

ANDOVER CONSERVATION AREA
APPRAISAL AND MANAGEMENT PLAN
JULY 2021

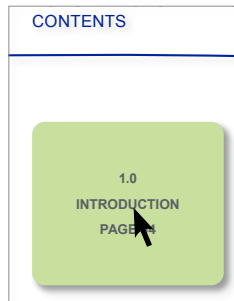


HOW TO USE THIS DOCUMENT

For ease of use this document has been produced to be read on-screen. It contains a series of features that make it easier to use and navigate between the sections.

Contents

The contents page allows users to navigate directly to the required section by clicking on the section heading. The first page of each section also has an individual contents page for navigation within that section.



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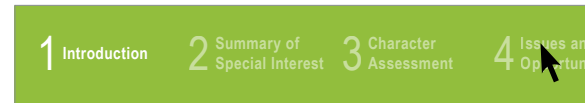


1.1 WHAT IS A CONSERVATION AREA?

A conservation area is defined as an “area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.”⁰¹

Navigation

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You can also use the buttons in the top right hand corner to jump to the contents, appendices, further information, or back to the page you were previously on.



Plans



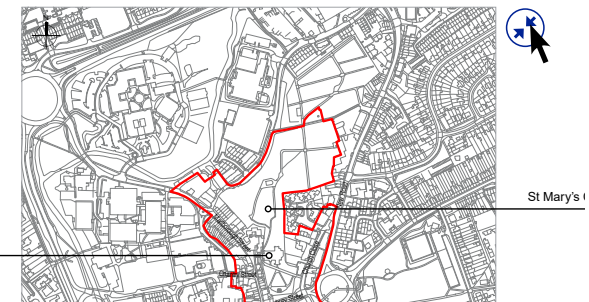
When you see this icon, click to see a full-sized version of the plan (located in [Appendix B](#)).



Click on this icon and it will take you back to the original plan within the document.



Plan 1: Boundary of Andover Conservation Area with key landmarks for orientation



ANDOVER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

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1 INTRODUCTION

This section gives an overview of Andover Conservation Area, provides information about what conservation area designation means and its implications for development, what the purpose of the Conservation Area Appraisal and Management Plan is and outlining the consultation process that has been undertaken to prepare it.

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1.1 WHAT IS A CONSERVATION AREA?

A conservation area is defined as an “*area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.*”⁰¹

Designation of a conservation area recognises the unique quality of the heritage of that area as a whole. This quality comes not only from individual buildings but also other features, including (but not limited to) topography, materials, thoroughfares, street furniture, open spaces and landscaping. These all contribute to the historic character and appearance of an area, resulting in a distinctive local identity and sense of place.

The extent to which a building, or group of buildings / structures, positively shape the character of a conservation area is derived from their exteriors, principally those elevations which are street-facing but also side and rear elevations, the integrity of their historic fabric, overall scale and massing, detailing and materials. Open spaces can be public or private, green or hard-landscaped

and still contribute to the special interest of an area. Furthermore, the spaces between buildings, such as alleys, streets and paths all contribute to appearance and character.

1.2 ANDOVER CONSERVATION AREA

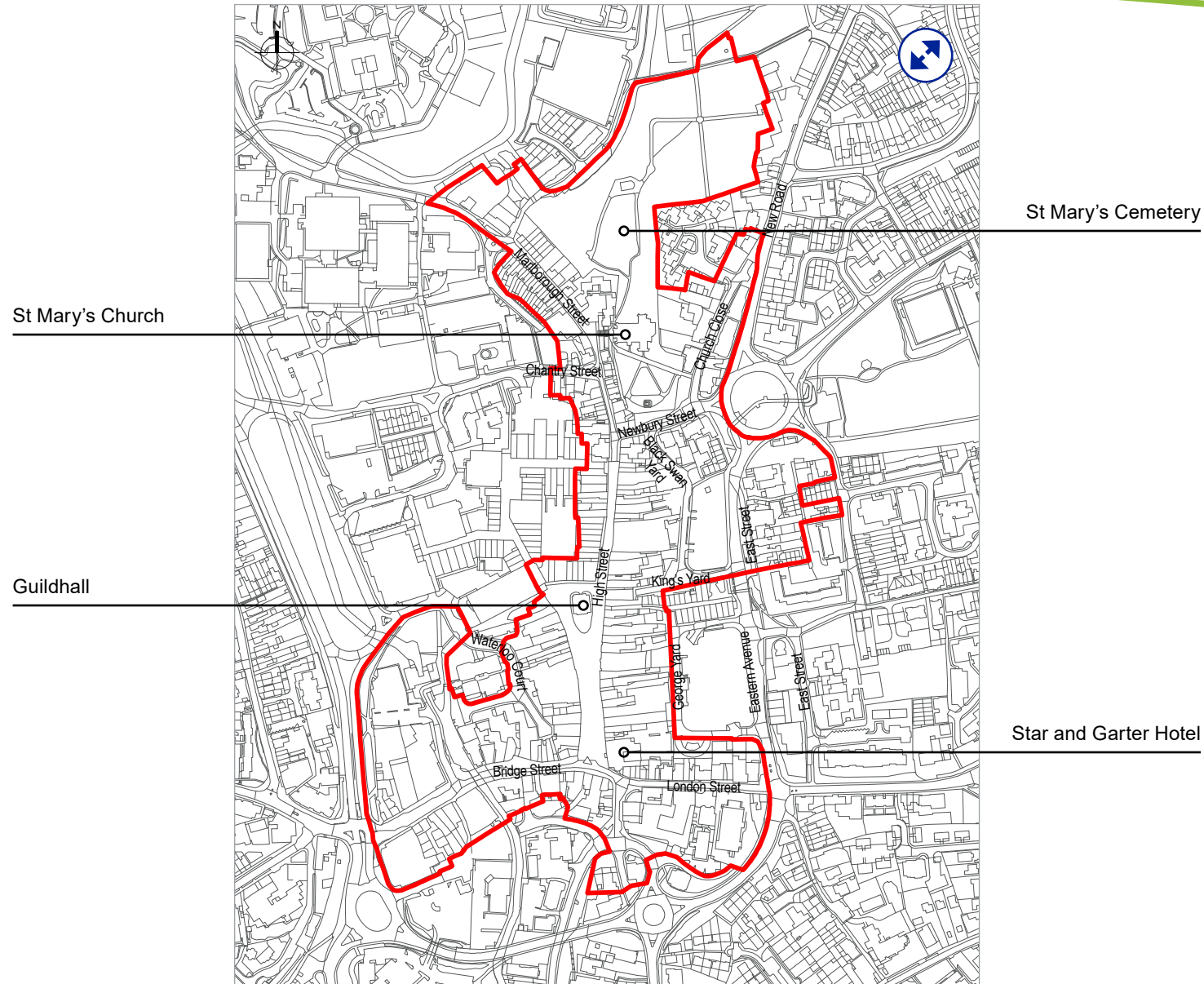
Andover Conservation Area was first designated in 1969 and its boundary was extended in 1983. Further changes to the boundary are proposed as part of this current review, details can be found in **Section 6.0** of this document. **Plan 1** overleaf shows the current boundary of Andover Conservation Area.

The Conservation Area covers the core of the historic town, centred on the High Street along with the main approaches, London Street from the east, Bridge Street from the west and Marlborough Street from the north. The northern part of the Conservation Area consists of St Mary’s Church and its cemetery along with an enclave of Georgian buildings in Newbury Street and Church Close. There is a further pocket of historic buildings to the east of Eastern Avenue, which includes the United Reformed Church and Nos.32 to 48 East Street.

1.3 WHAT DOES CONSERVATION AREA DESIGNATION MEAN?

Conservation area designation aims to preserve or enhance the character and appearance of an area which is of special architectural or historic interest. In order to ensure this, in the conservation area changes to the external appearance of a building may require planning permission from the Council that is not required elsewhere as some permitted development rights are curtailed. For example, demolition or substantial demolition of a building will require planning permission and planned work to a tree must be notified to the Council six weeks in advance. Under the *National Planning Policy Framework* (NPPF) conservation areas are designated heritage assets and their conservation is to be given great weight in planning permission decisions. Further details can be found in **Section 5.0**

⁰¹ Section 69 (1), *Planning (Listed Buildings and Conservation Areas) Act 1990*



Plan 1: Boundary of Andover Conservation Area with key landmarks for orientation

1.4 PURPOSE AND SCOPE OF THE CONSERVATION AREA APPRAISAL

Understanding the character and significance of conservation areas is essential for managing change within them. It is therefore a requirement under the *Planning (Listed Buildings and Conservation Areas) Act 1990* that all Councils “formulate and publish proposals for the preservation and enhancement” of conservation areas within their jurisdiction, and conservation areas are periodically reviewed.⁰²

The proposals are normally presented in the form of a Conservation Area Appraisal and Management Plan (CAAMP), which defines and records the special interest of a conservation area, (see [Section 2.0](#)), analyses the characteristics that make it special (see [Section 3.0](#)), as well as setting out a plan for managing change to ensure its on-going protection and enhancement (see [Section 5.0](#)).

This CAAMP has been prepared in line with current best practice guidance published by Historic England, the public body who manage the care and protection of the historic environment.

The document is intended to be comprehensive, however, omission of any building, structure, feature or space does not imply that the element is not significant or does not positively contribute to the character and special interest of the Conservation Area. The protocols and guidance provided in [Section 5.0](#) are applicable in every instance.

The assessments which provide the baseline information for this CAAMP have been carried out utilising publicly available resources and thorough on-site analysis from the publicly accessible parts of the Conservation Area.

1.5 CONSULTATION AND ENGAGEMENT

It is a statutory requirement under the *Planning (Listed Buildings and Conservation Areas) Act 1990* for conservation area

guidance produced by or on behalf of the Council to be subject to public consultation, including a public meeting, and for the local authority to have regard of the views expressed by consultees.⁰³

A draft of this CAAMP underwent public and stakeholder consultation between the 17th May and 5th July 2021. During and prior to the statutory consultation, engagement with the local community was undertaken using a digital questionnaire, recorded presentation and Q&A sessions.⁰⁴ This engagement was intended to raise awareness of the Conservation Area review, utilise local knowledge of the area’s special interest and gather feedback on the opportunities for enhancing this special interest and changes proposed to the Conservation Area boundary. The results of this consultation have informed the preparation of this document.

⁰² Section 71 (2) and (3), *Planning (Listed Buildings and Conservation Areas) Act 1990*

⁰³ Section 71 (1), *Planning (Listed Buildings and Conservation Areas) Act 1990*

⁰⁴ The initial, targeted consultation of stakeholders was undertaken virtually due to the Covid-19 pandemic and the statutory consultation was undertaken both virtually and in person.

2 SUMMARY OF SPECIAL INTEREST

This section provides a summary of what is significant about Andover Conservation Area in terms of its history, appearance, character and setting.

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2.1 GENERAL STATEMENT OF SIGNIFICANCE

The town draws significant special interest from its prevailing 18th and 19th century character. Perhaps the most central building dating to this period, is the Guildhall, which is a landmark building in views at the town centre and demonstrates an emerging civic identity. Other surviving buildings dating to the 18th and 19th centuries range from coaching inns reflecting Andover's important role as a staging-post for coaches and residential terraces indicating Victorian expansion. Besides demonstrating the historic development of Andover, this range of building types, styles and decorative features brings special interest by introducing variety and character to the street scene.

Andover is important due to its historic function as a medieval market town. Although few jettied or timber-framed 15th to 17th century buildings survive, the remaining medieval plot pattern, comprising long, narrow-fronted burgage plots either side of the wide marketplace, as well as the survival of narrower medieval nearby, reflects the importance of the historic market. The continuation of regular markets here and the

role that the ancient marketplace still plays at the commercial and social heart of Andover reinforces this special interest.

The current mid-19th century St Mary's Church is a landmark building of particular interest with a prominent tower and good visibility throughout the Conservation Area. The site of the church brings special interest as it has long been in religious use. The

medieval church, joined with a medieval priory, was located here as was a speculated Saxon minster church. It has been suggested that an associated Saxon royal palace lay nearby, possibly reflected in the existing ovoid street pattern to the north of the marketplace. The existing church's generous grounds and surrounding green space form an important open space for residents and visitors today.



The High Street today

2.2 ASSESSMENT OF SPECIAL INTEREST

The overriding architectural character of Andover is that of the 18th and 19th centuries, when many buildings in the town were replaced or refronted with genteel Georgian elevations or Victorian terraces.

These buildings are important to the special interest of the Conservation Area not only on architectural and aesthetic grounds, but also as important indicators of the town's expansion in the 18th and 19th centuries. This growth is linked both with the town's emerging civic character and its important function as a staging-post due to its location on key routes between London and the south-west and Southampton and the Midlands. The survival of a few coaching inns including the Star and Garter on the High Street, which remains in hospitality use, illustrates and renders tangible this element of the town's special interest.

Several grand banks, the post office, and of course the Guildhall itself, conjure a civic and institutional character emerging at Andover in the period between the 18th and 19th century and add visual interest to the street scene through imposing proportions, polite classical styles and stone detailing. The early 19th century, Grade II* listed Guildhall brings particular interest for its prominent position in the High Street, on the site of a number of earlier Guildhalls, and strong presence in views looking along the High Street and from Bridge Street. The Church of St Mary's is also important and similarly listed at Grade II*; the building, which dates to the 1840s features a tall tower and a distinctive Gothic Revival

style making it a landmark building and highly visible through much of the Conservation Area. The expansive green space around St Mary's, comprising the cemetery and War Memorial Garden, provides a pleasing setting for this landmark building, setting it apart from the town, whilst also forming an important amenity space for residents and visitors. The development of uniform Victorian terracing on the key approach routes to the town and new roads such as New Street, at the peripheries of the medieval core, introduces an important domestic character and a more diminutive scale relative to the grander civic buildings at the centre.



View of Andover from Ladies' Walk, the church tower is highly visible

The town draws significant special interest from its historic function as a market town serving the surrounding countryside, a role that it maintains today with a regular twice weekly market and an additional monthly farmers' and craft market. The town's market dates at least to the medieval period, with the High Street built in the late 13th century but redeveloped post 1435 following catastrophic fire damage. Andover's historic market function is seen visually in the proportions of the High Street, built wide enough to accommodate the market. In association with the development of the marketplace, medieval burgage plots were laid out either side of the street and these historic plots remain in part today, particularly legible on the east side of the street. Through their distinctive long, narrow-fronted plots, these add considerable historic character and special interest to the town centre. The medieval street pattern extends beyond this principal street: London, Bridge, Newbury, Winchester and Chantry Streets retain their historic routes, therefore preserving a sense of the medieval historic core at the town centre.



18th and 19th century buildings on Bridge Street

Andover has relatively few medieval and post-medieval buildings, however those remaining certainly contribute to the historic character and special interest of the town as characterful ancient buildings distinguished by their timber-framing and jettying. These buildings include the Angel Inn, Nos.11, 13 and 15 Chantry Lane, No.84a High Street.

Wool and cloth production were the town's dominant industries in the medieval and post-medieval period, with other industries including milling, tanning, parchment-making

and ironworking. Little physical evidence of these former industries remains, however, many would have relied upon the River Anton, which runs through the west side of the town and contributes to the town's special interest. The former 18th century corn mill at Town Mill, which straddles the river off Bridge Street, occupies the site and adopts the name of a late 13th century mill, which reinforces the historic narrative of milling in and around Andover.

The 12th century doorway within the setting of the existing church, brings special interest to the town. As well as providing an interesting and ornamental example of a rounded Norman arch with chevron detailing, the doorway forms a valuable reminder of the earlier medieval church demolished in 1840, which was established on roughly the same site as St Mary's Church.

Some special interest is drawn from the town's ancient origins. Although little archaeological or built evidence remains, there were settlements in and around Andover during the Romano-British and Saxon periods. During the latter, the recorded settlement at Andover was associated with several reigning monarchs who bequeathed land, held councils, and formed treaties here making the likelihood of a Saxon minster church and royal palace or 'bury' at Andover probable. A distinctive ovoid shape in the street layout between the High Street, Chantry Street and West Street may represent the ancient palace boundary.



The spacious St Mary's churchyard

The range of building types and styles at Andover results in an interesting and varied street scene, which is important to the town's special interest. Red brick is the most common material, reflecting its availability locally, although other brick tones are used and plenty of brickwork has been painted or rendered in pale colours. Stone and flint are used but these are typically reserved for higher-status, civic or religious buildings. The most significant buildings are likewise adorned with greater architectural detailing and decoration including dentilled cornices, stone quoining, rendered window surrounds bow windows, classical porches and lintels and decorative ironwork. For more modest buildings, decoration takes the form of brickwork bands and detailing, simple cornices, rendered lintels and string courses. Finally, historic shopfronts, which survive in part or whole, for example No.17 Chantry Street, No.2 Bridge Street and No.92 High Street, represent the importance of retail to the town centre both historically and today. Mostly dating to the Victorian period, these shopfronts demonstrate this phase development in the town centre and surviving features contribute to the overall appearance of the town centre.



Decorative features including dentilled or bracketed cornices and rendered window surrounds

3 CHARACTER ASSESSMENT

This section provides analysis and assessment of the character and appearance of Andover Conservation Area and the way in which this contributes to its special interest. The first part (3.1) identifies and assesses the different character areas within the conservation area and the following parts (3.2 onwards) look at the conservation area as a whole, covering different elements of character including spatial analysis, material and architectural details, public realm, important views and setting.

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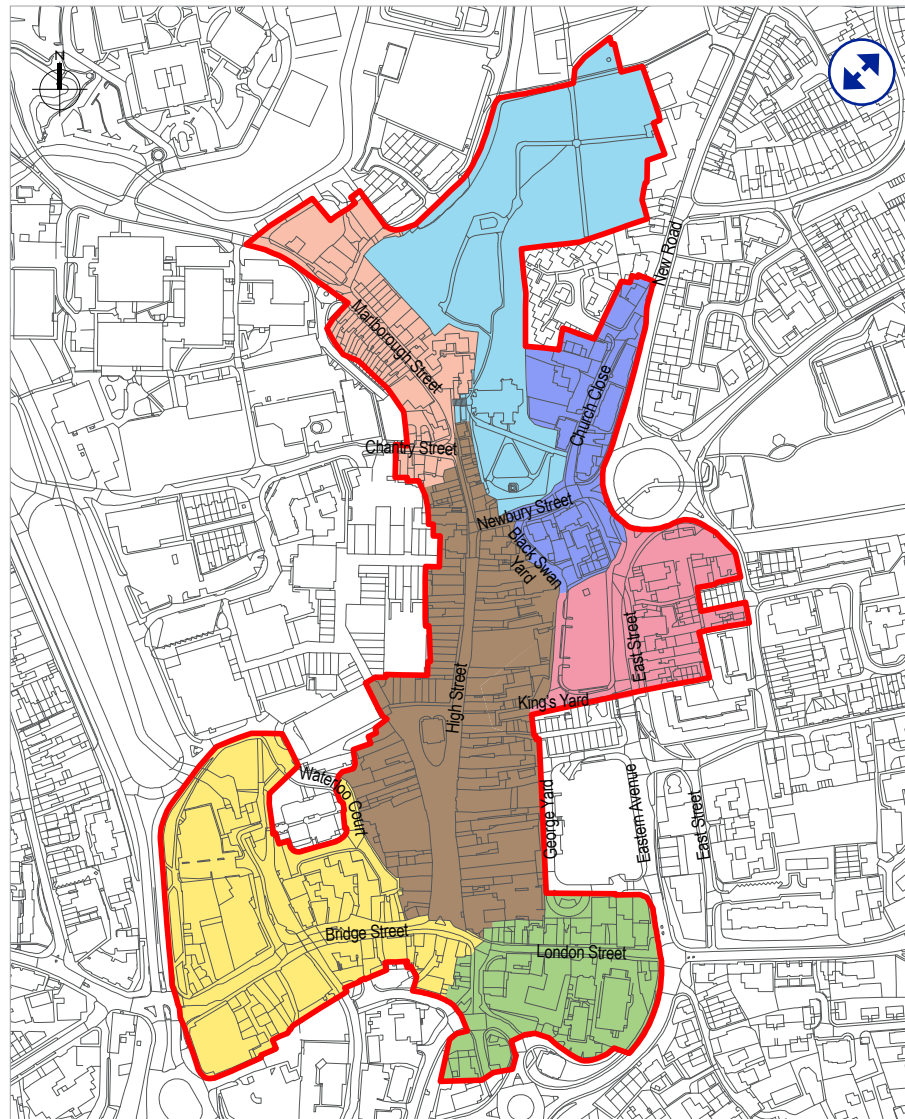


3.1 AREA BY AREA ASSESSMENT

Andover Conservation Area covers much of the town centre, as such there are areas within it which are of differing character. This section identifies and describes the different character areas within the Conservation Area, which are shown on **Plan 2**.

- Conservation Area Boundary
- Area 1: High Street
- Area 2: Marlborough Street and Chantry Street
- Area 3: Bridge Street and Setting
- Area 4: Winchester Street and London Street
- Area 5: St Mary’s Church and Surrounding Open Spaces
- Area 6: Newbury Street and Church Close
- Area 7: East Street

This plan is not to scale



Click on each Character Area Colour on the map to be taken to the relevant page

Plan 2: Map showing the different character areas within Andover Conservation Area

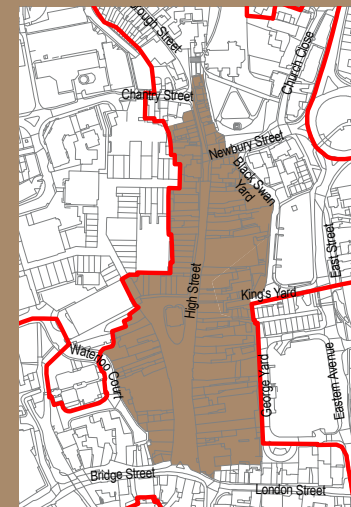
3.1.1 AREA 1: HIGH STREET

Building Uses

- The High Street, which lies at the heart of the Conservation Area, is characterised by a largely commercial character with building uses including banks, retail and hospitality (hotels, pubs and restaurants).
- Two historic coaching inns of particular importance survive, the Star and Garter and the Angel Inn.
- Most upper storeys are in residential or commercial use.
- The Guildhall is an important civic building and positioned prominently at the centre of the High Street.

Street and Plot Pattern

- The High Street runs on a north-south axis through the centre of the Conservation Area and comprises a wide lower (southern) section and a narrower upper (northern) section.
- All the other principal routes converge on the High Street - Marlborough Street and Newbury Street to the north and Bridge Street and London Street to the south.
- There is relatively good survival of the medieval plot pattern comprising deep, narrow-fronted plots particularly on the east side of the street. Some plot amalgamation has taken place giving variety to frontage widths.
- Various narrow yards and alleyways made up of smaller plots meet the High Street at right angles including Black Swan Yard, King's Yard and Shaws Walk.



Streets within this Character Area

- High Street
- Black Swan Yard
- King's Yard
- Shaws Walk
- George Yard



View looking north along the lower section of the High Street

3.1.1 AREA 1: HIGH STREET

Building Scale and Massing

- The buildings along the main (south) stretch of the High Street are generally tall three-storey terraced buildings with a few two storey buildings with attic accommodation.
- There is a very fine grain to development with few gaps between buildings except for carriage arch passageways through to side streets and alleys. These narrow routes connect the High Street to rear yards, service areas and car parking.
- At the very north end of the High Street, towards the residential Marlborough Street, the scale of buildings decreases, with buildings being mainly two storeys.
- Detached buildings are rare with the exception of the Guildhall, at the centre of the High Street.

Building Materials and Architectural Details

- Whilst red and yellow or buff-coloured brick buildings are typical, many of these have been refronted, rendered or painted in white or off-white shades.
- A number of modern buildings use brown or red brick, which is brighter than historic brick shades and not characteristic.
- Stone was not found locally, however, certain buildings including banks and the Guildhall employ a grander stone materiality to reflect their higher status. Other buildings use stone more sparingly to pick out and emphasise architectural details such as window surrounds and door cases.
- Roofs are either pitched or hipped and finished with slate or clay tiles, or concealed from view behind parapets.
- Most medieval timber-framed buildings were replaced during the 18th and early/mid-19th centuries resulting in a Georgian, Regency and Victorian High Street today. A few earlier buildings were refronted and these include Nos. 66 and 90 High Street.



View looking north along the upper section of the High Street



Doorcase to No. 22 (Lloyds Bank)

3.1.1 AREA 1: HIGH STREET

- Decorative features comprise window ornament including architraves, window surrounds and lintels, as well as quoining, string courses and cornices.
- Regency details include stucco with channelling (horizontal indentations), bow windows and round-arched doorways and windows, all of these features are seen at the Star and Garter Hotel.
- Timber-framed sash windows are typical, on upper floors most often square but there are some examples which have round- or segmental-arches.
- Ground floors are occupied by shopfronts, many of which are unfortunately modern replacements, however historic or traditional shopfront survive mainly towards the north end of the High Street.

Boundary Treatments

- Due to the character area's location at the commercial centre of the Conservation Area, the majority of building are positioned hard up against the pavement with no boundary treatments.

Public Realm and Open Space

- The High Street is an important pedestrianised, public space with seating, public art, cycle racks and other street furniture including signage and streetlights.
- The street furniture is of mixed appearance and quality and generally contributes little to the historic character of the area. However, there are some items which are of historic origin or have a traditional or sympathetic appearance which do positively contribute.
- The lower part of the High Street features relatively new surface treatments comprising brick setts and paving stones with a shared surface to allow for car parking and deliveries.
- Public art installations signpost the alleys and yards leading off the lower part of the High Street and a mosaic surface treatment depicts episodes of local history and legend.



Public art for signage through to Globe Yard



Historic shopfronts at the upper end of the High Street towards the church

3.1.1 AREA 1: HIGH STREET

- The High Street hosts a twice weekly market and a monthly farmers' and craft market meaning that the main street retains its traditional function.
- There are planters and plant trellises, which add greenery to the otherwise urban nature of the character area but their design could be improved.
- The range of materials, architectural features and detailing present across the length of the High Street add to character of the street scene.
- The surviving historic shopfronts, particularly at the north end of the High Street, contribute positively to this part of the street and the Conservation Area as a whole.

Special Interest

- The special interest of the High Street stems from it being the commercial, civic and social heart of the town, both historically and today, as demonstrated by the civic and institutional buildings found on the street and the continuation of regular markets here.
- Landmark buildings bring significant character to the High Street: the Guildhall is distinctive for its detached nature and prominent position in views along the High Street and the Star and Garter for its Regency style and visibility in views along Bridge Street.



View looking north along the lower section of the High Street



The regency style Star and Garter Hotel



Fine-grained development and 18th and 19th century appearance of buildings in the High Street

3.1.2 AREA 2: MARLBOROUGH STREET AND CHANTRY STREET

Building Uses

- The area is almost entirely residential with the exception of the vacant, formerly industrial buildings at Anton Laundry and one historic retail premises in Chantry Street.
- The listed Pollen's Almshouses remain in residential use and are distinctive for their architectural detail.

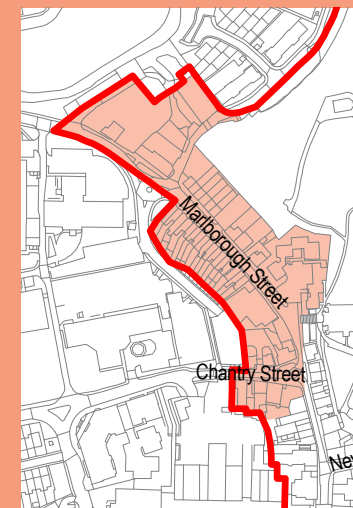
Street and Plot Pattern

- Marlborough Street is a continuation of the High Street and a key historic approach to the north-west of Andover. The road curves to the north-west and eventually meets Charlton Road and the Folly Roundabout.
- Chantry Street is aligned east-west at the junction of the High Street and Marlborough Street.

- The character area features generally small, narrow-fronted plots, particularly to the west side of Marlborough Street, however there are some more irregular, modern plots at its southern end.
- The former Anton Laundry, once a tannery, at the north-west end of the character area occupies a larger plot, although the buildings on the site have been significantly reduced and lie derelict, meaning the building is less characterful than when it was a working building.

Scale and Massing

- The buildings in the character area are generally domestic in scale, two storeys high.
- Most buildings in the character area are short rows of terraced cottages or almshouses, except the larger, detached remaining laundry buildings.



Streets within this Character Area

- Marlborough Street
- Chantry Street



View along Marlborough Street looking south-east

3.1.2 AREA 2: MARLBOROUGH STREET AND CHANTRY STREET

Building Materials and Architectural Details

- The buildings in the character area are generally finished in red brick, except the almshouses which combine red brick with knapped flint.
- In Chantry Street some buildings are rendered and painted white or off-white.
- Most buildings in the character area are 19th century with the exception of the Anton Laundry which dates to the 18th century and surviving, albeit altered, medieval, timber-framed buildings with jettied upper storeys in Chantry Street.
- Roofs are pitched or in the case of the former industrial buildings, hipped, and are mostly clay-tiled or slated.
- The dwellings in the character area have little decoration beyond brick detailing for quoins, window surrounds, date plaques, rendered lintels, bay and dormer windows.

- The former school building features stone quoins, window surrounds and decorative timber bargeboards.
- The buildings associated with the former laundry have no or minimal detailing, demonstrative of their industrial function.
- There is an example of an 18th century, double-fronted shop at 17 Chantry Street with multi-paned glazing, timber fascia sign and central door.

Boundary Treatments

- As is typical for terraced streets, all of the buildings are positioned hard against the pavement with no front boundary treatments.



The timber-framed 17 Chantry Street is of 16th century origins and contains an 18th century shopfront, which is one of the oldest in the Conservation Area.



Doors to Pollen's Almshouses

3.1.2 AREA 2: MARLBOROUGH STREET AND CHANTRY STREET

Public Realm and Open Space

- There are no street trees and no front gardens, meaning there is very little greenery in the character area, however, the trees in the setting of the church are visible in the background.
- There are small areas of grass verges around the junction of Chantry Street and the High Street.
- At the north-west end of the street, beyond the roundabout and in the setting of the former laundry, hedgerows and trees have been planted screening the development outside the Conservation Area to a certain degree.

Special Interest

- The alignment of Chantry Street is of historic origins, forming part of the historic medieval, and possibly Saxon, core.
- The special interest of the character area derives from the retained residential appearance of the Victorian terraces, the rebuilt 17th century almshouses and surviving medieval cottages.
- The residential accommodation along Marlborough Street reflects a key phase in the historic development of the town, Victorian expansion beyond the medieval town centre.
- The remnants of the former Anton Laundry, recognised by Grade II listing, represent a late 18th century industrial site and contribute to the special interest of the area but are in a dilapidated condition.



Former Anton Laundry buildings



View looking east along Chantry Street showing medieval, partly refronted buildings on the right

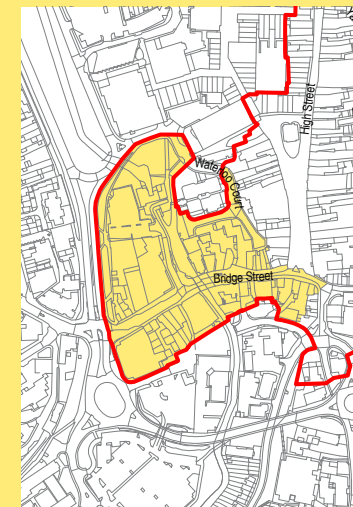
3.1.3 AREA 3: BRIDGE STREET AND SETTING

Building Uses

- Commercial uses are dominant in Bridge Street, ground storey uses include retail, hospitality (hotels, pubs and restaurants) and bank buildings, whilst the upper floors are generally in residential or commercial use. The area also contains Andover's Methodist Church.
- The area to the north of Bridge Street (Waterloo Court and west of Western Avenue) is characterised by a mix of public realm, surface car parking and service yards and delivery bays associated with the High Street to the east.
- Historically, there was some industry in the area; Town Mill, a former corn mill, remains today, now converted to a pub, although the malshouses in this area no longer survive.

Street and Plot Pattern

- The character area was formerly bounded to the west by the railway line as indicated by the historic OS maps in the Appendix. The line was demolished in the 1960s and little evidence of the former line remains, although the present boundary, Western Avenue, does follow the course of the former railway line.
- Bridge Street curves slightly to the south-west, particularly after its crossing of the River Anton, which cuts across the middle of the street.
- The street remains an important approach to the historic town centre from the south-west.
- Plot sizes vary due to the piecemeal development and considerable change in the post-war period.
- The east end of the street retains its fine-grained, historic plot pattern made up of narrow-fronted deep plots, with wider plots for high status buildings.



Streets within this Character Area

- Bridge Street
- Waterloo Court
- West Street



View along Bridge Street from the entrance to the Conservation Area at Western Avenue

3.1.3 AREA 3: BRIDGE STREET AND SETTING

- The west end of the street, formerly comprised industrial, detached buildings including a carriage manufactory and a motor / coach works. This layout has been altered with the addition of modern buildings including Sainsburys on the south side and Wilko on the north side.
- Until the Victorian period, there remained some gaps in the street frontage for example to the west of the works' buildings (part of the site of what is now Sainsburys). Unlike in the High Street, however, these were infilled during the 20th century with the River Anton now providing the principal break in development.
- The street and plot pattern in the area to the north of Bridge Street is more irregular with Town Mills surrounded by parking areas and public realm.

Scale and Massing

- The scale of buildings in the character area is generally two to three storeys, however there are modern buildings which are larger in scale (for example, Wilko at Nos.22-30 Bridge Street); these are not characteristic of the area.
- On Bridge Street, there is a relatively fine grain of development, due to the number of different buildings positioned in a close-knit terrace arrangement and the intersecting streets and landscape feature (the river). The buildings, which range from narrow to wider fronted, vary in height and roofline.
- Some buildings on Bridge Street retain carriage arch passageways through to back / service yards.
- The Methodist Chapel is the only detached building on Bridge Street, however, it is positioned very close to the neighbouring eastern terrace and so does not appear isolated.



View along Bridge Street looking east



Town Mills to the north of Bridge Street

3.1.3 AREA 3: BRIDGE STREET AND SETTING

- To the north of Bridge Street, Town Mills forms a semi-detached two-storey pair with the Mill House; the pair sits over the River Anton and is set within open green space.

Building Materials and Architectural Details

- Buildings are generally fronted in red brick, or rendered or painted white or off-white.
- Roofs are pitched or hipped and generally slated, although a few use clay tiles; some roofs are concealed behind parapets.
- A few buildings including the White Hart Hotel and Nos.31-32 Bridge Street, feature decorative features including stucco channelling, quoining, string courses and cornices.
- The Methodist Church is distinguished by knapped flint materiality and pointed Gothic arches.

- The former red brick post office employs stone detailing for finishes including the doorcase, window architraves, cornice and features a distinctive corner cupola.
- The modern buildings generally use brown or red brick and feature no or minimal detailing.
- Whilst a number of historic shopfronts have been replaced with modern versions, several historic or traditional style shopfronts remain on Bridge Street.
- Timber-framed sash windows are typical, most often square but some round- or segmental-arched.

Boundary Treatments

- Most of the buildings are positioned hard against the pavement giving the area an urban character.
- The Methodist Church is unique in that it has a low walled boundary with iron railings, distinguishing it as a high status building.



The mid-19th century Nos. 31-32 Bridge Street, which is Grade II listed



View of the former post office showing its characteristic cupola and stone detailing

3.1.3 AREA 3: BRIDGE STREET AND SETTING

Public Realm and Open Space

- The Pocket Park is a recently upgraded area of public realm to the north of Town Mills with public seating, several pieces of public art, planting and high quality surface finishes. The park also contains many mature trees and forms an important green space close to the town centre.
- The approach to Town Mills from Bridge Street has also recently been upgraded to be a high quality area of public realm with the mill race forming the principal feature.
- There is a small park to the north of the mill race at Town Mills, which is characterised by trees, public art and seating.

Special Interest

- The mix of commercial uses on Bridge Street creates a lively street scene, contributing to the area's character and appeal.

- Special interest derives from the retention of the historic street pattern and characterful historic buildings, particularly at the east end of the street and around the junction with Western Avenue.
- Landmark and historic buildings, such as the Methodist Church and Town Mills both positioned close to the river, and the White Hart hotel, make a specific contribution.
- Many of the buildings contain traditional architectural and decorative features, such as window and cornice detailing, which contribute to the overall special interest of the area.
- The presence of the river and public green spaces provide a contrasting character to the fine urban grain of the town centre.



Public park to the north of Bridge Street

3.1.4 AREA 4: WINCHESTER STREET AND LONDON STREET

Building Uses

- Winchester Street is characterised by a retail function; the west end of London Street comprises retail and office uses, whilst to the east, the typical uses are a mixture of residential, leisure and hospitality. At its southern end is the Salvation Army Chapel, originally a Methodist Church.
- London Street historically contained an industrial malthouse site, which does not survive or remain legible today due to the modern redevelopment of this part of the south side of the street.

Street and Plot Pattern

- The historic plots on Winchester and London Street are generally small and not particularly deep.

- Winchester Street retains its fine-grained terraced development to the north, however, the south part of the street has been eroded by the construction of the modern Eastern Avenue, the associated roundabout and South Street and Savoy Court (excluded from the Conservation Area).
- London Street has been bisected by Eastern Avenue, with its eastern part excluded from the Conservation Area.
- The north side of London Street retains a historic fine-grained development comprising small narrow plots.
- The south side of London Street is similarly characterised by small plots at the west end, however, the rest of this side features larger plots.



Streets within this Character Area

- Winchester Street
- London Street
- South Street



View east along London Street from Winchester Road

3.1.4 AREA 4: WINCHESTER STREET AND LONDON STREET

Scale and Massing

- The historic buildings in Winchester Street are generally two storeys with attic accommodation above.
- London Street has been developed in a piecemeal fashion with terraced buildings added at different dates, ranging from two to three storeys in height and resulting in a varied roofline and scale. The historic building of the grandest scale is the 18th century Savoy Chambers
- More modern buildings on London Street, including the former cinema and 6-9 London Street, are detached and adopt a much larger scale and massing.

Building Materials and Architectural Details

- The historic buildings generally use red, yellow or buff-coloured brick, although many of these have been rendered or painted white or off-white. Modern buildings often employ a bright red/ brown coloured brick, which is not characteristic.
- Roofs are typically pitched and tiled in slates or clay tiles, although many of the roofs on London Street are concealed behind a parapet.
- Architectural features and detailing are relatively modest and are generally limited to window lintels or architraves for historic buildings and traditional shopfront features for example at No.15 London Street.
- No.33 London Street features a sculptural heraldic frieze and a sundial above the classical doorcase, which is an unusual feature.
- The modern buildings have very little articulation or detailing.



Terraced houses at the north end of Winchester Street



Terraced buildings along the north side of London Street (west end)

3.1.4 AREA 4: WINCHESTER STREET AND LONDON STREET

Boundary Treatments

- Buildings along the northern side of London Street and the north end of Winchester Street are positioned hard against the pavement and therefore do not feature boundary treatments.
- The south side of London Street and the southern part of Winchester Street have more varied frontage lines, with some buildings hard against the pavement and others set back behind low brick walls or metal railings.

Public Realm and Open Space

- Along London Street and Winchester Street, there are a few street trees and planters, however, there is an overriding urban character.

Special Interest

- The character area derives special interest from the supporting role it plays to the town centre. London Street would once have been an important approach from the east, however, the historic street pattern of both roads has been altered through the construction of modern roads (Eastern and Western Avenues).
- The surviving Georgian/ Regency buildings on Winchester Street contribute positively to the street scene and are visible in views along London Street, Winchester Street and to a certain extent from the High Street.



A large-scale modern building (former cinema in use as a nightclub) at the east end of London Street



The Foresters Arms on the south side of London Street (west end)



The Salvation Army Chapel and No.16 Winchester Street

3.1.5 AREA 5: ST MARY'S CHURCH AND SURROUNDING OPEN SPACES

Building Uses

- This character area contains the Grade II* listed Church of St Mary, which was built between 1840 and 1846, and a mortuary chapel. The character area has long been in religious use and has significant historic value, making an important contribution to Andover.
- The remainder of the area is in associated cemetery / memorial use and provides important green public space for the town. The cemetery was laid out in the Victorian period and the Garden of Remembrance in the second part of the 20th century.

Street and Plot Pattern

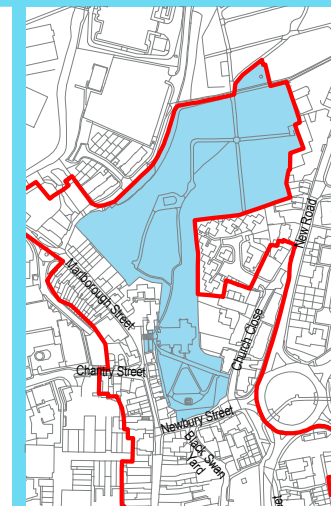
- The church and its setting form the least developed part of the Conservation Area comprising an extensive cemetery to the north with gravestones and a small mortuary chapel, as well as a smaller Garden of Remembrance to the south featuring the Andover War Memorial to the First World War and the wall with memorial plaques to the Second World War. The modern cemetery extension to the north

contains more recent burials, which are not included in the Conservation Area, and the town's Commonwealth War Graves which contribute to the social history of the town.

- The cemetery features a number of informal paths linking the church, chapel and gravestones, whilst the Garden of Remembrance features a more formal layout of linear and radial paths.

Scale and Massing

- The Church is the largest and the tallest building in the Conservation Area and is particularly prominent in views from the High Street and Marlborough Street due to the height of its tower, its stepped approach and the raised ground it sits upon. The church is also visible beyond the Conservation Area, including from the elevated Ladies' Walk to the east of Andover.



Streets within this Character Area

- St Mary's Church
- The Cemetery
- Garden of Remembrance
- Commonwealth War Graves



Andover's Cenotaph within the Garden of Remembrance

3.1.5 AREA 5: ST MARY'S CHURCH AND SURROUNDING OPEN SPACES

Building Materials and Architectural Details

- The church's high status is indicated by its stone and knapped flint materiality, as well as its Gothic Revival features including pointed arches and windows, ornamental tracery and prominent towers with pinnacles. The mortuary chapel employs a similar architectural language but at a much smaller scale.
- The remnants of an earlier Norman church on the site in the form of a rounded arch adds further historic and architectural interest and forms the entrance to the Garden of Remembrance from the High Street.

Boundary Treatments

- The boundary treatments to the cemetery include stone gate piers and walls (in front of the west entrance), brick and knapped flint boundary wall (to the north-west along Shepherd's Spring Lane) and elsewhere by rear returns to residential terraces or development.

- The Garden of Remembrance is bounded by planted hedges.

Public Realm and Open Space

- The cemetery and Garden of Remembrance are important areas of green public space in the Conservation Area and are well-treed with mature / semi-mature English and Irish Yews and conifers in the cemetery and Common Lime in the Garden of Remembrance.
- The steps accessing the church are framed by a pair of Monkey Puzzle trees.
- These areas of landscaping are not only of amenity value but also offer good viewpoints for admiring the church and places for contemplation.



View of the west elevation of St Mary's Church showing the prominent tower

3.1.5 AREA 5: ST MARY'S CHURCH AND SURROUNDING OPEN SPACES

Special Interest

- The church is one of the most important and most prominent buildings in the Conservation Area meaning it brings significant special interest. It is also the latest of a series of religious buildings on the site, namely the medieval church/priory and possibly a speculated Saxon minster church.
- The tall church tower makes it a landmark building, visible from all around the Conservation Area and beyond.
- The areas of landscaping within the setting of the church are the largest green public spaces in the Conservation Area and provide valuable amenity space for residents and workers.



View looking across the cemetery towards the chapel and church



View looking across the Garden of Remembrance towards the south elevation of the church



The mortuary (Non-conformist) chapel in the cemetery grounds



View looking west across the Garden of Remembrance

3.1.6 AREA 6: NEWBURY STREET AND CHURCH CLOSE

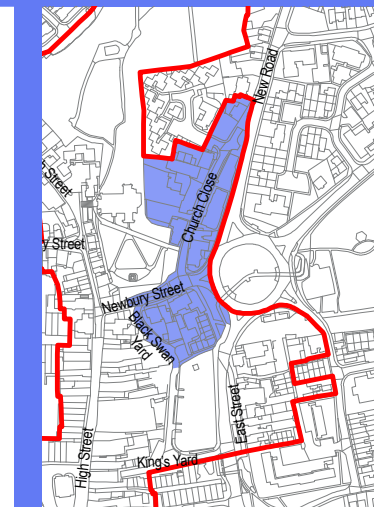
Building Uses

- The character area was historically a residential area ancillary to the church. It contained detached or semi-detached dwellings, the vicarage (Nos.8 and 8a Newbury Street), the former grammar school buildings and an additional school. Today several buildings have been converted and the range of uses includes commercial offices, residential and the Museum of the Iron Age and Andover Museum (in the former Grammar School).
- The west end of Newbury Street is similar in terms of its uses to the adjacent High Street comprising retail units and other commercial premises and High Street side returns; it is therefore included in the High Street character area.

Street and Plot Pattern

- The layout of the streets was in part determined by the boundaries of St Mary's Church, which prior to the current 19th century church contained a Norman church and priory.

- The character area was formerly made up of a single residential street, New Street, however, the street was truncated and altered in the 20th century with the arrival of Eastern Avenue and the ring road. The former southern stretch of New Street was renamed Church Close, which forms the main element of the character area, and the southern course of New Street was moved slightly to the east, immediately outside the conservation area.
- The buildings on Church Close and Newbury Street generally occupy relatively generous and wide plots with small back gardens, sometimes considerably curtailed by modern infrastructure.
- Spaces between buildings remain, today mainly in use for car parking.



Streets within this Character Area

- Newbury Street
- Church Close



The 1894 OS map shows the historic layout of the streets in this character area, prior to the truncation and diversion of New Street.

3.1.6 AREA 6: NEWBURY STREET AND CHURCH CLOSE

Scale and Massing

- Most of the buildings are two to three storeys high and detached although some are semi-detached or form part of short terraces.
- The museum appears of a slightly grander scale due to its attic accommodation and its gable ends.

Building Materials and Architectural Details

- The character area features a mix of red brick and render or stucco, the latter materials being particularly prevalent on Newbury Street and the south end of Church Close and painted in white or off-white.
- Both streets feature grand Georgian and Regency buildings, formerly dwellings, which are characterised by stuccoed channeling, bow windows, segmental arches and classical doorcases and porches.

- Roofs range from pitched, gabled to parapeted and are generally slate-tiled, except a few which feature clay tiles.
- Timber-framed sash windows are typical, most often square but the Old Vicarage has segmental sash windows.

Boundary Treatments

- Due to the location beyond the town centre and the formerly residential nature of this character area, most buildings are set back from the pavement and several buildings feature front gardens.
- Historic boundary treatments survives including walled boundaries or low walls with iron railings.
- A higher brick and flint wall with coping tiles and central brick gate piers and ball finials lines part of the west side of the street; this historic boundary is likely associated with the church.



View looking south-west along Church Close showing the historic boundary walls lining the street with the church behind



The Georgian Old Vicarage (Nos. 8 and 8a Newbury Street), now offices

3.1.6 AREA 6: NEWBURY STREET AND CHURCH CLOSE

Public Realm and Open Space

- At the junction between Newbury Street and Church Close, there is a small area of public realm with a grass verge featuring planting beds and public seating placed along the pavement.
- There are trees within the public realm and trees and other greenery in private gardens giving the character area a leafy, verdant character.

Special Interest

- Despite an expansion in building uses in this character area, the formerly residential character is largely retained through the retention of boundary treatments, attentive building maintenance, limited commercial signage and the survival of features including doorways, doorcases and timber-sash windows.
- The prevailing Georgian and Regency style brings special interest in defining the appearance and character of the area.

- The character area draws special interest both historically and at present from its proximity and relationship to St Mary's Church; the character area affords several good viewpoints for experiencing and appreciating the church, particularly its eastern apse.
- The presence of the street trees and green private gardens contribute to the residential character of the character area despite its proximity to the town centre.



View south along Church Close



View looking west down Newbury Street showing the Regency villas on the left and the small area of public realm on the right



View looking east along Newbury Street showing grass verges, planting beds, mature trees and Regency buildings to the right

3.1.7 AREA 7: DEVELOPMENT TO THE EAST OF EASTERN AVENUE

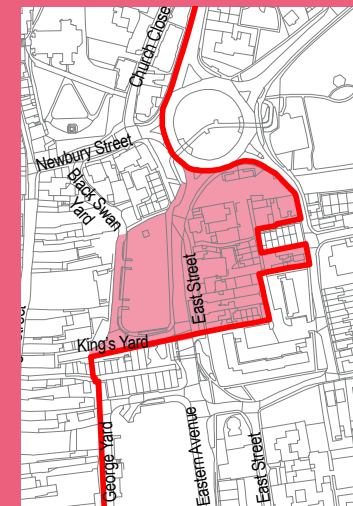
Building Uses

- The character area contains a mix of uses but is residential with some religious (the United Reformed Chapel), community (the Lardicake pub) uses and surface car parking (Black Swan Yard car park).
- The Acre almshouses at the north end of the character area were historically accompanied by informal gardens and a recreation ground, this open space has now been truncated by road infrastructure including a large roundabout but remains an important public green space in the setting of the Conservation Area.

Street and Plot Pattern

- The street pattern of the character area was altered in the 20th century with the arrival of Eastern Avenue, which resulted in the loss of the few buildings on the west side of East Street.

- Black Swan Yard car park is a municipal car park which lies on the formerly largely open land to the rear of the High Street. Historically this area was the yards and gardens of properties lining the east side of the High Street with a small number of ancillary buildings.
- East Street contains a terraced row of mainly 18th century houses and largely retains its deep, narrow-fronted plots.



Streets within this Character Area

- East Street
- Adelaide Street
- Rack Close (north end)
- Common Acre (west end)



Acre Almshouses at the western end of Common Acre

3.1.8 AREA 7: DEVELOPMENT TO THE EAST OF EASTERN AVENUE

Scale and Massing

- East Street, the Acre Almshouses, buildings fronting Adelaide Road and Rack Close and the United Reformed Church are two-storeys.
- The terraced row of listed buildings on the east side of East Street is two to three storeys.

Building Materials and Architectural Details

- The typical building material for the character area is red brick, although there are instances where the brick is painted or rendered white and pastel colours.
- The Georgian and Regency buildings feature classical doorcases, window architraves, rendered banding and corncicing, whilst the Victorian buildings are characterised by quoining, stone date/ name plaques, brick banding ironwork details to windows and window heads.

Boundary Treatments

- The terraced houses in East Street are generally positioned hard against the pavement with walled or railed boundaries to their rear.
- The United Reform Church is set back behind a planted garden with gate piers and iron railings at the boundary.
- The East Street features a planting buffer of beds and shrubbery to screen the busy Eastern Avenue.
- Similarly, the car park is also partially screened from Eastern Avenue by planted hedges to its reduce visual impact.



View looking south along the upper part of East Street showing the terraced row on the left (east) separated from the rest of the Conservation Area by Eastern Avenue



A view of the north end of the character area showing No.54 East Street on the right, the United Reformed Church in the middle and Acre Almshouses on the far left

3.1.8 AREA 7: DEVELOPMENT TO THE EAST OF EASTERN AVENUE

Public Realm and Open Space

- There are street trees and planting beds on the island in the upper part of East Street as well as limited street furniture including a timber bench.
- Eastern Avenue is lined by grass verges, hedges and trees to reduce the road noise and pollution.
- The Black Swan Yard car park to the west of East Street/Eastern Avenue features shrubbery and greenery screening the surface car parking and providing additional greenery to the street scene.

Special Interest

- The special interest of this character area is derived from individual buildings and groups of buildings including the attractive terraced row at the upper end of East Street, the Palladian-style United Reformed Chapel and the red brick almshouses both nearby.
- Although East Street has been altered by the construction of Eastern Avenue, the character area was historically an important route to the east of the town.



View looking north along the upper part of East Street showing the listed terraced houses



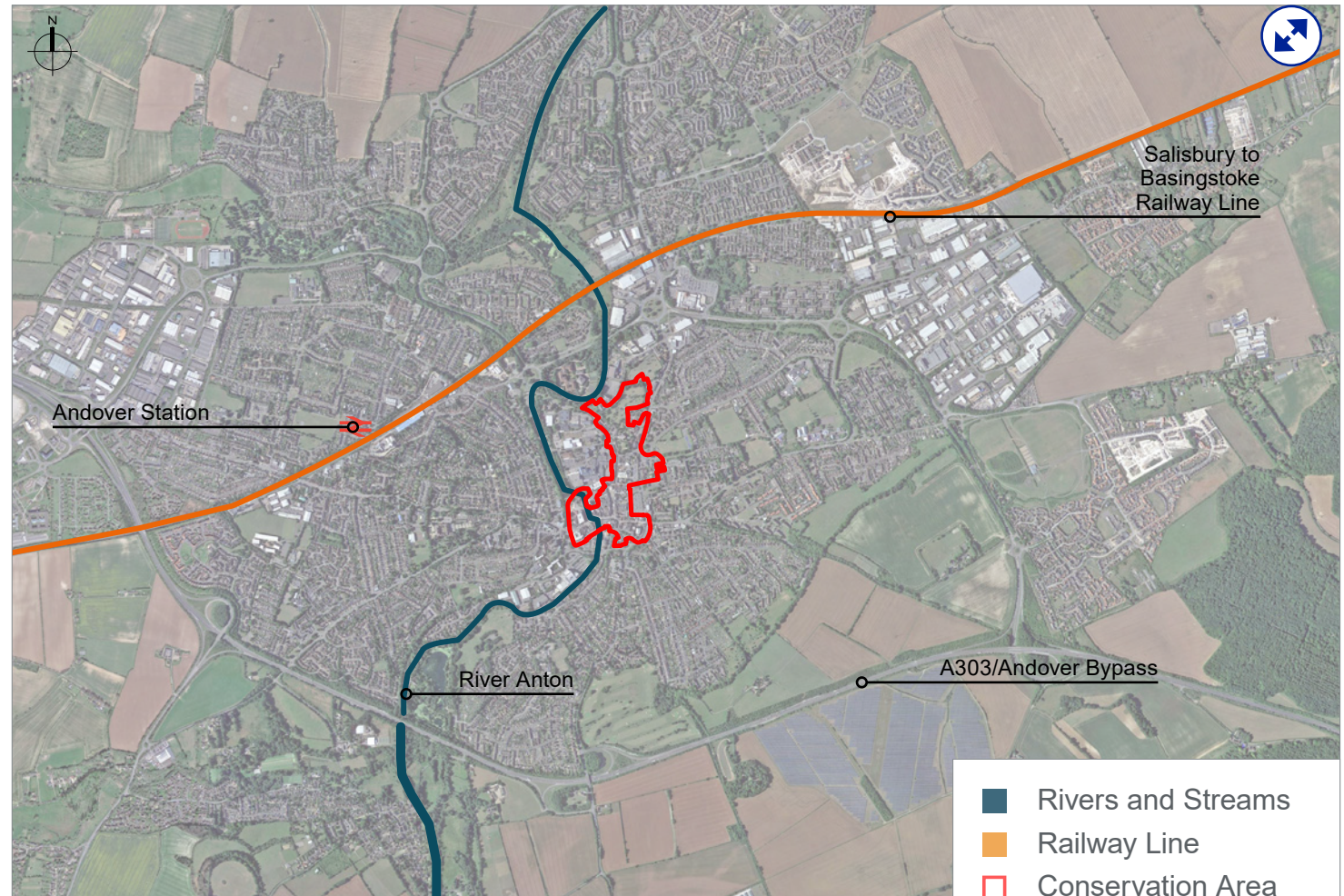
The Lardicake public house in Adelaide Road

3.2 LOCATION, TOPOGRAPHY AND GEOLOGY




3.2.1 LOCATION OF ANDOVER

Andover is one of the principal towns and the administrative centre for the Borough of Test Valley. It is located on the River Anton, a major source of the River Test, and along one of the major routes from London to the South-West, mid-way between Basingstoke and Salisbury. The A303 bypasses the town to the west and to the east is another important route, the A34, passing north-south and connecting Andover with Newbury and Winchester. The Conservation Area is at the heart of the town and surrounded on all sides by suburban development with the exception of the Enham Arch retail park. The boundary of Andover Conservation Area in relation to its surroundings is shown on **Plan 3**.

Caption: Plan 3: Location of Andover Conservation Area with key features identified to aid orientation



Plan 3: Location of Andover Conservation Area with key features identified to aid orientation

-  Rivers and Streams
-  Railway Line
-  Conservation Area Boundary

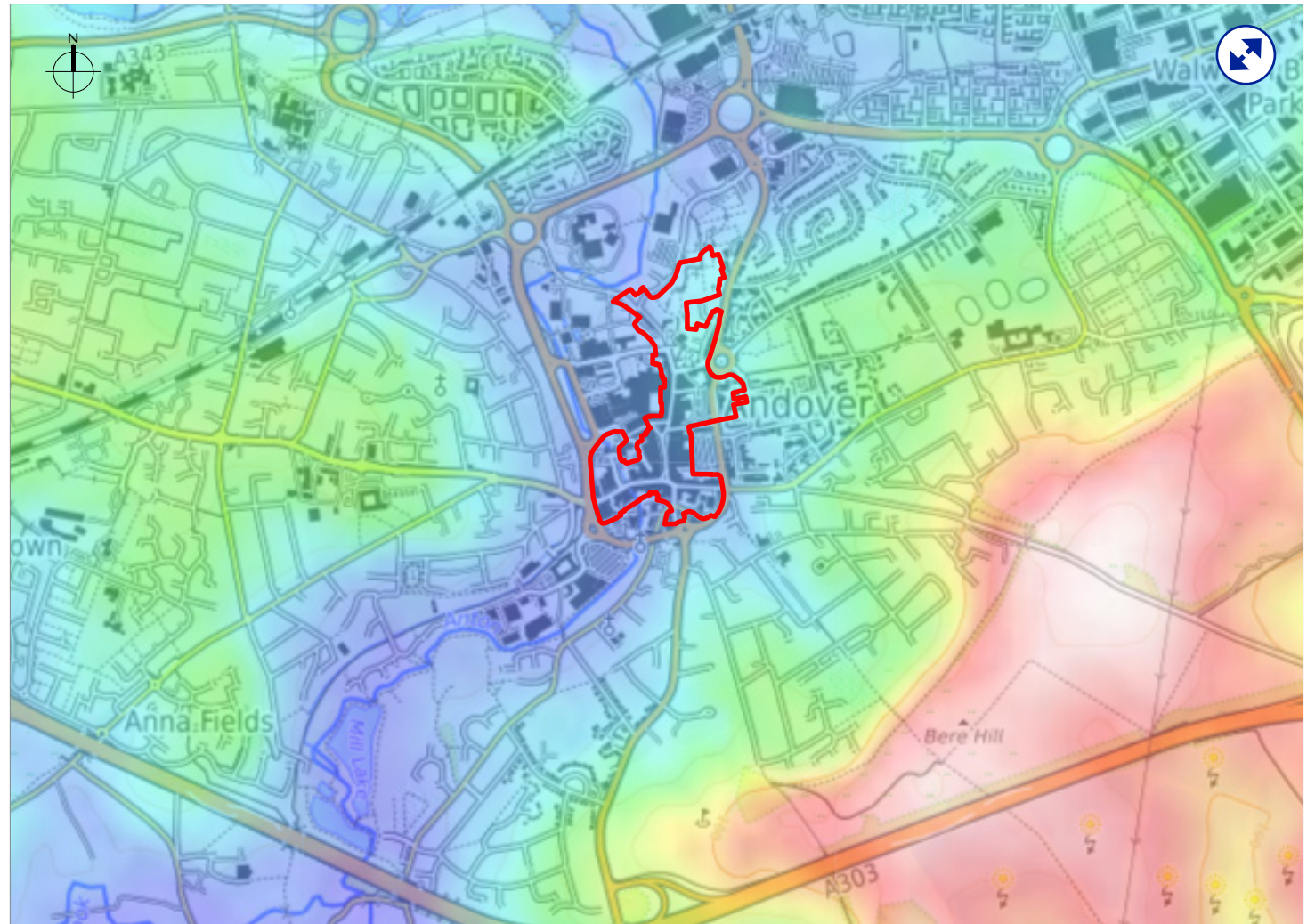
This plan is not to scale

3.2.2 TOPOGRAPHY

The historic core of Andover, which forms the Conservation Area, is positioned in the river valley of the Anton. The ground rises on both sides of the river and therefore within the Conservation Area, there is an incline from the bottom of the High Street up to St Mary's Church, which sits on the highest point. There is some 40ft (12m) height difference between the Bridge Street, High Street junction and the churchyard. To the east and west of the town, the ground continues to gently rise, up to Weyhill to the west and Bere Hill to the east. The topography of the Conservation Area and its surroundings are shown on Plan 4.

3.2.3 GEOLOGY

Andover is built on the chalk bedrock of the Hampshire Downs, resulting in thin soils and vegetation mainly being grasses. The resulting pastoral farming tradition of the surrounding landscape has shaped the historic industries that took place in the town, wool and cloth manufacture, tanning and wool exporting. The latter through weekly markets and several annual fairs.



Plan 4: Topography of Andover, the boundary of the Conservation Area is shown in red

Ground Level  Lowest Highest

3.3 IMPORTANT VIEWS AND LANDMARK BUILDINGS

3.3.1 IMPORTANT VIEWS

Andover has evolved over the centuries and as such it does not contain any specifically designed vistas. The Conservation Area is experienced through incidental, kinetic and transitional views, constantly changing as one moves along the street and through the town. These include views along historic streets which often take in St Mary's Church.

All views which take in historic buildings, listed or not, and general historic environment of the area are important and contribute to the understanding and experience of the Conservation Area. As a consequence, the views considered in this section are only an indicative selection and not intended to be a comprehensive set of the important views in the Conservation Area. When proposals for change are being considered, a detailed study of the views important for any given site and the contribution they make to the Conservation Area will be necessary.

Street Views

The best means of experiencing the Conservation Area is through views along its historic streets. Street views showcase the different periods of the town's evolution and areas of different character and use. These include the enclave of Georgian buildings in views along Newbury Street and Church Close, 16th century jettied cottages in Chantry Street, upstream towards the Town Mill from the River Anton bridge and the retail and civic character of the High Street, Bridge Street and London Street. Streets are gently curving and there are no long views. As such views change moving along the streets. The exception are views along the lower part of the High Street which is long and broad allowing excellent views of the historic character of the town core.

Adjacent and overleaf is an illustrative selection of the street views within the Conservation Area.



View up Chantry Street which retains 16th century jettied buildings



View along Newbury Street showing its Georgian character



View up the River Anton to the Town Mill



View along Bridge Street, terminating with a glimpse of the Star and Garter Hotel

Views of the Guildhall

The Guildhall is one of the most important buildings in the town and its position at the centre of the lower part of the High Street means it is a focal point in views. Of particular importance to the special interest of the Conservation Area are views up the High Street from the south which terminate with the Guildhall. However, the detached nature of the building means that it is viewed in the round with all sides presenting its classical, early 19th century appearance.

Adjacent are an illustrative selection of the views of the Guildhall.



View looking up the lower section of the High Street towards the Guildhall



View looking up the High Street towards the Guildhall



View looking down the lower section of the High Street showing the side elevation of the Guildhall



View looking down the lower section of the High Street showing the side and rear elevations of the Guildhall

Views of St Mary's Church

St Mary's Church is another prominent historic building within Andover. Although its position is less central than that of the Guildhall, it is visible from many points both within and from outside the Conservation Area. Its tall tower is glimpsed above the rooftops across the Conservation Area including from the lower stretch of the High Street and from East Street. The Church grows more visible from the upper part of the High Street and is particularly prominent in views up Chantry Street and Marlborough Street. The open nature of the churchyard and the Garden of Remembrance present particularly good view of the Church as a whole and the east end can be well appreciated from Church Close. The Church is also an orientating and landmark feature from views of Andover from the wider area, in particular the historic Ladies Walk.

Adjacent are an illustrative selection of the views of St Mary's Church from within the Conservation Area and the wider area.



A view of Andover from Ladies Walk, the nave and tower of St Mary's Church are prominent features



View up Chantry Street with St Mary's Church becoming a dominant feature



View of St Mary's Church from the upper end of the High Street



View of the east end of St Mary's Church from Church Close

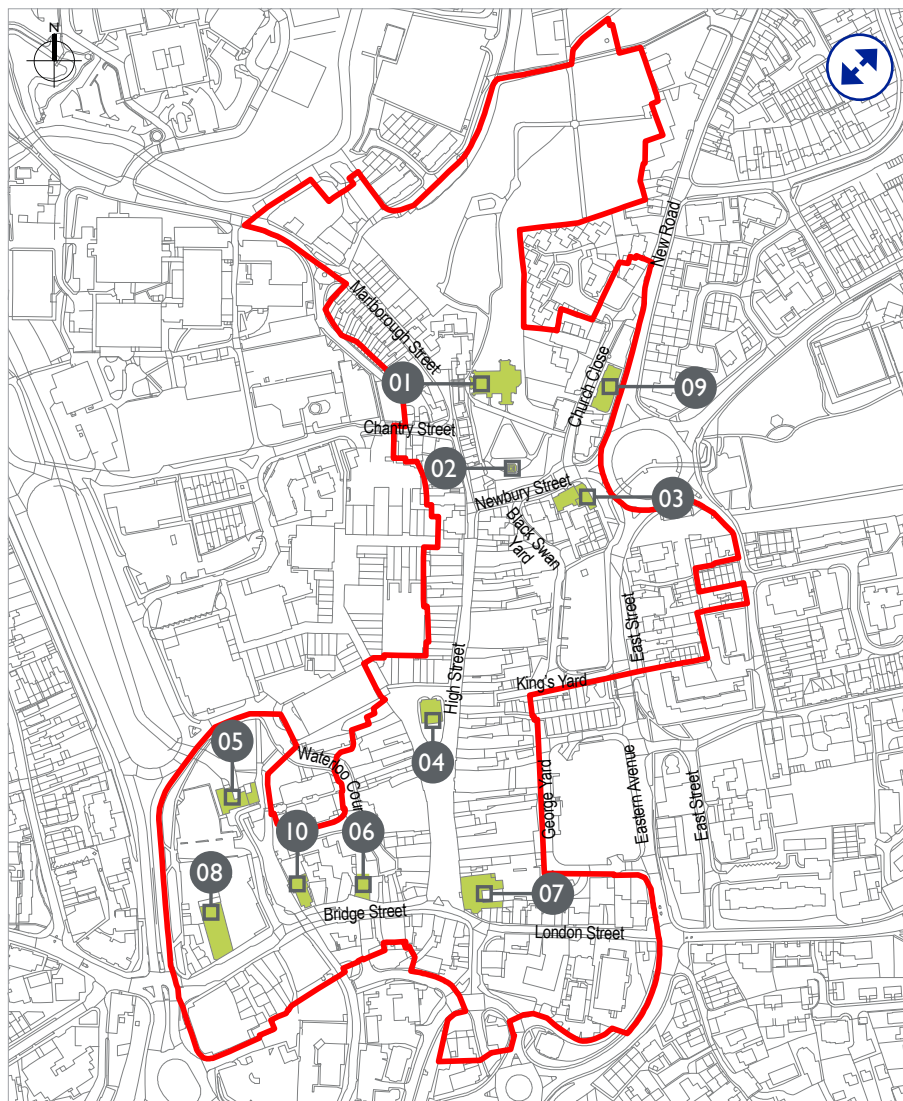


A close view of St Mary's Church from the Garden of Remembrance

3.3.2 LANDMARK BUILDINGS AND STRUCTURES

The special interest of the Conservation Area is often best experienced visually by taking in the historic buildings and spaces of the area. Nearly all the buildings and spaces in the Conservation Area contribute to the understanding of its special interest.

However, there are individual buildings and structures which play a more important role in establishing the character of the area. These are considered to be landmarks and are identified on **Plan 5** and described on the following pages. Their landmark quality may be derived from their relative height, for prominent features, such as the pediment and classical frontage of the Guildhall, their position within the street scene or their role in wayfinding and creating a sense of place.



KEY FOR LANDMARK BUILDINGS AND STRUCTURES

- Landmark Buildings and Structures
- Conservation Area Boundary
- 01 St Mary's Church
- 02 Andover War Memorial
- 03 Nos.8-8a Newbury Street
- 04 Guildhall
- 05 Town Mill
- 06 White Hart Hotel
- 07 Star and Garter Hotel
- 08 Former Post Office
- 09 Andover Museum and Museum of the Iron Age
- 10 Bridge Street Methodist Church

This plan is not to scale

Plan 5: Landmark buildings and structures in the Andover Conservation Area

01 St Mary's Church

St Mary's Church is the most prominent historic building in Andover, visible from many locations within the Conservation Area and from the wider area. Its position at the highest point in the historic town core and the considerable height of its tower give this building its landmark status.



02 Andover War Memorial

Andover's War Memorial is of considerable communal value. It is positioned prominently within the Garden of Remembrance, one of the few green public spaces within the historic town core. The stone cenotaph was unveiled in 1920 in front of the Guildhall, before it moved to its present site in St Mary's churchyard in 1956.



03 Nos.8-8A Newbury Street

This grand early 18th century villa was formerly the vicarage for St Mary's Church. The long frontage; central pediment and porch; and classical Georgian style all contribute to its landmark nature.



04 Guildhall

The early 19th century Guildhall is the focal building in the High Street, occupying the central position, mid-way along the street where it opens out into a broad, triangular open space. The building has strong, classical proportions and stylistic features, including central pediment, columns and arched ground floor, and dominates views up the High Street from Bridge Street. As a detached building in a public space, it is visible from all sides and all are significant.



05 Town Mill

The Town Mill is one of the only historic industrial buildings remaining in the town centre and therefore makes a particular contribution to understanding the evolution of the town and creating its sense of place. The 18th century Mill, which lies on the site of earlier mills dating back to the 13th century, has a long frontage, spanning over the River Anton, and terminates view upstream from Bridge Street.



06 White Hart Hotel

The White Hart is one of several historic coaching inns to survive in Andover and remains in its original use. The angled alignment of its principal elevation serves to give the building prominence in views east along Bridge Street, which the coaches would have travelled along en route to London.



07 Star and Garter Hotel

The Star and Garter Hotel is another of the historic coaching inns to survive in Andover and remains in hospitality use. The early 19th century building has a wide, symmetrical façade, prominent in both the High Street and Bridge Street.



08 Former Post Office

The former Royal Mail Post Office on Bridge Street possesses a corner turret and cupola, making it a prominent feature in views into the Conservation Area from Western Avenue.



09 Andover Museum and Museum of the Iron Age

As the last building on the east side of Church Close, this characterful Georgian building is easily visible within the street scene and, due to its museum function, an important landmark to locals and visitors.



10 Bridge Street Methodist Church

The church is distinctive in Bridge Street due to its knapped flint materiality, pointed gables and position next to the river making it visible along much of the street. The church is also of important communal value.



3.4 SETTING OF THE CONSERVATION AREA

3.4.1 INTRODUCTION

The setting of a conservation area often makes a contribution to the special interest of the area. Setting is the surroundings in which the conservation area is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive, negative or neutral contribution to the special interest of the conservation area.

Views are often used to define the extent and importance of setting. However, whilst views of the area's surroundings play an important role in the way the setting of the conservation area is experienced there are other factors which contribute, including but not limited to, the pattern and appearance surrounding townscape, the noise, ambience and use of the surrounding area and the historic relationships between the conservation area and its surroundings.

The following analysis of the setting of Andover Conservation Area is not exhaustive but highlights some of the important components of the area's setting which

assist in the understanding, legibility and appreciation of what is special about the Conservation Area.



Ladies Walk provides good views of the Conservation Area, and Andover, set within its rural setting

3.4.2 URBAN AND SUBURBAN SETTING

When proposals are being developed within the setting of the Conservation Area, specific analysis should be undertaken to understand the contribution a specific site or building makes to the special interest of the Conservation Area and how the proposals may impact upon this contribution and the special interest of the Conservation Area as a whole.

The principal setting of Andover's Conservation Area is the surrounding urban and suburban development. There are a number of modern buildings of large scale and massing within its immediate setting, for example the supermarkets and car parks found off Western Avenue. Extensive residential expansion has taken place around the town, largely since the mid-20th century, and there are also large industrial and retail parks along the main approaches to the town and the outer fringes of the settlement.

There are pockets of late Victorian and Edwardian housing, such as in Old Winton Road and Junction Road; the latter, to the north-west of the conservation area also contains the former Andover Union Workhouse completed in 1836, but now converted to residential use. However, the

majority of residential suburbs, even close to the historic core, are of post-war date. These residential suburbs contribute a small degree to the special interest of the Conservation Area by illustrating how the town grew and evolved. The retail and industrial parks do not contribute to the special interest of the Conservation Area.

3.4.3 WIDER RURAL SETTING

The wider setting of the Conservation Area, beyond the settlement boundary of Andover,

is formed by the surrounding agricultural landscape of fields, plantations and small villages. This aspect of the setting of the Conservation Area contributes more greatly to its special interest by providing a glimpse of the historic setting of the town. The green landscape setting of the Conservation Area can be best experienced from its higher areas, from St Mary's churchyard and the cemetery. Ladies Walk also provides an excellent opportunity to view the town within its rural setting.



The wider rural landscape setting of Andover

3.5 TOWNSCAPE ANALYSIS

3.5.1 STREET AND PLOT PATTERN

The Conservation Area centres on the High Street, the principal route through historic Andover, which runs on a north-south axis. The Guildhall sits at its focal point, at the north end of the lower section of the street. This central artery is characterised by its broad width and finely grained development with surviving medieval plots, distinctive for their narrow frontages and depth. Side streets and alleys, such as Newbury Street, Black Swan Yard and Union Street, meet the central High Street at right angles. These narrower streets, lined with smaller plots, are often accessed through passages under buildings' first storeys and enhance connectivity across the conservation area, linking the front of house High Street to the back of house areas.



The High Street showing its generous width and landmark building, the Guildhall



Narrow yards and alleys meeting the High Street



Narrow yards and alleys meeting the High Street

Some plots to the west of the High Street, namely Nos.11-19, have been amalgamated and accommodate a larger rear extension with bulkier massing. To the north of the Guildhall, just outside the Conservation Area, is the Chantry Shopping Centre characterised by its sprawling footprint, which has eroded all historic plot pattern in this area. The plot layout to the east of the High Street is

generally much less cohesive with looser grain and more varied plot patterns, comprising service yards and surface car parks.

The south end of the High Street meets Bridge Street and London Street at a T-junction and Winchester Street lies just to the east of this important intersection. Winchester Street is truncated by the modern Western Avenue and

Eastern Avenue. Bridge Street curves slightly to the south-west, particularly after it crosses the River Anton. Chantry Street joins the north end of the High Street from the west. At this point, the High Street joins Marlborough Street, which aligns north-west and downhill away from St Mary's Church, which is atop the hill. The church occupies a large plot of land comprising a landscaped Garden of Remembrance and a cemetery.



East Street, which runs parallel to the east of the High Street, has been altered by the late 20th century construction of the Eastern Avenue and the associated roundabouts serving the busy A-road. The busy route from East Street merging to Eastern Avenue features the Black Swan Yard car park to its west forming the rear to the High Street and to the east a combination of narrow-fronted terraced buildings.

Rear returns, extensions and service yards to the east of the High Street

3.5.2 BUILDING SCALE AND MASSING

Building heights in the Conservation Area range between one and four storeys with the majority being two to three storeys. The buildings on the main streets, including the High Street and Bridge Street, are generally three storeys, whereas more residential areas, such as Marlborough Street, are generally characterised by a more diminutive scale of two storeys. Along the main thoroughfares, the buildings are typically terraced, rather than detached or semi-detached, and the development is fine-grained, reflecting the premium placed historically on land at the centre of town.



Smaller scale residential terraces on Marlborough Street to the north of the historic centre

Modern buildings are often characterised by a larger scale than historic buildings, as demonstrated by Wilko, which is of an oversized scale and massing. These proportions are not characteristic of the historic nature of the area.

The tallest building in the Conservation Area is St Mary's Church with its prominent tower surmounted by pinnacles, which is visible at intervals across the Conservation Area. The church's significant height and positioning on higher ground also makes it a landmark beyond the Conservation Area: it is particularly distinctive from Ladies' Walk on the south-eastern outskirts of Andover.



The tower of St Mary's Church

3.5.3 BUILDING USES

The present use of different buildings and areas is indicative of the development and character of the Conservation Area, contributing to the understanding of the place. The principal uses within the Conservation Area are commercial and residential. Historically, there would have been more residential accommodation at the town centre, with shopkeepers living above their shops; some remain, whilst others have been converted to office use. Commercial uses are concentrated along the High Street at ground floor level, comprising banks, cafes and restaurants, local businesses and retail units. The commercial character continues along Bridge Street which features shopfronts and pubs. The land use to the north of Bridge Street is characterised by a mix of public realm, surface car parking, a pub, largescale commercial buildings to the rear (west) of the High Street and associated service yards and delivery bays. The building uses at the west end of London Street are similarly retail and offices, whilst, as the street progresses to the east, the emphasis shifts towards residential, leisure and hospitality uses.

Beyond the inner core of the town centre, Marlborough Street to the north-west has a more residential character featuring terraced housing and surface car parking. The formerly residential Church Close and Newbury Street to the north-west, today contains a wider range of uses including commercial and museum uses. East Street contains residential and religious buildings along with the Black Swan Yard car park to its west. Black Swan Yard and George Yard, the roads that run east to west between the High Street and East Street, are characterised by surface back-of-house service yards behind the High Street.

Religious buildings are interspersed across the Conservation Area, with the largest, St Mary's Church, at the north end of the High Street, accompanied by an extensive cemetery. There is a Methodist Chapel in Bridge Street and on East Street, the United Reform Church. These buildings add character to the Conservation Area due to their historic religious function, which is perpetuated today by Anglican, non-conformist and other congregations.

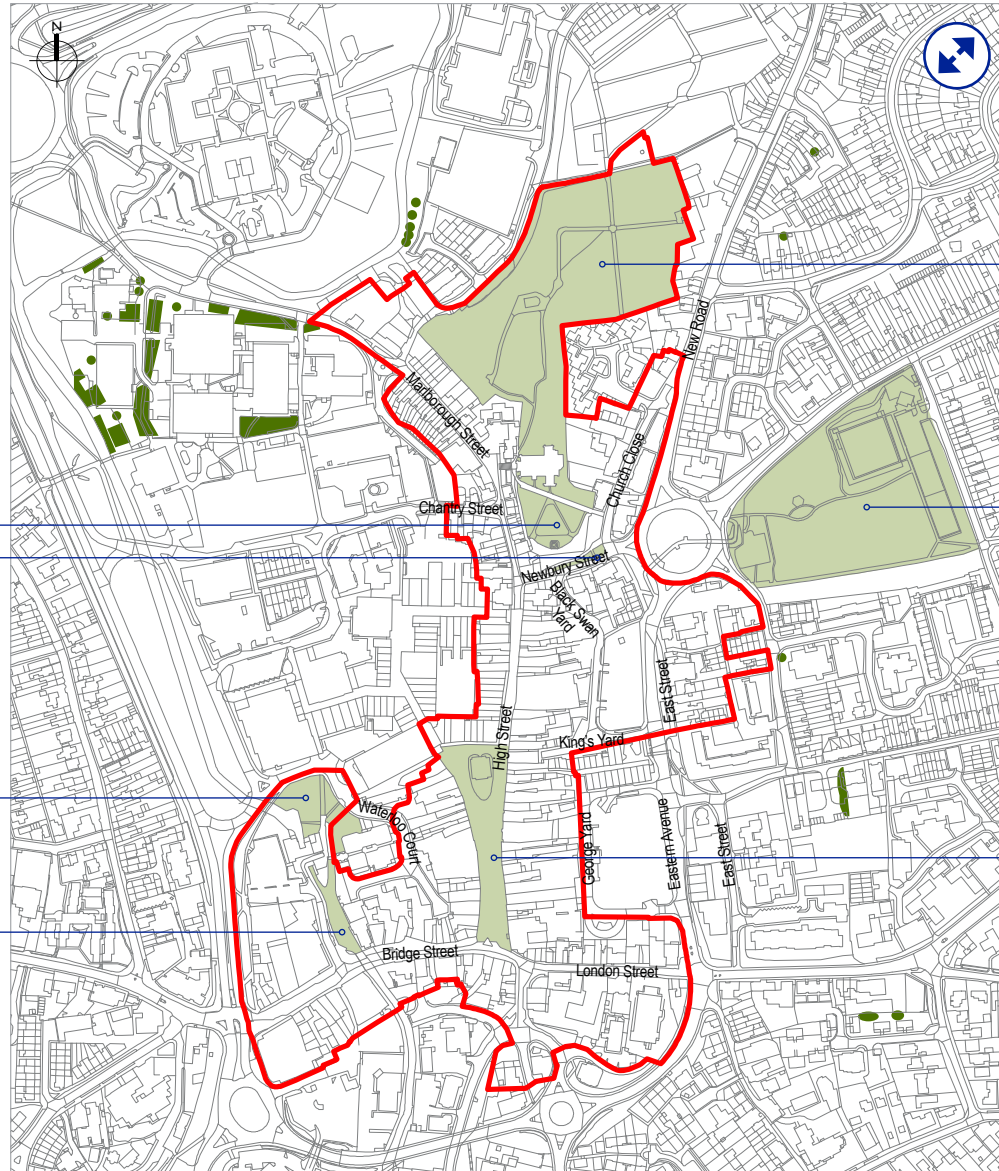


The Methodist Chapel next to the River Anton on Bridge Street

3.5.4 PUBLIC REALM, OPEN SPACES AND TREES

- Conservation Area Boundary
- Important Open Spaces
- Tree Preservation Orders

This plan is not to scale



Garden of Remembrance

Small area of public realm at the junction of Newbury Street and Church Close

Small park to the north of Town Mills

Public realm and riverside off Bridge Street

Cemetery to St Mary's Church

Vigo Road Recreation Ground and the Common Acre form an important green space to east of the town centre but not within the Conservation Area boundary

Pedestrianised High Street

Plan 6: Plan showing Public Spaces and Tree Preservation Orders

Open Spaces

The setting of St Mary's Church, the largest green space within the Conservation Area, forms an important amenity space and gives the church a generous buffer from the town centre. The cemetery to the north, features mature and semi-mature English and Irish Yews and conifers and a number of informal paths around the graves and approaching the small mortuary chapel. Beyond the cemetery, on the opposite side of the footpath, is the cemetery extension including Andover's Commonwealth War Graves, which is the only part of the cemetery extension included within the Conservation Area. To the south of the church is a smaller formally landscaped Garden of Remembrance centred around Andover's War Memorial. The memorial comprises a cenotaph moved from in front of the Guildhall in 1956 remembering the fallen of the First World War and flanking curved walls dedicated to the Second World War dead. The memorial is positioned in front of a lawned space with gravel paths and public seating, encouraging use of the space as a place for contemplation and remembrance and hosts the Remembrance Service. The Vigo Road Recreation Ground and the Common Acre form a large park lying immediately to the east of the Conservation Area and therefore forms part of its setting.



Cemetery to the north of St Mary's Church showing the church tower in the distance and the mortuary chapel in the middle ground



Commonwealth War Graves to the north of St Mary's cemetery



War memorial within the Garden of Remembrance to the south of St Mary's Church



Lawn and public seating in front of the War Memorial

The High Street forms the most frequented open public space in the Conservation Area. Its broadness and pedestrianised nature make it an attractive destination and meeting place, as well as a suitable location for a twice weekly food market, which continues the historic tradition of regular markets in the town. There is public seating, cycle racks and other street furniture encouraging people to spend time here and take in views of the Guildhall and the church tower. The street furniture is a mixture of styles, mainly modern and does not contribute to the special interest of the Conservation Area. However, there is a historic lamp standard in front of the Guildhall, which is Grade II listed, and other bollards and lampposts which are traditional in style and are appropriate within this historic context. Likewise the surface treatments along the length of the High Street are varied comprising different styles of paving and inset public art. In general the finishes are modern and do not contribute to the special interest of the area.



The High Street at its widest point in front of the Guildhall



View looking south along the lower section of the High Street

The Pocket Park, to the north of Town Mills, is a recently upgraded area of public realm in close proximity to the town centre. The Park has mature trees, shrub planting, public seating and pieces of public art. A small area of public realm with public seating and street furniture lines the riverbank of the Anton to the west of the Methodist Church. The approach to Town Mills from Bridge Street therefore is bounded by the mill race, which widens towards the north, and features grass banks. At the junction between Newbury Street and Church Close, a broad grass verge features planting beds and public seating, placed along the pavement.



The recently upgraded public realm along the river Anton to Bridge Street.



Grass verge and street furniture at the junction of Newbury Street and Church Close

Surface car parking, however, whilst necessary to serve to the town centre, has a significant and in parts overbearing presence in the Conservation Area. Some car parks are partially screened from view behind hedges and mature trees and shrubbery.



Pocket Park to the north of the mill race at Town Mills

Street Furniture

Street furniture ranges in appearance, quality and amount across the Conservation Area. The High Street features a particularly high concentration of modern streetlamps, public seating, bins, bollards, street signage and planters which adds clutter to the street scene and detracts from its historic character. Some of the specific types of street furniture in the Conservation Area are discussed over the following paragraphs.

Streetlamps within the Conservation Area are frequently traditional in style like those along Bridge Street and Newbury Street, however others are modern and municipal in style including those along the High Street. There is a single Victorian, ornamental lamp post in front of the Guildhall in the High Street, which is Grade II listed. Bins also vary from modern cylindrical metal on the High Street to more traditional, square bins painted black elsewhere.

Whilst there is some, the provision of public seating is relatively limited within the Conservation Area. Those that do exist are not generally consistent in style, for example those along the High Street, which comprise different types of metal and timber benches.

Most of the signage across the Conservation Area is of a traditional type and materiality, namely metal finger post signs for directions and metal plaques set into the pavement associated with Andover Heritage Trail.

The wide range of styles of street furniture used across the Conservation Area generally detracts from its special interest due to the lack of consistency. Historic items of street furniture, such as the lamp standard in front of the Guildhall, make a positive contribution.

Types of street furniture in the Conservation Area



Public art installations are present across the Conservation Area, but most prominently in the High Street. A mosaic surface treatment artwork, 'The Andover Time Ring', narrates stories of local legend and history, whilst the side streets leading off the High Street feature metal arches or gateways with decorative signage and signposting. These gateways contribute to the character of the High Street and help navigation around the Conservation Area.

The lower section of the High Street features brick setts and paving stones with a shared surface indicating the pedestrianised nature of this part of the street. Contrastingly, the upper section of the street, which is not pedestrianised, features narrow tarmac pavements. Shared surface treatments are also used elsewhere for example in London Street but in this case with lower quality tarmac materiality, which would benefit from replacement. Other streets comprise a mixture of paving slabs or tarmac with granite or concrete edges.



Examples of ornamental gateways from the High Street to the side streets and yards beyond

3.6 LISTED BUILDINGS

Andover is a historic town and therefore contains many historic buildings and structures, which are significant in their own right as well as collectively contributing to the overall character and special interest of the Conservation Area. Buildings and structures of sufficient special and architectural interest are added to the National Heritage List for England.

There are over 70 entries for Andover on the list, some of which cover more than one building. There is therefore a high density of listed buildings within the Conservation Area.

Listing is a statutory designation and listed buildings are protected under the *Planning (Listed Buildings and Conservation Areas) Act 1990*. The criteria for listing are defined by DCMS and the list is administered by Historic England. Listing ranges from Grade I (the highest level of protection) through to II* and II (the most common level).⁰¹

Within Andover Conservation Area, there are five Grade II* listed buildings, St Mary's Church, the Guildhall, the Star and Garter Hotel, the Angel Inn and Nos.89-93 High Street. The location of all the listed buildings in the Conservation Area is shown on **Plan 7** and

their list entries can be found on the National Heritage List for England.⁰²

Outbuildings and subsidiary structures associated with listed buildings are likely to be within their 'curtilage'. That is, a building or structure which is associated with a listed building and has been so since before July 1948. In case of curtilage listing, the curtilage listed structure has the same level of protection as the main listed building and will be subject to the same Listed Building Consent procedures.

Alterations, additions or demolitions to listed buildings require Listed Building Consent, which allows the Council to make decisions that have been informed by an understanding of the building or the site's significance. Information on Listed Building Consent can be found on the Planning Portal and the Council also have a Pre-Application Advice service, details for both can be found in **Further Information**.

Furthermore, national and local planning policies also recognise that changes to other buildings or sites in the setting of a listed building can affect its special interest. Preserving or enhancing the setting of a listed building is a material consideration in planning decisions.



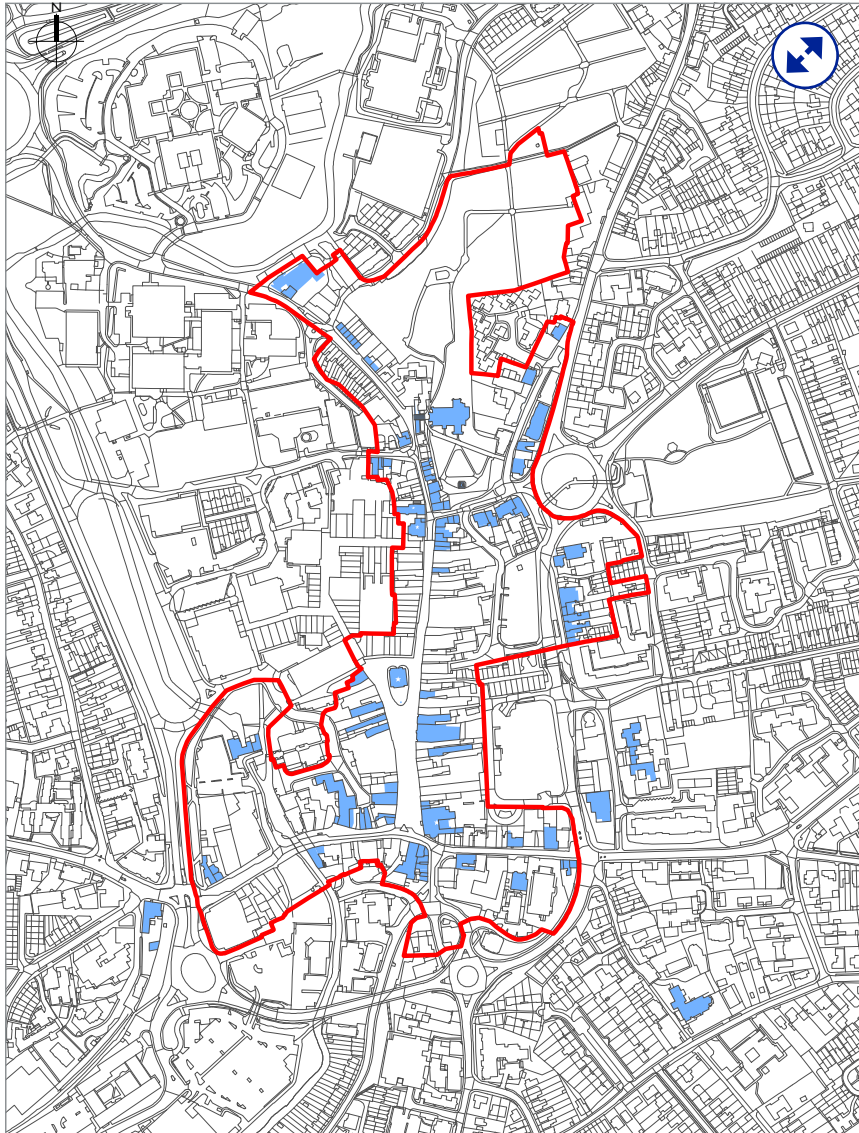
Andover has an important history as a coaching town, with many inns and hotels surviving in their original use, including the Angel Inn, which is Grade II listed.*



Many buildings in the High Street are listed, including No.32 (Grade II) with its distinctive bowed frontage.

⁰¹ Grade I and II* listed buildings together comprise around 7% of all listed buildings, with the remainder being Grade II.

⁰² National Heritage List for England: <https://historicengland.org.uk/listing/the-list/>



- Listed Buildings
- Conservation Area Boundary

This plan is not to scale

Plan 7: Map showing the statutorily listed buildings within Andover Conservation Area

3.7 MATERIALS AND DETAILING

3.7.1 BUILDING MATERIALS

The predominant cladding material in the Conservation Area is brick with red brick most commonly used although there are some examples of yellow or buff-coloured brick buildings, typically dating to the Georgian period. Whilst for many buildings the brick materiality is left untreated, for others it is painted white or off-white. Contrasting coloured bricks are used to add patterning and details such as window dressings, quoins and diaperwork. The brick used for modern buildings is often brighter in shade than the traditional buildings and is not characteristic.

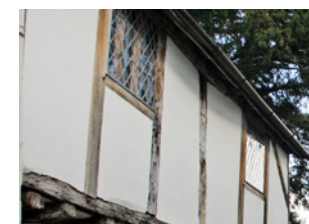
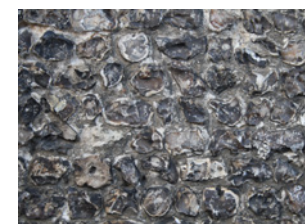
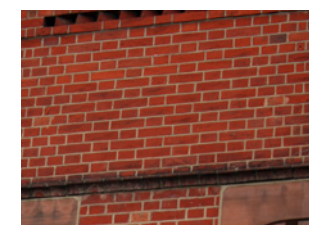
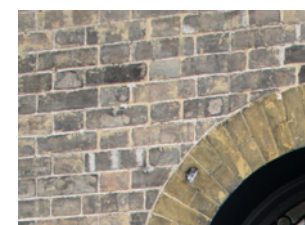
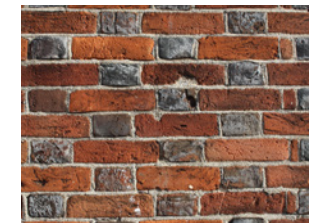
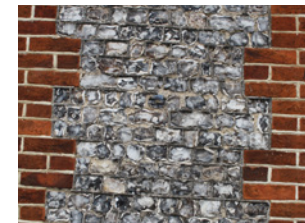
Rendered facades are also common with the render widely adopting white or off-white shades. A number of medieval buildings have been refronted with rendered frontages, although elements of timber-framing do survive, however more common are the rendered Georgian and Regency buildings.

Hampshire has limited natural stone so only the higher status buildings employ this material including the Guildhall and bank buildings such as Barclays on the High Street. Other important buildings feature stone detailing for ground floor levels, doorcases or architraves including the former Post Office on Bridge Street.

Whilst knapped flint is not common, it is typically employed for religious buildings including St Mary's Church, the associated mortuary chapel in the cemetery, and the Methodist Church. The almshouses on Marlborough Street combine a knapped flint and red brick materiality.

For roofs, the oldest and most traditional buildings are clad in hand-made clay tiles, whilst other buildings feature Welsh slates.

Materials palette



3.7.2 ARCHITECTURAL STYLE AND DETAILS

The Conservation Area is characterised by a range of architectural styles, demonstrating a vivid sense of the historic and piecemeal development of Andover. The range of architectural features present contributes to the character of the place by articulating facades and enlivening terraces, whilst the varying levels of detail indicate buildings' different construction dates, functions and status. Domestic Georgian terraces, such as those in East Street, are characterised by minimal detailing and instead by plain brickwork, simple doorcases sometimes with fanlights and timber sash windows. Other modest buildings feature simple detailing in brick for string courses and window ornament.

Grander Georgian and Regency buildings, formerly dwellings, such as those in Newbury Street and Church Close, are characterised by stuccoed channelling, bow windows, segmental arches, porches supported by Ionic columns or doorcases with reeded pilasters and pediments.

Whilst a number of terraces feature very little articulation, some Victorian terraces are enlivened with ornamental ridge tiles, terracotta detailing and date or name plaques. Other buildings are characterised by polychromatic brickwork picking out quoining, window and door surrounds and string coursing.

Religious buildings dating to the Victorian period are characterised by Gothic Revival features including pointed arches and windows, ornamental tracery and prominent towers surmounted by pinnacles. In close proximity to St Mary's Church, a Norman doorway with chevron ornament remains as a survivor of the former, ancient church on the site.

Stone or render is often used to pick out key architectural features in plain brick facades, most notably entablatures and dentilled cornices, string courses and quoins, and window and door architraves. High status buildings of civic or institutional function often employ a grandiose classical architectural language with features including giant pilasters, capitals, entablatures, triangular or segmental pediments, rusticated quoining and ground floor channelling.

Historic shopfronts are important contributors to the Conservation Area's character. Few of these survive in their entirety with those along the main thoroughfare of the High Street almost entirely replaced. However, good examples remain at the north end of the High Street and at the corner of London and Winchester Streets. Corner shopfronts are particularly characterful, most notably No.2 Bridge Street and No.92 High Street, due to their curved frontages visible from two converging streets. Fragments or features of historic shop fronts are more common, including glazing divided by mullions, recessed entrances, pilasters, consoles, fascias and, sometimes, Victorian glazing.

Examples of surviving historic shopfronts in part or in whole



No.15 London Street



No.92 High Street



Historic glazing set within a modern shopfront at 74 High Street

Doorways and doorcases are given a certain degree of attention in the Conservation Area with decorative fan lights, canopies and porches greatly adding to the character of the street scene. Doors often feature round-arched entrances or classical doorcases comprising pilasters, entablatures and pediments. Simpler doors to plain terraced houses feature a more modest canopy, lintel or weather hood. The majority of windows within the Conservation Area are timber-framed sashes some featuring decorative lintels supported on brackets or architraves. Some retain original ironwork to the cill. Most windows are square-headed sashes, although others are segmental. Residential terraces sometimes feature ground or first floor bay windows.

Historic or traditional signage and advertising comprising painted brickwork can be found at public houses or formerly industrial buildings such as the Town Mill.



Door surrounds with projecting canopies supported on console brackets at the north end of East Street

Characterful architectural features palette



3.8 ACTIVITY AND MOVEMENT

The way in which we experience and appreciate the character of an area in part depends on the level and type of activity and movement which is taking place within it. This can change depending on the time of day or time of year.

The Conservation Area forms the heart of Andover as its busy town centre. Historically a market town and coaching-post, it continues to host twice weekly markets in the High Street as well as featuring a high concentration of retail units. The central High Street, therefore, is a hub of activity, as is Bridge Street, which meets the main street at its southern end; this activity and movement preserves the historic character of the conservation area and as such contributes to its special interest. Owing to the High Street's part pedestrianised nature, the street forms the retail centre and an important amenity space for local residents. Bridge Street on the other hand features both pedestrian and vehicular activity.

London Street, which is today curtailed by Eastern Avenue, would also once have been a busy route serving the town but today the street is largely pedestrianised. Beyond these main streets there is less activity due to the more secondary nature of the streets, for example Waterloo Court and George Yard.

The northern part of the Conservation Area is largely characterised by residential use and open space and therefore has a quiet, peaceful atmosphere. St Mary's Churchyard, which contains the Garden of Remembrance and the adjacent cemetery, are particularly tranquil spaces in this part of the Conservation Area as relatively undeveloped areas with only a few isolated buildings and structures. These areas of lower activity form an important contrast and contribution to the Conservation Area, which elsewhere is characterised by a more busy, commercial atmosphere.



The High Street is the heart of the Conservation Area, a busy retail street with twice weekly markets



St Mary's churchyard provides relief from the busy town centre

3.9 ARCHAEOLOGY

Although not always a visible part of the Conservation Area, archaeological remains can contribute considerably to our understanding of how the area has developed and, where visible, add to the character and appearance of the area.

The historic origins of Andover, the survival of the historic street plan of the town core and many of its buildings mean that there is both built and buried archaeological evidence within the Conservation Area. Unfortunately, large-scale redevelopment of parts of the town centre, including immediately adjacent to and within the Conservation Area, has compromised the archaeological potential of the town.

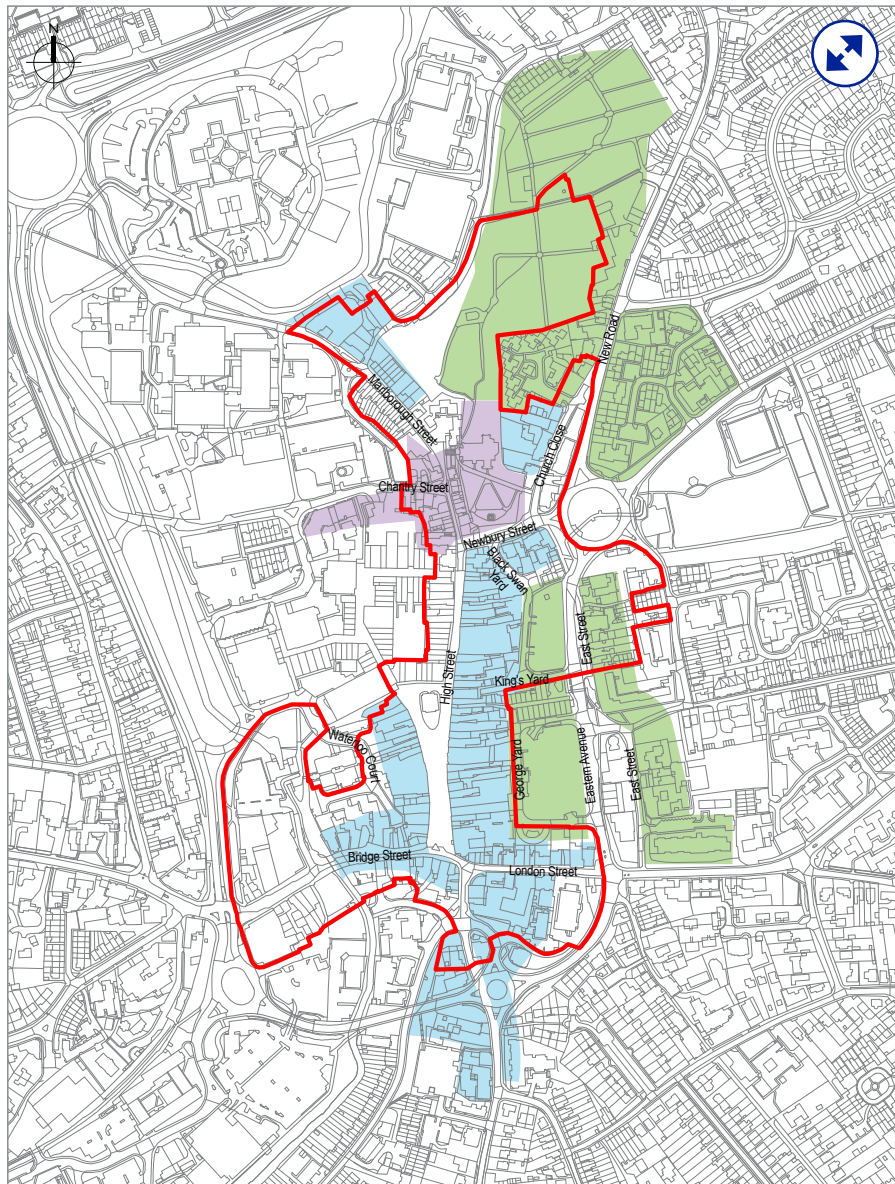
Despite this, important pre-historic, Roman and medieval archaeological finds have been uncovered within Andover and there remains potential for further discovery which may provide further knowledge relating to the town's evolution, therefore contributing to its special interest.

The Area of High Archaeological Potential is centred on the Church, the south side of Chantry Street, the north side of Newbury Street and the upper parts of the High Street and Marlborough Street as this is where the priory was located and is thought to be the location of the Anglo-Saxon settlement of Andover. The High Street, London Street, Bridge Street, part of Church Close and the remainder of Newbury Street and Marlborough Street are also considered to be Archaeologically Important Areas. These designations are shown on **Plan 8**.

Ground-intrusive investigation or development in areas of archaeological potential has the potential to disturb or destroy archaeological remains. As specified in local planning policy, development which would involve ground disturbance in areas of known archaeological potential should be sensitively designed and located. A desk based archaeological assessment, and in certain circumstances a field evaluation, will be required. Where appropriate, archaeological remains should be preserved in situ with development being

sensitively designed and located to allow their retention or minimise harm to them. Where this is not possible or feasible the Council will require a programme of archaeological investigation, excavation and recording prior to commencement.

Further information about known archaeological remains within the town can be found by consulting the Hampshire Historic Environment Record (HER).



- Conservation Area Boundary
- Areas of High Archaeological Importance
- Archaeologically Important Areas
- Areas of Limited Archaeological Importance

This plan is not to scale

Plan 8: Map showing the different levels of archaeological potential across the Andover Conservation Area. This map is a reproduction of Map 1 of the Andover Extensive Urban Survey.

4 ISSUES AND OPPORTUNITIES

This part of the document provides analysis of the current issues and opportunities facing Andover Conservation Area following detailed site surveys and public consultation.

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4.1 DETRACTING FEATURES AND BUILDINGS

The overall appearance and quality of buildings in the Conservation Area is high, however there are a number of detracting features and buildings which it would be beneficial to alter or replace to enhance the special interest of the Conservation Area. These range from whole buildings, such as a number of post-war infill buildings, to small scale features within individual buildings.

4.1.1 DETRACTING BUILDINGS

The majority of buildings in the Conservation Area are historic, some are listed and many more make a positive contribution to its historic character and appearance. However, there are several post-war buildings within the Conservation Area which detract from the historic character due to their scale, massing, materiality or detailing. These include Nos.22-30 Bridge Street, 11-17 High Street, the Chantry Centre (partly within the Conservation Area and partly within its setting) and 6-8 London Street. If the opportunity to alter or replace these buildings becomes available, there is the potential to enhance the Conservation Area by ensuring proposals are of high quality, sensitively-designed and respond better to the character and appearance of the Conservation Area.

There are also buildings within the close setting of the Conservation Area which are detracting. There are opportunities to enhance the immediate setting of the Conservation Area through the sensitive alteration or replacement of such buildings. Any development within the setting of a conservation area should take into consideration its special interest and be of high-quality and sensitive design.

Another specific issue is the highly dilapidated and vacant nature of the Anton Laundry in Marlborough Street. This Grade II listed building has suffered years of neglect and has been subject to arson which has caused further damage. The building continues to deteriorate and without reuse will eventually be lost. The future of the building should be urgently considered, ideally finding a new viable use to ensure it is repaired and securing its future survival.

In addition, there are a number of vacant shop units, this detracts visually and reduces the vibrancy and activity within the Conservation Area. In addition, these unoccupied units are more likely to suffer from lack of maintenance causing damage to their historic fabric.



Nos.22-30 Bridge Street detracts from the special interest of the Conservation Area owing to its oversized scale, unsympathetic materials and detailing



The Anton Laundry is a Grade II listed building which is suffering extreme decay

4.1.2 WINDOWS, DOORS AND RAINWATER GOODS

Across the Conservation Area, there has unfortunately been some unsympathetic replacement of traditional timber windows in historic buildings with uPVC units. uPVC doors and plastic gutters and drainpipes also appear within some historic buildings in the Conservation Area. This not only has a detrimental impact on the appearance of the Conservation Area as plastic features are modern, alien additions to the historic environment but also often constitutes loss of original or historic fabric. Furthermore, the use of plastic windows and doors reduces the breathability of traditionally constructed buildings, by preventing evaporation of moisture from the building.

There are opportunities to return windows back to their traditional material and appearance where they have been altered and there is potential for an Article 4 Direction to be implemented to better control these types of change in the future.



Examples of traditional windows, doors and rainwater goods being replaced with plastic versions in Marlborough Street



Timber windows replaced with uPVC units in London Street

4.1.3 UNSYMPATHETIC FEATURES

Unsympathetic modern features have been added to buildings across the Conservation Area and detract from its historic character and appearance.

Pigeon deterrents including spikes over doors and windows and areas of netting are present on several buildings, particularly in Bridge Street, the High Street and Waterloo Court. These have a detrimental visual impact and there are opportunities to investigate alternative forms of deterrent.

Satellite dishes and television aerials are modern, alien features within a historic streetscape and therefore cause a significant visual intrusion. There are opportunities to remove redundant dishes and consider relocating others to more discreet locations. It is recommended that installation of any new devices is to the rear of buildings rather than front and side elevations, and therefore not visible from the public realm. Planning permission is required for the installation of telecoms equipment on walls and roofs visible from the public domain.

Overhead wires are highly visible in some streets, particularly Marlborough Street, these are modern features and distract from views along historic streets. If opportunities arise to relocate cables below ground this would be beneficial to the appearance of the Conservation Area and historic street scene.

There has been degradation of historic rear boundary treatments of properties on Marlborough Street which are highly visible due to the public road to the rear. The loss of solid boundaries and adequate screening detracts from the special interest of the Conservation Area. There are opportunities to reinstate appropriate solid, walled boundary treatments to these properties.



Pigeon netting in Waterloo Court



Visually prominent satellite dishes in London Street



Pigeon netting in the High Street



Overhead wires in Marlborough Street



Degradation of historic boundary treatments to the rear of Marlborough Street

4.2 PUBLIC REALM

The public realm within the Conservation Area is generally of good quality and in fair condition. Improvements are ongoing, including the recent works to improve the public realm alongside the River Anton. There are a number of aspirational opportunities which could be taken to further improve the public parts of the Conservation Area and enhance the contribution they make to its special interest. These include:

- Improving the public realm, in particular surface treatments, in London Street to be more visually appealing and accessible.
- Rationalising street furniture (public seating, lighting, planters, highways signage etc.) and replace unsympathetic items with more appropriate versions.
- Consider a cohesive and unified public realm strategy including street furniture and surface treatments, ensuring proposals are sympathetic to the character of the area and are durable.
- Repairing the damaged planters in the High Street and considering the replacement of planters throughout the Conservation Area to more sympathetic versions.
- Considering ways to make the alley entrances to the High Street from the car parks more inviting, some are successful, but King's Yard specifically could be improved. This could be through public realm improvements and screening or enhancement of rear elevations to the buildings which line it.
- Consider whether to rationalise the varied surface treatments in the High Street and alleys in the long-term.
- Provision of, or increasing, appropriate screening to commercial bins where these are visible in the public realm, specifically adjacent to the listed Norman doorway in the upper High Street and in King's Yard, Black Swan Yard and George Yard.
- Increasing soft screening around surface car parking as this is successful where already in place.
- Provision of, or increasing, soft screening (trees and shrubs) between New Street and Church Close.
- Increase provision of public seating in St Mary's churchyard and cemetery to encourage greater use of this valuable open space.



Opportunity to improve the quality and character of King's Yard through public realm improvements and screening for commercial bins



Opportunity to increase the screening between New Road (not in the Conservation Area) and Church Close



Opportunity to improve the surface treatment of London Street

4.3 SHOPFRONTS AND ADVERTISING

Retail trade has long been an important part of Andover's economy and remains so today. Although many historic shopfront features and some full shopfronts survive, many have undergone alteration or replacement with modern styles and materials. This has taken place in all the principal retail streets in the Conservation Area, namely, the High Street, Bridge Street, London Street and Winchester Street. Further loss of historic shop front features should be avoided and opportunities to reinstate lost features, or whole shopfronts would be of considerable benefit to the

special interest of the Conservation Area. Reinstatement of more sympathetic shopfront can encourage increased retail activity and may assist with reducing shop vacancy.

Oversized, poorly positioned, plastic fascia signs are an issue in the Conservation Area and there are some examples of signage being internally-lit which is not appropriate within a historic area. A further issue relates to plastic film adverts to upper-level windows. This form of advertising is not consistent with the historic character of the Conservation Area and detracts from its special interest.

The colour, design and corporate branding of some signage and advertising does not respect the character of either the building in which they are located or the character of the historic townscape as a whole.

Whenever opportunities arise, shopfronts and their signage should be returned to a more traditional appearance or utilise design features or patterns that are in keeping with historic shopfront design and materiality. See [Section 5](#) for a diagram of an appropriate traditional-style shopfront.



Examples of shopfronts in the High Street which have been replaced with unsympathetic modern versions and inappropriate signage



Plastic film advertising applied to upper-level windows

4.4 INTERPRETATION AND RAISING AWARENESS

There are a number of information boards, plaques and pieces of public art within the Conservation Area as well as a heritage walk around the town, which all give information about its history and buildings. There are opportunities, however, to improve the dissemination and awareness of the town's history and special interest. Greater awareness of the River Anton and the role it has played in the town's evolution and importance for wildlife and biodiversity is one theme which could be further explored. In addition, there are opportunities to provide information and interpretation beyond the High Street and Bridge Street. Innovative techniques for disseminating information could be explored such as the use of digital media, as well as traditional forms of interpretation.



There are opportunities to increase interpretation around the River Anton

4.5 MAINTENANCE AND REPAIR OF BUILDINGS

The condition of buildings within the Conservation Area is generally good, however there are a number of buildings which are suffering from lack of maintenance or are in need of repair. Issues include foliage growth, broken rainwater goods, peeling paintwork, guano and other bird detritus and masonry which requires cleaning. It is critical that the causes of these issues are resolved to prevent reoccurrence and further damage.

As well as having an impact on physical building fabric, these maintenance and repair issues harm the appearance of both individual buildings and the wider Conservation Area. There are opportunities to improve the special interest of the Conservation Area by undertaking the necessary repairs to buildings and raising awareness of the importance of building maintenance to prevent degradation amongst local owners and occupiers.



Bird roosting causing considerable build-up of guano



Foliage and algae growth to elevation of the former cinema in London Street



Broken rainwater goods causing damage in Waterloo Court

4.6 SUSTAINABLE DEVELOPMENT AND CLIMATE CHANGE

Maintenance and continued use of historic buildings is inherently sustainable. However, there is likely to be pressure over the coming decades to improve the energy efficiency of Andover's historic building stock in order to reduce carbon emissions, particularly from heating which uses fossil fuel sources. This may include the addition of solar panels to roof pitches not visible from the public realm, for which planning permission would need to be sought. Alterations to buildings themselves may include installation of secondary glazing and internal insulation of walls, floors and roofs. Within the public realm, it may be necessary to accommodate charging points for electric vehicles.

Physical changes to buildings in this context need to be carefully considered so as to mitigate against harm to the significance of both individual buildings and the conservation area. This might include improvements to thermal efficiency and changing sources of heating. Historic England has prepared extensive advice regarding energy efficiency and historic buildings, see [Further Information](#) for details.



View looking west from London Street onto Bridge Street

5 MANAGING CHANGE

This section sets out how change within Andover Conservation Area should be managed to ensure its special interest is preserved or enhanced.

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5.1 INTRODUCTION

The Management Plan part of this document sets out the vision for the future of Andover Conservation Area and a framework to guide change. The overarching ambition for the Conservation Area is to preserve and enhance what is special about the Conservation Area and it is the statutory duty of the Council to ensure this happens.

Preserving and enhancing the special interest of the Conservation Area is achieved by ensuring that change and development take place in a considered and sympathetic way and raising awareness and promoting shared responsibility for looking after the Conservation Area.

The long-term objectives are to phase out ill-considered change and additions and ensure new development is of high quality and responds to the special character of the Conservation Area. This applies from very small changes such as reinstating lost historic features to proposals for new buildings both within the Conservation Area and within its setting. In addition, regular maintenance of buildings is a vital part of ensuring the special interest is preserved as well as the physical

fabric of individual buildings. Repairs can often be necessary, ensuring that these are done in the most sensitive and least impactful ways possible is an important part of looking after historic buildings and the Conservation Area as a whole.

The following sections set out how and why change within the Conservation Area is controlled, good practice advice on maintenance and repair and specific guidance on alterations, extension and new development. Specific recommendations are within [Section 5.6](#).

5.2 PLANNING LEGISLATION, POLICY AND GUIDANCE

Planning Legislation, Policy and Guidance is utilised when considering development or other changes within the Andover Conservation Area. This is to ensure that proposals seek to preserve or enhance the areas special interest including the contribution made by its setting.

The primary legislation governing conservation areas is Planning (Listed Buildings and Conservation Areas) Act 1990. This is the key tool for Councils in fulfilling

their duty to manage their conservation areas and ensuring that proposals for change preserve and enhance their special interest.

Below this national-level legislation lies national and local planning policy which support this legislation in the protection and enhancement of conservation areas. See the Council's website for details of current national and local Test Valley Borough Council planning policy, links can be found in [Further Information](#).

In addition to legislative and policy requirements there is a wealth of best practice guidance and advice available from Historic England and the British Standards Institute, see [Further Information](#) for details.

When changes are being considered to buildings in Andover Conservation Area, or perhaps where new development is proposed, it is often helpful to use the Council's Pre-Application Advice service to gain early guidance on proposals and highlight any constraints or opportunities; details can be found on the Council's website.

5.3 CONTROL MEASURES BROUGHT ABOUT BY CONSERVATION AREA DESIGNATION

5.3.1 RESTRICTIONS ON PERMITTED DEVELOPMENT

In order to protect and enhance Andover Conservation Area, any changes that take place must conserve, respect or contribute to the character and appearance which makes the Conservation Area of special interest.

Permitted Development Rights, as defined by *The Town and Country Planning (General Permitted Development) (England) Order 2015*, are works which can be undertaken without the need to gain planning permission. Permitted Development Rights are different in a conservation area, meaning that planning permission is needed for works which materially affect the external appearance of a building.

This includes, but is not restricted to:

- The total or substantial demolition of buildings or structures (including walls of over 1m in height, gate piers and chimneys);

- Other partial demolition including new openings in external elevations;
- Works to trees with a diameter of 75mm or greater, measured at 1.5m from soil level;
- Changes to the external finish of a building (including rendering, pebble dash or other cladding);
- Changes to the roof shape including installation of new dormer windows and chimneys;
- Any extension other than a single storey rear extension of 4 metres or less (3 metres or less if the house is detached or semidetached);
- Extensions to the side of buildings;
- Any two-storey extensions;
- Erection of an outbuilding to the side of a property;
- Aerials and satellite dishes on chimneys or elevations visible from the street;
- Putting up advertisements and other commercial signage (Advertising Consent may also be required);
- Changing the use of a building (e.g. from residential to commercial); and
- Installing solar panels that are wall-mounted on a wall or roof facing the highway.

For further information and advice about when planning permission is required within a conservation area, see the guidance on the Government's Planning Portal or contact the Planning and Building Department.

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 and reversal will not be required.

Proposals which affect listed buildings, including changes to their setting, may also require Listed Building Consent.

5.3.2 ARTICLE 4 DIRECTIONS

The Council can develop bespoke controls to ensure that specific elements of a conservation area are protected from harmful change. This is done through the application of an Article 4 Direction. These provide additional control by specifically revoking certain permitted development rights meaning that Planning Permission needs to be sought before work can be undertaken.

There are currently no Article 4 Directions in place within Andover Conservation Area. Given the importance of the Conservation Area, the following Article 4 Directions are recommended in order to better control its historic appearance and character:

Revoke the permitted development of the alteration or replacement of existing timber windows and doors (including frames, sashes and other joinery) in elevations and roofs visible from the public realm, principally front and side elevations.

Reason: To control changes to fenestration and other openings and to restrict the replacement of historic and traditional timber windows and doors with uPVC units which erodes the special character and appearance of the Conservation Area.

Revoke the permitted development of the erection, construction, demolition or alteration of gates, fences and walls or other means of enclosure where visible from the public realm.

Reason: To control changes to boundary treatments, particularly front boundary treatments to ensure that inappropriate boundary treatments are not installed.

Where the recommended Article 4 Directions affect buildings and properties, these are proposed to cover buildings, structures and properties which are not protected by another statutory designation, specifically listing, as these already benefit from additional planning controls.

Should the Council choose to do so, the process of implementing these proposed Article 4 Directions will be undertaken at a future date, separate from the adoption of this CAAMP.

5.4 ADVICE ON CONSERVATION AND REPAIR OF BUILDINGS

All buildings require maintenance and repair regardless of their age, designation (or lack therefore) or significance. In conservation areas, it is important that such works are carried out sensitively to protect the historic fabric of buildings and respect and preserve the established character of the wider area.

In addition to the advice in the following sections, Historic England, and other heritage bodies such as the Society for the Protection of Ancient Building (SPAB), provide a wide range of advice and guidance on how to care for and protect historic places, including advice on the maintenance and repair. See [Further Information](#) for details.

5.4.1 MAINTENANCE

Maintenance is defined as routine work necessary to keep the fabric of a place in good order. It differs from repair in that it is a pre-planned, regular activity intended to reduce the instances where remedial

or unforeseen work is needed. Regular maintenance ensures that small problems do not escalate into larger issues, lessening the need for repairs and is therefore cost effective in the long-term. Consent from the Council may be needed for some maintenance works and this should be checked with the council prior to works.

Regular inspection of building fabric and services will help identify specific maintained tasks relevant to each building. These could include but are not limited to:

- Regularly clearing gutters and drain grilles of debris, particularly leaves;
- Clearing any blockages in downpipes;
- Sweeping of chimneys;
- Removal of vegetation growth on or abutting a building; and
- Repainting or treating timber windows and other external timberwork.

5.4.2 REPAIR

Repair is defined as work that is beyond the scope of maintenance, to remedy defects caused by decay, damage or use, including minor adaptation to achieve a sustainable outcome, but not involving alteration or restoration.

Identification of repairs may arise during regular inspection of buildings or following extreme weather events and could include repairing damage to roof coverings, repointing of brickwork or repairs to windows. It is important to understand the cause of the damage or defect both to ensure that the repair is successful and to limit the work that is required. It is also important to understand the significance of the built fabric affected in order to minimise harm when enacting a repair. As with maintenance consent may be required for some types of repair work, it is advisable to discuss with the Council before any work is undertaken.

The following should be considered when planning repair works:

- Repairs should always be considered on a case-by-case basis. A method of repair which is suitable for one building may not be suitable for another.
- Use materials and construction techniques to match the existing to maintain the appearance and character of the building. The exception to this is when existing materials or techniques are detrimental to the built fabric, e.g. cement pointing on a historic brick building.
- Repair is usually preferable over the wholesale replacement of a historic feature.
- If replacement of a historic feature is required, as it has degraded beyond repair, the replacement should be carried out on a like-for-like basis using the same materials and construction techniques. The replaced element should be the same as the original in terms of material, dimensions, method of construction and finish (condition notwithstanding) in order to be classed as like-for-like.

- Like-for-like replacement should not be applied in cases where a historic feature has previously been repaired using inappropriate materials or techniques. Where seeking to improve failing modern features or past unsuitable repairs, a traditionally-designed alternative using appropriate materials is preferable such as breathable, lime-based renders and paints. In such cases planning permission and, if a listed building, Listed Building Consent, may be required.
- Only undertaking the minimum intervention required for any given repair.
- Repairs, should, where possible, be reversible as better alternatives may become available in the future.
- Repointing historic buildings should always be carried out using a lime-based mortar. Within historic and traditionally constructed buildings, cement-based pointing is damaging to brickwork and stonework as it is an impermeable material. Periodic renewal of pointing will extend the lifetime of building fabric.

5.5 ADVICE ON DESIGN AND NEW DEVELOPMENT

5.5.1 ALTERATION, EXTENSION AND DEMOLITION

The appropriateness of demolition, alteration or extension will be considered on a case-by-case basis, as what is appropriate in one location will not necessarily be acceptable in another. In all cases it is vital to consider the impact of the proposed change on the special interest of the Conservation Area ensuring that this is preserved or enhanced.

Demolition of buildings that detract from the Conservation Area may be beneficial. However, gap sites can also detract from the character of the Conservation Area and therefore demolition of whole buildings may only be permitted where rebuilding is proposed, the site was historically open, and this remains appropriate, or an alternative suitable future use for the site is planned.

Alterations should preserve or enhance the character of the Conservation Area. This means that changes should be respectful of the prevailing architectural and visual character of the Conservation Area and the specific character area in which it is located. Alterations may comprise of the removal of

detracting features, such as uPVC windows, and, where appropriate their replacement with more historically appropriate versions. Alterations must therefore use appropriate materials for their context, often those that are typically found within the Conservation Area. This may include timber for windows and doors and brickwork for structural elements. New materials may be appropriate as long as they are complementary to the appearance of the area.

Extensions should be subordinate to the existing buildings in their scale, massing and design. Extension to the side and front of buildings is unlikely to be appropriate as this would change the visual appearance of the streetscape, whereas extension to the rear is likely to be more acceptable. All extensions should be of high quality design and construction. Whilst the design may use materials and finishes which are characteristic to the Conservation Area, including local brick, there may be scope for use of a wider, less traditional material palette where these are part of a high quality sensitively-designed extension that complements or enhances the appearance of the original building.

5.5.2 NEW DEVELOPMENT WITHIN THE CONSERVATION AREA

There are several opportunities for new development within the Conservation Area. Although there are very few empty sites, there are a small number of detracting buildings, the sensitive replacement or redevelopment of which would enhance the Conservation Area. There may also be opportunities to redevelop buildings which make a neutral contribution to the Conservation Area. Any new and replacement development needs to take account of, and be sensitive to, the following:

- The significance of any building proposed to be removed;
- The significance of any relationship between any building to be removed and any adjacent structures and spaces;
- The potential to draw inspiration from the historic use and character of a site;
- The significance or contribution of any gap site (i.e. is it a historic gap within the street frontage or does it detract);

- The potential impact of the new design on known or potential archaeological remains;
- The potential impact of the new design on the setting of any neighbouring listed buildings;
- The materials and architectural detailing characteristic of the area should be a key point of reference to inform the choice of materials and detailing of the new design;
- The scale and grain of the surrounding area, including historic plot boundaries;
- Its height in relation to its neighbours and surrounding context; and
- The potential impact on important views and prominence of landmark buildings.

This list is not exhaustive; each location will present its own unique requirements for a sensitive and appropriate new design. In all cases, new development must be of the highest quality of design, construction and detailing. The principal aim of new development should be to preserve and enhance the character of their immediate setting and the Conservation Area as a whole.

5.5.3 NEW DEVELOPMENT IN THE SETTING OF THE CONSERVATION AREA

As well as opportunities for change and new development within the Conservation Area, there are also opportunities for new development within its setting. It is important that such considers the character and appearance of the Conservation Area. It should be sensitive to its location within the setting of the designated heritage asset and enhance rather than harm its special interest.

Any new development within the setting of the Conservation Area should be of the highest quality design and execution, regardless of scale, in order to preserve and enhance the character of the Conservation Area and help phase out ill-considered and unsympathetic interventions from the past.

5.5.4 SHOPFRONTS AND SIGNAGE

Retail is an important part of the Conservation Area's character, particularly in the High Street, London Street, Winchester Street and Bridge Street. The design and appearance of shop fronts is therefore crucial to the Conservation Area's special interest.

Changes to shop fronts will require planning permission, and, if part of a listed building, Listed Building Consent. Changes to signage and advertising will require Advertisement Consent.

A shopfront is part of a building as a whole, rather than being a separate entity. The design of shopfronts therefore needs to reflect the style, proportions, vertical or horizontal emphasis and detailing of the rest of the building, particularly the principal elevation. A shopfront needs to sit within the original building framework set by structural and decorative features within the elevation; columns for example should be carried down to ground floor. This is the case for both building which historically contained retail at ground floor and where one has been inserted in a building designed for residential use.

Where historic shopfronts survive or existing shopfronts contribute to the character and appearance of the Conservation Area, these should be retained and enhanced where possible. Any historic shopfront features which survive should be retained, repaired

as necessary, and incorporated into new schemes, rather than being replaced. It would be desirable to reinstate historic features, such as corbels and pilasters where these have been lost and the placement of them, or vestiges of their original design, remain.

Where it is appropriate to replace all or parts of a shopfront, traditional styles (or designs that retain the same proportions and materiality) are likely to be most appropriate in historic buildings, but non-traditional, sympathetically designed shopfronts would be appropriate in modern and new buildings. The replacement of inappropriate modern alterations to shopfronts with suitably- designed traditional alternatives is encouraged.

Traditional and characteristic materials, specifically painted timber and glazing, best enhance the historic character of the buildings. It is expected that proposals to alter signage and shop frontages will use these materials. The use of plastic is not considered to be appropriate in historic contexts.

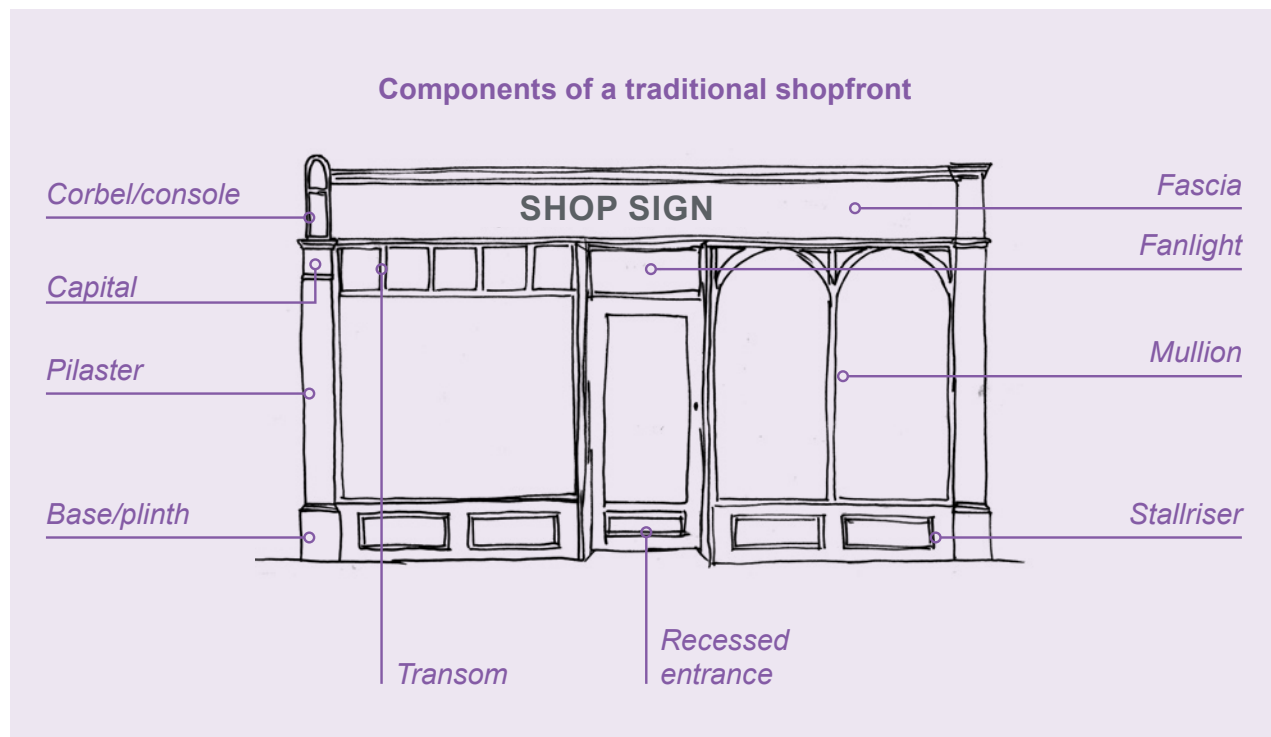
Pilasters, corbels, cornices, fascias and stall risers are all important elements in traditional shopfronts. Fascias should be in proportion to the rest of the shopfront and not overly large. These should not extend above cornice level or, where there is no cornice, should sit well below the sill of the window above.

Full height glazing is a modern feature and does not reflect the character of historic buildings. Smaller windows with stall risers (a plinth under the window), transoms and mullions are typical traditional features and more appropriate in historic contexts.

The design and detailing of advertising and signage content, both on fascias, hanging signs and any free-standing signage, are also important in the Conservation Area. The signage should complement the design of the shopfront and building, conveying a sense of permanence and quality. Colour palettes, lettering style and illumination need to be considered in the design of a complementary shopfront depending on the buildings within its context. With regards to illumination, internally-lit signage is inappropriate within the Conservation Area, with subtle external lighting being more appropriate. Careful consideration needs to be given to the

appropriateness of free-standing signage such as A-boards as, although these can add to the vibrancy of the street scene, these can cause visual clutter and physical impediment to pedestrian movement. Advertising to upper-level windows should also be avoided as this detracts from the historic appearance of the street scene.

Metal roller shutters have a detrimental effect on the appearance of the Conservation Area. These can obscure or damage historic features and hide window displays from view. Harsh internal illumination should be avoided with more subtle external lighting recommended.



Examples of historic shopfronts within the Conservation Area

These images show good examples of surviving historic shopfronts. Despite some alterations they feature stallrisers, recessed entrances, glazing divided by mullions, signage contained within fascia boards and consoles.



5.5.5 PUBLIC REALM AND STREETSCAPE

The public realm, namely publicly accessible streets and open spaces, is the area from which the majority of people will experience the Conservation Area, preserving and enhancing its character and appearance is therefore of considerable importance for maintaining the special interest of the area. The public realm consists not only of the surfaces but the street furniture, street signs and interpretation.

A sensitive and holistic approach needs to be taken to changes and improvements to the public realm within an overarching strategy. Any additions or amendments to the public realm will also need to take account of highways and other relevant regulations.

There are areas where surface finishes are in a poor condition and others which could benefit from replacement with more sympathetic and durable surface treatments. Public realm features (bins, bollards, seating etc.) can often become dated in appearance quickly. Care should be taken to ensure future public realm works are considered for the longer term and materials both for the street

furniture and surface treatments are durable and high quality. Where historic items of street furniture and surface finishes do survive, these should be retained and repaired in situ.

In addition to street furniture, free-standing shop-signage, interpretation boards, broadband cabinets and items such as inappropriately located café seating, can all collectively cause excessive clutter within the public realm and detract physically and visually from the pedestrian experience of the Conservation Area. Applications associated with features within the public realm will be carefully considered to ensure that the public streets remain pleasant and attractive places to be whilst ensuring that commercial activities can continue successfully.

5.5.6 WINDOWS, DOORS AND RAINWATER GOODS

Whilst the majority of buildings in the Conservation Area contain traditional timber sash or casement windows, there have been instances of replacement with uPVC units. uPVC doors and plastic gutters and drainpipes also appear within some historic buildings in the Conservation Area. Plastic features within historic buildings are not in-keeping with their

historic appearance and detract from the special interest of the Conservation Area.

Therefore, replacement of historic or traditional windows, doors and rainwater goods is strongly discouraged unless they are damaged beyond repair. Where such replacement is necessary this should be in traditional and appropriate materials and styles. Where inappropriate replacement has already been undertaken, returning these features back to their traditional appearance is encouraged.

Rainwater goods would have historically been painted cast iron or lead; however other metals may be appropriate subject to their detailed design.

White-painted timber is likely to be the most appropriate materiality for windows with the proportions and type of window being dependant on the age and style of individual buildings.

For doors, painted timber is also likely to be the most appropriate material, with dark, heritage colours being the most appropriate. Multi-panelled doors and glazed fanlights may also be appropriate within some buildings.

5.5.7 BOUNDARY TREATMENTS

Most buildings in the Conservation Area are positioned hard against the pavement edge resulting in few front boundary treatments. However, to the rear of buildings, plots would traditionally have been demarcated with brick walls. There has been gradual loss of these traditional boundary treatments and replacement with a variety of timber fenced boundaries. Where historic boundary treatments have been lost, their reintroduction will be encouraged where the proposed materials and design are appropriate to the character of the Conservation Area. In addition to replacing lost boundaries, the replacement of inappropriate boundary treatments with appropriate materials is also encouraged. Further detrimental alteration and loss of historic and traditional boundary treatments will be discouraged.

5.5.8 TELECOMS EQUIPMENT

The installation of telecommunications antenna, i.e. television aerials and satellite dishes on a wall, chimney or roof slope that faces onto, and is visible from, the public realm (principally front and side elevations) of the Conservation Area requires planning permission and is discouraged. The visibility of such features harms the appearance

of the Conservation Area and therefore care should be taken to locate these items discreetly, ideally to the rear of buildings. The removal of existing visible aerials and dishes is encouraged, as this will enhance the appearance of the Conservation Area.

5.6 SPECIFIC RECOMMENDATIONS

The following recommendations have been developed in response to the issues and opportunities identified and the guidance on managing change provided over the previous pages. These recommendations are designed to ensure the preservation and enhancement of the special interest of Andover Conservation Area.

- 1 The historic environment of Andover, in particular that which contributes to the character and appearance of the Conservation Area, is maintained.
- 2 Proposals for extension, alteration and new development will only be approved where they would preserve or enhance the special interest of the Conservation Area, or where the public benefits (such as increasing public access or introducing inclusive access) would outweigh any harm.
- 3 The design, construction and materials of any new development, extension, alteration or repair should be of the highest quality and should respect the building and its local context.
- 4 Due consideration and protection should be given to archaeological remains and potential wherever ground intrusive works are proposed.
- 5 Development within the setting of the Conservation Area should be sympathetic to its special interest in terms of its scale, massing, proportions, materials and detailing; development which harms special interest will be resisted.
- 6 Heritage Impact Assessments of proposed alterations, extensions, demolition and new development should be undertaken by applicants to ensure impacts are mitigated and the special interest of the Conservation Area is preserved.
- 7 Appropriate enforcement action is undertaken for inappropriate works that do not have consent.

- 8 That awareness is raised regarding the benefits of regular maintenance and sensitive repair, and advice regarding good practice be given when necessary.
- 9 Removal of inappropriate and unsympathetic additions to buildings and the street scene is encouraged.
- 10 Reinstatement of lost historic features, such as timber sash windows or corbels on traditional shop fronts, is encouraged.
- 11 The replacement of uPVC windows and doors with traditional timber units is encouraged.
- 12 The replacement of inappropriate modern alterations to shopfronts with suitably-designed traditional or sympathetically designed alternatives is encouraged.
- 13 Historic shopfront signage should be retained, and new signage should be appropriately designed for its historic context.
- 14 Historic uses of buildings should be maintained where possible.
- 15 Opportunities to return vacant retail units back into use will be encouraged.
- 16 Consideration should be given to enacting the aspirational public realm enhancements identified where possible.
- 17 A strategy for the Andover Laundry site should be developed.
- 18 The condition of the Conservation Area should be monitored and reviewed periodically.

FURTHER INFORMATION

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National Library of Scotland for Historic Ordnance Survey mapping, available from: <https://maps.nls.uk>

Hampshire County Council, *Andover Extensive Urban Survey* (2004)

'Parishes: Andover with Foxcote', in *A History of the County of Hampshire: Volume 4*, ed. William Page (London, 1911), pp. 345-358. British History Online <http://www.british-history.ac.uk/vch/hants/vol4/pp345-358> [accessed 11 January 2021].

FURTHER SOURCES OF INFORMATION

For further study, the following archives hold material that may be of relevance to the history and significance of Andover:

- Hampshire Record Office
- The National Archives
- Historic England Archives

Other sources include:

The Hampshire Historic Environment Record, which includes information on the archaeological finds within the Conservation Area: <https://www.hants.gov.uk/landplanningandenvironment/environment/historicenvironment/historicenvironmentrecord>

For further information about the selection of listed buildings, refer to DDCMS, Principles of Selection for Listed Buildings (November 2018): https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/757054/revised_principles_of_selection_2018.pdf

LEGISLATION AND POLICY

NATIONAL PLANNING LEGISLATION AND POLICY

Planning (Listed Buildings and Conservation Areas) Act 1990: <http://www.legislation.gov.uk/ukpga/1990/9/contents>

National Planning Policy Framework (2019): https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/740441/National_Planning_Policy_Framework_web_accessible_version.pdf

Planning Practice Guidance: <https://www.gov.uk/government/collections/planning-practice-guidance>

Planning Portal: <https://www.planningportal.co.uk>

LOCAL PLANNING POLICY AND GUIDANCE

Test Valley Borough Revised Local Plan DPD (2016): <https://www.testvalley.gov.uk/planning-and-building/planningpolicy/local-development-framework/dpd>

Test Valley Supplementary Planning Documents: <https://www.testvalley.gov.uk/planning-and-building/planningpolicy/supplementary-planning-documents>

Shopfront Design Guide SPD: <https://www.testvalley.gov.uk/planning-and-building/planningpolicy/supplementary-planning-documents/shopfrontdesignguide>

Test Valley Borough Council Pre Application Advice service: <https://www.testvalley.gov.uk/planning-and-building/formsfees/pre-application-advice>

HISTORIC ENGLAND GUIDANCE

Historic England's website contains a range of advice and guidance on conservation best practice, such as *Conservation Principles: Policies and Guidance* and guides on understanding heritage value, setting and views, to specific guides on types of repairs, energy efficiency and historic buildings or types of buildings. This information can largely be found in the advice area of their website: <https://historicengland.org.uk/advice/>

Links to the most relevant guidance and that used in the preparation of the CAAMP are below.

Conservation Area Designation, Appraisal and Management Historic England Advice Note 1 (Second Edition): <https://historicengland.org.uk/images-books/publications/conservationarea-appraisal-designation-management-advice-note-1/heag-268-conservation-area-appraisal-designation-management/>

Conservation Principles, Policies and Guidance (April 2008):
<https://content.historicengland.org.uk/images-books/publications/conservation-principlessustainable-management-historicenvironment/conservationprinciplespoliciesguidanceapr08web.pdf/>

The Setting of Heritage Assets Good Practice Advice in Planning Note 3 (Second Edition) (December 2017): <https://content.historicengland.org.uk/images-books/publications/gpa3-settingofheritage-assets/heag180-gpa3-settingheritage-assets.pdf/>

National Heritage List for England: <https://historicengland.org.uk/listing/the-list/>

OTHER GUIDANCE

British Standard Institute best practice publication: BS 7913:2013 - Guide to the conservation of historic buildings

The Society for the Protection of Ancient Buildings (SPAB) have advice and guidance for owners of historic buildings on their website: <https://www.spab.org.uk/advice>

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APPENDICES

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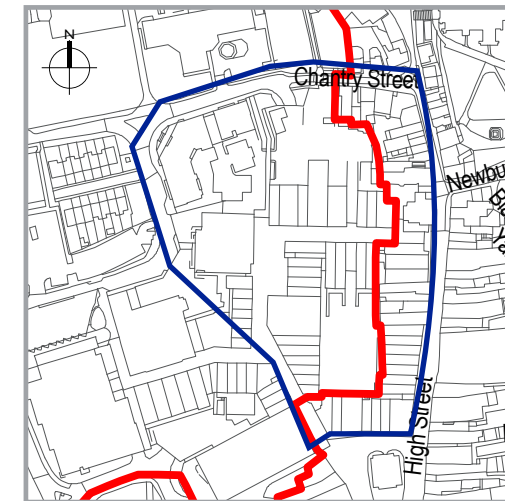
This section provides a brief summary of the historic development of Andover. It identifies the key events, features and associations which make the Conservation Area what it is today. The necessary brevity of the section cannot do justice to the area's complete history and comprehensive histories have been prepared by others. The reader is directed to the **Further Information** section of this document which identifies some of the key works.

A.1 EARLY HISTORY

There is archaeological evidence of Roman settlement in and around Andover, including burials to the east of Winchester Street, on the southern edge of the historic core of the town, as well as a small settlement at East Anton, to the north-east of Andover town centre and Conservation Area.⁰¹

Andover was first mentioned in the mid-10th century in the will of King Eadred who bequeathed land at Andover (*Andeferas*) to the New Minster at Winchester. The name is thought to derive from the Anglo-Saxon word meaning 'ash waters' and the River Anton likely took its name from the place-name. Despite Aedred's bequest, Andover remained in royal ownership, as recorded at Domesday. Eadred's successor, King Edgar presided over a council of his advisors (a *Witenagemot*) at Andover and in 994, a Viking King named Olaf Tryggavson was baptised at Andover as part of a treaty with King Ethelred to end a period of Norse attacks. These royal associations make the presence of a significant Saxon royal palace ('bury') in the

setting of an earlier minister church likely.⁰² The minster church probably lay on the site of the present St Mary's and the speculated royal palace may have been sited nearby on the land to the north of the marketplace, redeveloped for the Chantry Shopping Centre in the 1960s. Although archaeological evidence is sparse, the present street pattern and distinctive ovoid layout of the area to the north of the Guildhall could represent the projected ancient palace site. At Domesday, Andover was recorded as a relatively large settlement comprising 107 households and six mills owned by King William.



Possible location of early palace as indicated by the ovoid layout of the present street pattern to the north of the Guildhall

⁰¹ Andover Extensive Urban Survey, Assessment Document, p. 3.

⁰² Ibid.

A.2 MEDIEVAL

Following the Norman Conquest, William I gave the church of Andover to a Benedictine Abbey of St Florent, Saumur, who established a priory next to the church. The priory, which was larger than the present church and occupied a slightly more westerly position, was dissolved in 1414. A 12th century arch, formerly the west door of the church and since re-sited to the south-east of the present churchyard, forms the only physical remains of the priory. Besides the priory, medieval Andover had two hospitals dating back to the 13th century, although their sites have long since been redeveloped.



Twelfth century Norman doorway, which remains as the only surviving feature of the former medieval church on the site of St Mary's Church

The town acquired its Royal Charter from Henry II in 1175 and a merchant guild was formed to oversee local governance. In 1205, the town was granted a four-day fair by King John, with additional fairs granted in 1510 and 1682. Although there is no record of a market charter, Andover certainly held a market from the medieval period in the High Street. This street, which forms the central spine to the historic core, was first recorded in 1298. Other medieval streets include Newbury Street, formerly a principal road to London; London Street and Bridge Street, leading to the east and west respectively; Winchester Street, leading to the south, and Chantry Street, joining the High Street opposite the church.

Wool and cloth production formed the town's principal industries in the medieval period and whilst the industries' importance dwindled, there remained cloth production here until the mid-19th century at least. Other industries included milling, tanning, parchment making and ironworking; evidence of the latter was found during an excavation in the burgage plots along the southern part of the High Street.⁰³ There were several mills in the setting of the town but only one within the historic

centre, Town Mill, which remains today albeit converted, and is thought to occupy the site of a late 13th century mill. The medieval mill was rebuilt a number of times and the present building dates to the mid / late 18th century.

Andover suffered several fires in the medieval period. The most serious of these, in 1435, destroyed the greater part of the medieval town and the damage was so long-lasting that there were still 'void plots' nine years later.⁰⁴ The High Street was redeveloped after the fire; its historic market function explains the need for such wide proportions. The medieval extent of the town is indicated today through

the remains of burgage plots comprising narrow street frontages and long narrow properties. Following the establishment of a market these plots most likely dating to the later medieval period were laid out on either side of the marketplace. They exist on both sides of the street but are most evident to the east.

The destruction caused by the fire of 1435, combined with modern redevelopment, have led to the survival of relatively few medieval buildings at Andover, although examples do remain in Chantry Street, Newbury Street and at the northern end of the High Street.



The buildings along the High Street today largely date to the 18th and 19th century, however the street retains its generous width reflecting its medieval market function and to some extent narrow burgage plots dating to the same period

⁰³ Andover Extensive Urban Survey, Assessment Document, p. 1.

⁰⁴ Andover Archaeological Review, p. 4.

A.3 MID-FIFTEENTH, SIXTEENTH AND SEVENTEENTH CENTURY

The post-medieval period saw economic recovery and subsequent rebuilding of poor-quality buildings erected after the fire of 1435. The first Guildhall was built in 1513, on the site of the existing Guildhall at the north end of the southern section of the High Street. Many post-medieval buildings including the

original Guildhall have been lost although the occasional jettied timber-framed building remains including the Nos.11, 13 and 15 Chantry Street which date back to the 16th century albeit altered and the 17th century 84a High Street. Despite a brief resurgence in the post-medieval period, Andover never reached more than local importance as a market town serving the surrounding countryside.



Buildings at Nos.11, 13 and 15 Chantry Street comprising 16th century fabric and subsequent alterations



Timber-framed, jettied building dating to the 17th century at 84a High Street

During this period, due to its position at the intersection of major routes, including the London-Salisbury south-west road and the road between Southampton and the Midlands, Andover became a convenient staging post for coaches. In response to demand, a number of inns were constructed in the town including the timber-framed Angel Inn, which survives today at the north end of the High Street; the inn was built by Winchester College, Oxford, from 1445 on fire-damaged 'void land'. As a coaching town and stopping point, Andover hosted various historical figures passing through including Sir Walter Raleigh and, most notably, James I in 1623, Charles I in 1644 and James II in 1688.⁰⁵ Charles I stayed at the White Hart, a later rebuilding of which remains on Bridge Street, after he drove Parliamentarian forces from the town during the Civil War. A further fire in 1647 caused the loss of further buildings, although the area affected is disputed. Several buildings from pre-1647 are known to survive in the High Street although all have been refronted.

The early map of Andover shows the town at the north-east side of the Andover Hundred; the church drawn to represent the town suggests the retention, to a certain extent, of priory buildings following their dissolution in 1414.

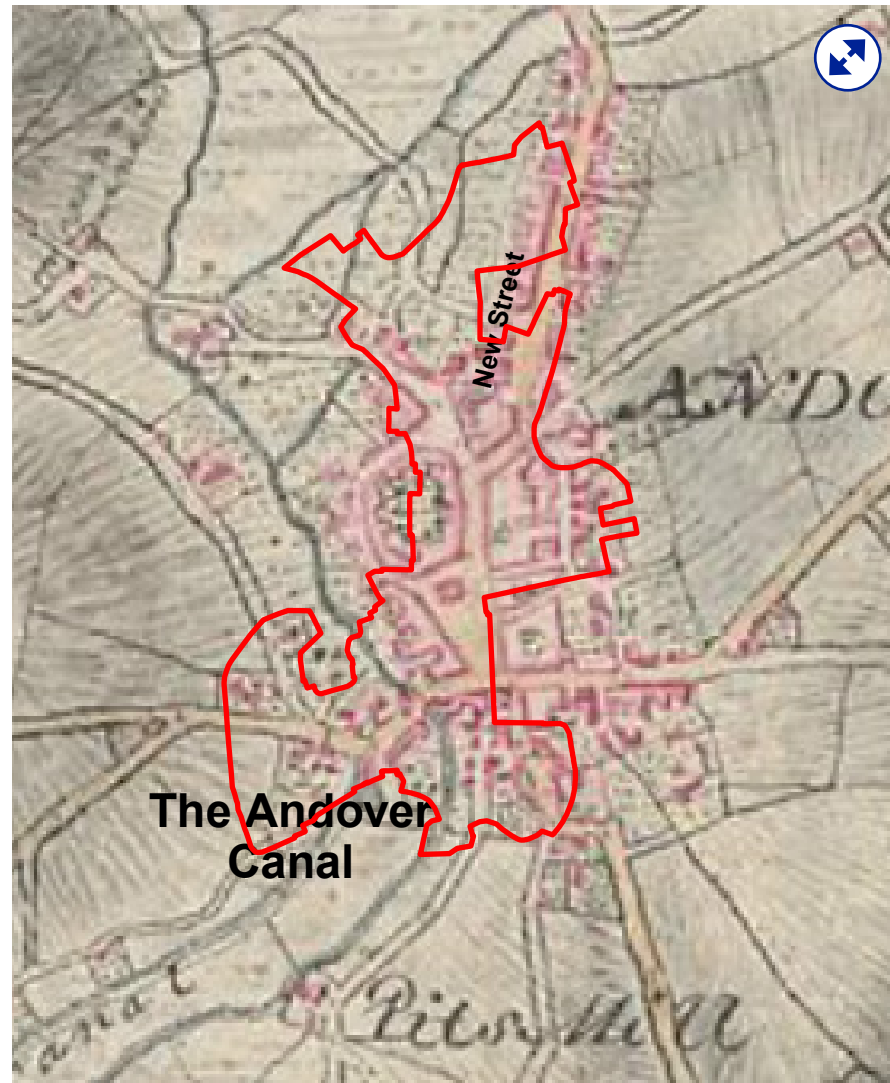


Map of Hampshire, Joan Blaeu, 1646 (Old Maps Online)

⁰⁵ <https://www.british-history.ac.uk/vch/hants/vol4/pp345-358>.

A.4 EIGHTEENTH AND NINETEENTH CENTURIES

Andover expanded beyond its medieval historic core during the post-medieval period with development to the south of the High Street and to the north-east with the arrival of New Street as shown on the early 19th century historic map adjacent. The map also features the Andover Canal, terminating to the south of Bridge Street on the western side of the river. Built in 1794, the 22-mile Canal linked Andover to Redbridge through Stockbridge and Romsey, however it was not a financial success and did not appear to have triggered largescale industrial development at Andover. Whilst there is a stretch surviving at Romsey, there are no remains of the canal at Andover.



Map of Hampshire, 1808 (British Library)

Whilst certain post-medieval buildings have been lost to modern developments, the High Street retains many of its 18th and 19th century buildings. Most of the banks, public houses and hotels on the street date to this period and the Guildhall was built in 1825 on the site of several previous Guildhalls. The town retained its role as an important staging-post for coaches in the 18th and 19th centuries as indicated by the construction of the substantial Star and Garter Hotel as a coaching inn in the early 19th century.

The church of St Mary's was built between 1840 and 1846, partially on the site of the medieval priory remains of the 12th century crypt of the previous church survive. The church interior was refitted in 1871 by William White, who also designed the Grade II listed Andover CE Primary School in East Street (outside the Conservation Area). In 1844 the Vicar moved into a Georgian dwelling on Newbury Street, which became known as the Vicarage and has since been converted to a solicitors' office. It is thought that the Vicarage previously occupied some of the surviving priory buildings.⁰⁶ After the demolition of the priory buildings in 1840, the land to the north of the church was used for burials and the cemetery was expanded over the course of the 19th and 20th centuries.

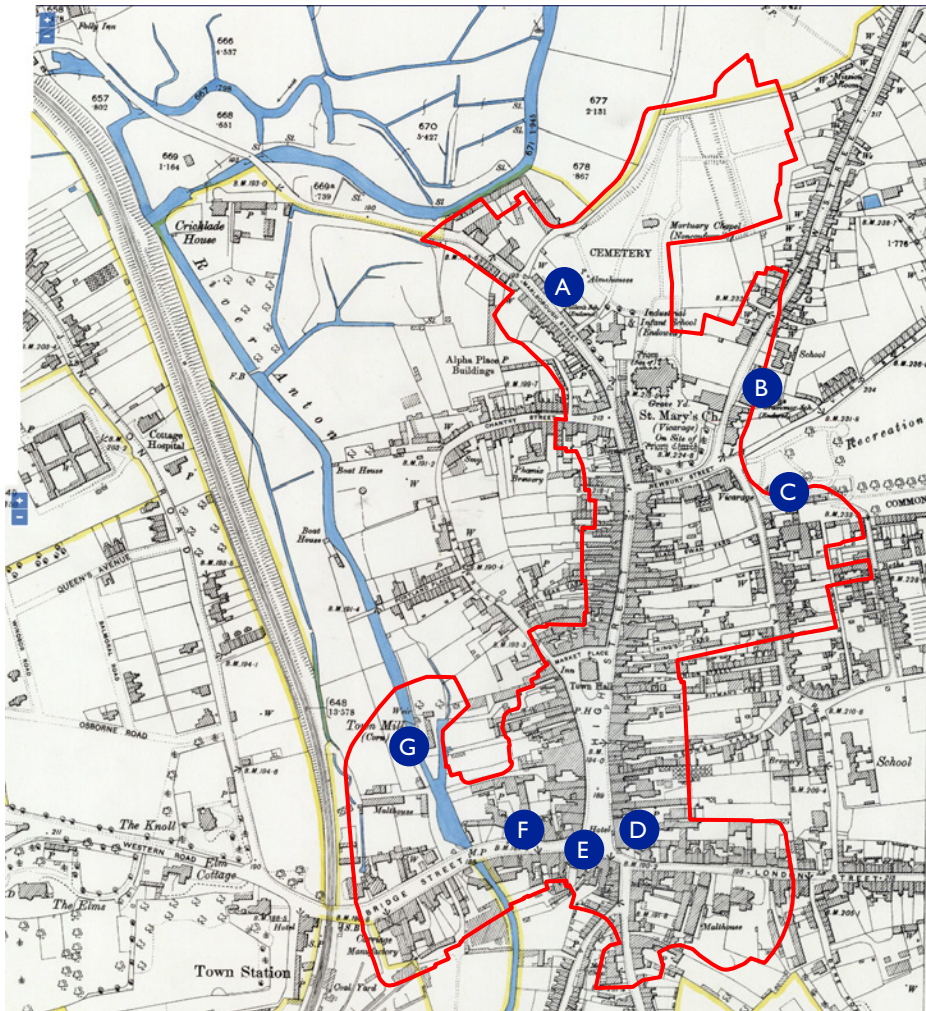


St Mary's Church from the south

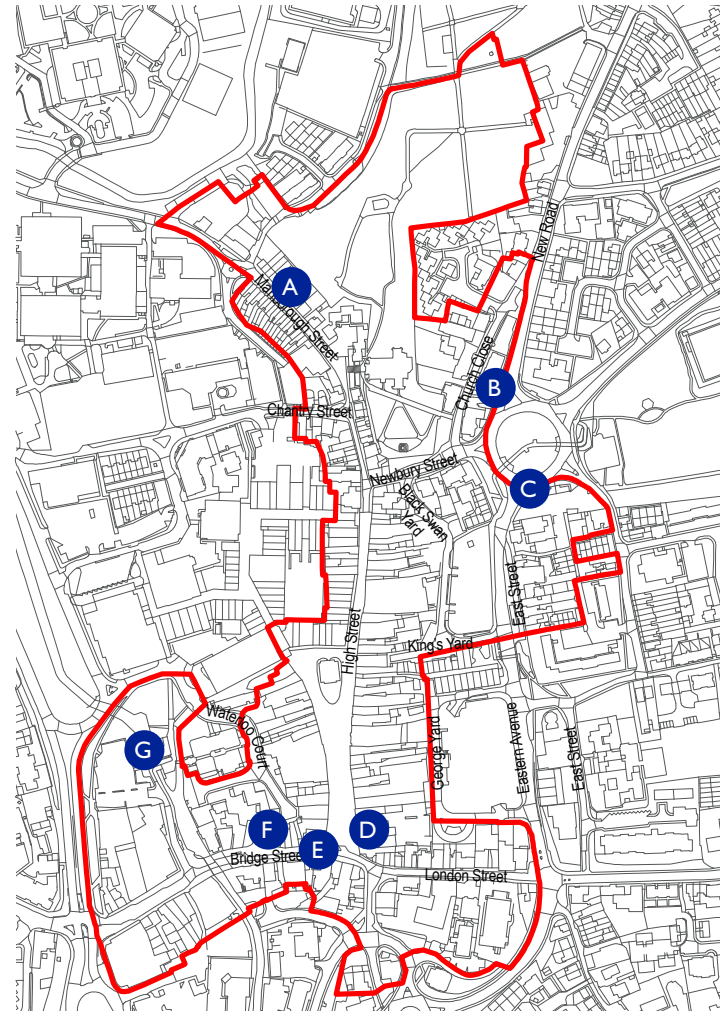
⁰⁶ Andover Extensive Urban Survey, Assessment Document, p. 13.

A comparison of the 1894 OS map and a map of the present town shows that a number of important 18th and 19th century buildings remain today. Besides the landmark buildings mentioned above, Pollen's almshouses on Marlborough Street remain, rebuilt in the 19th century (first built in 1686) as do Acre Almshouses at the north end of East Street, also rebuilt in the late 19th century albeit much altered. The High Street and Bridge Street feature various banks and hotels, several of which survive, most in their original use. These include the 18th / 19th century Globe Hotel on the west side of the Market Place, the early 19th century Star and Garter at the south-east corner of the High Street, the 19th century bank now NatWest on Bridge Street and, on the same street, the 18th century White Hart Hotel with a 19th century frontage. Several schools were also shown; that on New Street has been converted to the Andover Museum. Town Mill's specific function as a corn mill is also indicated.

The OS map shows the railway line connecting Andover and Redbridge, which opened in 1865, along the Conservation Area's west boundary. The route of the railway line partly followed that of the unsuccessful Andover Canal, with the Town Station and goods yard built in the canal wharf. Today traces of both canal and railway line are almost entirely lost, although Western Avenue follows the course of the railway line. Despite its name, the Station Inn, immediately to the south-west of the Conservation Area, predates the railway line and station. It was built as the Eight Bells Public House next to the wharf at the head of the canal in 1796; its later renaming does however indicate the proximity of the former railway station.



An 1894 OS map showing Andover (National Library of Scotland)



A map of Andover today

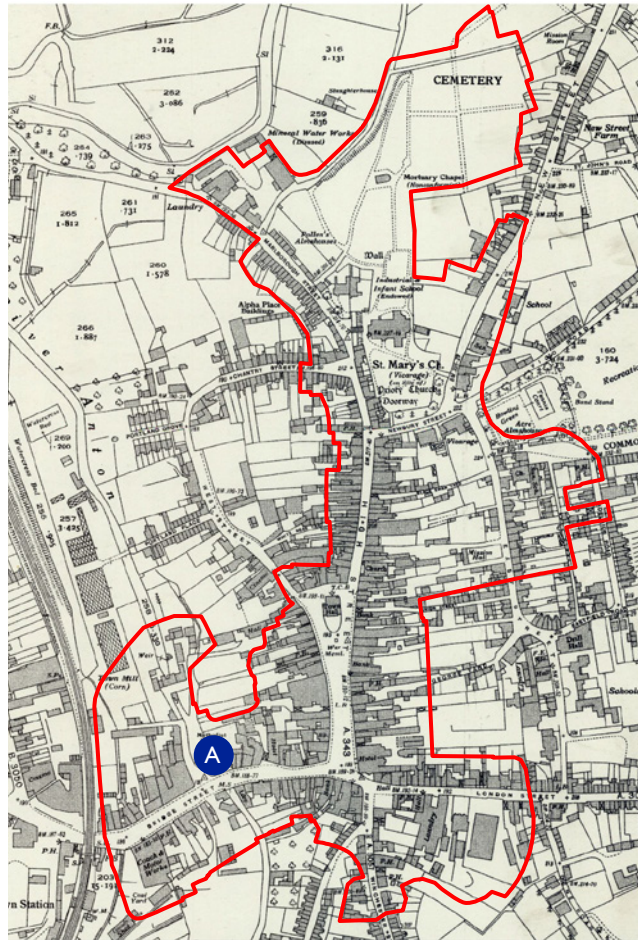


- A Pollen's Almshouses
- B Former Grammar School/ Andover Museum
- C Acre Almshouses
- D The Star and Garter
- E NatWest
- F The White Hart
- G Town Mill

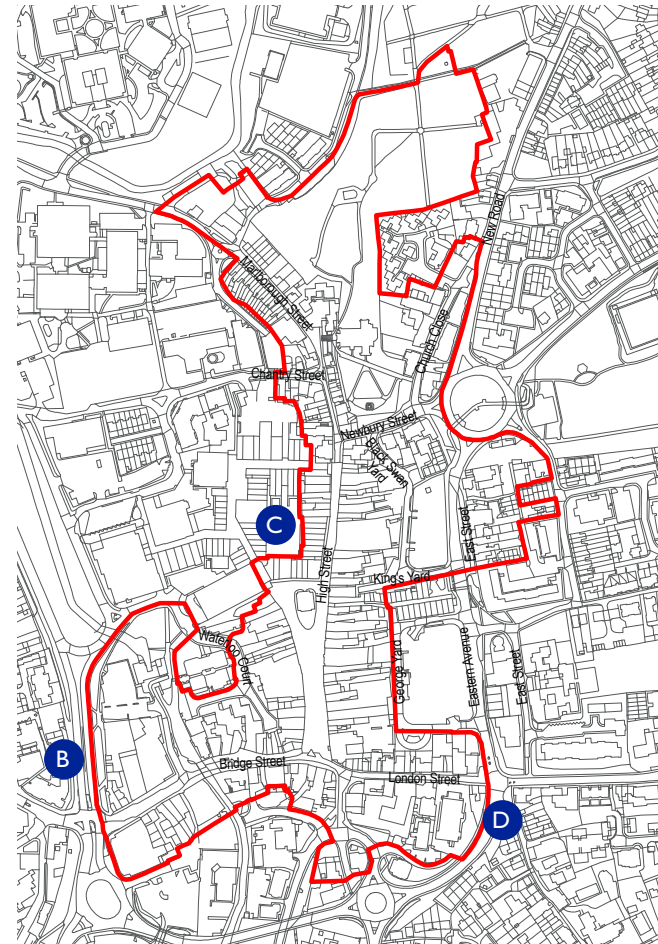
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A.5 TWENTIETH AND TWENTY-FIRST CENTURY

The Methodist Church on the northern side of Bridge Street was built in the late 19th century as shown on the 1937 OS map. Besides the development of modern suburbs outside the Conservation Area, the map shows that since the late 19th, there had been minimal development in the historic core of Andover. A comparison, however, between the 1937 OS map and present day map reflects significant alteration in the later 20th century, explained overleaf and also indicated by annotations on the map of Andover today..



A 1937 OS map showing Andover (National Library of Scotland)



A map of Andover today



- A The Methodist Church
 - B Western Avenue
 - C Chantry Centre
 - D Eastern Avenue
- This plan is not to scale*

During redevelopment at Andover in the 1960s, the Chantry Shopping Centre was built over land identified as the town's earliest historic core, possibly dating back to the Saxon period when a royal palace is thought to have been sited here. The redevelopment left very few medieval buildings in this area.

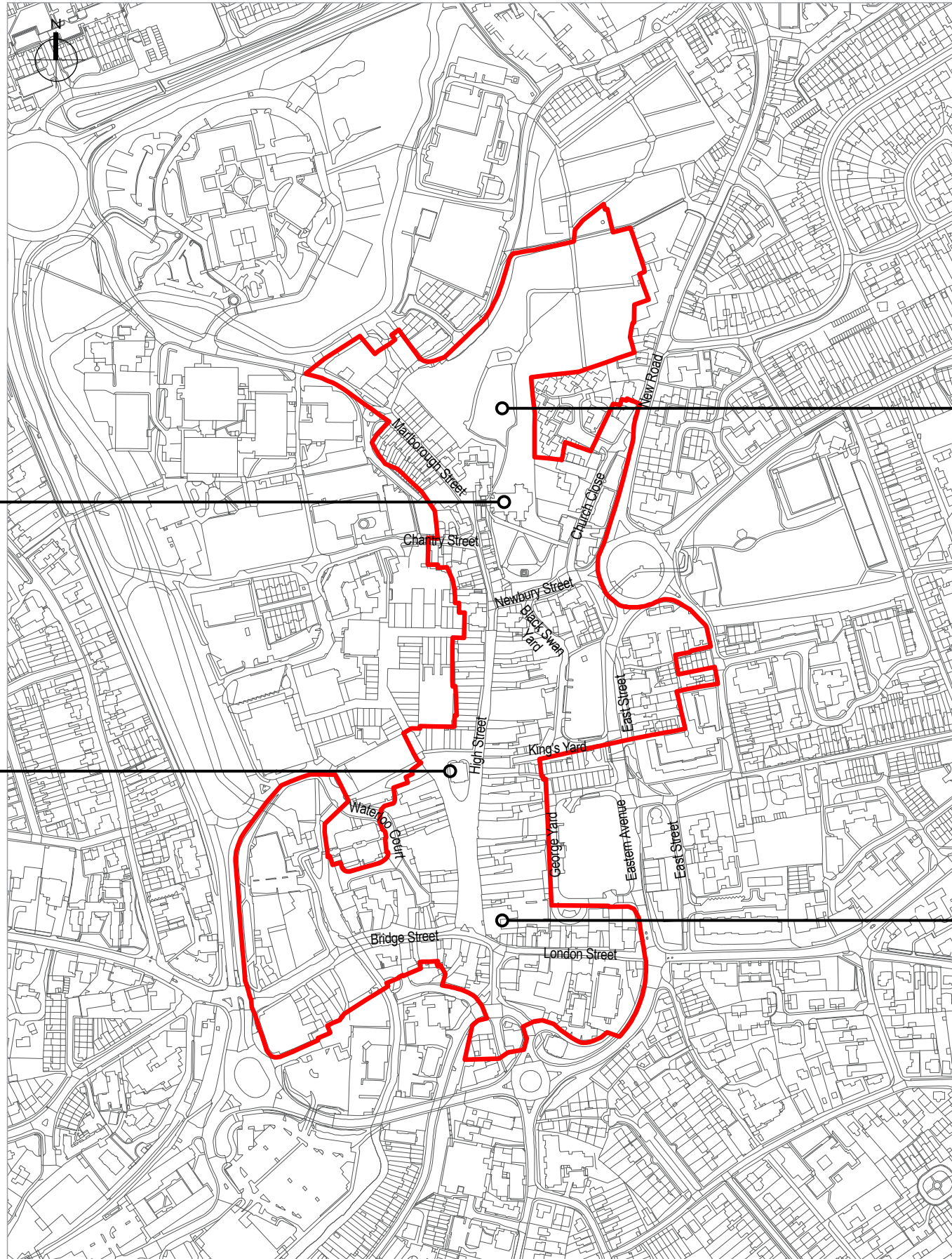
Modern dual carriageways, namely Northern, Eastern and Western Avenues, and associated infrastructure have eased traffic through the town itself, although these modern developments have led to the erosion of historic character in places. Whilst most of these A-roads are beyond the Conservation Area, the construction of Eastern Avenue, which bisects the south-eastern part of the Conservation Area, involved the loss of the entire west side of historic East Street and replacement with surface car parking. Immediately beyond the north-east boundary of the Conservation Area, New Street, which was developed in the post-medieval period, now forms part of the busy ring-road linking

Northern Avenue and Eastern Avenue. The southern course of New Street was moved slightly to the east with its former southern stretch, which remains in the Conservation Area, renamed Church Close. Following closure of the Redbridge railway line in 1967, Western Avenue was built along the route of the line; the former 'Andover Junction', built in 1854 as an out-of-town station to the north-west, became the main railway station serving Andover.

Modern development within the Conservation Area includes modern infill on London Street and the High Street at Nos.11-19 and Nos.14-18, as well as the Chantry development. On Bridge Street, various modern retail chains and supermarkets have been built including Wilko at Nos.22-30 Bridge Street, Iceland at No.35 and Sainsbury's at Nos.55-57.

Today, Andover retains a largely retail and residential character, although with some business parks, industrial and trading estates lying on its outskirts. The army has a long-established presence nearby with the historic RAF Andover, established during the First World War to the west of Andover. The site was redeveloped in 2010 for its present use as the British Army Land Forces Headquarters.

Plan 1: Boundary of Andover Conservation Area with key landmarks for orientation



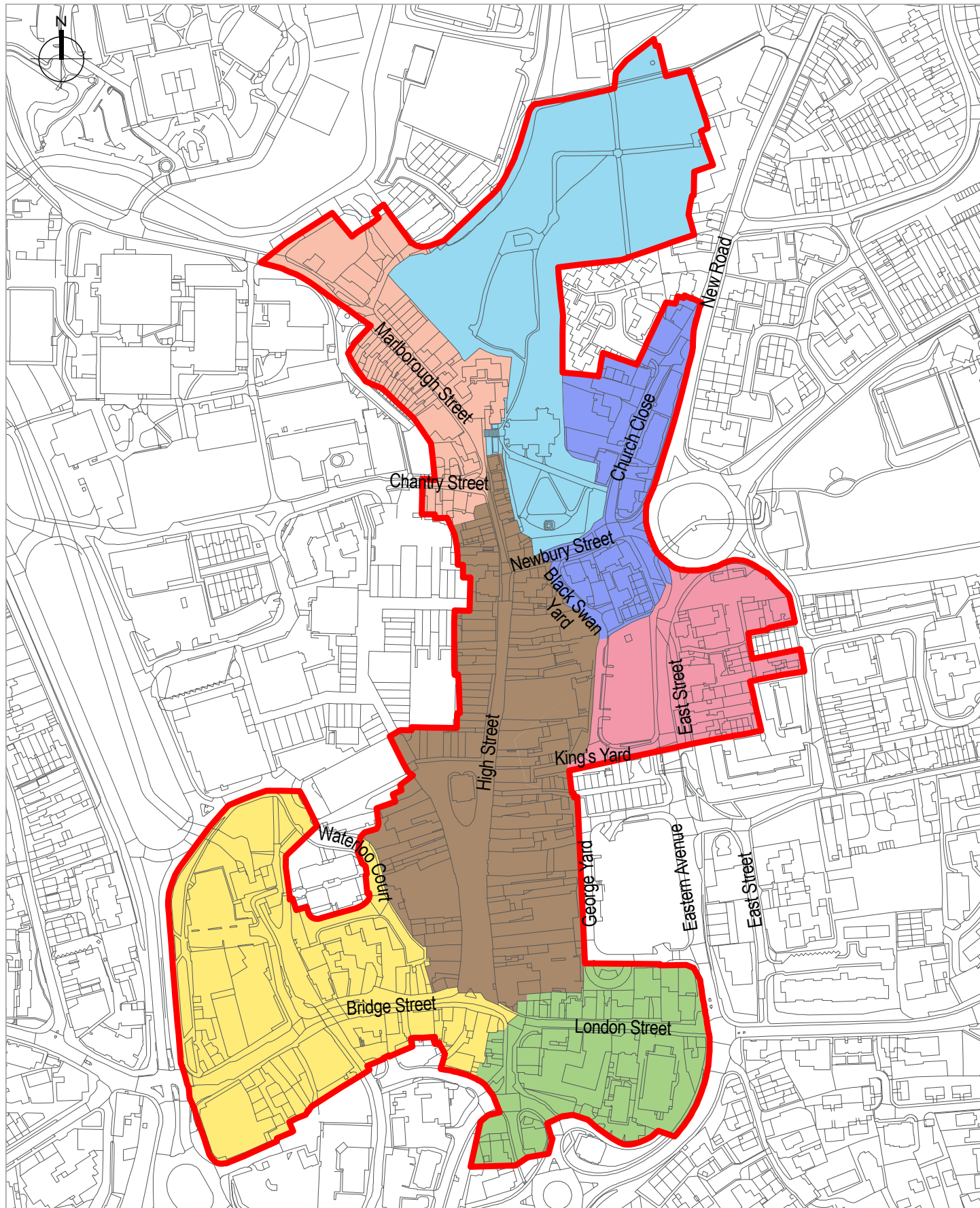
St Mary's Church

St Mary's Cemetery

Guildhall

Star and Garter Hotel

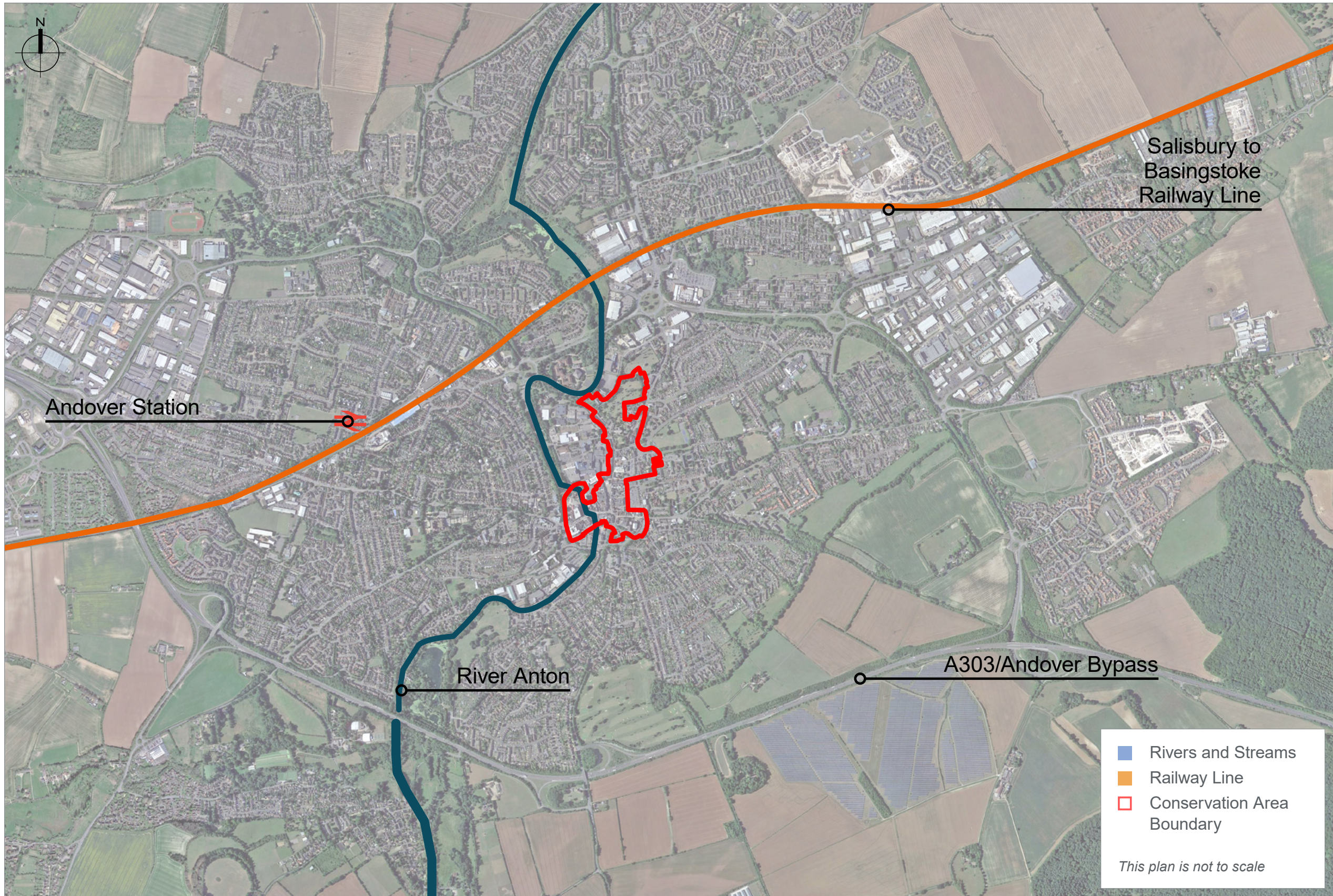
Plan 2: Map showing the different character areas within Andover Conservation Area



- Conservation Area Boundary
- Area 1: High Street
- Area 2: Marlborough Street and Chantry Street
- Area 3: Bridge Street and Setting
- Area 4: Winchester Street and London Street
- Area 5: St Mary's Church and Surrounding Open Spaces
- Area 6: Newbury Street and Church Close
- Area 7: East Street

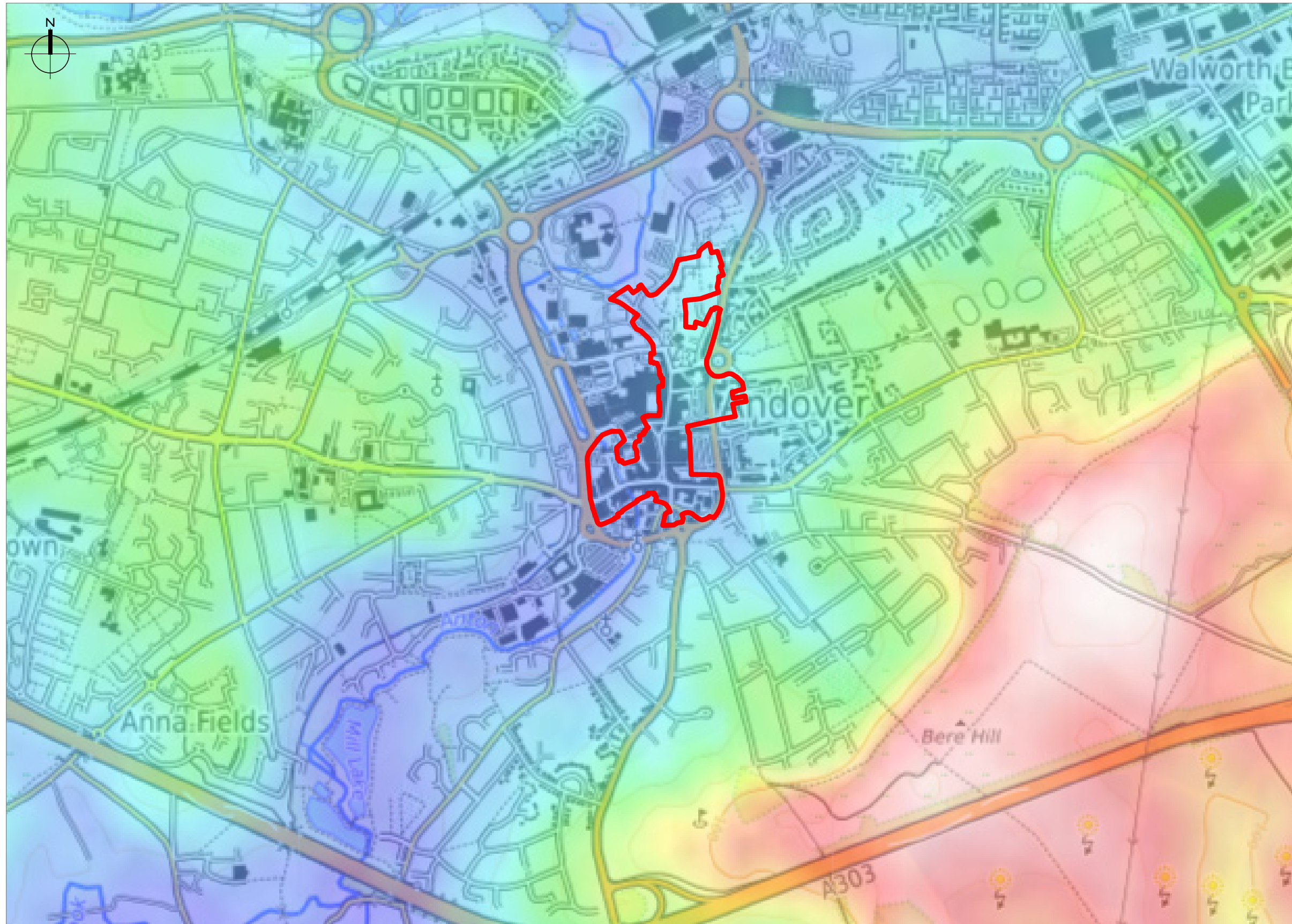
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Plan 3: Location of Andover Conservation Area with key features identified to aid orientation

Plan 4: Topography of Andover, the boundary of the Conservation Area is shown in red



Ground Level  Lowest Highest

Plan 5: Landmark buildings and structures in the Andover Conservation Area



KEY FOR LANDMARK BUILDINGS
AND STRUCTURES

- Landmark Buildings and Structures
- Conservation Area Boundary
- 01 St Mary's Church
- 02 Andover War Memorial
- 03 Nos.8-8a Newbury Street
- 04 Guildhall
- 05 Town Mill
- 06 White Hart Hotel
- 07 Star and Garter Hotel
- 08 Former Post Office
- 09 Andover Museum and Museum of the Iron Age
- 10 Bridge Street Methodist Church

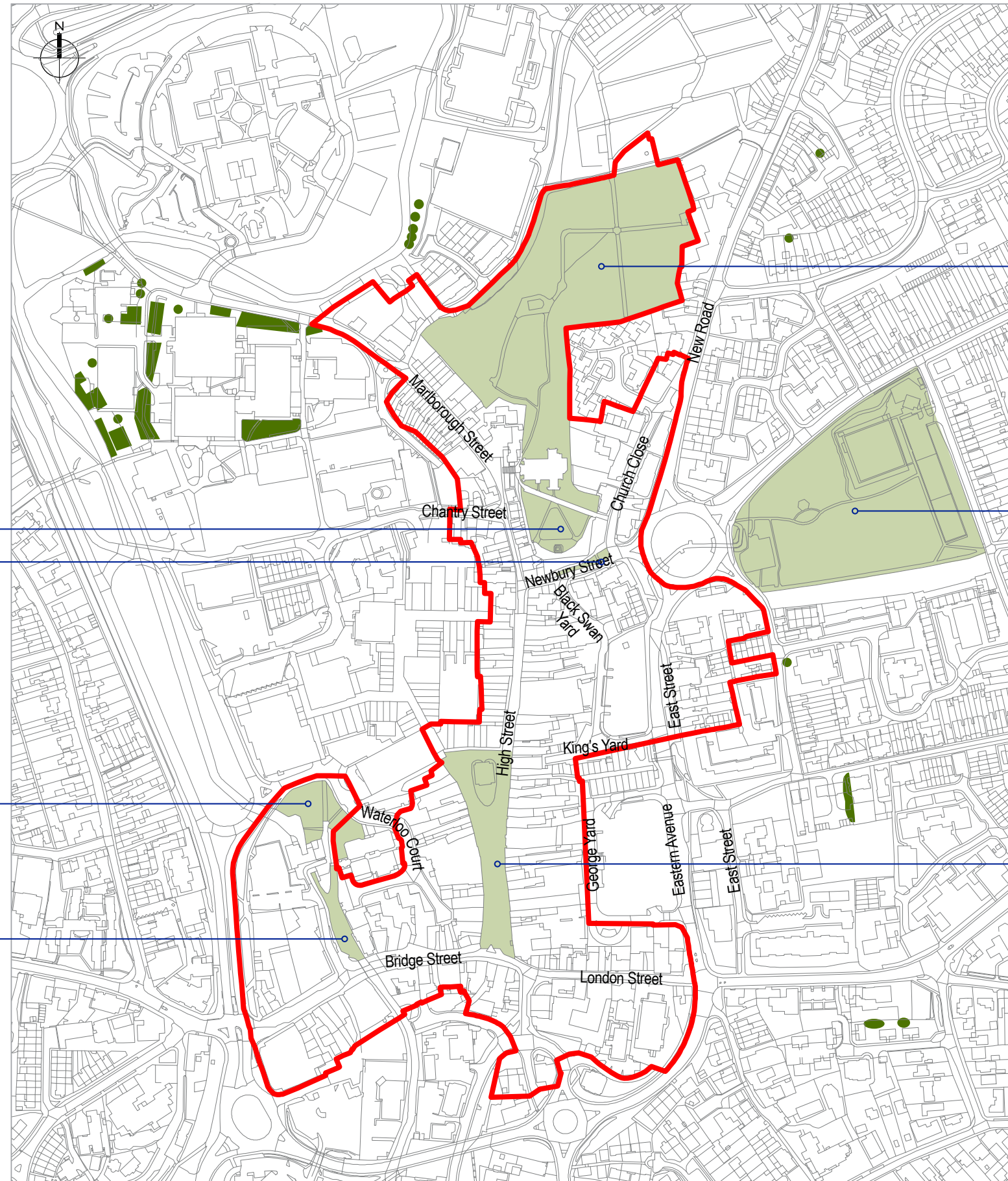
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Plan 6: Plan showing Public Spaces and Tree Preservation Orders

- Conservation Area Boundary
- Important Open Spaces
- Tree Preservation Orders

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Cemetery to St Mary's Church

Vigo Road Recreation Ground and the Common Acre form an important green space to east of the town centre but not within the Conservation Area boundary

Garden of Remembrance

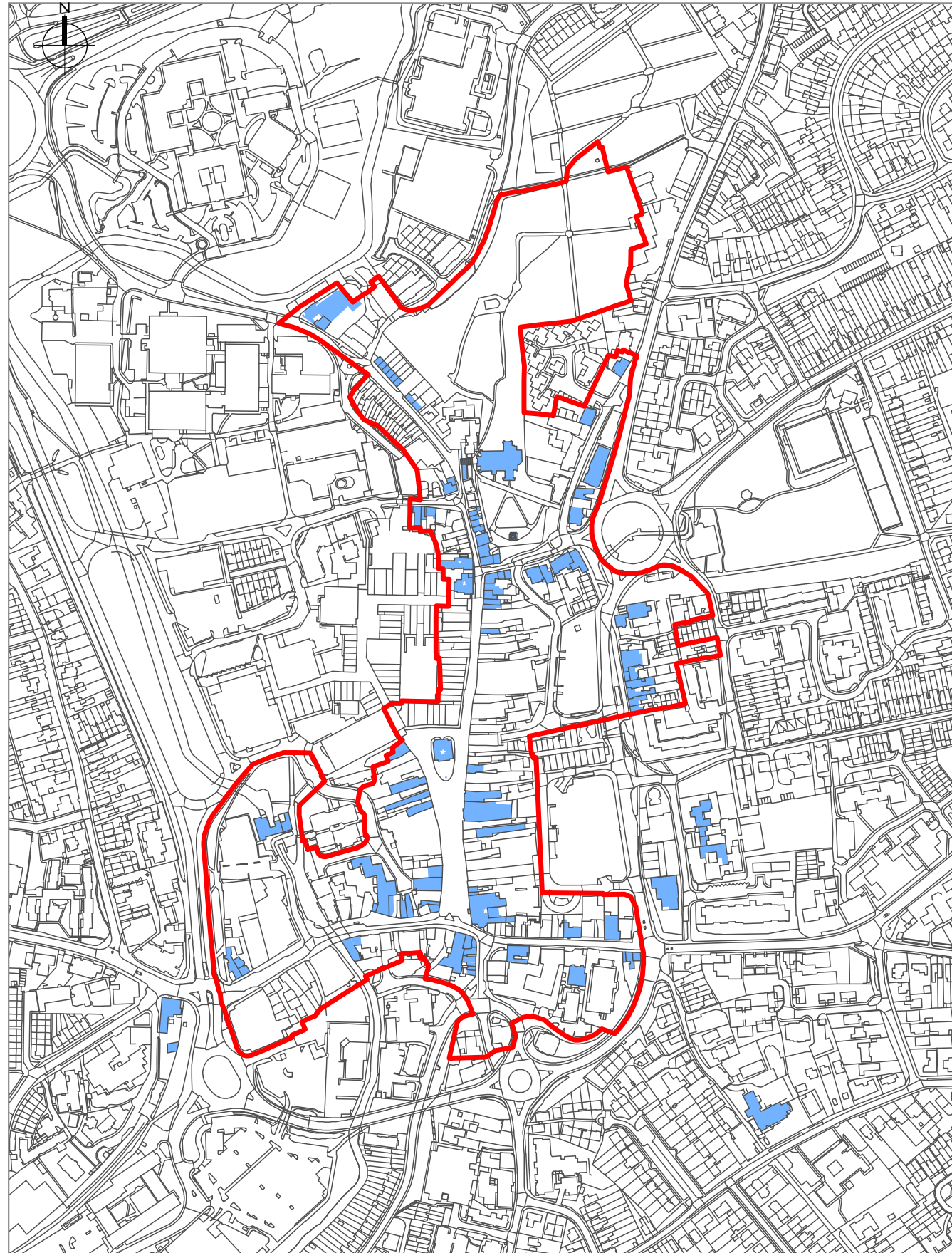
Small area of public realm at the junction of Newbury Street and Church Close


Small park to the north of Town Mills


Public realm and riverside off Bridge Street

Pedestrianised High Street

Plan 7: Map showing the statutorily listed buildings within Andover Conservation Area



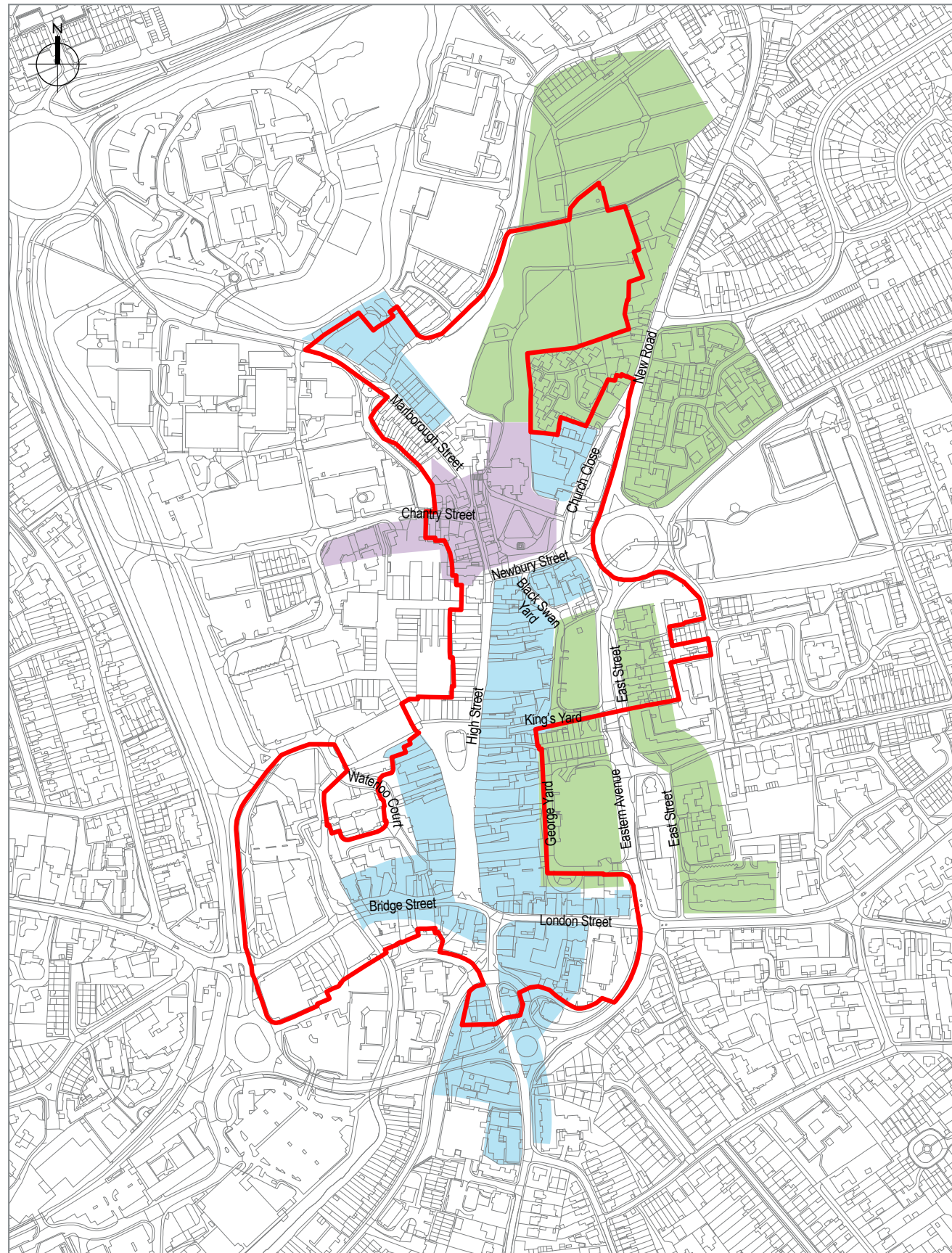
 Listed Buildings

 Conservation Area
Boundary

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Plan 8: Map showing the different levels of archaeological potential across the Andover Conservation Area. This map is a reproduction of Map I of the Andover Extensive Urban Survey.

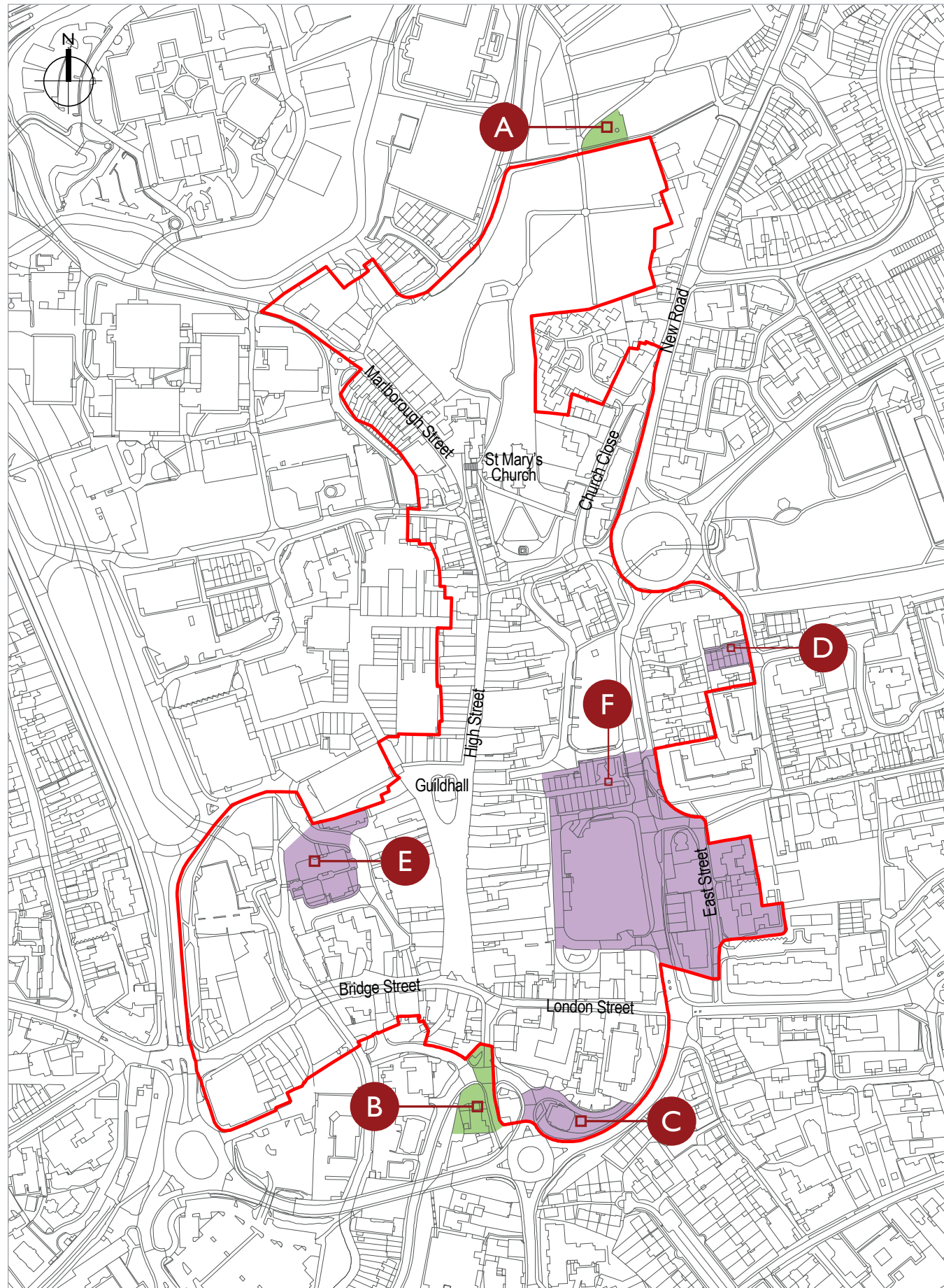





- Conservation Area Boundary
- Areas of High Archaeological Importance
- Archaeologically Important Areas
- Areas of Limited Archaeological Importance

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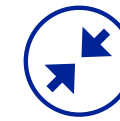


Plan 9: Proposed amendments to the Conservation Area boundary.

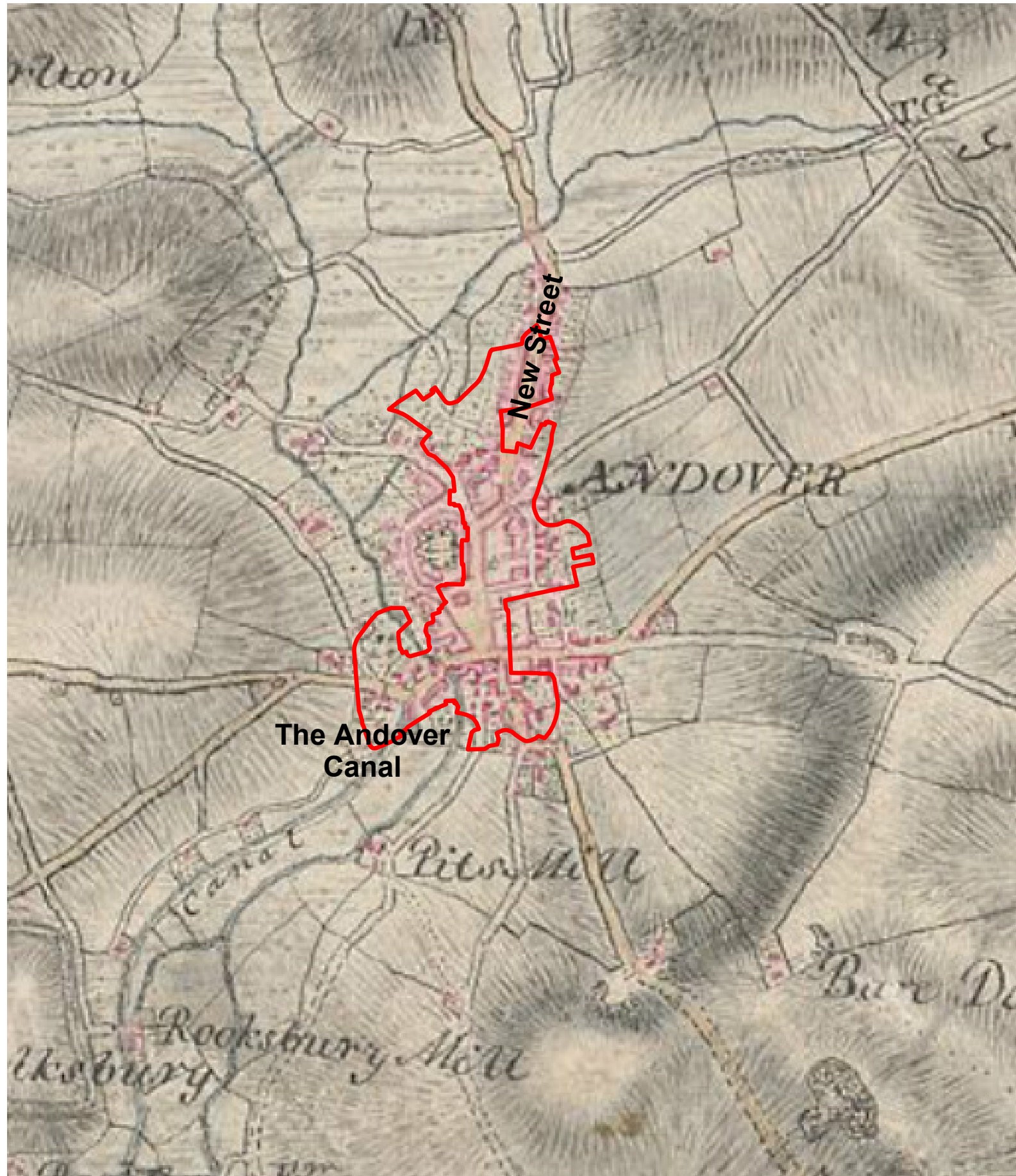


-  Conservation Area Boundary
-  Proposed for exclusion from Andover Conservation Area
-  Proposed for Inclusion in Andover Conservation Area

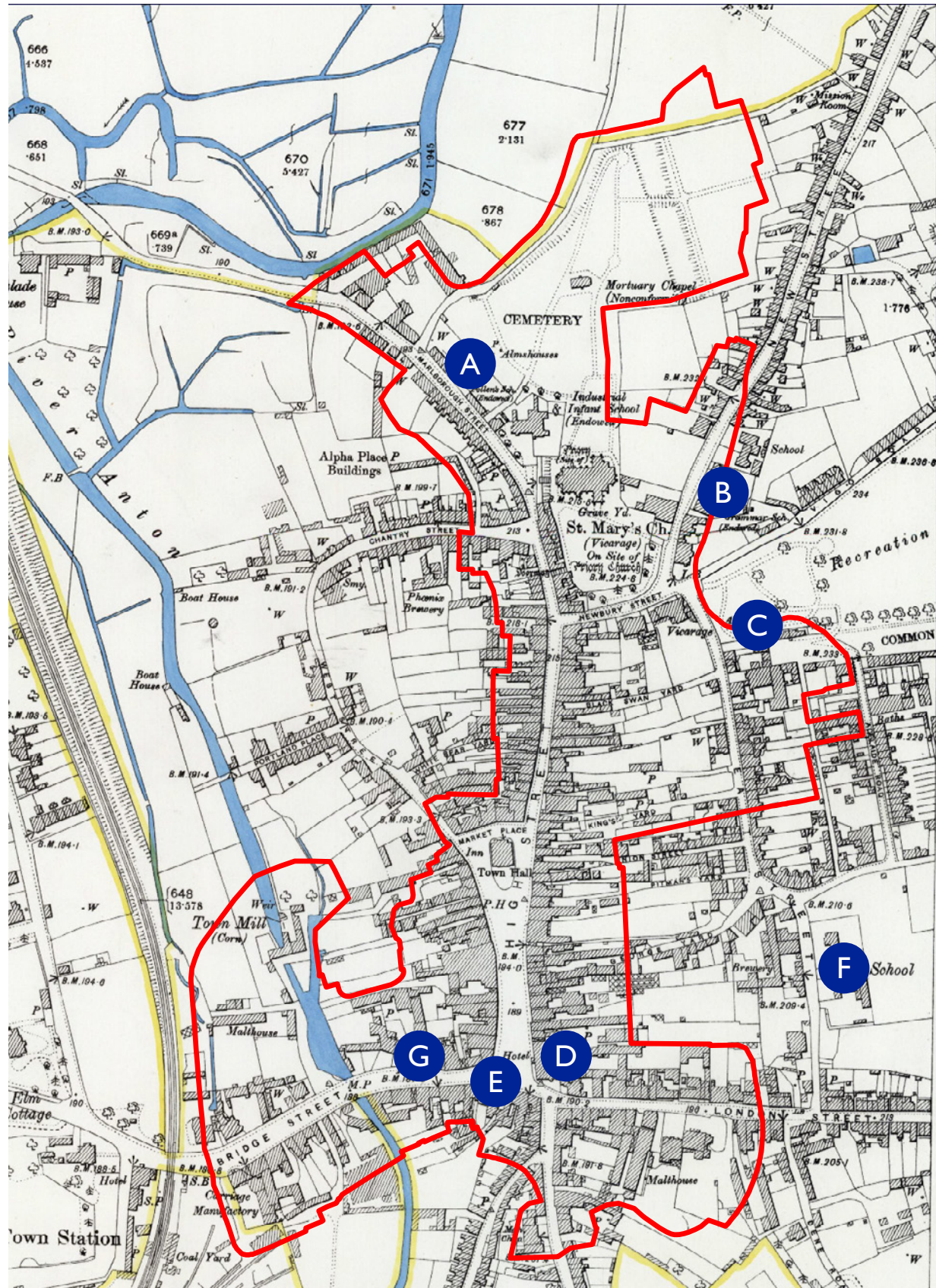
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Map of Hampshire, 1808 (British Library)

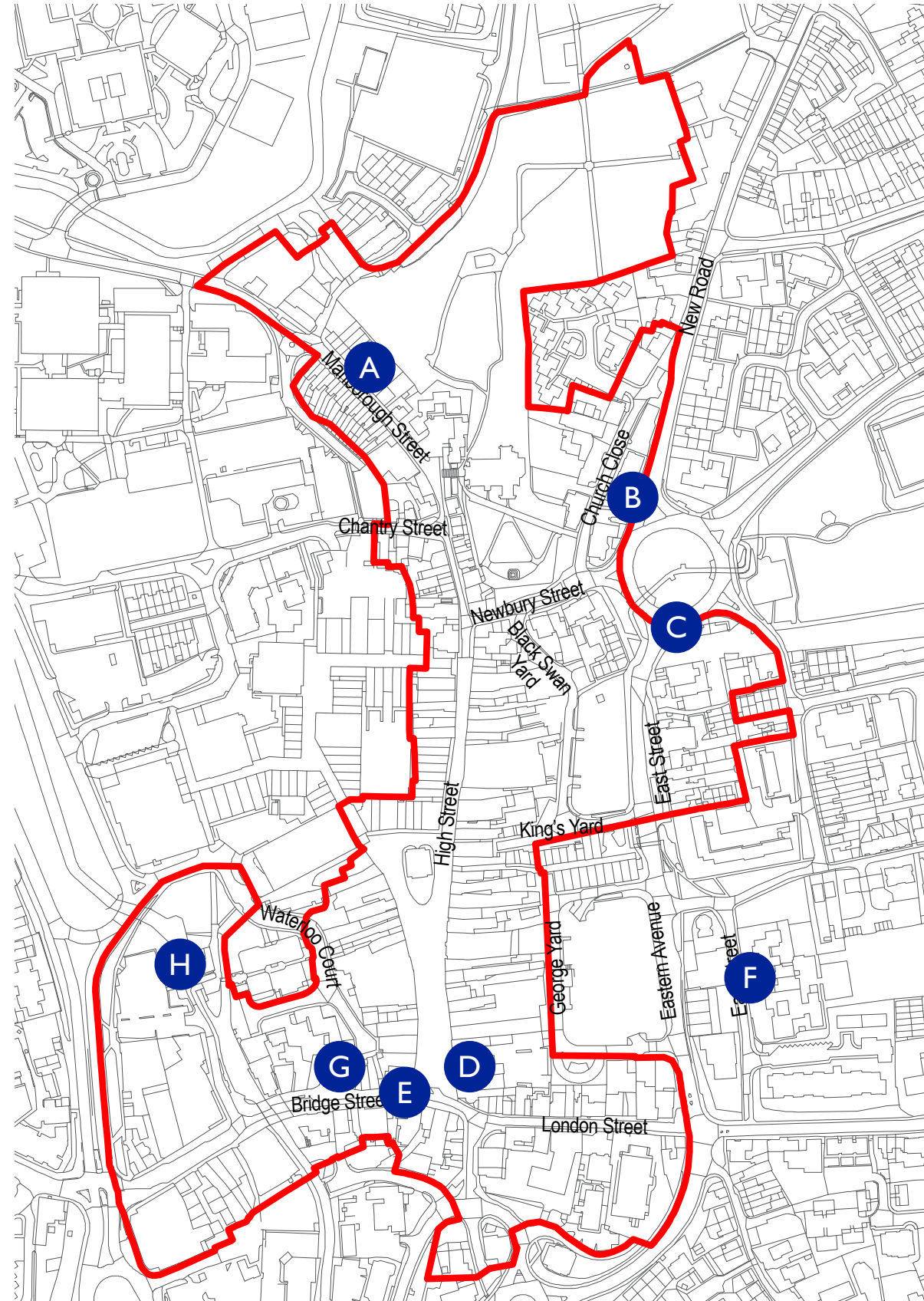


A 1894 OS map showing Andover (National Library of Scotland)



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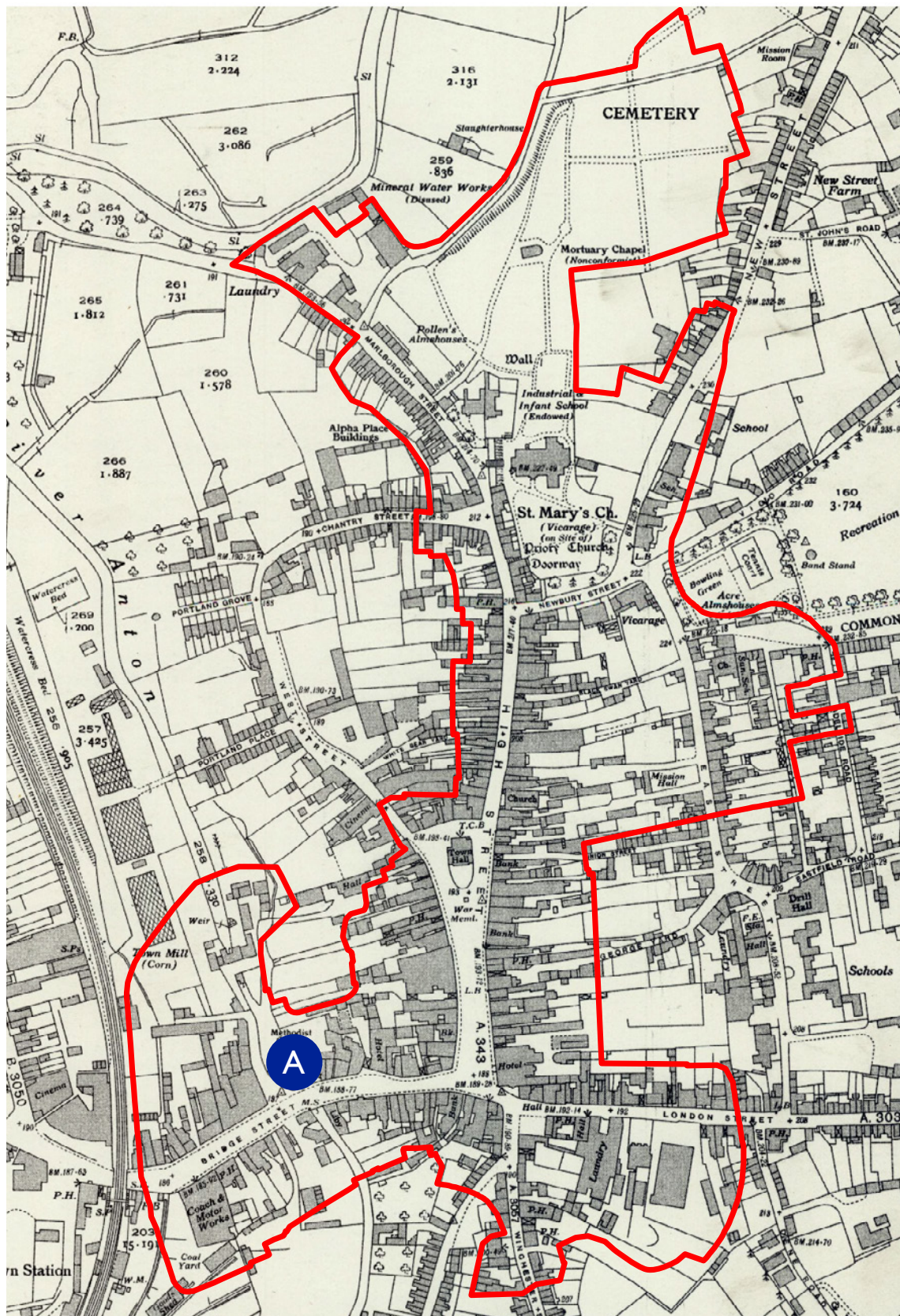
A map of Andover today



A map of Andover today

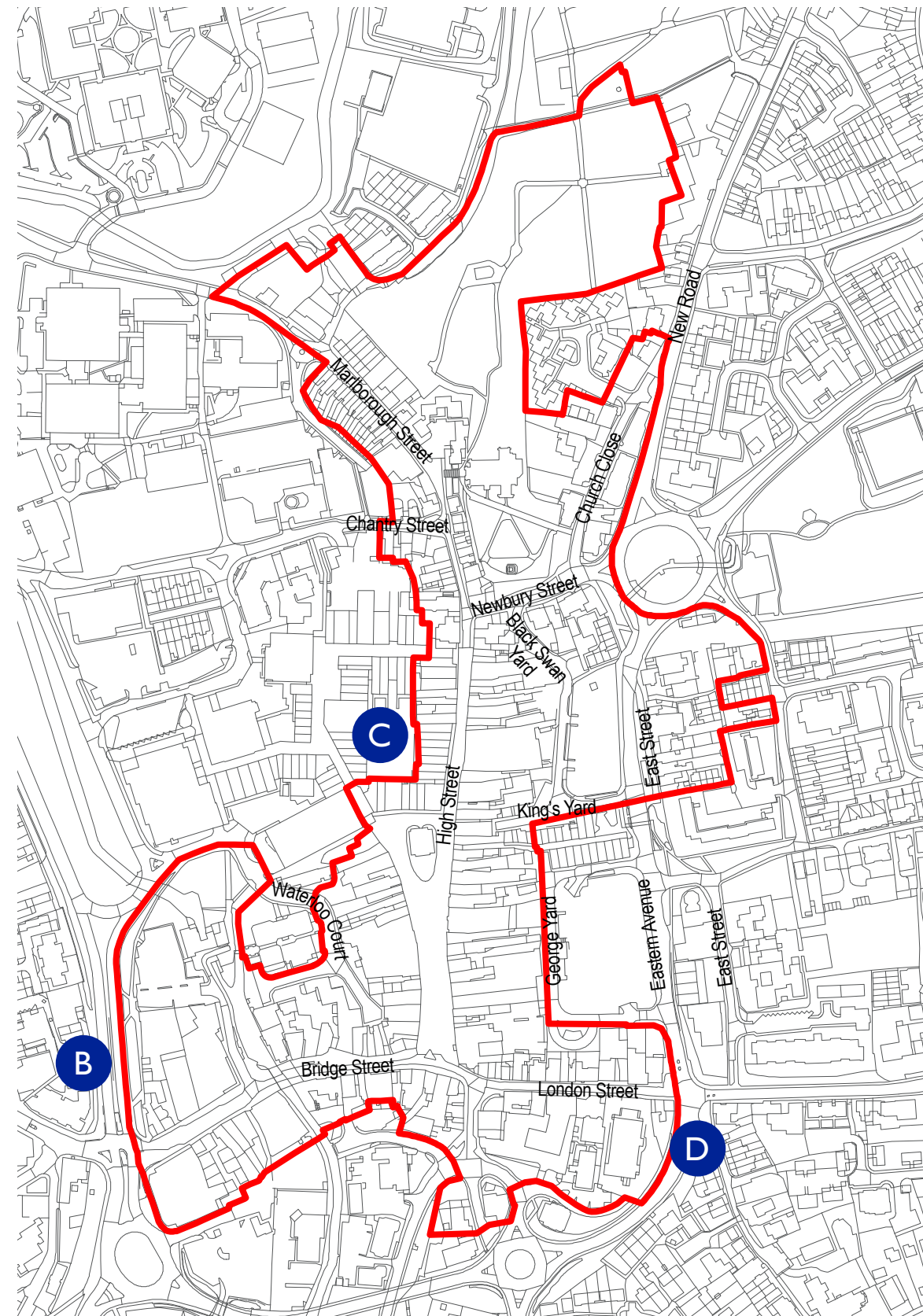
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