



*Basingstoke  
and Deane*

Conservation Area Appraisal

# Whitchurch



...making a difference



*The White Hart Hotel*



*Town Hall*

## Introduction

Basingstoke and Deane Borough Council designated the Whitchurch Conservation Area in 1978 in recognition of the town's special architectural and historic interest.

Having designated the Conservation Area, the Local Authority has a statutory duty to ensure that those elements that form its particular character or appearance should be preserved or enhanced, especially when considering planning applications.

It is therefore necessary to define and analyse those qualities or elements that contribute to, or detract from, the special interest of the area and to assess how they combine to justify its designation as a Conservation Area. Such factors can include:

- its historic development;
- the contribution of individual or groups of buildings to the streetscene and the spaces that surround them; and
- the relationship between the built environment and the landscape.

They can also include the less tangible senses and experiences such as noises and smells, which can play a key part in forming the distinctive character of an area.

The Appraisal takes the form of written text and an Appraisal plan. In both parts every effort has been made to include or analyse those elements that are key to the special character of the area. Where buildings, structures or features have not been specifically highlighted, this does not mean that they are of no visual or historic value to the Conservation Area. The document is intended to be an overall framework and guide within which decisions can be made on a site-specific basis.

This Appraisal of the Whitchurch Conservation Area follows its review in 2003 by Basingstoke and Deane Borough Council and explains what its designation means for those who live and work in the area.

This document was adopted as Supplementary Planning Guidance by the Borough of Basingstoke and Deane on 17 July 2003 and complements the policies of the Borough Local Plan (review).

It has been subject to consultation with Councillors, the Town Council and local amenity groups. A full list of consultees, copies of their responses, and details of the Council's consideration of the issues raised during the consultation period are available for inspection, by appointment, at the Civic Offices, during normal office hours.

## Location and Population

Whitchurch is located in the north of Hampshire, twelve miles from the major towns of Basingstoke to the east, Winchester to the south and Newbury to the north. Andover lies approximately seven miles to the west. The town lies in a distinct valley landscape, with the River Test running along its floor. The land to the south is relatively flat, whilst the land to the north rises steeply up an escarpment to the railway line.

The population of the town in 1998 was approximately 4000, with around 1140 living within the boundaries of the Conservation Area (projection based on the Hampshire County Council Planning Department Small Area Population Forecasts 1995).



*All Hallows Church*

## Historic Development

### Settlement 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.

Recent archaeological excavations north-west 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.

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. At the time of the Domesday survey, the Bishop of Winchester was listed as holding Whitchurch. Three mills in the area were also mentioned. In 1241, Winchester Cathedral Priory was granted a weekly market at Whitchurch by King Henry III. The town was granted borough status between 1247-9. Whitchurch remained in the possession of the Prior and Convent until 1541, when they were transferred to the Dean and Chapter of Winchester.

Whitchurch suffered a great population loss in the 14th century, due to the plague. It was not until the 17th century that a rapid population growth took place. In 1696, King William III granted two fairs to Whitchurch, and by the 18th century four fairs were being held.

The fortunes of the town improved in 1712, with the arrival of a Huguenot refugee, Henri Portal. He brought the skill of paper making to nearby Freefolk, and opened his first mill at Bere Mill on the River Test. The clear water of the fast flowing chalk stream was eminently suitable for making crisp quality paper. The industry flourished, moving later to Laverstoke and then Overton. Portal is buried in the Church of All Hallows in Whitchurch. Other local industries in the 18th and 19th centuries included flour milling, silk manufacture and the production of woollen cloth and associated textiles.



*View from Fulling Mill towards All Hallows Church*



*The Market Place*



*The River Test*

## Settlement Development

It is possible that the early settlement of Whitchurch lay near the 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. These lead to Winchester, Newbury, Andover, Basingstoke and the ancient route of Harroway.

The north/south road between Newbury and Winchester was probably the most important of all these routes. In the 18th century it was a turnpike road with two bridges over the River Test. The White Hart public house served as a coaching inn on this important route. Great Town Bridge and Little Town Bridge are both thought to have been constructed during the medieval period. The present Great Town Bridge was built round 1770 and gives access to the south side of the river. It was traditionally the watering place for livestock travelling to market.

The market place is situated in the centre of Whitchurch, at the junction of the roads. A map of 1730 shows a market hall in the middle of it. In the late 18th century the present Town Hall was built on the west side of Newbury Street, to the north of the market place.

The historical recording and, in some cases, the continued existence of medieval burgage plots in the town, helps to define the historical development of this settlement. The greatest number of plots appear to have been located along what is now Newbury Street and there is evidence of property plots along both sides of the road. London Street was also well populated, and burgage plots were recorded along the north side of Bell Street. Church Street appears to have been the least populated during the medieval period.

Church Street was expanded during the post-medieval period. This is demonstrated by the survival of many buildings of this period. The town, however, did not expand greatly along any of its other streets, indicating a more intense use of space within the limits of the existing medieval properties.

The church is thought to occupy the site of a former Saxon church. The few buildings in the vicinity include the 17th century vicarage, and the 19th century rectory in Lower Lane to the south. It is possible that these two buildings occupy the site of earlier, higher status buildings.

The principal medieval trades in the town appear to have been brewing and baking. Three mills in Whitchurch were recorded in the Domesday survey. The surviving mills of Town Mill, Fulling Mill and the Silk Mill may represent the sites of these medieval mills. The present Silk Mill dates from around 1800, and was initially used for the production of woollen cloth, then silk. The Whitings Works extracted chalk from the northerly slope of Lynch Hill, and much of the housing along London Road was constructed

specifically for the workers. The backdrop of the white cliff remains a major feature and the way the houses are built into the chalk cliff face adds a distinctive character to this part of town.

Two railway lines border the Conservation Area. To the north, the London to South-West Railway Line, constructed in 1853-4, is still in use. To the west, the former Great Western Railway line, between Southampton and Didcot, opened in 1885, and was closed in 1963. The redundant line still retains much of its embankment and is pierced by two bridges over the roads to Hurstbourne Priors and St Mary Bourne. These bridges provide portals into the town. They are important features on the border of the Conservation Area, enhancing the special character of this area of town.



*Town Mill*

## An Appraisal of the Conservation Area

The Appraisal plan identifies those buildings, views and key features considered essential to the special character or appearance of the Conservation Area. In addition to the listed buildings, it also includes unlisted buildings of particular individual or group value, which are indicated on the Appraisal plan as notable. This is not to undermine the value of other unmarked buildings or structures, that reflect the historic development of the town without detracting from its special qualities.

Individual hedgerows have not been included on the Appraisal plan. However, their contribution to the character of the Conservation Area should not be underestimated and their significance is implicit in the Appraisal.

### Built Form

There are 50 buildings in the Whitchurch Conservation Area that are included in the Statutory List of Buildings of Special Architectural or Historic Interest. The Silk Mill, the Town Hall and the Church of All Hallows are listed as being of national interest (Grade II\*). The remainder are of regional or local interest (Grade II).

The Whitchurch Conservation Area clearly comprises two areas of differing character and appearance. These are identified as 'sub-areas'.

### Area 1 : The Town and Lynch Hill

#### An Overview

Area 1 forms the heart of the Conservation Area and the main focus for activities. This area is characterised by the tight-knit arrangement of buildings along the main roads radiating from the Market Place, and the topography of the hillsides at Bere Hill and Lynch Hill.

This combination creates many views of special interest. The view created by the narrow, curved Newbury Street to London Street, and the drop from the edge of the area to the focal point at the Marketplace, is particularly



*Silk Mill*

special. The cascade of buildings on the hillsides, and the strong belts of mature trees (around and behind the buildings) also generate an important sense of space. On a flatter terrain, Winchester Street, Bell Street and Church Street exhibit the same core features of narrow streets, formed by domestic buildings, leading to the commercial centre of town. Again, the surrounding hillsides provide the backdrop, with occasional long views over the roofs of the town to the clock tower of the Silk Mill.

## Key Individual Buildings

The Town Hall in Newbury Street dates from the late 18th century. It has a symmetrical east façade with a tall upper floor, the middle part projecting slightly. Constructed of red brick walling in Flemish bond, it has rubbed flat, cambered and rounded arches over each opening and stone cills. The building has a hipped tiled roof with a continuous cornice. Above this is a parapet, broken in the centre by a steep pediment, containing a clock face. The Town Hall has an open cupola, containing the clock bell, with a lead roof topped by a tall weather-vane. The position of the building at the end of London Street, and the height of its cupola, make key townscape contributions.

The Silk Mill is a symmetrical, rectangular, three-storey industrial building, on an island on the River Test. It is constructed of red brick walling (mostly Flemish bond) and has cambered openings over cast iron windows. The façade has a pediment gable containing a clock face. In the centre of the hipped slate roof is an open cupola, with a lead roof topped by a weather-vane. The setting of this unique, historic building is enhanced by the adjoining, yet subservient, 15 Church Street (The Roos) and 26 Winchester Street, both Grade II listed.

There are several other important listed buildings throughout the town. Dating mainly from the 16th to 19th centuries, they contribute greatly to the character of the streetscape. Many have been modified over hundreds of years to reflect the fashion of the day. The earlier parts (often with extensive timber-framed cores) are hidden behind 18th and 19th century façades. In Church Street examples of this include 2, 4 and 6, and 18 and 20. Behind the Victorian façade of The Cottage and The Hermitage is a cruck-framed structure, which is relatively rare in Hampshire.

Whitchurch has some timber-framed buildings which have not been overly disguised by later façades. The Bell public house, dating from the 16th century, is a two-storey timber-framed hall with cross wings, set at right angles to the roadway. The main façade dates from the 19th century. The eastern elevation demonstrates the original size of this timber-framed building. Adjacent to The Bell are 22 and 24 Bell Street (now one dwelling) - a late 16th century, timber-framed building. The building was re-fronted in the 19th century, but retains the wooden bressumer, old tiled roof, and original tall brick chimneystack to the rear. Dating from the 16th century, 31 Newbury Street is a two-storey timber-framed house with a jettied upper floor. 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.

In the 18th and 19th centuries Whitchurch expanded greatly with the construction of purpose-built (rather than converted) townhouses. The Limes in Bell Street dates from the early 19th century, and has a symmetrical façade of sash windows with a central six-panelled door and fanlight. 17 Church Street has a symmetrical front of sash windows, constructed of red brickwork in Flemish Bond, and has a hipped slate roof. Dating from the mid 19th century, 33 London Street is of two-storeys with rendered walling and has a steep pantiled roof, hipped at each end.

There are many unlisted buildings in the town that contribute to the special character of the Conservation Area. They are mostly the result of the expansion of the town in the 19th and 20th centuries. Individually, or in groups, these buildings may have no intrinsic features of note, but often play an important part in shaping views to notable buildings and in defining spaces. For example, the former factory and works on the corner of London Street and Test Lane have unusual taller, pedimented frontages that punctuate the long views west along London Street, and can also be glimpsed along Lynch Hill. Similarly 17, 34, 68-72 London Street and 104 London Road are prominent in the streetscene, due to their position in front of the common building line, with gable ends of taller height.

The line of semi-detached houses at 71-109 London Road, also creates a strong 'terrace' effect of jutting gable ends framed by the mature tree line. This is very distinctive when viewed from the foot of Lynch Hill and when entering the town from the east. Equally important is the position and appearance of 69 London Road, a flint faced 'L' shaped building that breaks the rhythm and offers the first example of the facing material that dominates much of the town.

Other notable buildings on London Street and London Road include 84 (Cottage), 64 (Voter Cottage), 37 and 39 and the commercial buildings of 3-17 and 2-22. All maintain the strong building line and add variety to the streetscene with different heights, roof forms, colours and shopfronts. The Lynch and Lynch Hill are narrow lanes and pathways off London Street. They are defined by the many narrow, cottage-style buildings (Ragleen, Top, and Holly Cottage, 1 - 4 The Lynch and 1 - 4 Lynch Hill). The double-fronted, flint-faced Old Police Station stands out amongst these buildings.

In addition to the many listed buildings in Newbury Street, there are several groups of buildings that reinforce the character of the streetscene, through their adherence to a strong building line and their similar scale and form. The line of cottages from 1 - 9 Newbury Street and 29 - 45 Newbury Road, help frame the views into the town from Bere Hill with the mature foliage and low flint wall opposite. 29 is particularly prominent, as it leads the eye towards the historic buildings



*Granary building behind Winchester Street*



*London Road*



*Voter Cottage, London Street*



*31 Newbury Street*

beyond. It offers the first and only glimpse of the spire to All Hallows in the distance. The remaining buildings towards Market Place all contribute to the historic character of the street. These are 8 and 13 -17 (especially 15, a three-storey listed building), and 2 - 22. Also of interest are the glimpses from the street of out-houses and other notable buildings, including the Baptist Church, Belgrave Cottages, Laundry Yard and Vinery Close.

The Town Hall, 5 - 7 Newbury Street and the White Hart Hotel, are among the finest buildings in the town in terms of their intrinsic historic interest and architectural quality. They also perform important roles in the wider townscape. The hotel, with its heavy porticoed entrance and bright white painted frontage, is very prominent from the Market Place. It defines the space leading to London Street and Newbury Street particularly well. The Pharmacy (5 - 7), with its interesting exposed timber-framed gable end, together with the Town Hall, create an intimate space and frames the view up to Bere Hill.

Bell Street contains groups of small terraced buildings that maintain the long views into the Market Place from the edge of the Conservation Area. The flint faced and double fronted 21 and white painted 36 are the first buildings seen from the railway arch. Those beyond the flint faced terrace at 28 - 34, the row of low cottages at 12 - 24, and the terrace at 4 - 8 towards the Market Place, all enhance the strong building line abutting the highway. The three-storey modern development opposite, is not of an entirely appropriate scale and form, but maintains the building line and helps frame the view to the Market Place.

Also of note is 38 Bell Street, a small flint faced farmhouse set back from the road in a larger open plot, with a long timber-clad and slated barn. The Old Brewery Inn occupies an important corner plot and maintains the building line.

Church Street contains many buildings which are special in their own right. These are the small tiled roof row of cottages at 2 - 6 (The Kings Arms), 14 (The Shubbery) with its distinctive early Victorian porch and bay window, 18 -20, with its prominent gable onto the street, 22 - 24, a wide pair of early 19th century, yellow bricked houses set behind small front gardens, and 17, a small detached building. 15 also dates from the early 19th century and is visible along the drive adjoining 17. The townscape is less well-defined along this part of Church Street as much of the land opposite was redeveloped during the last century. Only the former Post Office, a large, early 20th century detached brick building, and 5 Church Street, another large brick and flint former merchants building, have any intrinsic architectural merit. Both contribute towards the streetscene near the meeting point of Church Street and the Market Place.

On the edge of the town lies an important group of listed buildings. 30 and 32 Church Street date from the 15th century with later additions. They are notable for the tall tiled roof and full dormers that close the view from the church, and lead the eye round the long curve in the road to the town. The adjoining 19th century Parkham House at 26, also performs this townscape function.

Between Church Street and Bell Street lies Fair Close. This is a small yard formed by the flank of 22 Church Street (and its brick and flint outbuilding and wall) and the listed 12 and 14, a pair of small 18th century buildings. It is possible this land was once used for the town fairs. The close leads to the well hidden listed 10, then onto a pathway that reveals first the simple red brick Fair Close terrace and its well laid out front gardens and adjoining mature trees. The distinctive roof form of the Old School then becomes visible. This attractive flint structure, with red brick dressings and a slate roof, occupies a prominent position above the town centre and is therefore worthy of preservation. The Cottage and Mount Cottage, on the opposite side of this small pathway are also interesting.

The narrow Great Lane runs from Fair Close to Bell Street behind Church Street, and is defined by flint walls and a small brick outhouse. The public car park beyond is the only significant open space close to the town centre. The space is bounded by a mix of modern, well-used community buildings. It offers some interesting glimpses of the rear of older buildings around its edge, such as Fair Close House and the Old Brewery Inn.

Winchester Street follows the street pattern of buildings tight to the highway near the Market Place. However their variety and lack of character results in only the consistent building line offering any real contribution to the streetscene. The Methodist Church is of interest, as well as No 2. Beyond Little Town Bridge, the Silk Mill and its curtilage buildings, the character of the street changes considerably. The street widens at Red Leaf, Test Cottage and The Elms (45, 53 and 55 Winchester Street). A group of large detached early to mid-19th century houses is set behind a flint boundary wall and prominent willow trees.

To the rear of this group is a municipal recreation ground. It is defined by the mature tree belt behind properties on Winchester Street, Hides Close and Micheldever Road, and the 1970s development at Alliston Way. The hedge and track along its northern boundary hides a small group of modern buildings set in large plots. The long brick terrace at 34 - 48 Winchester Street, located on the edge of the Conservation Area boundary, is also noteworthy.

Test Road is a quiet street of terraced housing and formal gardens, sandwiched between the Test and the Silk Mill race. The terrace is attractive, but plain, with a ground floor porch that extends above the tops of the



*28-34 Bell Street*



*The Old Primary School*



*Fair Close, to the Bell Tower on Silk Mill*



*2 Bell Street*

ground floor bay windows. Some original fenestration survives, and all retain their slate roofs.

The Market Place forms the most memorable feature of the town. Although now a public space and busy vehicular route, it is defined by a group of important but varied buildings. The most dominant is the large, three-storey, brick Victorian building on the corner of Church Street and Bell Street. Its upper-storeys are of greatest interest, with half dormer windows and a terracotta corner feature.

Opposite are 1 - 7 Winchester Street, a lower mix of three-storey buildings of different periods. 2 Bell Street is an important two-storey building between the Town Hall and the Market Place. 1 and 3 Church Street, taller two-storey buildings with dominant shop frontages, complete its definition. The special character of Market Place is created by the unusual orientation of the streets adjoining it. The buildings into the adjacent streets and important buildings beyond avert views from it.

## **Green Spaces, Trees, Hedges and other Natural or Cultivated Features**

In the town centre, the tree cover consists mainly of young ornamental and conifer species, mostly located in gardens. Sycamore and ash regeneration is also evident. In Winchester Road there is a group of mature beech, and a pollarded hornbeam in the grounds of Redleaf House. Also of interest is a young honey locust, planted in the pavement outside the Town Hall, in honour of Lord Denning.

The western boundary to the former Berehill House on Newbury Road is well planted and creates a distinctive entrance to the town from the North. Similarly, the trees on the steep chalk escarpment, to the rear of The Lynch and London Road form a very important feature in the Conservation Area. They help define the local topography and create the setting for the cottages on Lynch Hill.

There is another smaller group of hybrid black poplars to the rear of the allotments in Test Road, which form an important group visually.

## **Area 2: All Hallows and The River Test**

### **An Overview**

All Hallows Church and the floodplain of the River Test to the south, form a distinctive part of the Conservation Area. The tall tree belt along Church Street behind the Silk Mill and the bend in the hill by the Mount, prevents views from the rest of the town to this area. The church spire is only visible from the top of Wells Lane, and after Church Street straightens, when approached from the town. In contrast there are long views across the fields from the Test to the south and east. These give the impression that the church and surrounding buildings are a separate settlement.

Similarly, the Test is obscured from most views as it passes behind the town, to Town Mill House and beyond. However, there are special views as it appears from the Silk Mill and winds from Great Town Bridge along Test Road.

### Key Individual Buildings

All Hallows Church dates from the Norman period, but was heavily restored in 1866 by Benjamin Ferrey. Its exterior is entirely Victorian and constructed of flint with stone rubble, with some stone dressings. The tower is rendered and has a shingled broach spire. The nave is of four bays with wide north and south sides.

Grouped around the church are eight buildings, the oldest being the former vicarage and the associated granary, which date from the 17th century. The former vicarage (previously a farmhouse), is a large building constructed of brick walling and has a red clay tile roof. Interesting features include a large two-storey, half octagonal bay and two massive chimneystacks with arched detailing in the top third of the structure. The granary is constructed of timber-frame with brick nogging, standing on fifteen staddle stones, and has a half hipped thatched roof.

The other buildings date from the 19th century and include Haverhill, 40-42 Church Street, The Chase, The Lawn, The Cottage and St Cross House. They demonstrate the expansion of the town into this area during this period and, apart from Lawn Cottage, display similar features. These include painted brick walling, slate roofs and symmetrical façades, including sash windows. Given their isolation from the town, the common scale and form of this group is of a strong townscape character.

On The Test itself are Fulling Mill and Town Mill (both listed). Other buildings nearby include Town Mill House, the thatched roofed at 9 The Weir, the group at 1 - 6 and a small 18th century granary off The Weir. All are distinctive, set in the open countryside, and have significant architectural and historic interest.

The surrounding meadows are a good example of a typical valley floor landscape. This area provides extensive views into the Conservation Area and across the countryside to the south-east. From the footpath along the banks of the River Test, are picturesque views of groups of buildings around the church, and views towards the isolated timber-framed granary to the east. Mature trees are planted throughout this area, both singly and in more wooded areas to the north. Very little settlement has taken place in this part of the Conservation Area, with the Fulling Mill and adjacent thatched cottage isolated to the south. The Town Mill Lane meadows are also important open spaces, allowing the mill to retain its original setting on the bank of the River Test.

Two other open spaces are defined by the curtilages of The Mount and The Lawn (on Church Street). The combination of these spaces, their boundary enclosure with mature trees, and the area topography, further divides this part of the Conservation Area from the town centre.



*Church Street*



69 London Road



Great Lane

## Green Spaces, Trees, Hedges and other Natural or Cultivated Features

The open spaces in the Conservation Area are very important and illustrate the development of the settlement. These areas include the water meadows and watercress beds along the banks of the River Test and Fair Close.

Larger mature trees can be found in the gardens of the bigger houses, notably on Church Street. Examples include limes, (The Vicarage), cedar of Lebanon (Kings Lodge) and beech (The Lawn). In the south corner of the churchyard is a yew tree, possibly one of the oldest in Hampshire. The area around, and to the north of Fulling Mill is a distinctive area of well-bred mature trees set in housing areas.

The area adjacent to the River Test is dominated by crack, white and weeping willows (all lovers of damp conditions). The weeping willows, in particular, are an attractive feature of the Conservation Area. In the grounds of The Lawn are several blocks of commercially planted hybrid black poplar. The poplars adjacent to Church Street dominate the streetscene.

There are two Sites of Special Scientific Interest (SSSI) in the local area. The whole course of the River Test has been designated SSSI, as has a site along the banks of the Test 600m east of the Conservation Area boundary. There are also two Sites of Importance for Nature Conservation (SINC) close to the second SSSI, at Cowslip Bank and Clapper Copse.

Along the course of the River Test are two locally designated Areas of Special Landscape Quality (ASLQ). The Laverstoke ASLQ lies upstream of the town to the east and the Hurstbourne Priors ASLQ lies downstream to the south-west.

## Building Materials

The prevalent materials are timber-frame with brick infill panels, red brick and painted or rendered brickwork. There are also many examples of flintwork, best demonstrated by the church and the Old School, but also used on several of the 19th century terraced houses and boundary walls. Traditional roof materials include red clay tile and slate, with only two isolated examples of thatched buildings. Both casement and sash windows are prevalent. Several historic buildings have large chimneystacks, which may indicate an earlier structure behind a later façade.

Several older walls survive in the Conservation Area, and are generally constructed of brick or flint with some cob. Examples include the length of brick walls surrounding The Vicarage, The Mount, and lining Church Street. A short cob wall forms the boundary to Mount Cottage and more may be found in Wells Lane.

Given the domestic scale and simple provincial architecture of the buildings in the Conservation Area, historic joinery (such as sash windows, doors and door hoods) are often the features that define the appearance of a property. This is also the case for more grand or ordered elevations, where the arrangement of windows is key to the architectural design. Although some buildings have been modernised, the use and overall effect of inappropriate replacement windows and doors is limited.

## The Setting of the Conservation Area

The Conservation Area is centred on the historic core of Whitchurch. However, its boundary extends to the open river valley to the south and east of the town. The topography and mature landscape to the north and east, and the high embankment to the former railway line to the west, forms the most important vistas into, and out of, the Conservation Area. These are the two views of Lynch Hill and London Road from across the field beyond Town Hill, and All Hallows and the surrounding buildings from Winchester Road beyond Fulling Mill.

Elsewhere, the boundary is determined by the juxtaposition of the older buildings of the town and more modern developments. Examples include Lower Evingar Road, Wells Lane, Oakland Road, Alliston Way, Winchester Road, Belle View and Kings Walk. Here, the Conservation Area is only discernable through glimpses along streets or alleys, to historic features, such as the Silk Mill cupola.



*Fair Close Terrace*



*Former Primitive Methodist Church on  
London Street*

## Areas of Archaeological Significance

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

It is in the Areas of High Archaeological Potential (AHAP) that it is most likely that such archaeological remains will be encountered.

Where a development is proposed the impact that it might have on these remains is a material consideration within the planning process. This may occasionally result in the need for archaeological recording, in the case of some developments.

An Area of High Archaeological Importance (AHAI) covers the burgage plots at the core of the town, around the road junction. Here, along the street frontages, evidence of the earliest and later buildings may exist. At the back of these plots, evidence for cottage industries may survive, along with the original division of the properties and their width.

An AHAI exists around the church, which may have the focus for a Saxon settlement in the area.

Another AHAI covers the south side of Church Street between the church and the edge of the town. Evidence may exist in this area for pre-town settlement and buildings, such as farm complexes. These had certainly existed until the early to mid-18th century, when the area was made into a park. There has been no development in this area since the 19th century, therefore medieval and post-medieval archaeological deposits may survive.

An Area of Archaeological Importance (AAI) covers the area on the north side of Church Street, which had a higher level of development than the south side. This area contains late and post-medieval development, with some surviving buildings. An Area of Limited Archaeological Importance (ALAI) covers the south side of Bell Street, which may be in an area of medieval occupation. This area possibly includes the site of some burgage plots.

## Conservation Area Planning Controls

The following controls apply within the Conservation Area in addition to normal planning controls:

- Conservation Area Consent is normally required for the demolition of buildings or structures over a certain size within a Conservation Area
- The Council must be given six weeks notice of any intention to undertake works to, cut down or uproot any trees over a certain size in the Conservation Area
- Planning applications which, in the opinion of the Borough Council, affect the special character of the Conservation Area must be advertised and the opportunity given for public comment. This may include proposals outside the Conservation Area which nevertheless affect its setting.

Statutory policies relating to Conservation Areas and listed buildings are set out in the adopted Basingstoke and Deane Borough Local Plan. These policies reflect the statutory duty on the Local Planning Authority to have regard for the preservation of historic buildings and their setting, and for the enhancement of areas designated as being of special interest. These policies seek to ensure that particular attention will be paid to the scale, height, form, materials and detailing of proposals including boundary treatments and other features of note. In order to consider the implications of development and given the level of detail required, the Borough Council will normally require proposals within a Conservation Area to be submitted in the form of a full, and not outline, application. The Borough Council's conservation officers are available for advice and information on all matters relating to development proposals within Conservation Areas.

## Grants

The Borough Council provides grants for various types of work. These include Historic Building Grants, Environment and Regeneration Grants and Village and Community Hall Grants. Leaflets are available explaining the purpose and criteria for each grant and an approach to the Council is recommended for further information on any grant.



# Conservation Area Appraisal

# Whitchurch

...making a difference

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