

# **APPLESHAW**

## **Conservation Policy**

**TEST VALLEY BOROUGH COUNCIL**

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# APPLESHAW

## Conservation Policy

After a period of public consultation this policy was adopted by Test Valley Borough Council on 6th November 1985, the date of the designation of the Appleshaw conservation area.

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## INTRODUCTION

Test Valley Borough Council is currently undertaking a programme of conservation studies throughout its area. This document, sets out a policy for the village of Appleshaw, including part of Redenham. The study looks at the history of the village and describes its special character today. It identifies the conservation area and suggests a framework of action to enhance its special qualities.



Our towns and villages have evolved over centuries and contain many beautiful and historic areas. Their individual character is due to a highly diverse combination of buildings, trees and spaces. For more than thirty years buildings of architectural or historic interest have been awarded special protection against demolition or alteration. This area has recently been re-surveyed by the Department of the Environment and the number of 'listed' buildings given such protection has been increased. The controls do, however, relate solely to the buildings themselves whereas it is often their surroundings that make up so much of their character.

The rapid change of recent years has brought many benefits but in many instances the architectural heritage has been placed under considerable pressure. The historic buildings legislation proved to be an inadequate way of protecting the character of the towns and villages and as a result the Town and Country Planning Act 1971 makes it a duty for each local planning authority to identify those parts of its area that are of special architectural or historic interest and to designate them as 'conservation areas', where special efforts may be given to their preservation and enhancement. At the present time there are more than 6,000 conservation areas in England and Wales; of these, almost 220 are in Hampshire and 23 are in Test Valley.

Conservation policies are complementary to, rather than substitutes for, other planning measures. They do not attempt to be comprehensive and although the objectives and proposals they contain will have a clear bearing on such issues as the location and design of new development, THEY ARE NOT VILLAGE PLANS AND ARE NOT CONCERNED WITH BUILDING PROGRAMMES.



## HISTORY OF APPLESHAW

No precise date can be attributed to Man's first settlement in Appleshaw. The earliest inhabitants were almost certainly nomadic however, numerous prehistoric finds around the area provide evidence of widespread activity including crop production and animal rearing. The most substantial evidence comes from the Roman period - the sites of a number of villas have been found close to Appleshaw and a major hoard was unearthed in the nineteenth century to the south of the present village.

The settlement undoubtedly grew from a scatter of farmsteads, developing along the single road that runs almost due south, bisecting the parish. The parish boundaries themselves are ancient and partly follow the old sheep drovers roads.



The Domesday book of 1086 makes no mention of Appleshaw so the village must have been small. It may have been one of the five unidentified Anne manors held by Hugh de Port of Cholderton, an influential Norman in the court of William the Conqueror. Hugh de Port gave his name to Amport and Appleshaw's connections with that nearby village are strong; for centuries the church remained a chapelry of Amport parish.



The first written reference to Appleshaw - or 'Appelshaghe' - is in the thirteenth century. The name is thought to come from 'apple wood', perhaps a wood of crab apples. During the Middle Ages the village gradually increased its size and status. Mottisfont Priory held the lands at one time, but in 1536 granted them to Sir William Sandys of Basingstoke. During the sixteenth and seventeenth centuries the manor was in the hands of the Wallop family. From 1688 onwards permission was granted for a fair to be held three times a year; pigs in May, with sheep and cattle in October and November. By 1800 when the fair was at its peak more than fifteen thousand sheep were being sold and it was a rival of its famous neighbour at Weyhill.

The 1801 census shows that the parish had a population of 245 persons, living in 52 dwellings. This seems to have been a boom time for the village and many of the houses were rebuilt or extended

during the first half of the nineteenth century. In 1830 the present church was built on the site of its predecessor with the help of a grant of a hundred pounds from the 'Incorporated Society for Promoting the Enlargement, Building and Repairing of Churches'. The church inherited several Georgian wall monuments from the previous building as well as a thirteenth century sanctus bell claimed to be the oldest in the diocese, and which possibly came from Mottisfont Priory. In 1866 the ecclesiastical parish was formed, making the final break from Amport. Three years later the Methodist Chapel was built, followed by a school at the north end of the village.

The oldest surviving buildings in the village lie close to the main road, between Mead House and Redenham. Redenham, whose name is mentioned in the Anglo-Saxon charters, is thought to mean 'the low lying meadow by the reeds', and consists of a small cluster of cottages to the north of Appleshaw in the parish of Fyfield. Redenham House is nearby, an unspoilt early nineteenth century house set in its own substantial parkland.



Ragged Appleshaw lies east of the village centre. Much speculation has surrounded the origin of the name; suggestions include 'moss' or 'lichen', from Anglo Saxon sources; or 'roe (deer) gate' (as in Reigate) or 'wragged' meaning plentiful. Another idea is that it refers to the irregular pattern of farmsteads. Most of the twentieth century expansion of Appleshaw has taken place in this part of the village, gradually filling in the gaps between the older surviving buildings.

Further reading:

'Appleshaw - Township and Parish' - Melville T.H. Child, 1965

The Victoria History of Hampshire - ed. William Page, 1911  
and the Isle of Wight.

## APPLESHAW TODAY

The Parish of Appleshaw lies in the north west corner of Hampshire, close to the Wiltshire border. It is contained on its east and west sides by two large parks; Ramridge, in the Parish of Penton Grafton, and Redenham, in Fyfield. On crossing the county boundary from Chute, the main road runs southwards past the Roman villa site at Lambourne Hill, through Redenham and down into Appleshaw. This ancient site forms the backbone of the village and formerly continued across Ramridge Park, but was diverted in 1814 towards Fyfield.

The village street is straight and level but visual monotony is avoided by a constantly shifting sequence of building types, styles and materials. The clusters of houses are offset by the fields and woodlands that lie on the rising ground behind them and which also provide 'breathing' spaces between the groups.

Starting at the north end of the street, Redenham, in the parish of Fyfield, is a tiny hamlet. However, a number of old dwellings survive including Hut Cottage, a small thatched flint walled



dwelling, and the recently converted Dog and Gun public house. The centre of the group is marked by a nineteenth century cast iron water pump at the road junction.



The street opens out south of Redenham, with fields rising outwards both sides. Appleshaw Copse is a significant feature, climbing to meet the parish boundary at its ridge. The only building in this gap between Redenham and the start of Appleshaw is the old School which is now becoming derelict. Its simple rectangular form is compensated by the decorative use of flint and red brick - the pointed arch window heads exhibiting good craftsmanship.

The Manor House is the first of several large houses in the village and is set well back from the road behind a flint wall, crowned by a thick beech hedge. The style of the house is late Regency, characterised by its shallow pitched slate roof, stucco walls and gently bowed windows. The Lodge is contemporary with the house and much more prominent in the street scene. The roadside section is a half octagon with decorative fishscale slates, giving the building much character.

St. Peter's church was built in the 1830s on the site of an older church and was designed in the Early English style by T. M. Sturmer. The exterior has plain rendered walls with limestone dressings. The west tower is the dominant feature of the church and formerly carried a wooden spire and ringing chamber but this was removed in 1950. The simple barrel vaulted interior of the church has a special charm.



Opposite the church is a close knit group of houses from the seventeenth and eighteenth centuries and include Iron Pear Tree Cottage, a former pub, Purton and Redthorn Cottages, which are both late eighteenth century with roofs of plain clay tiles and Pear Tree Cottage. The last of these was a former shop and retains its large nineteenth century bow window. Bridge Cottage opposite is contemporary with most of these and has a handsome facade of header bond brickwork.

The Old Vicarage is preceded by a flint and brick wall at Whistlers Mead, one of several mellow old walls that enrich the character of the village. The Old Vicarage itself is another large house but, unlike others in the village, it lies close to the main road. It dates from around 1750 with early nineteenth century alterations, particularly to the front elevation where there is a handsome Doric porch beneath a central venetian window. The old stables to the Vicarage are hard up against the road and carry the village clock commemorating Queen Victoria's Jubilee.

The heart of the old village lies just beyond the Old Vicarage. The building line is stepped back on the east side to form a small Green, no doubt a meeting place for centuries. A range of old houses of different periods and the Walnut Tree Inn form an intimate group. The pub itself is complex, containing some seventeenth century timber framing but mainly dating from the early nineteenth century.

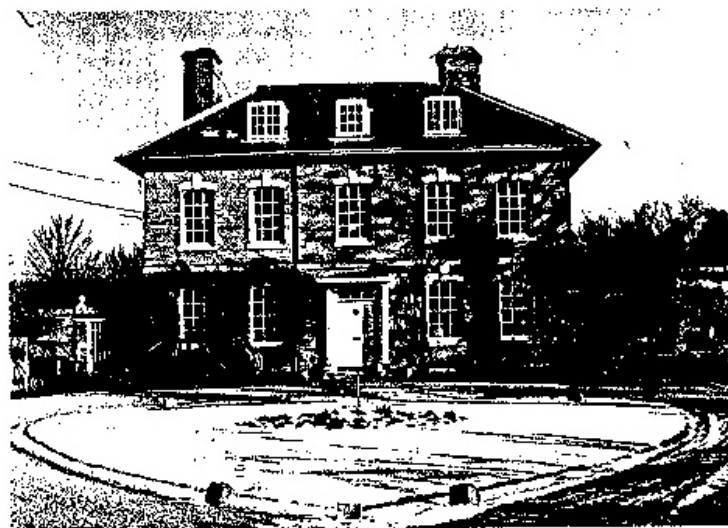




The Green is rounded off by 'Hammers' which forms a pivot to the main street and the first in an irregular terrace of cottages. No. 1 Rowan Cottages is of flint and chalk cob construction, the traditional materials of this part of Hampshire, with a thatched roof. Brick, flint, thatch, cob and slate are all used in this brief range yet a common scale acts as a unifying factor.



Hill House is a much larger property and like others of its size is set back from the road. It is approached through an ascending avenue of trees. Hill House dates from the Queen Anne period but has an early nineteenth century wing. Continuing southwards along the street, Park View is recent housing that has replaced two older terraces and, at the rear, the village allotments. The houses on the road frontage are clearly modern yet are an acknowledgement of the local vernacular of dark roofs and light walls, and are close to the road.



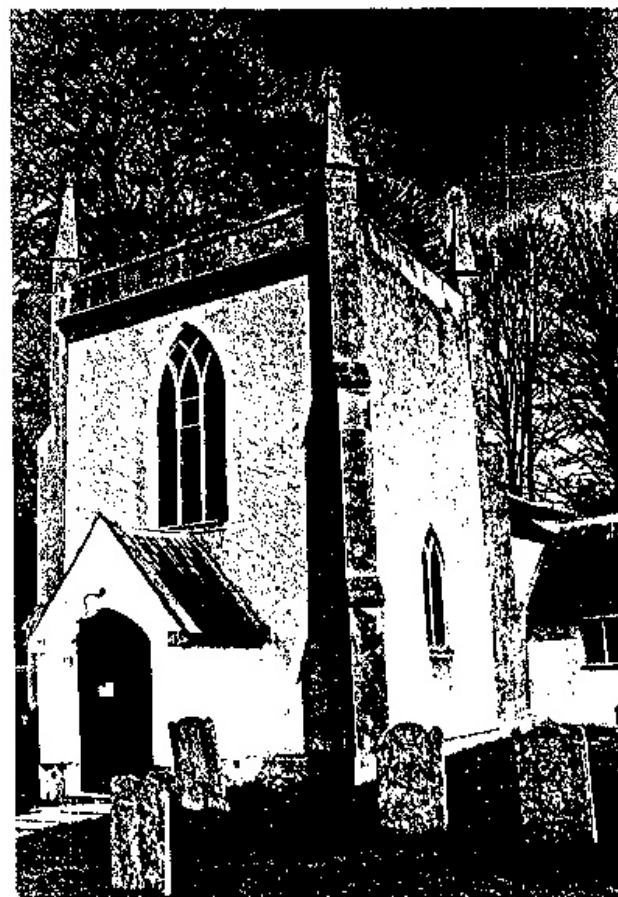
Beyond this point the street opens up for the playing field and a large meadow opposite. Appleshaw House and Mead House are amongst the most distinguished of the larger buildings in the village. The former is enlivened by its large semi-circular classical porch and broad fanlight. Appleshaw House was once the home of the Baily family, wool merchants who were prominent in the village for hundreds of years. Mead House, its southern neighbour, is an older building and contemporary with Hill House with a striking Queen Anne facade of red brick laid in header bond with limestone dressings.

Returning northwards the road divides at Appleshaw House and the eastern route leads through Ragged Appleshaw. Most of the houses are modern and the character is more fragmented but there are some survivors of an earlier period including 'The Orchards', a simple slate roofed Georgian house, and Queen Anne and James I Cottages, which are a reminder of the timber frame tradition that once flourished throughout this part of England.

## THE CONSERVATION AREA

Conservation areas are areas of special architectural and historic interest. They are normally defined by a boundary on a map. The intention is not necessarily to include every historic building, or to exclude individual buildings of an inappropriate or unsightly design; rather, it is to establish the broad character of the area. Equally not all the surrounding landscape is incorporated into the conservation area (although key areas of open space are included) as there are other complementary planning policies which protect the countryside against inappropriate development.

The conservation area has been designated for the old village centre of Appleshaw, crossing the parish boundary to include part of Redenham. The plan at the back of this document shows the exact boundary.



# DEVELOPMENT CONTROL POLICY

The conservation area policies complement rather than replace existing planning policies. Policies to protect the character of conservation areas and their surroundings, including the countryside, are set out in other documents.<sup>1</sup> The Borough Council has prepared a draft local plan for Andover and its surrounding rural area which will, when adopted, provide a more detailed framework for development decisions. Proposals for any development adjacent to a conservation area will need special consideration to ensure that they do not detract from its character or setting.

## A: NEW BUILDING WORK

### (i) Works requiring Planning Permission

The principal aim is to ensure that new development fits in with the architectural and visual qualities of the area. Open areas of special visual importance are identified on the plan and development of these areas will not normally be permitted. In areas where new building is appropriate, particular attention will be given to its scale and its relationship with neighbouring buildings and the landscape. The significance of colours, buildings materials, fenestration, roof pitch and vertical emphasis should be given careful consideration; for this reason detailed plans containing such information will normally be required with each planning application. This requirement may also apply to development adjoining or close to a conservation area if the proposal is likely to make an impact on its character.

### (ii) Listed Buildings

Nearly two thousand buildings in Test Valley have been included by the Secretary of State for the Environment on the statutory list of buildings of "special architectural or historic interest". Buildings are graded according to their merit; most are 'Grade II' but a few particularly important buildings are graded 'I' or 'II\*'.  
1

The Secretary of State has recently revised the lists of 'special buildings' and this has substantially increased the number of listed buildings in Appleshaw. The consent of the Borough Council is required for any work likely to affect the character of a listed building; this would include such work as external redecoration, the replacement of doors or windows or the removal of chimneys, internal walls or architectural features.

THE AUTHORITY WILL NOT PERMIT ANY ALTERATION OR ADDITION TO A LISTED BUILDING WHERE IN ITS OPINION THERE WOULD BE AN ADVERSE EFFECT ON ITS ARCHITECTURAL OR HISTORIC CHARACTER.

### (iii) Works not requiring Planning Permission: Unlisted Buildings

Most of the buildings in the conservation area are not listed and consent is not needed for alterations or minor additions. Nevertheless, advice on such works to 'buildings of local interest' will gladly be given. These buildings are shown on the plan. Where particular features are to be restored or traditional materials employed in work that will make a beneficial contribution to the conservation area, financial assistance may be available.

If anyone intends to carry out work on a building in a conservation area (or on a listed building anywhere) they are advised to contact the Borough Council to see whether consent is required and whether the intended work is eligible for a grant.

CONSENT IS REQUIRED FOR THE DEMOLITION OF ANY BUILDING IN A CONSERVATION AREA, WHETHER LISTED OR NOT.

The only exceptions are certain small or temporary structures - full details are available from the Borough Council Planning Department, Junction Road, Andover.

## B : TREES AND LANDSCAPE

The plan identifies open areas that form a vital part of the character of the village. Because of their importance it is highly unlikely that the Borough Council will permit development in these areas, since it wishes to see them retained and well maintained.



Encouragement will be given to owners to fell and replace dead trees and to plant additional trees and hedges. Where they make a significant visual contribution grant aid may be available.

ANYONE INTENDING TO TOP, LOP, UPROOT OR FELL A TREE IN A CONSERVATION AREA MUST GIVE THE BOROUGH COUNCIL SIX WEEKS NOTICE OF THEIR INTENTION.

Further details about trees in conservation areas are given in the Appendix.

## C : ARCHAEOLOGY

Prior to any demolition or rehabilitation work affecting listed buildings, or other buildings and sites within the conservation areas, the Borough Council may notify the appropriate archaeological experts to enable survey, recording or excavation to be carried out where appropriate. A planning condition to this effect will be attached in such circumstances.

<sup>1</sup>Mid Hampshire Structure Plan (Hampshire County Council; approved 1980). Coast and Country Conservation Policy (Hampshire County Council; third edition 1979)

# A FRAMEWORK FOR ENHANCEMENT

When conservation areas were first introduced in the Civic Amenities Act in 1967, it was made clear that the designation should be followed by action to enhance an area's character and appearance. The following paragraphs indicate the range of suitable work and include the suggestions of Test Valley Borough Council for minor improvements in the Appleshaw area. However, it is stressed that these suggestions are included solely to act as a basis for discussion in the hope of stimulating further ideas and working out the priorities.

## PROJECTS NEED NOT BE LIMITED TO THE CONSERVATION AREAS

In preparing proposals for enhancement it is important to recognise that the quality of the villages stems from their informality; contrast, surprise and variety are the key elements that need to be protected or developed.

### 1. OPEN SPACES AND FOOTPATHS

The village lies in an attractive landscape setting and it is important that this is not eroded. Footpaths and bridleways around the area are well used but there may be opportunities to improve the network by creating new paths or by repairing stiles, signs and fences.

### 2. TREES AND HEDGES

This study has emphasised the contribution of trees to the character of Appleshaw.

To ensure continuity it is important to plant new trees and especially to replace dying or diseased trees.

Within the villages there may be areas where trees and hedges could be planted to enclose the street scene or to provide a backcloth to groups of buildings.

### 3. BUILDINGS

Appleshaw and Redenham have evolved over the centuries and owe much of their special character to various building types and styles. This study has described the most important buildings and the map at the back identifies others. Most of these buildings are well cared for. Where repairs are necessary it is important that the correct materials and techniques are used. Advice to the owners of old buildings is available from the Planning Department, Test Valley Borough Council, Buttons Road, Romsey, (tel: Romsey 515117). The Planning Department can also give advice on sources of grant aid for repairs to historic buildings.



## IMPLEMENTATION

The success of any enhancement work will depend primarily on the initiatives of landowners and the Parish Councils, but the co-ordination of volunteer labour and the availability of grant aid may also be necessary. The part to be played by the different agencies is outlined below.

### Test Valley Borough Council

The Borough Council is the body responsible for the designation of the conservation areas; for the granting of planning permissions; for the granting of consent for alterations to listed buildings and for the demolition of other buildings; and for the control of tree felling (other than Forestry Commission schemes). With regard to enhancement proposals, officers of the Borough Council may be able to co-ordinate enhancement schemes, working with the agent carrying out the work (parish councils, landowner or amenity group), and the specialist advisors (Hampshire County Council, Test Valley Archaeological Trust, Countryside Commission). The Borough Council can also provide information about grants, including those from its own environmental enhancement fund, for which an explanatory leaflet is available.

### The Parish Councils

The Parish Councils of Appleshaw and Fyfield could be responsible for preparing and carrying out an enhancement programme. The Councils may wish to consider proposals for improvements and to work out the programming details. The Councils might also recruit a volunteer work-force and liaise with landowners about schemes.

### Individuals

Landowners will have the final say in deciding whether a scheme takes place. Without their consent there is no question of the work

progressing, but it is hoped that they will adopt a positive approach to any suggestions forwarded. All local people, whether interested parties or not, are asked to come forward with possible projects.



## APPENDIX :Trees in Conservation Areas

The Town and Country Planning Act 1971 (Section 61A), requires anyone who proposes to 'top, lop, uproot or wilfully damage or destroy' a tree in a conservation area to give six weeks notice to their district council (in this area, Test Valley Borough Council). This requirement is intended to give the district council a final opportunity to serve a tree preservation order (TPO), before work is carried out. Tree Preservation Orders may be served where it appears to the council that it is 'expedient in the interests of amenity'. Permission must be sought from this Council before any work is commenced. Work may not be commenced within the six week period without consent.

If the work to a tree in a conservation area is begun without the six weeks notice, the person carrying out the work becomes liable for



penalties similar to those for contraventions of a tree preservation order and a similar duty to replant. If the authorised work is not completed within two years of giving notice of consent, further notice must be given. The particulars of a notice are recorded by the council in a register open to public inspection. 'Notice' forms are available from the Planning Department, Test Valley Borough Council, Junction Road, Andover.

The six weeks rule does not apply to trees that are dying, dead or dangerous, or where works are necessary for the prevention or abatement of a nuisance. Except in an emergency, however, a minimum of five days should be given to the Authority to decide whether to dispense with a requirement to replant with a tree of appropriate size or species.

There are certain categories of trees that are exempt from all tree preservation or conservation area controls; these are summarised below.

### Main Exemptions

- (i) Trees of less than 75mm. in diameter, 1.5m above ground level (or 100mm. where the act is carried out to improve the growth of other trees);
- (ii) Trees cultivated for fruit production that are growing or standing in an orchard or garden;
- (iii) Trees cut down in accordance with a forestry dedication covenant or Forestry Commission plan;
- (iv) Trees cut down by a statutory undertaker (such as the Post Office or river authority); and
- (v) Trees which need to be felled to enable development to be carried out following the granting of planning permission.

# APPLESHAW CONSERVATION AREA

Designated 6th November 1985

- Conservation Area Boundary
- Listed Buildings (Grade II)
- Buildings of Local Interest
- Important Open Areas
- Important Trees

Based upon the 1985 Ordnance Survey 1:25,000 map with the exception of the  
topography which is from the 1985 Ordnance Survey 1:25,000 map.