, erected in the late 1980s. These properties do not have special architectural or historic interest and are not included in the conservation area.

2. 1 and 2 Farmers Garden are terraced houses, erected in the early 2000s. These properties do not have special architectural or historic interest and are not included in the conservation area.

3.3 Character Area 2 – Church and Environs

- **Description**

The Church of St Mary (Grade II* listed), one of the most important buildings within the conservation area, stands at the edge of the village, to the north of the Historic Core character area in a quiet, open and relatively tranquil semi-rural setting which includes the churchyard and Church Rooms. The tranquillity of this area is an important determinant of the character and appearance of this part of the conservation area.

The sports ground, south of the church, was once a hay meadow. It now includes floodlit sports pitches and tennis courts. The sports pavilion detracts from the character and appearance of the conservation area.

Land remains undeveloped north of the church grounds.

The church, neighbouring Court Farm, (Grade II* listed) and Glebe House (formerly the Old Rectory), (Grade II listed), form a cluster of high status,

landmark buildings. The openness of the sports ground allows views of these historic buildings (Figures 2 and 34).

Notable Structures at Court Drove Cottages, Glebe Cottage and the thatched cottage at 52 Bridge Street (a landmark, Figure 35) all make a positive contribution to the character and appearance of the conservation area. The 20th-century housing at Glebe Meadow south of Silk Mill Lane make a neutral contribution to the character and appearance of the conservation area. The inclusion of Glebe Meadow in the conservation area relates to its historic interest built, as its name suggests, on land associated with the church.



Figure 34. Sports ground view to St Mary's Church, Grade II* listed, landmark, from Bridge Street.

- **Topography**

This character area stands on rising land. The tree-lined River Test marks the southern and southeastern boundary of the sports ground and of the character area as a whole.

The Church of St Mary stands on a rise, making the spire visible from throughout the conservation area, across the valley of the River Test, and in local views. (See also text to Character Area 1 above and the section on views and vistas below).

Ground levels fall towards the River Test on Silk Mill Lane to the north west of this character area.

- **Spaces**

The church grounds, sports ground (Figure 34), Glebe House grounds and Court Farmhouse grounds are all Important Open Spaces (IOSs) marked on the Appraisal Map. The churchyard is also a Site of Importance for Nature Conservation (SINC). The River Test branch marking the southern boundary of this character area is a Site of Special Scientific Interest (SSSI).

Historically, as today, these were open areas, allowing an appreciation of the individual buildings of architectural quality and comparatively large scale here, many of which are listed, landmark structures.

The settings of these historic buildings, particularly in the wider context of views from Footpath No.5 to the north of the conservation area, from Bridge Street, Church Road and Kingsclere Road make a positive contribution to the character and appearance of the conservation area.



Figure 35. 52 Bridge Street, landmark, Notable Structure. Glebe House mature trees on right.

- **Urban Grain/Built Layout**

This character area has a loose urban grain, with historic buildings in the main. Until the late 20th century, there

were few buildings in this character area.

The positions of buildings in relation to the highway reflect their functions. The Church of St Mary, Court Farm and the Glebe House are listed landmark buildings set in extensive grounds with mature vegetation and curtilage-listed walls.

Notable Structures 52 Bridge Street, Glebe Cottage and Court Drove Cottages all have comparatively large, mature gardens which reinforce a semi-rural character around St Mary's Church.

- **Enclosure**

There is a strong sense of enclosure to the roads here, to which curtilage-listed roadside walls at the church and at Glebe House, and trees and hedging make an important contribution.

- **Plots**

Plot to building ratio here is much higher than that within the Historic Core, reflecting the high status and functions of the historic buildings here.

- **Gaps**

The looser urban grain here allows for large gaps between buildings. Mature hedging and trees contribute positively to the character and appearance of the conservation area, the gaps allow views to landmark buildings.

- **Uses**

This character area has religious, recreational and residential uses.

The Court Farm Barn was converted to residential use in 2012/13, it is Grade II listed.

- **Building form**

Most buildings in this character area are two storeys in height, although there is considerable variation in overall building height. The church, with its spire, is the tallest building, (Figure 2), the Church Rooms to the north are two storeys in height. The listed Glebe House (Figure 37) and Court Farm House (Figure 3) are large, high status buildings, with higher eaves and ridge heights than the Notable Structures at 52 Bridge Street and Court Drove Cottages.



Figure 36. Garage to rear of 52 Bridge Street with views to sports ground pavilion to rear. St Mary's Church spire is visible behind these buildings.



Figure 37. Glebe House, Grade II listed, landmark. On site of earlier rectory, C19th Gothic. Steeply pitched roof, prominent gables, octagonal Tudor chimney stacks, Brick, clay tile, flint rear wing, fine stone dressings.



Figure 38. Court Drove Cottages, Notable Structures. Prominent Tudor-style chimney stacks, wide grass verges and mature trees.

Unusually for this character area, Little Court, next to the church, is 1 ½ storeys high (Figure 39).

Historic chimneys are prominent in public views of historic buildings in this character area (Figures 3, 35, 37 and 38).

Rear outbuildings are subordinate in scale to principal buildings, at single storey in this character area.

The flat-roofed pavillion building at the Sports Ground (Figure 36) is of two storeys.

- **Materials and finishes**

The character area features a range of walling materials.

The Church of St Mary (Grade II* listed) has flint walls with stone dressings, the tower is erected in stone with lower flint panels, reflecting its high status and function. The Glebe House (Grade II listed) also has flint walls with stone dressings giving this building an ecclesiastical character, the north wings have red brick walling with some rendering.

Flint is also found in this character area at Court Farm Barn (Grade II listed), in panels at the Court Farm stables (Grade II listed), to the side elevation at 52 Bridge Street (Notable Structure, Figure 35) and in roadside walls.

Buildings which have a render finish are found at 52 Bridge Street (Notable Structure, Figure 35), the Church Rooms and Little Court.

Red brickwork to historic buildings is often in Flemish bond. A range of colours of bricks is used in modern buildings.

Timber framing is visible to the side and rear of properties, at Court Farm House (Grade II* listed), Court Farm Barn (Grade II listed) and 52 Bridge Street (a Notable Structure). (Figures 3 and 35).

- **Windows and doors/Joinery**

The Church of St Mary (Grade II* listed) has leaded lights. Court Farm stables and Glebe House (both Grade II listed) have a mix of casement windows in metal and painted timber.

Court Farm House (Grade II* listed) has single-glazed timber sash windows painted off-white, unusually for this character area.

Other windows to historic buildings are predominantly single-glazed timber casements, painted white or off-white. Fenestration patterns to historic buildings are regular and doors are predominantly timber.

Modern buildings in this character area have a range of fenestration patterns and window and door materials.

- **Roofs**

The character area features a range of roofing materials.

The Church of St Mary has a wooden shingled tower with plain clay, handmade tiles to the main roof, (Grade II* listed), (Figure 2).

Historic buildings in this character area predominantly have pitched roofs, finished in plain clay, handmade tiles.

Glebe House (Grade II listed) has a steeply pitched gabled roof. Court Farm House (Grade II* listed), Court Farm stables (Grade II listed) and Court Drove Cottages (Notable Structures) have hipped roofs. Court Farm Barn has a half hipped roof, (Grade II listed). 52 Bridge Street (Notable Structure) has a thatched half-hipped roof (Figure 35).

Slate is used on Glebe Cottage (Notable Structure), (Figure 39) and on some outbuildings.

The pavilion has a flat roof with a parapet, and the roofs of modern housing are finished with interlocking tiles.

- **Trees and vegetation**

Mature trees around the church, Court Farm, Glebe House and at the sports ground, including trees at the river's edge

are prominent landscape features, visible in long-distance views.

Silk Mill Lane and Court Drove up to the junction with Glebe Meadow are dominated by mature trees and vegetation.

Grass verges and mature hedges make a positive contribution to the character and appearance of the conservation area.

- **Boundary treatment**

In this semi-rural character area where large buildings are set back from the road in large mature gardens, boundary features make a largely positive contribution to the character and appearance of the area.

Trees, hedging and traditional post and rail metal fencing make a positive contribution to the character and appearance of the conservation area.

The church, Little Court and Glebe House have attractive, historic brick and/or flint walls which are curtilage listed or Notable Structures.

Wire fencing to the sports ground and to the Tennis Courts detracts from the

character and appearance of the conservation area, whilst the high quality, metal post and rail fencing at Court Farm House makes a positive contribution.

The limited instances of close boarded fences in this character area are incongruous and visually intrusive.

Vehicle entrances in this character area generally have wooden gates or low metal gates. The historic metal gates on Bridge Street south of Glebe House are an attractive feature.

- **Street furniture, traffic management and lighting**

Overall street furniture and traffic management measures are low key and unobtrusive in this character area.

The floodlighting to the tennis courts and sports pitches is over a limited area and results in a marked contrast to the lighting level over the majority of the conservation area.

- **Public access**

Public access to the sports ground and the church grounds enhances

opportunities to appreciate the character and appearance of the conservation area.

- **Views and vistas**

The church grounds are an enclave of tranquility within the conservation area, and this characteristic is reinforced by the fact that land to the north is undeveloped. This tranquility can be appreciated in views into the conservation area, from Footpath No.5 to the north. The connection between the village and the surrounding countryside which provides a rural setting to the conservation area can also be appreciated here.

The sports ground Important Open Space (IOS) opens up views to St Mary's Church spire, within this character area and from longer views on Winchester Street, since the sports ground is undeveloped and sits at a lower ground level, in the river valley (Figure 13). (See also text to Character Area 1 above and the section on topography above). There are views of St Mary's Church from: Kingsclere Road; at the junction of Church Road with Kingsclere Road, up

the steep bank; and from Church Road by Little Court.

There are also views at the northern end of Bridge Street into the grounds of Glebe House, to Court Farm House and along Court Drove which is narrow, gently curving and dominated by mature trees and vegetation which results in unfolding views.

Trees within the conservation area south of the river are important in numerous views as referenced in the section relating to Character Area 1.

Approaching this character area from the south on Bridge Street, short range views of 52 Bridge Street, a landmark Notable Structure marks the transition from the Historic Core Character Area to this character area.

- **Notable Structures - Omissions**

There are no Notable Structure omissions in this character area.

- **Notable structures – Additions**

1. **Glebe Cottage** is a small early 20th-Century cottage on the Glebe Meadow. It is a reminder of the former function and character of the Glebe Meadow at the village/countryside edge. Glebe Cottage makes a positive contribution to the character and appearance of the conservation area (Figure 39).



Figure 39. Glebe Cottage, Notable Structure, early C20th, 2 storey house on Glebe Meadow.

2. **Walls to side garden at Little Court.** The historic flint walls to the side garden at Little Court mark the boundary of Court Farm, indicating

the historic use of this site. The tall boundary wall makes a positive contribution to the character and appearance of the conservation area, and is prominent when viewed from the Sports Ground to the south (Figure 40).



Figure 40. Court Farm. Brick and flint wall in side garden is a Notable Structure. The roadside brick and flint wall is curtilage listed.

- **Conservation area boundary changes**
 - **Inclusion**
1. **Land adjoining Court Farm House and Court Barn to the north.** The conservation area boundary has been extended to include land

adjoining Court Farm House and Court Barn to the north due to its historic association with these listed buildings, such that the boundary line forms an extension of the boundary to the north of the church.

3.4 Character Area 3 – Quidhampton and Polhampton

- **Description**

Both Quidhampton and Polhampton are shrunken medieval villages located to the northeast of the Historic Core of Overton Conservation Area. This character area is tranquil and semi-rural, following the banks of the River Test Site of Special Scientific Interest (SSSI) almost from its source, beyond Polhampton Farmhouse in the east, to the Paper Mill settling lagoons to the west of Station Road northeast of the Historic Core character area.

The River Test, ponds and settling lagoons, as well as the allotments and open undeveloped areas of land in this character area are Important Open Spaces (IOSs) which enhance the semi-rural character and appearance of the conservation area.



Figure 41. Quidhampton Chapel. Grade II* listed, landmark. Norman, deconsecrated by 17th century.

A cluster of high-status listed buildings at Quidhampton includes the Grade II* listed, Norman, Quidhampton Chapel which is a landmark (Figure 41). The neighbouring Quidhampton Farmhouse (Grade II listed), (Figure 42) is also a landmark on Station Road with a Notable Structure. The Old Manor to the southwest (Figure 43) is a Grade II listed building set behind a roadside hedge. Quidhampton Mill is assumed to be on the site of a mill referenced in the Domesday book. The present structure dates from the 17th century, and the adjoining Millhouse dates from the 19th century (both are Grade II listed, landmark buildings) (Figure 11).



Figure 42. Quidhampton Farmhouse. Grade II listed. Early to mid 19th century, landmark. Curtilage-listed stables. Front wall is a Notable Structure. IOS in front.



Figure 43. Old Manor, Grade II listed. 17th and early 19th century, timber framed, painted brick. Low outshots. Large chimney.

More modest buildings in this area, to the east of this cluster are: Quidhampton Cottages (Notable Structures) an early 20th century set of Portals estate cottages

in the local vernacular style (Figure 44); and Osier Cottage is a white rendered building (a Notable Structure). The light industrial units nearby lie outside the conservation area boundary.

There are only three dwellings at Polhampton, namely the large square 17th-century Polhampton Farmhouse (Grade II* listed, landmark), (Figure 45); Conyfield House and Ogmore House, (Notable Structures) (Figures 46 and 47). The two latter were once associated with Polhampton Farm. The large 20th-century farm buildings southeast of Polhampton Farmhouse are outside the conservation area.



Figure 44 Quidhampton Cottages. Notable Structures. 1 ½ storeys with large chimneys.



Figure 45. Polhampton Farmhouse, Grade II* listed. Landmark.



Figure 46. Conyfield House, Notable Structure. 1 ½ storeys in height with prominent chimney.



Figure 47. Ogmore House, Notable Structure. 1 ½ storeys in height with prominent chimney.

- **Topography**

Ground levels rise away from the River Test in this character area (Figures 48 and 49). At Polhampton, the road runs parallel to the extensive ponds at a higher ground level, following the side of the valley, before falling again to Polhampton Farmhouse.



Figure 48. View east from Quidhampton Mill bridge to Important Open Space (IOS).



Figure 49. View southwest from Polhampton Farm Road to Important Open Space (IOS).

- **Spaces**

This character area includes the Important Open Spaces (IOSs) around the River Test, the Portals Mill settling

lagoons, the allotments off Kingsclere Road, and open, undeveloped land adjacent to the main roads. Some of these IOSs are privately owned, however there are extensive views across them from the public realm.

Historic Ordnance Survey maps included at Appendices 3, 4 and 5 show the IOSs were, historically, open fields connected to Quidhampton and Polhampton Farms. The IOSs allow views of these listed buildings.

- **Urban grain/Built layout**

This character area has a semi-rural character with a cluster of historic buildings and other isolated historic buildings which are surrounded by large open spaces.

The positions of buildings in relation to the road reflects their functions. The listed buildings are set in extensive grounds whilst the Notable Structures are positioned closer to the road. All have comparatively large gardens which reinforce the semi-rural character of the area.

- **Enclosure**

Trees and other vegetation provide a strong sense of visual enclosure to the narrow intimate lanes here, interspersed with open spaces and long-range views.

- **Plots**

Plot to building ratios here are much higher than that within the Historic Core, reflecting the semi-rural character of the area.

- **Gaps**

The looser urban grain here allows for large gaps between buildings, with views to Important Open Spaces (IOSs), the River Test and landmark historic buildings.

- **Use**

This character area has agricultural, recreational and residential uses with strong reminders of historical functions. The buildings here are primarily residential.

- **Building form**

Most dwellings in this character area are two storeys in height, although there is

considerable variation in overall building height. The listed Quidhampton and Polhampton Farmhouses (Figures 42 and 45) are large, high-status buildings, with higher eaves and ridge heights than those of the more modest Notable Structures nearby.

Quidhampton, Conyfield and Ogmere Cottages, are all 1 ½ storeys in height (Figures 44, 46 and 47) with prominent dormer windows and porches.

Historic chimneys are prominent in public views of historic buildings in this character area.

Outbuildings are subordinate in scale to principal buildings in this character area (Figure 50). Whilst the curtilage listed Quidhampton farm buildings are two storey in height, the eaves and ridge lines are lower than those of Quidhampton Farmhouse (Figure 42).



Figure 50. Single storey outbuilding at Polhampton Farmhouse, Grade II* listed.

- **Materials and finishes**

The predominant material in this character area is red brick.

Flint is found at Quidhampton Chapel. (Grade II* listed, Figure 41), Quidhampton Mill (Grade II listed, Figure 11), Quidhampton Farm stables and the roadside wall here which is a Notable Structure (Figure 42).

Timber framing is still evident in this character area, at the listed Old Manor House (Figure 43). The timber framing is only partly exposed at the front and rear, most of the walling is painted brickwork.

Quidhampton Farmhouse has rendered walls with stone used for cills and the

plinth. Later rear attachments have flint walling with red brick quoins.

Render is also found at Osier Cottage.

- **Windows and doors/Joinery**

Windows are predominantly single-glazed timber casements with some single-glazed timber sash windows, painted white or off-white. Fenestration patterns are regular. Doors are predominantly timber.

Notable Structures have attractive pitched roof porches.

- **Roofs**

Historic buildings in this character area predominantly have pitched roofs, finished in plain clay, handmade tiles.

Slate is used on some outbuildings and Notable Structures.

Many roofs are hipped although there are examples of gabled roofs.

Dormer windows have pitched roofs with cills below or above eaves level.

- **Trees and vegetation**

Mature trees throughout this character area are particularly important landscape features and are visible in long-distance views.

Wide grass verges and mature hedges make a positive contribution to the character and appearance of this semi-rural area.

- **Boundary treatment**

In this semi-rural character area, where large buildings are set back from the road boundary features make a largely positive contribution to the character and appearance of the area.

Quidhampton Farmhouse has an attractive, historic brick and flint wall in front of the Important Open Space (IOS): the wall is curtilage listed.

Low wooden and post and wire fencing throughout the conservation area reinforces the semi-rural character of the area.

There are no close-boarded fences in this character area.

- **Street furniture and traffic management**

Overall, street furniture and traffic management measures are low key and unobtrusive in this character area.

- **Public access**

There is partial public access to the River Test in this character area: a footpath runs along the river from Station Road to Kingsclere Road in an area known as Flashetts, and a footpath leads from Polhampton Farmhouse over the river towards its source.

- **Views and vistas**

There are important views into the conservation area from the railway (which lies to the north), from Footpath 5 north of Court Farm (which lies to the north), from the road to Ashe (in the east), from Kingsclere Road and from the land within Character Area 2 (both of which are to the west).

From Kingsclere Road the views east across the allotments and Important Open Space (IOS) allow an appreciation of the tranquil, semi-rural character and

appearance of this part of the conservation area.

Further east on Station Road, views are afforded to the River Test, the Flashetts footpath, the Important Open Space (IOS) and to the Quidhampton listed buildings. At the Straight Lane junction and along Polhampton Farm Road there are views along the highways and across the Important Open Space (IOS) to the River Test. There are views to the south of Polhampton Farm Road to the River Test. All of the above facilitate an appreciation of the tranquil, semi-rural character and appearance of this part of the conservation area.

- **Notable Structures - Omissions**

There are no Notable Structure omissions in this character area.

- **Notable structures – Additions**

1. **Bridge railings at Quidhampton Mill.** These metal railings make a positive contribution to the character and appearance of the conservation area (Figure 51).



Figure 51. Bridge railings at Quidhampton Mill, Notable Structure.

- **Conservation area boundary changes**

There are no conservation area boundary changes proposed in this character area.

3.5 Character Area 4 – Southington, Lynch and Town Meadow

- **Description**

This character area is tranquil and semi-rural. Southington is thought to be a shrunken medieval village, which lies to the west of the Historic Core character area and is separated from it by Town Meadow. This character area is made up of two distinct sub-areas, one focussed on main east-west thoroughfare and the second sub-area immediate to the River Test.

In contrast to the Quidhampton and Polhampton Character Area Southington has a linear arrangement of historic buildings along London Road, Southington Lane and Vinns Lane, located close to the junction of these routes. Further east, Town Meadow forms a green gap in the continuous built development between Southington and the main part of Overton, as does land to the south of London Road opposite Southington House, which lies outside the conservation area.

The character area includes Southington Mill, a former corn mill now in residential use, on the River Test, a landmark and a Grade II listed building at The Lynch (Figure 10).

The Lynch, to the north of London Road, and west of Shadwells (a Notable Structure) runs close to a branch of the River Test affording attractive views over and public access to the watercourse.

A small, single-storey, development of housing for older people has been built within land formerly associated with Parsonage Farmhouse.

The former watercress beds along the watercourse once made an important contribution to the economy in Overton.

Open expanses of water visible from Southington Lane make a positive contribution to the character and appearance of the conservation area (Figure 52).



Figure 52. View east from Southington Lane. The metal bridge railings are a Notable Structure.

Silk Mill Lane which runs parallel to the river is an ancient, narrow and tranquil route leading east into the settlement, named after a now-demolished Silk Mill on the River Test. (Figure 53).

Privately-owned Important Open Spaces (IOSs) run along the route of the River Test, which is lined with mature vegetation, and which is visible in part from Southington Lane and Silk Mill Lane.



Figure 53. Silk Mill Lane, ancient, narrow and tranquil.



Figure 54. Town Meadow lined with mature vegetation, Important Open Space (IOS) view northwest from High Street. Photograph used with kind permission of the copyright owner.

Town Meadow is an Important Open

Space (IOS) between this character area and the denser built layout in the Historic Core character area to the east (Figure 54).

The grid of west-east and north-south roads and lanes in this character area appears to be an extension of the medieval planned grid layout of streets in the Historic Core. The current roads and lanes on the line of historic roads and paths may have been adjacent to pre-urban field boundaries. Vinns Lane links Silk Mill Lane in the north to Dellands in the south. Dellands Lane links London Road/High Street to Dellands.

There are listed buildings on either side of London Road at the junction with Southington Lane and Vinns Lane. There are early 20th-century Portals estate cottages at the western end of Southington/London Road and on Vinns Lane. With prominent porches, chimney stacks and gabled dormer windows, in the local vernacular style, their siting, layout, scale, materials and architectural detailing make a positive contribution to the character and appearance of the conservation area at

the entrances to the conservation area. The majority of these Notable Structures have large gardens with mature vegetation.

- **Topography**

The northern part of this character area is generally low lying, stretching along the tree-lined River Test, its branches and the former watercress beds.

London Road/High Street stands on higher ground above the River Test flood zones.

- **Spaces**

This character area includes open land, treed areas and expanses of water. Large private gardens, grounds and generous verges are characteristic of the area.

The tree-lined, Town Meadow is an IOS which forms a tranquil gap between the Overton centre and Southington.

The wide grass verges and mature trees south of Town Meadow, on the south side of London Road/High Street form roadside open spaces, which contribute positively to the character and appearance of the

conservation area here, (Figure 55). These roadside open spaces contrast with the built development in Southington to the west and the main part of the settlement of Overton to the east.



Figure 55. Wide grass verges and mature trees form roadside open spaces in the conservation area. Harveys Field houses are outside the conservation area.

Privately-owned land also makes a positive contribution to the character and appearance of this part of the conservation area. This land includes large mature gardens at 9 Southington, Turrill House, Southington House and 22, 24, 26 and 28 Southington and the field south of Southington House.

- **Urban Grain/Built Layout**

The field outwith the conservation area to the south of Southington House

makes an important contribution to the setting of this part of the conservation area.

As noted above the patterns of development within the sub-areas of this character area are very different.

However, overall the character area has a loose built layout, with buildings in generous plots along roads and lanes in the southern part of the character area and relatively isolated historic buildings on Southington Lane, Silk Mill Lane and The Lynch (Figure 56).



Figure 56. Shadwells Notable Structure on The Lynch, a tranquil route alongside a tributary of the River Test (SSSI). Photograph used with kind permission of the copyright owner.

Listed buildings abutting the pavement form landmarks along the gently curving London Road/High Street, with Tithe Cottage (Figure 58) opposite 12 and 14 Southington, and Southington Cottage (Figure 59) opposite Butchers Cottage. All are Grade II listed.

In contrast, the Grade II listed Parsonage Farm House, to the west of the character area, sits back from the road in extensive, mature gardens.



Figure 57. Turrill House, a Notable Structures.

Parsonage Farmhouse was Overton's original vicarage and dates from 1435. (Figure 62).

Turrill House and Southington House (Figures 57 and 66) are large Notable

Structures with mature trees in large gardens.

The extensive grounds to Southington House are bounded by London Road to the south and Silk Mill Lane to the north.

Southington Close is a modern development built in the Parsonage Farm grounds.

- **Enclosure**

There is a strong sense of enclosure to the roads here, with many historic buildings abutting the pavement, and historic roadside walls throughout the character area.

Soft landscaping in the form of trees, hedges and fencing also contributes to a sense of enclosure, and make a positive contribution to the character and appearance of the conservation area.

- **Plots**

Buildings in this character area have larger plots than those within the Historic Core, reflecting the lower density of development here and the

relative lack of subdivision to accommodate later building plots.

The grounds at Turrill House and Southington House are unusually large for this conservation area, extending from London Road to Silk Mill Lane (the houses are Notable Structures, Figures 57 and 66).

Whilst land formerly associated with Parsonage Farm has been built on, the development has an open-plan layout.

- **Gaps**

The looser urban grain in the southern character sub-area allows for large gaps between buildings, which afford views of undeveloped land, notably northward to mature trees lining the River Test, which contribute positively to the character and appearance of the conservation area and elsewhere to farmland and of wooded areas.

- **Uses**

This character area has predominantly recreational and residential uses. Past uses relate also to watercress

production and milling.

- **Building form**

Most historic buildings in this character area are 2 or 1 ½ storeys in height, although there is considerable variation in overall building height.

The listed Parsonage Farmhouse is two storeys in height (Figure 62), as are the Notable Structures of Turrill House (Figure 57) and Southington House (Figure 66).

Southington Mill (Figure 10) and Tithe Cottage (Figure 58), both listed buildings, are 1 ½ storey in height, as are the Notable Structures at 1-7 Vinns Lane (Figure 61) and 22-28 Southington (Figure 60).

Shadwells, a Notable Structure on The Lynch is 2 ½ storeys in height (Figure 56).

20th-century dwellings in this character area are of 1, 1 ½ and 2 storeys in height.

Dormer windows, porches and historic chimneys are prominent in public views of historic buildings in this character area (Figures 56, 60 and 61).

Rear outbuildings are subordinate in scale to principal buildings, and are single-storey in this character area.

- **Materials and finishes**

The predominant material in this character area is red brick, although some buildings have painted brickwork and blue bricks are used decoratively.

Flint is used on side elevations at the listed Southington Mill (Figure 10) and Tithe Cottage (Figure 58) and in the roadside wall in front of Butchers Cottage, 3 Southington (Figure 64).

Timber framing is still evident, at the listed Tithe Cottage and Southington Cottage (Figures 58 and 59).

Parsonage Farmhouse has exposed timber-framing at the side, with rendered walls on the front elevation at ground floor level, and red clay tiles at first floor (Grade II listed, Figure 62).

Render is also found on the side wing at Southington House (Notable Structure, Figure 66) and at Shadwells on The Lynch. Shadwells is the last of a group of cottages whose walls were made of chalk from the bank behind. Such a building is a rarity in North Hampshire. (Notable Structure, Figure 56).



Figure 58. Tithe Cottage, (Grade II listed) Thatched, timber-framed. Landmark. Photograph used with kind permission of the copyright owner.



Figure 59. Southington Cottage timber-framed side elevation. (Grade II listed, landmark). To right, 4 Southington is a Notable Structure with decorative blue brick pattering.



Figure 60. 24 and 26 Southington, former Portals cottage. Notable Structure. Large chimney stack, prominent porches and gabled dormers. Photograph used with kind permission of the copyright owner.



Figure 61. 1-7 Vinns Lane. Notable Structures with large chimneys. 1 ½ storeys in height.

- **Windows and doors/Joinery**

Windows are predominantly single-glazed timber casements, painted white or off-white. Fenestration patterns are regular. Doors are predominantly timber. Many Notable Structures have attractive pitched roof porches.

- **Roofs**

Historic buildings in this character area predominantly have pitched roofs, finished in plain clay, handmade tiles.

Slate is used on some 20th-century buildings including 1-7 Vinns Lane which are Notable Structures (Figure 61).

There are thatched buildings at the Grade II listed, landmark Tithe Cottage

(Figure 58) and Shadwells (Notable Structure, Figure 56) on The Lynch.

Most roofs are gabled although there are examples of hipped roofs, and Shadwells has a half-hipped, thatched roof.

Dormer windows have pitched roofs with cills below or above eaves level, in both instances interrupting the eaves line.

- **Trees and vegetation**

Mature trees and vegetation line Southington Lane and The Lynch making a positive contribution to the character and appearance of the conservation area here.

Mature trees in private gardens throughout this character area make a positive contribution to the conservation area.

Wide grass verges and hedging with mature trees make a positive contribution to the area, particularly at Town Meadow and opposite, in the roadside open spaces which are included within the conservation area boundary.



Figure 62. Parsonage Farmhouse, Grade II listed. Mature trees and Important Open Space to front. Photograph used with kind permission of the copyright owner.

- **Boundary treatment**

In this character area boundary features including walls, mature trees, hedging and historic metal gates make a positive contribution to the character and appearance of the area.

There are attractive, historic brick and/or flint walls which are curtilage-listed at Parsonage Farmhouse (Figure 62) and at Butchers Cottage, 3 Southington (Figure 64). Tall brick walls at Southington House, on Silk Mill Lane (Figure 63) and London Road (Figure 66) are also attractive features. Those to London Road are a Notable Structure.

Attractive historic metal railings to the River Test bridge on Southington Lane are Notable Structures (Figure 52).

Low wooden fencing makes a neutral contribution to the character and appearance of the area. There are tall close-boarded fences at or close to the boundary of the conservation area, to the south side of London Road opposite Town Meadow, and backing on to Silk Mill Lane. These are incongruous, urbanizing features which detract from the character and appearance of this character area.

Vehicle entrances in this character area generally have wooden gates or low metal gates. The historic metal gates on London Road/High Street opposite Southington House are an attractive feature.



Figure 63. New gates and wall to Southington House from Silk Mill Lane.



Figure 64. Curtilage listed flint and brick wall and Grade II listed milestone in front of Butchers Cottage, 3 Southington.

- **Street furniture, traffic management and lighting**

Street furniture including the listed milestone in front of Butchers Cottage, 3

Southington (Figure 64) and the listed telephone box at the Southington Lane crossroads (Figure 65) make a positive contribution to the character and appearance of the conservation area.

Overall, traffic management measures are low-key and unobtrusive in this character area, although sign posts could be consolidated to minimise visual clutter on Southington Lane.



Figure 65. Grade II listed K6 telephone box at the Southington Lane crossroads, looking towards Vinns Lane.

- **Public access**

Public access along the River Test at The Lynch enhances opportunities to appreciate the character and appearance of the conservation area.

- **Views and vistas**

Views of the River Test from The Lynch and Southington Lane bridges allow an appreciation of the tranquil, semi-rural character and appearance of this part of the conservation area.

Along London Road/High Street there are views along the highways, across public and private open spaces and to historic buildings.

There are views from Sik Mill Lane to Notable Structures, across the Important Open Spaces (IOSs) to the south and towards undeveloped land outside the conservation area, all of which facilitate an appreciation of the tranquil, semi-rural character of the conservation area.

There are glimpsed views, through the roadside vegetation, into Town Meadow Important Open Space (IOS) and within Town Meadow to the treelined River Test.

At the boundary with the Historic Core character area there are views to 67 High Street, a landmark, Notable Structure.

From outside Town Meadow and the London Road along its length, there are views down the High Street to Overton centre and back towards Southington.

12 and 14 Southington are Grade II listed, landmark buildings. They mark the end of the tree-lined views on the approach to Overton.

At the entrance to the conservation area at the western end of London Road and the southern end of Vinns Lane, views over open agricultural land allow an appreciation of the rural setting of the conservation area which contributes to the semi-rural feel of the conservation area itself.

- **Notable Structures - Omissions**

There are no Notable Structure omissions in this character area.

- **Notable structures - Additions**

- **Southington House, London Road** is a Notable Structure (Figure 66). This Regency house, enlarged in the vernacular style in 1895 is built in the local palette of materials, with a prominent, tall brick chimney. It

makes a positive contribution to the character and appearance of the area and is a visual reminder of the history of the area.



Figure 66. Southington House, London Road. Notable Structure.

- **Southington Lane, metal bridge railing.** (Figure 52) These attractive, historic metal railings to either side of the River Test bridge on Southington Lane make a positive contribution to the character and appearance of the area.
- **Silk Mill Bridge in grounds of Southington House.** Bridge and retaining walls are structures from the Overton Silk Mill erected 1769, demolished 1848.

Stands in the grounds of Southington House (Figure 67).



Figure 67. Sluice in grounds of Southington House. Notable Structure.

- **Conservation area boundary changes**

There are no conservation area boundary changes proposed in this character area.

4.0 OVERTON CONSERVATION AREA APPRAISAL CONCLUSION

4.1 Background

Designation as a conservation area imposes a statutory duty on the Borough Council. Section 72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 states that with respect to any buildings or other land within a conservation area, in the exercise of relevant functions under the planning Acts, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The Overton Conservation Area Appraisal analyses the character and appearance of the conservation area: it remains to consider objectives for managing change in the future.

The summary of objectives forms the conclusion of the Conservation Area Appraisal and these objectives inform the

principles in the Management Plan, at section 5.0.

4.2 Summary of objectives

- Take a comprehensive and balanced approach to preserving or enhancing Overton now and for future generations.
- Manage change to the setting of the conservation area to ensure that the significance of the conservation area as a heritage asset is not harmed.
- Ensure that change responds sympathetically to the origins and historic pattern of development in the village.
- Continue the use of the common palette of materials in the conservation area, which reflects local history and geology.
- Manage change to the built environment positively.
- Ensure that development responds positively to important views and vistas.
- Manage change to open spaces throughout the conservation area positively.
- Manage change to landscape features positively and endeavour to ensure that necessary tree works consent is gained, before any works to trees in the conservation area is undertaken.
- Ensure that signage, advertisements and frontages to commercial premises preserve or enhance the special interest of the conservation area.
- Manage change to street furniture, highways works and signage, and other works relating to utilities positively.
- Consider the imposition of an Article 4 Direction if additional planning controls are needed in the conservation area.
- Encourage pre-application advice to be sought for all proposals affecting the conservation area or its setting.

5.0 OVERTON CONSERVATION AREA MANAGEMENT PLAN

5.1 Introduction

To manage change positively in the conservation area, there are a number of guiding objectives and principles which are applicable.

The following principles are in accordance with the legal definition of a Conservation Area, which is: “areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance.” (Planning (Listed Buildings and Conservation Areas) Act 1990).

The principles set out in this Supplementary Planning Document (SPD) comply with the National Planning Policy Framework. The SPD accords with the Development Plan, (in particular Policy EM11 – The Historic

Environment), including the made Overton Neighbourhood Plan. The SPD responds to Historic England advice and the Manual for Streets. Appendix 6 gives details on planning policy compliance.

This management plan should be read in conjunction with the Overton Conservation Area Appraisal SPD.

5.2 Considering Change

The need to make changes should be considered carefully on a case-by-case basis. Change can enhance character or amend past harm, but standardised solutions, such as corporate branding and advertisements, will not always be appropriate.

All works should be conceived with specific regard to the character and appearance of the conservation area as set out in the Appraisal document. Any intervention should echo and reinforce those characteristics of the buildings, townscape and public realm which make a positive contribution to the

conservation area and its local distinctiveness.

Works of alteration, repair or maintenance should be executed to a high standard, with the aim of preserving or enhancing the special characteristics of the conservation area. If the immediate context displays no special characteristics, the works should be devised to enhance the location.

Where there are opportunities to achieve positive improvements to a building or townscape, they should be integrated into development proposals.

5.3 Summary of Overton Conservation Area principles

- **Setting**

The setting of the conservation area can be defined as the surroundings in which the conservation area is experienced. Not all settings have the same capacity to accommodate change, without harm to the significance of the heritage asset i.e. the conservation area.

Protection of the setting of the conservation area need not prevent change; indeed change may be positive, for instance where the setting has been compromised by poor development. Many places within the setting of a conservation area are subject to some degree of change over time.

Principle 1:

Setting

The setting of the conservation area contributes to its significance. This contribution should be maintained.

- **Origins and historic pattern of development**

The appraisal describes the origins and historic pattern of development of the conservation area. These are key contributors to and determinants of the special historic and architectural interest of the conservation area.

Section 1.3 of the appraisal, the Statement of Significance, highlights various key aspects of the conservation area, including: the hierarchy of spaces; urban grain/built layout; open spaces; enclosure; plots; gaps; uses; building form and details; materials; boundary treatments and the public right of way network. All of these relate to the origins

and historic pattern of development of the settlement.

Principle 2:

Origins and historic pattern of development

Development proposals should respond to the historic pattern of development. This pattern contributes positively to the special historic and architectural interest of the conservation area and its significance.

- **Materials and finishes**

New works, repair and maintenance should utilize the traditional common palette of materials and finishes used in the village, which includes white or off-white painted timber for sash and casement windows, timber doors, clay tiles to roofs and red brickwork.

If original materials are now unavailable, materials should be used which are sympathetic in character and

appearance. The use of inappropriate materials will be resisted.

Preference should be given to materials sourced locally or regionally over alternatives transported great distances.

Principle 3:

Materials and finishes

New works, repair and maintenance should use the traditional common palette of materials and finishes used in the conservation area. This common palette of materials and finishes is a key positive contributor to the special historic and/or architectural interest of the conservation area.

- **Built environment**

Buildings are one of the most significant features contributing to the character of the Overton conservation area.

Buildings which have been identified as of particular architectural and/or historic interest and townscape value include:

listed buildings; Buildings of Local Interest (BOLIs); notable structures and landmark structures. These are identified on the appraisal map at Appendix 2.

Principle 4:

Built Environment

Structures and features which contribute positively to the character and appearance of the conservation area, should normally be retained, and new development carefully designed, to preserve or enhance the special character and appearance of the conservation area. Where structures and features of particular interest or value are lost or altered, development proposals should make a positive contribution to the conservation area to make up for the loss.

- **Views and vistas**

Views and vistas into, out of and within the conservation area are important, they

contribute positively to the character of the area.

Care needs to be taken to ensure that where views and vistas contribute positively to the conservation area, they are not lost or compromised.

Principle 5:

Views and vistas

Views into, out of and within the conservation area, which contribute positively to the character, appearance or significance of the conservation area should be preserved or enhanced.

- **Open spaces**

Conservation area open space designations are described at section 2.6 of the appraisal.

Sites of Importance to Nature Conservation (SINCs), Open Areas of Townscape Significance (OATs) and Important Open Spaces (IOS) are identified on the appraisal map at Appendix 2. Some of these are public open spaces, some are private open spaces. All make a positive contribution to the character, appearance, special interest and significance of the conservation area.

Principle 6:

Open spaces

Open spaces which contribute positively to the character, appearance, historic and/or the architectural interest of the conservation areas should be preserved or enhanced.

- **Landscape**

The landscape of the conservation area is made up of a network of watercourses, open spaces, trees, hedgerows, as well as built structures.

These features make an important contribution to the character of the conservation area.

This contribution can be adversely affected through:

- Loss of green spaces.
- Loss of trees and hedgerows.
- Loss of traditional boundary treatments including hedges, simple picket fences and low brick walls.
- Erection of close boarded fencing.
- Planting of non-native species.
- Subdivision of open spaces with inappropriate fencing.
- Large out-of-scale buildings.
- Light pollution and use of external lighting.
- New access drives over previously undeveloped land.
- Parking on road verges.

It is recognised that trees and hedgerows will need to be appropriately managed. In some instances this might require the removal of a dead, dying or dangerous mature tree that affects the visual amenity of the conservation area.

In such instances, a replacement should be planted.

Normally, tree works consent is needed before pruning or felling any tree within the conservation area. Please refer to <http://www.basingstoke.gov.uk/protectourtrees> for more details.

Replacing traditional boundary treatments with unsympathetic treatments such as high, close-boarded fencing, will normally require planning permission. Close-boarded fencing looks out of place and has introduced a suburbanised appearance to parts of the conservation area. If fencing requires planning permission, the use of close-boarded fencing will normally be resisted.

Principle 7:

Landscape

The landscape features and boundary treatments, which make a positive contribution to the conservation area, should be preserved or enhanced.

New landscape features, boundary treatments including close-boarded fencing and other enclosures, which are considered to be out of keeping with the conservation area will be resisted.

The following principles 8 & 9 should be read in conjunction with the Design and Sustainability SPD (2018).

- **Signage and advertisements**

Oversized or poorly designed signage and advertisements, using poor quality, nontraditional materials and finishes can have a negative impact on a conservation area's special character.

Advertisement consent is often required for these works in conservation areas. Related works may require planning permission. More information is available at www.planningportal.co.uk

Principle 8:

Signage and advertisements

All fascias and signs for shops and other businesses should generally be of timber construction with traditional painted lettering.

Advertising should generally be contained within the fascia and not painted on the building.

Existing fascias, signage and/or other features of architectural and/or historic interest should be retained.

The hanging of appropriately designed projecting signage is encouraged, however each shop or building should only include one hanging sign, at fascia level, to avoid excessive clutter.

If illuminated, signs and fascias should be externally-illuminated, with spot or trough lighting (as opposed to being internally illuminated).

- **Shopfronts**

In the conservation area, shopfronts and frontages to other commercial premises should be of a high quality design which aims to bring vitality and interest to the street.

Timber is generally considered to be the most appropriate material for shopfront construction in conservation areas.

Planning permission is generally required for alterations to shopfronts. See www.planingportal.co.uk

When shopfronts are to be painted the paint colour should be sympathetic to conservation area. Brickwork should not normally be painted. Roller shutters generally require planning permission and will be resisted.

Principle 9:

Shopfronts

Shopfront maintenance, improvement or replacement should preserve or enhance the character and appearance of the conservation area.

- **Street furniture**

Street furniture including bollards, bins and seating make an important contribution to the character of the conservation area.

Where new or replacement street furniture is needed, design and materials should reflect the character and appearance of the conservation area and take into account the surrounding buildings, their functions and features.

Where possible, existing traditional street furniture should be retained and maintained.

Principle 10:

Street furniture

New and replacement street furniture should be in keeping with the character and appearance of the conservation area.

- **Highways works and signage**

The conservation area is served by a network of roads and lanes. Responsibility for the maintenance of public highways and the provision of road signs within the conservation area rests with Hampshire County Council as Highway Authority and with Basingstoke and Deane Borough Council.

Road safety is regulated by legislation. However, highway works and the location and number of signs can have a significant impact on the character of the conservation area.

Signage, traffic calming measures, parking issues and highway maintenance

can all have an impact on the character of the conservation area.

Duplication of signage leads to visual clutter, harmful to the character and appearance of the conservation area and should be avoided.

The Borough Council will seek improvements in line with context-led best practice advice, set out in Manual for Streets, Hampshire County Council Companion Document to Manual for Streets and Streets for All: South East (English Heritage).

Principle 11:

Highways works and signage

Highway works, signage improvements and maintenance should be in keeping with the character and appearance of the conservation area. The retention of historic fabric should be maximised and any negative impacts of interventions minimised.

- **Other Utilities**

Works carried out by utility suppliers (such as electricity, water, gas, telecommunications, street lighting etc.) can have an impact on the character of the conservation area (e.g. position and type of street lights, the siting of electricity sub-stations, overhead lines and poles, the use of non-traditional fencing, maintenance including tree cutting, digging of trenches near to trees and hedges etc.

Duplication of plant, equipment and street lighting leads to visual clutter, harmful to the character and appearance of the conservation area and should be avoided.

Principle 12:

Other utilities

Works undertaken by utility suppliers should preserve or enhance the character and appearance of the conservation area.

Burying power and service lines and associated equipment, underground will generally be encouraged.

- **Planning controls in the conservation area**

Conservation area designation affects planning controls. Please refer to www.planningportal.co.uk for more details.

If additional planning controls are considered justified in a conservation area, the Borough Council will consider the imposition of an Article 4 Direction.

Principle 13:

Planning controls in the conservation area

The Borough Council will consider the imposition of an Article 4 Direction if additional planning controls are considered justified in the conservation area.

- **Pre-application advice in the conservation area**

Since planning considerations are often complex in conservation areas, pre-application advice is important. There are many benefits to seeking advice from the Borough Council at a pre-application stage:

- Specialist input can be sought at an early stage, for example regarding listed buildings, trees, landscape, noise, transport, contaminated land, ecology or archaeology issues.
- It will assist applicants in preparing proposals for formal submission which - provided advice is taken fully into

account - will be handled more quickly, with the likelihood of a more positive outcome.

- It may lead to a reduction in time spent by professional advisors in working up proposals.
- It will indicate how Development Plan policies will be applied to proposals.
 - It may indicate that a proposal is completely unacceptable, saving the cost of pursuing a formal application.

Principle 14:

Pre-application advice in the conservation area

Pre-application advice should be sought for all development proposals which affect the conservation area and its setting.

- **Conservation area planning application supporting information**

Given the complex planning considerations in conservation areas detailed above and the requirements of the NPPF applicants should submit a

Heritage Statement for planning applications within or in the setting of the conservation area.

Principle 15:

Conservation area planning application supporting information

All development proposals within the conservation area or its setting should be supported by an appropriately researched and detailed heritage statement which discusses the impact of proposals on the historic environment.

APPENDIX 1: Glossary (Please refer to the Appraisal Map Legend)

Building of Local Interest (BOLI) – Building(s) or structure(s) that have been included on the Council's adopted List of Buildings of Local Interest, and which have been assessed against BDBC's published criteria. The Buildings of Local Interest Supplementary Planning Guidance was adopted in 2003:

<https://www.basingstoke.gov.uk/content/doclib/1552.pdf>

The local planning authority holds a current list of BOLIs:

<https://www.basingstoke.gov.uk/local-list>

These are not listed buildings, but are a type of non-designated heritage assets. There is a presumption that all Buildings of Local Interest will be retained, and any adaptations or extensions should respect their historic character and appearance, in accordance with national planning policy.

Burgage plots – 'Burgage' refers to a medieval system of renting land from a town council (called a 'Borough'). The house on a burgage plot fronts a main street and provided a trade frontage for goods and services. To the rear burgage plots have a long narrow piece of land, enclosed by a fence or wall, with subsidiary workshop/storage buildings used for trade and industry. A back lane functioned as a service road to the rear. Current pedestrian routes often trace historic boundaries and rights of way leading from main streets to the back lane service road.

Character areas – Areas within the conservation area, differentiated by, for example, their formative period of development, topographical location, layout, scale of buildings, prevailing uses, etc, which give each area a character distinct or different from neighbouring areas.

Character Appraisal - The purpose of the appraisal is to define the architectural, historic and townscape qualities present in the area that make it special. The appraisal has been

designed so that it can be used as an aid to decision-making relating to planning applications which affect the conservation area.

Conservation Area - "An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance". (Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990). Various planning controls apply within conservation areas, see Appendix 7 development in conservation areas.

Curtilage-listed structures – Curtilage can be defined, for the purposes of listed building legislation, as an area of land around a listed building, within which other buildings predating July 1948 can be afforded the same protection as the principal listed building, in certain circumstances, see <https://historicengland.org.uk/advice/hpg/hpr-definitions/c/534830/> Such buildings may be described as curtilage-listed. Note: The curtilage-listed structures identified on the

Appraisal Map are those which make particular, positive contribution to the conservation area. Not all the structures which are curtilage-listed are identified on the map.

Fenestration pattern -

Fenestration pattern refers to the placement of windows in a building. As windows are large and noticeable design elements that pattern greatly affects the overall look of a building.

Heritage Asset -

Heritage assets include designated and non-designated heritage assets.

Designated heritage assets include Scheduled Monuments, Listed Buildings, Registered Parks and Gardens and

Conservation Areas designated under relevant legislation. Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets. In some instances non-designated assets, particularly

archaeological remains, may be of equivalent significance to designated assets, despite not yet having been formally designated.

Hierarchy of spaces – The hierarchy of spaces is marked by differences in the structure, scale and layout of major spaces, main streets, secondary streets and minor streets. This hierarchy of spaces creates townscape interest, adds to the sense of place and contributes positively the character and appearance of the conservation area.

Important Open Spaces, (IOS) -

Spaces identified as part of the conservation area appraisal process which are open, largely undeveloped spaces, which make a positive contribution to the character and appearance of the conservation area, form the setting of designated and non-designated heritage assets and/or are of historic interest.

Landmark structures - A conspicuous building or structure that, whether due to its scale, location, specific use or

design, is highly distinctive relative to its surroundings. May also be a navigation or focal point, or a key element in views, both locally and in the wider context.

Listed building - A building, object or structure that has been judged to be of national importance in terms of architectural or historic interest and included on a special register, called the statutory List of Buildings of Special Architectural or Historic Interest. When a building is listed, it is listed in its entirety, which means that both the exterior and the interior are protected. Listed buildings are classified into grades as follows: Grade I - buildings of exceptional interest (approximately 2% of all listed buildings) Grade II* - particularly important and more than special interest (approximately 4%) Grade II - buildings of special interest, warranting every effort being made to preserve them (94%).

Material consideration - A material planning consideration is one which is relevant to making the planning decision

<https://www.gov.uk/guidance/determining-a-planning-application>

Notable structures – Buildings and structures (including walls and street furniture), that have been identified as making a positive contribution to the overall character and sense of place of the conservation area. Their value can derive from various attributes such as, for example, their historic fabric and form, grouping, and/or their overall consistency of scale and materials. Such structures help to define spaces, and contribute to the identity of the area. The retention and sensitive adaptation, alteration or extension of notable structures will be sought in order to preserve the positive contribution they make to the character and appearance of the conservation area, in accordance with national planning policy. It is the specific characteristics that contribute to this special sense of place in the conservation area that will be encouraged to be retained or emulated in future development, to ensure a positive contribution to the

character and appearance of the conservation area.

Open Area of Townscape Significance (OATS) - Spaces identified in conservation area appraisals, which are open in character and of value to local people owing to the space's visual character and positive impact on the appearance of the conservation area, and/or as a visual reminder of the historic function of the area. These may be significant in immediate or longer views. Townscape refers to the character and appearance of groups of buildings, including the shape of streets and spaces.

Setting of a heritage asset - The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral. National Guidance on the Setting of Heritage Assets can be

found at;
<http://historicengland.org.uk/imagesbooks/publications/gpa3-setting-of-heritageassets/>

Note the Courts have held that it is legitimate in appropriate circumstances to include within a conservation area the setting of buildings (R v Canterbury City Council ex parte David Halford, February 1992; CO/2794/1991).

Significance - The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic and/or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Supplementary Planning Documents (SPD) – Documents which build upon and set out more detailed advice and guidance in respect of the policies in the Local Plan. This Appraisal will be adopted as an SPD. They can be used to provide further guidance on particular issues, such as design. SPD are a material consideration when determining planning applications but

are not part of the Local Plan. Appendix 6 gives further details on relevant planning policy.

Trees of townscape significance -

Trees often contribute positively to the visual amenity of the area, views into, out of and within the conservation areas, contribute to local distinctiveness, ecological value, historical and cultural value. The position of trees shown on the Conservation Area Appraisal map is for guidance only and is not necessarily an accurate reflection of their exact location. This data is based on assessment of aerial imagery and the presence or absence of a tree on the map does not necessarily reflect the Council's view of its value or protection status. All trees in a conservation area over a certain size are protected.

Urban grain - The pattern and arrangement of street blocks and plots. The urban grain is usually formed by the historical development of roads and plots of land.

Views - Views within and out of the conservation area which contribute to

its special significance are identified on the Appraisal Map at Appendix 2. Views into, out of and within the conservation area are a material consideration in determining planning applications. Views are generally framed or enclosed, often by buildings or landscape features (such as trees) and are typically narrower than vistas. Views are normally terminated by a particular visual feature, such as a building or landscape feature.

Compare to 'Vista'.

Vistas – Wider ranging views, often encompassing areas of townscape of countryside. Vistas can also be framed or enclosed. As with views the framing/enclosure can be provided by buildings or landscape features (such as trees). Vistas are important general views, especially of the wider landscape setting of the conservation area.

APPENDIX 2: APPRAISAL MAP

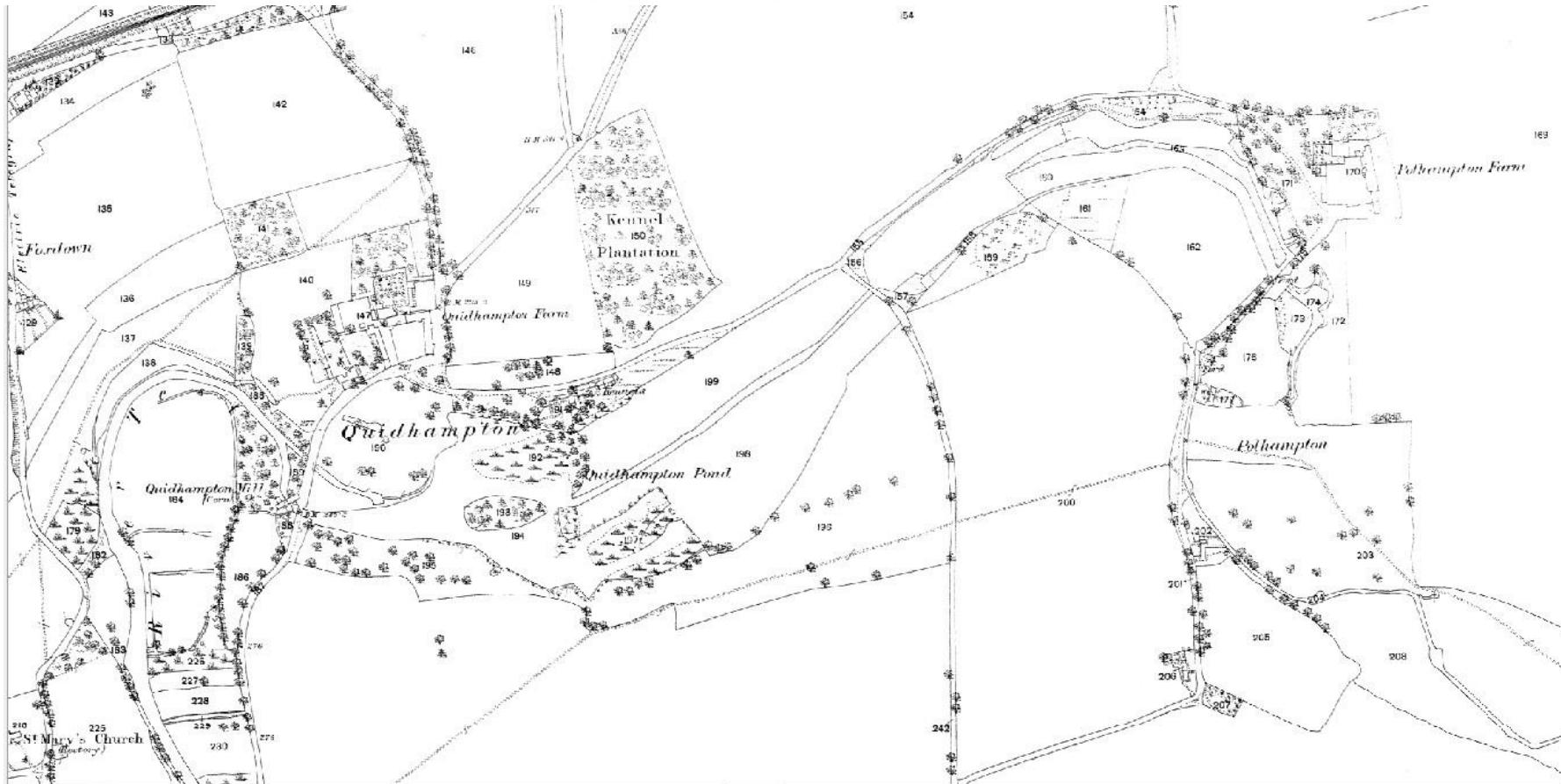
(Please see separate web map link and PDF document)

APPENDIX 3: Historic Ordnance Survey 1870-1880 Overton map.



Crown copyright and database rights 2017 Ordnance Survey. Licence No 100019356

APPENDIX 3: Historic Ordnance Survey 1870-1880 Quidhampton and Polhampton map.



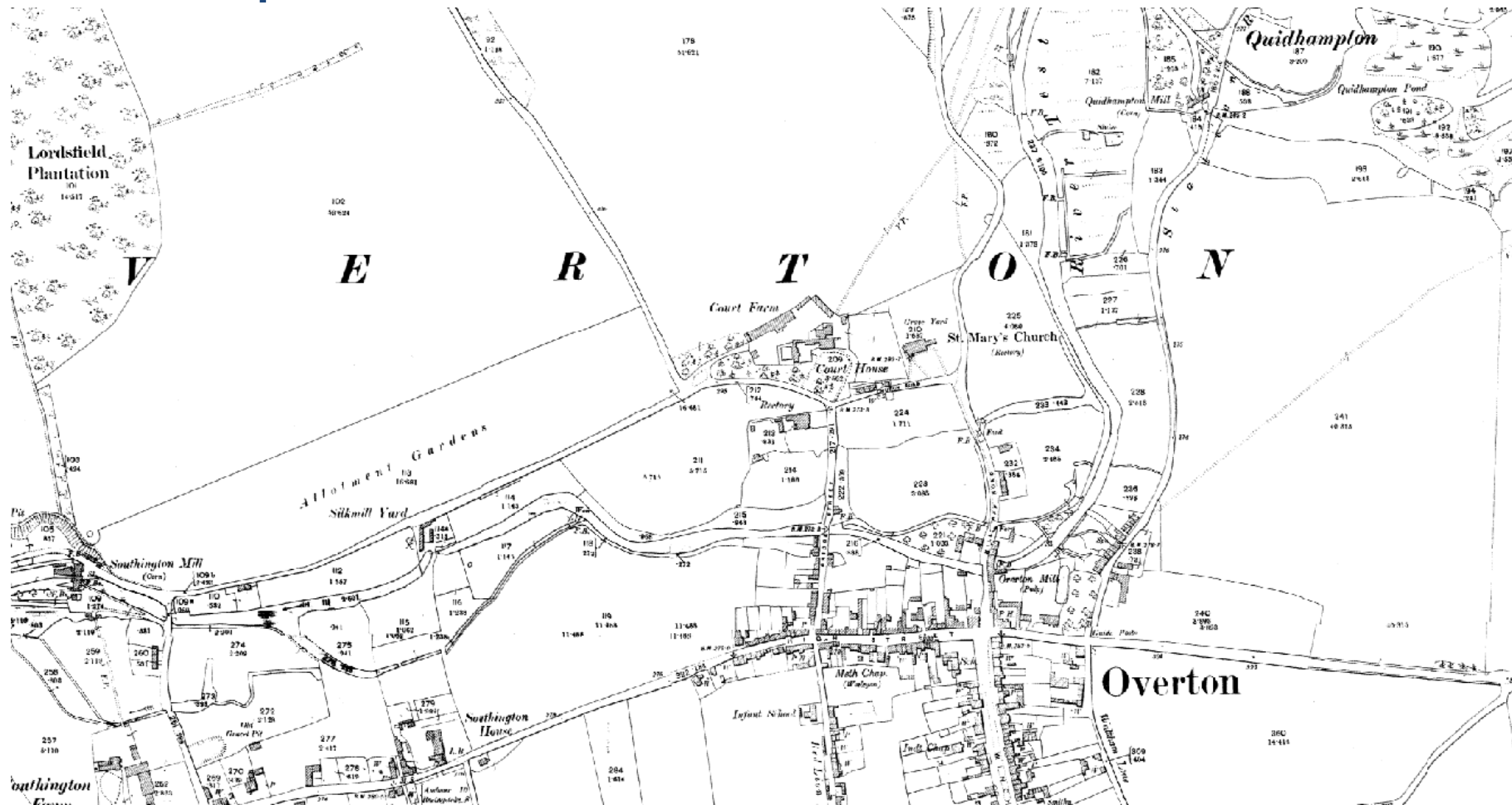
Crown copyright and database rights 2017 Ordnance Survey. Licence No 100019356

APPENDIX 3: Historic Ordnance Survey 1870-1880 Southington map.



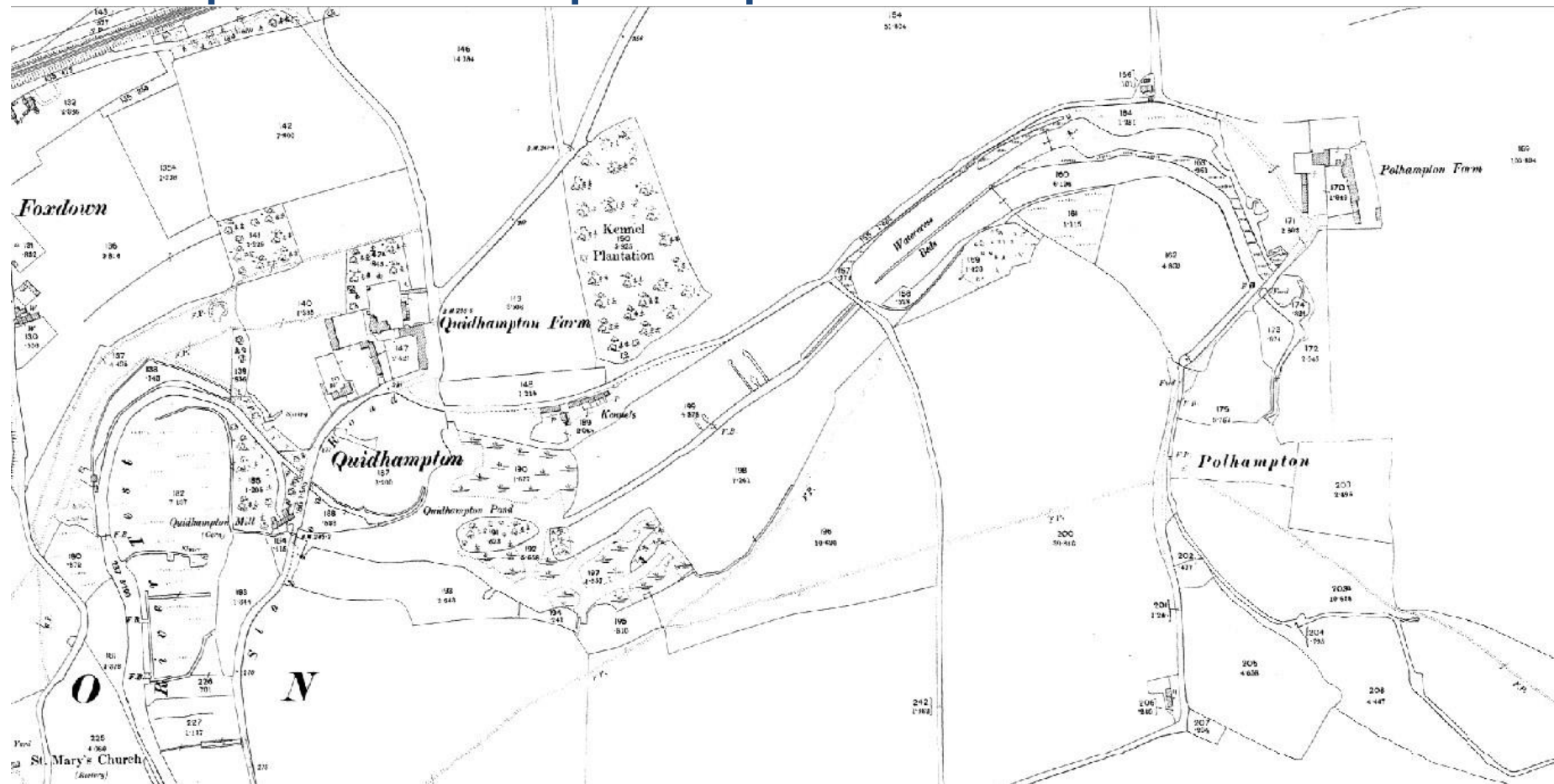
Crown copyright and database rights 2017 Ordnance Survey. Licence No 100019356

APPENDIX 4: Historic Ordnance Survey 1895-1896 Overton map.



Crown copyright and database rights 2017 Ordnance Survey. Licence No 100019356

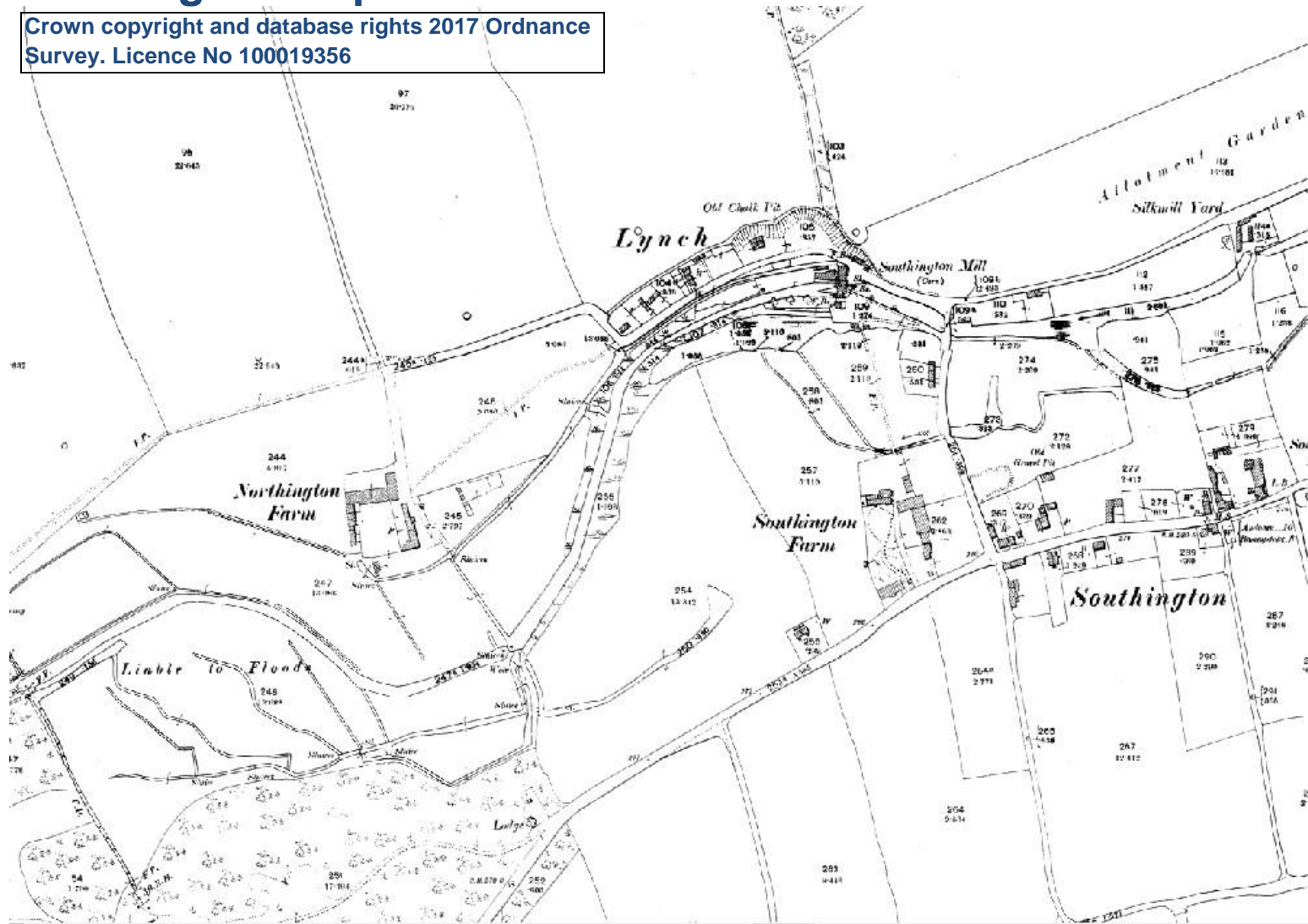
APPENDIX 4: Historic Ordnance Survey 1895-1896 Quidhampton and Polhampton map.



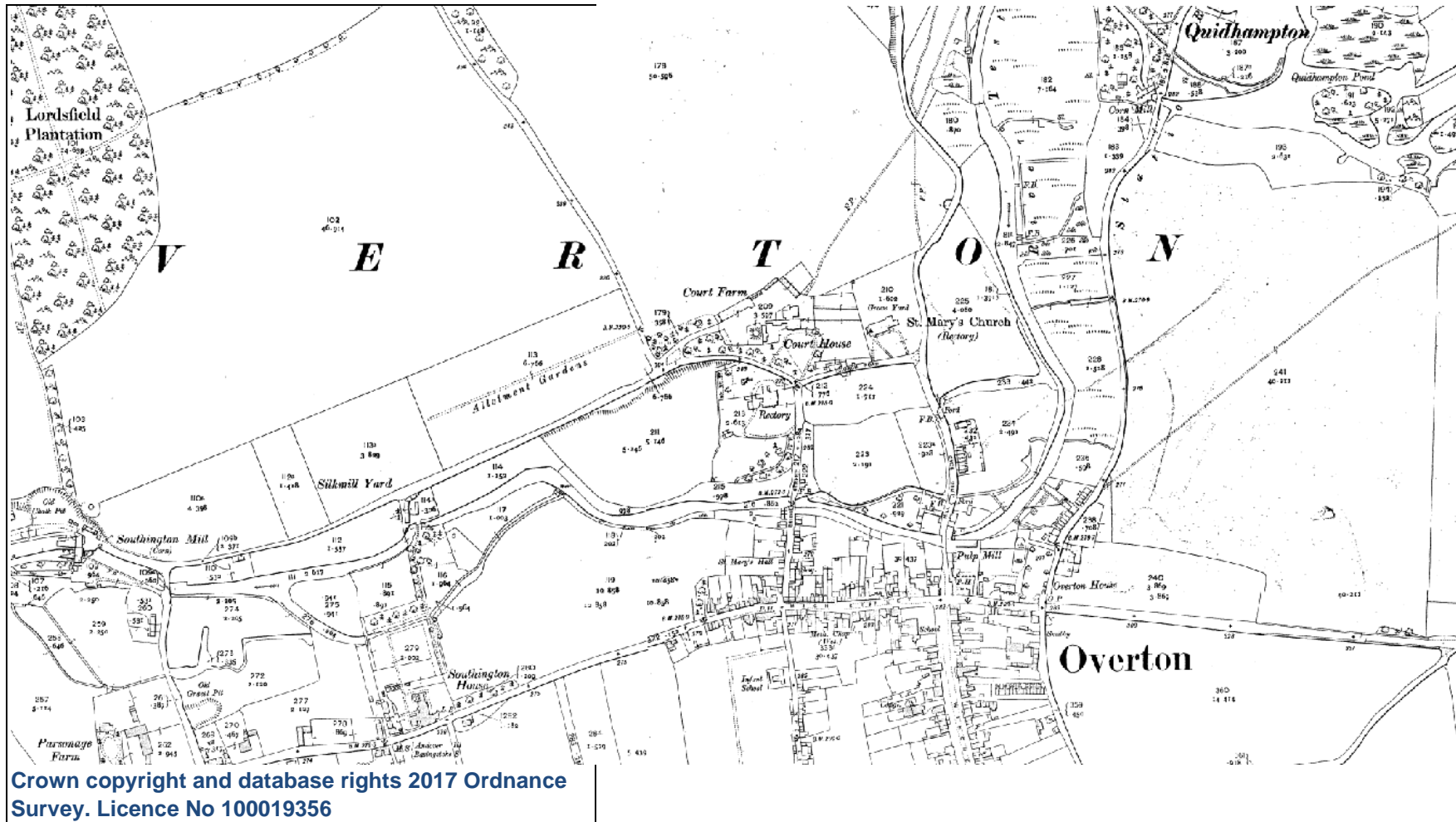
Crown copyright and database rights 2017 Ordnance Survey. Licence No 100019356

APPENDIX 4: Historic Ordnance Survey 1895-1896 Southington map.

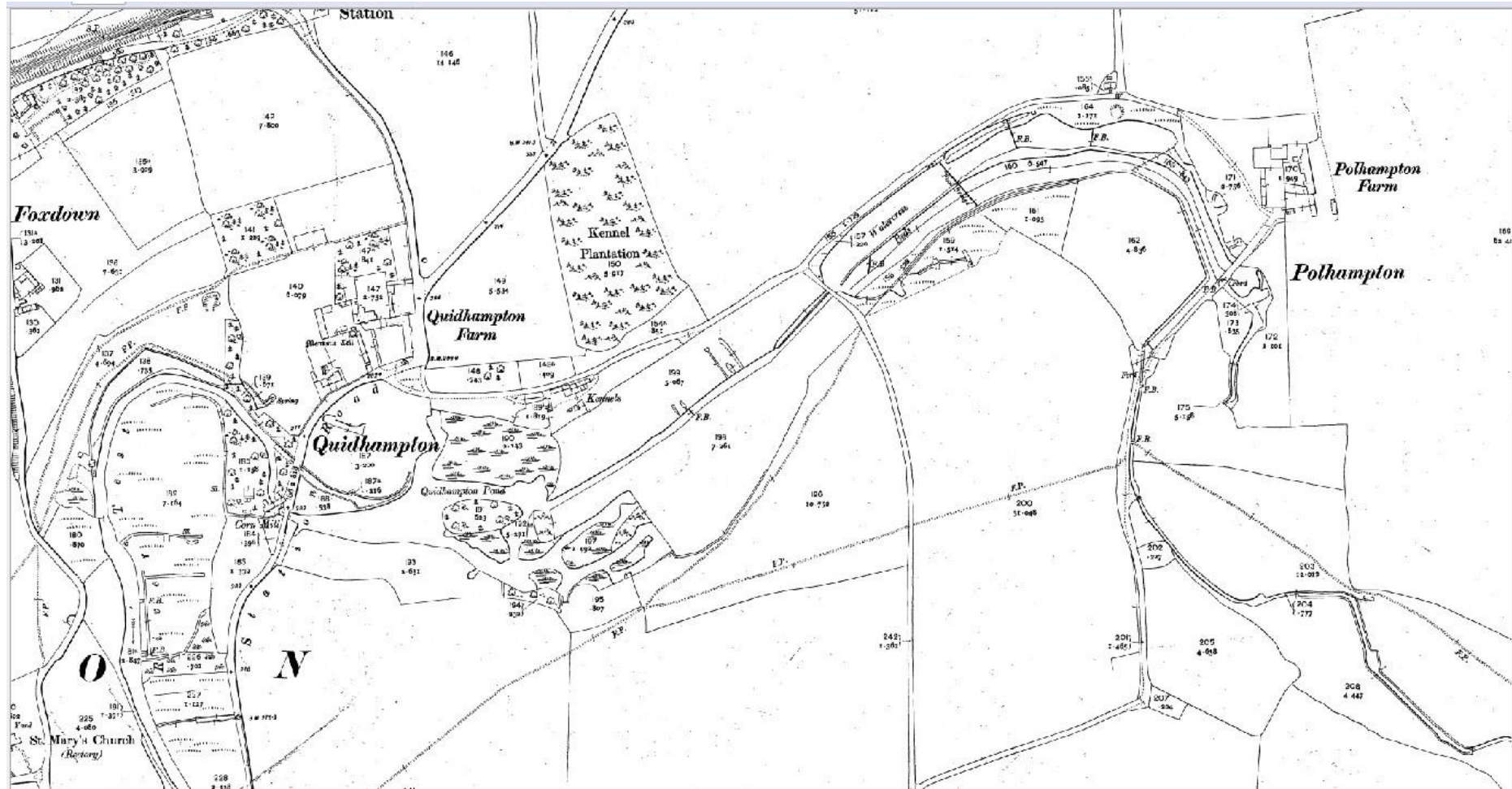
Crown copyright and database rights 2017 Ordnance Survey. Licence No 100019356



APPENDIX 5: Historic Ordnance Survey 1910-1911 Overton map.

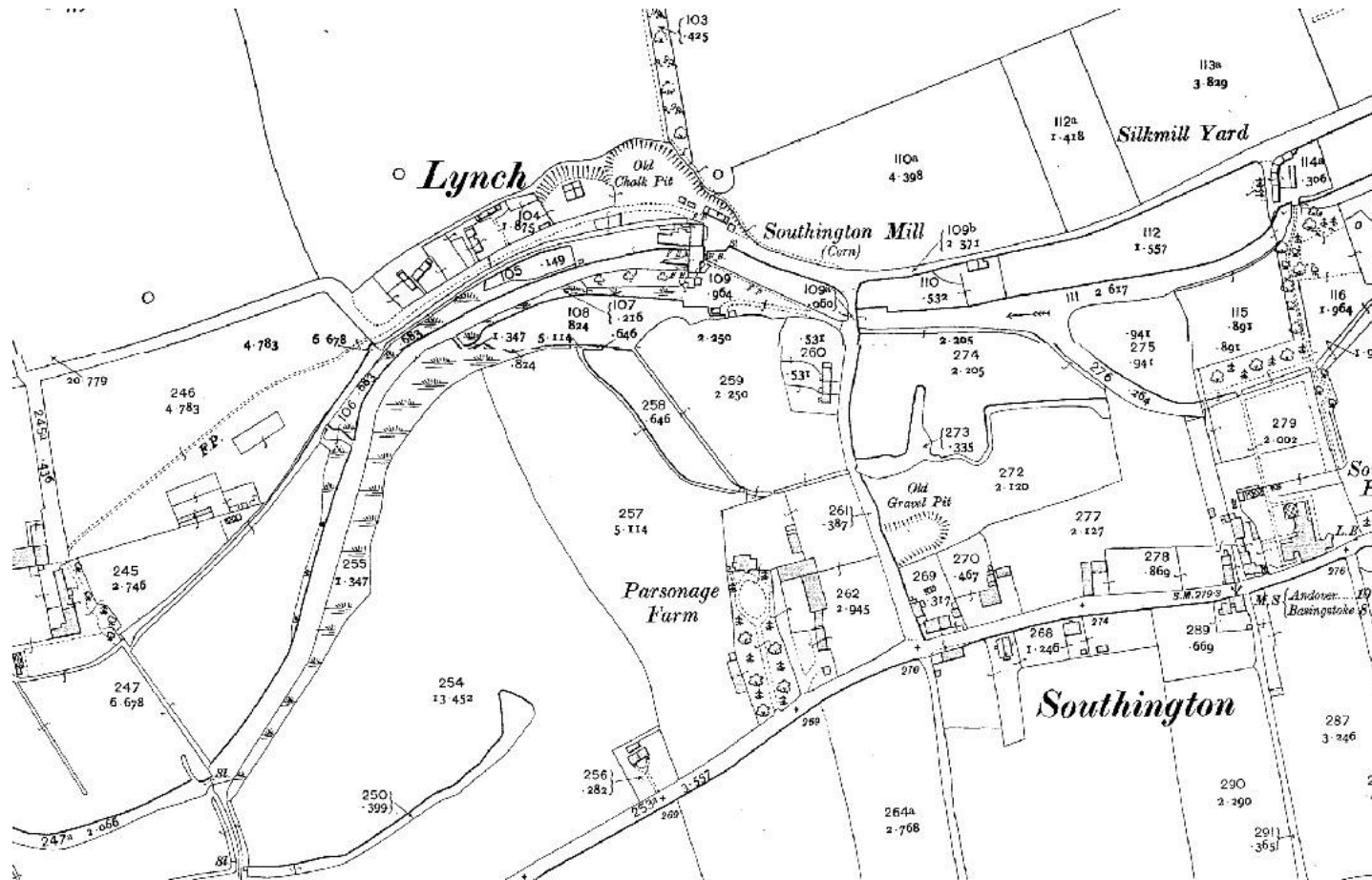


APPENDIX 5: Historic Ordnance Survey 1910-1911 Quidhampton and Polhampton map.



Crown copyright and database rights 2017 Ordnance Survey. Licence No 100019356

APPENDIX 5: Historic Ordnance Survey 1910-1911 Southington map.



Crown copyright and database rights 2017 Ordnance Survey. Licence No 100019356

APPENDIX 6: Planning Policy Context summary and compliance table.

Section 69 1(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990, defines Conservation Area as ‘areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.’ Once identified these areas should be designated as Conservation Areas and regularly reviewed.

The duty of Local Planning Authorities to undertake reviews is set out in Section 69 (2) of the Act, as follows: ‘it shall be the duty of a local planning authority from time to time to review the past exercise of functions under this section and to determine whether any parts or any further parts of their area should be designated as conservation areas.’

In order to undertake works of enhancement, the character of the

Conservation Area needs to be clearly defined and understood. In addition the statutory test in Section 72 of the 1990 Act states: ‘that with respect to any buildings or land in a conservation area special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area’.

This Appraisal and Management Plan Supplementary Planning Document (SPD) complies with government guidance on the management of the historic environment through the National Planning Policy Framework (NPPF) (2018) and the National Planning Policy Guidance (NPPG). Also the Historic Environment, Advice Note: Conservation Area Designation, Appraisal and Management, (Historic England 2016).

The NPPF sets out the planning policies for the historic environment in chapter 16 ‘Conserving and Enhancing the Historic Environment’. This chapter is expanded upon in the table of compliance below.

The adopted Basingstoke and Deane Local Plan (2011-2029) sets as one of its objectives to ‘proactively manage the boroughs rich historic and built

environment to protect and enhance its quality and distinctiveness while accommodating change. The highly varied resource ranges from conservation areas, to listed buildings including the large country houses and numerous brick flint and timber framed farm buildings and cottages distinctive of our rural areas’

Policy EM11 sets out the policy approach to the historic environment. It states that all development must conserve and enhance the borough’s heritage assets in a manner appropriate to their significance unless a number of criteria can be met. Also of relevance are policy EM1 which refers to local character and historic landscapes in the context of landscape and policy EM10 that concerns high quality development which takes account of the local character and distinctiveness of an area.

The Overton Neighbourhood Plan (2016 – 2029) (ONP) was made on 21 July 2016. This identified ‘a long and valued heritage’ as a strength of the parish and the public consultation process revealed that residents have a very strong ‘sense of place and history’, and also a significant ‘pride of place’.

Overton Conservation Area Appraisal and Management Plan SPD

The ONP identifies the key issues for landscape and the built environment, which includes conserving important views, respecting the setting of listed buildings, and the importance of new development responding to the local context and distinctiveness in terms of design and location.

These key issues underpin policy LBE1, which makes specific reference to proposals needing to demonstrate how they have taken into account the Overton Conservation Area Appraisal. The ONP also seeks to support new, and protect existing, retail premises within the Conservation Area through policies S1 and S2.

Table 1: Planning Policy Compliance Table			
National Planning Policy Framework (NPPF) compliance			
NPPF Paragraph	NPPF expectations of Conservation Area Review coverage	Overton Conservation Area Appraisal and Management Plan SPD coverage	SPD compliance
8.	NPPF identifies three objectives for achieving sustainable development: social, economic and environmental, the latter specifically including the protection and enhancement of the natural, built and historic environment.	The Conservation Area’s special character is identified in the Appraisal. The appraisal forms the evidence base for the Management Plan which will assist in the positive management of change	Yes
124.	Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.	The SPD defines the special character of the Conservation Area, as the basis for contextual analysis of the area, for new development.	Yes
127.	Requires planning policies and decisions to aim to ensure that developments add to the overall quality of the area; are visually attractive; are sympathetic to local character and history and; establish or maintain a strong sense of place.	The SPD defines the special character of the Conservation Area, as the basis for contextual analysis of the area, for new development.	Yes

130.	<p>Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development.</p>	<p>The SPD defines the special character of the Conservation Area, as the basis for contextual analysis of the area, for new development.</p>	Yes
184.	<p>Heritage assets... are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.</p>	<p>The SPD identifies heritage assets and forms the basis of an assessment into whether harm is substantial.</p>	Yes
186.	<p>When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.</p>	<p>The conservation area boundary has been carefully reviewed.</p>	Yes
192	<p>In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.</p>	<p>The SPD identifies heritage assets, considers the benefits of conservation of the historic environment and identifies opportunities for development to make a positive contribution to local character and distinctiveness. The SPD also identifies the contribution made by the historic environment to the character of a place and forms the basis of an assessment into whether harm is substantial.</p>	Yes

197.	The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.	The SPD forms the basis of an assessment into the significance of the non-designated heritage asset.	Yes
200.	Local planning authorities should look for opportunities for new development within Conservation Areas... and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.	The SPD is a tool to help establish the setting of heritage assets and their significance.	Yes
National Planning Practice Guidance (NPPG) compliance			
Paragraph/section in NPPG	NPPG expectations of Conservation Area Review coverage	Overton Conservation Area Appraisal and Management Plan SPD coverage	SPD compliance with NPPG Statement?
Design			
– Section 1: The Importance of Good Design Paragraph: 001 Reference ID: 26001-20140306	As a core planning principle, planmakers and decision takers should always seek to secure high quality design.	The SPD defines the special character of the Conservation Area, as the basis for contextual analysis of the area, for new development.	Yes
Section 3 What is a well-designed place? Paragraph: 015	Focuses on the qualities that define well designed places and spaces,	The SPD defines the character of the Conservation Area.	Yes

Reference ID: 26015-20140306	stating that: <i>A well designed space has a distinctive character.</i>		
Paragraph 020. Paragraph: 020 Reference ID: 26-020-20140306	Lists the physical aspects that contribute to distinctiveness, including the local pattern of street blocks and plots, building forms, details, materials, style and vernacular. It further adds that: Distinctiveness is not solely about the built environment – it also reflects an area’s function, history, culture and its potential need for change.	The SPD examines the local pattern of street blocks and plots, building forms, details, materials, style and vernacular. The area’s function, history and culture are documented in the SPD.	Yes
Conserving and Enhancing the Historic Environment –			
Section 3: Decision-taking. Paragraph 009 Reference ID: 18a-009-20140306	Explains the importance of ‘significance’ in decision-taking, in terms of direct physical change or change to the settings of heritage assets.	The SPD forms the basis of an assessment into significance in decision-taking.	Yes
Paragraph 013 Reference ID: 18a013-20140306	Provides detail to assist in assessing the impact on the setting of a heritage asset and how it should be taken into account. [The setting of a heritage asset is defined in the glossary of the NPPF].	The SPD forms the basis of an assessment into the setting of a heritage asset.	Yes

Overton Conservation Area Appraisal and Management Plan SPD

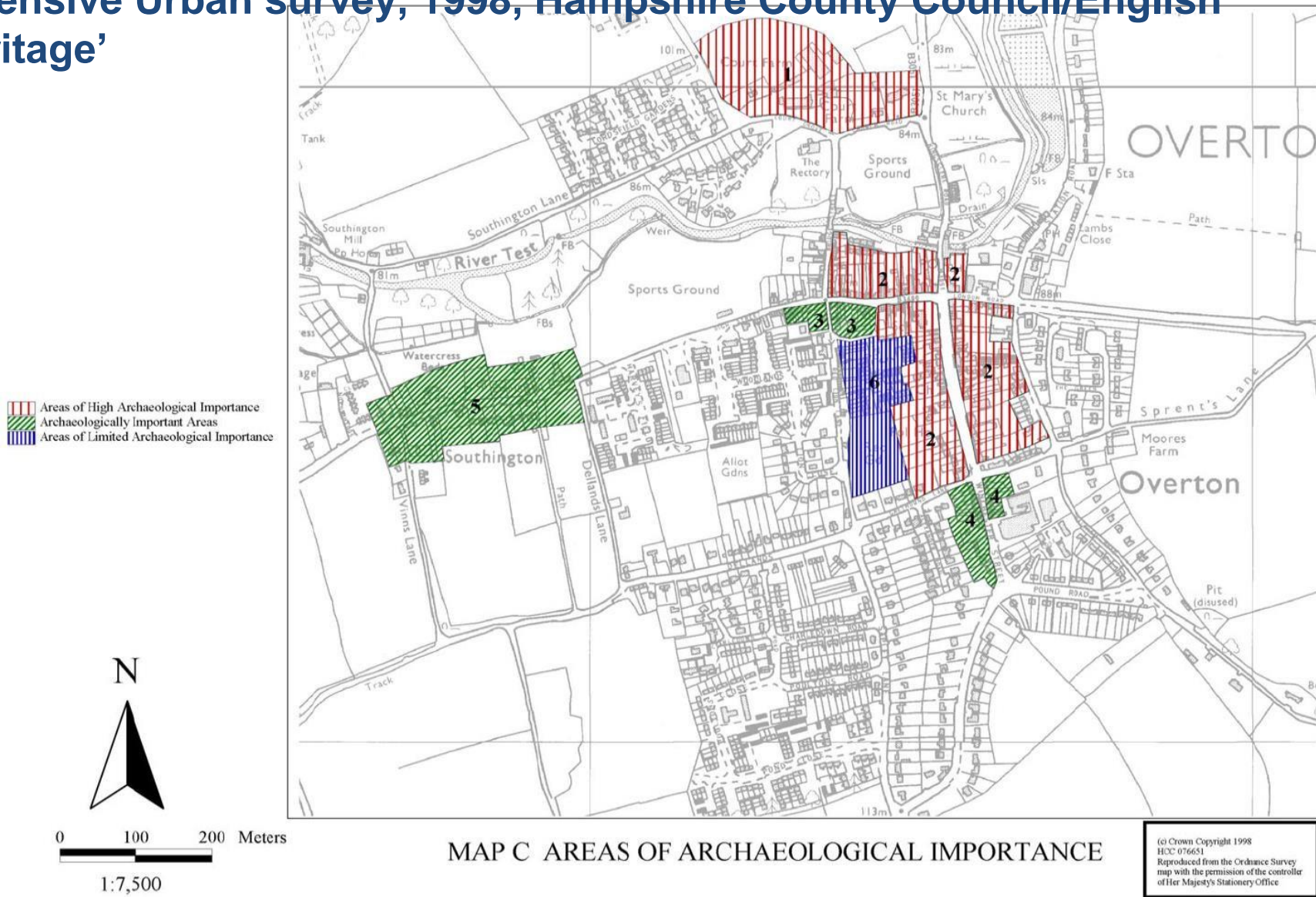
Paragraph 018 Reference ID: 18a018-20140306	Deals with harm in relation to conservation areas, in deciding how to assess if a proposal causes substantial harm	The SPD forms the basis of an assessment of harm.	Yes
Paragraph 019 Reference ID: 18a019-20140306	Deals with the question: How can proposals avoid or minimise harm to the significance of a heritage asset? Noting: 'If the building is important or integral to the character or appearance of the conservation area then its demolition is more likely to amount to substantial harm to the conservation area.'	The SPD forms the basis of an assessment of harm.	Yes
Paragraph: 025 Reference ID: 18a025-20140306	Sets out the requirement to review conservation areas and the role of conservation area appraisals.		Yes

Adopted Basingstoke and Deane Local Plan 2012-2029 compliance			
Paragraph/policy	B&D Local Plan expectations of Conservation Area Review coverage	Overton Conservation Area Appraisal and Management Plan SPD coverage	SPD compliance with the Local Plan?
EM1 Landscape	Policy EM1 concerns landscape and refers to having regard to visual amenity and scenic quality, setting of settlements, including important views to, across, within and out of settlement, local character and historic landscapes.	This SPD will be a significant factor when assessing development proposals.	Yes
EM10 Delivery High Quality Development	Policy EM10 sets out the policy approach to delivery high quality development. It refers to responding to the local context and taking into account the local character and distinctiveness of an area.	This SPD will be a significant factor when assessing development proposals.	Yes
EM11 The Historic Environment`	Policy EM11 sets out the policy approach to the historic environment. It states that all development must conserve and enhance the borough's heritage assets in a manner appropriate to their significance unless a number of criteria can be met.	This SPD will be a significant factor when assessing development proposals.	Yes

'Made' Overton Neighbourhood Plan 2016-2029 compliance			
Paragraph/policy	B&D Local Plan expectations of Conservation Area Review coverage	Overton Conservation Area Appraisal and Management Plan SPD coverage	SPD compliance with the Neighbourhood Plan?
LBE1 The built environment and local distinctiveness	Policy LBE1 relates to the conservation and enhancement of the landscape and built environment, including how proposals should demonstrate they have taken into account the Overton Village Design Statement and Overton Conservation Area Appraisal and Management Plan SPD.	This SPD will need to be taken into account when determining relevant planning applications, and will be a significant factor when considering whether proposals successfully conserve or enhance the built environment within the Overton Conservation Area.	Yes
S1 Local Shops	Policy S1 provides support for improving existing shops and/or providing new shops in Winchester Street and High Street (both of which are within the Conservation Area), subject to respecting local character.	This SPD will be a significant factor when assessing whether proposals respect local character.	Yes
S2 Shops, change of use	Policy S2 seeks to restrict the change of use from retail to private dwellings in the Conservation Area, unless it can be demonstrated that the retail use is no longer economically viable.	This SPD will be a significant factor when assessing whether proposals respect local character.	Yes

APPENDIX 7: Areas of High Archaeological Potential (AHAP) and Areas of Archaeological Potential (AAP).

Extensive Urban survey, 1998, Hampshire County Council/English Heritage'



www.basingstoke.gov.uk | 01256 844844

customer.service@basingstoke.gov.uk

  @BasingstokeGov

If you need this information in a different format, for example large print, CD or braille, please contact the council.

©Basingstoke and Deane Borough Council November 2018

