



Basingstoke
and Deane

Whitchurch

Conservation Area Appraisal and Management Plan

Supplementary Planning Document (SPD)



Whitchurch

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

2019

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 Whitchurch Conservation Area Appraisal Supplementary Planning Guidance (SPG).

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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.

Qualities or elements which contribute to 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, noise, 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 Whitchurch Neighbourhood Plan. Appendix 6 gives details on planning policy compliance, including reference to the 2004 Whitchurch Design Statement.

The Whitchurch Conservation Area was originally designated by Basingstoke and Deane Borough Council in 1978, in recognition of the special architectural and historic interest of the town. The boundary

was subsequently extended in 1987. The most recent 2003 Whitchurch Conservation Area Appraisal has been superseded by this SPD.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;

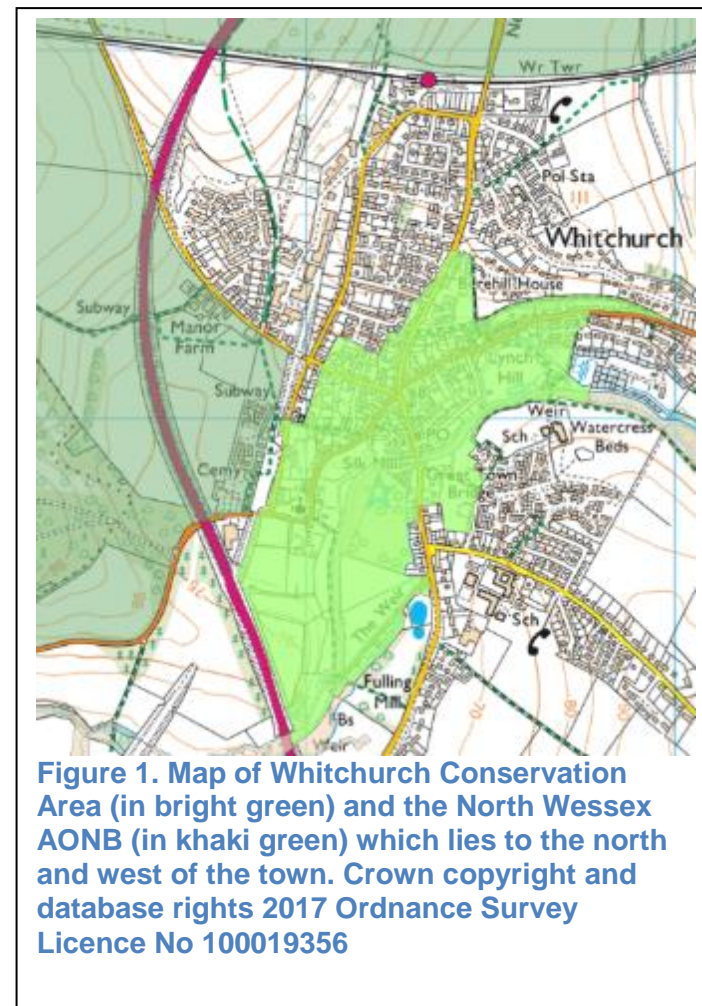
3. River Test Environs; and
4. Lynch Hill and London Road Gateway.
These are shown on the conservation area Appraisal Map appended at Appendix 2.

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 to and determinants of the significance of the entire conservation area include those listed below.

- **Location, topography and setting**
Whitchurch lies in the valley of the River Test running along its floor. Land to the south of the river is relatively flat, whilst land to the north rises steeply up an escarpment to the main railway line.

The chalk downs to the north and west of the town are protected as part of the North Wessex Downs Area of Outstanding Natural Beauty (AONB), (Figure 1).



The River Test and its banks are protected as a Site of Special Scientific Interest (SSSI) forming a tree-lined wildlife corridor through the town, which is an essential component of the character and appearance of the conservation area.

The dismantled Didcot, Newbury and Southampton Railway (DNSR) lies to the west of Whitchurch, and the operational South Western Railway line lies to the north, running east-west on the edge of the settlement, linking Whitchurch to Salisbury and the southwest and to Basingstoke and London.

The A34 main road linking Oxford to Winchester, runs north-south past Whitchurch. The raised A34 embankment forms part of the southwestern boundary of the conservation area.

- **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.

The Town Square and the area around the Silk Mill contribute to the strong sense of place and identity of Whitchurch.

- **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 and Buildings of Local Interest (BOLIs) sit alongside the listed buildings.

- **Urban grain/Built Layout**

The Historic Core Character Area, focused on the Town Square, has a relatively tight urban grain i.e. buildings are grouped closely together. Many

medieval burgage plots, which were laid out in the 13th century, are still legible in this character area, with houses fronting the street and long, narrow strips of land to the rear. A burgage plot frontage tends to be narrow as this is the most accessible and, therefore, most valuable part of the plot. The long narrow burgage plots in Whitchurch are visible on the Ordnance Survey map of 1895-1896 (Figure 2 and on the Medieval Plan Elements map, Figure 6), below.



Figure 2. Ordnance Survey 1895-1896 Whitchurch. Licence No 100019356

The Lynch Hill and London Road Gateway Character Area has a relatively tight urban grain, on steeply rising land. This urban grain has contributed to an interesting, well-defined and varied townscape, with a largely consistent building line along the main thoroughfares.

A looser-knit urban grain/built layout is evident in the Church and Environs and the River Test Environs 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.

Part of the special interest of Whitchurch Conservation Area is derived from the undeveloped Important Open Spaces (IOSs) including those visible from Great Town Bridge and Little Town Bridge, the

Silk Mill, and the Winchester Road car park. These IOSs allow an appreciation of the river valley setting. The interplay of water, vegetation and historic buildings also contributes positively to the special interest of the conservation area.

- **Enclosure**

There is a strong sense of enclosure in and around the Historic Core Character Area and in the Lynch Hill and London Road Gateway 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 Church and Environs and the River Test Environs 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, as noted above, many burgage plots are

still legible, although some have been subdivided and their original layout eroded. Evidence of burgage plots is found in retained boundary walls and in housing built along the length of the plots, for example, at Laundry Yard, Riverside and Pages Yard. Belgrave Cottages are situated to the rear of a burgage plot.

Many plots in The Lynch Hill and London Road Gateway Character Area are irregular in shape to accommodate the change in ground levels.

A number of larger properties are set within generous plots in the Church and Environs and the River Test Environs Character Areas.

- **Gaps**

Gaps are retained between historic buildings in the conservation area: these gaps afford glimpses of the large historic plots to the rear of the buildings.

There are narrow gaps between some

buildings on historic burgage plots in the Historic Core Character Area. Wider gaps between buildings in the outer character areas afford views to historic structures, prominent tree groups and the River Test, all of which contribute positively to the character and appearance of the area.

- **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 The Lynch Hill and London Road Gateway Character Area, the Church and Environs Character Area, around the Church of All Hallows (Figure 3) and the River Test Environs Character Area each have an entirely different character and appearance related to their historic and present uses. In the latter two character areas the

character of the conservation area is tranquil.

There is considerable local and national importance to the survival of the mills on the River Test, which stand as a testament to how chalk valley rivers were harnessed for power to produce goods for local and national consumption.

The distinctive appearance of the working mill buildings at the Silk Mill (Grade II* listed, Figure 7) and the former mill buildings at Town Mill and the Fulling Mill (both Grade II listed, Figures 8 and 9) provides an insight into the working past of Whitchurch and reflects the importance of the river to the function of the town. These mills all lie in the River Test Environs Character Area.

Outside the Historic Core Character Area, land uses are now mainly residential, recreational and/or agricultural.

River meadows and former watercress beds on the River Test contribute positively to the character and appearance of the conservation area.

- **Building form**

Other than around the town square, most buildings in the conservation area present two storeys to their front elevations. This gives a consistent and domestic scale to the street scene.

Historic buildings typically have a narrow front to back span, recessed openings and simple roof lines.

- **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 All Hallows Church (Grade II* listed, Figure 3). Many side elevations and boundary walls within the conservation area are constructed in flint. Many

historic buildings are lime-rendered often on front elevations, with brick, flint and/or timber framing on side/rear elevations. Brickwork is often in Flemish bond on historic properties.



Figure 3. All Hallows' Church, Grade II* listed. Origins Norman, 15th-century features. Restored in 1866.

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

- **Window and doors/Joinery**

Historic joinery 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 relationship of these features and their historic arrangement becomes a significant factor in the overall character and appearance of the conservation area.

The use and overall effect of inappropriate replacement windows and doors on some historic properties detracts from the character and appearance of the conservation area.

Windows to historic residential properties are mostly recessed 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 and/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 important architectural features in the conservation area. Dormer windows on historic buildings typically have pitched roofs with cills interrupting the eaves line.

- **Trees**

Trees and groups of trees contribute positively to the character and appearance of the conservation area.

The River Test is tree lined for much of its length through the conservation area. The Whitchurch Design Statement SPG (2004) describes the town as having a 'leafy roof' with important groups of mature trees framing significant views of Landmark Structures,

particularly from the higher land to the north of the town. There are also valuable tree groups lining Lynch Hill, which form a backdrop to important historic buildings in local and extended views across the town.

The trees on the former railway embankment and the particularly tall poplar trees in the ground of The Lawns, Church Street serve to filter the noise of the A34 to the west of Whitchurch and lessen the intrusion of traffic noise into the historic core of the town. These trees also provide an effective windbreak, protecting the buildings in central Whitchurch from south-westerly winds blowing up the Test Valley.

- **Boundary treatments**

Boundary walls, of brick or of brick and flint, are a common and characteristic feature of the town. 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. Such walls are finished with half round or saddleback copings or bricks 'on edge'. 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 is an important one and their significance is implicit in the appraisal

- **Street furniture and traffic management**

Overall, street furniture and traffic management measures have been sympathetically designed.

Care has been taken to retain traditional

surfacing materials which contribute positively to the conservation area.

Hand-painted bollards, attractive seating and Penny Farthing-shaped cycle parking contribute positively to the character and appearance of the conservation area in Whitchurch.

- **Public access**

Footpaths add to the permeability of the conservation area and afford views of the conservation area and to the surrounding countryside.

Whitchurch has a well-used network of footpaths, through the town and along the tranquil semi-rural River Test. Pedestrian routes such as Great Lane, Chatter Lane, Lynch Hill and The Lynch provide reminders of the historic development of the town, tracing historic boundaries.

20th-century housing within the conservation area reinforces this permeability, with footpath links from Pound Meadow to the River Test, from the Rookery to Chatter Lane, and from

Kings Walk to Lynch Hill. A footpath runs along the top of the chalk cliff, linking Lynch Hill with London Road.

- **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 significance of the heritage assets to be appreciated.

The higher ground to the north, on London Road, Lynch Hill, Bere Hill and Newbury Road provides important

views to Landmarks: All Hallows' Church, the Town Hall and the Silk Mill, which sit amongst the tree canopy (Figures 3, 5 and 7).

Within the conservation area the River Test and the water meadows are visible from the public realm, contributing to a semi-rural character to parts of the town.

- **Contribution of notable sounds to conservation area character**

Notable sounds which contribute positively to the character of the conservation area include the ringing of church bells and the chiming of public clocks (at the Silk Mill and the Town Hall). The sound of the wind in the trees distracts from the intrusion of traffic noise. The trees and the railway embankment also filter the noise from the A34. The varied sounds of the river, quiet rippling or gushing through sluices, is a reminder of the close relationship of the town with the river and also of how the river is managed and harnessed.

- **Condition of the conservation area**
Whitchurch is a well-presented, vibrant small town. The retail, cultural and social facilities within the Historic Core Character Area contribute positively to the vitality of the town.

As with most conservation areas there are issues which impact adversely on the character and appearance of the conservation area. In general, however, property owners have carried out timely repair and maintenance.

However, high volumes of traffic and associated noise detract from the special interest of the conservation area.

Key elements which detract from the special character of the area and offer potential for beneficial change have been described and analysed under each character area and issues have been addressed within the Management Plan and/or in the Council's Heritage SPD.

2.0 ASSESSING SPECIAL INTEREST

2.1 Location, topography and setting

Whitchurch is a small town in north Hampshire, on the River Test. It lies approximately 20 km from the major towns of Basingstoke to the east, Newbury to the north and Winchester to the south. Andover lies approximately 12 km to the west.

The River Test rises 8 km east of Whitchurch, just beyond the village of Overton and runs a total of 64 km, south-west to Southampton Water. The river is protected as a Site of Special Scientific Interest (SSSI).

The majority of Whitchurch lies on valley and river gravels, with chalk and small areas of clay with flints located where the land rises away from the River Test, north of the town. There is a steep scarp bank, to the rear of houses on London Road.

Whitchurch developed at the junction of the three roads to Winchester, Salisbury and Oxford. The Portway, the Roman road between Sarum and Silchester, runs along the northern edge of the parish, 4 km north of the Town Square.

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, and those 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 position of Whitchurch on the River Test, at the intersection of the main routes linking major settlements, as referenced above, is fundamental to its growth.

The Town Square (Figure 4) lies at the junction of five roads: the north-south road once linked Oxford and Winchester/Southampton (a route now traversed via the A34 to the west of Whitchurch); the east-west route links Basingstoke and Andover (the B3400); and Bell Street leads to Andover, via the Harroway, a prehistoric trackway approximately 1.6 km north of the town.

Fertile agricultural land surrounds the settlement and contributed to economic growth here.

It is possible that the early settlement of Whitchurch lay near a church and a ford crossing the River Test. In the 13th century, once the market and borough were established, the focus of settlement probably shifted to the site of the present town, around the conjunction of the five roads.



Figure 4. The Town Square from Church Street. The White Hart Hotel (Grade II listed) is visible in the centre of the picture. On the left the Co-operative Store (Notable Structure) is 2 ½ storeys in height.

A map of 1730 shows a market hall in the middle of Town Square. The market area is relatively small when compared to the market areas of Andover and Overton.

In the late 18th century the present Town Hall (Grade II* listed), (Figure 5) was built on the west side of Newbury Street, to the north of the market place.



Figure 5. The Town Hall, Grade II*. Dates from the late 18th century.

- **Origins**

The name Whitchurch originates from the Old English word 'witcerce' meaning white church. This indicates that an early church within the settlement may have been white-washed or constructed of chalk.

Archaeological excavations northwest of the town centre have revealed a site of Iron Age and early Roman occupation. A working area was also found, suggesting that some form of rural industry had been established.

- **Anglo-Saxon**

The manor of Whitchurch was first mentioned in a royal charter of 909, when King Edward the Elder confirmed the land to the monks of Winchester.

It is thought that the Church of All Hallows occupies the site of a former Saxon church and that there may have been some form of occupation near the church in Saxon times. A Saxon grave monument, found embedded in the north wall of the church, during rebuilding work in the 19th century, commemorates Frithburga, a Saxon woman. It is still on display in the church. Several Saxon graves were found 100m west of the church, during the construction of the railway station on Wells Lane, in the 19th century.

At the time of the Domesday survey, the Bishop of Winchester was listed as holding Whitchurch. Three mills in the area were also mentioned.

- **Norman**

In 1241, Winchester Cathedral Priory was granted a weekly market at Whitchurch by King Henry III, indicating this was already a prosperous place. This was relatively late, compared to Andover and Kingsclere, which are both thought to have had markets from the 11th century. Neighbouring Overton was granted a market in 1218. Whitchurch was granted borough status between 1247-9. The borough then leased land as 'burgage' plots (Figure 6).

The Church of All Hallows dates from the Norman period, but was altered in the 15th century and heavily restored in 1866.

- **14th - 16th Century**

The town suffered a significant population loss due to the plague in the 14th century.

Whitchurch remained in the possession of the Prior and Convent of Winchester Cathedral Priory until 1541, when it was transferred to the Dean and Chapter of Winchester.

- **17th Century**

It was not until the 17th century that a rapid population growth took place. In 1696, King William III granted two fairs to Whitchurch, possibly held on the field off Fairclose, by Fairclose Terrace.

- **18th Century**

By the 18th century the town had four fairs.

In 1712, Henri Portal, a Huguenot refugee, opened a paper mill at Bere Mill, on the River Test at Freefolk, just east of the town. The industry flourished, moving later to Laverstoke and then to Overton. Portal is buried in the Church of All Hallows, in Whitchurch. Other local industries in the 18th and 19th centuries included brewing, flour milling, silk manufacture and the production of woollen cloth and associated textiles.

In the 18th century the north-south route through the town was a turnpike road, with two bridges over the River Test.

The present Great Town Bridge was built round 1770. An area around the bridge was traditionally the watering place for livestock travelling to market.

The White Hart Hotel (Grade II listed) served as a coaching inn on this important route (Figure 4).

- **19th Century**

In 1866, the Church of All Hallows underwent a restoration by the architect Benjamin Ferrey. Its exterior is entirely Victorian and constructed of flint with stone rubble, with some stone dressings.

The 19th century saw a large increase in the size of Whitchurch beyond the medieval core of the town centre. Two railway lines were constructed at this time. To the north, part of the London and South Western Railway (LSWR) line, constructed in 1853-4, is still in use. To the west, the former Didcot, Newbury and Southampton Railway (DNSR) line, between Didcot and Southampton, opened in 1885, and was closed in 1963.

Throughout the 19th century non-conformist religious congregations grew in Whitchurch, breaking away from the Church of England and building their own places of worship. In 1812 the Wesleyan Methodist chapel was erected in Winchester Street (Notable Structure), around 1840 the Baptist chapel off Newbury Street (Grade II listed), was erected. Both these places of worship are still in use. The Primitive Methodist chapel, in London Street built in 1849 is now an office (BOLI) and the Particular Baptist chapel at 6 Winchester Street, erected around 1880 is now a shop (Notable Structure, Figure 34).

There was a Congregational chapel, in Church Street, and the Salvation Army had a barracks in The Lynch. Both buildings have been demolished.

During the 1880s there were a number of demonstrations by the Salvation Army in the Town Square in Whitchurch. Members of the Salvation Army were charged with riot but eventually the High Court of Justice found them not guilty and set a legal precedent for public processions in England.

A number of large houses, of some status with associated grounds, were constructed on what was the periphery of the town in that period. Berehill House off Newbury Road, for example, is a substantial unlisted property, constructed around the end of the 19th century, set in two acres of grounds.

There were three blacksmiths serving the town and surrounding farms, shoeing horses and repairing equipment. One blacksmith's shop stood in Bell Yard, it has now been converted to workshops; the other two blacksmiths have been demolished, at 74 London Street and adjacent to Little Town Bridge, although the replacement dwelling here is called Blacksmith's Bridge House.

- **20th Century**

There has been limited infill within the conservation area. Any infilling development generally reflects the characteristic height, scale and building form of surrounding buildings, which are two storeys in height with pitched roofs.

- **Mills**

Three mills in Whitchurch were recorded in the Domesday survey. The surviving mills of the Silk Mill, Town Mill and Fulling Mill may be on the sites of these medieval mills.

The present Silk Mill, Grade II* listed (Figure 7) was built in 1813-15 by William Hayter as a water-powered sawmill and furniture factory, it was converted to a silk mill in 1817-19 by William Maddick. It still operates as a Silk Mill and visitor attraction, run by a charitable trust.



Figure 7. Silk Mill, Grade II* listed. Built in 1813-15.

The Town Mill is Grade II listed and dates from the 18th century. It was a grain mill and is now a dwelling (Figure 8).

Based on documentary and archaeological evidence, the principal medieval trades in the town appear to have been brewing and baking.



Figure 8. Town Mill, Grade II listed.

Fulling is a step in woollen clothmaking to eliminate oils, dirt, and other impurities, and to make the cloth thicker. The Fulling Mill in

Whitchurch is Grade II listed and dates from the 17th century. It is now a dwelling, retaining its rural, isolated setting, with a curtilage-listed fishing lodge on the River Test, south of the town (Figure 9).



Figure 9. Fulling Mill, Grade II listed.

- **Whitings chalk extraction**

The Whitings Works extracted chalk from the northerly slope of Lynch Hill, and much of the housing along London Road was constructed for its workers. The white cliff forms a distinctive backdrop to the houses here.

- **Railway Infrastructure**

As listed above, two railway lines border the Conservation Area. The dismantled railway line to the west of the town retains much of its embankment, which is pierced by two bridges, on Church Street and Blosswood Lane. These bridges, under the imposing embankments, are gateways into the town. They are important features at the edge of the Conservation Area, enhancing the special character of this area of town.

The subway next to The Station House on Wells Lane (Building of Local Interest) leads to a footpath. The subway is a Notable Structure and is separated from Wells Lane by a white picket fence and gate, visible from Fairclose, which enhances the special character of this area of town (Figure 75).

- **Agricultural Buildings**

Whitchurch retains many barns within the town.

There are also two isolated, timber-framed, granary buildings, on the meadows south of the town, in the River Test Environs Character Area.

The Grade II listed granary west of the Vicarage dates from the 17th century and was used to store 'tithes', a tax to support of the Church and clergy, representing one tenth of annual produce or earnings (Figure 10).



Figure 10. 17th-century granary west of the Vicarage. Grade II listed, timber-framed on fifteen staddle stones.

The Grade II listed granary west of 90 Winchester Street dates from the 18th

century. It is a good example of a staddle stone granary, a building type common in Hampshire. The function of the staddle stones was to raise the granary above surrounding ground levels, to afford protection from groundwater and vermin. This granary was re-sited on the River Test water meadow from Charlcot Farm, which lies outside the conservation area to the east of Winchester Road (Figure 11).



Figure 11. Close up view of 18th-century granary west of 90 Winchester Street. Grade II listed, timber-framed on nine staddle stones.

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 are included in the Historic Environment Record (HER) for Hampshire County Council (HCC).

Areas of archaeological potential for Whitchurch are shown on Figure 12 and the map at Appendix 7.

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.

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

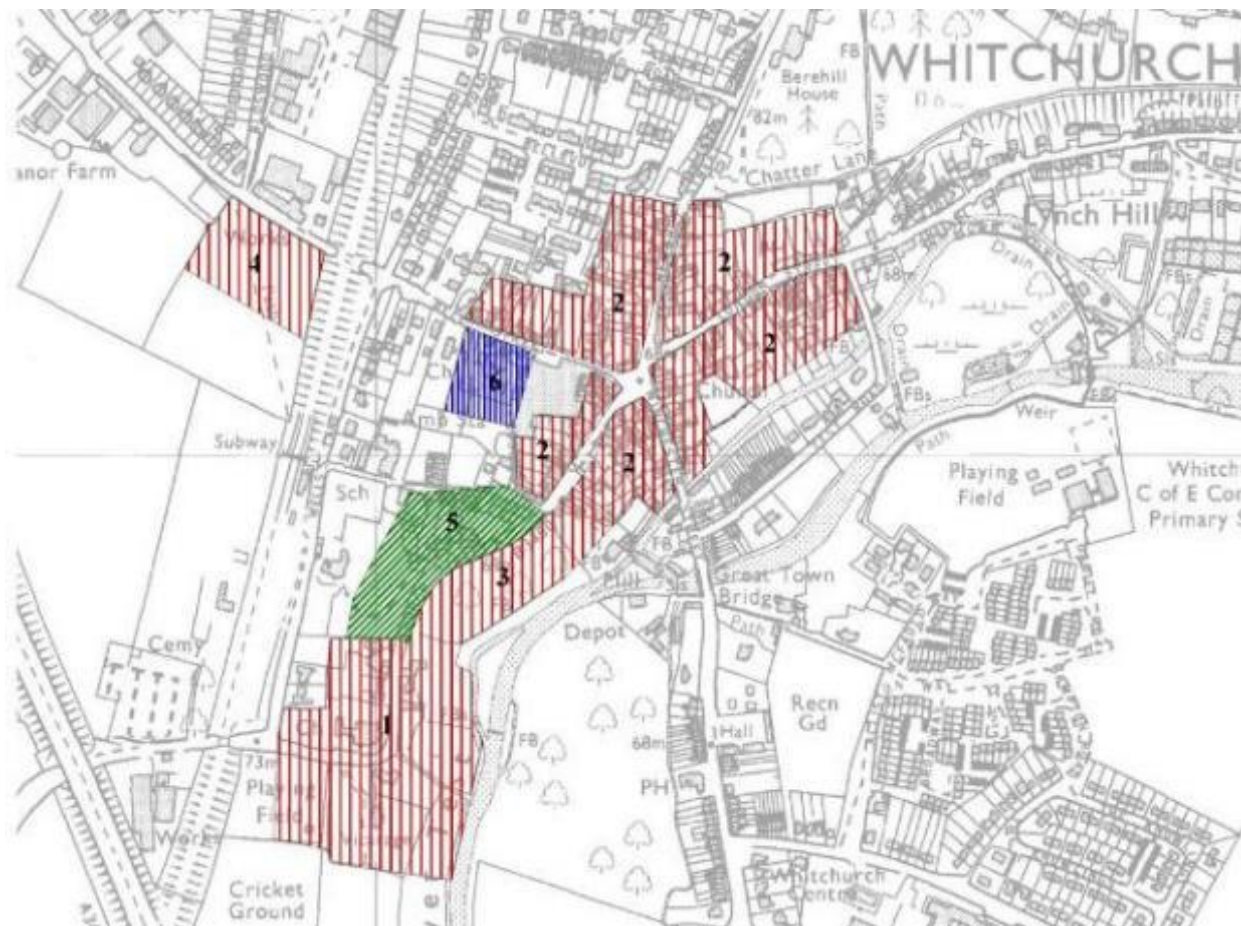


Figure 12. Whitchurch. Areas of High Archaeological Potential (AHAP) in red. Areas of Archaeological Potential (AAP) in green. Areas of Limited Archaeological Potential (ALAP) in blue. Larger scale map at Appendix 7.

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 55 structures in the conservation area included in the statutory List of Buildings of Special Architectural or Historic Interest. The Church of All Hallows, the Town Hall and Silk Mill are listed at Grade II*. The remaining buildings are listed at Grade II.

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

Landmarks (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 Landmarks).

The conservation area includes a number of unlisted buildings which have heritage

and/or townscape value.

Basingstoke and Deane Borough Council has a local list of heritage assets, most of which lie outside conservation areas. These 'Buildings of Local Interest' or BOLIs are not of national significance but meet various published criteria (see Glossary for definitions).

'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 Whitchurch, these Notable Structures are heritage assets which date from between the 17th to 19th centuries, including some timber-framed and flint buildings. 13 Newbury Street and The Cottage, Fairclose, referenced later in the text are examples (Figures 19 and 56).

These heritage assets are marked on the Appraisal Map (Appendix 2) 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 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.

Landmarks are important features in views and vistas.

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

- Church of All Hallows, Grade II* listed, southwest of the town, visible in distant views (Figure 3).
- The Old School, Fairclose, Notable Structure. Brick and flint (Figure 57).
- The Kings Arms Public House, Grade II listed an 18th century two storey building prominent on Church Street with Longs Court to rear.
- The Methodist Church, BOLI, set back from Winchester Street (Figure 14).
- The Bell Public House, Grade II listed, a 16th century two-storey timber-framed hall prominent on Bell Street, with Bell Yard to

rear (Figure 21).

- The Bee Hive, 2 Bell Street, Grade II listed, a 15th century, timber-framed, house and shop it was formerly jettied on two sides, a rare form of construction in Hampshire. Now white rendered with a clay tile roof. Prominent in the Town Square. Grade II listed (Figure 20).
- The Town Hall, Grade II* listed, a 17th and late 18th century building. Prominent building set back on Newbury Street, the cupola is visible in extended views (Figure 5).
- White Hart Hotel on High Street, Grade II listed, an 18th century 'L' shaped building prominent on the junction of Newbury Street and London Street (Figure 4).
- Red House Public House, Grade II listed, a 17th century timber-framed building prominent on London Street.
- Parish Hall, BOLI, on London Street.
- 33 London Street, Grade II listed, prominent white rendered building with Notable Structures (walls and outbuilding)

on the junction of Lynch Hill and London Street (Figure 80).

- Town Mill, Grade II listed, prominent building on the River Test at the end of Town Mill Lane (Figure 8).
- Silk Mill, Grade II* listed, prominent working Silk Mill off Winchester Street, the cupola is visible in distant views (Figure 7).
- Fulling Mill, Grade II listed, south of the town (Figure 9).

The settlement is visible from various points on the rising land surrounding it, with distant views towards key Landmarks within the town: the Town Hall, Silk Mill and the Church of All Hallows, which has a distinctive shingled broach spire.

From within the settlement there are views and glimpses down lanes and through gaps between buildings in the predominately enclosed street frontages, to the surrounding land which provides an attractive rural backdrop to the settlement.

Mature trees, dense verdant boundaries, grass verges and fields, water meadows, watercress beds, recreation grounds and

sports grounds fronting the roads seen in views and vistas contribute to the semi-rural character of the conservation area.

Water meadows, fields and (now disused) watercress beds alongside the River Test are included within the conservation area boundary. This land, historically associated with the River Test, forms an important part of the setting of listed buildings within the conservation area. These fields and water meadows facilitate views from paths and roads to listed buildings and to other important features within the conservation area.

2.6 Green Infrastructure, open space and trees

- **Green Infrastructure**

Green Infrastructure (GI) is the interconnected network of natural areas and other green open spaces that is integral to the health and quality of life of people in

local communities and which supports and enhances natural and ecological processes. There are a number of open spaces and trees within Whitchurch that contribute to this network.

The council's Green Infrastructure Strategy is set out at:

<https://www.basingstoke.gov.uk/ENV09>

- **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 Whitchurch. These open spaces are marked on the Appraisal Map.

The made Whitchurch Neighbourhood Plan 2014 – 2029 forms part of the development

plan: <https://www.basingstoke.gov.uk/WNP>

Four green spaces within the conservation area were identified in the made Whitchurch Neighbourhood Plan for their environmental, social and health benefits to the community:

- All Hallows Churchyard;
- Cricket Field south of the church;
- Part of Bere Hill woods off Chatter Lane;
- Alliston Way Recreation ground.

The River Test SSSI and the disused railway were identified as key biodiversity assets, forming wildlife corridors.

The presence of mature trees, dense verdant boundaries, grass verges and fields, water meadows, 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.

The Bere Hill Woods Important Open Space (IOS) accessed off Chatter Lane and Lynch Hill was historically associated with Bere Hill House (a Building of Local Interest).

**Table 1: Whitchurch Conservation Area
Open Space Designations**

Open space designation	Locations in Whitchurch 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>Silk Mill Race which runs south of the Silk Mill to the Fulling Mill.</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>The Town Square former market area.</p> <p>The Silk Mill grounds.</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>In Whitchurch the IOSs are areas where the historic core of the town can be appreciated within its wider rural and riverside setting. The IOSs form part of the green infrastructure in Whitchurch.</p>	<p>All Hallows' Churchyard.</p> <p>Land and Cricket Ground south of the church.</p> <p>Meadows and wooded land alongside the River Test between the A34, The Weir and Winchester Street/Road including land southwest of the Fulling Mill and wooded land south of the Gill Nethercott Community Centre.</p> <p>Grounds at The Lawn, Church Street.</p> <p>Grounds at The Mount between Wells Lane and Church Street.</p> <p>Land including the allotment gardens at Test Road.</p> <p>Alliston Way, Recreation Ground.</p> <p>Land north of Red Leaf House bounded by the River Test.</p> <p>Land and ponds north of the Primary School and west of Town Mill Lane.</p> <p>Land northeast of Riverside Lodge, Town Mill Lane, south of Pound Meadow.</p> <p>Part of Bere Hill Woods bounded by Chatter Lane.</p>

- **Trees**

Trees make a vital and positive contribution to the character and appearance of the conservation area.

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. Verdant areas around the river provide a haven for wildlife. In more built-up areas, in gardens and at the roadside, there is a mix of native species and ornamental specimen trees.

Trees can act as townscape components of some importance and in some cases terminate or define a particular view. Loss or harm to such trees can have a substantial impact on the character and appearance of the conservation area.

Remnant sections of woodland and hedgerows may have importance, as the last reminder of an historic property boundary.

Hedges, both in gardens and marking field boundaries, 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, part of Church Street (from the Town Square to Fairclose), the northern side of Fairclose, Bell Street, Newbury Street, Newbury Road and London Street.

Character Area 2: Church Environs – Church of All Hallows, part of Church Street (southwest of Fairclose), Wells Lane, the southern side of Fairclose and the former railway station.

Character Area 3: River Test Environs - The Silk Mill, Test Road, The Weir and Fulling Mill, the Gill Nethercott Centre, the Alliston Way recreation ground, Town Mill Lane and the Town Mill.

Character Area 4: Lynch Hill and London Road Gateway – Lynch Hill, The Lynch and east along London Street/London Road and Pound Meadow.

3.2 Character Area 1 – Historic Core

- **Description**

This character area includes the Town Square, the former market place, with the main thoroughfares, Winchester Street, Church Street, Bell Street, Newbury Street/Road and London Street radiating from it.

The character of this part of the conservation area is affected by the volume of traffic on these thoroughfares and by traffic noise.

Properties on the north side of Fairclose and part of Test Road are included in this character area.

The medieval radial pattern of streets, laid out in the 13th century, is still discernible here, with historic burgage plots evidenced by a tight-knit arrangement of buildings along the main streets.

Included within this character area is part of the Bere Hill Woods, this is an Important Open Space (IOS).

- **Topography**

The Historic Core Character Area includes part of the River Test Mill Leat and the Little Town Bridge on Winchester Street. This part of the character area is low lying.

Land rises from the River Test valley floor, steeply up Newbury Street and Newbury Road.

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, Town Square, former market area (Open Area of Townscape Significance, OATS);
2. Winchester Street, Church Street, Bell Street, Newbury Street and London Street. These main thoroughfares are

relatively narrow and irregular, gradually revealing progressive groups of buildings. Records suggest burgage plots lay along each of these streets (Figures 2 and 6);

3. Service yards or narrow routes leading off the main thoroughfares, which include the back lane to Church Street burgage plots at Great Lane, Laundry Yard and Bell Yard (Figure 13).



Figure 13. Bell Yard view looking south. This was the site of a blacksmith.

- **Urban Grain/Built Layout**

The Historic Core Character Area has a tight urban grain and high building density.

High-status historic public buildings with an assembly function are set back from the

road, these are identified as follows:

As the Historic Core Character Area contains former burgage plots, the majority of historic buildings abut the pavement, forming a consistent, largely continuous building line which contributes positively the character and appearance of the conservation area.

- The Town Hall, Grade II* listed, Newbury Street (Figure 5);
- The Methodist Church, BOLI, Winchester Street (Figure 14);
- Whitchurch Baptist Church, Grade II listed, Lord Denning Court, Newbury Street.



Figure 14. Methodist Church, Winchester Street. Building of Local Interest.

- **Spaces**

The Town Square, former market area, is an Open Area of Townscape Significance (OATs), a visual reminder of the historic functions of the area.

The Town Square forms the most memorable feature of the town. This is a public space and busy vehicular route, and it is defined by a group of important but varied buildings.

Part of the Bere Hill Woods accessed by foot from Chatter Lane are included within this character area. This area is an Important Open Space (IOS), formerly part of the grounds of Bere Hill House (a BOLI).

- **Enclosure**

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

Winchester Street, Bell Street, Church Street and London Street are relatively narrow streets, formed by domestic buildings, leading to the commercial centre of town.

- **Plots**

The main thoroughfares are characterised by deep burgage plots evidenced by current boundaries. Most plots have been developed to the rear. Historic boundary features provide evidence of the medieval urban plan, such as the high brick and flint walls on Great Lane which served as a back lane to Church Street burgage plots (Figure 15).



Figure 15. Great Lane once served as a back lane to Church Street burgage plot. View looking south to 10 Fairclose.

Housing such as that at 14-23 Chatter Lane appears to have truncated the historic plots facing London Street.

At the edges of this character area there are

some larger plots, for example on Test Road and at the western end of Bell Street. 38 Bell Street is a small flint-faced farmhouse set back from the road in a larger open plot, with a long timber-clad and slated barn (Figure 22, Notable Structure).

The remaining workshops in Bell Yard (Figure 13) are important survivors of the typical type of development which would have been found in the rear of the burgage plots. These workshops are the only obvious examples now remaining in the conservation area.

- **Gaps**

There are gaps between the relatively tight-knit, historic buildings in the Historic Core Character Area which contribute positively to the character and appearance of the conservation area (Figure 16).



Figure 16. Gap between 32 London Street (Grade II listed) and 36 London Street, Notable Structure.

- **Uses**

Whitchurch has a vibrant town centre with a mixture of residential uses, retail, cultural and social facilities within the Historic Core Character Area. A pharmacy, food store, a convenience store with a post office, filling station, cafés, public houses and restaurants add to the vitality of the area. Most of the commercial uses are still located in the centre of Whitchurch, reflecting the historic function of this area.

Public houses and the White Hart Hotel in this character area provide a focus for activity and vitality as well as being of architectural and historic interest.

The petrol filling station on Church Street in this character area, whilst not of historic or architectural interest, is an important facility and service in the town.

- **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 (Figure 17).



Figure 17. Traditional shopfront at 12 Bell Street, Notable Structure.

- **Building form**

Most buildings present two storeys to the street elevation, although there are a few 2 ½ and three storey buildings in this character area. There is an aesthetically pleasing variety in the ridge lines and eaves heights of historic buildings here.

In the Town Square examples of taller buildings include the three storey brick Victorian building at 1 Bell Street occupied by the Co-operative Store (Figure 4). The buildings at 5-7 Winchester Street are three storeys in height, adjoining a 2 ½ storey building at 1-3 Winchester Street (Figure 18). These are all Notable Structures.



Figure 18. 2 ½ storey 1-3 Winchester Street and 3 storey 5-7 Winchester Street. Notable Structures.

On Newbury Street the White Hart Hotel and the Pharmacy at 5-7 are of 2 ½ storeys. 19 Newbury Street is a two storey Building of Local Interest (BOLI), 17 Newbury Street adjoining is a three storey red brick building, to the south 15 Newbury Street is 2 ½ storeys tall (both are Grade II listed). 13 Newbury Street is a timber-framed 1 ½ storey Notable Structure (Figure 19).



Figure 19. 1 ½ storey 13 Newbury Street. Notable Structures.

Other 1 ½ storey buildings include the timber-framed 30 and 32 London Street and 20 Newbury Street (both Grade II listed).

Historic buildings in this character area typically have a narrow front to back plan depth and roof.

Historic outbuildings are subordinate in scale to principal buildings and are generally single storey in height. Examples include outbuildings to the rear of the Bell

Public House and at the Silk Mill. To the rear of the White Hart Hotel the outbuilding is two storeys in height.

The three-storey 20th-century dwellings at 12-22 Bell Street are not entirely appropriate in scale and form but maintain the building line and help to frame the view to the Market Place.

- **Materials and finishes**

The character area features a range of walling materials.

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. Many older buildings have been rendered, usually finished in off-white. The survival of such buildings is a reminder of the historical development in the town, and greatly enhances the special character of the conservation area.

Examples of re-fronted, timber-framed buildings include the Bee Hive at 2 Bell Street. Now white rendered, this 15th-century Grade II listed building was, as noted previously, formerly jettied on two sides, a rare form of construction in

Hampshire (Figure 20).



Figure 20. The Bee Hive at 2 Bell Street, now white rendered is timber framed. 15th-century Grade II listed building.

The Bell Public House on Bell Street is a large 16th-century hall, re-fronted in the 19th century, with exposed timber framing on the east elevation on Bell Yard (Figure 21).



Figure 21. The Bell Public House viewed from Bell Yard. Timber framed Grade II listed

22 - 24 Bell Street, Grade II listed, next to the Bell is a late 16th century, timber-framed building. When the building was re-fronted in the 19th century, the wooden bressumer was retained.

18-20 Church Street, Grade II listed, are also rendered, with timber-framing visible on the rear elevation facing Great Lane.

2-6 Church Street, Grade II listed, are timber-framed, No.2 is refaced in brick and Nos. 4 and 6 are rendered.

There are some brick buildings which are rendered on one or more elevations, usually including the south side of the building. Examples include 10 Fairclose, on Great Lane and 17 Church Street (Figures 15 and 31) both buildings are Grade II listed.

31 Newbury Street is a 16th century timber-framed house with a jettied upper floor and exposed timber framing (Grade II listed, Figure 23).

Where visible, brickwork is often in Flemish bond on historic buildings. Window and door surrounds are often formed of bricks which contrast with the main body of brickwork.

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 including in the Notable Structures at The Old School on Fairclose, 28-34 and 38 Bell Street (Figures 57 and 22) and 69 London Road (Figure 87). Many side elevations and boundary walls are constructed in flint.



Figure 22. 38 Bell Street. Flint former Farmhouse. Notable Structure.

Many older buildings have been rendered and painted white.

- **Windows and doors/Joinery**

Windows in listed buildings are predominantly single-glazed timber sash or casements, painted white or off-white. Fenestration patterns are regular and typically windows are recessed. Doors are predominantly timber. Many Notable Structures have replacement uPVC windows and doors which detract from the character and appearance of the conservation area.

There are stone cills on many historic buildings.

- **Roofs**

The roofscape of this character area is attractive and varied. Plain clay handmade tiles are generally used on older buildings. Slate is used on later additions, 19th-century buildings and on outbuildings. There are no thatched roofs in this character area.

The majority of buildings have brick chimneys. High, square chimney stacks are prominent from street level. Large chimney stacks on historic buildings may indicate an earlier structure behind a later façade. Prominent chimneys are used as an architectural statement on later buildings, for example 1 Bell Street occupied by the Co-operative store (Figure 4). 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.

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 were formerly thatched, (now tiled, Figure 20), and shallower for buildings with slate roofs (Figure 17).

A few buildings in this character area have gable ends facing on to the road: 7 Winchester Street (Notable Structure) is one example. Other examples are 29 Newbury Street (Notable Structure) and 31 Newbury Street (Grade II listed, Figure 23).



Figure 23. 31 Newbury Street (Grade II listed) 16th century. 2 storey house with jettied gable facing the road.

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

There are a few parapets in this character area at 2 Newbury Street and 1 Church Street, the former Hides Stores (which has a gabled parapet), Gryphon House, Bell Street (BOLI) and the former cinema at 56 London Street (all Notable Structures, Figures 24-27).



Figure 24. Parapet at 2 Newbury Street, Notable Structure.



Figure 25. Gabled parapet at 1 Church Street, Notable Structure.



Figure 26. Parapet at Gryphon House, Bell Street, Notable Structure.



Figure 27. Parapet at 56 London Street, formerly a cinema. Notable Structure.

- **Trees and vegetation**

Mature trees line the River Test (SSSI). These are visible from Little Town Bridge on Winchester Street which marks the edge of this character area. There are also long views including these trees from the Town

Square along Church Street to the High Street.

The trees south of London Street form a visual ‘end stop’ to the long historic building plots.

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 townscape trees enhance the appearance of this character area (Figure 28).



Figure 28. Key townscape tree on Great Lane, viewed from west.

The prominent mature trees at the north end of Newbury Road surround Bere Hill House (BOLI), Chatter Lane and the Lynch. The trees form a significant landscape feature at the northern entrance to the conservation area.

- **Boundary treatments**

Several older walls survive in this character area which are generally constructed of brick or brick and flint. Examples include the length of brick and flint walls lining Great Lane. Historic boundary treatments may be protected as curtilage-listed structures or are Notable Structures. These 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.

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

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

- **Street furniture and traffic management**

Overall street furniture generally makes a positive contribution to the character and appearance of this part of the conservation area. A Grade II listed 'K6' red telephone box, designed in 1935 by Sir Giles Gilbert Scott stands by the former sub-post office on Church Street.

There are attractive, hand-painted, cast iron bollards throughout this character area.

Ground surfacing materials vary throughout this character area. Attractive setts have been used in the Town Square and off Bell Street.

- **Public access**

There are pedestrian routes throughout this character area at Great Lane and Fairclose, Longs Court, Chatter Lane leading to Lynch Hill, Laundry Yard and Bell Yard.

- **Views and vistas**

From the Town Square the White Hart Hotel (Grade II listed) is prominent, with its heavy porticoed entrance and bright white-painted frontage. It defines the space leading to

Newbury Street and London Street (Figure 4).

The Town Hall (Grade II* listed) and the Pharmacy at 5–7 Newbury Street, with its interesting exposed timber-framed gable end, create an intimate space and frame the view up to Bere Hill.

Further north, the line of cottages from at 1-9 Newbury Street and 29-45 Newbury Road help to frame the views into the town from Bere Hill, together with the mature foliage and low flint wall opposite. 29 Newbury Road is particularly prominent, and leads the eye towards the historic buildings beyond (Figure 29).



Figure 29. Newbury Road, looking south towards the Town Square. Trees and flint wall to Bere Hill House (BOLI) on the left

The approach looking south on Newbury Road towards the Town Square offers views of the spire of All Hallows Church in the distance, glimpsed above the roofline of Newbury Street (Figure 30).

Structures abutting the pavement on the relatively narrow Newbury Street results in funnelled views and is of particular importance.



Figure 30. Newbury Road, looking south towards the church.

Along Newbury Street there are glimpsed views to the Grade II listed Baptist Church, barns and other Notable Structures, including Belgrave Cottages, Laundry Yard and Vinery Close.

One of the most notable views of the settlement is from Newbury Street to the Town Hall Landmark, with its central cupola (Figure 5).

There are also views to the Silk Mill Landmark with its prominent cupola in this character area (Figure 31).



Figure 31. 17 Church Street, Grade II listed. Glimpsed view of Silk Mill Tower to the left.

Bell Street contains groups of small terraced buildings that maintain the long views into the Town Square from the edge of the conservation area and enhance the strong building line abutting the highway.

Prominent at the entrance to the conservation area from the railway arch are the rendered 36 Bell Street, with the small flint-faced farmhouse 38 Bell Street, set back from the road (both Notable

Structures).

From the southwestern edge of this character area at Fairclose, there are long views along Church Street into the Town Square.

The principal elevation of the Silk Mill building and the Mill Leat is visible from Little Town Bridge in the Historic Core character area.

- **Notable Structures - Omissions**

1. 3-9 Waterloo Court, London Street (Figures 32 and 33). Waterloo Court was erected on this site to replace 6-8 London Road in the late 20th century. The dwellings now on site make a neutral contribution to the character and appearance of the conservation area and are not considered to be Notable Structures.



Figure 32. 3 and 4 Waterloo Court, London Street.



Figure 33. 5-9 Waterloo Court, London Street.

• **Notable Structures – Additions**

1. 6 Winchester Street was erected as a chapel for the Particular Baptists in about 1880. The building is set back from the road, a reminder of its former assembly function. (Figure 34).
2. 8 Winchester Street stands on the frontage of a former burgage plot, Pages Yard was built to the rear along the burgage plot (Figures 6 and 34).



Figure 34. 6 and 8 Winchester Street, Notable Structures.

3. 5 and 6 Pages Yard, Winchester Street. These historic 1 ½ storey buildings are visible in glimpsed views from Winchester Street and Church Street. The location behind the main thoroughfare is a reminder of the former burgage plot which extended parallel to the River Test

here (Figures 6 and 35).



Figure 35. 5 and 6 Pages Yard, Winchester Street, Notable Structures.

4. 23 Winchester Street. This historic red brick building, in Flemish brick bond, retains sash windows and an attractive Georgian doorcase with fanlight (Figure 36).



Figure 36. 23 Winchester Street, Notable Structure.

5. Flint and brick wall to side of 38 Bell Street (Figure 37). The historic fabric and attractive materials used in this wall make a positive contribution to the character and appearance of the conservation area.



Figure 37. Flint and brick wall to side of 38 Bell Street, Notable Structure.

6. 13 Church Street (Figure 38). This small cottage next to the petrol station has two large chimney stacks and a general form which suggests a historic building. Its south-west elevation, with bay windows is attractive.



Figure 38. 13 Church Street. Notable Structure.

7. 1-3 Riverside (off London Street) This 19th century terrace, erected along a former burgage plot, is visible in glimpsed views from London Street and Test Road. The buildings retain wooden sash windows. 1 Riverside retains decorative wooden barge boards (Figures 6, 39 and 40).



Figure 39. 1-3 Riverside, Notable Structures. Decorative barge boards at 1 Riverside.



Figure 40. 1-3 Riverside, Notable Structures. Wooden sash windows at 1 Riverside.

8. 34 London Street. This 19th-century 1½ storey house was erected along a burgage plot which extends to the River Test. The house is visible in glimpsed views along Kingfisher Close, off London Street (Figures 6 and 41).



Figure 41. 34 London Street, Notable Structure, visible from London Street.

9. 1 Oakland Road, off Newbury Street, is an Arts and Crafts style building which makes a positive contribution to the character and appearance of the conservation area (Figure 42).



Figure 42. 1 Oakland Road, Notable Structure.

10. Roadside wall at 1 Oakland Road. The historic fabric and attractive materials used in this wall, in a prominent location on Newbury Hill, make a positive contribution to the character and appearance of the conservation area (Figure 43).



Figure 43. Wall at 1 Oakland Road, Notable Structure.

11. Yeomans Cottage and the brick and flint boundary wall to the south in Lord

Denning Court, off Newbury Street are both historic, appearing on the 1870s OS map. Yeomans Cottage is visible from Newbury Street. The location of the building and the southern boundary wall are a reminder of the existence of the former burgage plot here (Figures 6, 44 and 45).



Figure 44. Yeomans Cottage. View from Boundary Close. Notable Structure.



Figure 45. Brick and flint boundary wall south of Yeomans Cottage, Lord Denning Court off Newbury Street. Notable Structure.

12. Highbury, 16 Newbury Street. This historic building is approximately double the width of neighbouring buildings. It has a hipped slate roof and two chimney stacks, wooden sash windows and an attractive wooden door hood. The building appears on the 1870s OS map (Figure 46).



Figure 46. Highbury, 16 Newbury Street. Notable Structure.

13. The Lodge, Kings Walk. This building was a lodge to Berehill House (BOLI), erected in the late 19th century on a prominent position on Newbury Hill at the entrance to the conservation area (Figure 47).



Figure 47. The Lodge, Kings Walk, view from Newbury Road. Notable Structure.

- **Conservation area boundary changes**
- **Inclusion**

1. Land including World War II pillbox, Newbury Road. The conservation area boundary has been extended to include the land immediately surrounding the World War II pillbox in the garden of 59 Lynch Hill Park and part of the bank at the junction of Kings Walk with Newbury Road (Figure 48).

14. World War II pillbox, Newbury Road (Figure 48). Leaving the conservation area on Newbury Road, a World War II pill box is visible, sited prominently on top of a steep bank. The pill box lies at the junction of Kings Walk with Newbury Road. The pill box lies in the garden of 59 Lynch Hill Park.



Figure 48. World War II pillbox in garden of 59 Lynch Hill Park, visible on Newbury Road.

3.3 Character Area 2 – Church and Environs

• Description

This character area includes the Church of All Hallows, and the surrounding properties which form a generally residential area to southwest of the historic core of the town.

The Church of St Mary, Grade II* listed, is one of the most important buildings within the conservation area. The church stands at the edge of the town, to the southwest of the Historic Core Character Area, in a quiet, relatively tranquil and semi-rural setting which includes the churchyard and Church Rooms.

The churchyard is an Important Open Space (IOS), bounded by a brick and flint retaining wall (Notable Structure), which allows an appreciation of the Church of All Hallows and occupies an elevated, prominent position on the bend in Church Street. The churchyard makes a positive contribution to the character and appearance of the conservation area.

The entrance to the conservation area, from

the road under the dismantled railway line, is characterised by undeveloped Important Open Spaces (IOSs) on either side of the road. The churchyard lies to the north and the cricket ground lies to the south (Figure 73). The cricket ground lies in Character Area 3 – River Test Environs and is discussed in the appropriate section of this Appraisal.

Grouped around the church are a loose cluster of predominantly large houses in very large mature plots, the oldest being Kings Lodge (formerly the vicarage) which dates from the 17th century (Grade II listed, Figure 49).



Figure 49. Kings Lodge (once Parsonage Farm) Grade II listed. Late 17th-century. 2 storey with a 3 storey wing. tile roof. Part brick, part rendered.

The remaining buildings date from the 19th century and include Haverhill, The Chase, The Lawn, Lawn Cottage and St Cross House, all of which are large houses in large plots. 40 and 42 Church Street are included in this group but are relatively modest in scale. All are Grade II listed (Figure 50).



Figure 50. The church with The Chase, 42 and 40 Church Street and Haverhill, viewed from the north. The Mount IOS to right.

These houses are 19th-century infill to an expanding town during this period. This limited infill consolidated the cluster of mostly large buildings in large plots around the church. This cluster of buildings has a sense of separation from the core of the town, maintained by the open spaces on each side of Church Street (Figure 51).

High quality groups of indigenous trees, interspersed with specimen trees, make a positive contribution to the semi-rural character and appearance of this character area.

North of the church, The Mount (Grade II listed, Figure 55), dates from the 19th century. It stands in a large plot with mature trees which is an Important Open Space (IOS) with entrances on Wells Lane and Church Street. Opposite The Mount on Church Street, the grounds of The Lawn are also an IOS with mature trees. The verdant mature trees and historic boundary walls here provide enclosure to the street and are key determinants of its character (Figure 51).



Figure 51. Important Open Spaces (IOSs) with mature trees and historic boundary walls at The Mount and The Lawn, Church Street, viewed from the south.

In the north of this character area on Church Street there is a cluster of historic buildings: 22 and 24 Church Street, Benwells, The Hermitage and The Cottage which are all Grade II listed. Mount Lodge is a curtilage listed structure here, sited on the long entrance driveway to The Mount.

The Station House on Wells Lane is a Building of Local Interest (BOLI, Figure 76). Mount Cottage and The Cottage on Fairclose, (Figure 56), are Notable Structures which make a positive contribution to the character and

appearance of the conservation area.

20th-century housing in this character area, comprising a small development at Fairclose and three detached dwellings at Wells Lane and the Vicarage, off Church Street, makes a neutral contribution to the character and appearance of the conservation area.

- **Topography**

Ground levels rise away gently from the River Test in this character area.

The tree-lined River Test marks the eastern boundary of the character area and the steep, tree-lined, dismantled railway embankment on Wells Lane marks the western boundary.

- **Spaces**

This character area includes the privately owned Important Open Spaces (IOSs) at The Mount and The Lawn which line part of Church Street. These spaces, on either side of the road, their boundary treatments and mature trees, and the area topography, contribute positively to the semi-rural character and appearance of this character area.

Historic Ordnance Survey maps included at Appendices 3, 4 and 5 show these IOSs remain relatively unchanged.

- **Urban Grain/Built Layout**

In the main this character area has a loose built layout and low building density, with historic buildings in the main set in generous plots along Church Street and Wells Lane.

20th-century housing on Fairclose has a relatively tight urban grain and high building density.

Buildings are mostly set back from the road in this character area.

- **Enclosure**

There is a combination of hard and soft means of enclosure to the roadsides in this character area.

Historic walls, fencing and hedges, along with grass verges make a positive contribution to the character and appearance of the conservation area.

- **Plots**

With the exception of properties on Fairclose, plots are generally larger in this character area than those within the historic

core.

Plot to building ratios here are generally much lower here 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. Mature hedging and trees contribute positively to the character and appearance of the conservation area, and the gaps allow views to historic buildings.

- **Uses**

This character area has ecclesiastical and residential uses.

- **Building form**

Symmetrical façades are common in this character area.

There is considerable variation in overall building height in this character area, although most buildings are two storeys in height.

The church, with its spire, is the tallest building (Figures 3 and 50). The Church Rooms to the north are single storey in

height.

Kings Lodge (Figure 49) and The Chase (Figures 50 and 52) are both 2 and 3 storeys in height.



Figure 52. 40 and 42 Church Street, 2 storey. The Chase to the left is 2 and 3 storeys in height. (All are Grade II listed).

Benwells on Church Street is 2 ½ storeys in height with a single storey wing (Figure 53).



Figure 53. Benwells, Church Street (Grade II listed) is 2 ½ storeys tall with a single storey wing (with parapet).

The Lawn (Figure 54) and The Mount (Figure 55) are relatively large, high status buildings 2 storeys in height but with relatively high eaves and ridge heights. 40 and 42 Church Street are 2 storey in height with comparatively lower eaves and ridge heights (Figure 50, all are Grade II listed).



Figure 54. The Lawn, Grade II listed. Late 19th, early 20th century. Plain, symmetrical Grecian façade to east, 20th century extension.



Figure 55. The Mount, Grade II listed. 19th-century. Hipped slate roof. Rendered.

In this character area the Grade II listed buildings at The Hermitage and The Cottage on Church Street are all 1 ½ storeys in height. The Notable Structures at The Cottage on Fairclose (Figure 56) and 32-34 Church Street (Figure 61) are 1 ½ storeys in height.

Historic buildings in this character area typically have a narrow front to back span.

Outbuildings are subordinate in scale to principal buildings in this character area. Whilst the Mount Flat on Wells Lane is two storeys in height, the eaves and ridge are lower than that of the main building here.

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



Figure 56. The Cottage, Fairclose. Notable Structure. Timber frame, Thatched roof.

- **Materials and finishes**

Many of the historic buildings in this character area are rendered in an off-white colour.

The use of a common palette of materials is a strongly defining townscape characteristic of these buildings.

The Church of All Hallows has flint walls with stone dressings, the tower is rendered.

Flint is also found in this character area at

The Old School House on Fairclose (Notable Structure), one wing is constructed in red brick and the building has red brick dressings (Figure 57).

The Chase (Figure 50 and 52) has a 3 storey high, white painted flint wing, with brick dressings.

Many side elevations and boundary walls are constructed in flint.



Figure 57. Old School House, Fair Close, now residential. Notable Structure. Flint.

Timber framing is evident in this character area at The Cottage on Fairclose (Notable Structure). The Hermitage and The Cottage on Church Street are re-fronted, timber cruck-framed buildings, now white rendered (Grade II listed, Figure 58).

40 and 42 Church Street and Haverhill are cob structures (Grade II listed, Figure 50).



Figure 58. The Hermitage and The Cottage on Church Street, Grade II listed. Mount Lodge to the left is a Notable Structure.

Red brick is found throughout this character area, with historic buildings often constructed in Flemish bond. Blue and buff bricks are used decoratively in string courses and around windows and doors. Some buildings have painted brickwork.

Yellow brick is used at 22 and 24 Church Street (Grade II listed) built c.1860 after the railway had come to Whitchurch and building materials could be imported more cheaply.

- **Windows and doors/Joinery**

The Church of All Hallows (Grade II* listed)

has leaded lights.

Other windows to historic buildings are predominantly single-glazed timber sash or casement windows, painted white or off-white. Fenestration patterns to historic buildings are regular and often symmetrical. Windows and doors are typically recessed. Doors are predominantly timber. Timberwork to porches and bay windows contributes to the quality and interest of the buildings.

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

There are stone cills on many historic buildings.

- **Roofs**

The roofscape of this character area is attractive and varied.

Generally plain clay handmade tiles are used on older dwellings, for example on the 17th-century dwelling, Kings Lodge (Grade II listed, Figure 49). Generally, slate is used on 19th-century buildings, later additions and on outbuildings. Slate roofs in this character area are often hipped.

One of the few thatched roof buildings in the conservation area is found at The Cottage, Fairclose (Notable Structure, Figure 56).

The majority of buildings have brick chimneys. High, square chimney stacks are prominent from street level. Large chimney stacks on historic buildings may indicate an earlier structure behind a later façade. Prominent chimneys are used as an architectural statement on later buildings, for example at 32-34 Church Street (Notable Structure, Figure 61).

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 at Haverhill (Grade II listed) and Mount Lodge, Notable Structure (Figures 50 and 58).

The stepped eaves and variety in ridge heights also contribute positively to the character and appearance of the area (Figures 50 and 52).

- **Trees and vegetation**

Mature trees line the River Test Site of Special Scientific Interest (SSSI). There are groups of indigenous trees interspersed with specimen trees in the large gardens of historic buildings here, including a Cedar of Lebanon at Kings Lodge.

Trees line the dismantled railway embankment on Wells Lane which marks the edge of this character area and is an important element of the setting of the historic buildings in this character area.

The trees on the Important Open Spaces (IOSs) at The Mount and The Lawn, on either side of Church Street form a canopy over the road in this character area (Figure 51). These trees are visible in long views from the Town Square along Church Street and make a positive contribution to the character and appearance of this area.

Trees, grass verges, hedges and front gardens make a positive contribution to the character and appearance of this conservation area.

- **Boundary treatments**

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



Figure 59. Curtilage-listed boundary walls to St Cross House and The Lawn, viewed from the east.

Low fences, narrow front gardens, roadside verges and hedges are also features which make a positive contribution to the character and appearance of this character area.

Historic boundary treatments may be protected as curtilage-listed structures or are Notable Structures. These are marked on the Appraisal Map.

Several older walls survive in this character and are generally constructed of brick or brick and flint. Examples include the curtilage-listed walls to the rear of 22 Fairclose, at St Cross House and The Lawn (Figures 51 and 59).

The Mount, has curtilage-listed walls to Church Street and Wells Lane, the latter is a cob boundary wall (Figure 60).



Figure 60. Cob boundary wall, curtilage-listed at The Mount, Wells Lane. Important Open Space (IOS) trees in the background.

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.

- **Street furniture and traffic management**

Street furniture generally makes a positive contribution to the character and appearance of this part of the conservation area.

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

- **Public access**

Fairclose is an important pedestrian route on the northern boundary of this character area, between Wells Lane and Church Street.

Within this character area a public footpath leads southeast from Church Street to the River Test. Public access along this path and to the church grounds enhances opportunities to appreciate the character and appearance of the conservation area.

- **Views and vistas**

Looking south, the tall shingled broach spire of the Church of All Hallows is visible from the top of Wells Lane. It is also visible looking south along Church Street, initially

between and over the trees and, more clearly after Church Street straightens.

The church is a Landmark.

There are tall tree belts along the dismantled railway embankment and at The Lawn and The Mount Important Open Spaces (IOSs) on Church Street. These groups of trees are visible throughout the conservation area. These tree groups give a very distinctive semi-rural feel to this character area.

- **Notable Structures – Omissions**

There are no Notable Structures omissions in this character area.

- **Notable structures – Additions**

1. 32-34 Church Street (Figure 61). This is a 1 ½ storey brick building with a tile roof and central square chimney. The two dwellings here have pedestrian access from Church Street. This building makes a positive contribution to the character and appearance of the conservation area.



Figure 61. 32-34 Church Street, Notable Structure.

- **Conservation area boundary changes**

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

3.4 Character area 3 – River Test Environs

• Description

This large, semi-rural character area stretches along the River Test, and extends to include the eastern and southern most parts of the conservation area.

The river flows from the Town Mill in the east to the Fulling Mill in the southwest of this character area (both Grade II listed), past the Silk Mill (Grade II* listed, Figures 8, 9, 7 and 62).

The Silk Mill and grounds here are highly visible (Figure 62). This is the most important open area in the town after the Town Square. The interplay of water, vegetation and historic buildings here contributes positively to the special interest of the conservation area.

Adjacent to the Silk Mill, the Gill Nethercott Community Centre dates from 2007 (Figure 62). It makes a positive contribution to the character and appearance of the conservation area by providing a community focus. The building stands on



Figure 62. Silk Mill viewed from the south.

modern ‘staddle-stones’ and spans over the Silk Mill Race which is a Site of Importance to Nature Conservation (SINC).

The car park adjacent to the community centre is a well-used asset with mature trees to the north and southwest (Figure 63).

Town Mill Lane, the south side of Test Road, part of Winchester Street and The Weir are included in this character area.

Away from Winchester Street, which is a main thoroughfare, the character of the area is tranquil and semi-rural.



Figure 63. Gill Nethercott Community Centre and car park.

There are many sizeable Important Open Spaces (IOSs) in this character area, including the meadows on either side of the River Test and the cricket ground south and east of the church, which make a positive contribution to the semi-rural character and appearance of this character area.

Views of undeveloped land within the conservation area, notably from the public footpath along the River Test and from The Weir, contribute to an appreciation of the tranquillity of the conservation area and its semi-rural character and appearance.

From the centre of this character area at the Silk Mill, on either side of Great Town Bridge and Little Town Bridge on Winchester Street and from the Winchester

Road Car Park, undeveloped Important Open Spaces (IOSs) are visible and allow an appreciation of the river valley setting of Whitchurch.

Two small timber-framed granary buildings stand in Important Open Spaces (IOSs) in this character area (both are Grade II listed, Figures 10, 11, 72 and 73).

The railway bridge over Church Street and the subway under Wells Lane lie within this character area and are Notable Structures.

- **Topography**

This character area is generally low lying, extending alongside the River Test and the Mill Leat.

The Weir is a manmade levee of considerable local importance in relation to its former functional role of harnessing water from the river to provide power for mills and controlling the water distribution across its meadows and watercress beds upstream and downstream. There are a series of water channels, gates and bridges here crossed by public footpaths and the road.

The tree-lined dismantled railway

embankment off Wells Lane and the A34 road embankment form part of the western boundary of the conservation area.

- **Spaces**

The Silk Mill grounds are an Open Area of Townscape Significance (OATS). The grounds are now open but were once occupied by outbuildings and workshops relating to the Mill. The grounds make a positive contribution to the character and appearance of the conservation area.

This semi-rural character area includes many Important Open Spaces (IOSs) which are key contributors to the character and appearance of the conservation area.

Important Open Spaces (IOSs) here include: ponds to the west of Town Mill; land including the allotment gardens at Test Road; land at Red Leaf House, Winchester Street; the Alliston Way recreation ground; watercress beds off The Weir; meadows along the River Test; land at the Fulling Mill; and the cricket ground west of the Vicarage on Church Street.

There are views of privately owned Important Open Spaces (IOSs) from the public realm, including from Great Town

Bridge and the footpath leading to Alliston Way to the IOS at Red Leaf House, Winchester Street and from the public footpath lining the River Test to the land at the Fulling Mill IOS.

All these IOSs enhance the semi-rural character and appearance of this character area.

Historic Ordnance Survey maps included at Appendices 3, 4 and 5 show the IOSs in this character area were, historically associated with historic buildings including the Church, the Fulling Mill and Town Mill.

- **Urban grain/Built layout**

Most of this character area has a loose built layout, with low building density and a semi-rural character with clusters of historic buildings and other isolated buildings which are surrounded by large open spaces.

Historic buildings in this character area typically have a narrow front to back span.

The terraces of dwellings at 1 to 6 The Weir and 34 to 54 Winchester Street are built at a relatively high density, with a

tighter built layout (Figures 64 and 65).



Figure 64. 3 and 4 The Weir, Notable Structures.



Figure 65. 34 to 54 Winchester Street, Notable Structure.

The positions of buildings in relation to the road reflects their functions. The large,

high status historic buildings in this character area are set in extensive grounds whilst the more modest historic Notable Structures are positioned closer to the road with a small front garden.

- **Enclosure**

South of the river on Winchester Street there is a combination of hard and soft means of enclosure.

Historic walls, fencing and hedges, along with grass verges make a positive contribution to the character and appearance of the conservation area.

There are narrow intimate routes in this character area at The Weir, Town Mill Lane and between Winchester Street and Alliston Way (Figure 66). Roadside walls, historic metal railings, fences, trees and hedging make an important contribution to the character and appearance of the conservation area providing enclosure. Contrast is provided by open spaces and long-range views.



Figure 66. Footpath 26a and shared driveway from Alliston Way to Winchester Street.

- **Plots**

In the main plots here are larger than those within the Historic Core, reflecting the semi-rural character of the area.

The terraced dwellings at The Weir and on Winchester Street have plots of similar widths and length to terraced buildings in the Historic Core Character Area.

- **Gaps**

Away from Winchester Street, the predominantly looser urban grain here allows for large gaps between buildings, with views to Important Open Spaces (IOSs), the River Test, Landmarks and historic buildings.

- **Use**

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

- **Building form**

The Gill Nethercott Community Centre is an example of a high quality architectural design in an historically sensitive context in that the building uses high quality materials and building methods, it respects important views and the scale of neighbouring buildings and relates well to the pattern of existing development and routes through and around it.

The community centre and most dwellings in this character area are two storeys in height.

There is considerable variation in overall building height in this character area. Red Leaf House and The Elms, 55 Winchester Street (both Grade II listed, Figures 67 and 68) are large, high-status buildings, with higher eaves and ridge heights than those of the more modest Notable Structures on

Winchester Street nearby or at The Weir.

The Silk Mill is 3 storeys in height (Figures 7 and 62).



Figure 67. Red Leaf House, Winchester Street. Grade II listed.

9 The Weir is 1 ½ storeys in height with eyebrow dormers to an attic storey, (Grade II listed), (Figure 69).

Outbuildings are subordinate in scale to principal buildings in this character area and including the single storey building at the Silk Mill (Figure 62).

There are single storey 20th-century dwellings on Test Road and Riverside Lodge on Town Mill Lane. These low buildings contribute positively to the semi-rural character and appearance of this character area.



Figure 68. The Elms, 55 Winchester Street. Grade II listed.

Historic chimneys are prominent in public views of historic buildings 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.

The use of slate at the Silk Mill is an early example of this material in Whitchurch and is indicative of the high status of the building when constructed.

Flint is found at 3 and 4 The Weir and on

the prominent side elevation of 54 Winchester Street. These are Notable Structures (Figures 64 and 65).

Timber framing is still evident in this character area, at the two listed granary buildings (Figures 10, 11, 72 and 73). At 9 The Weir the timber-framing is only partly exposed: most of the walling is rendered (Figure 69).



Figure 69. 9 The Weir, Grade II listed, timber-framed, rendered, thatched house.

There are rendered buildings throughout this character area including Red Leaf House and The Elms, 55 Winchester Street (Figures 67 and 68).

- **Windows and doors/Joinery**

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

- **Roofs**

Historic buildings in this character area predominantly have pitched roofs, finished in slate.

9 The Weir and the two small granary buildings are thatched, (all are Grade II listed).

Many roofs are hipped.

The Silk Mill, with its distinctive cupola, is a Landmark.

- **Trees and vegetation**

Mature trees along the disused railway embankment and on the banks of the River Test 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**

Boundary walls, of brick or of brick and flint, are a common and characteristic feature in this character area. 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.

Historic metal railings and timber picket fences are also found throughout this character area and contribute positively to the character and appearance of the conservation area. In contrast, close boarded fences are incongruous and visually intrusive in the conservation area.

Hedgerows have not been marked on the Appraisal Map but their contribution to the character of the conservation area is an

important one and their significance is implicit in the appraisal

The roadside walls and railings on the Great Town Bridge are discussed below , under Notable Structures.

- **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 public access along the riverside, enabling this part of the town, which has a tranquil, semi-rural character area away from the main Winchester Street, to be enjoyed by many. The footpath network is well used by local people to access the town and by visitors as part of the wider network of footpaths linking the villages and towns along the River Test.

The Silk Mill brings many visitors to the town and access is afforded to the River Test within the Silk Mill grounds.

Town Mill Lane and the footpath north of the Fulling Mill run along the River Test,

Mill Leat. Public access to walk beside the River Test is restricted in other locations.

- **Views and vistas**

The main elevation of the Silk Mill is visible from Little Town Bridge in the Historic Core character area. There are views of the Silk Mill from Great Town Bridge, Winchester Street and from the Winchester Road Car Park. Undeveloped Important Open Spaces (IOSs) are visible from Great Town Bridge and Little Town Bridge and from the Winchester Road Car Park and allow an appreciation of the river valley setting of Whitchurch.

The southern semi-rural approach to the town can be enjoyed from this character area.

There are important views across Important Open Spaces (IOSs) here which allow an appreciation of the tranquil, semi-rural character and appearance of this part of the conservation area (Figure 70).



Figure 70. View to Important Open Space south of Town Mill Lane.

There are views of the River Test Mill Leat along Town Mill Lane and from Test Road bridge (Figure 71).



Figure 71. View northwest along the River Test Mill Leat viewed from the Town Mill Lane bridge.

There are views from The Weir and from the public footpath along the River Test north from the Fulling Mill over the river

meadows, back towards the town (although some views are obscured by mature tree groups).

There are local views to the isolated timber-framed granary buildings set against a backdrop of mature trees from The Weir (Figure 72) and from Wells Lane (Figure 73).



Figure 72. Grade II listed granary west of 90 Winchester Street, viewed from The Weir.



Figure 73. Grade II listed granary west of The Vicarage, viewed from Wells Lane.

From The Weir and the public footpath along the River Test there are some fine and extensive views, towards the church spire sitting above the water meadows and the large houses and gardens of Church Street.

From the railway bridge at the entrance to the conservation area on Church Street there are views to the churchyard and Wells Lane (Figure 74).



Figure 74. The railway bridge over Church Street, Notable Structure.

All of the above views facilitate an appreciation of the tranquil, semi-rural character and appearance of much of this part of the conservation area.

- **Notable Structures - Omissions**

There are no Notable Structure omissions in this character area.

- **Notable structures – Additions**

1. 18 Test Road. This single storey dwelling constructed in corrugated iron is partially built out over the River Test. It appears to have been built as a boat house in the late 19th century. It is visible from the path south of the river and in glimpsed views from Test Road, it makes a positive contribution to the

character and appearance of the conservation area.



Figure 75. 18 Test Road. House on the River Test. Notable Structure.

2. The subway under the dismantled railway next to the Old Station House, Wells Lane (Figures 76 and 77). This structure was constructed in the 1880s. It is a reminder of the now dismantled Didcot, Newbury and Southampton Railway (DNSR) line which served the town. This is a Notable Structure which makes a positive contribution to the character and appearance of the conservation area.



Figure 76. The subway under the dismantled railway, next to the Old Station House, Wells Lane.



Figure 77. The Old Station House and railway subway viewed from Fair Close.

3. Roadside walls and metal railings on Great Town Bridge, Winchester Street (Figure 78). These brick walls with a stone coping, and black metal railings make a positive contribution to the character and appearance of the conservation area



Figure 78. Roadside walls and metal railings on Great Town Bridge, Winchester Street. Notable Structures.

- **Conservation area boundary changes**

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

3.5 Character area 4 – Lynch Hill and London Road Gateway

- **Description**

This character area includes Lynch Hill, The Lynch, London Street east of Lynch Hill, London Road, Pound Meadow, part of Chatter Lane and 20 Test Road.

In the mid 19th century the Whittings Works extracted chalk from the southern slope of Lynch Hill, and much of the housing along the north side of London Road was constructed specifically for the workers, (Figure 79). The white chalk cliff of the excavated Lynch Hill forms a distinctive backdrop to the houses here.

Pairs of semi-detached houses, each pair with common eaves line, follow the topography of the street such that eaves and ridge lines step down from east to west. These are Notable Structures which make a positive contribution to the character and appearance of the conservation area (Figure 79).

There were few buildings in this character area before the mid 19th century.

This part of the conservation area, although eroded in places, is a very important survival of a modest group of workers' houses defining a key part of the town's development. Their scale and resulting quality of townscape make a positive contribution to the character and appearance of the conservation area.



Figure 79. View west on London Road with the Lynch Hill trees in the background, Notable Structures.

Lynch Hill runs the length of this character area along the top of a tree-lined steep chalk escarpment. Lynch Hill is a single-

track road in the west, narrowing to form an unmade pedestrian path along the back of the former workers' houses adjoining London Road, at the eastern end of the conservation area. This path along the top of Lynch Hill marks the northern boundary of the conservation area for much of its length.

The Lynch is located on the north side of London Street and the lower slopes of the Lynch Hill. The houses to The Lynch leading off London Street form a group of some considerable townscape quality, strongly defining tight lanes, alleys and footpaths (Figure 80).



Figure 80. View up The Lynch to the brick and flint Old Police Station BOLI with trees on the chalk escarpment beyond.

Part of Chatter Lane and land east of Test Road is included within this character area.

Pound Meadow is included in this character area: it lies south of London Road. 1 to 6 Pound Meadow is a 19th-century terrace, 3 to 6 are faced in flint on the south elevation. These are Notable Structures which make a positive contribution to the character and appearance of the conservation area (Figure 89).

The remaining Pound Meadow housing dates from the 20th century and makes a neutral contribution to the character and appearance of the conservation area. The housing generally reflects the characteristic height, scale and building form of surrounding buildings which are one or two storeys in height with pitched roofs.

The River Test Mill Leat marks part of the southern boundary of this character area. There is no public access alongside the watercourse in this character area.

- **Topography**

Land in this character area rises to the north

away from the River Test and Mill Leat up to Lynch Hill which is tree-lined. Ground levels also rise along London Road to the east.

The sometimes dramatic changes in level in this character area combine with built form to provide interesting townscape.

Some houses are set across the slope and are split level on occasion.

The Whitings Works excavations left a chalk cliff at the back of the houses on London Road. The white cliff and mature trees along the top path on Lynch Hill are visible in views throughout the town.

The Lynch Hill footpath runs along the top of the chalk cliff to London Road in the east. The higher ground here provides important views of the town, characterised by well-defined historic roofscape and townscape respectively.

The topography of this part of the conservation area and the presence of strong tree belts is locally significant and is a key contributor to the character and appearance of the conservation area.

- **Spaces**

South of Pound Meadow there are two footpaths leading to the River Test Mill Leat and Town Mill Lane beyond. In between the footpaths, the housing and the Mill Leat is an Important Open Space (IOS).

There are also large gardens to some older properties in this character area which make a positive contribution to the character and appearance of the conservation area.

- **Urban Grain/Built Layout**

This character area has a relatively tight urban grain, with a relatively high density. However, given the rising land which made further infill development difficult, buildings have comparatively large plots compared to those within the Historic Core Character Area.

Former workers' houses along the north side of London Road are in pairs, rather than terraced, in wider plots than the plots of comparable properties within the historic core.

Most buildings in this character area are set slightly back from the road, with small front gardens although some, such as those along the southern side of London Road, are set close to the back of the pavement. Some historic buildings are set in extensive mature gardens, including 33 London Street which is a Grade II listed Landmark Structure, sited prominently on the junction of Lynch Hill and London Street (Figure 81). The flint boundary walls and brick and flint outbuilding on London Street are Notable Structures.



Figure 81. 33 London Street, Grade II listed Landmark Structure. Boundary walls are Notable Structures.

66 London Street, The Old School House (Grade II listed), (Figure 82), 64 London Street and 76 London Street (both Notable Structures) have grounds extending to the

Mill Leat of the River Test in the south.

- **Enclosure**

There is a strong sense of enclosure to routes within this character area, with a strong continuity of frontages. Boundary walls and hedges make an important contribution to enclosure.

The consistency of the building line forms a positive characteristic of the townscape in this character area at the eastern gateway to the conservation area.

- **Plots**

Many plots are irregular in shape here to accommodate the change in levels from the south rising to the north in this character area.

The plot ratio here is generally lower than within the Historic Core reflecting the topography and the lower land values here, outside the commercial centre when the land was developed in the 19th century.

- **Gaps**

The relatively looser urban grain here allows for gaps between buildings. The gaps allow views north to the tree-lined chalk escarpment of Lynch Hill, and glimpsed views south to the River Test, the town, church and water meadows beyond.

- **Uses**

This character area is now largely in residential use.

- **Building form**

London Road is a key gateway to the town and is lined by well-built and adaptable 19th-century housing. This housing has a repeated and regular pattern of features such as: chimneys; cast iron rain water goods; windows; door openings and boundary treatments. This housing is seen as an architectural composition as well as individual houses. The siting, layout, scale, materials and architectural detailing of these dwellings make a positive contribution to the character and appearance of the conservation area and they are Notable

Structures. The regular rhythm of built form and gap, combined with these shared features adds to the distinctive character and cohesion of this part of the conservation area.

Historic buildings in this character area typically have a narrow front to back plan depth and roof.

Houses on the Lynch and Lynch Hill are more informal and varied in terms of built form but generally of a vernacular appearance and a modest scale. While most buildings present two storeys to the street elevation, there is an aesthetically pleasing variety in the ridge lines and eaves height of buildings here.

33 and 66 London Street are large, high-status, 2 storey high listed buildings (Figures 81 and 82) with higher eaves height and ridge heights than those of the more modest buildings in this character area (Figures 83, 84 and 85).



Figure 82. 66 London Street, The Old School House, 18th-century, Grade II listed. To left curtilage-listed wall.



Figure 83. 1 and 2 The Lynch, Notable Structures, looking north toward the Important Open Space (IOS) trees at Bere Hill.



Figure 84. 84 and 82 London Road.



Figure 85. 37 London Street, Notable Structure.

Voters Cottage, 41 London Street is 1 ½ storeys in height (Notable Structure).

Some 20th-century housing on Pound Meadow is single storey in height. These

buildings make a neutral contribution to the character and appearance of the conservation area.

Large brick chimneys are a prominent feature in public views of historic buildings in this character area. This is partly due to topographical changes which often means that views are afforded along or over roofs. Outbuildings are subordinate in scale to principal buildings in this character area. Whilst the barn at 33 London Street is two storeys in height, the eaves and ridge are lower than that of the main building here.

- **Materials and finishes**

The predominant walling material in this character area is red brick, although there are also rendered and flint and brick buildings here.

33 and 66 London Street are rendered (both Grade II listed), (Figures 81 and 82).

Flint is found at the Old Police Station (BOLI), at 69 London Road, and in the form of painted flint at 76 London Road (all are Notable Structures), (Figures 80, 88 and 90).

The side elevations at 37 London Street, 70 London Street and 96 London Road are also constructed in flint, (these are all Notable Structures), (Figures 85, 86 and 87).



Figure 86. 70 London Road, Notable Structure.



Figure 87. 96 London Road, Notable Structure. 3 storeys on to Pound Meadow.

- **Windows and doors/Joinery**

On listed buildings, Buildings of Local Interest (BOLIs) and Notable Structures windows are predominantly timber, single-glazed sash windows painted white or off-white.

Other buildings in this character area often have double-glazed, uPvc windows. These are considered to detract from the character and appearance of the conservation area.

Fenestration patterns are regular. Windows and doors are typically recessed. Doors to listed buildings, Buildings of Local Interest

(BOLIs) and Notable Structures are predominantly timber.

- **Roofs**

Roofs here are traditionally natural slate although this part of the conservation area has seen much replacement with modern concrete interlocking tiles.

The workers' houses at the eastern end of the conservation area have a strong eaves lines parallel to the roadside. Elsewhere in this character area there are a mix of buildings with gables facing the road and ridgelines parallel to the road.

Most roofs have gables, however there are hipped roofs at 33 London Street (Grade II listed), 37 London Street (Notable Structure), on one wing at 66 London Street is hipped and at 70 London Street (Notable Structure (Figures 81, 82, 85 and 86).

The barn at 33 London Street (Notable Structure) has a half-hipped roof.

- **Trees and vegetation**

The valuable tree group lining Lynch Hill forms the backdrop to important historic development in local and extended views across the town.

There are also mature trees on the Important Open Space (IOS) along the Mill Leat in the south of this character area.

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

- **Boundary treatments**

In this character area with most buildings set back from the road, often with a small front garden, boundary features make a largely positive contribution to the character and appearance of the area.

Historic brick and flint and brick walls, hedging and traditional post and rail and metal fencing are attractive features in this character area (Figures 80, 81, 86 and 87).



Figure 88. 69 London Road, Notable Structure with two telegraph poles and two street lights.

Flint is found throughout this character area in outbuildings and boundary walls. At 33 London Street the barn (Notable Structure) and boundary walls (curtilage-listed) are constructed in flint. The boundary walls at 66 London Street (curtilage-listed), (Figure 82) and 67 London Road, (Notable Structure), are also constructed in flint and make a positive contribution to the character and appearance of the conservation area.

Many front boundary walls and hedges have been removed on London Road to create vehicle parking. This has eroded the character of the streetscape and the integrity of the original housing design.

- **Street furniture and traffic management**

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

However, duplication of telegraph poles and street lights leads to visual clutter, harmful to the character and appearance of the conservation area.

- **Public access**

Pedestrian permeability is characteristic of this character area.

20th-century housing within the conservation area reinforces this permeability, with footpath links from Pound Meadow to the River Test, from the Rookery to Chatter Lane and Kings Walk to Lynch Hill.

- **Views and vistas**

There are important views from the high ground here over the roofs of the houses in this character area, into the town, to the church, the water meadows and beyond.

76 London Street terminates a long view looking east up and out of the town along London Street, (Figure 90).

There are views of the tree-lined Important Open Space (IOS) to the south of this character area.

All of the above views facilitate an appreciation of the character and appearance of this part of the conservation area.

- **Notable Structures - Omissions**

There are no Notable Structure omissions in this character area.

- **Notable Structure – Additions**

1. 71 to 109 London Road (Figure 79). Prominently sited on the north side of London Road at the entrance to the conservation area, this group of workers' houses was erected in the mid 19th century when the Whitings Works extracted chalk from Lynch Hill. Their repeated design, traditional materials and a regular pattern of features such as: chimneys; cast iron rain water goods; windows; door openings and

boundary treatments results in a quality of townscape which makes a positive contribution to the character and appearance of the conservation area.

2. 1-6 The Green is a terrace which dates to at least the 19th century, south of London Road. 3 to 6 are constructed in brick and flint (Figure 89).



Figure 89. 1-6 Pound Meadow, Notable Structure. View from London Road.

3. 96 London Road. This tall, prominent building is constructed in brick and flint. The Pound Meadow elevation is three storeys in height (Figure 87).
4. 76 London Street. This two storey painted brick and flint dwelling sits in a prominent position at a bend in London Street. It makes a positive contribution to the character and appearance of the conservation area (Figure 90).



Figure 90. 76 London Street, Notable Structure.

5. Tanners, Lynch Hill. This two storey brick and flint dwelling in a prominent position near the top of Lynch Hill makes a positive contribution to the character and appearance of the conservation area (Figure 91).



Figure 91. Tanners, Lynch Hill, Notable Structure.

6. 5 Chatter Lane. This two storey brick dwelling in a prominent position on Chatter Lane makes a positive contribution to the character and appearance of the conservation area (Figure 92).



Figure 92. 5 Chatter Lane, Notable Structure

7. Roadside brick and flint wall to Chatter Lane. This tall, prominent brick and flint wall makes a positive contribution to the character and appearance of the conservation area (Figure 93).



Figure 93. Brick and flint wall to the east and north of 20 to 23 Chatter Lane, Notable Structure.

- **Conservation area boundary changes**

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

4.0 WHITCHURCH CONSERVATION AREA APPRAISAL CONCLUSION

4.1 Background

Designation as a conservation area imposes statutory duties 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 Whitchurch Conservation Area Appraisal analyses the character and appearance of the conservation area, followed by consideration of 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 Whitchurch 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 town.
- 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 WHITCHURCH 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 Policies EM1 – Landscape, EM10 – Delivering High Quality Development and EM11 – The Historic Environment), including the made Whitchurch Neighbourhood Plan

(in particular policy GD1). The SPD responds to Historic England advice and the Manual for Streets.

Appendix 6 gives details on planning policy compliance.

The Whitchurch Conservation Area Appraisal and Management Plan SPD should be read as a whole and in conjunction with the Heritage SPD (2019) and the Design and Sustainability SPD (2018).

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 designed 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 Whitchurch 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 town, 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 Whitchurch 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 landmarks. 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.

- **Green Infrastructure and open spaces**

Green Infrastructure (GI) is a network of natural areas and other green open spaces that is vital to the health and quality of life of people in local communities and supports and enhances natural and ecological processes.

The council's Green Infrastructure Strategy is set out at:

<https://www.basingstoke.gov.uk/ENV09>

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

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:

Green Infrastructure and open spaces

Open spaces which contribute positively to the character, appearance and/or historic and/or architectural interest of the conservation area 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 including the embankment to the dismantled Didcot, Newbury and Southampton Railway (DNSR).

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 native species tree 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/protectedtree> 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.

Where trees are removed a replacement native species tree should be planted.

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.

- **Signage and advertisements**

Oversized or poorly designed signage and advertisements, using poor quality, non-traditional 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.

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).

More information is available at www.planningportal.co.uk

- **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.planningportal.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 respond to 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 (Historic England).

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, (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. The identification of IOSs was based on a similar rationale to the identification of notable structures.

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 and 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.

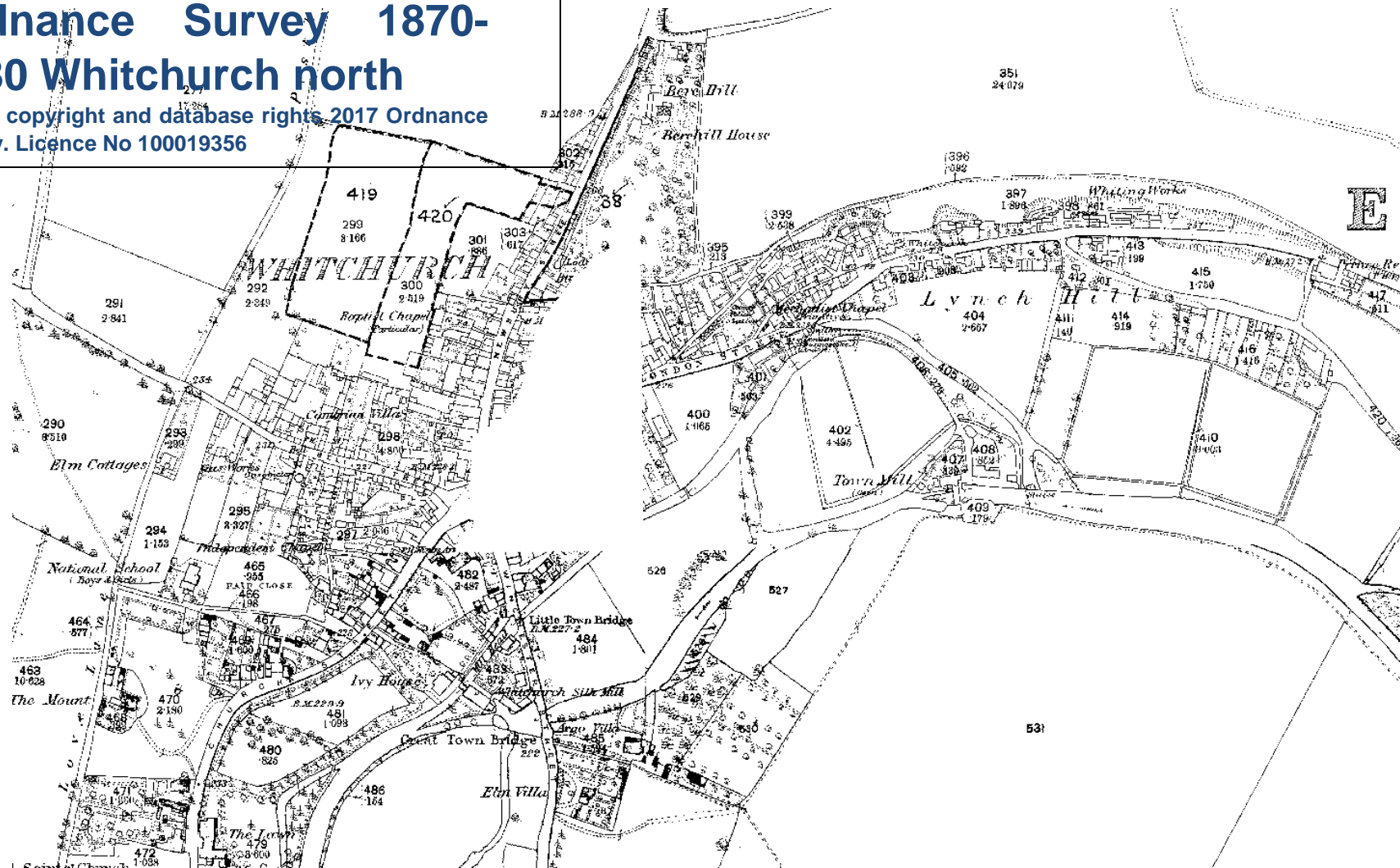
Compare to 'Vista'.

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.

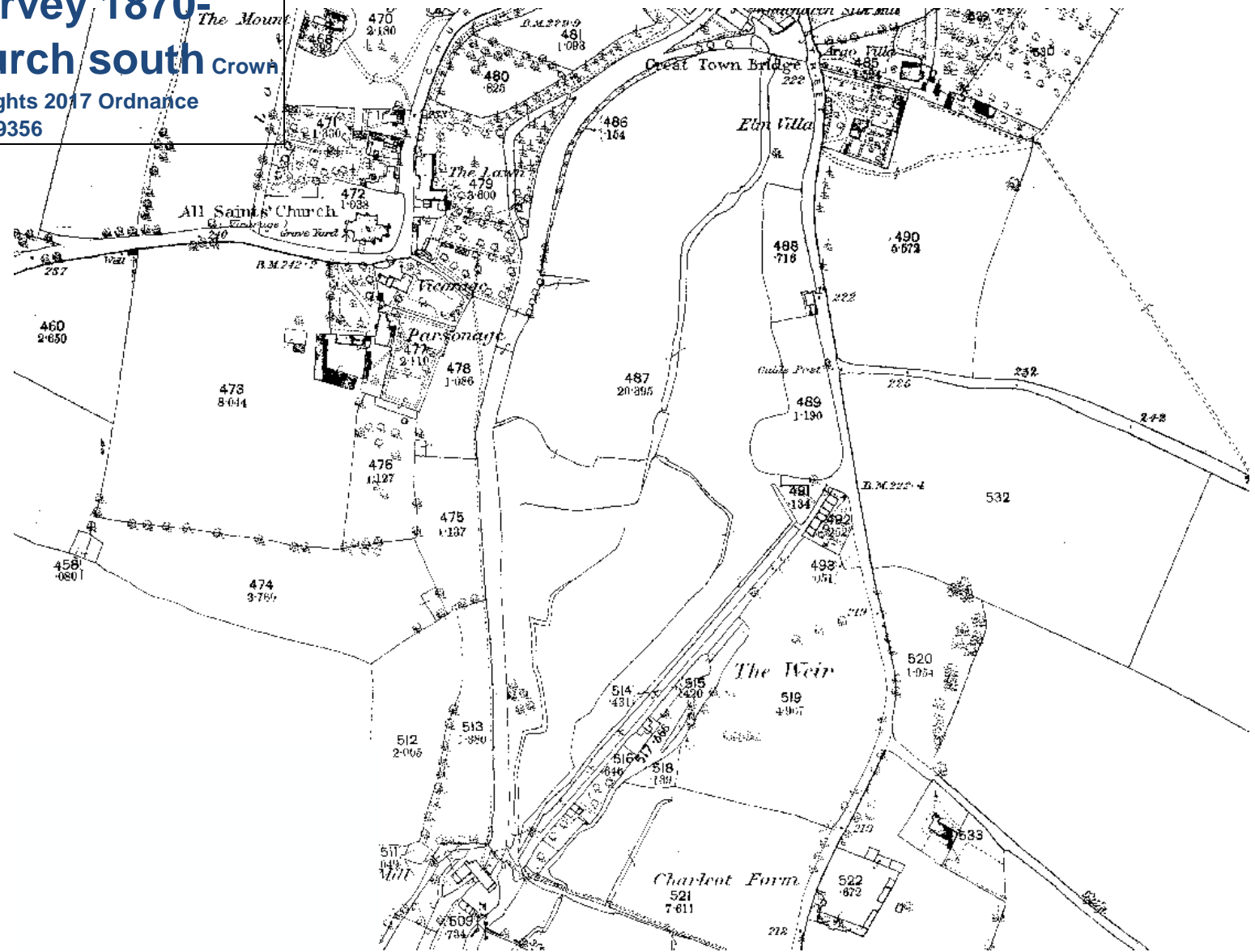
**APPENDIX 2:
APPRAISAL
MAP** (Please see separate web
map link and PDF document)

APPENDIX 3: Historic Ordnance Survey 1870-1880 Whitchurch north

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

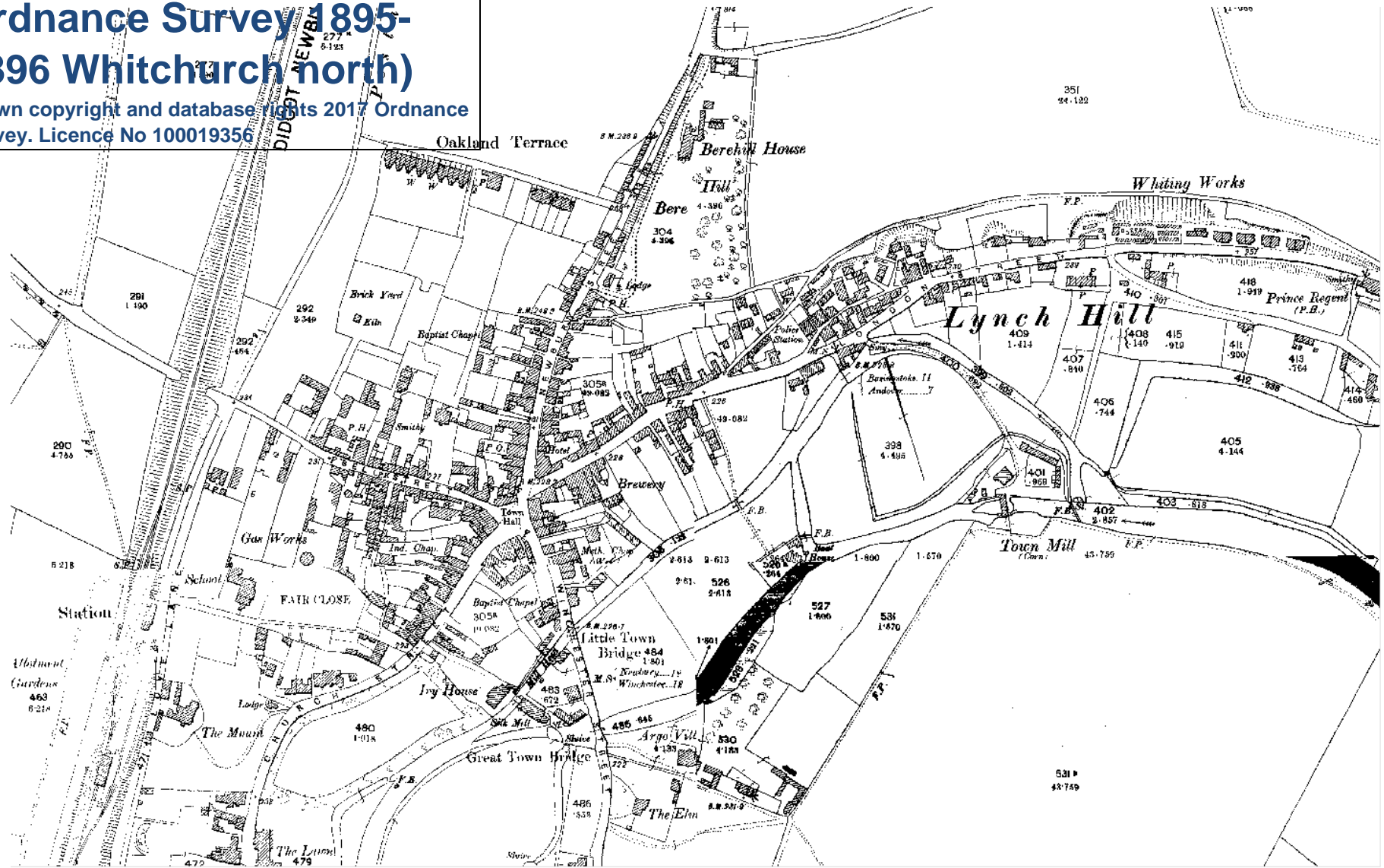


**APPENDIX 3: Historic
Ordnance Survey 1870-
1880 Whitchurch south**
copyright and database rights 2017 Ordnance
Survey. Licence No 100019356



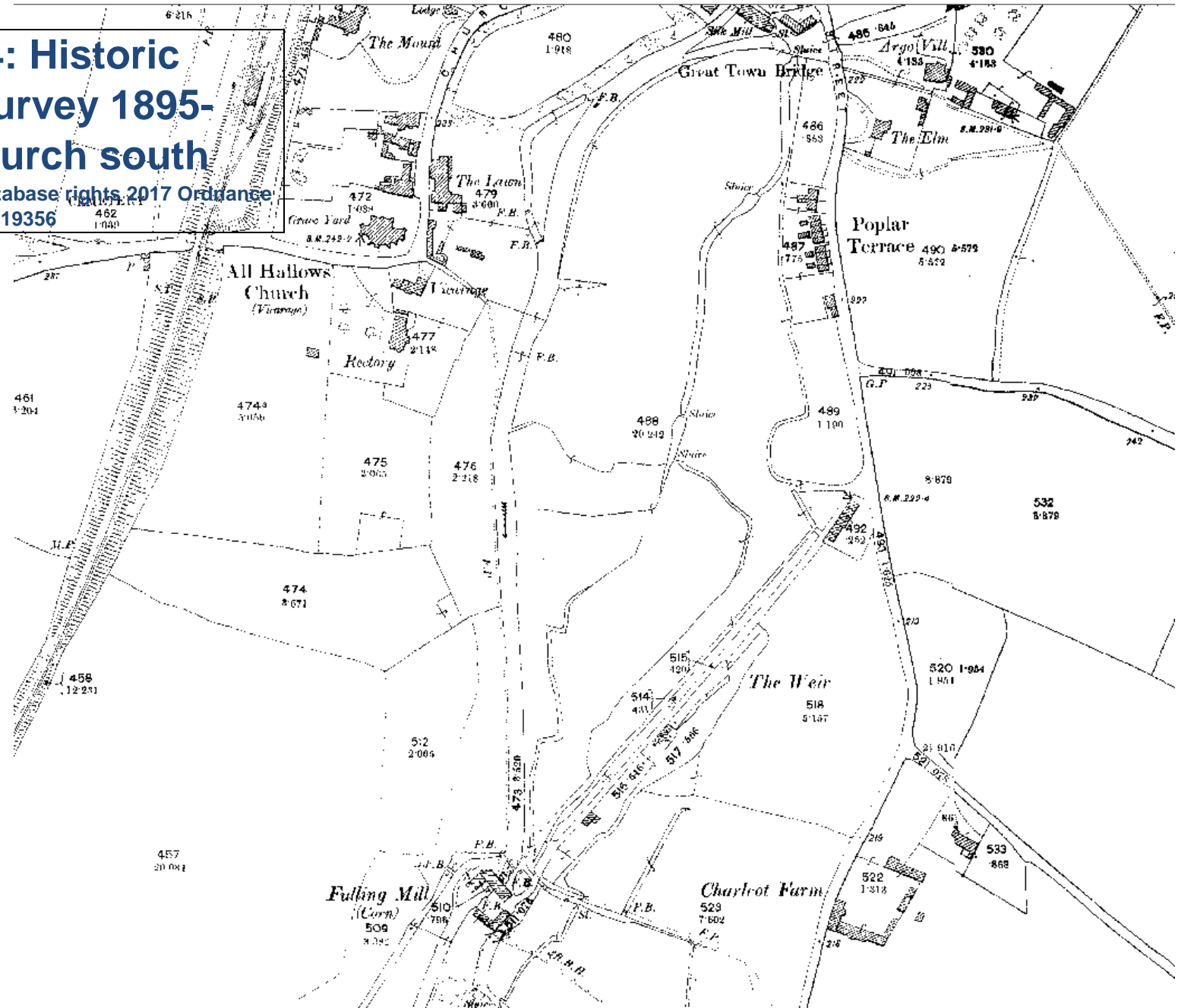
APPENDIX 4: Historic Ordnance Survey (1895-1896 Whitchurch north)

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

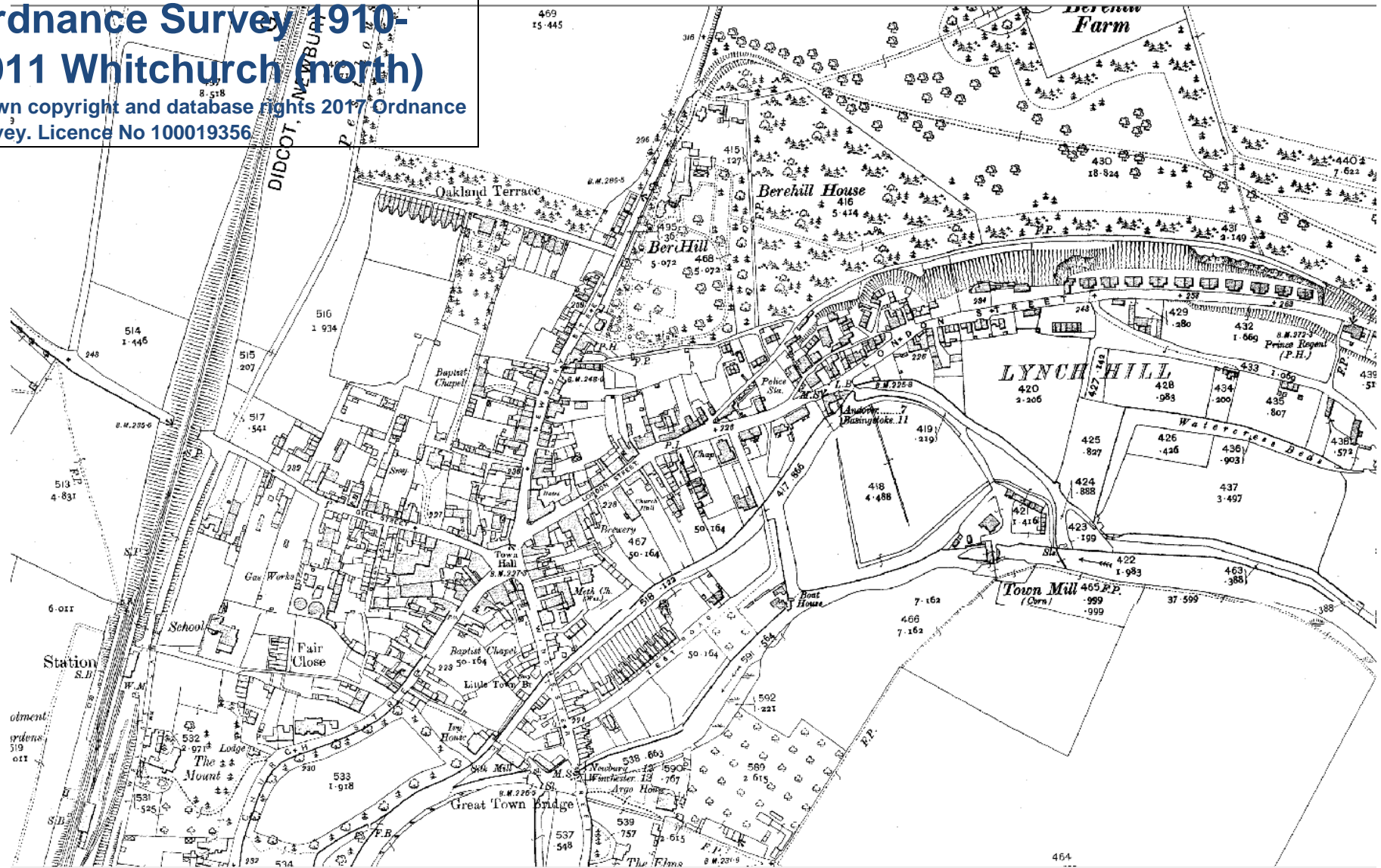


APPENDIX 4: Historic Ordnance Survey 1895-1896 Whitchurch south

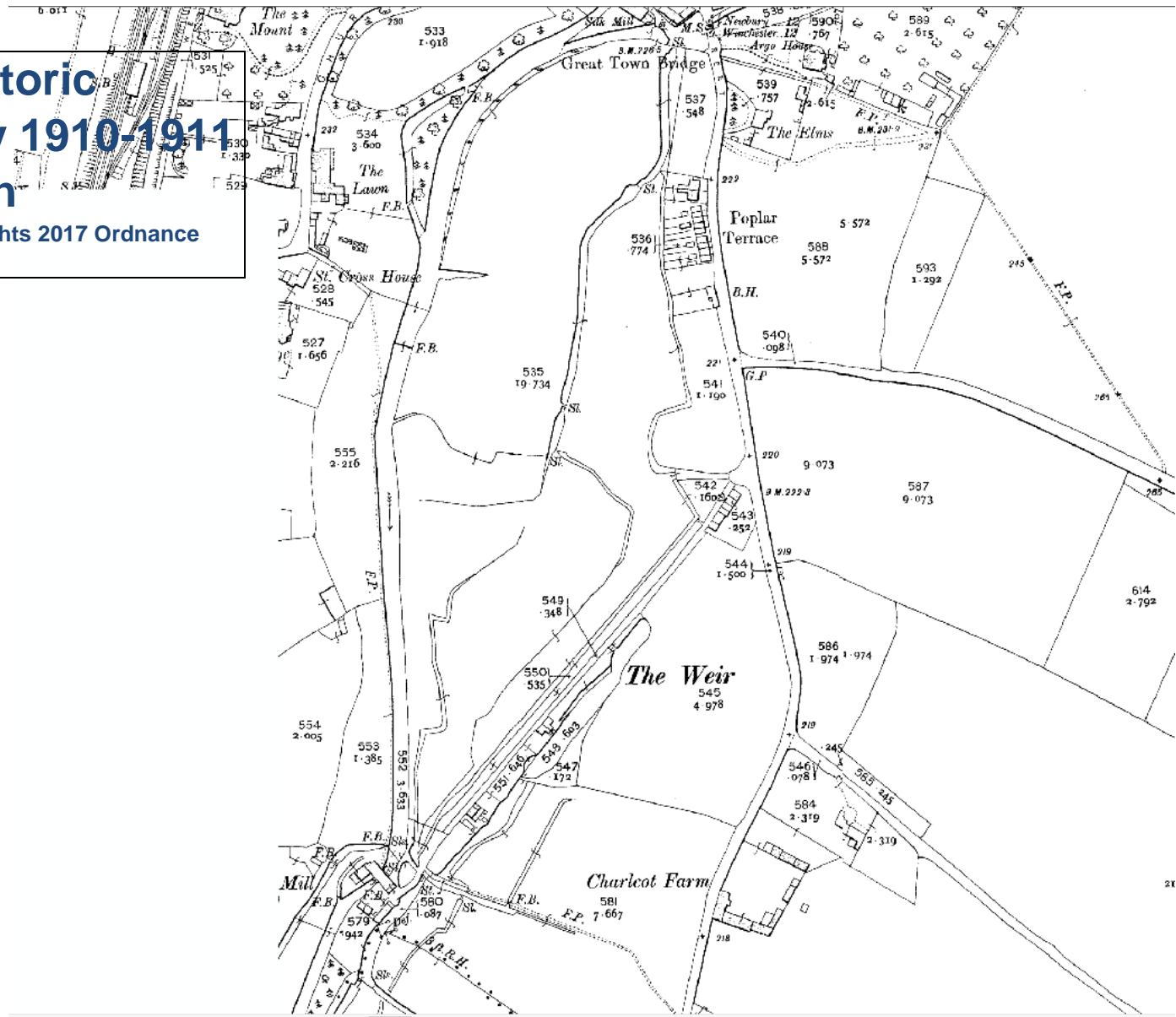
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**APPENDIX 5: Historic
Ordnance Survey 1910-
1911 Whitchurch (north)**
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**APPENDIX 5: Historic
Ordnance Survey 1910-1911
Whitchurch south**
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APPENDIX 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) (2019) 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.

This Whitchurch Conservation Area Appraisal and Management Plan SPD should be read in conjunction with the Heritage SPD (2019) and the Design and Sustainability SPD (2018).

The Whitchurch Neighbourhood Development Plan 2014 – 2029 (W NDP)

was made on 26 October 2017 and forms part of the Development Plan for the parish.

context and distinctiveness in terms of design and location.

The WNP identifies the key issues for landscape and the built environment, which includes conserving important views, respecting the setting of heritage assets buildings, and the importance of new development responding to the local

The relevant WNP policies are set out in the table below.

Table 1: Planning Policy Compliance Table			
National Planning Policy Framework (NPPF) compliance			
NPPF Paragraph	NPPF expectations of Conservation Area Review	Whitchurch Conservation Area Appraisal and Management Plan SPD	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 in NPPG	NPPG expectations of Conservation Area Review	Whitchurch Conservation Area Appraisal and Management Plan SPD	SPD compliance
Design			
The Importance of Good Design – Why does good design matter? 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
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.	

Reference ID: 26015-20140306	stating that new or changing places should have a distinctive character.		Yes
A well designed place has a distinctive character. 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 –			
What is “significance”? 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
What is the setting of a heritage asset and how should it be taken into account? 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
What about harm in relation to conservation areas?	Deals with harm in relation to conservation areas, in deciding how to	The SPD forms the basis of an assessment of harm.	Yes

Whitchurch Conservation Area Appraisal and Management Plan SPD

Paragraph 018 Reference ID: 18a018-20140306	assess if a proposal causes substantial harm		
How can proposals avoid or minimise harm to the significance of a heritage asset? 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
Do local planning authorities need to review conservation areas? Paragraph: 025 Reference ID: 18a025-20140306	Sets out the requirement to review conservation areas and the role of conservation area appraisals.	The conservation area appraisal and management plan support the policies in the council's Local Plan.	Yes
Adopted Basingstoke and Deane Local Plan 2011-2029 compliance			
Policy	B&D Local Plan expectations of Conservation Area Review	Whitchurch Conservation Area Appraisal and Management Plan SPD	SPD compliance

Whitchurch Conservation Area Appraisal and Management Plan SPD

Objective O	This objective concerns proactively manage the borough's rich historic environment to protect and enhance its quality and distinctiveness while accommodating change.	Local Plan policies for the Historic Environment ensure this objective is met. The SPD provide further detail to these policies and will be a material consideration in the determination of development proposals.	Yes
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.	The SPD provides further detail to this policy and will be a material consideration in the determination of 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.	The SPD provides further detail to this policy and will be a material consideration in the determination of development proposals.	Yes

Whitchurch Conservation Area Appraisal and Management Plan SPD

<p>EM11 The Historic Environment`</p>	<p>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.</p>	<p>. The SPD provides further detail to this policy and will be a material consideration in the determination of development proposals.</p>	<p>Yes</p>
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'Made' Whitchurch Neighbourhood Plan 2014-2029 compliance			
Policy	Whitchurch Neighbourhood Plan expectations of Conservation Area Review	Whitchurch Conservation Area Appraisal and Management Plan SPD	SPD compliance
GD1 Re-enforcement of the adoption of the Whitchurch Design Statement as supplementary guidance to be used in the planning process	Policy GD1 relates to the conservation and enhancement of the landscape and built environment, proposals should demonstrate they have taken into account the Whitchurch Design Statement.	This SPD will need to be taken into account when determining relevant planning applications, and will be a material consideration when considering whether proposals successfully conserve or enhance the built environment within the Whitchurch Conservation Area.	Yes
GD5- To encourage new commercial development, retain economic vibrancy and vitality and enhance frontages in the town centre	Policy GD5 seeks to allow developments within the town centre. The policy covers a number of roads including, Church Road, Winchester Street, Newbury Street, Bell Street, London Street and/or on primary pedestrian routes to and from car parks, many of which are located within the conservation area.	The SPD will need to be taken into account when determining relevant planning applications, and will be a material consideration when considering whether proposals successfully respect local character and conserve or enhance the built environment within the Whitchurch Conservation Area.	Yes

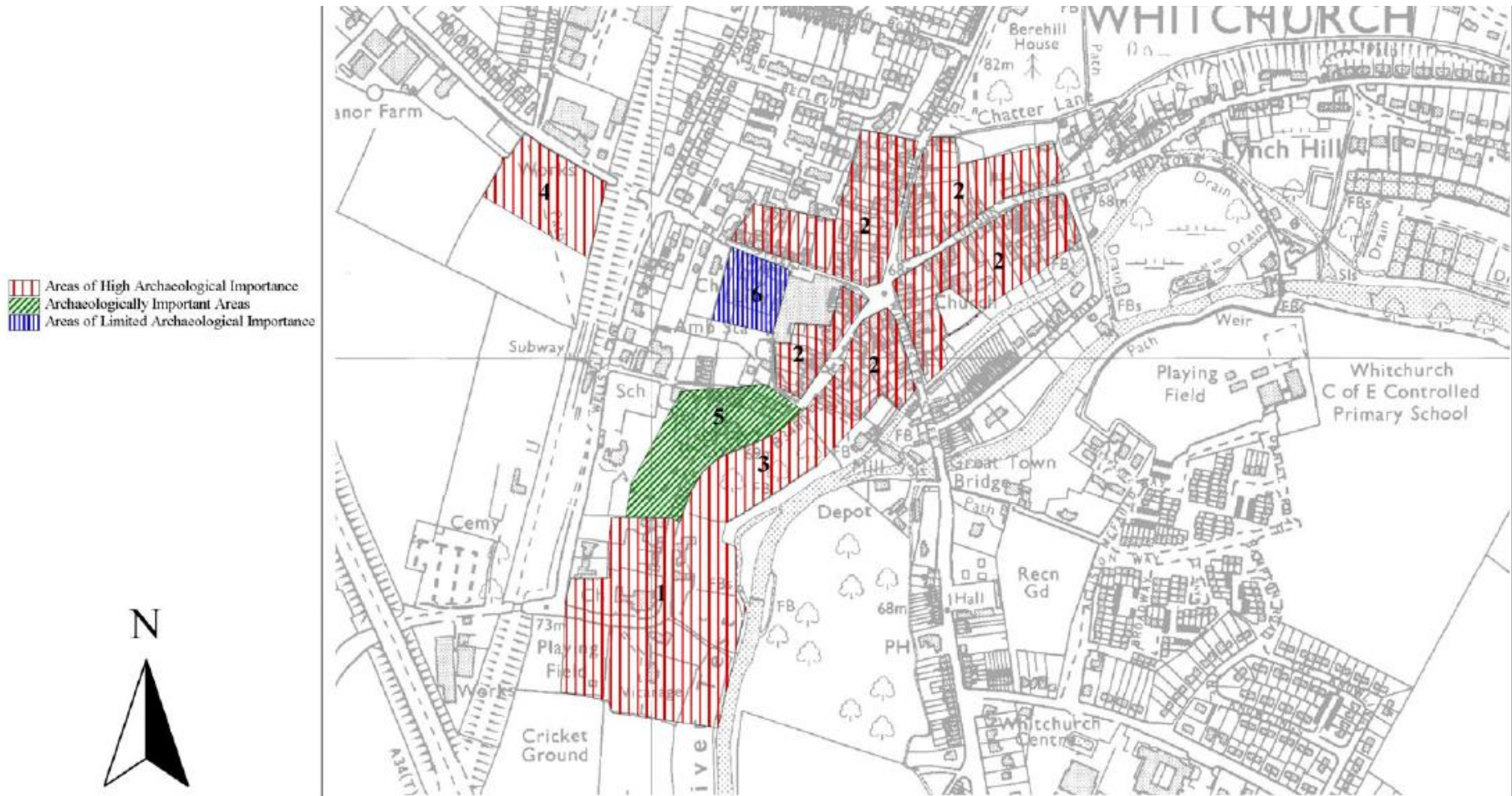
Whitchurch Conservation Area Appraisal and Management Plan SPD

<p>GD6 – Redevelopment of Land or Buildings for uses that support the town centre</p>	<p>Policy GD6 allows the redevelopment of land or buildings in the town centre (within the conservation areas) subject to meeting the policy criterion.</p>	<p>This SPD will need to be taken into account when determining relevant planning applications, and will be a material consideration when considering whether proposals successfully respect local character and conserve or enhance the built environment within the Whitchurch Conservation Area.</p>	<p>Yes</p>
<p>GD8 Increasing Prosperity by Encouraging Tourism</p>	<p>Policy GD8 seeks to promote Whitchurch’s unique historic and natural heritage.</p>	<p>This SPD will need to be taken into account when determining relevant planning applications, and will be a material consideration when considering whether proposals successfully conserve or enhance the built and natural environment of the Whitchurch Conservation Area and its setting.</p>	<p>Yes</p>
<p>CS1 Retention of Functionality of Railway Tunnels for Future Benefit</p>	<p>Policy CS1 seeks to retain the functionality of the Railway Tunnels in Whitchurch for future benefit.</p>	<p>This SPD will need to be taken into account when determining relevant planning applications, and will be a material consideration when considering whether proposals successfully conserve or enhance the built environment of the Whitchurch Conservation Area and its setting.</p>	<p>Yes</p>
<p>LD1 – Protection and Enhancement of Open Spaces</p>	<p>Policy LD1 seeks to protect and retain identified open spaces in Whitchurch for future benefit.</p>	<p>This SPD will need to be taken into account when determining relevant planning applications, as a number of open spaces are located within the conservation area boundary and will be a material consideration when</p>	<p>Yes</p>

Whitchurch Conservation Area Appraisal and Management Plan SPD

		considering whether proposals successfully conserve or enhance the setting of Whitchurch.	
LD3 Protection of Hedgerows, Trees and Tree Planting	Policy CS3 seeks to protect hedgerows, mature trees and trees of good arboricultural or amenity value. Proposals should demonstrate they have taken into account the 2004 Whitchurch Conservation Area Appraisal Map and the Whitchurch Townscape Appraisal April 2001.	This SPD will need to be taken into account when determining relevant planning applications, and will be a material consideration when considering whether proposals successfully conserve or enhance the natural environment of the Whitchurch Conservation Area and its setting.	Yes

APPENDIX 7: Areas of High Archaeological Potential (AHAP) and Areas of Archaeological Potential (AAP). Extensive Urban survey, 1998, Hampshire County Council/English Heritage'



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