Wallops Conservation Area

Character Appraisal

TEST VALLEY
BOROUGH COUNCIL

1 Introduction

Conservation Areas

A conservation area is an area designated by the local planning authority as one of special architectural or historic interest. Once designated, the local authority has a duty[1] to ensure that the character of a conservation area is preserved or enhanced, particularly when considering applications for development.

Purpose of Character Appraisals

Local authorities are now encouraged to prepare Character Appraisals, providing detailed assessments of their conservation areas. Appraisals enable the local authority to understand the elements that give each area its distinct and unique character, identifying special qualities and highlighting features of particular significance. Those elements include: historic development; landscape and topography; style, type and form of the buildings, and the spaces between buildings; materials, textures, colours and detailing; and less tangible aspects, such as sounds and smells, which can contribute to the special character of the area.

A Character Appraisal is intended as an overview, providing a framework within which individual planning applications can be assessed. It includes text, an appraisal plan and photographs. It is not realistic to refer to every building or feature within a conservation area – but the omission of any part does not mean that it is without significance.

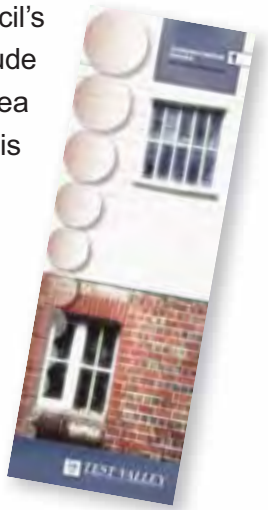
1 Under the Planning (Listed Buildings and Conservation Areas) Act 1990.

2 The Nether, Over and Middle Wallop Conservation Areas

Context

Nether and Over Wallop Conservation Areas were designated on 6th March 1980 and the 6th August 1981 respectively in recognition of their special architectural and historic interest.

Local authorities have a duty to periodically review their conservation areas to ensure that they are still relevant and that boundaries are logical and could be defended if a planning appeal were made. Test Valley Borough Council ('the Council') carried out a comprehensive review of the conservation areas and the boundaries were formally amended by the Council's Executive on 20th February 2008. The conservation areas now include most of the villages of Nether and Over Wallop as well as the area around the crossroads which for the purposes of this document is referred to as 'Middle Wallop'.



This Character Appraisal will be a material consideration when assessing future development within the Wallops Conservation Areas. It should be read in conjunction with the Council's leaflet 'Conservation Areas: an introduction', and reference should also be made to policies within the Borough Local Plan.

Please note that a Character Appraisal is separate from a Village Design Statement. While a Character Appraisal deals specifically with a conservation area and is produced by the Council, a Village Design Statement covers a whole village and is prepared by the local community. It is anticipated that both documents will work in tandem.

Location and Population

The Wallops are among some of the best known villages in Hampshire – (possibly as a result of their memorable name), and consist of three settlements, each with their own distinct character linked together by the Wallop Brook. The central settlement (referred to as 'Middle Wallop' for the purposes of this document) links the two parishes of Over and Nether

Wallop. Over Wallop lies to the north west of Middle Wallop and Nether Wallop, which is the largest and quietest of the three settlements, lies to the southeast. The Wallops are situated to the north west of Stockbridge and south west of Andover and the conservation areas lie within the parishes of Over and Nether Wallop.

The Wallop Brook is a chalk stream which rises to the north of Over Wallop and flows south-easterly to join the River Test.

The population of the Wallop villages is 2708.[2] Although the economy was formerly based on agriculture, there is little employment here today. The villages are predominantly residential, with the majority of people commuting to major centres such as Andover, Basingstoke, Winchester, Southampton and London.

The villages offer a limited range of community facilities including two village halls, three public houses, two churches, a primary school and playing fields, the community owned shop and post office, as well as easy access to two garages and shops.

Wallop Brook

Topography and Landscape

The valley of the Wallop Brook is narrow with a relatively shallow gradient with variations in scale and character which typify the landscape character. The dominant pattern of vegetation is permanent pasture with patches of woodland. There is diverse flora and fauna, particularly in those habitats associated with seasonal or permanent water logging. Water meadows extend north along much of the Wallop Brook as far Nether Wallop. Poplar, alder and willow generally line the watercourses, and field boundaries are predominantly formed by hedgerows and trees. There are also a number of large specimen trees throughout the valley within gardens, farm and parkland.[3]

2 From Hampshire County Council's Small Area Population Forecast (2006-based update).

3 Test Valley Community Landscape Assessment, Vol 1: Description and Classification of Landscape Character Types and Areas.

At Over and Nether Wallop, the valley has an intimate, enclosed and tranquil character which is generally unspoilt by the intrusion of roads and modern suburbanising influences. The pastoral landscape pattern and associated water channels and ditches blend seamlessly with the built development of the villages. Middle Wallop has experienced more change, and is subjected to a steady flow of traffic due to its location on the busy A343 road. Several buildings which formerly enclosed the area around the junction have been lost.

The villages are served by a series of minor rural roads and lanes, which meander along the course of the valley. The centre of the village is bisected by the busy A343 road.

Historic Development of the Villages

The name 'Wallop' may be derived from the Saxon term meaning 'valley of the stream'. Over Wallop was named as such in relation to Nether Wallop due to the location of the village along the Wallop Brook. The name 'Middle Wallop' was adopted by the Royal Air Force to designate the airfield which served as a fighter station during the Second World War, but for the purposes of this appraisal refers to the area around the crossroads.

Early settlement in the area is indicated by archaeological evidence in the form of Neolithic and Bronze Age finds, including extensive barrow cemeteries to the north and west. Bronze and Iron Age field systems can still be discerned in the modern landscape. In 1991 the Institute of Archaeology Oxford led by Professor Barry Cunliffe carried out extensive excavations at Suddern Farm revealing a late Iron Age and Roman archaeological site.[4]

Suddern Farm, Over Wallop

Although Nether and Over Wallop were not specifically mentioned by name, the Domesday Book of 1086 records how prosperous the area was, as there were nine mills on the Wallop Brook as well as extensive arable land, water meadows and pannage for pigs.

4 Cunliffe B. The Danebury Environs Project: 3 Suddern Farm: excavation 1991, Danebury Trust, Institute of Archaeology, 1991.

Fifehead Manor

The manor of Over Wallop was Crown property in 1086 and by 1222 had come into the ownership of Nicholas de Moels. The Manor became known as 'Wallop Moyles'. In the 16th century the Manor came into the ownership of the Wallop family of Farleigh Wallop.

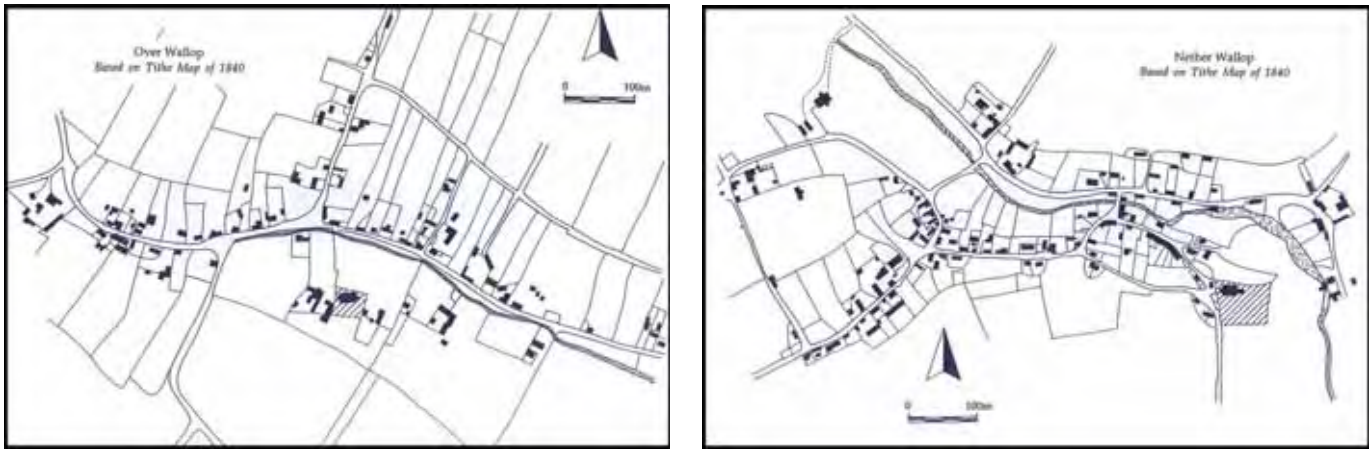
The manor of Wallop Fifehead in Nether Wallop was created in the late 13th century by John de Grimstead. A mill also belonged to the manor in 1311. The history of the manor is not known for the next 200 years, but records show it belonged to the Abbess of Amesbury in 1539. Through a successions of ownership, it came into the hands of the Pothecary family who then sold on the estate.

Throughout history, the Wallops have prospered through agriculture. In the Middle Ages cereal production reached its height, with great commonly held fields, creating a generally prosperous life for local inhabitants. Like many villages they experienced considerable changes to farm land in the 18th century as a result of the Enclosure Acts. The redistribution of land increased the wealth of a large number of land owners and improved production, but lead to displacement of agricultural labourers and increased poverty among the poorest. The field pattern created by the enclosed fields can still be seen with the distinctive blackthorn hedging and straight boundaries.

In the Middle Ages, the manors of Over Wallop and Nether Wallop were in single ownership. They were once owned by a Norman, Mathew de Poteria (hence Pottery Farm in Over Wallop) but by the 13th century they were owned by the Buckland family. In 1541 they were acquired by the Paulets and in 1608 became the property of Sir Henry Wallop.

In addition to tenure by the Crown there have been other royal connections in the Wallops. Woods in the area are said to have been afforested by Henry II in the 12th century and 500 years later William III visited Over Wallop and it is possible that 'Orange Lane' and 'Kings Farm' owe their names to this visit.

The 1840 survey for tithe purposes records a rural economy free from industrial development. Comparing the 1840 tithe maps for Over and Nether Wallop with present day maps indicate there has been little significant change in the layout of the villages.



Illustrations based upon Tithe map 1840 (Over Wallop on the left and Nether Wallop on the right)

The Wallops played a significant part in the defence of Britain in the 20th century, and the 'Middle Wallop Airfield' to the north was constructed at the start of World War II with many of the personnel, families and evacuees being billeted in the homes of local people.

The late 20th and early 21st centuries has seen some new development within the villages, including infill plots and the estates at Evans Close, Pound Road and Appleton Close in Over Wallop and School Lane in Nether Wallop. There has also been new development in New Road and Cottage Road. New development has generally respected the historic character and plan form of the settlements.

Areas of Archaeological Potential

Most settlements contain archaeological evidence, which helps to explain the origins and way of life of earlier inhabitants. An archaeological audit was prepared for Hampshire County Council (HCC) to inform the development control process. The historic cores of the three villages have been identified as Areas of Archaeological Potential[5] (AAP), and these are shown on the Conservation Area maps.

5 From the report commissioned by Bournemouth University for Hampshire County Council, Historic Rural Settlement in Basingstoke and Deane, and Test Valley 1999.

In Over Wallop, the AAP extends either side of the road running through the valley and north into King Lane. The area around St. Peter's Church, The Old Rectory and Suddern Farmhouse is also an AAP. There is strong evidence that the building now divided into cottages (Brockhurst Cottages) at the junction of Salisbury Lane with Station Road was once an ancient Manor House.

In the area referred to as 'Middle Wallop' in this appraisal, the AAP stretches from the junction of Farley Street with the main road to Haydown Farm, and extends southwest along both sides of the main road to include Fifehead Manor.

At Nether Wallop the AAP stretches from the church to the west, both sides of the High Street and Heathman Street on the north side of the Wallop Brook.

It also includes properties along Five Bells Lane to the southwest and those facing the Causeway.

The AAP includes land from Gerrard's Farm up to the Police House, and to the east includes Place Farm and the associated farm buildings as well as earthworks along the lane to Dene Farm.

The AAP also covers land on the west side of the village including Broadgate Farm and Monks, and Wallop House to the north.

Archaeological remains are likely to be found in the villages, and any proposals to carry out works which include ground disturbance are likely to require an archaeological assessment. This may conclude that development is inappropriate or should be modified.

Looking east along Heathman Street

Form of the Villages

Over Wallop lies near the head of the Wallop Brook and extends across the A343 where its boundaries interlock with Nether Wallop.

The original settlements developed in a linear pattern along the Wallop Brook with post medieval and modern developments extending up the valley sides. Most development was one plot deep.

The Wallops now largely follow the drier land above the Wallop Brook and water meadows. They appear to have grown as a collection of farmhouses, cottages and agricultural buildings connected to the adjacent villages by a series of minor roads, lanes and footpaths.

In Nether Wallop the plan form is described as composite with an “irregular agglomeration and irregular row”.[6]

The church is located on the eastern edge of the village. Church Lane and Church Hill form an island of development to the west of the church. High Street continues westwards with the majority of the historic development to the northern side of the road, in plots of varying sizes. There is modern infill development on the southern side of the road, but the plots have been contained within the natural field boundary to the rear.

There is a concentration of historic development at the junction of the High Street with Five Bells Lane. The historic plots lie mainly to the west of the lane at this point. To the southwest, the lane continues out of the village, with historic development on either side. The area to the north of Five Bells Lane near the junction with Ducks Lane has now been filled in with modern development.

Ducks Lane forms a ‘D-shape’ with Five Bells Lane. A small cluster of buildings lie to the north. Modern infill has continued within the historic plot boundaries along the northern part of the ‘D’ to adjoin the area opposite The Causeway.

Looking north up Ducks Lane

6 From the report commissioned by Bournemouth University for Hampshire County Council, Historic Rural Settlement in Basingstoke and Deane, and Test Valley 1999.

Heathman Street and Farley Street run east west along the valley floor and this is the main route through the village. The road is connected to the main village area by The Causeway. The majority of the historic development is to the north of the road, with the plots extending northwards in a linear form to the un-metalled track, Trout Lane, onto which a small number of plots face.

Place Farm lies to the eastern end of the village and formed one of the minor historic manors of Nether Wallop. The mill forms the natural end to the village in the east.

To the west of The Causeway and north of Ducks Lane lies Winton House a 19th century house with associated parkland.

The historic plan form of the village of Over Wallop is that of a "regular row"[7] with long narrow regular historic plots running north from the road on a north-east alignment, with field strips continuing beyond to the north in the same alignment. At the eastern and western ends of the village, the plots run to the northeast, but are wider and more irregular in shape, with greater road frontage. To the south of the road, the most significant building is the church with the rectory close by. To the west of Salisbury Lane the plots are more regular.

Despite later development it is significant that the historic plot boundaries are still recognisable and this is a characteristic feature of development within the Wallops, which should be respected when further development is considered.

7 From the report commissioned by Bournemouth University for Hampshire County Council, Historic Rural Settlement in Basingstoke and Deane, and Test Valley 1999.

3 An Appraisal of the Conservation Areas

Key Characteristics of the Conservation Areas

- The Wallops lie within the Wallop Valley with development on either side of the valley. The Wallop Brook runs through the centre of the villages and contributes to the character of the villages.

- The majority of development has been built close to the road and is mainly one plot deep and generally respects the historic plot layout of the villages.

- Newer development within the conservation areas is generally interspersed among the historic development and tends to be larger, squarer in plan form and two storeys high with slacker roof pitches. It has been built on infill plots or, to a lesser extent, dispersed in small pockets.

- In Over Wallop newer development is generally interspersed among the historic development, except for Evan's Close, Pound Road and the new development of Appleton Close on the south-west edge of Over Wallop which are outside the conservation area.

- Most buildings are in residential use.

- A number of higher status properties are dotted around the village and were often the original farmhouses.

- There are 102 listed buildings within the Over and 'Middle Wallop' Conservation Areas and 54 listed buildings within the Nether Wallop Conservation Area two of which (St. Peter's Church and Townsend Manor) are listed Grade II* and St. Andrew's Church is listed Grade I.

- There are 48 buildings considered to be of local interest at Over and Middle Wallop and 34 at Nether Wallop. These are not statutorily listed buildings, but unlisted buildings which make an important contribution to the character of the conservation area.

- The majority of older houses were originally small but many have been altered and extended or amalgamated.

- Some residential dwellings have been converted from agricultural buildings which originally served the farms throughout the villages.

- Older cottages are built to a long, low, linear floor plan and are generally timber-framed or built of brick and flint. Many have walls made of cob with steeply pitched, largely unpunctuated thatched roofs with low eaves.

- Boundaries to plots are traditionally formed by cob or brick walls or hedgerows.

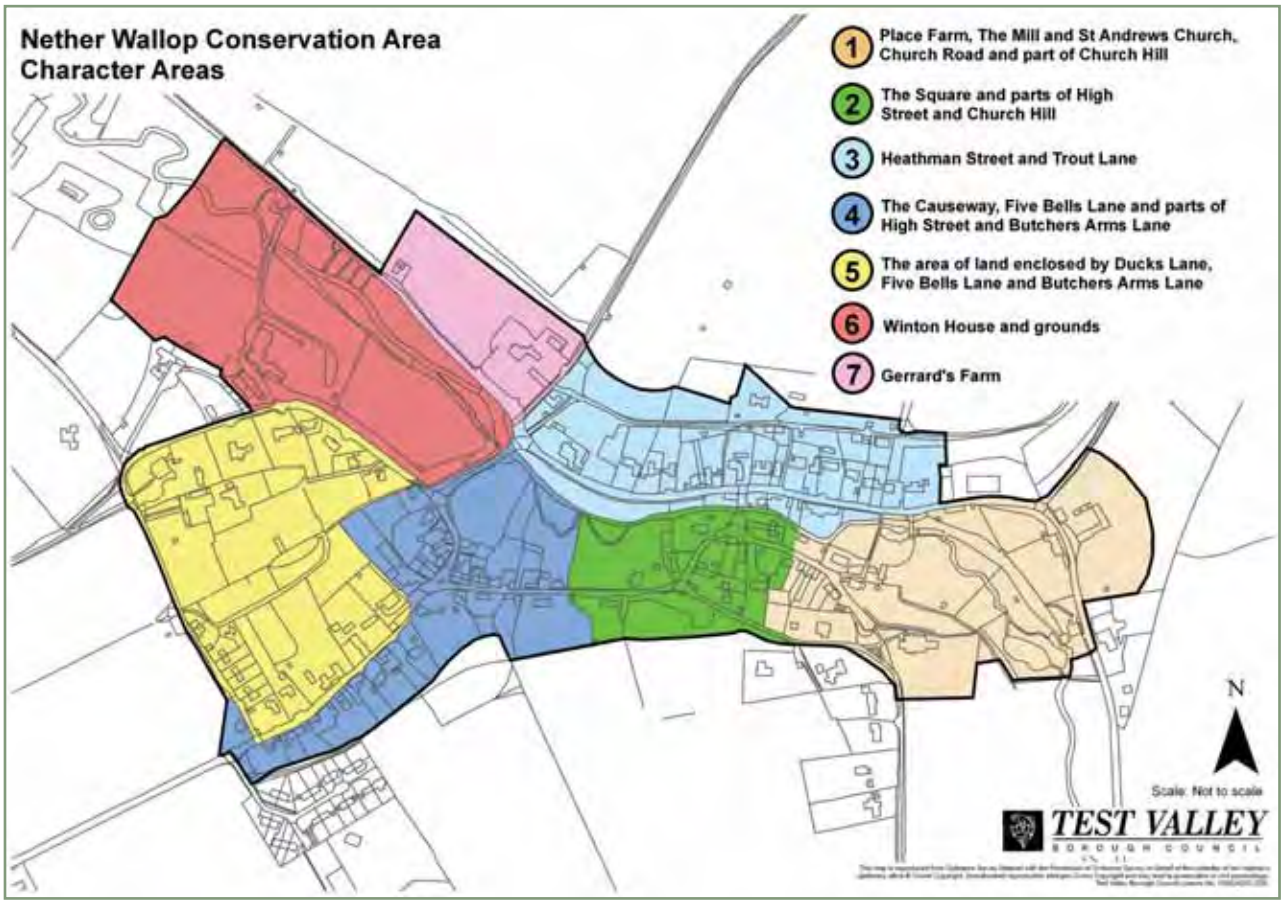
- Major key buildings at Over and Middle Wallop include: St. Peter's Church, The Old Rectory, St. Peter's Church Hall, Suddern's Farmhouse, King's Farm, Northern Farm, Freemantle, Blacksmith's Farm, Townsend Manor, Ringwold House, Chapel House, Haydown Farm and Brewery House. Major key buildings at Nether Wallop include: St. Andrew's Church, Old Brook Farmhouse, Broadgate Farmhouse, Gerrard's Farmhouse, The Old Vicarage, Monks, Winton Nursing Home, The Mill, The Manor and The Farmhouse.

- Other significant features include The War Memorial at Over Wallop, the thatched cob boundary wall to 'The Walled Garden' and brick walls to The Old Rectory and Ringwold House, the thatched cob wall at Straw Hall, the Granary adjacent to Granary House and the pyramidal monument at St. Andrew's Churchyard.

The Wallops Conservation Areas: Character Areas

In the appraisal Nether Wallop, Over Wallop and 'Middle Wallop' Conservation Areas have been described separately. The quality of their buildings, landscape and setting are then considered together.

Nether Wallop



The boundary of Nether Wallop Parish includes 'Middle Wallop', but the start of the village is difficult to define because of the scattered nature of the buildings mainly farms which link the two settlements. The main road into the village is marked by open space to the north and mixed woodland to the south.

Nether Wallop is divided into seven character areas and these are described separately:

i Place Farm, The Mill, St Andrew's Church, Church Road and part of Church Hill

This area includes the Church and churchyard; the Mill, mill pond and leat; Place Farm north of the Mill and associated converted outbuildings to the east of Heathman Street; and parts of Church Road and Church Hill. It consists of low density, scattered historic development with large undeveloped areas, encompassing gardens, trees, the Wallop Brook and the watercourses associated with the Mill. In the eastern part of the area, all the plot sizes have remained largely unchanged since 1840 and the buildings, if not the same, occupy the same position within these plots. To the west of the Church on Church Road, a few neutral modern buildings have been inserted in small infill plots within the more historic street pattern, but have generally respected the plan form and layout out of the village.

About half the buildings in this area are listed - The Church, Place Farm, Fishing Cottage and The Wickhams - with many associated buildings or structures generally enjoying curtilage listed status. Riverside Cottage, The Old School House and The Mill are identified as buildings of local interest due to their significant contribution to the historic character of the conservation area. Neutral modern buildings have been inserted in small infill plots within the more historic street pattern, but have generally respected the plan form and layout out the village and the intimate nature, often formed by strong hedge boundaries.

The Church is listed Grade I and dates back to the late Anglo-Saxon period with later additions and alterations. It is constructed of local materials and overlooks the Wallops stream to the north and east. Although St Andrew's has been altered many times since its original construction in the eleventh century, Saxon and medieval evidence is still visible in the nave, chancel and north doorway. Just south of the Church is a pyramidal monument dated 1760, to Francis Douce Esq, a 'doctor in physick', which is listed Grade II.

St. Andrew's Church

Place Farmhouse (Grade II) is mid 18th century in date, but incorporates the remains of an earlier building on the site. It is built of brick which has been painted and has a plain tile roof. The boundary cob wall with thatched 'roof', along the road frontage is a characteristic feature of the Wallop valley.

Fishing Cottage and Wickhams (Grade II) are both mid 18th century buildings. Fishing Cottage is timber framed and brick with a thatched roof and is secluded within extensive grounds fronting the Wallop Brook. Wickhams is constructed of brick with decorative blue headers with an old plain clay tile roof and is similarly set within an extensive garden, but is located towards the road frontage.

Key Characteristics

- Generally low density development with large undeveloped areas consisting of gardens, trees and the Wallop Brook and associated watercourses.
- Small number of modern infill plots which generally respect the historic plan form and layout of the village.
- Downland backdrop with long distance views.
- Pools and watercourses.
- Within the bend of the river valley, forming a 'bowl' within the landscape.
- St. Andrew's Church and churchyard are the most prominent features within this character area.

ii The Square and parts of High Street and Church Hill

This area includes one of the main focal points within the village. The square is at the junction of Church Road and High Street and gives access over the Wallop Brook to Heathman Street to the north. Buildings are generally located towards the front of plots, either on the road or with a small area of front garden, creating a sense of intimacy and enclosure. Where buildings are set further back, there is generally a good boundary hedge

or wall, thereby retaining this enclosed character. The historic plot pattern can still be discerned.

There are six listed buildings within this area with a few buildings of local interest and modern infill plots interspersed.

The Old Vicarage (Grade II) dates from the late 18th century and is constructed of brick with a plain clay tile roof. It has an ornate door case and large vertically sliding sash windows. This building is of a higher 'status' than the other small cottages in the area, reflecting its importance within the village. Serving the Old Vicarage is the brick and flint stable building (Grade II) on the frontage with Church Road.

3 The Square

Nos. 1, 2 and 3 The Square (Grade II) consist of a row of cottages dating back to 1864, constructed of brick with a plain tile roof with decorative ridge tiles. The cottages are one and a half storeys in height with a projecting gable in the centre. These cottages are set back from the road frontage and would probably have been 19th century workers' cottages.

Rose Cottage and Ivy Cottage (Grade II) are two attached cottages dating from the 17th century with later additions. They are of timber frame construction, with brick or plaster infill panels and some weatherboarding and have a thatched roof. They are located in a prominent position within The Square, facing towards the bridge over the Wallop Brook.

Old Brook Farm

Old Brook Farm (Grade II) is an 18th century building of cob construction, incorporating an earlier building. It was formerly one of the farmhouses within the village and the size and higher status detailing, including vertical hung sliding sash windows, reflects this local importance.

The Village Hall is an unlisted early 20th century prefabricated tin building which forms a particularly strong and important

focal point within The Square. It is of a simple utilitarian design, constructed for a community use which it still serves.

Key Characteristics

- One of central focal points of the village, including The Square.
- Mixture of houses and cottages constructed from the 17th to 20th centuries - 50% of which are listed.
- Intimate in nature, with many properties with road frontage or enclosed by mature hedges or walls.
- Plots rising out of the valley floor up the hillside.
- Edged by trees to the south.

iii Heathman Street and Trout Lane

This area includes the main valley floor road, Heathman Street and the parallel back lane to the north, with plots between. Historic linear development has also taken place to the south between Heathman Street and the Wallop Brook. The listed buildings are concentrated at the eastern end of the character area, and are interspersed with buildings of local interest. The area to the west is characterised by much lower density development to the north of Heathman Street, with some modern infill. No development exists between the road and the Wallop Brook at this point and heavy tree cover gives way to views towards Moulands Meadow opposite the late 19th century Manor.

Trout Lane is located on the valley side and runs parallel with Heathman Street and is an unmade track with a distinct rural character. It serves a small number of dwellings at the eastern end which generally sit on the frontage of the plots. A mature avenue of lime trees bisects the built environment to the east from a far more open setting to the west at the rear

Trout Lane Wine Shop

of the Manor. This more open area has a backdrop of trees and open downland.

The Trout (Grade II) is a cottage with a shop, but was formerly an inn. The building dates from the 18th century and is of cob and flint construction which has been rendered and has a thatched roof with eyebrow dormers and casement windows.

The Maltings

The Maltings and Little Malt (Grade II) was originally one cottage with an attached malting barn and were at one time part of the brewery of The Trout. The building dates from the 18th century and is constructed of flint with brick dressings and a thatched roof. It also has an attached cob barn with a corrugated iron roof, now converted to residential use.

Straw Hall

Straw Hall and Ivy Cottage (Grade II) the setting of both listed cottages is characterised by significant and important boundary walls. Straw Hall has a particularly substantial and lengthy thatched cob wall and Ivy cottage has a tiled cob wall. These types of boundary treatment are a prevalent and typical feature within the Wallop valley.

The Manor

The Manor (Unlisted) is a substantial and prominent building at the western end of Heathman Street. It dates from the end of the 19th century and is of brick construction with a slate roof and retains many original architectural features, such as the timber sliding sash windows and decorative brick detailing. These features, along with the size of the building and its setting within formal grounds demonstrate a much higher social status than that of the smaller historic cottages and development to the east.

Key Characteristics

- Main road runs along valley floor and is separated from the southern village area by the Wallop Brook and associated waterside trees.

- Plots to the frontage, but one of a limited number of places in the village where there is historic development to the rear as well along a back lane.

- Trout Lane and Heathman Street are connected by narrow lanes and alleyways.

- Backdrop of mature trees, with downland and long distance views to the north.

iv The Causeway, Five Bells Lane and parts of High Street and Butchers Arms Lane

This character area includes the most significant open space within Nether Wallop – Moulands Meadow on The Causeway, the village green which was formally opened in November 2004. Significant and important views exist across the conservation area through this open space and it is particularly important as it provides an attractive backdrop to the built environment of the village, especially when entering Nether Wallop from the west.

Moulands Meadow

This area provides the second major focal point in the village, being the junction of High Street, Five Bells Lane and Butchers Arms Lane, with the community focus provided by the Five Bells Public House. The character of the streetscene in the High Street and Five Bells Lane remains intimate, with buildings at the front of plots, with little or no front gardens. This transition between the buildings and the road is particularly important and reflects the historic development and plan form of the village in this area.

This character area contains the largest concentration of listed buildings in the village, with eighteen in total. Buildings of local interest are also scattered around the area, including some neutral, modern development. The modern development is noteworthy in that it does not necessarily respect the traditional frontage location of buildings on a plot, but strong traditional

boundary features, such as hedges, have been retained to reduce any adverse impact on the historic streetscene.

Jasmine Cottage

Jasmine Cottage (Grade II) is a 17th century timber framed cottage with brick infill panels and some flint and brick coursing. It has a thatched roof, with three eyebrow dormers. The cottage is quintessentially 'Old English' in character with traditional plants in the narrow garden area which forms the transition from building to road.

Dane Cottage

Dane Cottage (Grade II) dates from the mid 18th century and is constructed of brick with decorative flint bands and has a thatched roof. It demonstrates the typical and prevalent building materials and architectural style of this period within the Wallop Valley area.

Pantiles Cottage

Pantiles and Durnford Cottage (Grade II) were originally three cottages and date from the mid 19th century. The cottages are constructed of brick which has been rendered and includes a pantiled roof, (which is an unusual material for the area).

Key Characteristics

- Important open area incorporating the 21st century village green, edged by historic development immediately to the south.
- The Wallop Brook forms the northern boundary.

- Second focal point of the village at the junction of High Street, Five Bells Lane and Butchers Arms Lane.
- Historic plot sizes remain unchanged and are easily discernible.
- Generally smaller cottages.
- Buildings to front of plots, often with traditionally planted narrow front gardens, creating an intimate and enclosed character.
- The majority of buildings are listed.
- Strong hedgerow and wall boundary treatments.
- Land and plots rising on the south side of Five Bells Lane.

v The area of land enclosed by Ducks Lane, Five Bells Lane and Butchers Arms Lane

This character area is enclosed by Five Bells Lane, Ducks Lane and Butchers Arms Lane. Although scattered modern development has taken place on the road frontages, the historic plots are still discernible and an important open space remains to the south of Monks.

There are six listed buildings within this area, two of which were originally farm houses and are of a higher social status than the cottages to the south of the area. The lanes are characterised by their narrow width and enclosure by mature hedgerows and associated hedgerow trees. To the north side of Butchers Arms Lane, is a significant stretch of flint wall, which continues as cob and flint as the boundary wall to Winton House. Notwithstanding this intimate and enclosed nature, it is possible to obtain glimpsed views over the central open space and out of the conservation area over the open farmland to the west.

View east into conservation area along Five Bells Lane

Broadgate House (Grade II) appears to be early 19th century in date, but incorporates an earlier building. It is constructed of brick, which has been rendered and has a slate roof. The higher social status of the building is underlined by the timber vertically sliding sash windows, and hooded door case.

The Barn House

Converted agricultural buildings: This character area also contains the largest number of converted agricultural buildings. The Barn House is a 19th century 'conversion' of a rural building and has a particularly domestic appearance, however, the Corn Barn and The Great Barn (Grade II), originally associated with the Broadgate Farm, are modern conversions which have retained the original essence of these ancillary buildings.

Key Characteristics

- Clearly discernible historic plot plan form, and size of current buildings remain virtually unchanged.
- Larger historic dwelling houses with associated lands.
- Significant open space forming part of a dry valley.
- Some 20th century infill to southeast and northwest corners.
- Significant areas of mature trees including five examples of specimen trees.
- Trees form an important backdrop to the north.
- Important hedgerow boundaries.
- Views out of the conservation area to west.
- Boundary brick, flint and cob walls.

vi Winton House and grounds

Winton House

This character area comprises the 19th century Grade II listed Winton House and grounds. The house was constructed in 1838 and is a fine example of 'Gothic Revival' architecture which was fashionable at the time. The entrance Gate Lodge on Farley Street is almost certainly contemporary with this date. It is an attractive building with highly detailed, chimneys and is a typical example of this type of purpose built ancillary building to a large country house. Other contemporary outbuildings also exist adjacent the main house, including the stable block (Grade II) and coach house.

What is notable is that the house has retained its parkland setting with a significant open area extending southeast to The Causeway, enclosed on two sides by cob and flint walls and on the northern side by the Wallop Brook and associated trees.

Key Characteristics

- 19th century dwelling with associated outbuildings and parkland.
- Wallop Brook incorporated into the private landscape.
- Significant areas of mature and individual specimen trees.
- Important boundary brick and cob walls.
- Significant private open space with glimpsed views.

vii Gerrard's Farm

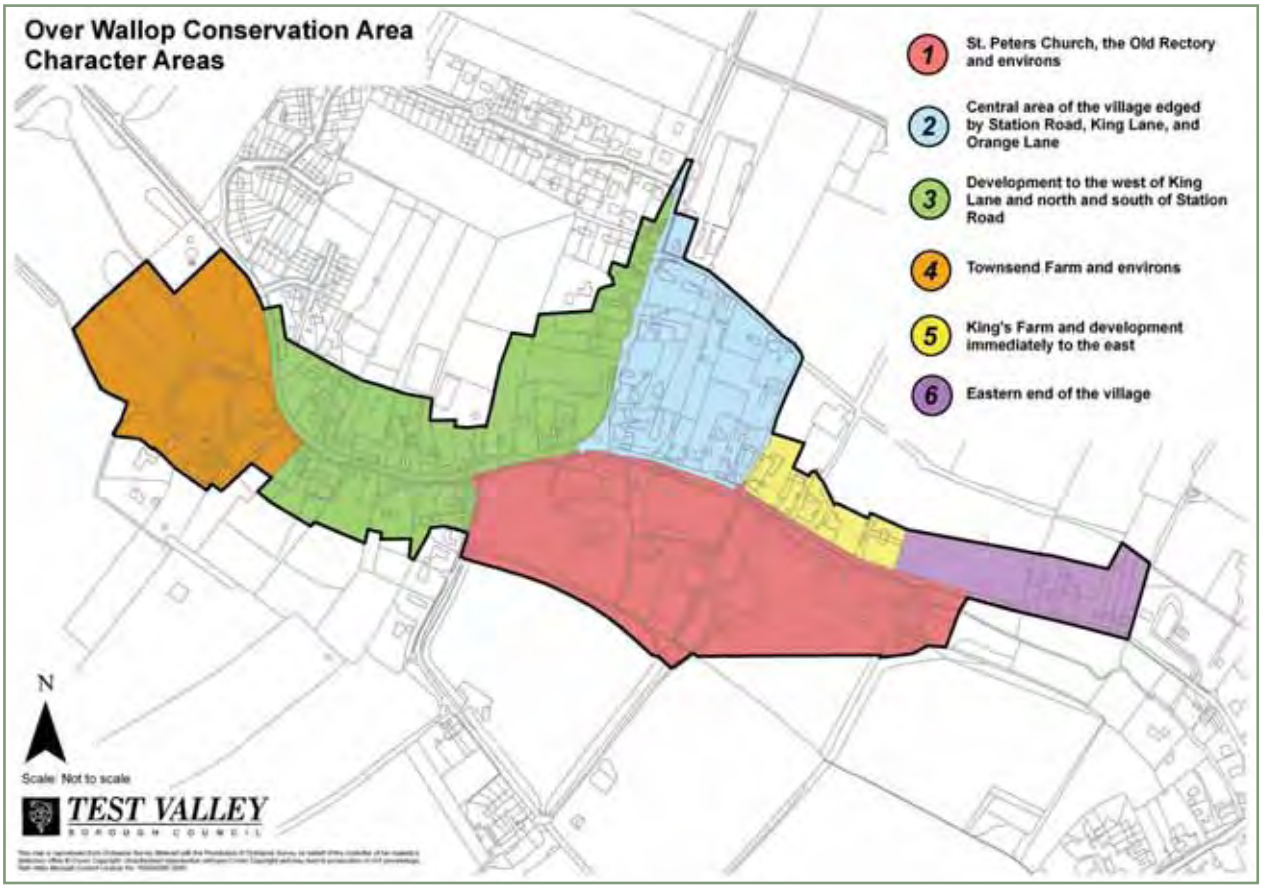
This character area is formed by Gerrard's Farm and associated land to the north of Farley Street at the entrance to the village. Although this building is not listed, it is a typical 19th century farmhouse with an associated complex of agricultural buildings and has an historic location on the valley floor opposite the Wallop Brook. The land immediately to the northwest forms an important open setting and also includes the small smithy building, which is a reminder of the social history of the village.

Gerrard's Farmhouse

Key Characteristics

- Important open space at gateway to village.
- Social history – agriculture and craft.
- Traditional association of the farm with the Wallop Brook with farmland to rear, rising onto the downland area.

Over Wallop



Over Wallop has been divided into six character areas for this appraisal:

i St. Peter's Church, The Old Rectory and environs

This area includes the historic core of the village to the south of Station Road, incorporating the Church and The Old Rectory and extending east to include Suddern Farm House and Piccadilly Cottages. On the southern side of this area, adjacent to the conservation area boundary, an historic trackway runs east/west along the top of the valley side. This trackway forms a footpath which continues along the valley side east to Fifehead Manor in Middle Wallop. The area is characterised by minimal development, with larger historic buildings set within extensive grounds with mature landscaping and historic boundary treatments. Later infill has been kept to a minimum and is located adjacent to and parallel with Station Road on the north edge of the character area. However, at the eastern end, Piccadilly Cottages and Pearl Cottages form a linear development at right angles

to Station Road, perhaps on the line of an historic track way which runs towards Salisbury Lane to the south.

Around half of the buildings are listed, with St. Peter's Church listed Grade II*. Suddern Farmhouse, The Church Hall, The Old Rectory, Little Thatch and Piccadilly Cottage are all listed Grade II. The Forge and Piccadilly Cottages are identified as buildings of local interest due to their significant contribution to the historic character of the conservation area. Modern infill development generally respects the spaces around the older buildings; however, three modern properties to the eastern end have begun to erode the important agricultural setting of Suddern Farm House and the historical important open space to the south of Station Road at this point. Both these open spaces afford important views into, out of and through the conservation area.

St. Peter's Church

St. Peter's Church, constructed of dressed stone and brick and flint dates from the 12th century with later alterations in the 13th and 15th century. However, the appearance of the church today is due to a Victorian restoration in 1875, when the tower was rebuilt and the chancel added. The church is located on a higher point in the village, with the main historic churchyard stretching to the rear and an important open area to the north, which helps to maintain its prominent setting within the village and affords glimpsed views through to this landmark building from the road. The Church Hall, (formerly the Sunday School), located between the church and Station Road dates from the mid-19th century; and is typical of the Victorian period. It is constructed of flint with brick dressings and decorative brick bands details and has tall three light windows with diamond detailing.

The Old Rectory and Suddern Farmhouse both date from the 18th and 19th centuries and are higher status buildings, constructed of brick and tile, with decorative architectural detailing, whereas, Piccadilly Cottage dates from the 17th century and is of a lower status, constructed with a timber frame

and thatched roof. These buildings demonstrate the social scale of buildings within this character area, further highlighted by Piccadilly Cottages, constructed of cob, and Pearl Cottages, which were formerly modest workers' cottages for the local farm labourers.

Key Characteristics

- Part of the historic core of the village.
- Generally low density development with large undeveloped areas consisting of gardens, trees, significant open spaces and the Wallop Brook.
- There are a small number of modern infill plots which generally respect the historic plan form and layout of the village.
- Downland backdrop.
- Several significant buildings.
- The Church and churchyard are the most prominent features within this character area.

ii The central area of the village edged by Station Road, King Lane and Orange Lane

This area includes most of the historic core of the village to the north of Station Road, incorporating the development encircled by King Lane and Orange Lane. The War Memorial and triangular area formed at the junction of Station Road and King Lane is a major focal point within the village. The area is characterised by a series of linear plots running north south from Station Road and a series of more irregular plots fronting King Lane. The modern infill development is generally set back from King Lane and Station Road, but is more apparent on Orange Lane.

Wayside, Station Road. Historic lower status 'cottage' type development

There are twelve Grade II listed buildings in the character area, and are generally more scattered historic lower status ‘cottage’ type development. Seven buildings have been identified as buildings of local interest, due to their significant contribution to the historic environment, including The Old School House, Horshells Drove and The White Cottage.

The Grade II listed Church Farmhouse (and stable block) to the immediate west is a prominent focal point on the eastern side of the triangle. The farmhouse dates from the 18th century and is constructed of rendered cob with a thatched roof. The stable block is particularly large, consisting of six bays and stretches the length of the eastern side of the triangle of the road junction. It is constructed of weather boarding on a timber frame and cob walling on a brick plinth.

War Memorial

The War Memorial located at the centre of the triangle is the central focal point within the core of the village at the junction of King Lane and Station Road. It was constructed by a local firm in Salisbury of Chilmark stone.

Key Characteristics

- Part of the historic core of village, incorporating the triangle at the junction of King Lane and Station Road.
- The built up area is enclosed by Station Road and King Lane and Orange Lane.
- Traditional historic plot sizes are still identifiable.
- Lower status historic cottages built of traditional local materials.
- Enclosed urban character to the street scene, with little opportunity for views over the surrounding countryside, apart from the northern boundary of Orange Lane.

iii The Development to the west of King Lane and north and south of Station Road

This large character area includes part of the historic core and stretches along the western side of King Lane and continues west along both sides of Station Road. The area is characterised by random width plots, generally extending away from the road, with little 'backland' development. The historic built environment consists predominantly of lower status cottages, with several larger higher status farmhouse buildings, such as Freemantle and New Lodge Farm. Modern infill has taken place and generally follows the random nature of the plots, with a single plot depth extending away from the road. However, the area at the western end opposite Townsend Manor, differs in character from the historic development of the village, with a more concentrated area of development off a common shared access.

There are ten listed buildings within this character area and a similar number of buildings have been identified as buildings of important local interest, due to their significant contribution to the historic environment and character of the conservation area.

Of the listed buildings, Freemantle and New Lodge Farm are notable for their high status architectural design and detailing. Freemantle dates from the mid 18th century and is constructed of red brick with blue brick detailing and has a plain clay tile roof. New Lodge is slightly later in date, around the mid 19th century and is built of rendered brick. Both buildings are still set within extensive grounds with associated ancillary outbuildings.

New Farm Lodge

Other notable and prominent listed buildings include Blacksmiths Farm House (17th century with later additions), the White Hart and Rose Cottage (both of 18th century date with 19th century additions), on the north side of Station Road. The three buildings reflect very different local materials and architectural styles and typify the local historic character of the village.

Jessamine Cottage

Cob walls along King Lane

Of the buildings identified as being of important local interest, Jessamine Cottage, Lilac Cottage and Pepy's Cottage on King Lane have particular group value, representing a variety of periods of architectural style. Townsend Farmhouse on the northern side of Station Road, along with the associated Townsend Cottages to the west are also particularly important to the historic character of this part of the street scene, representing the 19th century development of the village and the continuing importance of agriculture to the village in this period.

The thatched cob walls to 'The Walled Gardens' are a particularly important feature within the street scene at this western entrance into the conservation area.

Key Characteristics

- Part of the historic core of the village.
- Traditional plot sizes are identifiable.
- Very little 'backland' development.
- No particularly identifiable 'building line' with buildings randomly placed within the plots.
- Generally lower status cottage style buildings with the occasional higher status building interspersed.
- Urban character to the street scene, with little opportunity for views across the surrounding countryside.
- The Wallop Brook parallels Station Road.

iv Townsend Farm and environs

Townsend Manor

Townsend Manor and associated historic farm buildings form a significant and important group of buildings within the village, and therefore, merit a specific character area. Townsend Manor is listed Grade II* and four of the original farm buildings (some of which are now converted), are listed Grade II. The boundary of the conservation area has been amended to include land to the north of the manor, which forms a parkland setting, typical to the status of this building. Important brick and cob boundary walls also exist which enhance the historic setting of this complex of buildings.

Townsend Manor as seen today dates from the mid 18th century, but has an earlier 16th and 17th century core to the building, concealed behind the later additions. It is a particularly high status building within the village, with associated architectural detailing including the use of header bond to the brickwork (using the square ends of the bricks only), a decorative door and doorcase, and twelve pane timber sliding sash windows.

The range of outbuildings associated with the Manor House consists of two barns, a barn on staddle stones (the mushroom shaped supports) and stables. These buildings date from the 18th century and the barns are timber framed, with some later additions of cob walling. Two of the barns retain extensive thatched roofs.

Key Characteristics

- Significant complex of buildings at the western end of the village.
- Important Grade II* Manor and associated Grade II listed ancillary buildings.
- Parkland setting to the main house.
- Extensive historic boundary walls.
- Views over surrounding countryside.

v King's Farm and development immediately to the east

This character area consists of a linear development, one plot deep, along the northern side of Station Road running east from Orange Lane. The built environment is formed by two significant farm complexes – King's Farm and Northern Farm – and a terrace of workers cottages.

King's Farm consists of a Grade II listed 18th century farmhouse and associated Grade II listed Barn, Granary and boundary wall. The farmhouse is relatively high status in architectural detailing, with decorative brickwork and a slate roof. The barn and granary date from the 18th century and are both timber framed with weatherboarding. The cob and flint boundary wall creates the traditional farmyard boundary of this historic farm complex.

King's Farm House

King's Farmyard

Although Northern Farmhouse is not listed, it is an important 19th century building within the streetscene and has been identified as a building of local importance. The associated barns to the northwest and southwest are listed Grade II and form the two sides of the traditional farmyard. An important range of unlisted barns forms the western edge of the farmyard. This is a significant complex of farm buildings which enhance the historic character of this part of the conservation area, and their integrity and modest ancillary character should be retained should any development be considered here in the future.

Northern Farm House

Northern Farm House and Farmyard

Northern Cottages, to the east of Northern Farmhouse, is a terrace of farm workers' cottages at right angles to Station Road. The cottages were constructed to a high standard and include 19th century architectural detail. These buildings form a natural end-stop to this particular area of development on the northern side of Station Road and complement the adjacent farm complex.

Key Characteristics

- Key complexes of traditional historic farm buildings within the village.
- Farm buildings and farmyards are little altered and retain ancillary historic character to the dwellings.
- Farm houses are relatively high status.
- Associated terrace of farm workers' cottages.
- Survival of historic farmyard boundary walls.

vi The eastern end of the village

This character area incorporates the eastern end of Over Wallop and consists of an important open space and a small linear development to the north of Station Road. The development generally respects the typical historic plot sizes which run north in a linear manner, away from the road. There is one listed building, with the majority of the other buildings identified as being of local interest. There is also an example of a particularly

sensitively designed modern infill plot which has been identified as adding character to this part of the conservation area. The open space formed by the field to the north of Station Road is key to the historic separation of the farm complex of Northern Farm to the west and Roumain Cottage to the east. This area also affords views north up the valley side.

Roumain Cottage

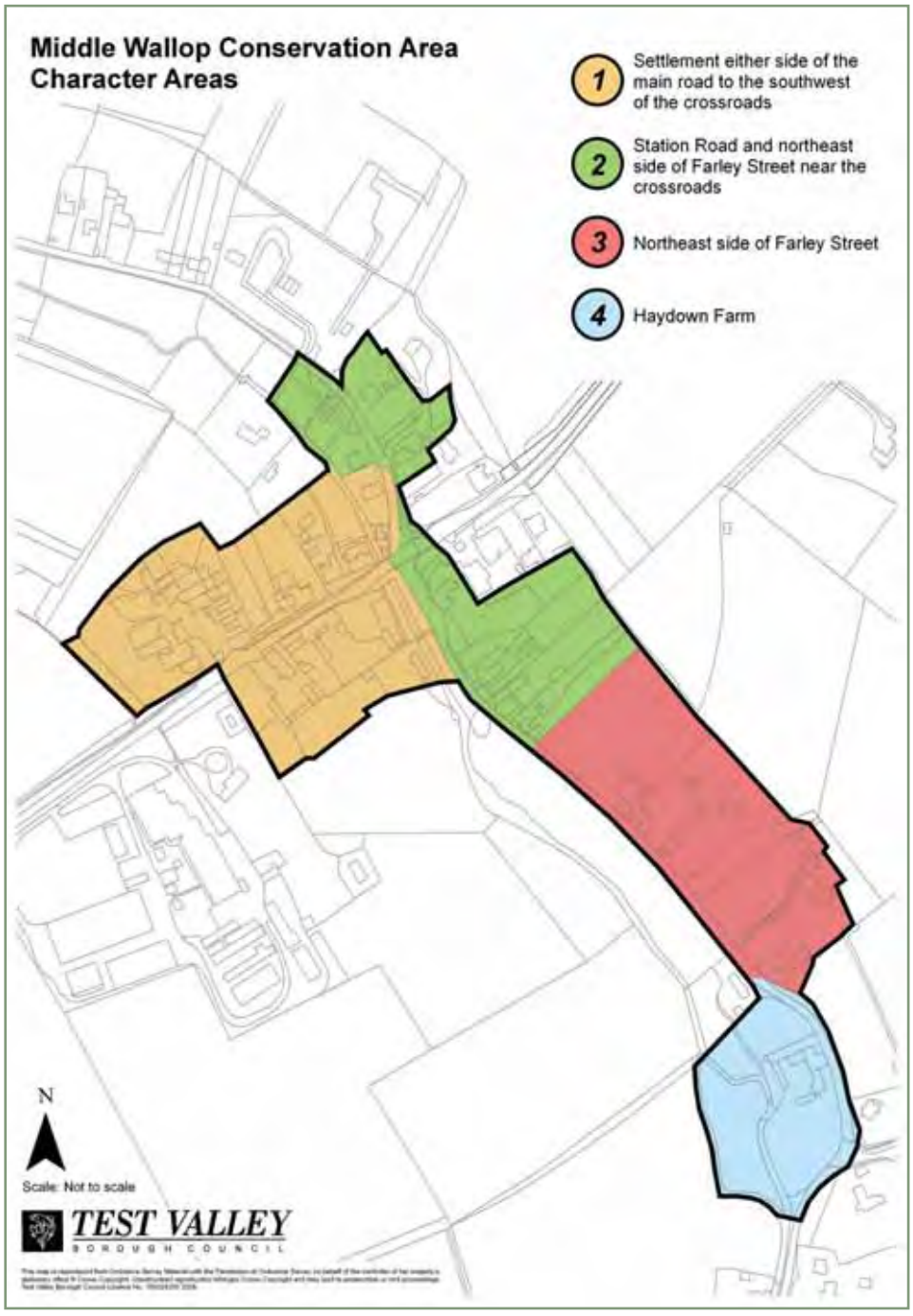
Roumain Cottage (listed Grade II) dates from the 18th century and is constructed of rendered cob with a thatched roof. The small garage building on the road side complements the cottage, which is set back to the rear of the plot and has a thatched roof.

This linear development forms the natural end to the village of Over Wallop, and a strong boundary is formed by the north-south hedge-line on the proposed westernmost edge of the conservation area.

Key Characteristics

- Important open space which maintains historical separation of farm complexes to west from the linear development to the east.
- Views north through the conservation area to the surrounding countryside.
- One listed building (Roumain Cottage).
- Sensitive modern infill plot.
- Group of buildings of local interest.
- Natural end to the village.

Middle Wallop



Although smaller than the other settlements it is probably the best known as it is exposed to a steady flow of through traffic on the Andover to Salisbury road. For this appraisal the area over and across the A343 (known locally as the Middle Wallop crossroads) is referred to as the 'Middle Wallop' Conservation Area.

Middle Wallop has been divided into 4 character areas:

- The settlement either side of the main road to the southwest of the crossroads.
- Station Road and northeast side of Farley Street near the crossroads.
- The northeast side of Farley Street (further south).
- Haydown Farm.

i The settlement either side of the main road to the southwest of the crossroads

This area includes the linear development southwest of the crossroads. The historic plot sizes are still in evidence and the buildings are located to the fronts of plots, adjacent to the main road. There are seven listed buildings within this area and an equivalent number of buildings have been identified as being of local interest, which enhance the historic character of the conservation area.

Fifehead Manor

Fifehead Manor is a Grade II* listed Manor House. This high status house which dates back from the 17th century has been successively altered in the 19th, 19th and 21st centuries, having formerly been used as a hotel and now subdivided into three houses and two apartments. The former stables and more recent outbuildings have been converted to houses, with the addition of three new terraced houses designed to collectively form a courtyard to the east of the main house. The historic setting of the Grade II* listed building has been eroded in part by the new development, but Fifehead Manor is an important historic building on the western approach to the village and contributes to the character of this part of the conservation area.

Brewery House and the associated complex of outbuildings are all listed Grade II. This relatively high status house dates from the mid 18th century

Brewery House Cottage

and the access to the rear of the property has ornate 19th century gates with open work decorative gate posts in cast iron. To the rear of the property is the Brewery store dating from the late 18th century, constructed of cob with a thatched roof and a large L-shaped barn range, variously constructed of weather boarded timber framing or cob with a thatched roof.

Opposite Brewery House are Clover Cottage and Brewery Farm Cottage. These date from the 17th century and are partly timber framed and partly brick in construction with a thatched roof with a variety of leaded light windows. This row of cottages is set slightly lower than the main road and forms an important linear element at the entrance to the conservation area.

Clover Cottage

Willow House and The Old Post Office and Turnpike Cottage opposite are all identified as being of local interest, contributing to the historic character of the conservation area. These buildings form an important group in conjunction with the listed buildings to the southwest.

Parish Hall

To the south of the crossroads, adjacent to the Wallop Brook, is the village hall – a utilitarian building of limited architectural merit which offers an opportunity for enhancement on this prominent site; should the opportunity for redevelopment ever come forward.

Next to this is Coldstream –an agricultural building formerly belonging to Fifehead Manor, subsequently converted to four agricultural labourers' cottages in the 18th century and currently one house.

Key Characteristics

- Entrance to the village from the southwest.
- Key listed buildings on the road frontage.

- Important group of non-listed buildings.
- Historic plot sizes still identifiable.
- Opportunities for enhancement of the character of the conservation area in the vicinity of the crossroads.

ii Station Road and the northeast side of Farley Street near the crossroads

This character area includes the parts of Station Road and Farley Street either side of the crossroad with the A343. The plots in the area to the northwest of the cross roads are more random in nature and have been subdivided to incorporate more recent built development. To the southeast of the crossroads, the plots have retained their historic linear nature, with a single building or pair of buildings towards the plot frontage. The northwest part of the character area forms the entrance into Middle Wallop from the northwest, with Moulands Row and The Haywards forming a visual gateway into the village.

Tudor Cottage

There is only one listed building (Tudor Cottage) within this character area, but there are a number of buildings of local interest. These include The Haywards, Broadmead Flats, The Malthouse, The George Inn and Kent's Farm. These buildings are all constructed of the local traditional materials prevalent throughout the Wallop Valley. The George Inn is the most prominent building, sited at the crossroads and provides a significant and important focal point within this part of the conservation area.

Few historic boundary treatments survive, with the walls at Kent's Farm being an exception, but hedgerows on Station Road are key features in retaining a less urbanised character. There is scope for the introduction of more appropriate boundary treatments to help prevent the move towards a more suburban rather than rural settlement character.

Key Characteristics

- Entrance to the village from the northwest.
- Incorporates the crossroads and the prominent George Inn building.
- Historic plots to the northwest of the crossroads have been subdivided, but retain their linear nature to the southeast of the crossroads.
- Only one listed building, but a number of buildings of local interest.
- Few examples of historic boundary treatments remaining.

iii Northeast side of Farley Street

This character area incorporates more scattered development on the northeast side of Farley Street. The plot sizes are more random in nature and some subdivision has taken place to incorporate modern infill dwellings. The older buildings are set towards the road frontage and consist of Ringwold House and Chapel House, both listed Grade II. The two modern dwellings are set back to the rear of their plots and are not particularly visible from the road.

Ringwold House- Visually important flint and brick wall

The extensive boundary wall to Ringwold House and boundary trees and hedgerows, create a sense of enclosure not typical within the rest of the village. This is in contrast with the south western side of the road, which was historically an important open area of water meadows on the edge of the Wallop Brook, affording views out of the village across the countryside to the southwest. The open nature of the area is important as it contributes to the historic landscape setting of the conservation area.

Ringwold House

Ringwold House is a high status dwelling, dating from the early 19th century and is constructed of brick with a slate roof. The architectural detail-

ing includes high quality multiple paned timber sliding sash windows and a decorative 19th century doorcase under a porch of four Doric columns. The house is set within extensive grounds with a high boundary wall running along the road frontage.

The Chapel House

The Chapel House (formerly the Wallop Baptist Chapel) dates from 1841. It is a high quality building of rendered cob with a slate roof and decorative detailing including stucco quoins (decorative corners to the building) and cast iron gothic windows. The conversion of the building has been sensitive, allowing the retention of the historical features as well as the traditional railings to the churchyard area and the grave stones.

Key Characteristics

- Scattered development in more random plot sizes.
- Some modern infill, but this is concealed from wider views through and into and out of the conservation area.
- Strong boundary treatments – both man made and natural.
- Views out of the conservation area across open countryside to the southwest.
- Two listed building (Ringwold House and the Chapel House).

iv Haydown Farm

This character area incorporates Haydown Farm and its setting on the Wallop Brook. Haydown Farmhouse is the oldest building in the conservation area, dating from the early 16th century and is Grade II listed. The farm complex is formed by the farmhouse and a large U-shaped 18th century barn range to the north, also listed Grade II.

There is an important area of open space to the north of the barn which forms part of the historic setting of the complex. There is a strong hedgerow to the boundary of the site with Farley Street to the east and south of the farmhouse. Mature, waterside trees and vegetation form the western part of the character area and are enclosed within watercourses associated with the Wallop Brook.

Haydown Farm House

Haydown Farmyard

The farmhouse is constructed with a timber-frame and brick with a tiled roof. There is large element of 15th century building remaining, with a later 18th century extension. The roadside elevation of the dwelling has been completely encased in high quality brickwork, presenting a high status building, concealing its earlier more modest timber frame origins. The large U-shaped barn range is predominantly weather boarded timber frame, with a later addition of cob and brick. Old plain tile roofs extend over the building which incorporates barn space, a cart shed and stable.

Key Characteristics

- Historic farm complex at the southern entrance into the conservation area.
- Retains historic setting adjacent the Wallop Brook.
- Important open space in the north of the character area.
- Mature hedgerow boundary and mature trees and vegetation in association with the Wallop Brook.
- Earliest building in the conservation area.

Materials, Textures, Colours and Detailing

Introduction

By necessity, builders in the past tended to use materials that were available locally, such as timber, cob and thatch. There are several fine examples of buildings dating from the 17th and 18th centuries in The Wallops displaying traditional construction techniques and good architectural detailing. Several of these buildings include earlier timber-framing hidden within the structures.

With improved transport and more advanced manufacturing techniques from the 19th century onwards, a wider choice of materials, such as Welsh roof slates and stock bricks, became available to builders.

Before carrying out repairs or considering extending or altering historic buildings with the villages, whether listed or not, the original method of construction should be studied, understood and followed to preserve the historic fabric and character of these important buildings.

Timber panel

Walls

Older properties are generally timber-framed with a variety of materials used for the infill panels, including wattle and daub, cob, brick and brick and flint. Later buildings were constructed of brick and flint, and several of these were rendered or painted. Paint colours are generally restricted to subtle shades of cream and off-white, and it is important to adhere to this limited palette in order retain the character of the Conservation Areas.

Brick and flint

There is a variety of brickwork in the village, including simple red brickwork, walls with blue headers with red flush dressings, painted brickwork and details such as rubbed flat brick arches.

The combination of brick and flint is also a distinctive feature in the Conservation Area. Several of the buildings include linear bands of brick-like string courses, which can be dated from the 18th century

onwards. Where walls have been painted, it is still possible to discern the materials beneath by their shape.

The Barn House weather boarding

There is a considerable amount of weatherboarding found on converted agricultural buildings within the Wallops and on parts of dwellings which originally served as stores or ancillary buildings. Weatherboarding is also prevalent on the surviving unconverted agricultural buildings.

Roofs

A high proportion of roofs in the three villages are thatched with combed wheat reed and long straw. Evidence (i.e. documentary, through investigation and on-going research) indicates that long straw was the prevailing thatching material in the area. Since the middle of last century, combed wheat reed has assumed greater prominence. The practice when re-thatching is to 'spar coat', i.e. place a new layer of long straw onto the roof rather than replace the weathered thatch. Hence, in the majority of cases, the base layers are a century or more old. This historic base layer is an invaluable archaeological resource and should not be disturbed.

Place Farm thatch

The majority of thatched buildings in the Conservation Area are listed. A change from one thatch material to another or a change in style of the thatch will inevitably change the character of the building, and so requires listed building consent. The Planning Authority resists the loss of indigenous types of thatch materials and therefore does not support the use of other materials, such as water reed, unless compelling evidence can be given in support of such a change.

Clover Cottage thatch

Thatch was originally a cheap and readily available material, and was patched regularly as labour resources allowed. Today, compared with other more enduring materials, it is expensive to maintain and is the prerogative of skilled thatchers. It is now more common to thatch an entire slope or the whole roof on a cyclical basis.

Elm Cottage thatch

Thatchers take great pride in their work and their individual skills are to be respected. While allowing scope for individuality, it is also important to maintain local distinctiveness if the special character of the area is to be preserved. Historically, thatched roofs in Test

Place Farm roof tiles

Fareham Top chimney pot

Valley have adopted a simple profile with minimum punctuation by dormer windows and other adornment. The appropriate ridge for a long, straw roof is termed 'flush and wrapover' (i.e. it sits flush with the main roof slope). Combed wheat reed on the other hand often has a block ridge (one that stands proud), which can be plain or decorated. In the interests of maintaining the simplicity and distinctiveness of the local tradition, the Council encourages the use of flush and wrapover ridge on both long straw and combed wheat reed roofs. The Council does not accept the loss of long straw for combed wheat reed unless there are compelling reasons.

Clay tiles (mainly handmade) are also commonly used in the villages, with natural slate used from the 19th century onwards. Some properties include the use of concrete tiles. Unfortunately this material has a much heavier profile than clay tiles and can often appear prominent within the historic street scene, therefore its use is discouraged within the conservation areas.

Traditional details such as chimney stacks and pots, overhanging eaves, dormer windows and porches of various designs are features of the village that contribute to its character and individuality and should be retained.

Windows

Windows are a critical element of a building's design and even subtle changes can significantly alter the character. The predominant style is commonly termed the 'Hampshire casement', which dates back to the 19th century. This is a well-proportioned, single-glazed timber window with a single horizontal glazing bar equally dividing the panes. As distinct from their modern counterparts, traditional windows found in older properties are designed with the sub-frame and opening or fixed light flush, as opposed to the cruder design found in storm-proofed windows. This produces a more harmonised design. Likewise, the position of the window in the wall, whether flush or set in a reveal, and the form of the glazing bars affect the play of light and shade, again significantly affecting the visual appearance.

Old Brook Farm
- sash window

There are also several fine examples of timber sash windows throughout the Wallops and a few examples of metal, small-paned windows. There are also some rare surviving examples of earlier windows with lead lights

without horizontal glazing bars. When carrying out repairs, care should be taken to retain original glass as far as possible.

Brewery House window

The majority of windows in the Wallops are of a reasonable standard of design. Fortunately the use of non-traditional materials, such as uPVC, is not too widespread. While aspirations to improve thermal insulation are understood, wholesale replacement of well-designed traditional windows can rarely be achieved satisfactorily using sealed double-glazed units. A more appropriate solution is likely to be through proprietary draught stripping and secondary glazing. Existing windows should be retained, repaired or remade to a design appropriate to the period and design of the property.

Brockhurst Cottage door detail

Doors and associated architectural detailing are important features which often complete the character of the building. The significance of doors to the historic character of a building is often overlooked and doors are replaced with modern doors with inappropriate detailing. The architectural detailing of simple porches to small vernacular cottages or ornate door cases to the higher status buildings reflect the styles and periods of buildings and the social context in which these buildings once stood.

Garden Walls, Fences and Other Means of Enclosure

Garden walls, traditionally detailed fences, railings and other means of enclosure such as hedges (discussed later) are important features which contribute significantly to the character of the conservation areas. Several historic boundaries remain, defining the original plot sizes.

One particularly distinctive traditional boundary prevalent throughout the Wallop Valley, notably on roadside boundaries, is the thatched or tiled cob wall. There are some fine examples surviving within the villages, particularly the 'Walled Garden' in Over Wallop; and walls adjacent to Straw Hall and The Maltings in Nether Wallop. Care should be taken to retain these in situ, using traditional materials and methods of restoration.

Cob wall, Nether Wallop

On the whole the majority of properties, including modern dwellings, have retained an historic method of defining the boundary, either by brick or brick and flint walls, or by hedgerows. There is an

unfortunate move towards the use of close boarded fencing of various heights and these are alien features detracting from the historic character of conservation areas.

Another distinctive feature throughout the Wallops is the simple white painted metal post and rail barrier to the edge of the Wallop Brook and this detail should be retained as far as possible.

Key Characteristics

- Most of the older buildings are constructed of materials from local sources.
- Many buildings include timber frames with various infill materials including brick, flint, wattle and daub or brick and cob.
- On other buildings walls are predominantly built of brick, brick and flint, stone or cob.
- A high proportion of older properties have thatched roofs and the later buildings include clay tiles and slate.
- Windows and doors are generally traditionally designed and made of timber or metal.
- Garden walls, fences and hedges are important features contributing to the character of the conservation areas.

Trout Lane

The Contribution of Trees

A significant part of the character of the three villages is derived from the contribution made by trees, hedges, and other natural elements contained within it including the watercourses.

Trees and Hedgerows

It would be unrealistic to identify all trees that make a positive contribution to the character of the Conservation Area. The most significant trees and groups of trees are shown on the Conservation Area map. Trees form important backdrops to the villages on the valley sides as well as the significant concentration along the Wallop Brook watercourse. Large, important specimen trees are dotted throughout the villages, within gardens around the churches and in the parkland associated with Townsend Manor and Winton House. There are fewer mature specimen trees within the 'Middle Wallop' conservation area which is generally more open in character. The area around Ringwold House and the adjacent properties on Farley Street has the greatest concentration of mature tree specimens.

Hedgerows are important boundary features within the Wallops conservation areas, enclosing residential areas and agricultural land. The hedgerows and associated hedgerow trees are a particularly important survival of the agrarian history of the village and help to retain the verdant character of the conservation areas, allowing buildings to blend in with their rural setting. The village of 'Middle Wallop' is more urbanised, with a higher proportion of man-made boundary treatments particularly close boarded fencing.

St. Peter's Churchyard

Open Spaces

Open spaces within the conservation areas are important as they help to define the built environment and create a sense of place. The most important spaces within the Wallops are shown on the Character Appraisal map and include:

- St. Andrew's and St. Peter's Churchyard.
- Agricultural land to the east of Ducks Lane.
- Parkland to Winton Nursing Home and Townsend Manor.
- Various sections of the Wallop Brook.

Parkland at Winton House

- The Village Green to the south east of the Causeway at Nether Wallop.
- The area to the west of the Old Rectory.
- Land to the east of Suddern Farmhouse.
- Land to the north of Haydown Farm barns.

Treed area facing Townsend Farm

Other natural features

The Wallop Brook and its associated environs is the most important natural feature in the conservation areas running the full length of the villages along the valley bottom. The Wallop Brook has shaped the way in which the villages have developed and lead to the creation of particular historic types of water management, including water meadows and watercress beds. Unfortunately, the water meadows and water cress beds have now disappeared from the Wallops to be replaced by inappropriate modern non-traditional farming methods. The Wallop Brook is a key source of bio-diversity within the conservation area, supporting many types of wildlife.

Important Views

The most important views looking into and out of the Conservation Area are shown on the Conservation Area map. These contribute to the character and setting of the Conservation Area and care needs to be taken to ensure these are not lost or compromised by inappropriate development or poorly sited services.

View into Over Wallop Conservation Area from Salisbury Lane

4 Summary

Character

The Wallops are historic villages set within the valley of the Wallop Brook with rolling chalk downland beyond. They are essentially quiet and residential in character; and have not been altered significantly by late 20th century development or modern living. The villages are prosperous and of considerable architectural and historic interest dating mainly from the 16th to the 21st centuries. The Wallops developed slowly as a series of small settlements consisting mainly of one-and-a-half and two-storey cottages, farmhouses and outbuildings and a number of higher status buildings built mainly along a series of narrow roads and maintains a strong rural character.

Wallop Brook

Over Wallop is strongly linear in form consisting of development mainly along the roads and Brook, built to a similar height. St. Peter's Church provides a bold landmark halfway up the village. The majority of buildings are cottages, farmhouses and outbuildings with some modern infill development. A feature of Over Wallop is the number of working farms which functioned within the village until the late 20th century; which contribute to the rural character of the village.

A feature of Over Wallop is the number of working farms which functioned within in village until the late 20th century

Nether Wallop has changed least of the villages with the historic core of the village occupying the narrow valley floor with post-medieval and modern development extending up the valley. The village has an enclosed, tranquil character consisting of a mixture of historic buildings types : church, higher status buildings, farmhouses, outbuildings and cottages and later development.

Middle Wallop concentrated around the busy A343 crossroads has experienced greatest change, and consists of the Garage, public house, Wallops Hall and of a mixture of cottages, houses and bungalows ranging from the 16th to the 21st century.

Reason for Designation

Detail of cob wall with thatched coping at Nether Wallop

The Wallops consist of a mixture of buildings of varying ages and styles but are probably best known for the number of timber-framed thatched cottages. Other distinctive architectural features include the clay tile roofs, traditional timber doors and windows (notably the Hampshire casement) and porches of varying designs. There is also a strong sense of enclosure formed in part by the number of cob walls and the well established hedgerows, mature gardens and trees which reinforce the strong rural character. The Wallop Brook which runs throughout the Wallops is an important natural feature linking the villages.

These features all contribute to the character of the villages and are worthy of preservation or enhancement. It is important that their significance is understood and taken into account when development is considered. It is often the small insensitive changes that can cumulatively undermine the character of conservation areas.

Boundary Review

When the Conservation Areas were originally designated, boundaries were drawn more loosely than they would be today and included buildings of varying quality, as well as extensive areas of countryside. When they were reviewed, care was taken to avoid duplication with other land use policies and designations. A comprehensive review was also undertaken by Consultants on behalf of the Council in 2006, to check that there were no anomalies with the boundaries. The quality of buildings and features were also assessed for the contribution (or otherwise) that they made to the character of the Conservation Area.

As a result of the review, the boundaries at Nether, Over and 'Middle Wallop' were cut back, removing development of limited architectural merit and fields on the periphery, but retaining the historic core of the villages. The

boundary was also amended to exclude Broadmead and land to the south west of Coldstream on Farley Street.

In line with national guidance, the Conservation Area boundary was extended to include parkland to the west of Winton Nursing Home and north of Townsend Manor, gardens to the west of Gerrard's Farm and a small piece of land forming part of St. Andrew's Churchyard.

Parkland to the north of Townsend Manor

Conclusions

Despite some limited development, there has been relatively little change within the Wallops since the Conservation Areas were designated in the early 1980's, and they still clearly warrant designation.

The character of the villages is derived from a combination of factors, which have been identified in this appraisal. These factors include the setting, layout and historic development of the villages as well as the quality and variety of their architectural style, materials and detailing. When considering new development in the village, it is crucial to understand, be aware of and work with these features if the special character of the Conservation Areas is to be preserved or enhanced.

Consultation Undertaken as Part of the Review

- Consultation with representatives from Nether and Over Wallop Parish Councils early in the process.
- The review and exhibition were advertised in the Parish Newsletters and on the Parish and the Borough Councils' web sites.
- A copy of the draft appraisal was put on the Test Valley Borough Council web site with links to the Parish Council web sites.
- Posters were displayed on local notice boards.
- An exhibition summarising the appraisal and boundary changes was held at the Wallop Parish Hall on the 21st November 2007.
- Individual letters were sent to residents affected by proposed changes to the boundaries giving them the opportunity to comment.

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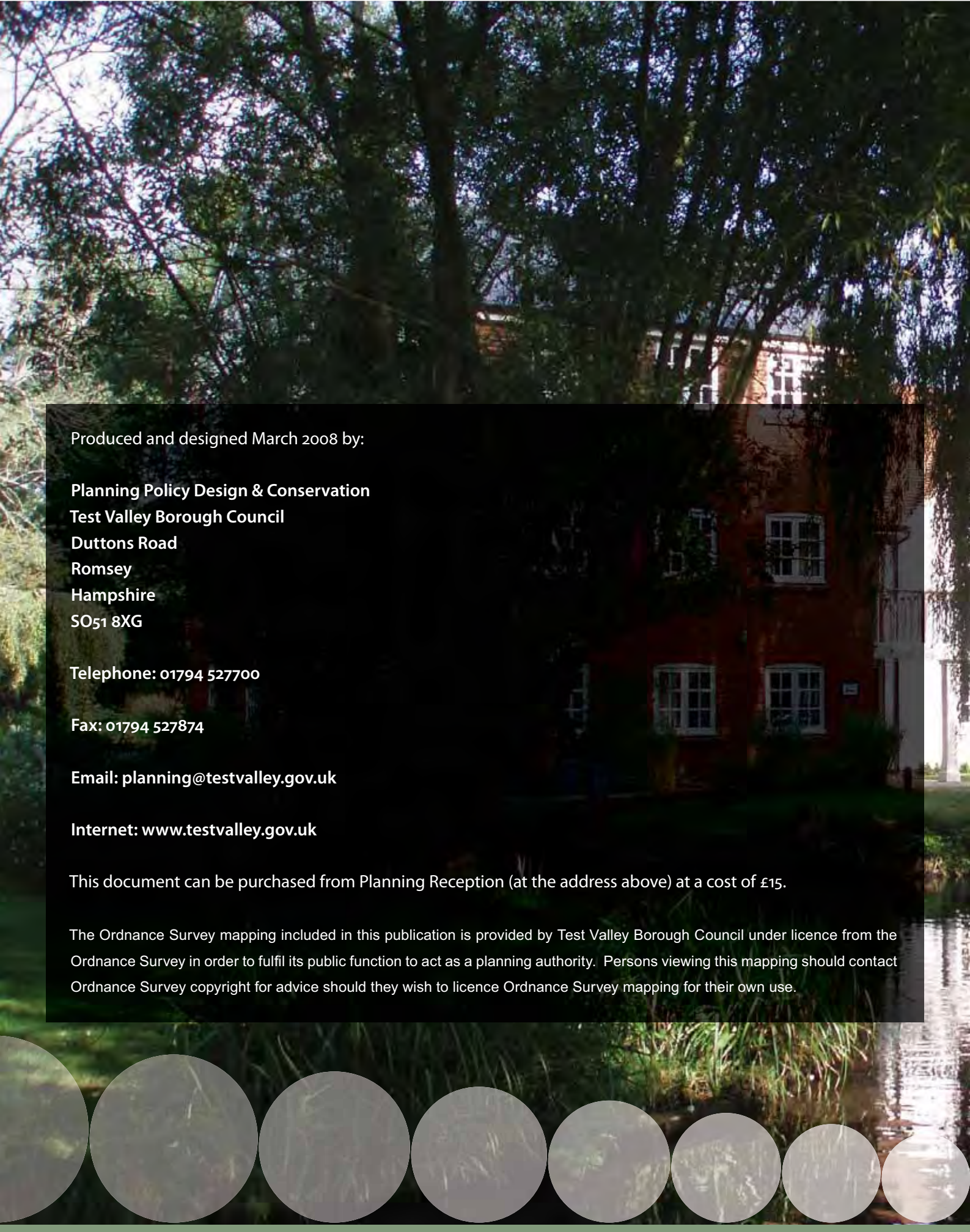
Appraisal Maps



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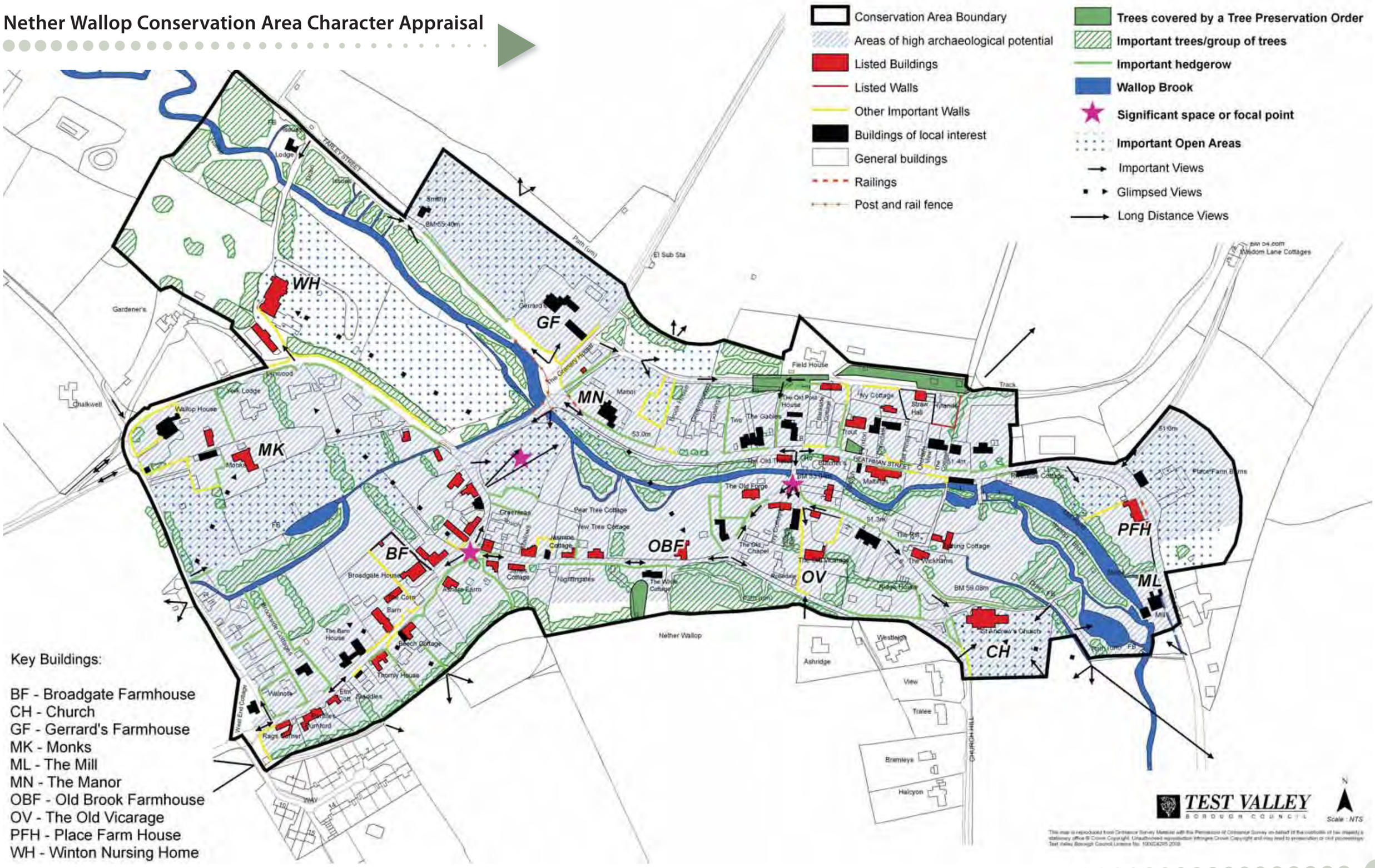
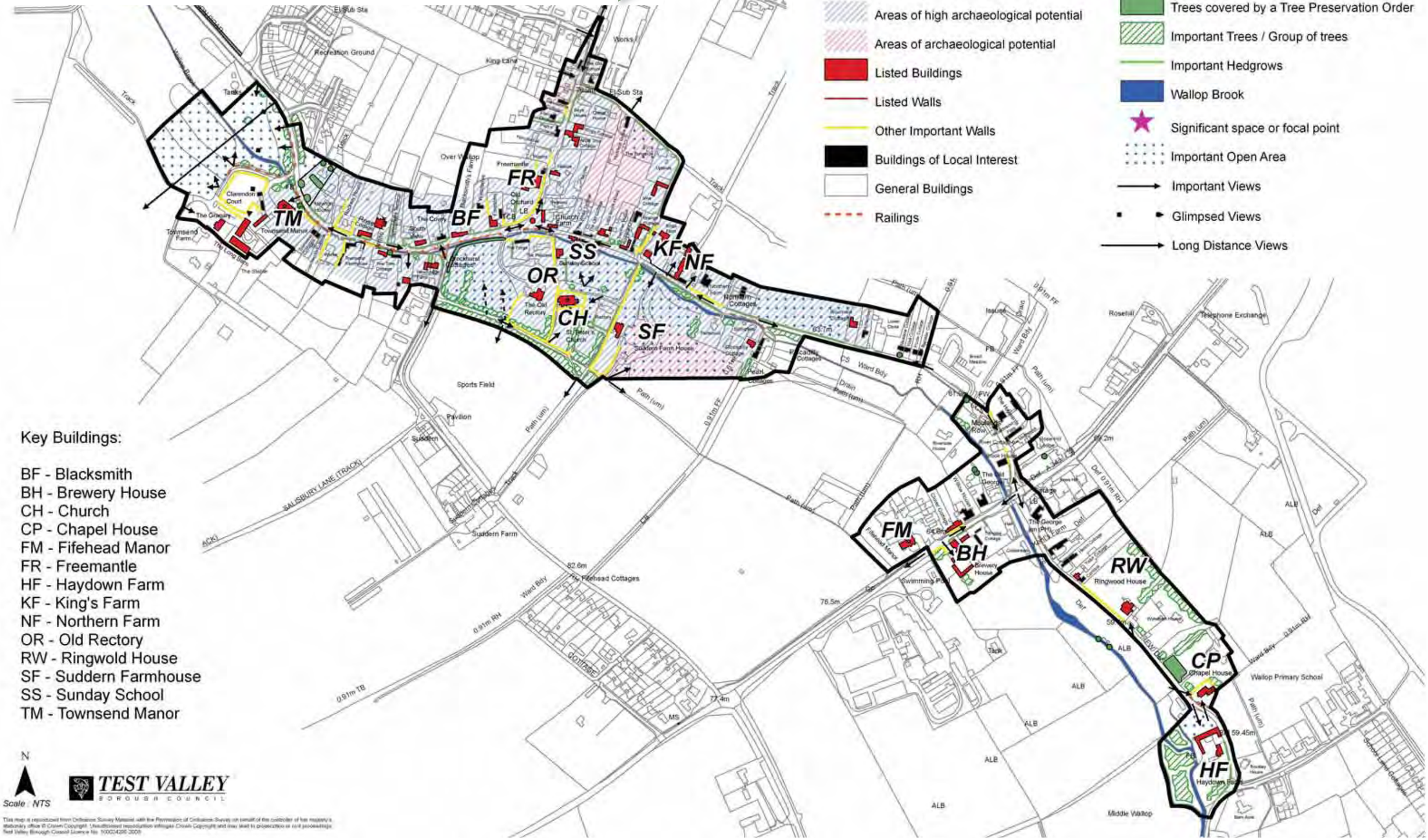

Conservation Area Boundary
Areas of high archaeological potential
Listed Buildings
Listed Walls
Other Important Walls
Buildings of local interest
General buildings
Railings
Post and rail fence
Trees covered by a Tree Preservation Order
Important trees/group of trees
Important hedgerow
Wallop Brook
Significant space or focal point
Important Open Areas
Important Views
Glimpsed Views
Long Distance Views
WH
GF
MN
MK
BF
OBF
OV
PFH
ML
CH
Nether Wallop
Key Buildings:
BF - Broadgate Farmhouse
CH - Church
GF - Gerrard's Farmhouse
MK - Monks
ML - The Mill
MN - The Manor
OBF - Old Brook Farmhouse
OV - The Old Vicarage
PFH - Place Farm House
WH - Winton Nursing Home
TEST VALLEY
BOROUGH COUNCIL
Scale : NTS



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