



Wherwell Conservation Area
character appraisal



TEST VALLEY
BOROUGH COUNCIL

1 Introduction

Wherwell Conservation Area was designated in 1969 in recognition of its special architectural and historic interest. Once designated, the Council has a duty to ensure that the character of the conservation area is preserved or enhanced, particularly when considering applications for development.

In order to do this it is important to understand what it is which gives the area its distinct and unique character. This is derived from a number of factors including its historic development, landscape and topography, the style, type and form of the buildings, spaces between buildings, materials, textures, colours, detailing and less tangible aspects such as sounds and smells which can contribute to the special character of the area.

Local authorities are now encouraged to prepare Character Appraisals for each of their conservation areas to identify these special qualities and to highlight features of particular significance. The appraisal is intended as an overview, providing a framework within which individual planning applications can be assessed. The appraisal includes text, an appraisal plan, and photographs, to pick out those features which give the conservation area its special character. It is not realistic to refer to every building or feature within the conservation area– but the omission of any part does not mean that it is without significance.



Bridge over former railway line

2 Wherwell Conservation Area

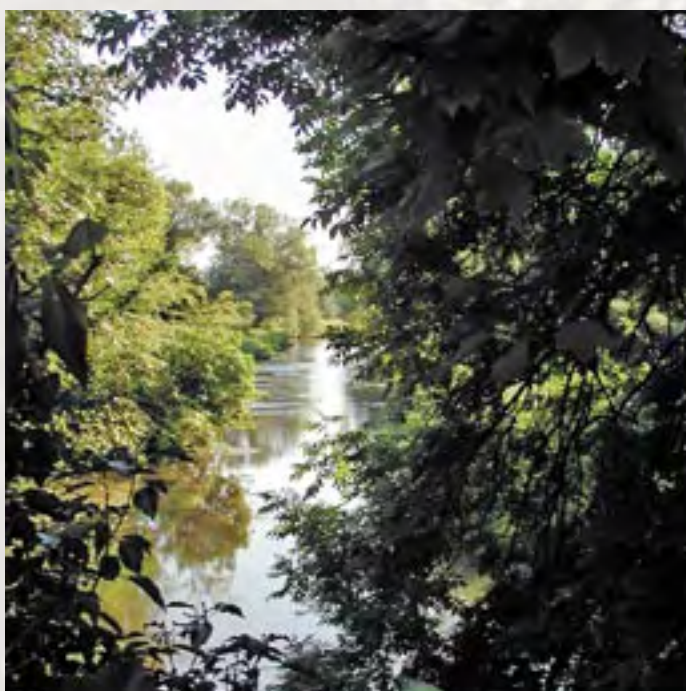
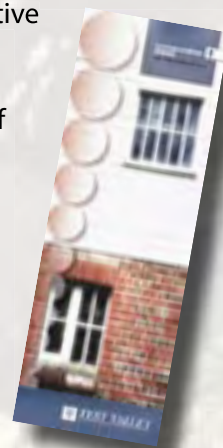
Context

Wherwell was one of the first conservation areas to be designated in Test Valley– on 19th December 1969. The boundary was originally drawn tightly around the historic core. Local authorities have a duty to periodically review their conservation areas to ensure they are still relevant and that boundaries are logical and can be defended.

A comprehensive review of the Wherwell conservation area was carried out and the boundaries formally amended by the Council's Executive on 10th March 2004. The conservation area now covers most of the village and Priory parkland, (but excludes areas of post war development), as shown on the appraisal plan in the back cover of this document.

The character appraisal 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.

The character appraisal has been adopted as supplementary planning guidance and will be a material consideration when future development in Wherwell is taken into account. The character appraisal is a separate document from a Village Design Statement in that it deals specifically with the conservation area and is produced by the Council. Village Design Statements in contrast, cover whole villages and are prepared by the local community. When the Village Design Statement for Wherwell is completed, both documents will work in tandem.



View of the River Test from the Mill



The White Lion Public House

Location and Population

Wherwell is situated on the north west bank of the River Test about 4.5 miles from Andover and about 5 miles north of Stockbridge.

The population of Wherwell is about 438 (based on Hampshire County Council's *Small Area Population Forecasts* 1995). In its heyday the Priory was the major employer. The village was virtually self sufficient with its own farms, grocery, bookmakers, smithy, two public houses and even a small car factory. The shop closed in 1998, so residents have to travel out of the village to shop. Today only about 15% of the population actually work in the village (the rest working in Andover, Basingstoke or further afield).

There is a good range of community facilities including a primary school, church, two halls, sports pavilion and playing fields.

Topography and Landscape

Wherwell lies within the Valley of the River Test Heritage Area– an important landscape feature of great beauty which includes not only the river, but also the valley floor and sides. The river (and valley floor immediately adjacent), the water-meadows and Chilbolton Common (just outside the conservation area) are Sites of Special Scientific Interest (SSSI's).

Wherwell is a small compact village which developed initially on the gravel shelf above the valley bottom of the River Test and later up the valley sides.

The name Wherwell comes from the Early English words "hwer" and "well" meaning kettle and spring. Wherwell has an attractive and dramatic landscape setting with two distinct landscape types- the flat valley of the River Test with its alluvial floodplain and the braided channels cut through the elevated and wooded chalk downland.

These two geological systems come together giving rise to steep valley sides and in places an impressive wooded escarpment which dominates and overlooks the village. The geology determines the vegetation pattern too– the open floodplain is characterised by willow, alder and other riparian plants, while the drier valley slopes support woods of beech, ash, yew and oak. It is this background which forms the setting of the village.



Shepherd's Cottages viewed across the watermeadows

Historic Development of the Village



Illustration based upon
Tithe map dated 1844

There is some evidence of pre-historic settlement in Wherwell– the Saxon settlement is likely to have been in the vicinity of the Priory and Church.

Although Roman artefacts have been found in the churchyard and on the site of the Nunnery, there is no evidence of a Roman settlement. The course of a Roman road crosses the B3408 (Longparish Road) north east of the village.

The Priory is on the site of a former Benedictine Abbey– founded c.986 and dissolved in 1539. The Nunnery owned all the village at the time of the Domesday Survey of 1086, including the Abbey, convent buildings, 3 mills, 65 acres of meadow and substantial areas of woodland. By the time of the dissolution, the Priory had developed further with its own slaughterhouse, granary, brewing and baking houses.

The early village served the Nunnery developing around what is now Church Street and Winchester Road- as seen on the 1743 Map of Wherwell (left) and the Tithe map of 1844.

The village then grew in a rather piecemeal way along the Winchester and Fullerton Roads.

The railway constructed in the 1880's had a radical impact on the form of the village, with construction of embankments, cuttings, bridges and the station buildings. Developed as part of the Hurstbourne to Fullerton branch line, it was an ambitious plan to connect Newbury to Southampton. The line was not a financial success, closing prematurely in 1956.



Extract from 1743 Map of
Wherwell Ref: 33M49/1
Reproduced with kind
permission from Hampshire
Records Office

The line is now in fragmented ownership, with private housing built on the north side of Fullerton Road, bungalows constructed by Andover Rural District Council on either side of the station and the former booking office and Master's House now in private ownership.

Parts of the former railway have been filled in (Home Guard Hall) with other sections used as informal footpaths.

Development in the 20th Century has been fairly limited and includes Wherwell County Primary School (1926), Fair Piece Cottages, private housing along Fullerton Close, sheltered accommodation at Mill Close and several conversion or infill housing projects including Chapel Court, Kingsmill Barns and Forge Cottage.

Until relatively recently, Wherwell was largely owned by the Wherwell Priory Estate. This single ownership has had a marked impact on the form of the village, in terms of the size and type of building and plot sizes.



Mount Cottage

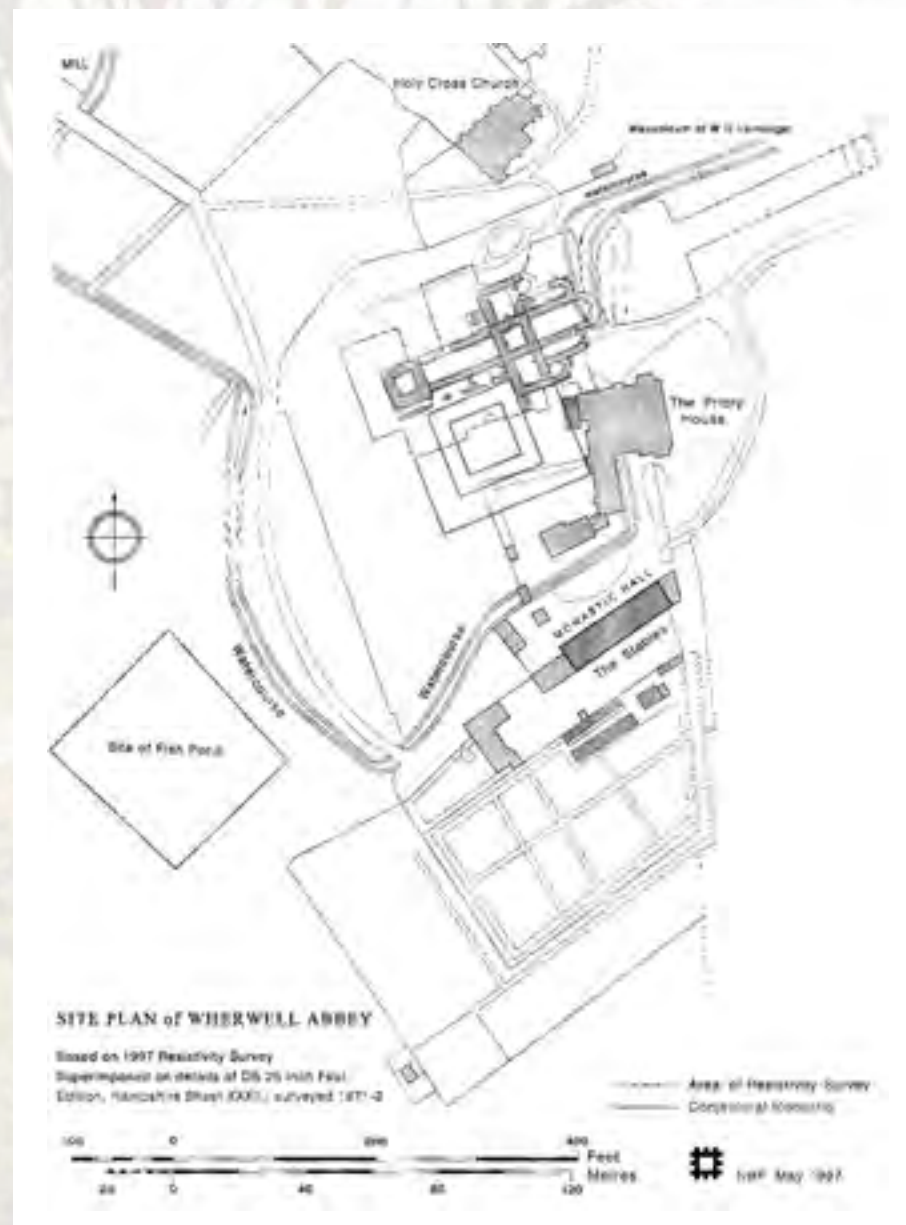
Areas of Archaeological Potential

Most settlements contain archaeological evidence which helps to explain its origins and the way of life of former inhabitants. Most of the historic core of Wherwell has been identified as an Area of Archaeological Potential as shown on the appraisals map. This covers the site of the Priory, Church Street and extends along both sides of Winchester Road from the White Lion public house to Mount Cottage.

Most of the ecclesiastical buildings associated with the Priory were demolished with the Dissolution of the Monasteries. The site of the Abbey in relation to the current Priory is shown below.

Archaeological remains are likely to be found in these areas of archaeological potential, so if works which include ground disturbance are proposed, an archaeological assessment is likely to be required. This may conclude that development is inappropriate or needs to be modified.

Extract from unpublished report on Wherwell Abbey
 May 1997- reproduced with consent from English Heritage and Nigel Fradgley





Entering the village from the north along Winchester Road

Form of the Village

Wherwell is a compact, roughly 'T' shaped village running south-west to north-east along the Andover- Winchester/ Fullerton Roads and south-east to the Church and Priory, abutting steep wooded chalk valley sides to the north.

The village limits are set naturally with the steep escarpment and disused railway providing a barrier to the north with the river, water meadows and floodplain restricting development to the south and east.

The settlement largely follows the spring line and drier land above the flood plain and is contained and sheltered by the wooded valley slopes. Later development has extended up the valley sides exploiting views across the historic water meadows.

Wherwell appears to have grown as a collection of random buildings connected to the Church and Priory and adjacent villages by a series of lanes and footpaths.

In common with other monastic communities, Wherwell has a classic setting on the valley floor at the base of the escarpment with approach roads (from Andover and Fullerton) descending into the village.

There are four main entrances in to the village that mark the transition from countryside to the built environment:

Fullerton Road

This narrow, south-western route into the village follows a terrace above the floodplain and is enclosed on either side by trees and hedgerows.

Winchester Road/Old Hill

This steep, twisting approach from the north-west is across well wooded, undulating chalk downland, passing through woods, before crossing the former railway line and ending up at a convergence of routes marked by the White Lion public house.

Longparish Road

This route from the north-east is also on a terrace overlooking the floodplain with a high, wooded embankment to the north, recreation ground enclosed by hedges to the south and the river running parallel with the road.

Winchester Road from Chilbolton

This route from the south-east crosses the floodplain and is bordered by trees and hedgerows with the Priory parkland to the west and watermeadows and River Test to the east. There is a network of public footpaths in and around Wherwell providing good views of the village.



View of Priory from Winchester Road/ Longparish Road junction

3 An Appraisal of the Conservation Area

Key Characteristics of the conservation area

- Most buildings are in residential use.
- Over 55% of buildings are listed or of local interest.
- The majority of houses are small.
- Older cottages are built to a long, low linear floor plan, are generally timber-framed with steeply pitched, largely unpunctuated thatched roofs with low eaves.
- Newer development tends to be larger, generally square in plan form, two storeys high with slacker roof pitches.
- The majority of houses are one plot deep and are built close to the road.
- Newer development is dispersed in small pockets with an absence of large, modern development on the periphery of the village.

For this appraisal, Wherwell has been divided into four character areas. The quality of the buildings, landscape and setting have been considered together.


i Fullerton Road

This area includes both sides of Fullerton Road terminating at Southcroft and Mill Close. It consists of low density houses built either side of Fullerton Road. Houses vary in design but are built to a similar scale and are set in mature gardens. Houses on the north side are elevated– several constructed on the former railway line. Houses on the south side are generally built below road level with long rear gardens sloping down to the river.

The most important historic buildings on the south side are May Cottage (a late 18th Century thatched cottage), no. 44 and Aldings (long low and narrow thatched cottages with cob walls, orientated towards the river see left), and Old Malt House (a two storey 16th Century brick and flint colour washed house thatched with longstraw) on the northern side. These older properties tend to be built close to the edge of the road.

The character changes beyond Kingfishers as the road broadens out. The building line is irregular but the sense of enclosure is maintained by the use of boundary hedges. There are a mixture of houses and bungalows which pay little regard to the scale and form or plot division found in earlier housing. The impact is minimised by screening provided by mature roadside planting. This character area ends with the White Lion public house and Mill Close– a prominent block of sheltered accommodation built in 1977 which is out of scale with older buildings in the area and more particularly lacks the street enclosure which is such a characteristic feature of this area.

View along Fullerton Road

A scenic view of a riverbank. In the foreground, a wooden walkway with a railing runs along the edge of a body of water. The railing is made of light-colored wood with vertical posts. The walkway is paved with wooden planks. In the background, there is a dense line of trees, including a prominent weeping willow on the left. The trees are lush green, suggesting a spring or summer setting. The overall atmosphere is peaceful and natural.

Key Characteristics

- A mixture of buildings of varying ages and styles, the majority of which are unlisted.
- The character is derived primarily from the quality of the landscape.
- Buildings on the north side are generally newer, and set in elevated plots.
- The south side has a number of characteristic long linear thatched cottages built tight against the road with long rear gardens orientated south towards the river.

ii The Historic Core

This area incorporates both sides of Winchester Road from the White Lion public house to Mount Cottage and includes Church Street and Mill Lane. It starts with the White Lion which is built right up to the cross road. Cottages on the north side are set back from the road behind small traditional cottage gardens enclosed by low hedges and are constructed from a mixture of cob and brick with flint with thatched roofs.

War Memorial in the historic Core

The character changes around the Church Street junction and Mowle House. The buildings are taller (mainly two storeys) and in the case of Mowle House, the situation is accentuated as the plot is elevated and land cut away at the front to provide a parking space.

Properties on the south side mainly about the pavement and consist of a variety of building types – Gavel Acre a low thatched cottage with rendered walls and distinctive porch, the former Wesleyan Chapel (now known as The Old Chapel) built of brick and flint and the weather boarded Kingsmill Barn (both in residential use). The unpunctuated boarding on the roadside maintains the strong visual character of the original barn.

The war memorial occupies an important public space at the heart of the village set against a group of white painted, timber framed, thatched cottages with staggered rooflines which wrap around the corner and are framed by the trees beyond. The cottages include a variety of different windows, doors and other details, which blend together to form an enchanting group. This pattern is repeated further up at nos. 17-19 Winchester Road with another pair of picturesque, timber framed cottages with exposed, crooked timbers and hipped thatched roofs.

Church Street is a narrow road leading to and terminating with the church of St. Peter. Although individually designed, the scale, form and juxtaposition of the buildings, create an attractive and harmonious group. This is further enhanced by the natural and man-made landscape setting within which they sit– which has a timeless quality. The arrangement of the buildings– (which are generally close to the road) and the mixture of picket fencing, walls, trees and shrubs give a strong sense of containment while allowing glimpses of the open countryside beyond. There is a varied roofline reflecting the mix of 1½ and 2 storey dwellings and differing roof materials (thatch and clay tiles).

Walls are mainly constructed of brick with timber framing and generally painted in subtle shades of cream and white. The atmosphere is tranquil with the soothing sound of the stream– and the setting is further enriched by mature trees around the churchyard.

The church of St. Peter built in 1858 of flint with stone dressings, is the most distinctive building in Church Street, but only truly comes into view from beyond the Lychgate. The churchyard with its lofty evergreen trees is a peaceful, calm refuge providing the village with an important link with the past.

This area also includes Mill Lane– a narrow lane leading to the Priory with soft grass verges either side and lush meadows flanking the river. The Mill and Mill House are the last properties in the village before the Priory estate and form a continuous range of late 19th Century buildings. The mill is timber framed with a brick base (see page 13), while the house is a politer, classically designed building.



Listed Buildings on Church Street

Key characteristics

- The majority of properties are listed.
- Most buildings are small scale houses and cottages constructed from the 17th-19th centuries.
- Many are built close to the road and have long, low linear floor plans.
- Most buildings are one and a half storeys high with the upper floor contained within the attic producing a low eaves line.
- The majority of buildings are timber framed or rendered with thatch or clay tile roofs.

iii The eastern end of Winchester Road and Longparish Road

This section stretches from Fair Piece to Wherwell County Primary School and is more diverse and less built up than the previous character areas. It starts with the narrow tunnel like section of road between Mount Cottage and Toll Cottage which effectively splits the village in two. This route is busy, with no footway and difficult for pedestrians to use.

8-9 Shepherds Cottages

There is a dense canopy of trees consisting of mixed yew and deciduous trees on the steep railway embankment to the north, and mature parkland trees at the Priory to the south. Views of the parkland are obscured at this point by close-boarded fencing. Woodland ends at Toll Cottage– a simple brick and stone cottage with thatched roof built on a narrow plot which is breached awkwardly by the parking area cut into the bank.

The character of the area opens up around the road junction– where it is possible to glimpse views of the Priory parkland. Beyond here the river and watermeadows become the dominant features punctuated by a scattering of dispersed buildings set against the heavily wooded escarpment of the downs.

Shepherds Cottages– (an attractive pair of late 18th century, whitewashed cottages with thatched roofs) provide an important end vista. These photogenic cottages with their traditional cottage gardens have a strong linear form, which is accentuated by the picket fencing and roadside railings (see above left).

Other buildings in this area include Greenwich Cottages– (a pair of early 20th century semi-detached cottages built right up to the scarp slope), Old Greenwich Cottage (built of cob and thatch and constructed to the same basic floor plan as the early cottages on the south side of Fullerton Road) and the red brick purpose built Wherwell County Primary School.

Although outside the conservation area the watermeadow south of Longparish Road is an important feature which contributes to the setting of this part of Wherwell. It is a powerful space, which combined with the trees on the former railway embankment to the rear, forms a strong visual frame to the school and cottages.



Wherwell County Primary School

Travelling south towards Chilbolton along the Winchester Road, the landscape consists of pastureland and meadow bordered by hazel and elder which is enclosed, well-wooded and intimate in scale in the summer with more open views in the winter. Trees are a mixture of regenerating willow and ash with beech, sycamore and horse chestnut.


Key Characteristics

- This area is less built up than the other areas with scattered development.
- Trees contribute significantly to the character of this area.
- The railway embankment is a distinctive feature of this area, providing an attractive backdrop to the settlement.
- The watermeadows and river are important features contributing to the setting of this part of the village.

iv The Priory and Parkland

This area includes the buildings and historic parkland associated with the Priory.

The Priory still reads as an estate with a distinguished Grade 11* listed country house (developed in part on the site of the former Nunnery), as well as the Stable (Grade 1 listed building dating back to the 13th century), Andover Lodge (c.1840), East Lodge and the surrounding parkland.



Priory ground

The character of the conservation area is enhanced by the presence of the Priory and parkland and the connections which exist between the church and main village street, which is marked by a series of historic routes. The parkland contributes significantly to the landscape setting of the village notably when viewed from the northern and western sections of Winchester Road, Longparish Road and from Mill Lane.

The grounds are laid out as typical country house parkland and are included on the Hampshire Register of Parks and Gardens. The parkland consists of formal gardens around the house and expanses of grazed pasture with several specimen plane, lime and horse chestnut trees, enclosed by metal and wooden estate railings and gates. A distinctive feature of the estate is the river as it divides into a series of braided channels crossed by simple, rustic wooden bridges (see left). The parkland is clearly visible on the 1743 map of Wherwell- (see page 4).

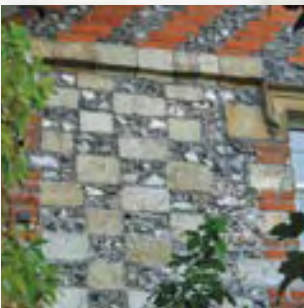
Key Characteristics

- The Priory is a Grade 11* listed country house set in historic parkland.
- The parkland contributes to the setting of the house and conservation area.

4 Materials, Textures, Colours and Detailing



Thatched wall at the White Lion



Brick and flint wall at The Manor



Timber framing with infill panels of brick

Introduction

By necessity builders in the past used materials which were available locally– such as timber, cob and thatch. There are several fine examples of buildings dating from the 17th Century in Wherwell displaying traditional construction techniques and good architectural detailing. With improved transport and more advanced manufacturing techniques, (from the 19th Century onwards), builders had a wider choice of materials such as Welsh roof slates and red stock bricks.

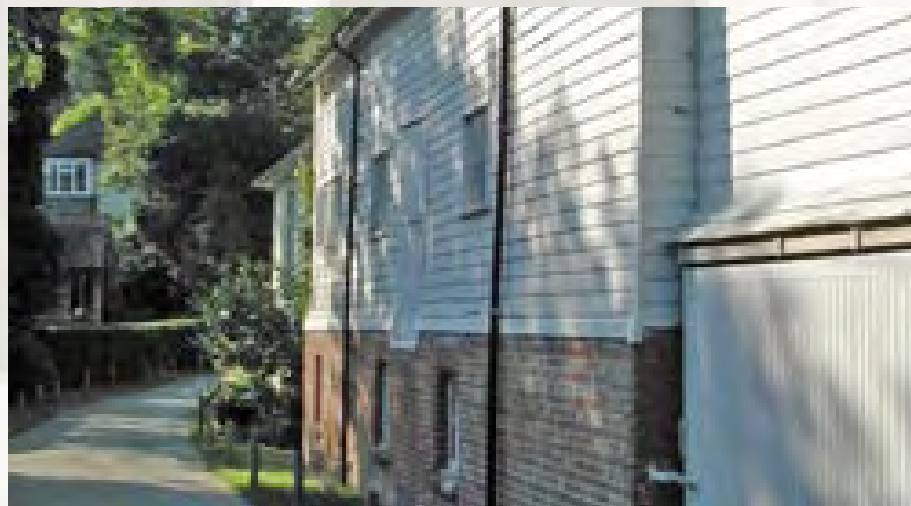
Walls

Older properties are generally timber framed, with a variety of materials used for the infill panels including wattle and daub, cob, brick and flint. Later buildings were constructed of brick and flint with many rendered or painted. Paint colours are generally restricted to subtle shades of cream, grey or off-white.

Roofs

A high proportion of roofs in the village are thatched. 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 and is now the main thatching material in the village. The practice when re-thatching is to spar coat a new layer of thatch onto the roof, 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.

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 hence requires listed building consent. The Planning authority will resist the loss of indigenous types of thatch materials and would need compelling evidence in support of such a change.



Weather boarding and brick at The Mill



Thatching in progress

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 (see left).

As craftsmen, 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 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. 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.



Clay tiles, Rectory,
Church Street

Clay tiles (mainly handmade) are also commonly used in the village (see left) with natural slate used from the 19th Century onwards and some later use of concrete tiles.

Traditional details such as plain and decorative barge-boards, overhanging eaves, dormer windows and porches of various designs are characteristic features of the village 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' (see left). 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 affects the play of light and shade, again significantly affecting the visual appearance.



Hampshire Casement
window

The majority of windows in Wherwell are of a reasonable standard of design. Fortunately the use of non-traditional materials, such as upvc has so far been largely avoided. 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.



Timber framing, with infill
panels of plaster, Mole Hall,
Church Street



High Street viewed from
War Memorial

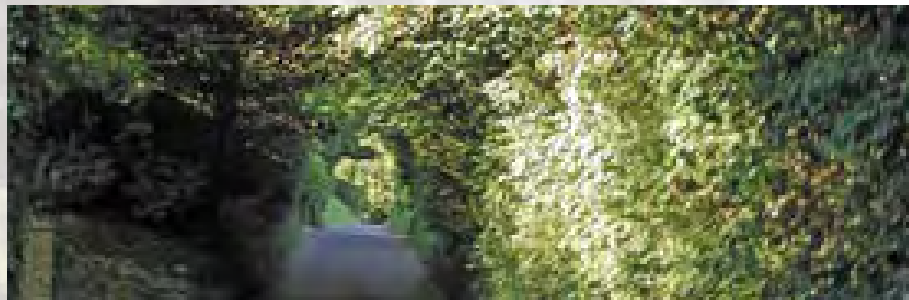
Garden walls, fences and other means of enclosure

These are important components contributing to the character of the village (see left) including simple, traditionally designed timber picket fencing, rustic and traditional metal estate fencing, brick, flint and cob walls (with either a thatch or tile capping), timber and metal gates and stone piers– notably those at the entrance to the Priory.

Before carrying out any repairs or considering extending/ altering historic buildings, the original method of construction should be studied, understood and followed.

Key characteristics

- Most of the older buildings are constructed from materials from local sources.
- Walls are predominantly built of brick, stone or cob with a high proportion of properties with thatched roofs.
- Windows and doors are generally traditionally designed and made of timber.
- Garden walls, fences and hedges are important features contributing to the character of the conservation area.



Important groups of trees along Fullerton Road

The contribution of Trees, and Open Spaces

A significant part of the character of Wherwell is derived from the contribution made by trees, hedges, open spaces and other natural elements contained within it.

Trees

It would be unrealistic to identify all trees which make a positive contribution to the character of the conservation area. The most significant trees and groups of trees are referred to above and are shown on the Character Appraisal map. Wherwell has a number of trees which define the built form of the village. The most significant trees are:

- on the approach roads into the village
- within gardens
- around the churchyard
- parkland species within the grounds of Wherwell Priory
- on the former railway line.

Open Spaces

Open spaces around the conservation area i.e. the watermeadows, Priory parkland and churchyard are described above. The rest of the conservation area is very compact. The most important spaces within the village are:

The junction of Mill Lane, Fullerton Road and Winchester Road around the White Lion

The road bends here as it drops from downland to the main street. The charm of the space relies on:

- the quality and configuration of the surrounding buildings
- the presence of trees and traditional gardens fronted by hedges
- views down the High Street to the War Memorial

The junction with Church Street marked by the War Memorial

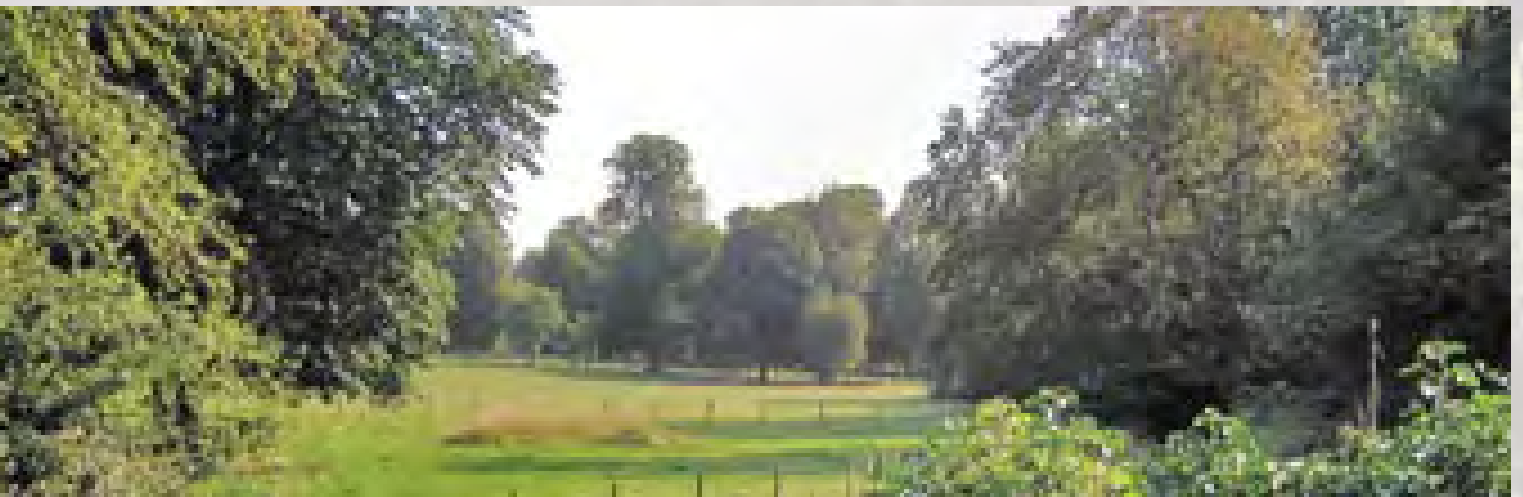
This is possibly the most important space within the village.

The memorial acts as a focal point and terminus of views from both Church Street and the White Lion. Factors contributing to the beauty of this space include:

- the quality of the built element – its informal layout, and unity provided by the thatched roofs and white render
- the way the hedgerows and mature trees frame, contain and enclose the space
- the sweep and dip of the road and the way the buildings and street conform to the lie of the land
- the view of Church Street.

Important Views

The most important views looking into and out of the conservation area are shown on the Appraisals 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 of Historic Parkland from Shepherds Cottages

5 Conclusions

Character

Wherwell is a small village experiencing little change. The economy was formerly dependant upon the Priory estate, but now the majority of buildings are in private ownership. It evolved slowly as a small nucleated village consisting mainly of 1½ and 2 storey houses and cottages built along the Winchester, Fullerton and Longparish Roads. Buildings span from the 16th– 20th Centuries and the most significant buildings are the Priory and Church. The village is set between the river valley and the rolling chalk downland and is quiet and residential in character.

Reasons for Designation

A conservation area is defined as ‘..an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.’¹ Wherwell consists of a mixture of buildings, of varying ages and styles but is probably best known for its many timber-framed thatched cottages. Other distinctive architectural features include brick and flint walls, clay tile roofs, traditional timber doors and windows (notably the Hampshire casement), porches of varying designs and simple picket fencing and gates. These features contribute to the special character of the conservation area, and it is desirable to preserve or enhance them.

Boundary Review

When the conservation area was reviewed requests were received to extend the boundary to include more of the village, and surrounding water-meadows. Care was taken however only to include areas of architectural and historic interest and to avoid duplication with other land use policies and designations. The northern boundary largely follows the escarpment with exclusion of most of the 20th Century development. The boundary was revised however to include sections of the former railway (i.e. to the east of *Bickerstaffe* and the section from in front of Fair Piece to opposite the School) for the contribution the trees make to the character of the conservation area. The boundary was also revised to the north-east to include the garden to *Shepherds Cottages*, as well as *Greenwich Cottages*, *Old Greenwich Cottage* and the *County Primary School*.

The southern boundary is mainly defined by the River Test. The original boundary only included part of the Priory estate. In retrospect this was drawn too tightly and in line with guidance in English Heritage’s *Conservation Area Practice* (1995), a special case was made to include the historic parkland associated with the Priory because of its importance in the development of Wherwell, its historic relevance, and the contribution it makes to the setting of the conservation area. Other amendments include the addition of nos. 1-3 *Freelands Cottages*, Fullerton Road– (an attractive group of 19th Century brick cottages built to serve *Freelands* see left), and nos. 1-6 *Fair Piece* for the positive contribution they make to the character and appearance of the conservation area.



Freelands Cottages

¹ As defined in the *Planning Listed Buildings and Conservation Area Act* 1990.

Conclusions

It is clear therefore that Wherwell is of significant architectural and historic interest and still warrants designation as a Conservation Area.

The character of Wherwell is derived from a combination of factors including its setting, layout, historic associations, architectural styles, materials and detailing which have been identified in this appraisal. 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 area is to be preserved or enhanced.

Appraisal Map

6 References

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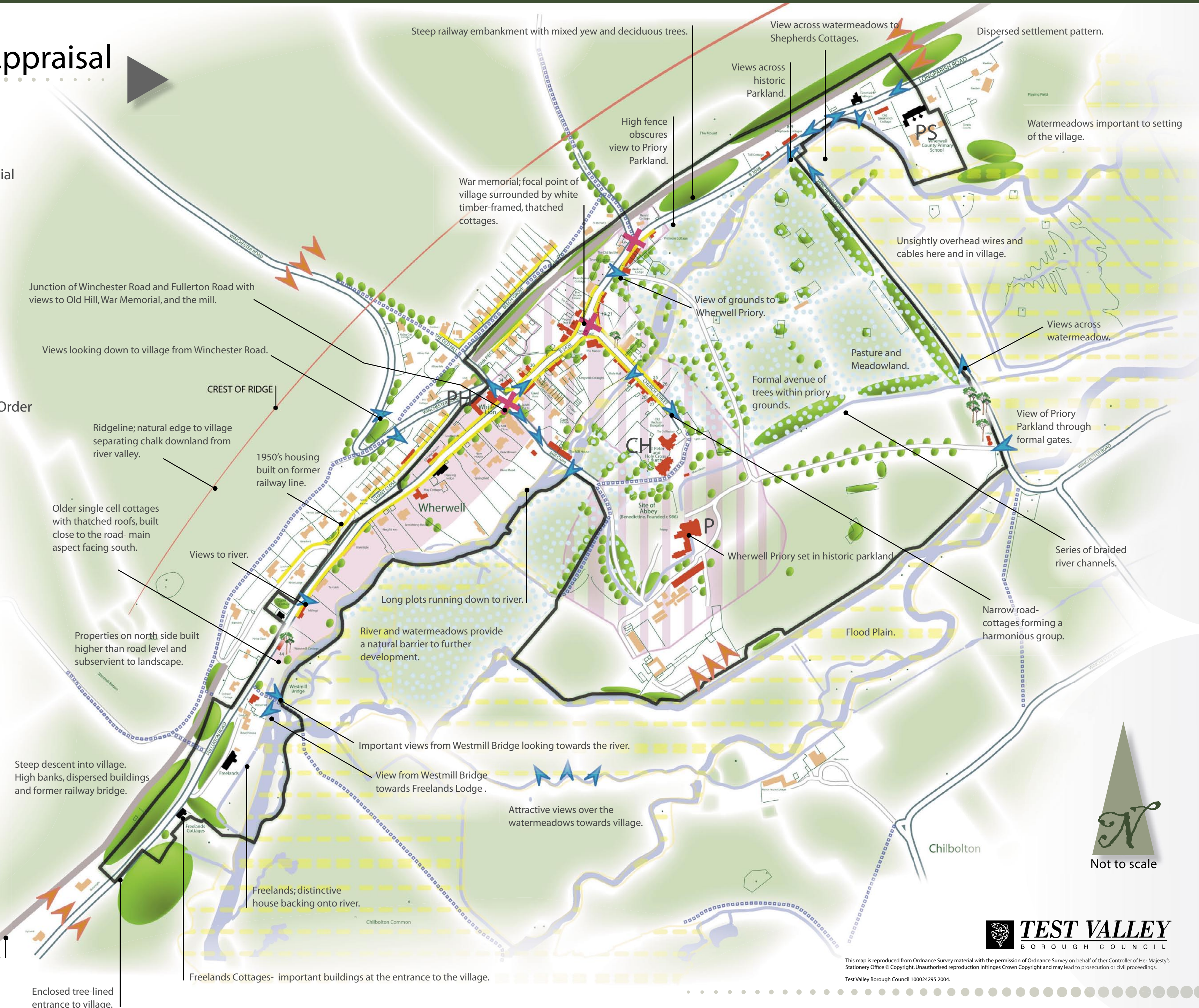
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Wherwell Character Appraisal

-  Conservation Area Boundary
 -  Areas of high archaeological potential
 -  Areas of archaeological potential
 -  Listed buildings
 -  Buildings of local interest
 -  General buildings
 -  Frontage Infill Only
 -  Trees covered by Tree Preservation Order
 -  Important trees/ groups of trees
 -  Public Right of Way
 -  Dismantled railway
 -  River
 -  Site of Special Scientific Interest
 -  Important Views
 -  Important Open Areas
 -  Significant spaces within the village
 -  Natural Edge to village
- Key buildings:
 P - Priory
 CH - Church
 PH - Public House
 PS - Primary School



This information is for illustrative purposes only and is not definitive.