

Appendix 2 ARCHITECTURAL DESCRIPTION OF THE PARISH

STATION ROAD – Within SDNP

The houses in Station Road are in predominantly and typically 20th century, mostly semi-detached and the development probably speculative. The pattern of building is highly ornamental with curvilinear patterned bargeboards and ornate ridge tile details. The building style utilises the local red brick with slate roofs and some with pseudo-Tudor half-timbered and rendered upper elevations. Timber supported verandahs are also popular. Development is confined mainly to the western side of the road with one or two individual sites to the east, allowing the landscape to dominate. From Crookhorn Lane southward the pattern is more piecemeal with individual sites developed mostly in the styles of the late 20th century, but with some earlier bungalows from around the 1920's and 30's. A number of gaps exist within this linear pattern, which help to reinforce a rural character. Flint retaining walls becomes a feature from Crookhorn Lane. The Towers makes bold use of this material. A good visual link with the older part of the village at School Hill is forged by the long a low retaining wall that continues south through the tunnel of trees up to high garden walls of Soberton House.

CHURCH GREEN & SCHOOL HILL – Within SDNP

This is the oldest and most architecturally homogeneous part of the parish with the Church of St Peters being significant with prominence to the street scene. The dominant building form in School Hill is a low eaves line with first floor windows punctuating this line with full dormers, giving a one and a half storey height. The average ridge height is around 6m above ground level and the ground contour is reflected by the scale of each building along the frontage in relation to the neighbouring property. The buildings are generally built adjacent or near to the roadside, Old School House being the only exception. Many of the older buildings are timber-framed but vernacular repairs over time have degraded and replaced much of this structure with brick or flint. Flint boundary walls, generally in fair condition, define the area's character. Those associated with Soberton House and Manor Farm are up to 3m high with simple brick capping. These examples date from the 18th century. More recent walls, dating from the 19th century and onwards, are usually finished with heavier detail, including brick quoins and capping of either semi-circular or triangular shape. There are Grade II listed buildings within this section.

WEST STREET & COLE HILL - Within SDNP

A varied selection of building types range in date from around the 15th century to the late 19th and early 20th century. This group lies at the heart of the old village and contains no fewer than four listed buildings. All of these are timber framed with brick infills. The earliest is Maypole Cottage, a former open hall house that is attributed to the 15th century. Others in this group include Five Trees (17th century thatched), Yew Tree Cottage (16/17th century) and Maypoles (17th century originally thatched). All

these buildings are timber framed with later brick claddings. Recent works to Yew Tree Cottage have included the refurbishment of the north wall and the reinstatement of the timber frame in green oak, with herringbone patterned brick infills. Other buildings in the group display a wide variety of vernacular building styles and features. The new water pumping station is the only building on the north side of West Street and features reconstituted flint panels under a machine made clay tiled roof.

HIGH STREET Within SDNP

High Street is classic rural linear development characterised by a variety of building types of the last three centuries. Building intensity is highest in the cluster around the area of raised bank that provides a focus. Many of the 19th century buildings were originally business premises now converted to residential use. Soft hedgerow planting of indigenous species is common in High Street and combines well with the flint and brick boundary walls, maintaining a rural quality in an otherwise fairly intensively developed area. High Street is rich with special details such as ridge tiles, handmade chimney pots, decorative bargeboards and cast iron guttering, which could be lost by re-roofing work. The terrace at Webb's Green is a good example of a successful modern development in tune with its surroundings. The terrace is in step with the ground contour and turns the corner into Selworth Lane, giving good visual harmony. The original flint wall is retained and building material match texture and colour of 18th century Meon Place opposite.

SOBERTON HEATH including Liberty Road, Forester Road , Chapel Road Maybush Lane and Kiln Hill – Bordering and within SDNP

Soberton Heath borders the SDNP and the Forest of Bere, and is a small settlement of narrow lanes with private and affordable homes making up a small residential unit with contrasting designs in and surrounded by countryside with valued gaps between the development. The original settlement is ranged along Heath Road with its focal point around the Grade II listed Bold Forester public house dated 1709 with which adds significance to the street scene. A few cottages of a similar age remain in that area. Traditional roofing materials for this area are plain clay peg tiles with hogs back ridge details. Some hips are treated with bonnet tiles and others with ridge tiles. Both of these are 19th and 20th century inventions and probably replace hand cut detail. The brickwork to the front elevation of the Bold Forester is of very high quality work with blue headers and red stretches laid in Flemish bond (ie.i.e. Header/stretcher, header/stretcher, etc). The south elevation fronting Forrester Road has been painted and this brickwork detail has been lost. Similarly, the flint outbuilding at the rear has been re-tiled in interlocking concrete tiles, which are incompatible with vernacular materials. Bere Farmhouse dates from a similar period. The house is fairly unusual in that the upper elevations are tile hung. Heath Road was built up mainly in the 19th century with pairs of semi-detached and detatcheddetached workers' houses. Most were replaced in the late 20th century with individual detached houses. Bungalows are still prominent in the street scene but many have been altered to accommodate modern day living. Enclosed fields between the road system and the forest to the south enable the settlement to retain an obvious rural character.

NEWTOWN – Bordering SDNP

The original centre of the village north of the Village (Rookesbury) Hall has a number of original house types. These are predominately 19th century brick buildings with clay-tiled roofs. A typical house in Newtown is of two full storey height, double fronted with central front door and with full gabled ends under a clay tiled or sometimes slate roof. Some have a rear wing at right angles to the frontage and with a continuous eaves line to the main building. Windows usually have a vertical emphasis with stone or pre-cast concrete lintels. The original windows are of typical late 19th, early 20th century sliding sash type and although some really good examples remain, many have been replaced.

Trimmed mixed hedgerows define most road frontage boundaries, but some are taller between plots. A number of small brick out houses survive as a reminder of Newtown's recent working past.

Larger houses of various styles ~~houses~~ have been built since 1990, some with detached 'barn style' double garages, and two of the three 1960's bungalows south of the Village Hall have been redeveloped with heightened roofs and dormer or Velux windows to produce two-storey family homes.

Apart from three houses on the south side of the cul-de-sac lane adjacent to Ivy Cottage only two houses are in properties set back from the road and are untypical of the village.

Church Road extends south with the village school and Holy Trinity Church on the Hill, with a number of ~~dwellingsdwellings~~ in large plots and the Travellers Rest Pub, giving it ~~aan~~ edge of village aesthetic feel.

Lodge Hill has a mix of traditional 19th century brick built houses with clay-tiled or slate roofs with two houses built since 1990, and a pair of semi detached traditional cottages, Highline Cottages, are set back from the road. Lodge Hill also 2 commercial equestrian establishments and key access to the Forest of Bere within the SDNP.

Ingoldfield Lane closest to the centre of the village has road frontage properties some newer than others but then as it travels north becomes one of the quiet sunken lanes of the village populated with equestrian establishments with Ingoldfield Farm House a listed building nestling in the centre of these.

Dradfield Lane has one private dwelling, an agricultural establishment and a commercial goods yard. Any more development would put pressure on the already eroding verges and hedgerows from the increase traffic and transport of larger vehicles.

HUNDRED ACRES on the edge of the SDNP

| This unique ‘model village’² born out the mid-19th century ~~In~~losuresEnclosures Act, was built to house workers of the nearby Rookesbury Park estate on former common land. The original cottages are architectural gems with highly individual and distinctive features. This has a regional identity of its own and should not be lost.

Elevations have a mixture of red and blue brick with random dispersal laid on Flemish bond. The chimney detailing is exceptional, and thankfully a few of the superb original cast iron windows with diamond-patterned lights remain, and their retention should be encouraged.

Many of these cottages have been extended in the past thirty years to accommodate modern living, and one has a contemporary style extension that is totally out of character with the other properties in this unique setting.

| ~~Rural Lanes~~RURAL LANES

| The villages have a number of more rural lanes ~~that~~which have scattered development that has evolved over the years many as agricultural dwellings now with their ties lifted. These are in the countryside and any new development is along the ~~quiet~~quite lanes will alter the streetscene and countryside identity.