

ANDOVER CONSERVATION AREA:  
BOUNDARY AMENDMENT REPORT  
JULY 2021



## **INTRODUCTION TO THE BOUNDARY REVIEW**

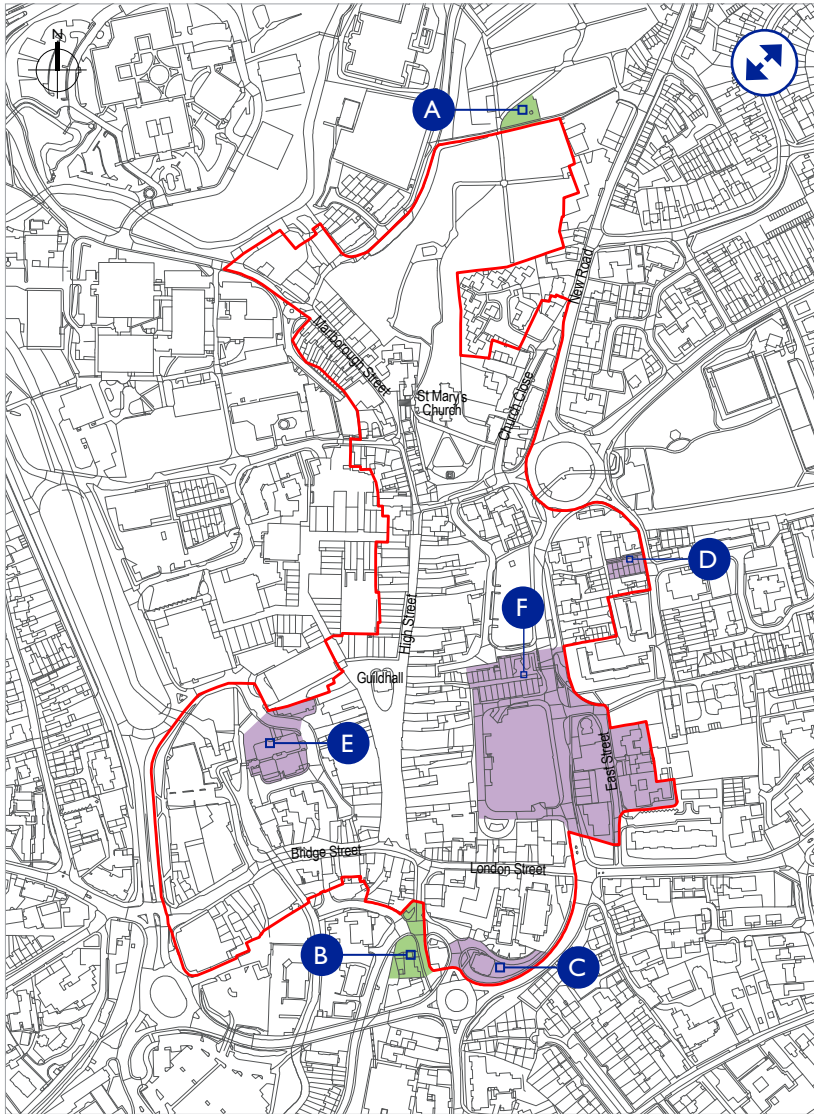
Over time, conservation areas evolve and the characteristics underpinning their special interest may decrease because of gradual alteration. It is therefore important to review and take stock of the character of a conservation area at intervals to ensure designation is still suitable and that the proper management of change is in place. Furthermore, our understanding or appreciation of what is special about an area can change over time, meaning that it is important to review the boundaries of conservation areas and include / exclude buildings and spaces which do / do not contribute to and reinforce the Conservation Area designation.

As such, best practice prescribes that conservation area boundaries are periodically reviewed to ensure that the original reasons for designation are still relevant and evident. It is recognised that boundaries were historically drawn too widely, tightly or illogically, and it may therefore be appropriate to amend them. The boundaries of Andover Conservation Area have not been reviewed since 1983 and this has therefore been undertaken alongside the preparation of a Conservation Area Appraisal and Management Plan (CAAMP) for the area.

These boundary amendments were included with the Boundary Review section of the public consultation draft CAAMP. Following the public consultation, the boundary amendments have been finalised and incorporated into the adoption version of the CAAMP.

It is acknowledged that some changes may have legitimately taken place to buildings prior to their inclusion in the Conservation Area. Consent will not be retrospectively required for these works nor will reversal be required. However reversing inappropriate change is welcomed.

The proposed amendments to the boundary are listed over the following pages, along with justification, and shown on the **Plan** overleaf.



- Conservation Area Boundary
- Proposed for Inclusion in Andover Conservation Area
- Proposed for exclusion from Andover Conservation Area

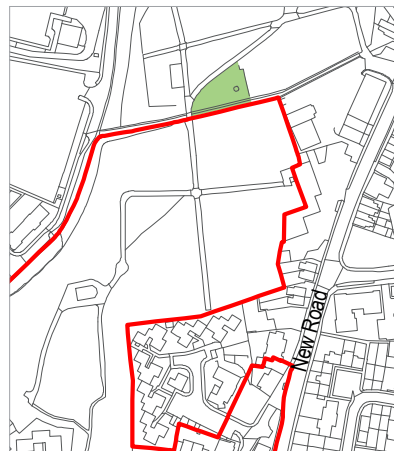
*This plan is not to scale*

*Proposed amendments to the Conservation Area boundary.*

## PROPOSED ADDITIONS TO THE CONSERVATION AREA

### A. Commonwealth War Graves

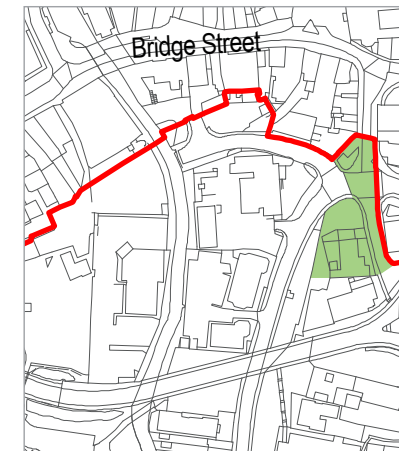
**Justification:** Andover's Commonwealth War Graves are an important part of the town's social history and a physical memorial to those who gave their lives in the two World Wars. Inclusion of this important part of Andover's past would strengthen the communal value of the Conservation Area. It is not intended that the rest of the cemetery extension be included in the Conservation Area as this is of no specific historic value forming part of the 20th century expansion of the cemetery.



Commonwealth War Graves in Andover Cemetery

### B. Salvation Army chapel and No.16 Winchester Street

**Justification:** The Salvation Army chapel was originally a Methodist chapel, this and the adjacent No.16 form a remnant of this part of Winchester Street which survived the late 20th century construction of Eastern Avenue. Their historic character and close proximity to the northern part of Winchester Street means they would make a positive contribution to the Conservation Area if included within the designation.

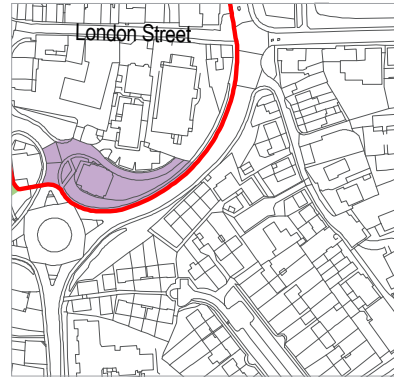


The Salvation Army chapel and No.16 Winchester Street

## PROPOSED REMOVALS FROM THE CONSERVATION AREA

### C. Savoy Close and Barrett House

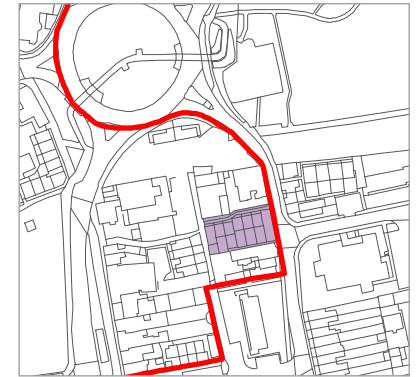
*Justification:* This area was redeveloped in the later 20th century with the construction of Eastern Avenue. Savoy Close is a modern route of no historic importance and Barrett House is likewise a modern building of no heritage value. They do no contribution to the special interest of the Conservation Area. Retaining these buildings in the Conservation Area designation dilutes its special historic and architectural interest.



Barrett House from Savoy Close

### D. Modern terrace between Adelaide Road and Rack Close.

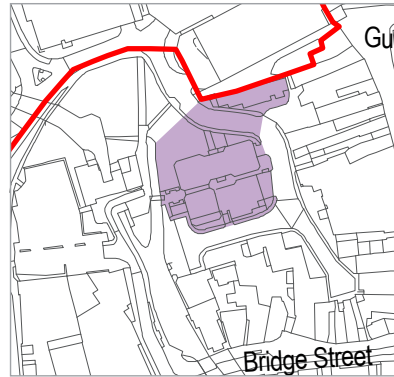
*Justification:* This area contains a recent residential infill development that is of no historic value and has reduced the legibility of the historic layout. The area does not contribute to the special interest of the Conservation Area.



Modern terrace on Adelaide Road

## E. Hambleton House and Waverley Buildings, Waterloo Court

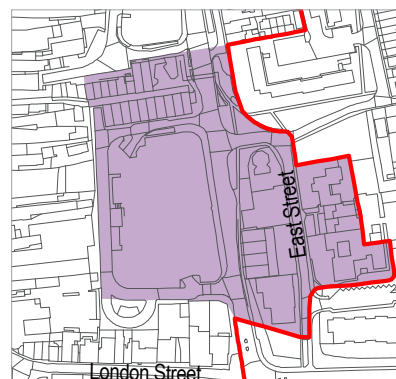
*Justification:* These are modern buildings of no heritage value and do not contribute to the special interest of the Conservation Area. Hambleton House in particular is not characterful of buildings in the Conservation Area owing to its oversized scale and proportions. Retaining these buildings in the Conservation Area designation dilutes its special historic and architectural interest.



Hambleton House

## F. The southern end of East Street (Masonic Hall, Andover CE Primary School and Central Club) and George Yard car park

**Justification:** The car park was created as part of the construction of Eastern Avenue in the later 20th century, removing all trace of the historic, burgage plots and layout of the area. The car park is of no heritage value and makes a negative contribution to the Conservation Area. If the car park were to be removed, the area to the east of Eastern Avenue would be isolated, which is not desirable as it is difficult to maintain a connection between two



fragmented parts of a Conservation Area. Eastern Avenue has severed the connection of this area from the historic town core and main body of the Conservation Area, therefore altering its character and, limiting the contribution it makes to the Conservation Area. Some buildings in the area are modern buildings of no heritage value facing Eastern Avenue. There are however buildings of historic and architectural significance to the rear of Eastern Avenue in the southern half of East Street; principally Andover CE Primary School and Andover Central Club. These two buildings are separated from the historic centre of Andover by modern development and infrastructure but they are also both Grade II listed and would therefore retain statutory heritage protection if removed from the Conservation Area. The Masonic Hall is not listed but is of some historic value, however this is insufficient to warrant continued inclusion of the whole area in the Conservation Area. Other structures are modern and of no heritage value including the Union Street retail units to the north of the car park.



*View looking south along Eastern Avenue towards the modern development on the east side of the road*



*View looking south-east across George Yard car park*

