

Conservation Area Character Appraisal and Management Plan

Droxford

May 2015



Summary of Significance

Droxford is a larger village located on the upper reaches of the River Meon, about nine miles north of Fareham

The basis of its economy was always agricultural and for much of its history the manor was a possession of the Bishops of Winchester

It has a Norman church with additions from every century up to the construction of the West tower, which is dated 1599

The village is essentially linear in form, originally built on a raised terrace slightly elevated from the river

The mill site survives, as does the brick-built, Seventeenth Century manor house

The village is noteworthy for its collection of well-preserved Eighteenth and early Nineteenth Century domestic architecture

During the Victorian period, the village assumed a significant administrative function for the surrounding rural area

The London South Western Railway arrived in 1903, but the short-lived line had closed by 1962. Station buildings survive

Today, the tranquillity of the settlement is compromised by the A32, which runs through the centre of the village

Introduction

1.1 Conservation Areas are defined as “areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance”. (Section 69 (1) (a) of the Planning (Listed Buildings and Conservation Areas) Act 1990)

1.2 The South Downs National Park Authority (SDNPA) has a duty to determine which parts of the National Park embody that special architectural or historic interest, to designate those parts as Conservation Areas, and to keep the existing Conservation Areas under review.

1.3 Droxford lies within Winchester District. It was first designated as a Conservation Area by Hampshire County Council in 1970. With the creation of the South Downs National Park in April 2011, the National Park Authority became the Local Planning Authority for the village.

1.4 This Appraisal seeks to set out what the National Park Authority considers are the most significant elements which define the character of the Conservation Area; it has an important role in making informed and sustainable decisions about the future of the area. Whilst comprehensiveness may be sought, the omission of any particular feature should not be taken as meaning that it is of no significance.

1.5 It sits within a wider policy context, including:

- The Purposes and Duties of the South Downs National Park.
- The National Planning Policy Framework
- The Winchester Joint Core Strategy and the Saved Policies from the Local Plan Review 2006 (until replaced by the South Downs National Park Local Plan)
- English National Parks and the Broads. UK Government Vision and Circular 2010

1.6 In looking at the area, issues which pose a threat to the quality of the area and any possibilities for improvement and enhancement have also been identified.

1.7 The document was the subject of a six week public consultation process from (Date) to (Date). Specific consultations were sent to the Parish Council, Winchester City Council, Hampshire County Council and English Heritage.

I.8 Where appropriate, the initial document was amended to reflect comments received and the revised document was adopted by the South Downs National Park Authority for the purposes of Development Management and to inform other activities of the SDNPA on (Date)

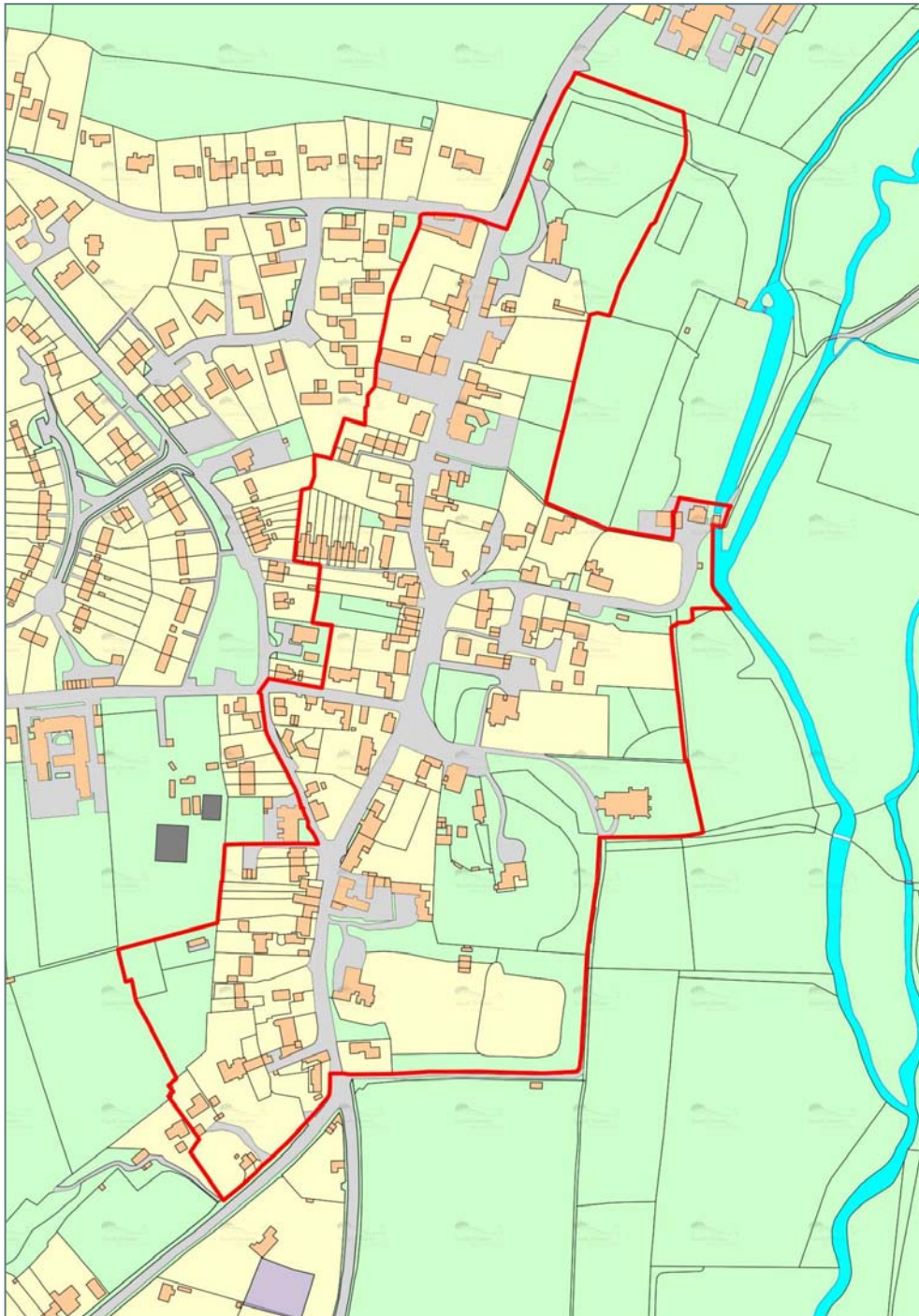


Figure I: Current Boundaries of the Conservation Area

Location & Topography

2.1 Droxford, which stands astride the A32, the main road between Fareham and Alton in Hampshire, is a large-ish village, with a population of 675 in 2011. Bishops Waltham is the closest town, about 6 miles to the west, Petersfield is 13 miles to the north-east, and Fareham 9 miles to the south.

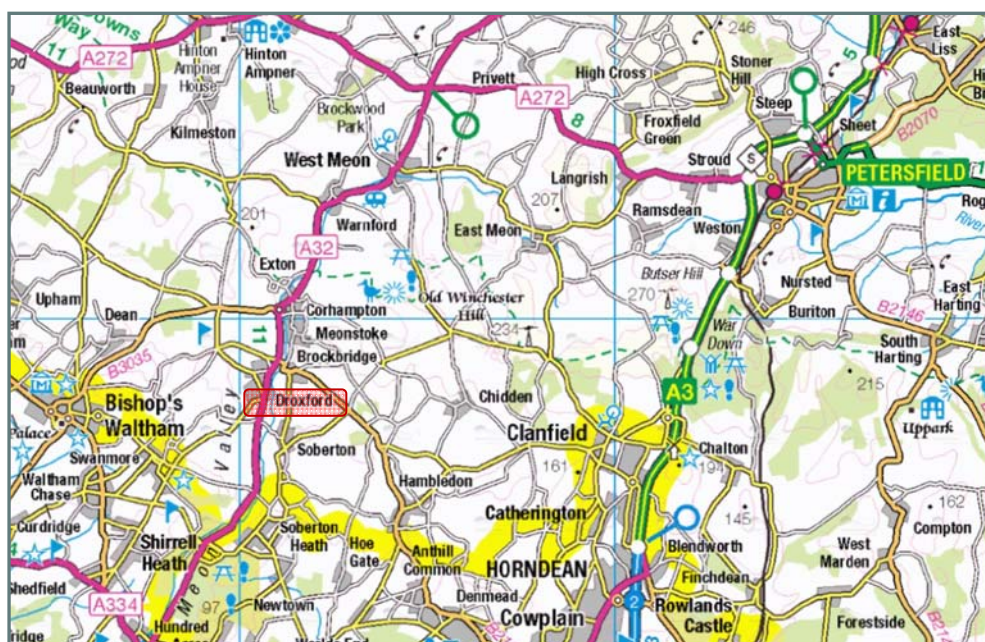


Figure 2: Location of Droxford within the Meon Valley

2.2. It is one of a string of nucleated and linear villages, medieval in origin and sitting on the edge of the flood plain, which extend up the valley of the river Meon. The other settlements include Soberton, Meonstoke, Corhampton, Exton, West Meon and East Meon.

2.3 In landscape terms the Meon Valley forms one part of the Chalk Valley Systems, these being broad, branching valleys carved into Upper and Middle Chalk by a process of erosion to produce smoothly rounded U shaped valleys. The Meon valley is a distinctive curved valley which follows a fault in the chalk.

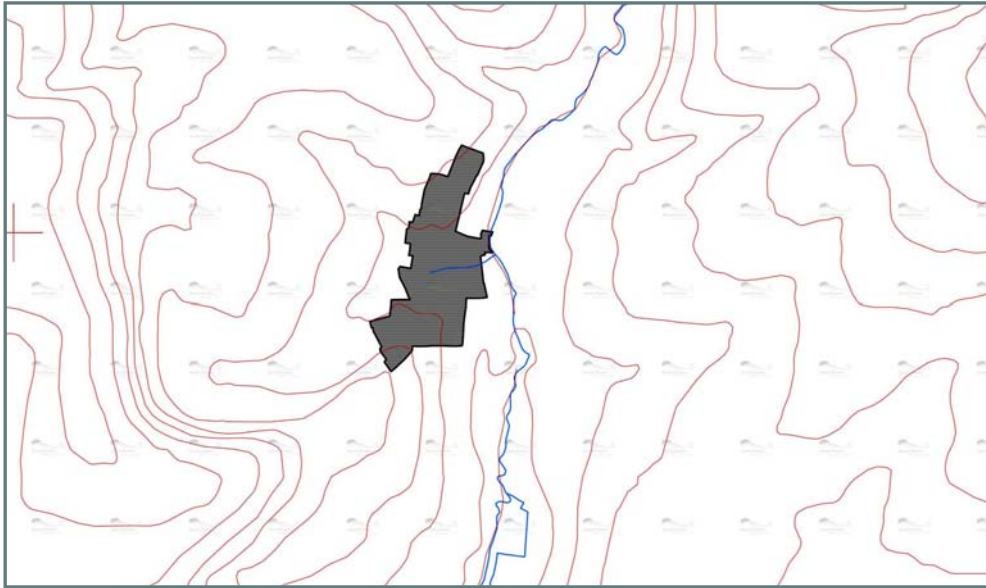


Figure 3: Topographical context of Droxford, on the west bank of the river Meon, with rising downland to the east and west

Historical Development

3.1 Though the name of the River Meon has been derived from the Celtic for “swift one”, the valley was settled in the 5th and 6th centuries by the *Meonwara* – the people of the Meon; Saxons and Jutes originally from the area of modern Denmark. The earliest origins of the village lie in this colonization.

3.2 The earliest rendering of the place name is *drocenesforda* in a charter of 826. The *drocen-* element has been derived from the Old English word for ‘a dry place’.

3.3 The *Meonwara* were one of the last peoples in England to be converted to Christianity; it was St Wilfrid who led this process in the 680s from his foundations at Selsey, Titchfield and Corhampton.

3.4 Historical and archaeological evidence for Droxford include its appearance in pre-conquest charters drawn up in 826, 939 and again in 956 and a Saxon cemetery with more than 300 burials in the vicinity of the former railway station, a short distance to the east.

3.5 Droxford does appear in the Domesday Book. With its 31.5 households, it was quite a large settlement which paid a significant amount of tax. As well as the agricultural land, the presence of meadows, woodland, a church and three mills are recorded.

3.6 The village is typical of valley based settlements in being originally linear, lying along the valley on a terrace slightly elevated from the river. Such villages sometimes show evidence of planning, with blocks of regular property plots lining one or both sides of the village street. The historic core of Droxford probably lies in the vicinity of the Church and Manor House.

3.7 Throughout the middle ages, Droxford was one of the manors belonging to the see of Winchester and it remained in the hands of the bishop until surrendered to the crown in 1551. It was recovered by the Bishops upon the restoration of Charles II and remained with them until 1869, when it passed to the Ecclesiastical Commissioners.

3.8 Two important individuals are associated with the village. In the 13th century it was the birthplace of John de Drokensford, keeper of the wardrobe to Edward I. He went on to become Bishop of Bath and Wells and Lord Chancellor of England. In the 17th century, Izaak Walton, famous son of Hampshire and the

author of *The Compleat Angler*, spent his latter years living with his daughter and son-in-law, the village Rector.

3.9 The Tithe Map of the village dates to the 1840s (figure 5) and OS First Edition for Droxford was published in 1872. (figure 4) They clearly show the historic core and extent of the settlement. Later maps show incremental expansion, predominantly towards the west. The river forms a natural barrier to development to the east. Interestingly, there has only been limited development extending the linear form of the settlement to the north or south.

3.10 The distinctive hexagonal feature shown on the maps of 1872 and later (figures 6 and 7) is the former Workhouse. The Police Station was an even more recent addition to the village at the time of the First Edition.

3.11 The Parish was the subject of a Parliamentary Enclosure; the Order was made in 1851 and the award in 1855



Figure 4: OS 1:10,500 map of 1872

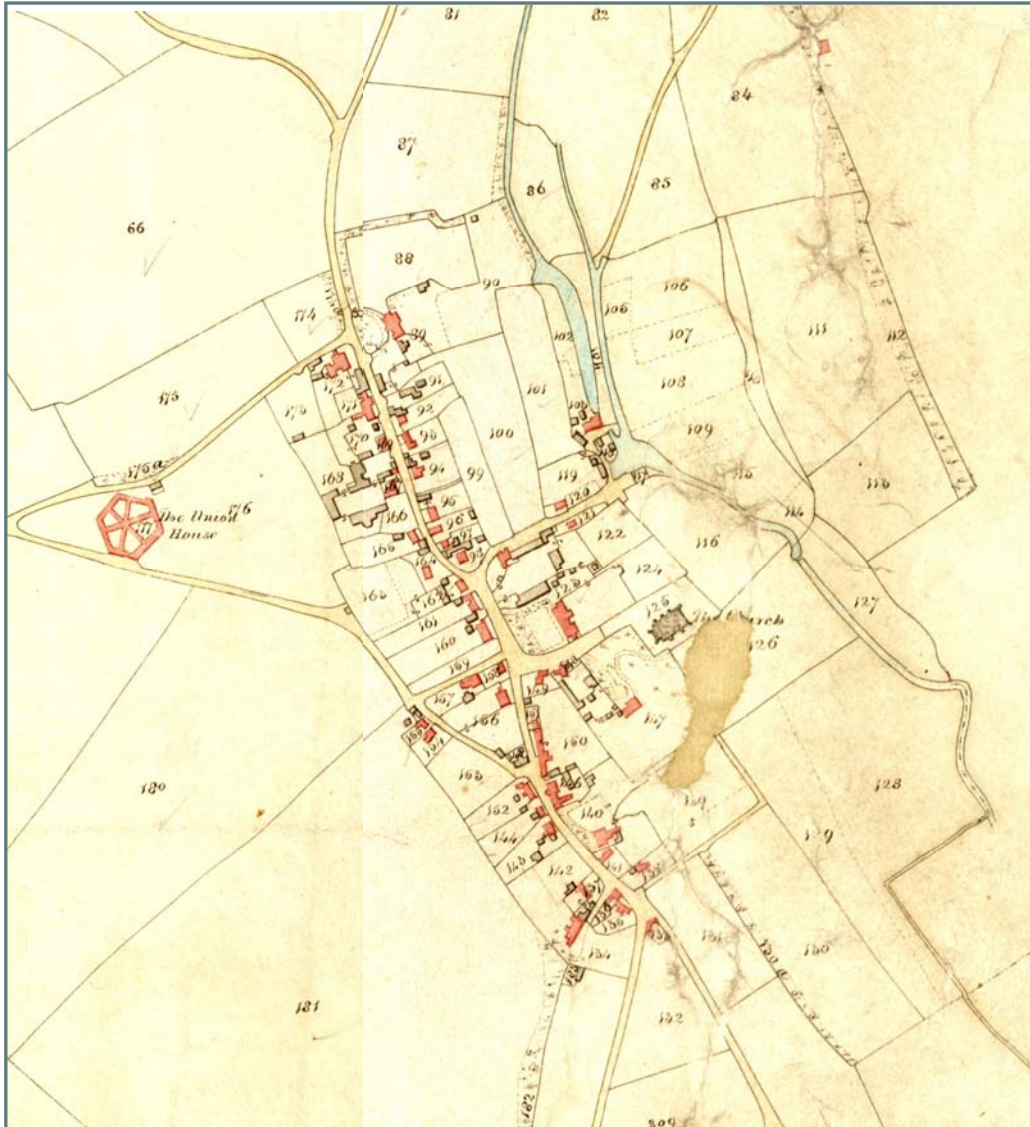


Figure 5: Droxford Tithe Map (courtesy of Hampshire Record Office)

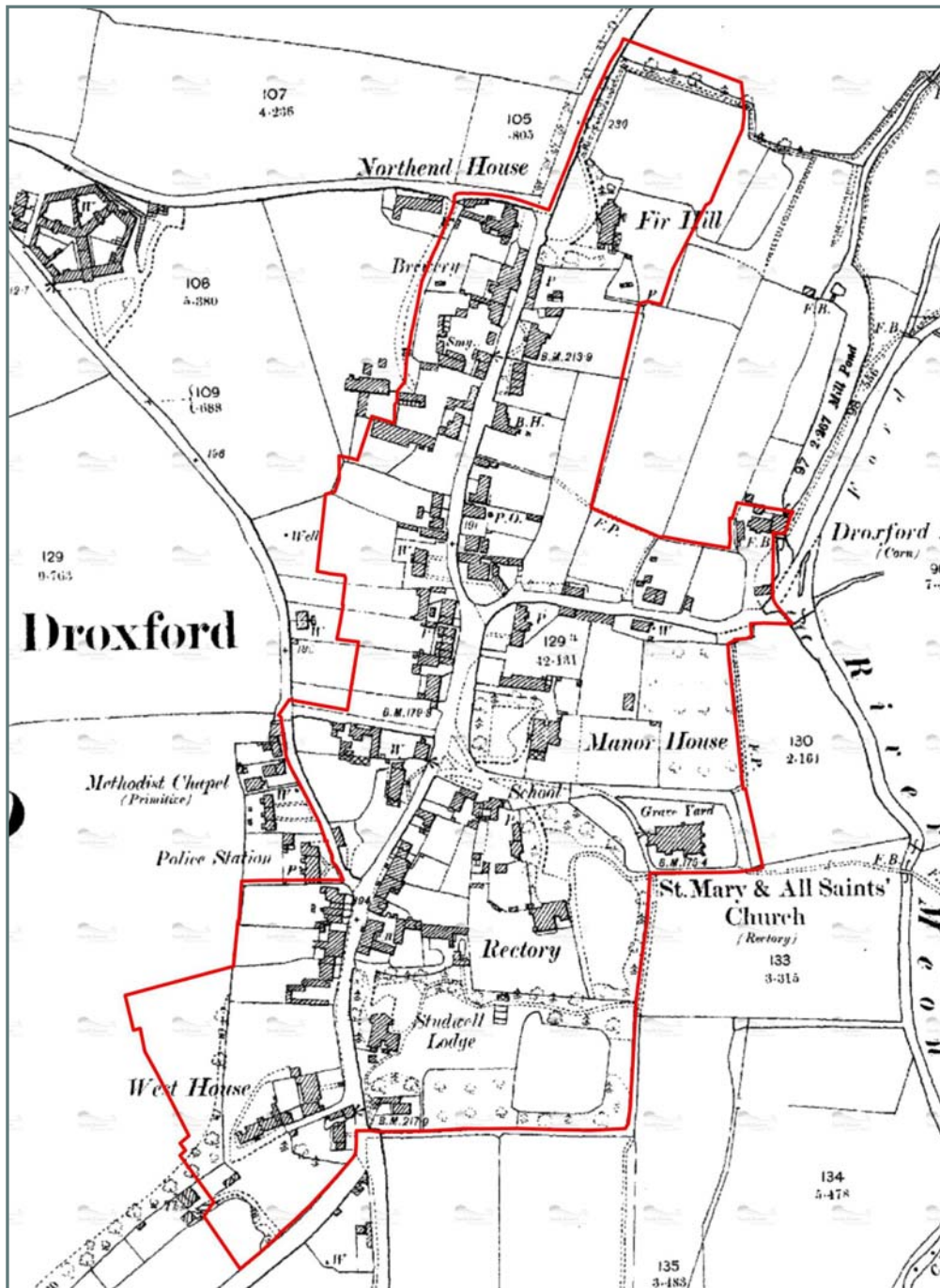


Figure 6: OS I:2500 map of 1896, with the Conservation Area boundary in red

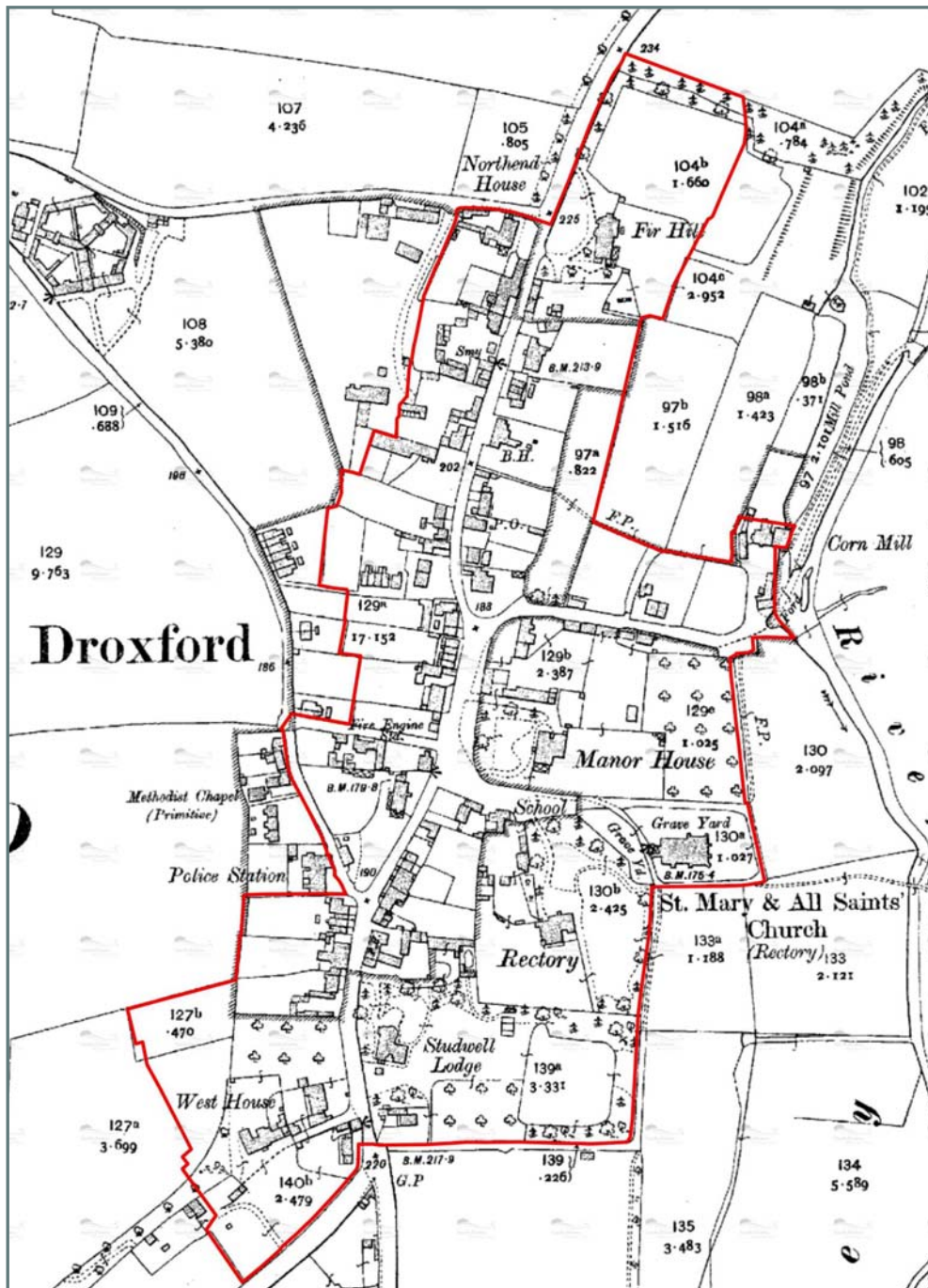


Figure 7: OS 1:2500 map of 1909 – with the Conservation Area boundary added in red. Development of residential accommodation on Union Lane and South View appears for the first time.

3.12 The short-lived Meon Valley Railway arrived in Droxford in 1903, constructed by the LSWR. The station was actually about ½ mile outside the village on the opposite side of the river. In June 1944 it was the location of a meeting between Churchill, Eisenhower, and de Gaulle to discuss the imminent D-day invasion of Normandy. The line closed for passenger traffic in 1955 though a goods service continued until 1962.

3.13 Droxford was something of an administrative centre for the surrounding area. A Union Workhouse was built in 1836-7, serving the village and ten other parishes. The building was designed by a local architect, Sampson Kempthorne, and followed his model hexagonal plan. It was demolished in the 1980s but a memory of it survives in the name of Union Lane. The village was also the location of a petty sessions (magistrates) court and was provided with a court house, attached to the police station, in 1858. It was also the seat of Droxford Rural District Council, created by the Local Government Act of 1894 and abolished in 1974.



Figure 8: Historic photograph of the Union Workhouse.

3.14 In the post-War period and into the current century, the village has become a residential community, with many residents leaving the village each day to travel to work.

Character Analysis

4.1 The elements which make a positive contribution to the character of the Conservation Area are mapped on Figure 55, to be found at the end of this document.

Entrance & Boundaries

4.2 The River Meon cuts a valley through the Downs which became an important transport route avoiding the higher ground. Droxford itself is a linear settlement, aligned north – south, following the valley.

4.3 The village is immediately west of the river, at a point where a side valley with tributary stream joins the main river (figure 3).

4.4 The A32, first upgraded by a Turnpike Act of 1780, follows the river valley in a north – south direction, passing through the centre of the village in a series of gentle curves. The centre of the village sits at the bottom of the tributary valley and the road drops down when entering the village from either direction.

4.5 The existing Conservation Area boundary largely encompasses the historic village as shown in the Tithe Map and the OS maps of the later 19th and early 20th centuries (figures 6 and 7) but a number of small potential extensions are identified in the Management Plan (paragraphs 6.4 – 6.8)

Settlement Form

4.6 Droxford has some of the characteristics of a small town. Most of the 19th century and earlier buildings are arranged either side of the High Street at the south end of which, close to the Manor House and Church, the road widens to form an area that resembles a market place – The Square.

4.7 The area comprising the Manor House, Parish Church, rectory and mill, with its pond, probably represent the centre of the Domesday estate of Droxford.

4.8 The historic OS mapping (Figures 4, 6 and 7) shows Droxford as a regular row on the west and north-east sides of the High Street. In these areas, the property plots are laid at right angles to the road, resembling a mediaeval burgrave arrangement. If this interpretation is correct, Police Station Lane could represent the remnant of a back lane serving the properties on the west side of High Street.

Use & Activities

4.9 The village is overwhelmingly residential. The two public houses, an antiques showroom and a garage are the main commercial enterprises.

4.10 There are no shops within the village, though the building with a surviving early 19th century shopfront on The Square could form part of an enhancement scheme for this area (of which more later)

Buildings & Structures

4.11 The core of the medieval village contains most of the oldest buildings, which form a small cluster just to the east of the main road. The photographic survey later in this document illustrates more buildings than are mentioned below and follows a broad progression from north to south.

4.12 The evidence of Domesday Book is that there was already a church in the village in 1086 and it has been suggested that it probably dated from the time of the charter granted in 826 by King Egbert, which granted 20 hides of land in Droxford to the monks of Winchester.

4.13 The surviving *church of St Mary and All Saints* is, however, Norman in origin, with the nave and chancel dating to the mid 12th century (Figures 32 - 34). The north aisle and north chapel were added at the end of the 12th century or early in the 13th and the southern equivalents in the late 14th century. The impressive Norman doorways on both main elevations must have been repositioned with these additions. Finally, the tower bears a date of 1599. All is built in flint, with stone dressings and clay tile for the roof.

4.14 The Churchyard contains many monuments of considerable evidential value.

4.15 The evolution of the church over the medieval centuries is quite normal for English parish churches. Less usual perhaps are the alteration of the building in the 18th century, when the chancel roof was altered, producing a distinctive roof line with Georgian coved cornice and boldly projecting eaves. The dormers on the south side of the nave were added in the 19th century.

4.16 The church is a Grade I listed building.

4.17 *The Manor House* lies close to the Church and is a Grade II* listed building. (Figure 31). Essentially an L-shaped building, it contains a late 16th century timber-frame and is faced in English-bond brickwork. The west front is Jacobean and symmetrical, with two gables separated by a parapet, two storeys and three attic windows. The garden wall to the east of the Manor House is listed in its own right at Grade II.

4.18 The third significant building in this central cluster is *The Old Rectory*, described by David Lloyd in the original Pevsner as “the finest house in the village”, a quality recognised by its Grade II* listing (Figure 35). The house is built in brick, combining grey and red bricks in Flemish bond. It has two symmetrical facades arranged to create an L-shape which screen an older and more irregular structure in the angle formed.

4.19 The two main facades are very much classically-inspired and 18th century in appearance. The main approach to the house is the north elevation, five-bays in width and two storeyed plus attic. The three central bays break forward slightly and are topped by a parapet of two levels. An interesting aspect of this elevation is the contrast between the sash windows at ground floor, which are set back in reveals, and those at first floor, where the sash boxes are exposed. The stable block for the house is separately listed at Grade II (Figure 36).

4.20 These buildings are all linked to The Square. The significance of this space and the opportunities it presents are discussed elsewhere in this document but it is worth drawing attention at this point to the two buildings alongside The Square, these being the Village Hall (Figure 37), which began life as the village school, and an outbuilding/workshop which retains what appears to be a modest early 19th century shop-front (Figure 38). Both are identified as buildings that, though not listed, make a strong positive contribution to the character of the Conservation Area.

4.21 The majority of the buildings in the village are spaced along, and face, the main road. Most are relatively modest in scale and built in local brick, often painted. There are, however, a number of keynote buildings at various points along the road.

4.22 At the northern end of the village is *Fir Hill* (Figure 9), a substantial brick building of mid 18th century date with symmetrical façade facing westwards and incorporating two full-height splayed bays. The wing to the south was added about a century later. The whole is a Grade II listed building.

4.23 About half way along the main road stands *Meon House* (Figure 24 and 25), which is given great prominence by its elevated position and the way in which the road sweeps around it. An elegant, if simple, Georgian stuccoed house, it is Grade II listed.

4.24 Not far to the south, on the opposite side of the road is *Meon Lea* (Figure 44), a late 17th century building of brick, divided into panels with plinth, pilasters, and string courses. As often the case in Droxford, the brick walls have been painted.

4.25 At the southern end of the village, *West House* (Figure 49) is a fine late 18th century brick house combining blue headers and red quoins. The Regency French window is an interesting feature of the house.

4.26 Other notable groups of buildings are those associated with the Mill (Figure 53), which is recommended for selection as a Locally Listed building, and the collection of mid 19th century buildings on Police Station Lane associated with the administration of justice; the Police Station, the Court House and some associated housing, which all share stylistic characteristics (Figure 47).

4.27 Housing on South View and Park Villas represents a limited Edwardian phase of development. Although a little suburban in form, these houses do still make a positive contribution to the character of the Conservation Area (Figures 42 – 43).

4.28 Although some timber frames survive, in terms of materials, Droxford is essentially a brick village, with the combination of blue-grey and red bricks being a notable feature. David Lloyd did comment in the 1960s Pevsner that the whitewashing and painting of many of the brick buildings had resulted in the loss of the attractive local colour and texture of the brick facings and this remains the case. Paint finishes on masonry are very difficult to successfully reverse.

4.29 The only significant building constructed of flint is the church. Flint is used widely in boundary walls but, even with these, brick is more usual.

4.30 Roofs are almost universally clay tiled, a homogeneity broken only by a few examples in slate. Joinery details are often highly representative of their time – sliding sash windows, flush-closing casement windows and panelled doors.

Open Spaces & Greenery

4.31 Though surrounded by open country, the village itself is not well blessed with open spaces. The churchyard is the best, being an oasis of relative calm and tranquillity away from the traffic of the main road, and with good trees and interesting monuments.

4.32 The other open space is The Square and the adjoining grassed area on the west side of the road (Figure 39), hatched green on the analysis map (figure 55). This is currently used as car parking and fulfils a useful role as such. However, it is poorly surfaced and ill-defined as a space separate from the highway at present. A well-designed enhancement scheme incorporating a shared surface could result in a significant improvement to the village. The repair and re-use of the

workshop/shop – into a coffee shop, craft gallery, community store – would further animate this space and together could provide an enhanced focal point for the village.

Views & Vistas

4.33 Located in a valley, Droxford is not notable for wide, sweeping views over its surrounding country, which apart from the valley floor, adopts the character of open chalk Downland.

4.34 However, to the eastern side of the conservation area the valley floor, with its variety of natural and man-made water courses, provides a pleasant, pastoral edge to the settlement with short or mid-distance views from a variety of public or semi-public vantage points.

4.34 From both directions, north and south, the main road descends gently into the heart of the village. Both routes in offer a series of progressive, unfolding views as the road threads its way past houses, building groups and boundary frontages to both sides. At the junction with Police House Lane, a particularly prominent beech tree provides a dominant focal point within the street scene.

4.35 In the centre of the settlement, looking north, Meon House provides a strong focal point before the road sweeps past to the left, uphill.

4.36 Important views within the settlement tend to be intimate in nature, rather than striking or spectacular, but this is the essential nature of the village. It is a place where charm and understatement prevail. It is not a place of visual drama.

Issues & Opportunities

5.1 Having considered the positive characteristics of the Conservation Area, it is necessary to look at those less positive aspects which present opportunities for improvement.

5.2 It is the position of the village on a main road and the resultant volume of traffic that represents the most serious detractor for the village. It seems unlikely that the volume of traffic will decline so mitigation of its impact is the only realistic option. Mention has already been made of a potential enhancement scheme for The Square and it would be sensible to explore the possibilities of extending this into the adjoining highway to create some form of speed table.

5.3 The “wirescape” strung over the roads and other spaces within the village also detract from the overall quality of the Conservation Area. The undergrounding of the wires and removal of poles would be highly desirable, should such an opportunity arise.

5.4 A less fundamental but still poor feature is the quality of the street name plates. At present these are standard embossed highway signs, usually mounted on posts. The substitution of a more traditional painted cast-metal name plate, attached to a wall wherever possible, would produce a worthwhile improvement.

5.5 The National Park Authority commissioned a Building at Risk survey in 2012-2013. It found no buildings to be at risk within the Conservation Area and the condition of the historic building stock is not a significant concern. Three buildings were, however, found to be ‘vulnerable’; the garden wall to the *Manor House*; the stable block to *The Old Rectory*; and *Manor Cottage*.

5.6 More recent inspection shows that *Manor Cottage* has been renovated and should be removed from the vulnerable category. By contrast, a section of the garden wall of the *Manor House* has now actually collapsed and this listed structure would now score as ‘at risk’. The main issue with the stable block is probably a degree of under-use and a consequent lack of incentive to maintain the building. Efforts at renovation might focus on finding a productive use that can finance the renovation and sustain it in the longer term.

5.7 The gradual loss of architectural features and historic joinery always has the potential to incrementally degrade the character of any Conservation Area. On unlisted buildings, some of these changes are beyond the normal ambit of the planning system but can be brought in using an Article 4 Direction, which removes a householder’s permitted development rights.

5.8 There are undoubtedly examples of modern joinery in the village but the problem does not seem to be acute and an Article 4 Direction may represent an over-reaction at present. A detailed survey could provide a more accurate picture of the situation and this is a task that could be undertaken by the parish council and volunteers, should the community perceive a problem.

5.9 Within the village there are three sites where redevelopment in an appropriate form could have potential to improve the Conservation Area, were they to come forward. In saying this, there is no intent on the part of the Planning Authority to prompt in any way the closure of businesses or uses, but it is important to be alert to the possibilities offered should owners or operators wish to move for their own reasons.

5.10 The most prominent site is that occupied by Taylor's Garage (Figure 14), where the large canopy and proliferation of cars introduce a discordant note into High Street.

5.11 Also on High Street is a 1960s sheltered housing development, St Mary's Close (Figure 23). Comprising terraces of bungalows, it is very much 'of its time' in design terms and it does not relate with any real sympathy to the historic built forms of the Conservation Area.

5.11 The third site is the BT site on Union Lane, where a careful redevelopment could knit together the fabric of the village in this outlying part of the Conservation Area (figure 40).

5.12 The poor quality of the surfacing in The Square, and the potential for an enhancement scheme there, has already been mentioned. Little, if any, historic floorscape survives and the pavements, where such exist, are largely concrete slab. Repaving in a more attractive natural material would be beneficial, though it is hard to point to any historic tradition within the village from which cues could be sought. A small part of the Conservation Area which would particularly benefit from a modest resurfacing scheme is the side road adjacent to West House.

Sources

'Historic Rural Settlement Report - Droxford' available at;
<http://www3.hants.gov.uk/landscape-and-heritage/historic-environment/historic-settlement/historic-rural-settlement-reports/settlementreports-winchester.htm>
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<http://www.saxonsinthemeonvalley.org.uk/>

Aldsworth, F R 1979 The Droxford Anglo-Saxon cemetery, Soberton, Hampshire, *Proc Hampshire Fld Club Archaeol Soc* **35** 93-182.

Pevsner, N, Y Lloyd, D, *The Buildings of England: Hampshire and the Isle of Wight*, Penguin 1967

Photographic Survey



Figure 9: **Fir Hill**: mid 18th century in origins, with mid 19th century extension. Grade II listed.

Figure 10: **Stable and Coach House** of 18th and early 19th century date. Grade II listed for group value.





Figure 11: **Northend House:** late 18th & early 19th century in date. Grade II listed.

Figure 12: **The Malt House:** late 18th century in date with 20th century





Figure 13 **Eden Lodge**, High Street: Late 18th & mid 19th century in date. Grade II listed. The flint boundary wall is attractive but the removal of the timber fence, perhaps with a hedge in its place, would constitute a significant improvement.

Figure 14: **Taylor's Garage** represents a visual intrusion into the street scene. Should, in time, the current use ever cease, its sympathetic redevelopment could represent a significant opportunity to enhance the Conservation Area.





Figure 15: **The Bakers Arms**, High Street: originally an 18th century house, later converted into a public house. Grade II listed. Some tidying of the area around the pub would enhance its setting and the wider Conservation Area.

The Bakers Arms has group value with the Small House on the opposite side of the road.

Figure 16: **The Small House**, High Street: a 16th century timber frame with 18th century recladding and early 19th century extension. Grade II listed.





Figures 17 - 19: Buildings can make a positive contribution to the character of the Conservation Area, even if they are not of statutory list quality in their own right. Reinstatement of traditional joinery, including, windows, doors and shopfronts can often enhance that positive contribution





Figure 20: **The Old Post House.** The pilasters, blocked door and mutilated cornice are the remnants of an earlier shopfront.

Figure 21: **Yew Tree Cottage**, High Street: c1600 timber frame with c1800 timber framed extensions. Grade II listed.





Figure 22: **Millers Cottage**, High Street: Early 19th century. Grade II listed for group value.

Figure 23: **St Mary's Close**, the small sheltered housing development on High Street performs an important function but ultimately redevelopment of the site could represent an enhancement of the Conservation Area.





Figures 24 and 25: **Meon House**, The Square: late 18th century. Grade II listed, with group value.

The house sits in a prominent position at the core of the village, emphasised by its elevated position and the way in which the main road aligns on it before sweeping up and to the west of the house.





Figure 26: **Cherwell Cottage**, The Square: 18th century. Grade II listed.
 Figure 27: **1-4 The Square**. Not listed but making a positive contribution.
 Figure 28: **Sarum**, The Square. Mainly late 18th century but with older origins.
 Grade II listed.





Figure 29: **Manor Farm Cottage**, The Square. 17th & 19th centuries. Grade II listed.

Figure 30: **Manor Farmhouse**, The Square. Early 19th century. Grade II listed with group value





Figure 31: **The Manor House**, The Square. Late 16th century timber frame, with 17th and 18th century alterations. Grade II* Listed. The garden wall to the east is separately listed at Grade II.

Figure 32: **Church of St Mary and All Saints**, The Square. Grade I listed.





Figure 33: The south elevation of the church has unusual 19th century dormers and evidence of a 'classicizing' phase in the building's history

Figure 34: Romanesque door on the north elevation of the church





Figure 35: **The Old Rectory**, The Square. Probably with older origins but mainly late 18th century. Grade II* listed.

Figure 36: **Stables** 40 metres north of the old Rectory, The Square. 18th century. Grade II listed with group value.





Figure 37: **The Village Hall** began life as the village school.

Figure 38: **Outbuilding/workshop attached to Cameron Cottage.** With its attractive shopfront, this building has great potential for a new use – small shop, gallery or craft workshop, for example - which would make the building more productive and enhance the Conservation Area. It is identified as a ‘Locally Listed Building’ in the Management Plan.





Figure 39: This area is at the centre of the village and forms the only significant public space within the village not dominated by traffic. It is also adjacent to the two public buildings, the Church and the Village Hall.

It clearly plays an important role in providing parking but this need not preclude a well-designed enhancement scheme which would create a more attractive focus to the village whilst still accommodating parking.

Figure 40: The redevelopment of the BT site on Union Lane would offer the potential to knit together the village fabric in this part of the Conservation Area if designed in an appropriate manner and scale.





Figure 41: **Clarks House**, Park Lane. Recommended as a 'Locally Listed building' in the Management Plan

Figure 42: **Park Villas**, Union Street. Positive but little regarded buildings





Figure 43: **South View.** Edwardian polychrome brick housing.



Figure 44: **Meon Lea**, South Hill. Late 17th century with early 19th century features and additions. Grade II listed.

Figure 45: **Stedham House** and **Greta House**, South Hill. Both early 19th century and Grade II listed.

Figure 46: **White Horse Inn**, South Hill. Grade II listed for group value



Figure 47: **Former Police Station and Court House** of 1858, Police Station Lane. Not currently included within the Conservation Area, but an extension is recommended. Identified as 'Locally Listed Buildings' in the Management Plan

Figure 48: **Claremont Cottage, Bakehouse Cottage, and Glebe Cottage**, South Hill. These make a positive contribution to Conservation Area character.





Figure 49: **West House**, South Hill. Late 18th century with 19th century extensions and features

Figure 50: An attractive corner of the Conservation Area adjoining West House. A simple scheme of re-surfacing in more appropriate materials would enhance it.





Figure 51: **Stedhams Cottage**, South Hill. Not listed but making a positive contribution to the character of the Conservation Area

Figure 52: **The Grove Lodge**, Swanmore Road





Figure 53: **The Watermill** (above) and end of the mill race (below). The main mill building has been identified as a Locally Listed Building



Management Plan

6.1 At the beginning of this document the legal definition of a Conservation Area as “areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance” was acknowledged.

6.2 Taking this definition as a starting point, it follows that the proper management of a Conservation Area will have as its objective both the protection of its existing qualities and its enhancement in ways that build upon its special interest. Four broad aims can be defined:

- To ensure that the Heritage Assets (the Conservation Area and its constituent buildings and other historic features) are properly and effectively designated
- To ensure that the Heritage Assets are in good condition
- To secure the conservation and enhancement of the character and appearance of the Heritage assets
- To secure the enhancement of the spaces within and around the Heritage assets

Proper Designation of the Conservation Asset

6.3 In addressing this objective, it is necessary to consider whether:

- There are any areas outside the Conservation Area boundary which should be brought into it
- There are any areas within the current Conservation Area boundary that have seen inappropriate changes erode their quality to the extent that they should be removed from the Conservation Area
- There are any buildings which should be added to the Statutory List of Buildings of special architectural or historic interest
- There are any buildings which should be added to a Local List of Historic Buildings.

6.4 In undertaking this review of the Conservation Area, four amendments to the existing boundary have been identified, three on the west side and a fourth on the east. These are shown hatched in black on Figure 55.

6.5 Park Villas on Union Lane is a terrace of six two-and-a-half storey brick built houses, built sometime between 1895 and 1910 (Figure 42). This terrace is

quite typical of similar developments of its date in many parts of the country with, perhaps, only the use of clay tiles on the roof being a regional feature. However, they are good quality buildings, using traditional materials, of traditional proportions and relate well with the similar buildings on South View. They would make a positive contribution to the special qualities of the extended Conservation Area.

6.6 A group of properties just to the south on Union Lane, including 1 & 2 Park View, Union Lane and 1 & 2 The Laurels, Union Lane.

6.7 A third addition to the west side of the Conservation Area is proposed at the southern end of Police Station Lane, covering the Police Station and Court House as well as other broadly contemporaneous buildings which share an architectural palette (figure 47). These are high quality, little altered mid-Victorian buildings in their own right and retain some evidential value as survivals from the time when Droxford was the location of a petty sessions (magistrates) court.

6.8 The final proposal, on the east side of the settlement, is a small amendment of the boundary just south of the Mill, where the mill race is currently excluded from the conservation area, despite forming an integral element in the setting (and original function) of the building.

6.9 No areas within the Conservation Area to be removed from the Conservation Area were identified during the appraisal.

ACTION 1– that the boundaries of Droxford Conservation Area be amended to incorporate the four areas described above and mapped on Figure 55

6.10 In reviewing the existing unlisted buildings, none were identified as potential candidates for statutory listing, at least from a superficial external inspection. However, four were considered to be eligible for addition to the emerging Local List. These are;

6.11 The Mill (Figure 53)

6.12 The small workshop with early C19 shopfront in The Square (Figure 38)

6.13 Clarks House on Park Lane (Figure 41)

6.14 The former Court and Police Station on Police Station Lane (Figure 47)

ACTION 2 – that the Mill, the small workshop/shop, Clarks House, and the former Court House & Police Station be added to the emerging Local List of Historic Buildings

Condition of the Heritage Asset

6.15 To meet this objective it is necessary to identify those buildings or other features of the Conservation Area that are currently in poor condition and to identify a strategy to secure their renovation.

6.16 A 'Buildings at Risk' survey is, as its name suggests, a systematic inspection of buildings, looking at their overall condition and specific areas of decay as well as their status in terms of use or vacancy. It would normally include a photographic record of each building, although this would not usually comprise more than one photograph per building.

6.17 Buildings at Risk surveys are frequently restricted to listed buildings but that commissioned by the National Park Authority in 2012-13 also looked at unlisted buildings within the rural Conservation Areas, allowing some overview for each one.

6.18 Condition monitoring is an on-going process. This is best achieved at a local level, perhaps led by the Parish Council, which is likely to have better means of informal access to buildings within the village.

6.19 As reported in paragraph 5.5, the historic building stock in Droxford is generally in good condition but there are two buildings, both listed, which require attention, these being the garden wall to the Manor House and the stables to the Old Rectory.

ACTION 3 – that the existing Buildings at Risk survey for the village commissioned by the National Park Authority be enhanced with more photographs to form as comprehensive as possible an overview of the condition of the historic environment within Droxford

ACTION 4 – that the National Park Authority seeks to secure repair of the Garden Wall to the Manor House and the renovation and re-use of the stables to the old Rectory by working in co-operation with the owners.

Conservation and enhancement of the character and appearance of the Heritage Asset

6.20 Protection of existing quality will be achieved through careful application of the planning system in general and the Development Management process in particular. One way in which this can be facilitated is by the provision of pre-application advice to householders, architects and developers to achieve a high quality of design. The National Park Authority has a system for the provision of such advice, which is explained on its website.¹

6.21 The National Park Authority's archaeological advisor for Droxford is Winchester City Council. 'Areas of archaeological potential' have been identified within the historic village and these are shown on Figure 54. These areas should also be considered during pre-application discussions. The City Archaeologist can be contacted at TMatthews@winchester.gov.uk

ADVICE – that anyone considering development of any form which affects Droxford Conservation Area or its setting should seek pre-application advice from the National Park Authority before submitting an application and, ideally, before starting any design work

ADVICE – that anyone considering development of any form which falls within the Areas of Archaeological Potential should seek pre-application advice from the National Park Authority's archaeological advisor, Winchester City Council, before submitting an application and, ideally, before starting any design work

6.22 Once an application has been received, it will be assessed against a range of national and local planning policies. At present these include the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework, the Purposes and Duty of the National Park, the relevant Local Plan, and conservation best practice (including this document).

6.23 Whilst discussing proposals with applicants, both at pre-application stage and in the course of determination, opportunities may arise to achieve improvements both to the proposal itself and its contribution to the wider character of the Conservation Area. These may not originally form part of the

¹ In practice, the development management service for Droxford is currently (2015) delivered by Winchester City Council, acting as agents for the South Downs National Park Authority, and any requests for pre-application advice should be directed in the first instance to the planning team at that Council.

proposal. The Local Planning Authority will seek to maximise these opportunities as far as possible.

ACTION 5 – that Planning and Listed Building Consent applications be determined in accordance with all relevant legislation and guidance, with any opportunities to secure improvements during that process being secured as far as possible

6.24 The special character of any Conservation Area can be degraded through the loss of architectural features and traditional materials, particularly roofing materials. Individually, these changes may be relatively minor but taken collectively they can represent a real threat to the special character.

6.25 This problem can be addressed in two ways. One would be to bring those minor works within the ambit of the planning system using a measure called an Article 4 Direction, which removes ‘permitted development rights’ from specific domestic properties. The other, complementary, way would be to encourage the reinstatement of architectural features and traditional materials with a grant scheme targeted at such works.

6.26 At present there does not appear to be a significant problem of this nature in Droxford. It must also be acknowledged that the provision of a grant budget is unlikely in the current circumstances and for the foreseeable future. Both factors inform the Action below. Nevertheless, it is important that the historic building stock should be monitored so that an appearance of an emerging problem is identified at an early stage. In reality, this means everyone, National Park and District Authority officers and members, Parish Councillors and the community, keeping an eye on what is happening.

ACTION 6 – that the loss of architectural features and traditional materials be monitored by all parties and for the National Park Authority to consider making an Article 4 Direction, in consultation with the community, should it emerge as a problem adversely affecting the special character of Droxford Conservation Area.

Enhancement of the spaces within the Heritage Asset

6.27 Conservation Area designation is a response to the qualities of the settlement as a whole and it is important to recognise that the spaces between the buildings are a significant component in this.

6.28 Nevertheless, significant improvements to that quality can be achieved by pro-active work in the public realm. Although it remains difficult to secure finance for such projects, it is by no means impossible to put together a funding package from a number of sources.

6.29 The Square has been identified as the most significant opportunity for a scheme of this type, either confined the area off the main road or perhaps extending across the road, with a view to help reduce traffic speeds.

ACTION 7 – that the National Park Authority supports, in principle and in association with other partners, the undertaking of a feasibility study for scheme of public realm enhancement in The Square.

6.30 Other less significant but still worthwhile identified improvements would be the undergrounding of the overhead cables through the village and the replacement of the modern street nameplates with something of higher quality, attached to walls wherever possible.

ACTION 8 – that the National Park Authority supports, in principle and in association with other partners, the undergrounding of overhead wires and the replacement of modern street name plates with signs of a more traditional appearance, attached to walls wherever possible

Responsible Conservation is a Partnership!

6.31 This document has been prepared by the National Park Authority as the Local Planning Authority for Droxford. However, it is very important to stress, and for other parties to understand, that effective management of any Conservation Area is the responsibility of all organisations and all parties who do things which affect the character of the area.

6.32 Section 11A(2) of the National Parks and Access to the Countryside Act 1949 sets out a wide range of bodies to which the National Park duties apply.

6.33 At a local level, this includes the residents of the village and the Parish Council. Slightly more removed, it means Winchester City Council, Hampshire County Council as the Local Highway Authority and in its other activities, and all those Statutory Undertakers which undertake works in the public realm.

Contacts

For pre-application advice, including archaeology:

Winchester City Council
City Offices
Colebrook Street
Winchester
SO23 9LJ

Email: <http://www.winchester.gov.uk/planning/south-downs-national-park/>

For general conservation issues

The Historic Buildings Officer,
South Downs National Park Authority
South Downs Centre,
North Street,
Midhurst,
West Sussex,
GU29 9SB

e-mail: historic.buildings@southdowns.gov.uk

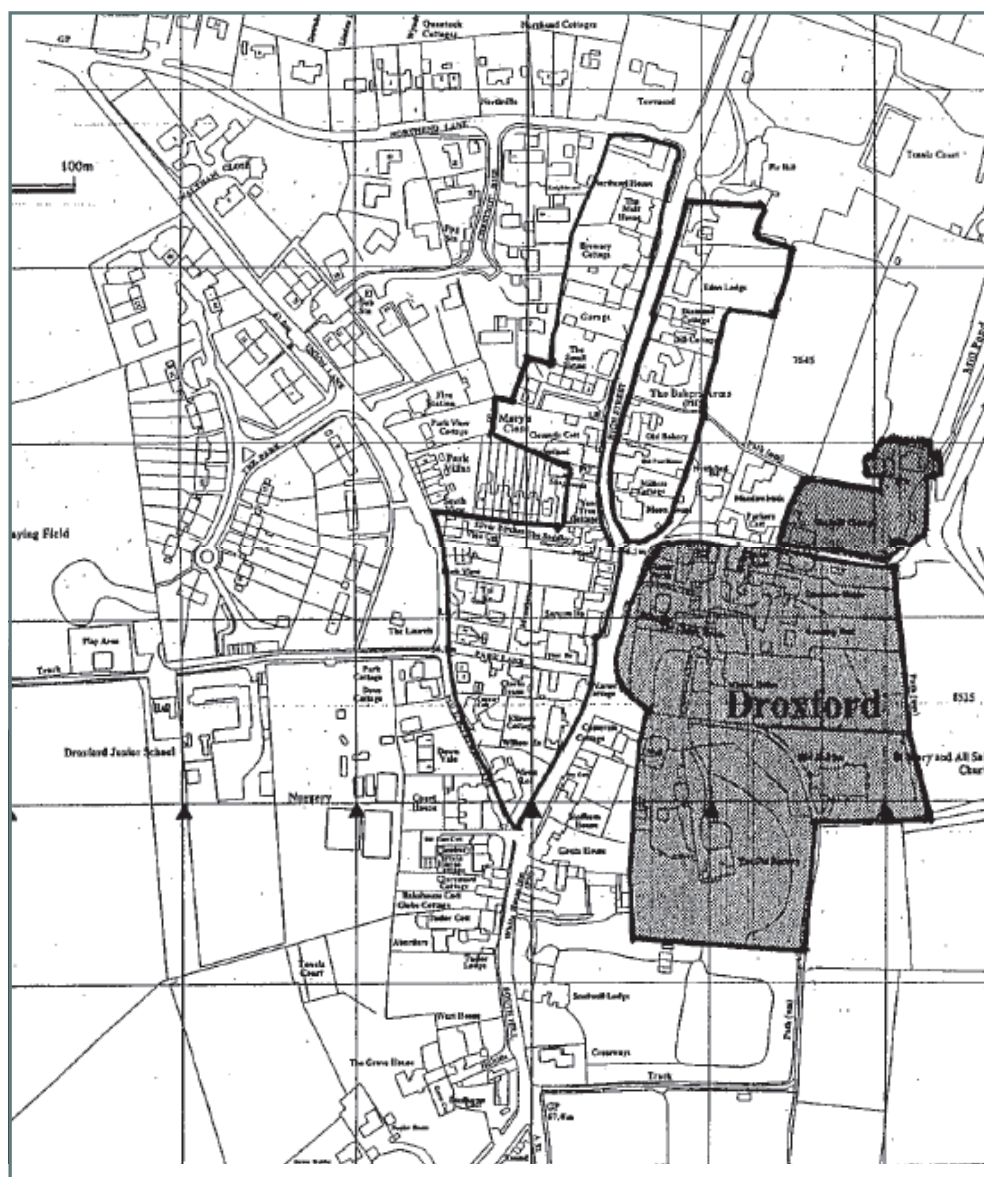


Figure 54 **Areas of Archaeological Potential**, as defined in 'Historic Rural Settlement Report - Droxford', published by Hampshire County Council

Annex: Listed Buildings

HIGH STREET (east side)

Fir Hill

II

House. Mid C18, with mid C19 additions to form a lower service wing. Walls of brickwork in Flemish bond, plinth, 1st floor band, rubbed flat arches, parapet with stone coping and stucco modillion cornice: plain service wing. Hipped tile roof, flat-roofed dormers. Symmetrical west front elevation with full-height splayed bays at each side; two storeys and attic, 3.1.3 windows, with C19 south wing of two storeys, 2.1 windows. Victorian sashes in reveals. Stucco doorcase of Tuscan or plain Doric Order, with pediment, pilasters, architrave, and 6-panelled (2 top glazed) door: the slightly-projecting south end of the wing, has a ground-floor Venetian window. The rear (east) elevation of the main block is symmetrical, of two storeys attic and basement, 5 windows, with similar details and a plainer doorway, having a pediment on brackets and half-glazed door. The drop in ground is marked by a flight of steps (from the doorway), which turns in each direction at half level: this is a stone structure of the mid C19, of classical and rich ornament, including bulbous piers and pierced parapet. The service wing is less regular, with the ground-floor part of the earlier date. There are minor extensions at the north and south ends. A brick in the north chimney is incised I.M.1767.

HIGH STREET (East Side)

The Bakers Arms

20.11.1986

II

House, later a public house. C18, extended early to mid C19, c1900, and late C20. Main wall of painted brick headers, plastered flat arches: wings of painted brickwork in Flemish Garden Wall bond. Clay tile roof. Rear elevations red brick with some burnt headers to the older parts.

EXTERIOR: Symmetrical front (W) elevation of 2 storeys and attic, 3 windows (centre blind). 4-over-8 pane sashes. Central late C20 porch not of special interest. Single-storey wings to either side of one window; that to N early-mid C19; that to S added c1900. These wings were remodelled late C20 to match style of main elevation. It has a pitched roof, with catslide to rear (extended late C20) and hipped dormers. A square brick stair tower, probably early-mid C19, emerges from the catslide to the rear. This may have been built to accommodate a resited stair when the house became a pub. C19 rear wing of 2 and one storeys (extended late C20, this is not of special interest).

INTERIOR: Ground floor altered, now one large room incorporating S extension. Brick chimney stack with exposed timber bressumer on N side, dog-leg stair to rear. The upper floor and attic plan comprises two rooms. There are old lath and plaster finishes to the attic rooms. Roof timbers are only partly visible but the roof appears intact.

SUMMARY OF IMPORTANCE: Of special interest as an C18 house, which though altered retains significant historic fabric. The rear stair tower is an unusual feature, more commonly associated with earlier buildings. It has group value with the Small House (qv) opposite. The late C20 additions to the rear and S are not of special interest; nor is the relatively recent bar interior.

HIGH STREET (east side)
Millers Cottage
GV
II

House. Early C19. Stucco walls. Tile roof, brick dentil eaves. Symmetrical west front elevation of two storeys three windows. Sashes in exposed frames, with narrow side panes. 6-panelled (2 top glazed) door within a trellis porch. Included for group value.

HIGH STREET (west side)
The Malt House
II

House. Late C18, with C20 north side extension. Walls of brickwork in blue headers, with red flush quoins and rubbed flat arches. Tile roof. Symmetrical east front elevation of two storeys three windows. Sashes in reveals. Doorcase with open pediment on brackets, architrave, arch filled with Gothic glazing bars, panelled reveals and 6-panelled (2 top glazed) door.

HIGH STREET (west side)
The Small House
6.3.67
II

House, once the farmhouse, later subdivided, now returned to one. c1600 timber frame, with C18 recladding and early C19 extension, and C20 renovation. Walls of brickwork in Flemish bond with blue headers, 1st floor band, rubbed flat arches, former doorway filled, side plainer of Flemish bond with cambered arches: frame exposed in the north gable with brick infill and ground-floor brickwork. Tile roof, half-hipped at the north end. East front elevation of two storeys 2.3 windows. Casements, one large French window. The rear has C20 dormers and single-storeyed extensions, which incorporate the present entrance.

HIGH STREET (west side)
Northend House
6.3.67
II

House. Late C18 and early C19. Front wall rendered on brickwork, coping to parapet: other walls of painted brickwork in Flemish Garden Wall bond. Hipped slate roof, tile roof at the rear. Main block of the first date, with service wing to the rear, with early C19 block fitted into the rear, with modification of the front (rendering and porch). Symmetrical east front elevation of two storeys five windows. Sashes in reveals. 6-panelled (4 top glazed) door beneath a radiating fanlight, with later Tuscan porch of two half-columns and two columns. Original plain staircase and panelled doors in architraves. The early C19 rear block incorporates a (re-used?) C17 beam.

HIGH STREET (west side)
Yew Tree Cottage
6.3.67
II

House. c1600 timber frame with c1800 timber framed extensions, and late C20 renovation. Exposed frame with painted brick and some plaster infill. Tile roof, half-hipped at the south side, hipped at the north and extended above an outshot, hipped dormers (of

1960). East front elevation of one storey and attic, three above five windows. Casements. Plain doorway. The yew tree adjoins at the north side.

HIGH STREET (east side)

Stable and coachhouse 40 metres south west of Fir Hill

GV

II

Stable block, backing onto the roadway. C18 and early C19. Walls of brickwork in Flemish Garden Wall bond. Tile roof. Rectangular block of two storeys, with all the features facing inwards (east side). Vernacular details. Included for group value.

HIGH STREET (east side)

Eden Lodge

6.3.67

II

House. Late C18 and mid C19. Walls of brickwork in blue headers with flush red quoins, 1st floor band, rubbed flat arches, stone cills, brick dentil eaves: other walls of Flemish and Flemish Garden Wall bonds. Tile roof, double pile, half-hipped to the lower side and rear wings. Symmetrical west front elevation of two storeys two windows. Sashes in reveals, casements to the extension. Doorway with reeded architrave, panelled reveals, and 7-panelled (3 top glazed) door, with a C20 canopy on metal posts. Similar rear elevation, with a doorway having a reeded architrave, moulded canopy, and glazed door. Original staircase, with panelled sides.

MILL LANE

Mill Cottage

7.2.52

II

House. Late C16 three bay timber frame, with late C19 rear addition. Exposed frame, mainly to the 1st floor, with brick infill, some herringbone: other walls of brickwork in English and Flemish bond. Tile roof. South front elevation of two storeys, three above four windows. Casements. C20 traditional porch. Frame exposed within

SOUTH HILL

Meon Lea (formerly listed as The Rectory)

7.2.52

II

House (still the Rectory). Late C17, with early C19 features and extensions. Walls of painted brickwork, divided panelwise by a high plinth (broken by the cills of enlarged windows), 1st floor band, and pilasters to each bay, the north side extension being plain, rubbed flat arches. Half-hipped tile roof. East front elevation of two storeys, 4.1 windows, with a north side single-storeyed addition of one window. Sashes in exposed frames, sashes in reveals to the addition. Stucco porch of a simple Order, with pediment, cornice, frieze, plinth, and recessed side panels containing small coupled windows, and a half-glazed door.

SOUTH HILL
West House
6.3.67
II

House. Late C18, with early C19 extensions and features. Walls of brickwork in blue headers with red quoins, flush panels between upper and lower windows, and the ground-floor below cill level: parapet with coping and brick dentil cornice. Tile roof, of double pile. Symmetrical east front elevation of two storeys five windows. Sashes in exposed frames, a large Regency French window replacing the former two on the south side. Doric doorcase, with pediment, entablature, 3/4 columns with fluted caps, and 6-panelled (2 top glazed) door. The interior has the original staircase and four panelled rooms. Mid-Victorian and C20 changes at the rear, and at the south side (a separate dwelling and not listed) a Victorian service wing.

SOUTH HILL
Stedham House
GV
II

House. Early C19. Stucco walls with a plinth, slender end pilasters capped by console brackets. Ground-floor windows have cornices on small console brackets, upper windows flanked by small console brackets. Tile roof, two smaller flat-roofed dormers. Symmetrical west, front elevation of two storeys and attic two windows. Sashes in reveals. Porch of a Greek Order: cornice with small coupled modillions, two pilasters and two columns of slender form and exaggerated Doric caps, architrave, end 6-panelled (2 top glazed) door.

SOUTH HILL
White Horse Inn
GV
II

Public house, formed of two attached dwellings of different form. C18, with early C19 rear wings. Walls of painted brickwork in Flemish bond, cambered openings to the ground-floor. Half-hipped tile roof of two levels, the south side with brick dentil eaves, two small highly-placed hipped dormers, catslide at rear: the north side with catslide at rear. The west front elevation has a taller symmetrical south side of two storeys and attic three windows (centre filled): the north side of two storeys two windows. Casements, with a large splayed bay of three sashes at the north side. Two plain doorways. The rear elevation shows a tall staircase wing with a hipped roof, and a filled mullion and transom wood frame of a window, now replaced at the side by a sash.

SOUTH HILL
Greta House
GV
II

House. Early C19. The main front is roughcast with a plinth, and a low parapet with cornice moulding, the south side service block is of painted brickwork. Tile roof, of two levels. The northern part is a wide symmetrical (west) front elevation of two storeys three windows. Upper Victorian sashes, lower sashes in reveals. Simple porch with a moulded canopy on posts, flanked by narrow round-headed (C20) windows, and half-glazed double doors. The southern part has irregular fenestration, two sashes and two casements, and an early C19 doorcase with pediment, architrave, and glazed door: at the south side is a carriage (now garage) entrance.

THE SQUARE

Church of St Mary and All Saints

6.3.67

I

Parish church. Norman nave and chancel, north aisle and chapel of c.1200, south aisle and chapel C13, the aisles rebuilt C15 and chapels C14, west tower of 1599, C18 renovation of the chancel, restoration of 1903. Walls of flint, some parts plastered, with stone dressings: small buttresses, C13 chapel windows, other windows mostly of (restoration) Perpendicular style: some brick dressings in the tower, which has a brick parapet. Tile roof, extending across the aisles, with steeply-gabled dormers to the nave, hipped to the chancel (with a flat top) with a modillion eaves cornice, lead flats above the chapels, with plaster coved eaves.

The tower has a square stair turret, set diagonally in the north-west corner, and above the west door a plaque incised AD 1599. The interior has medieval arches and a Norman chancel arch, piscinas in the chapels, the remains of a rood stair, a Gothic niche in the south chapel, Jacobean communion rail and altar table. There is a medieval effigy of a lady, and several C18 wall monuments. The North and South Norman doorways (re-set in the aisles) have recessed orders, zig-zag and other ornamentation.

THE SQUARE

Stables 40 metres north of the Old Rectory

GV

II

Stables. C18. Walls of brickwork in Flemish bond with blue headers, rubbed flat and cambered openings, architraves to end openings with ears to head and cill. Hipped tile roof. Symmetrical east front elevation with projecting centrepieces and sides (wide pilasters), and brick doorframe with stepped parapet and panel, impost bands: one small window above the double door and one window at each side. The rear elevation has a hayloft door in a dormer, above a double door. At each end there are lower extensions, without features on the front, but with a carriage entrance to the rear courtyard.

THE SQUARE

Sarum

6.3.67

II

House. Building of older origin, mainly late C18 with early C19 extension. Walls of painted brickwork in Flemish bond. Tile roof, of double pile. East front elevation of two storeys three windows. Sashes in exposed frames. Doorcase with pediment on carved brackets, above thin pilasters, panelled reveals, and 6-panelled (2 top glazed) door.

THE SQUARE

Manor Farmhouse

GV

II

House, joined with Manor Farm Cottage. Early C19. Walls of brickwork in Flemish bond, rubbed flat arches, stone cills. Tile roof. Symmetrical west front elevation of two storeys three windows. Sashes. Panelled door in porch, with a flat hood on two columns.

THE SQUARE
Manor Farm Cottage
II

House, joined with Manor Farm. C17, early C19, with late C20 renovation. Rendered walls, with sections of exposed framing, brickwork at the rear. Tile roof. West front elevation of two storeys two windows. Casements. Open gabled porch. Included for group value.

THE SQUARE
The Manor House
6.3.67
II*

House. Late C16 timber frame, with C17 and C18 alterations, and minor C20 changes. Walls of brickwork in English bond, high plinth, chamfered reveals to the window openings, 1st and 2nd floor drip-moulds: some Flemish bond with blue headers, stone cill and coping to parapet. Tile roof, with prominent gables, hips to rear extensions: massive rectangular stacks with separate triple diagonal flues. A building of several phases, basically L-shaped with lower extensions within the angle; symmetrical Jacobean west front elevation of two gables separated by a parapet, two storeys and attic three windows. Casements and triple sashes. C20 traditional brick porch, with gable, fanlight, and coupled doors. The north elevation has a central gable between large stacks (the east side cut down and gabled), with ground-floor service wings projecting at each side: small casements and one large sash. The other elevations are irregular, with C18 sashes and a two-storeyed south bay (c1900) with mullion and transom windows. Inside, the framework is exposed in the upper floor, and there are sections of C17 oak panelling: the main staircase is late Georgian, but older staircase details re-main in the upper part at the rear.

THE SQUARE
Cherwell Cottage and Surgery. (Formerly L J Goodwin, chemist)
II

House and surgery (former chemist's chop). C18, with C20 alterations. Walls of brickwork in blue headers with red quoins and rubbed flat arches, at the south side of Flemish bond with blue headers. Tile roof, hipped at the south end. Symmetrical east front elevation of two storeys three windows (centre blank) with south side extension of one window. Sashes in exposed frames. Doorway with pediment on brackets, architrave, and 5-panelled (C20) door: the south side has a wide porch, enclosing three windows and a doorway, converted in the late C20 from a shopfront.

THE SQUARE
Meon House (formerly Sunnyside)
6.3.67
GV
II

House. Late C18. Walls of stucco, some painted brickwork. Hipped tile roof. Symmetrical south front elevation of two storeys three windows. Sashes in reveals. Doric porch, triglyphs, two pilasters and two columns, architrave, and 9-panelled (3 top glazed) door.

THE SQUARE

Garden wall to the Manor House

GV

II

A high wall on three sides of the garden. Late C17 and early C18. The west section of the south wall is of flintwork with a brick capping; this changes to a brick wall with plinth and three panels of flintwork; the next section is mainly flintwork with a large brick weathered capping above brick dentils, and is broken by two large brick gatepiers surmounted by pineapples. Further east the wall changes to brickwork (C17) of Flemish bond with blue headers, with a massive capping; this pattern continues northwards (the east wall) with a central gateway of brick piers with ball finials. The wall returns on the north side, of similar form, and ends near the north-east corner of the house.

THE SQUARE

Granary 40 metres north- east of the Manor House

II

Tall granary. C18. Timber-frame on 4 x 3 staddles, with tile-hung walls and half-hipped tile roof.

THE SQUARE

The Old Rectory (formerly listed as The Rectory)

6.3.67

II*

House. Of probably older origin, but mainly late C18. Walls of colourwashed brickwork in Flemish bond with blue headers, plinth, deep 1st floor band, rubbed flat arches. Hipped tile roof, with a modillion cornice, flat-roofed dormers. The building has two symmetrical facades, forking an L-shape, which masks irregular and older structures within the angle. The north front elevation has a slightly- projecting centrepiece crowned by a parapet, raised in the centre above a panel; two storeys and attic, 1.3.1 windows. Sashes in exposed frames to the 1st floor sashes in reveals (with interior shutters) to the ground-floor. A Tuscan doorcase has a blocking course above the entablature, half-columns, and encloses an arched opening with a Gothic fanlight, and 7-panelled (2 top glazed) door. The east elevation is similar, of two storeys and attic five windows, with an additional thinner band (broken by the 1st floor cills). Sashes in exposed frames to the 1st floor, in reveals to the ground-floor. Within the angle there is a tall unit with the upper walls tile-hung, and lower units of two storeys and attic with irregular fenestration.

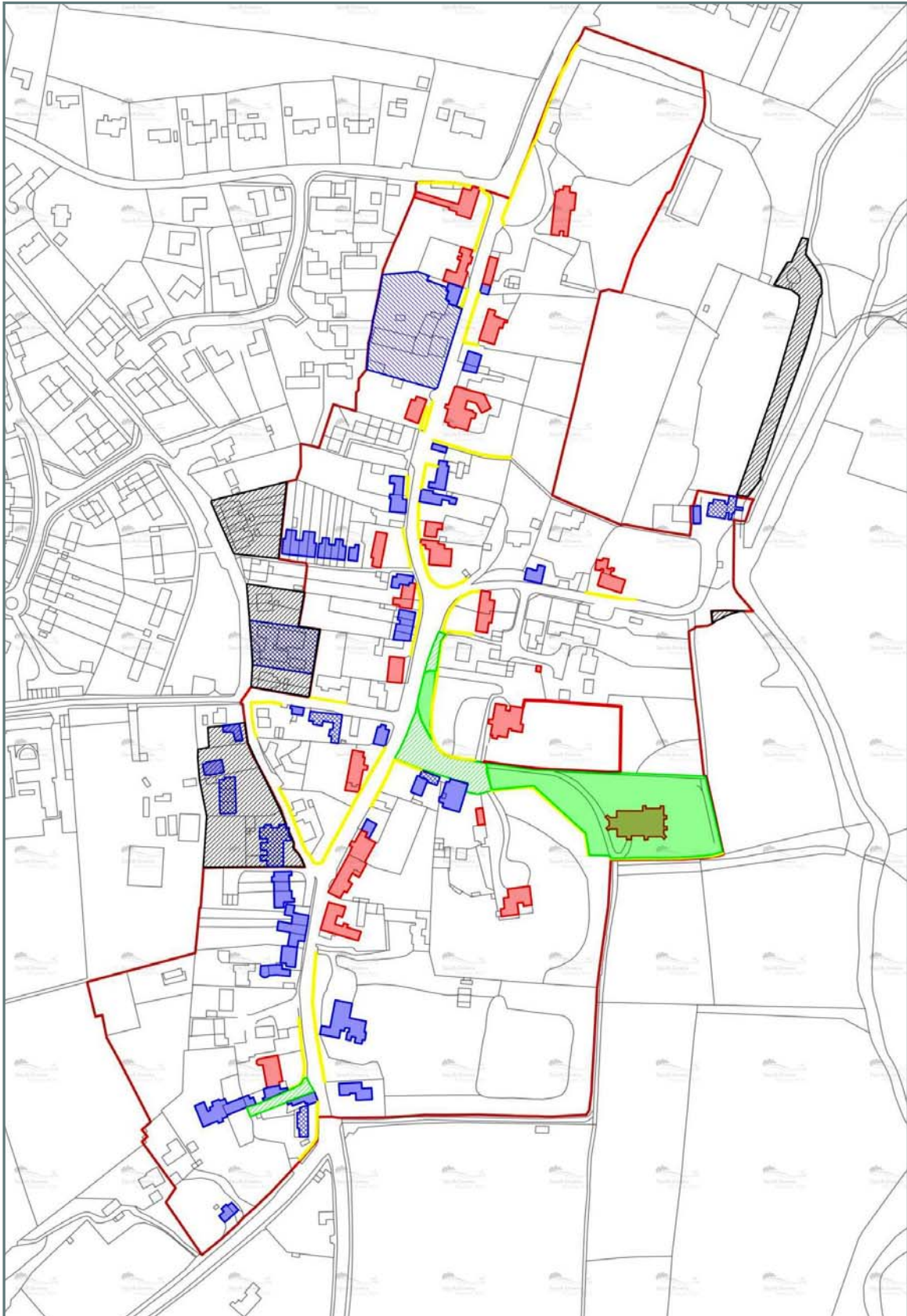


Figure 55: **Conservation Area Analysis Map**, showing listed buildings (red), locally listed buildings (cross hatched in blue), other buildings making a positive contribution to character (blue), significant boundary walls (yellow), important green spaces (green), potential boundary extensions (grey shading), redevelopment (blue shading) and enhancement opportunities (pale green).