

# Conservation Area Appraisal And Management Strategy



## Titchfield

(Adopted January 2013)

**FAREHAM**  
BOROUGH COUNCIL

Introduction .....	2
Location and Setting .....	3
origins of the settlement .....	3
Archaeological Significance .....	6
Industrial Archaeology .....	6
Development of the settlement.....	7
Setting and Views.....	10
Historic Landscape Assessment .....	10
Street Plan, Pattern of Development and Building Form .....	13
Building Materials .....	13
Architecture .....	14
Trees and Planting .....	16
Individual Street Assessments .....	16
Key Features to preserve and enhance .....	26
Conservation Area Management.....	27
The Management of Development .....	27
Article 4 Direction .....	28
Monitoring .....	29
Buildings at Risk.....	29
Boundary Review .....	29
Additions to the Local List .....	29
Opportunities for Enhancement.....	30
Resources .....	30
Contacts: .....	31

## 1 INTRODUCTION

1.1 Fareham Borough Council has designated 13 conservation areas that are considered to be of special architectural or historic interest. They have been selected because each one has a character or appearance which it is desirable to preserve or enhance.

1.2 The character appraisal;

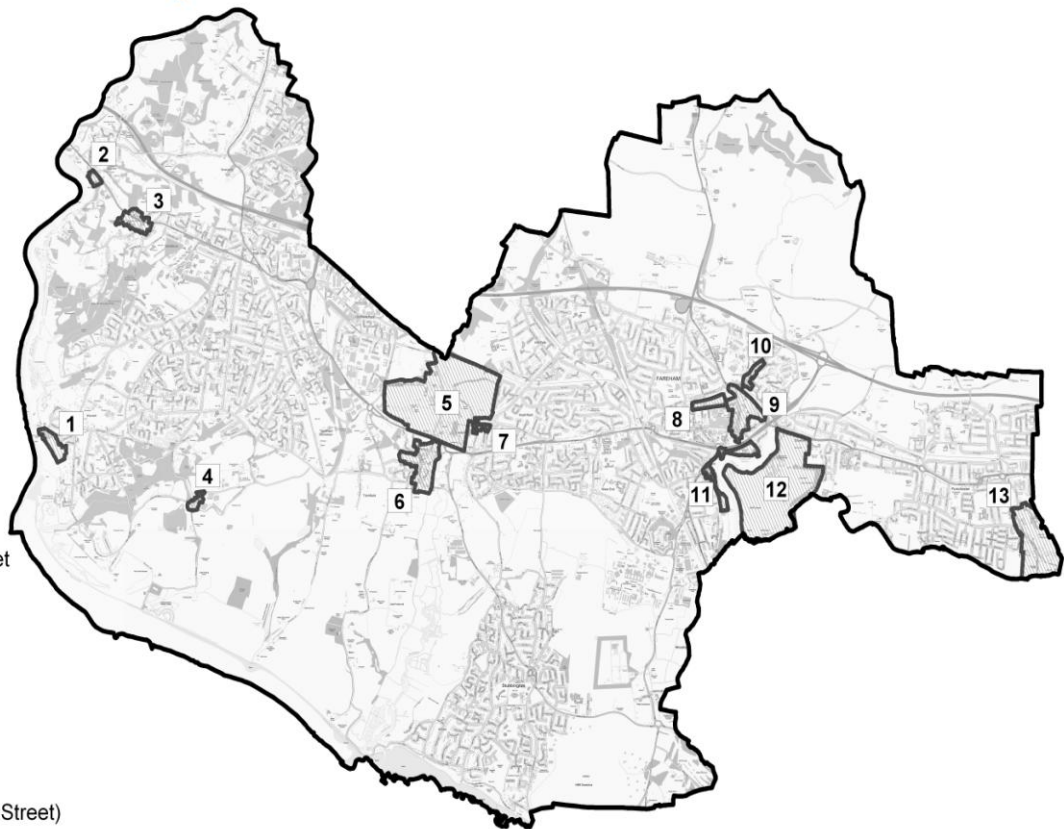
- identifies the special character that justifies conservation area status
- provides evidence to inform decision making affecting the character or appearance of a conservation area

1.3 The management strategy

- sets out how the council aims to preserve or enhance the character and appearance of the conservation area
- identifies the procedures currently in place to manage change and proposes additional measures where considered appropriate
- identifies potential for enhancement

### Conservation Areas in the Borough of Fareham

- 1 Warsash
- 2 Swanwick Shore
- 3 Sarisbury Green
- 4 Hook
- 5 Titchfield Abbey
- 6 Titchfield
- 7 Catisfield
- 8 Osborn Road
- 9 Fareham High Street
- 10 Wallington
- 11 Town Quay
- 12 Cams Hall
- 13 Portchester (Castle Street)



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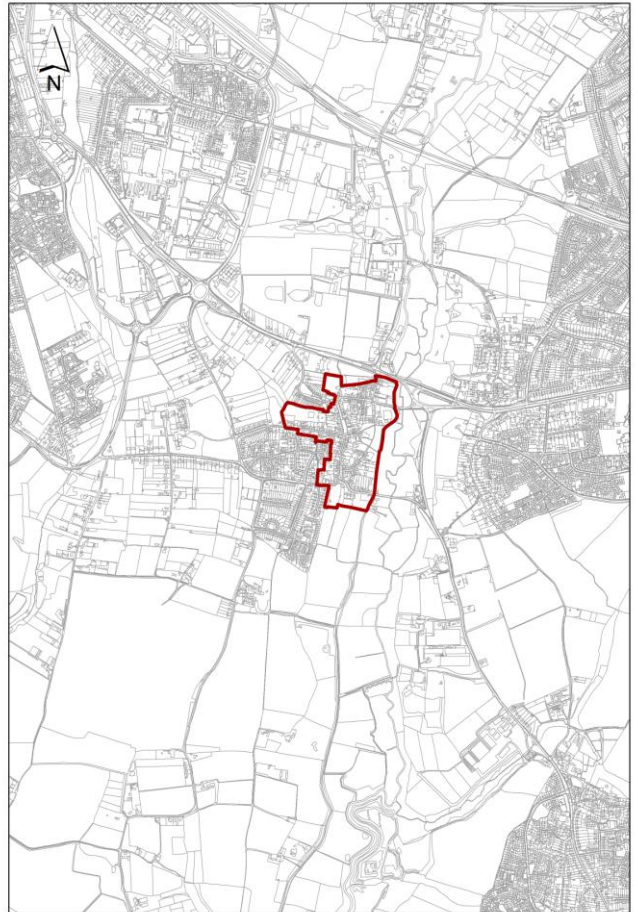
## CHARACTER APPRAISAL

### 2 LOCATION AND SETTING

- 2.1 The village of Titchfield lies on the western bank of the River Meon, approximately 2 miles from the coast. It is located 2½ miles west of Fareham town centre to the south of the A27. The village was designated a conservation area in 1969 and the boundary was subsequently amended to include a larger area in 1994. The conservation area boundary is marked on the map on page 15.

### 3 ORIGINS OF THE SETTLEMENT

- 3.1 Documentary and map evidence shows the expansion of the settlement of Titchfield from a medieval core comprising High Street, Church Street, South Street and the lower end of West Street to its present day size and form.
- 3.2 Prior to the Domesday survey there is no evidence of the existence of a village at Titchfield but there are early references to the surrounding Meon Valley. Before the seventh century the land around the Meon was occupied by a group of Jute settlers known as the 'Meonware'. These pagan settlers were converted to christianity sometime towards the end of the seventh century by the mission of the Northumbrian prelate St Wilfred.
- 3.3 It is thought that the village church of St Peter may have been established either sometime in this period or shortly after it, at the beginning of the eighth century. The architectural features of the church that date from the Saxon period such as the west porch, which was later raised to form the tower, are consistent with an early Saxon date. The building is also architecturally similar to a number of surviving Northumbrian churches of the same period, suggesting an association with St Wilfred's mission. The land at Titchfield was part of a royal estate and St Peter's, like many churches, is thought to have been established on royal land as a Minster Church to serve a large area of surrounding countryside. The earliest reference to the name of Titchfield is found in a charter of the Saxon King Aethelred dating from 982. The document mentions a religious property at 'Ticcefelda', and is evidence of the existence of some form of religious establishment in the



St Peter's Church



Titchfield area in the late Saxon period. It also refers to the 'King's Mill'.

- 3.4 At the head of the tidal estuary, with a reasonably substantial river giving fresh water and power for the industry of the time, Titchfield would have been a natural place for a community to have settled. The first fordable crossing of the river, a plentiful supply of both fresh and salt water fish and abundant building materials enhances the likelihood of early settlement. The first mention of any village settlement is in the Domesday book in 1086 which records Titchfield as being a royal estate held by the king. There are 33 individuals mentioned suggesting a population of perhaps 150. The Titchfield entry also mentions the holding of a market, one of three in Hampshire, the existence of a mill and enough land for 15 ploughs.



Titchfield Abbey

- 3.5 In 1232 the Manor of Titchfield was granted to the Bishop of Winchester, Peter des Roches, for the foundation of a premonstratensian abbey. Records of the Abbey survive in the form of court rolls and books that contain information about the village in the medieval period. They show that at this time Titchfield was a thriving port and a sizeable market town closely linked to the abbey.
- 3.6 The abbey records show that Titchfield was a relatively substantial settlement at this time. They refer to numerous businesses in the square such as butchers, bakers, brewers and salters, and occupying the backyards between the square and the church, the workshops of carpenters, coopers, thatchers, rope makers and tailors. Occupants of the village included the administrative staff of the estate, abbey servants, the town reeve, the clerks and the town bailiff. Tradesmen such as ploughmen, the miller, ironworkers, huntsmen, threshers and smiths occupied the approach to the Abbey from the village. Local industries were related to the leather and the wool trade. These included tanners, skinners, saddlers, and shoemakers, harness makers, spinners and dyers. It is also likely that due to the close proximity of the village to the sea the village diet would have included seafood and village traders would probably have included sailors, fishermen and ship repairers. The importance of Titchfield as a port for destinations such as the west of England and France is indicated by the number of monarchs that have passed through the village. Upon the dissolution of the monasteries, King Henry VIII granted Titchfield Estate in 1537 to the Earl of Southampton, Sir Thomas Wriothesley, who became Baron of Titchfield and subsequently the Earl of Southampton upon the accession of Henry's son, Edward VI. The Earl converted the Abbey and the estate into his country residence, Place House, and in 1546 ordered a survey of his newly acquired property which provides valuable information about activity in the village at that time. The Earl died in 1550 and the estate passed to his son Henry. The second earl died at the age of 37 after several years in prison for catholic plots against the Queen, leaving money for the construction of a monument that still stands in St Peter's church.
- 3.7 It seems that the dissolution, resulting in the demise of the abbey, probably had a negative impact on the prosperity of the village, a situation that the Third Earl of Southampton attempted to rectify. He embarked upon an investment programme which included revival of the local woollen industry, provision of a market hall in the square and the establishment of a local iron works. He also constructed a sea wall across the mouth of the Meon at Titchfield Haven to reclaim tidal land in the valley. To retain access to the village for shipping he constructed one

of the earliest canals<sup>1</sup> in the country, believed to be second only to Exeter. The mouth of the river was blocked and two new sluices were built under a newly created embankment to control the flow of water. Access from the sea to the canal was by staunch lock which allowed the floating of vessels into the lock at high tides. The canal survives and the remains of the sea lock can be seen close to Titchfield Haven where the road crosses the canal. The population growth of the village in this period suggests that the Third Earl's attempts were successful up until the period of the civil war (1642-1644).

- 3.8 A period of relative decline followed and with the death of the fourth earl, Thomas Wriothesley, the estate passed through a number of ownerships before eventually being bought in 1741 by Peter Delme, the member of parliament for Southampton. In the 1740's trade and population revived once more and the village became a busy market town, partly supplying the naval port of Portsmouth. This period of prosperity is reflected in the architecture of the village. Peter Delme died in 1770 and the estate passed to his son Peter. The family finally abandoned Place House in 1781, a year after the death of the third Peter Delme and moved to Cams Hall in Fareham, which it is said was extended using materials from Place House.
- 3.9 The railway from London arrived in Fareham in 1841 giving the neighbouring market town a significant advantage and Titchfield again declined in importance. In the nineteenth century strawberry growing became popular on the surrounding land with many smallholdings specialising in their production. The arrival of the line to Southampton and the opening of Swanwick station in 1888 enabled this local industry to thrive and compete with the fruit growing areas of Kent for the London market. Despite an early proposal for a railway that passed through Titchfield the line eventually bypassed the village due to resistance from the Delme family. The agreed route followed the northern edge of Titchfield Park.



Titchfield High Street in 1909

<sup>1</sup> Note that some historians now question if the waterway was ever intended to be a canal believing it may have been a drainage channel, and the 'lock' a shared gate and fish trap. This view will need to be verified through further research.



## 4 ARCHAEOLOGICAL SIGNIFICANCE

- 4.1 The archaeological significance of the village is established in Hampshire County Council and English Heritage's Extensive Urban Survey of Hampshire and the Isle of Wight's Historic Towns (1999). Together with its accompanying strategy document this has been published as part of a countywide survey of Hampshire's historic towns. It identifies areas that are of archaeological importance, and those that are of 'high archaeological importance'.
- 4.2 The property plots along both sides of the High Street and South Street are of high archaeological importance. These areas might provide further information concerning Saxon settlement, the nature of the medieval economy and evidence for the later reorganisation of properties. The church and churchyard is also of high importance as it might contain evidence of burials dating back 1300 years. The former tannery site, which is the possible location of the medieval quay, is also of high importance.
- 4.3 Other areas of the village are of archaeological importance including the property plots along Mill Street and East Street and the land behind plots on High Street and the south side of East Street. A small area at the southern end of South Street, partly extending along Frog Lane, is also classed as important as are the plots both sides of West Street and the river valley to the east of the town. Further information concerning the archaeology of the village and other areas of limited archaeological importance are set out in the archaeological assessment document obtainable from Hampshire County Council.

## 5 INDUSTRIAL ARCHAEOLOGY

- 5.1 Titchfield had various local industries located on the periphery of its historic core of which there is evidence both in the map record and in the surviving historic buildings. The village had its own breweries located in Bridge Street, East Street and Church Path and The Bugle also brewed its own beer. Fielder's brewery south of Bridge Street, which had large buildings close to the street, was founded in 1744. Tanning was also an important local industry and references to tanneries can be found in village records and maps from the fourteenth century. Most were located on the river to the east of the village. The tannery on Titchfield Hill was in operation until 1955. There was also a gasworks in Titchfield located north of Bridge Street. The weighbridge at its entrance can still be seen, now in the driveway of a private house.
- 5.2 The timber framed barns at Great Posbrook, Carron Row, Brownwich and Fernhill are a record of former agricultural methods and activity that occupied land surrounding the village. Mills were located in the surrounding area at Funtley, Segensworth, Titchfield and Crofton and Titchfield Mill is probably on the site of the 'Kings Mill' mentioned in the Domesday Book; the present building dates from 1830.



Titchfield Mill

## 6 DEVELOPMENT OF THE SETTLEMENT

- 6.1 The core of the village is centred on the crossroads formed by the High Street, South Street, West Street and Church Street. The southern part of the High Street known as The Square is greater in width and is probably the site of the market; it was certainly the site of the old market hall which was constructed in about 1612 by the third Earl of Southampton and moved to Barry's Meadow in 1810. The hall was eventually dismantled and reconstructed at the Weald and Downland Museum in Singleton in 1972. It is possible that the reduction in width of the street at the northern end is due to later encroachment of buildings.
- 6.2 The first evidence of a village street pattern is found in a survey undertaken by the first Earl of Southampton in 1546. Both High Street and South Street are mentioned in the assessment of the Earl's new properties, as is Frog Lane (which was until recently known as Castle Street). East Street and Mill Street are not mentioned as having tenements at this date.
- 6.3 Titchfield appears on a number of early maps, notably Speed's map of Hampshire dating from 1611. The first map with any detail is the Wriothesley estate map surveyed between about 1605 and 1610. It shows 60 houses and cottages in the village as well as the church and mill. This map, which was made before the canal was constructed, shows a recognisable village street plan when compared to the present village but there are some notable differences in its basic pattern. Notably, East Street stops at its junction with Mill Lane rather than continuing over the river and up Titchfield Hill. In order to cross the river at this time it would have been necessary to use Stoney (or Anjou) Bridge further north, opposite the Abbey, or the bridge at Bridge Street, which is clearly shown crossing the river to the south east of the village. The line of Southampton Hill is shown continuing west out of the village rather than turning sharply to the north. The junction of Coach Hill, South Street and Bridge Street is clearly shown and Castle Street appears to circle the churchyard and link with Church Path. This map and later maps show High Street continuing north beyond East Street as a path leading across the southern part of the estate towards the Abbey. This may have been an early entry into the town that was later diverted to the east to circle the estate.



Saxton's Map of Hampshire, 1575



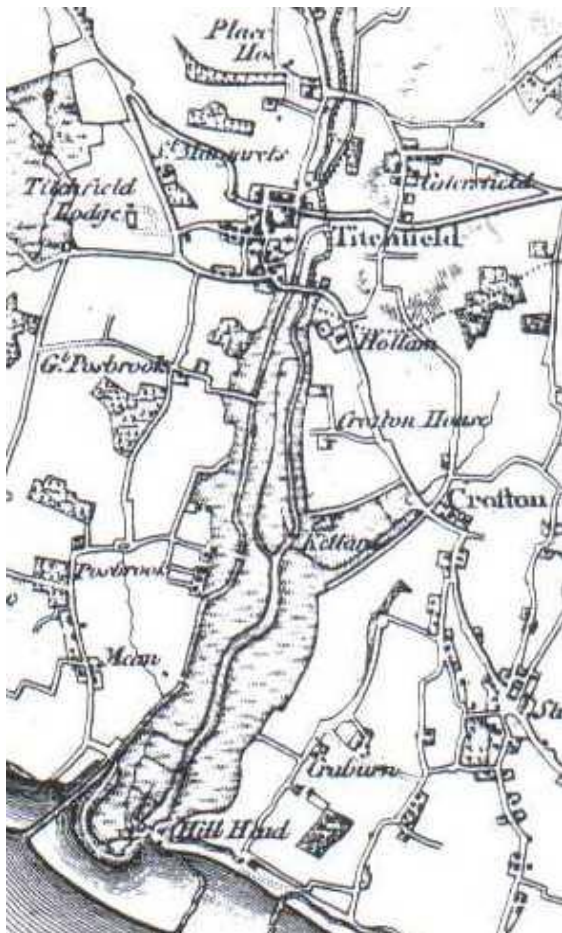
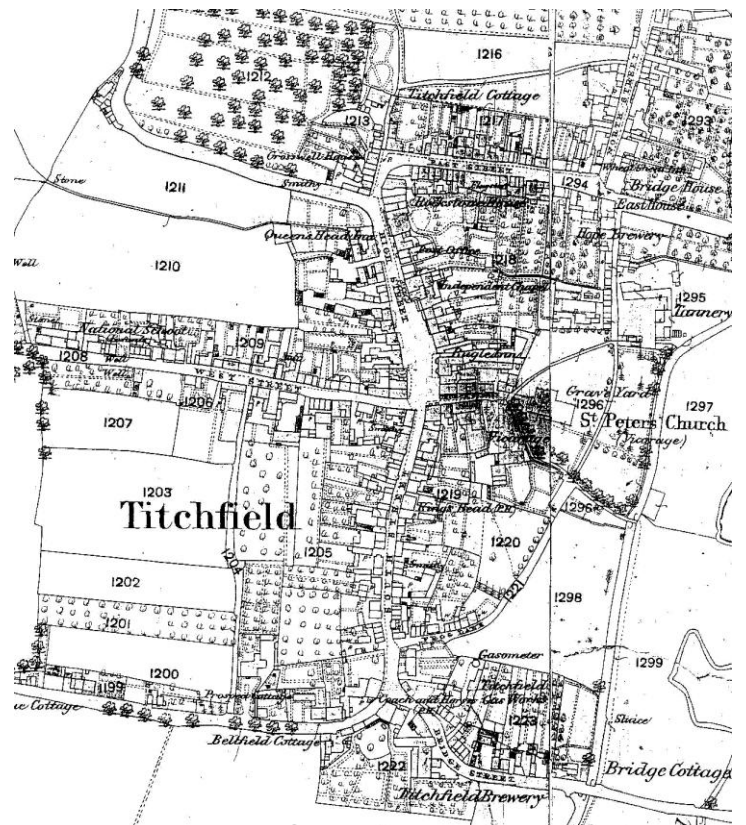
Speed's Map of Hampshire, 1610



- 6.4 There are 15 timber-framed buildings in the village that have been identified as having features dating from the medieval period. These surviving medieval buildings are located in areas, which are also those mentioned in the early court rolls and manorial records relating to the medieval village.
- 6.5 In the early seventeenth century there was still no development at the upper end of West Street or Castle Street, or on Southampton Hill, Bridge Street and the majority of East Street. A map of the village in 1783 does show some further changes. The current alignment of Southampton Hill has developed and the canal is shown to the west of the river together with buildings on the tannery site. Development has also started to appear further up West Street and to the south of Bridge Street and Coach Hill. The market hall is shown situated in the square.

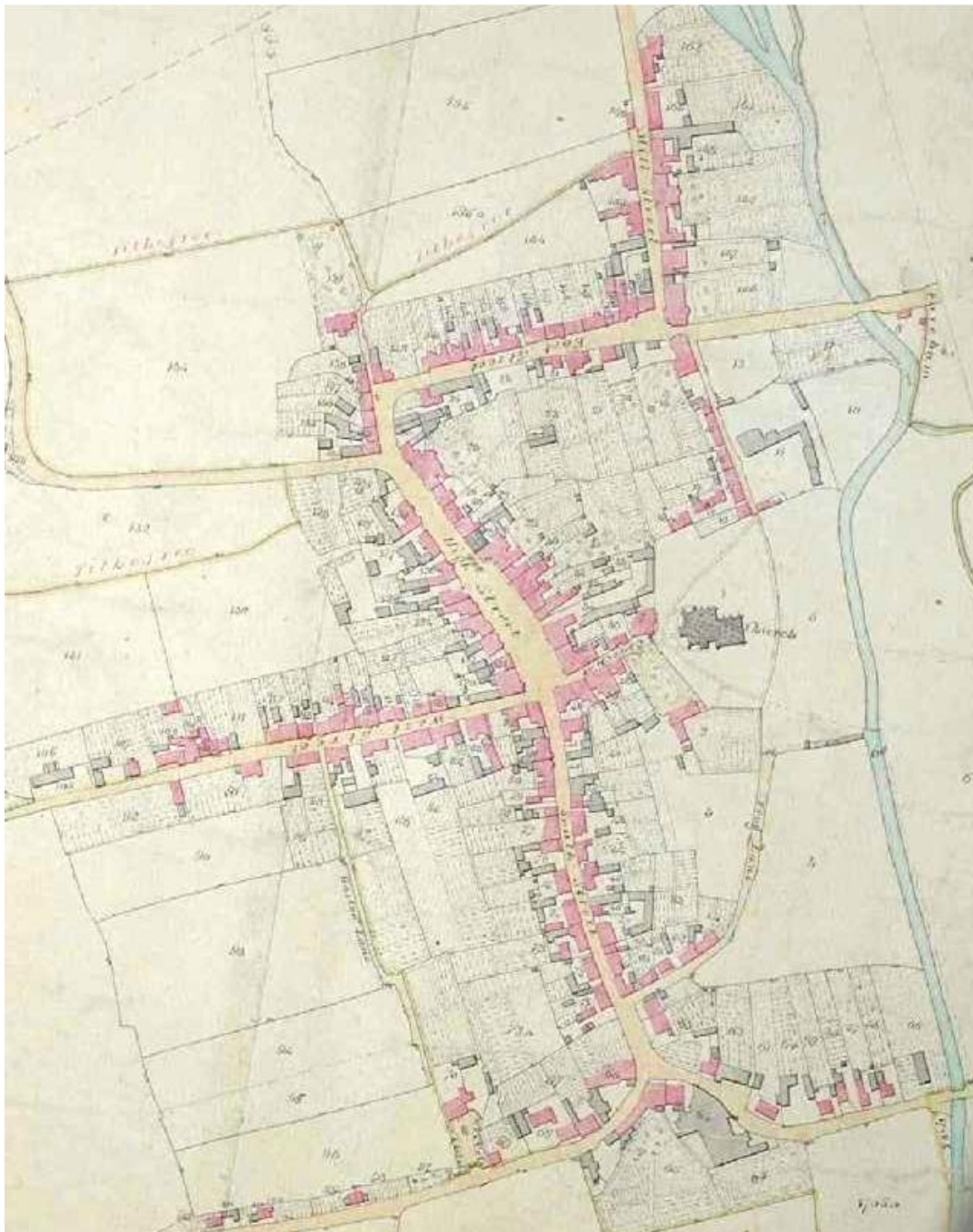


Titchfield Estate Map 1610

Ordnance Survey  
1810Ordnance Survey  
1880



- 6.6 The 1837 Tithe Map shows in detail the continued expansion of the settlement. Regular residential plots have developed along the north side of East Street and Bridge Street. Houses have also been built up the southern side of Coach Hill. The map confirms the arrival of the turnpike road, which was opened in 1811 as a continuation of East Street across the river and up Titchfield Hill. This placed the village in the economically advantageous position of being on the road between Portsmouth and Southampton. Guessen's Path is also clearly marked linking West Street to Coach Hill and there is an expansion in the size of the tannery.
- 6.7 An early Ordnance Survey map, surveyed c.1870, shows the development of the village relatively unchanged from the Tithe Map. This is also the case with the OS edition of 1909 although by this time the tannery had expanded considerably and development had begun on Southampton Hill. Mains water and sewerage were installed in the 1920's and by the time of the OS edition of 1931 the village had begun to expand further with the development of the Bellfield Estate south of Coach Hill.



Tithe Map 1837

## 7 SETTING AND VIEWS

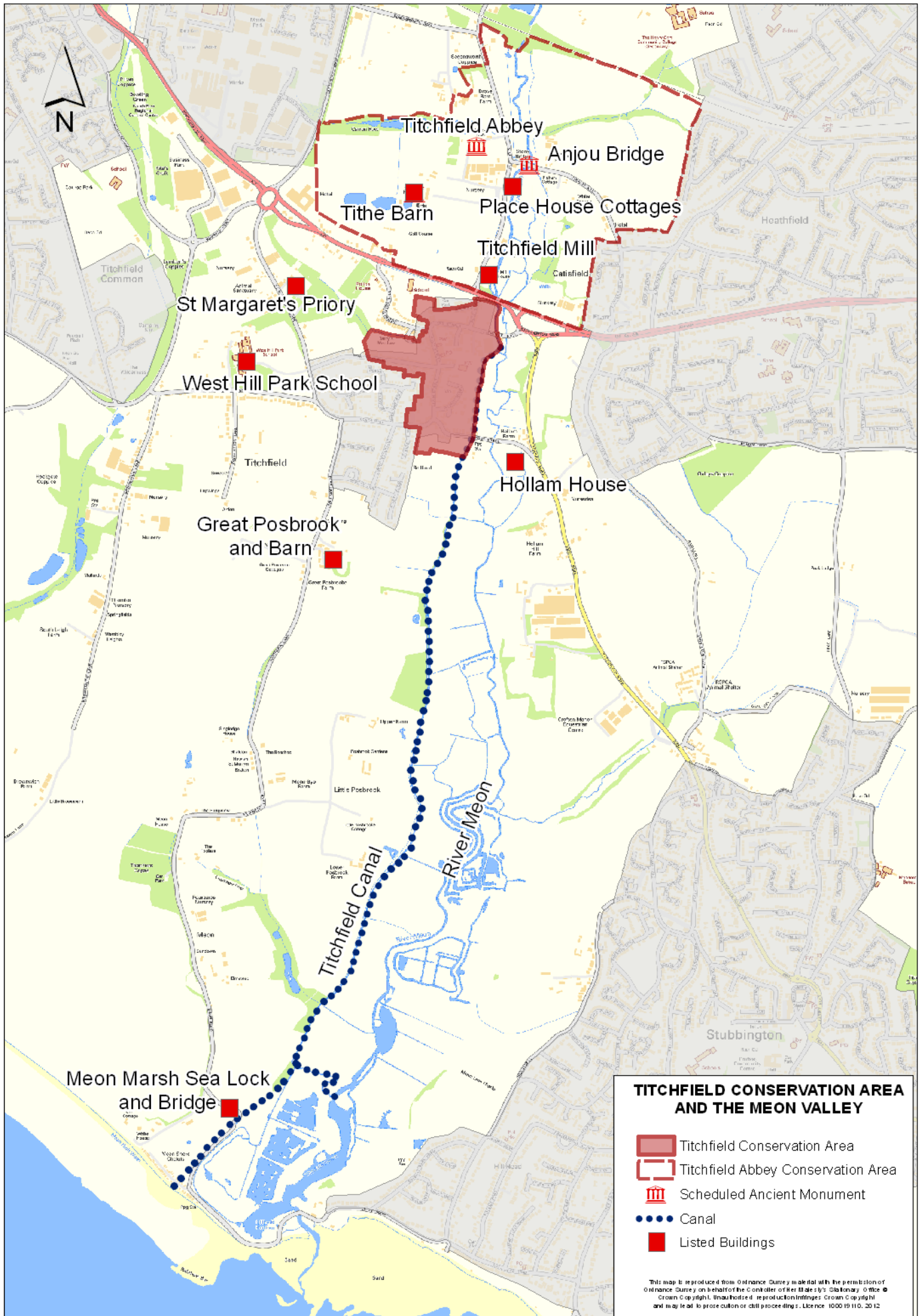
- 7.1 The open land and its topography surrounding the village helps to define it, setting it apart from the surrounding urban areas. The village lies in the valley, west of the River Meon and the former estuary. To the east an important belt of pastureland forms the valley floor, this open land, with the river and the canal, continues southwards through distinctive water meadows, widening towards the coast. The rural setting of the Meon Valley provides important views of Titchfield in the landscape. This river valley character setting of the village and principal views is shown on the map on page 12. Further information on the Meon Valley Character Area can be obtained from Hampshire County Council<sup>2</sup>.
- 7.2 To the north, beyond the A27, the valley provides a setting for the village, the mill, the abbey and other important monuments and listed buildings. This historic area is now designated as the Titchfield Abbey Conservation Area. The open land and its topography together with the trees on the valley sides and on the valley floor are of great importance to the setting of the village. Along the eastern side of the valley, north and south of the A27, trees provide a rural backdrop to the village and screen from view the modern development at the western edge of Fareham. Significant groups of trees that lie outside the conservation area that contribute to the setting and views of the village should be protected.
- 7.3 Coach Hill, West Street and Southampton Hill descend the western valley side and afford fine views of the village. There are also important views of the village from Titchfield Hill and Titchfield Road. A particularly important view is that of the village and St Peter's Church from the top of West Street. The church tower is a significant historic landmark that identifies the village in many distant views. There are also numerous views within the village of the principle streets and particular buildings that close vistas.
- 7.4 The Meon Valley contains a number of buildings outside the conservation area that have a historic association with the village and contribute to the wider setting of the conservation area. (See the Meon Valley Map on page 12) These include the group of listed buildings set in the open valley north of the A27 that form the Titchfield Abbey Conservation Area. This group includes Titchfield Mill, The abbey (a scheduled ancient monument) and associated buildings such as the monastic barn, Place House Cottages and Anjou (also known as Stoney) Bridge (a scheduled ancient monument). Closer to the village is St Margaret's Priory, which is thought to have been a hunting lodge connected with the Earl of Southampton's estate. Westhill Park is another important building constructed in 1770 by Peter Delme (the third) and now occupied as a School. Hollam House overlooks the village from a prominent site on the eastern side of the valley. To the south of the village Great Posbrook, and the adjacent timber framed barn, recently restored, which are both listed grade II\*, are buildings of great age and significance.

## 8 HISTORIC LANDSCAPE ASSESSMENT

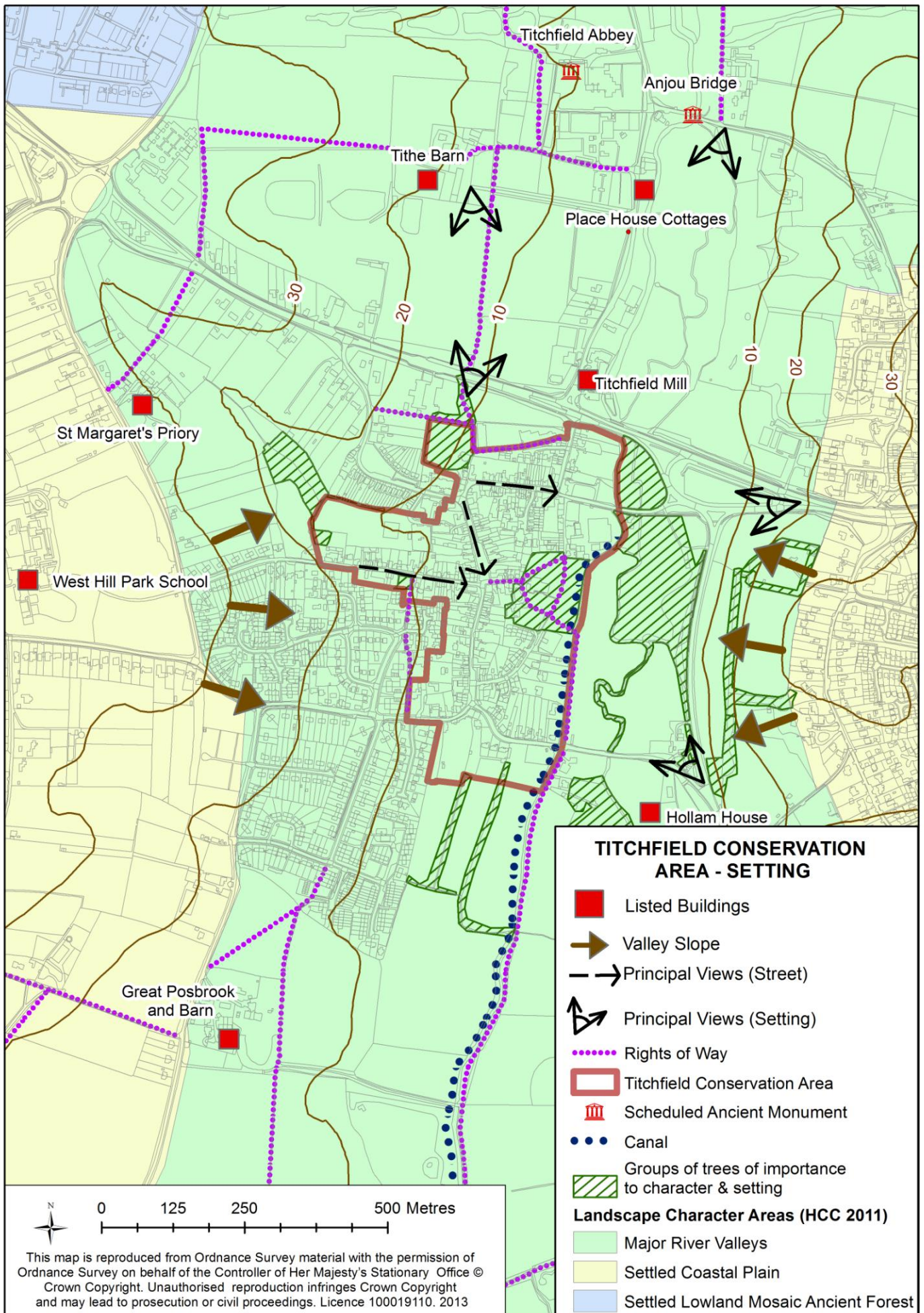
- 8.1 The Historic Landscape Assessment (HLA) is a countywide study undertaken to identify and understand the historic development of today's landscape. Over 80 historic landscape types have been identified and digitally mapped as part of Hampshire County Council's GIS system.
- 8.2 The landscape types that have been identified for the Titchfield area include pre-1810 parkland, valley floor with fields and pastures, scattered settlement with paddocks and village or hamlet (1810 extent). Further detailed information relating to the historic landscape assessment, including charts and maps, can be accessed on the Hampshire County Council website at <http://www3.hants.gov.uk/landscape-and-heritage/historic-environment/historic-landscape.htm>

<sup>2</sup> See [http://www3.hants.gov.uk/3e\\_meon\\_valley.pdf](http://www3.hants.gov.uk/3e_meon_valley.pdf) or contact Hampshire's Strategic Environmental Delivery Group on 0845 603 5634











## 9 STREET PLAN, PATTERN OF DEVELOPMENT AND BUILDING FORM

- 9.1 The medieval street pattern of Titchfield has survived relatively unaltered and is important to the character and significance of the conservation area. The street alignments, with their subtle twists, turns and inclines, became established at an early date. The main north-south axis comprises South Street, The Square, and High Street, this route continues north as a footpath east of Old Lodge. Church Street and West Street intersect east-west to form a crossroads at the village centre. South Street narrows as it heads south broadening out again at its southern end before its junction with Bridge Street and Coach Hill. Following the construction of the turnpike as a continuation of East Street, the historic route north along Mill Street reduced in importance and is now further severed from Mill Lane by the A27. Church Path continues south from East Street passing through the churchyard as a footpath to Frog Lane, which rejoins South Street at its southern end. On the eastern side of High Street there is some remaining evidence of the medieval 'drokes' or passageways that led away from the High Street accessing properties behind the frontage. There are also a number of footpaths forming a network and linking streets in the village. Archaeological assessment suggests the possibility that parts of the village were planned medieval development.
- 9.2 The character of Titchfield is that of a small village with a compact urban form. The buildings are small in scale and predominantly two storeys in height with occasional accommodation in the roofspace. Generally, the houses in the older parts of the village front directly onto the street to form a more or less continuous frontage with associated spacious undeveloped gardens to the rear, exceptions to this general pattern are found in areas of later development, such as Bridge Street and Frog Lane. Breaks in the older street frontages to allow access to the land behind are limited and usually narrow, some are in the form of archways and some lead to footpaths. Where there are breaks in the built frontage continuity of enclosure is often maintained with brick walls. Small outbuildings in rear gardens and small scale rear extensions perpendicular to the frontage buildings are a recurring characteristic of the village. The older buildings are not roofed as a whole but are usually broken into smaller separately roofed elements and rear wings; this gives a small scale to the steeply pitched roofs. Many buildings have been altered and rebuilt over the centuries so that in any given stretch of frontage there is likely to be a variety of detail within a general consistency of form. The form and alignment of the village streets results in a number of important views. Particularly important buildings that mark the ends and junctions of streets and close views are identified later in the assessment. The overall historic pattern is strong and is important to the character and appearance of the conservation area; it is a key feature to preserve and enhance.

## 10 BUILDING MATERIALS

- 10.1 The use of traditional building materials is essential to character throughout the Conservation Area. With the obvious exception of St Peter's Church, the older buildings of the village were invariably constructed using timber and brick. The earliest buildings in the village are timber framed mostly dating from the 15<sup>th</sup>, 16<sup>th</sup> and 17<sup>th</sup> centuries. The local clay produced a red brick that is characteristic of the village and also the plain clay peg tile that is the predominant roof material. Brick began to be used from the middle of the 16<sup>th</sup> century, initially for chimneys and as an infill material for timber framing. Later it was used for





buildings such as Old Lodge (1630-40). Bricks were laid using traditional bonds, such as Flemish, and these are characteristic of the village and important to character. Red brick was often used in combination with vitrified grey headers to enhance brickwork, particularly on street elevations. Details vary, from their use in banding or chequered Flemish bond to their use for whole facades where they are laid in header bond using red brick for dressings. Numerous examples of patterned brickwork using these details can be seen in Titchfield. The variety and abundance of chimneys in the village is essential to character and many have traditional Fareham pots.



10.2 The popularity of stucco as a building material in the Georgian and Regency periods is also reflected in the village, particularly in The Square, with many buildings or facades having been rendered. Later in the 19<sup>th</sup> century slate became more easily available though very few buildings in the village are roofed with this material instead of the traditional clay tile.

10.3 There is a variety of traditional stone and clay paving and surfacing materials throughout the village including the use of pavers, setts and stone kerbs. The retention, maintenance and restoration of historic paving and the use of traditional surfacing materials and detailing is important to the character and appearance of the conservation area.

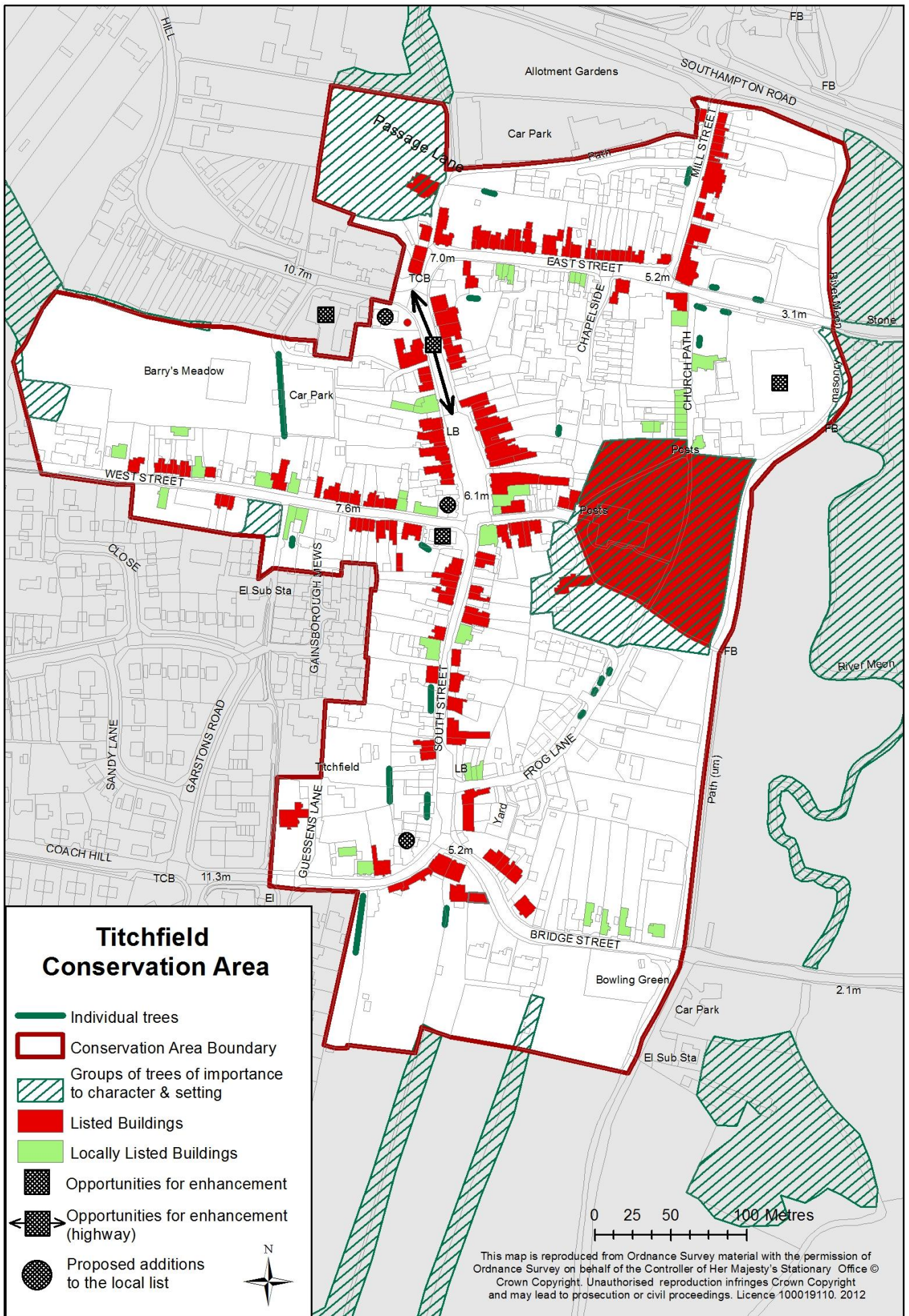
## 11 ARCHITECTURE

11.1 The architecture of the village embodies a mix of buildings and styles from many periods. Although many buildings appear Georgian with the use of classical detailing closer inspection reveals a large number of earlier and timber framed buildings, a number of these date from the 15<sup>th</sup> century. Changing fashion often resulted in the addition of classical details such as sash windows or re-fronting of older timber framed buildings; many examples can be seen in the village. The use of classical door surrounds and parapets are common details and some of the larger Georgian buildings have porches with columns. These formal details are more abundant and exuberant in the High Street and The Square where some of the porches and other architectural features are quite ornate. Elsewhere, for example in Church Path and West Street a simpler vernacular cottage scale predominates. Vertical sliding sash windows are predominant on the larger buildings with the use of flush cottage casements common elsewhere. Later bay windows are common and examples of both semi-circular and canted bays can be found. The use of traditional materials and fenestration is important to the character and appearance of the conservation area.



11.2 There has been inappropriate alteration and loss of traditional architectural detail on a number of unlisted buildings within the conservation area this has had a detrimental impact on its character and appearance.







## 12 TREES AND PLANTING

12.1 The village contains a number of important trees, which contribute to the character and appearance of individual streets. There are also groups of trees, some in rear gardens and some outside the conservation area boundary, which form a backdrop in longer views which is important to the character and setting of the village. The abundance of smaller domestic planting visible in rear gardens and over walls in the streets all contributes to the character of the village. Trees considered to be of particular townscape importance are marked on the street maps but this should not be taken to mean that other trees and areas of planting are not important to the character of the village.

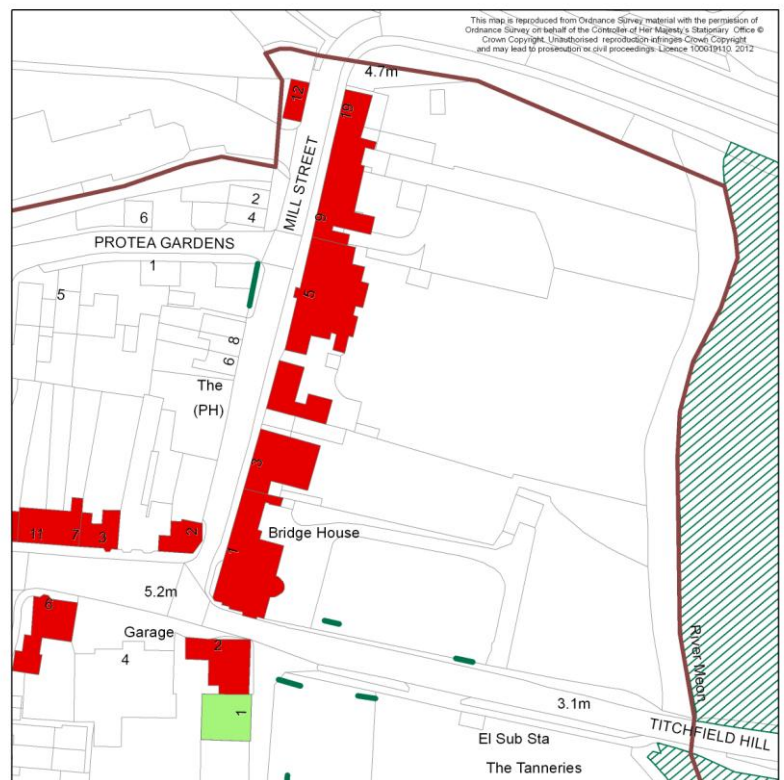
## 13 INDIVIDUAL STREET ASSESSMENTS

13.1 These identify aspects of character that are considered to be important to individual streets and areas. They should be read in conjunction with the appraisal of the significance of the character of the village as a whole. A detailed assessment of the architectural merit of individual buildings is not attempted but particular buildings are mentioned where they make a significant contribution to the character of individual streets. Many of the buildings that contribute to the character of the conservation area are listed<sup>3</sup> and alteration of them in any manner that would affect their special architectural or historic interest requires listed building consent.

### Mill Street

13.2 Mill Street was formerly the northern route into Titchfield from Fareham via Catisfield and Stony Bridge. This role was reduced upon construction of the turnpike in 1811 and later by the severance of the link with the mill and Mill Lane with the construction of the A27 in 1928. The street is now residential but in the past housed both a malthouse and the village poorhouse. The buildings still exhibit a plain industrial character. The entry from the A27 is well defined by buildings on both sides of the road and the church is visible from the street. The west side has a scatter of houses with gaps between and two large and important trees midway are important to the street. The absence of a pavement on this side gives the street an informal feel. The frontage on the east side is a

continuous plane of red brick, the scale of the properties increasing towards East Street. These frontage houses, typical of the village's historic street pattern, have large undeveloped rear gardens that reach to the river; these are important to character and setting. They are enclosed by brick boundary walls and contain important trees. The predominant use of red facing brick in a traditional bond for buildings and walls, together with clay tiled roofs and numerous brick chimney stacks gives the street a strong and distinctive character. The simple brick details, flat



<sup>3</sup> List descriptions for each individual listed building can be viewed from <http://www.heritagegateway.org.uk>. Details can also be provided by the Borough Council



door hoods and mix of traditional sash windows and casements contribute to character.



### East Street & Southampton Hill

13.3 East Street is predominantly residential and built up on both sides of the road with houses that abut the back edge of the pavement. The undeveloped gardens behind the frontage are important to character and typical of the overall historic development pattern of the village. The approach from Titchfield Hill crosses an early 19<sup>th</sup> century brick bridge, with twin arches and stone copings. It is flanked either side by walls that surround the garden of number 1 Mill Street and the Tanneries which contribute to its character. East Street is glimpsed through a narrow gap between buildings that marks the change from a quiet tree lined approach to the start of the busier village street. Broader at its junction with Mill Street it narrows, climbing a slight incline, towards the High Street. The only commercial buildings, The Wheat sheaf public house and Titchfield Motor Works, are at its eastern end. The straight street affords views along its length which is closed in both directions by prominent buildings, 1 Mill Street to the east and 5 High Street to the west. Both have a backdrop of important trees.



- 13.4 The rise in ground level, looking west, is reflected in the stepped roofline of the buildings. The variety of roof designs, ridge and eaves heights that are characteristic of the whole village contribute to the interest and character of the street. Properties increase in size on approach to the centre of the village. A mixture of stucco and brickwork, some painted, characterises the frontages and red brick is present in boundary walls. Roofs are predominantly clay tile, with some slate on the south side and there are a large number of important chimneys of different types and sizes. Simple door hoods and mixture of traditional sash windows, some set in C19 canted bays, and casements are all important to character.
- 13.5 Southampton Hill descends steeply into the conservation area from the west. It affords important views of the Historic buildings of the High Street and the parish room, which is enclosed by a flint wall. The site of 8-10 Southampton Hill, which lies just outside the conservation area boundary, has a negative influence on the setting of the conservation area particularly in views from Barry's Meadow and the adjacent car park. There is an opportunity for appropriate development of this site to enhance the character and appearance of the conservation area and its setting.



### **Church Street, Church Path and the Churchyard**

- 13.6 Church Street is in the core of the medieval settlement and contains some of the oldest buildings in the village. Its narrow feel, narrow pavements and continuous frontages are important to character. The street turns slightly southwards leading the eye to the church, an important view that closes the street at its eastern end. The street has a quiet character that contrasts with the busy High Street. The frontage buildings are small in scale incorporate a mix of materials and a variety of form and traditional detailing that is characteristic of the village. Brick boundary walls and garages fill the breaks between the houses and there are important railings close to the church. The road leads to footpaths either side of the church linking south to Frog Lane and north to Church Path.



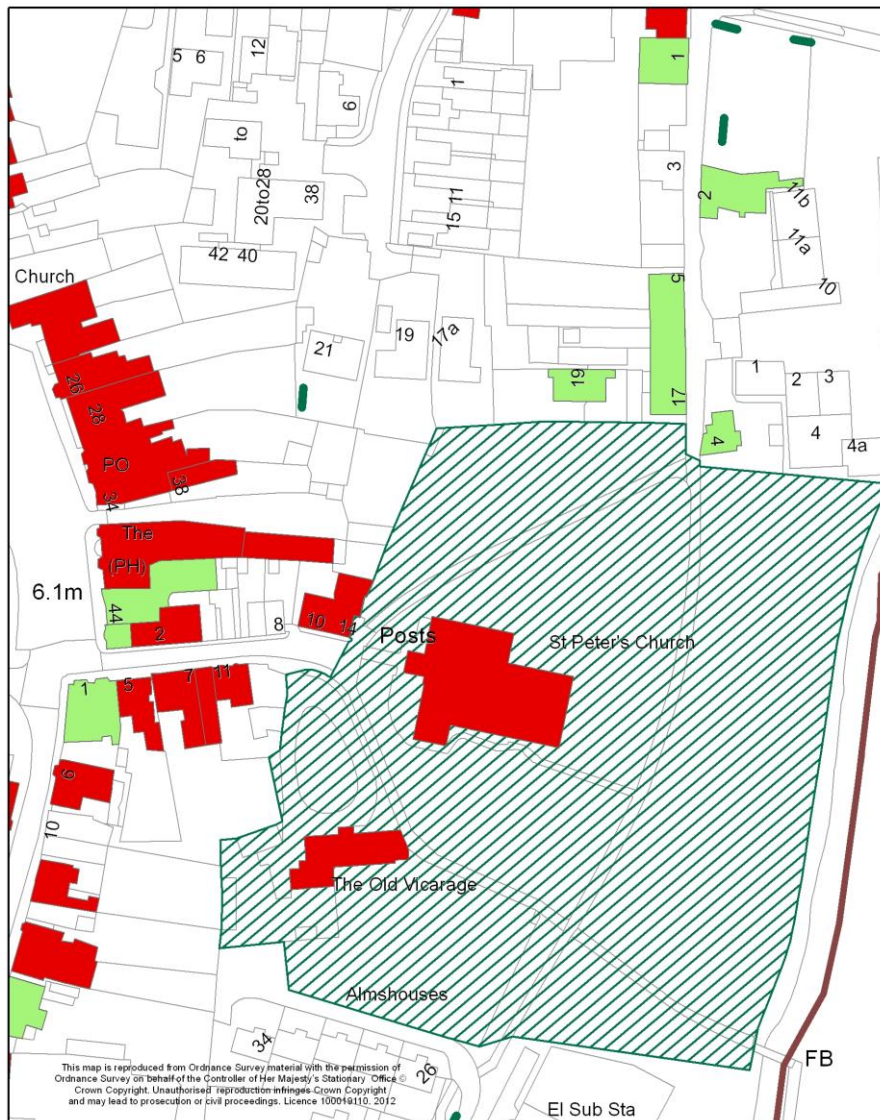


13.7 Church Path is a quiet, narrow approach to the churchyard that leads down hill from its junction with East Street. The buildings about the footpath and garden walls retain a sense of enclosure in the breaks between buildings. These reduce to a small cottage scale at its southern end whilst at its northern end, approaching East Street, buildings are larger with a formal stucco finish and sash windows. A terrace of simple red brick cottages contributes to the character and appearance of the footpath, their gardens flank the churchyard with railings. Views are closed by significant trees in the churchyard.





13.8 The churchyard is significant both in historic terms and also for the contribution it makes to the character and appearance of the village. It provides a spacious and tranquil setting for the historic church of St Peter and its associated listed memorials, low boundary walls and table tombs. It also has important and historic pedestrian links to Church Path, Frog Lane and Church Street. The churchyard contains numerous important trees that contribute strongly to its character. Number 14 Church Street is a key building that leads the eye to the start of Church Street and the village centre. The tall red brick garden walls of the former vicarage flank the south-western edge of the churchyard giving it and the adjacent footpath a strong sense of enclosure. The eastern edge of the churchyard, bordered by the canal, marks the edge of the village and is open to the countryside. There are important views east across the valley floor.





## High Street & The Square

13.9 High Street leads south from East Street before widening in the centre of the village to form The Square. Historically The Square was the site of the medieval market and later the market hall and there were many workshops and businesses in its backyards and drokes. Its character is derived from the activities and uses that are present as well as the character of the street and the architecture and scale of the buildings. The Square still contains a mix of houses, offices and shops that are essential to the vitality and character of Titchfield. Most buildings about the back edge of the pavement edge forming a continuous frontage but a few have small enclosed frontages. Behind the frontage are open undeveloped spacious gardens, typical of the historic development plan of the village and these are a key feature to preserve and enhance.

13.10 Many properties in the High Street were rebuilt or re-fronted in the late 18th century, a time of moderate prosperity in the village. There is architecture in the High Street that is noticeably grander in scale and richer in detail than elsewhere in the village, a hierarchy that is important to the character of the settlement. The domestic scale and vernacular character is evident behind later frontages in the form of red brick walls, clay tiled roofs and sections of visible timber framing. Some of the buildings have narrow frontages enclosed with railings. A number of historic shopfronts survive which contribute to the character of the square, those at 37, 39 & 41 are of local interest. Number 1 Church Street is a prominent building that closes the view south. The listed buildings 9-11 High Street, a K6 telephone box, also listed, and a traditional fingerpost sign on the corner of Coach Hill, close the view north. There is an important backdrop of trees in the grounds of Old Lodge that also close the view north.

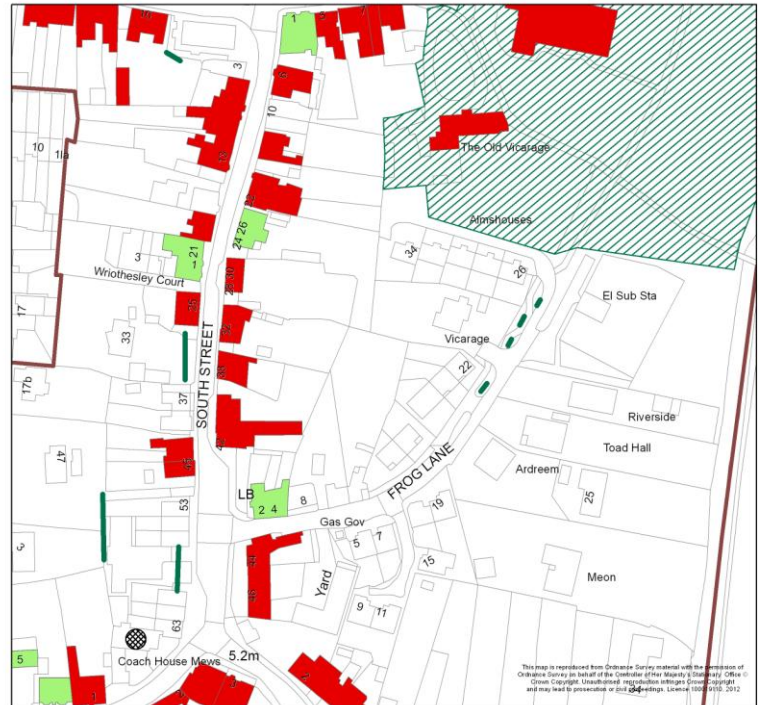


13.11 The wide variety of building scales, ridge and eaves heights characteristic of the village continues through the High Street. There is a mix of traditional materials, which includes a predominance of stucco and painted brick on the façades and clay tile roofs. Rear wings extending the frontage properties and small scale brick outbuildings in the gardens are a key feature of the Conservation Area. The Victorian Parish Rooms, flint boundary wall and the listed war memorial on the corner of Southampton Hill are of historic interest.

### South Street and Frog Lane

13.12 The northern part of South Street is narrow with an enclosed feel that contrasts with the expanse of The Square. A slight curve hides its southern end from view giving the street interest. In contrast to the High Street the buildings in South Street return to a smaller two storey scale and simpler form. Although predominantly residential there is a mix of uses at the northern end of the street.

13.13 Buildings near The Square are closely spaced on the frontage but continue the variety of building scales, ridge heights and eaves heights. The large undeveloped rear gardens of the frontage buildings are characteristic of the historic development pattern of the village and are important to character. Some of these buildings date from the medieval period, notably number 11 which was a storehouse connected with the Abbey. The jettied frontages of the medieval 15<sup>th</sup> century timber framed houses at numbers 28 to 30 South Street and the later 17<sup>th</sup> century house at no 32 are important landmarks. Numbers 28 to 30 have been dated using dendrochronology, and were built with timbers felled in 1412; these are two of the oldest buildings in the Conservation Area. The former tin chapel on the eastern side of the street is also of interest.





- 13.15 South Street broadens before its junction with Frog Lane and the arrangement of buildings becomes more spacious. There are several buildings of importance to the street including 45 South Street with its jettied first floor and prominent timber clad gable. The late 18<sup>th</sup> century assembly room and theatre has been restored in connection with new development. This new frontage development respects the historic pattern of development and the form and scale typical of the village. On the east side of the road numbers 44 and 46 are elegant examples of grey Georgian brickwork set behind small frontage gardens. The large buildings at 2 Coach Hill and Brewery House, adjoining the site of the former Fielder's Brewery, terminate the street.
- 13.16 Red brick walls and outbuildings opposite a row of cottages abutting the street mark the narrow entrance into Frog Lane (formerly Castle Street). The street curves to the north becoming a footpath that leads through the churchyard to Church Path. The majority of the street contrasts with the older development of the village consisting of modern development set back from the road behind front gardens.

### West Street

- 13.17 The strong character of West Street derives from its steep slope down into the village centre from the top of the valley. This affords important views of the church and the buildings of the village set against a rural backdrop of trees on the opposite side of the valley. On entering the conservation area West Street is informal narrow lane with planting either side or no pavements.
- 13.18 The character of the street differs on either side with a more or less continuous frontage stepping down the hill on the north side and a more broken frontage with brick walls, spaces and planting to the south. Guessens Path, part of the historic street pattern, emerges onto West Street from Coach Hill part way down the hill, beside an area of open space. Overall the buildings have a cottage scale and a variety of form and detailing characteristic of the village. As elsewhere in the village the roofs are predominantly clay tile and there are numerous chimneys. Two features of local interest in West Street are an historic wall that incorporates the knucklebones of sheep as courses between the brickwork and three large sarsen stones in the open space, which were relocated from the Kites Croft development north west of the village. These are naturally occurring blocks of sandstone that are sometimes unearthed in the sand and gravel areas of Hampshire. The typical pattern of frontage buildings and associated undeveloped rear gardens is evident and important to character.





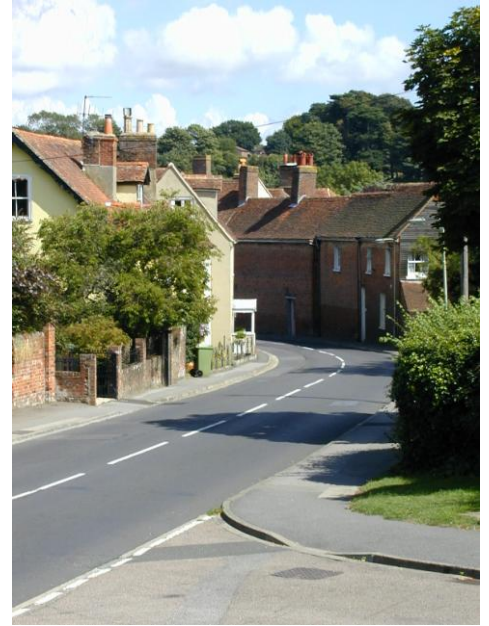
### Coach Hill and Bridge Street

- 13.19 Coach Hill and Bridge Street are both important southern approaches to the village that converge and lead into South Street. They differ significantly in character.
- 13.20 Coach Hill drops down the western side of the valley from the more modern development on the valley side into the Conservation Area and curves sharply to the left at the bottom of the hill before joining South Street. From the hill the view across the village contains an important rural backdrop comprising the open land of the valley and the substantial belt of trees on its eastern side. The trees obscure the western built up edge of Fareham and are important to the setting of the village. Buildings close in to the back of the pavement edge either side of the street at the bottom of the hill signifying the start of the older settlement and the tall red brick walls of the buildings on the outside of the bend give strong character to the street.





13.21 Bridge Street leads into the village from the east affording views of the open land of the valley floor. The street crosses two bridges over the river and the canal. The canal marks the start of the village. In contrast to older parts of the village, buildings are not tight to the back edge of the pavement but are set behind small front gardens and enclosed by brick walls. The street contains significant trees and planting. Particularly prominent is a group occupying land behind the site of the former Fielders Brewery. The street turns at its western end with a small terrace and outbuildings on its north side, Brewery House, partly 17<sup>th</sup> century, and 2 Coach Hill are prominent buildings which close the street and mark the start of South Street.



## 14 KEY FEATURES TO PRESERVE AND ENHANCE

14.1 There is a great variety of historic features, architectural details and elements of street character that should be conserved if the special character of Titchfield is to be preserved. The following key features that contribute to the character of the Conservation Area have been identified.

- The landscaped setting of the village including the belts of trees on the valley sides that are essential to the setting of the conservation area and are prominent in views across the valley
- The character and appearance of the River Meon and the Titchfield Canal.
- Important views including those into and out of the conservation area
- The historic development pattern of the village originating from the medieval period
- The form, scale and hierarchy of the buildings
- The continuity, established form, scale and detailing of the street frontages, brick boundary walls and outbuildings that contribute to character and appearance
- The mixture of architectural detail including particularly Tudor, Jacobean, Georgian and Victorian
- The use of traditional natural building materials and techniques, including brick bonds, that contribute to character and appearance and the predominance of handmade red clay tile as a roofing material
- The number and variety of surviving chimneys
- The historic paving, traditional surfacing materials, narrow pavements and stone kerbs, including the absence of formal pavements and kerbing, that contributes to street character
- Views of St Peter's Church, the churchyard and The Square
- The archaeological interest of the village
- Important trees and planting in the conservation area and outside the boundary that contributes to its character, appearance and setting
- The contribution of non designated heritage assets, including locally listed buildings, to character and appearance
- The surviving historic shopfronts
- The mixed use character of the conservation area



## MANAGEMENT STRATEGY

### 15 CONSERVATION AREA MANAGEMENT

15.1 The management strategy sets out the council's approach for preservation or enhancement of the character and appearance of the conservation area that has been identified by the appraisal. It sets out the procedures currently in place to manage change and proposes additional measures and opportunities for enhancement. The strategy also identifies other measures such as additions to the local list, boundary review and monitoring.

### 16 THE MANAGEMENT OF DEVELOPMENT

#### National Legislation and Guidance

16.1 In exercising its powers under the Planning (Listed Buildings and Conservation Areas) Act 1990 the local planning authority will pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area and the management of development is a key function in delivering this statutory duty. The provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 that relate to the control of listed buildings, through the listed building consent procedure, and the management of trees are also important in preserving the character or appearance of the conservation area. Current government guidance concerning conservation areas, which are designated heritage assets, can be found in The National Planning Policy Framework.

#### Current Local Planning Policy

16.2 The council will apply policies contained in the local plan to preserve or enhance the character and appearance of conservation areas in considering development proposals

16.3 The Fareham Borough Local Plan will consist of three parts;

- Local Plan 1: Core Strategy (adopted August 2011)
- Local Plan 2: Development Sites and Policies (in preparation)
- Local Plan 3: New Community North of Fareham Area Action Plan (in preparation)

16.4 It will eventually replace the Fareham Borough Local Plan Review (June 2000). The boundaries of the conservation areas are included on the proposals map.

16.5 A number of the policies in the Fareham Borough Local Plan Review (June 2000) that relate to the historic environment have been 'saved'<sup>[1]</sup> and in time will be replaced by the new policies of the Fareham Borough Local Plan. The Fareham Borough Local Plan 1: Core Strategy was adopted by the Council in August 2011, Policy CS17 'High Quality Design' includes development affecting heritage assets. Appendix 1 of the document sets out the policies of the Local Plan Review (June 2000) that have been superseded. New development will be considered in the light of the core strategy and saved policies.

16.6 This appraisal and management strategy has been prepared in accordance with national guidance as evidence in support of the saved policies of the Fareham Borough Local Plan Review (June 2000), policies contained within the Fareham Borough Local Plan 1: Core Strategy and the emerging policies of the other parts Fareham Borough Local Plan. As such the appraisal and management strategy will be treated as a material consideration in the

<sup>[1]</sup> The Fareham Borough Local Plan Review expired in September 2007, but many of its policies have been saved (Direction under paragraph 1(3) of schedule 8 to the Planning and Compulsory Purchase Act 2004).

determination of planning applications.

### **Managing Development**

16.7 In a conservation area planning permission is required for a greater range of extensions, alterations and other development than elsewhere. Conservation Area Consent may also be required for the demolition of unlisted buildings and other structures. Listed building consent is also required for alterations to listed buildings that affect their character as buildings of special architectural or historic interest. It is advisable to contact the Department of Planning and Environment for advice about the need for an application. It is an offence to cut down, top, lop, uproot or wilfully damage or destroy trees in a conservation area without the consent of the local planning authority and the local planning authority must be given six weeks prior notice of any such works to trees.

16.8 To ensure that the character and appearance of the conservation area is given proper consideration in the exercise of planning functions the council will follow the approach set out below;

- take into account the evidence in this appraisal for development management purposes as a material consideration in support of the policies of the Fareham Borough Local Plan
- take specialist advice relating to the historic environment in the exercise of development management functions likely to affect the significance of the conservation area and heritage assets
- require applicants to provide a Heritage Statement explaining how their proposals will conserve or enhance the Conservation Area, in accordance with the NPPF
- take specialist advice relating to the management of trees in the exercise of development management functions likely to affect the character, appearance and setting of the conservation area
- work with other bodies, including statutory undertakers and other council departments who are responsible for, or undertake, works or re-instatements that are likely to affect the character and appearance of the conservation area and the architectural or historic interest or setting of historic buildings including matters relating to street furniture, footpath, carriageway and footway surfacing, highway management and safety
- encourage prospective applicants to seek pre-application advice for development that is likely to affect the character and appearance of the conservation area and the architectural or historic interest or setting of historic buildings
- prepare guidance documents to inform proposals for development and alteration
- prepare development briefs or design principles statements to guide any significant re-development proposals
- consider the need for further controls on advertising within the Conservation Area

## **17 ARTICLE 4 DIRECTION**

17.1 Permitted development allows a variety of minor alterations and extensions to be made without the need for a planning application. Potentially these changes can be harmful to character and appearance. Some permitted development rights can be removed with the use of an article 4 direction. The use of a direction does not necessarily prevent development but by requiring a planning application to be made allows proper assessment of its impact on the character and appearance of the conservation area. There is no fee for such an application. The formal procedure for serving an article 4 direction requires a separate period of public consultation on



the detailed proposals.

17.2 Loss of traditional architectural details and inappropriate alteration has been identified on a number of unlisted buildings in the character appraisal and this has, in part, been due to the exercise of permitted development rights. The appraisal has highlighted the potential for further erosion of character and appearance through the continued exercise of permitted development rights. Therefore an Article 4 direction will be used to restrict certain types of permitted development from selected buildings.

## 18 MONITORING

- Recording - monitoring of change in the conservation area is considered necessary to enable the council to review the effectiveness of planning control over time and to address any need for action. A dated photographic survey, which is recommended for this purpose, will be updated every 4 years
- Street Audit - the council will periodically undertake an audit of the conservation area to identify inappropriate changes or unauthorised alterations, the council will consider the use of its enforcement procedures in such circumstances

## 19 BUILDINGS AT RISK

19.1 The council will continue to monitor the condition of listed buildings and will identify those considered to be at risk of neglect and decay. If necessary the council will seek to secure appropriate repairs through liaison with owners. In cases of serious neglect and decay the council will consider the use of its statutory powers.

## 20 BOUNDARY REVIEW

20.1 The local Planning Authority has a duty imposed by the Planning (Listed Buildings and Conservation Areas) Act 1990 to determine which parts of the borough are 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. This includes assessment of the current boundaries of existing conservation areas. There are no boundary changes recommended for the Titchfield Conservation Area.

## 21 ADDITIONS TO THE LOCAL LIST

21.1 The council maintains a local list of buildings of architectural or historic interest. The local list identifies buildings which although not of national significance have a local interest that merits recognition in the planning process. Consideration of the architectural and historic interest and setting of locally listed buildings is a material consideration in planning decisions and policy HE9 of the Fareham Borough Local Plan Review and policy HN1 of the Draft Local Part 2: Development Sites and Policies apply. Subject to further research it is recommended that 4 buildings in the Titchfield Conservation area may be suitable considered for possible addition to the local list.

- The Parish Rooms
- The former theatre and assembly room, Coach Hill
- 37,39,41 The Square

## 22 OPPORTUNITIES FOR ENHANCEMENT

22.1 There are few features that detract from the historic character of the village to any great extent. However a number of opportunities have been identified that would lead to enhancement if implemented.\* see map on page 15

Opportunity for Enhancement	Method
Continuation of the environmental improvement works undertaken in 2007 <sup>4</sup> to include the northern end of the high street and the green space adjacent to 3 south street *	Through working with the Highway Authority and other statutory bodies to guide improvements where opportunity and resources allow
Improvements where appropriate to street furniture including seating, bollards and lighting columns	
Improvements to surfacing where appropriate, including footpaths, private drives, footways, carriageways and crossovers	
Redevelopment of 8-10 Southampton Hill *	Guided by an agreed design principles statement/ development brief
Securing replacement of inappropriate architectural detail on historic buildings	Guiding landowners when maintenance/ refurbishment is planned or when other opportunities arise
Improving the visual impact of the Tanneries buildings *	

## 23 RESOURCES

23.1 Current resources for development management, including enforcement, and specialist advice relating to the historic environment, arboriculture and ecology, including resources for the environmental improvement programme are provided by the Department of Planning and Environment. Opportunities for enhancement of the conservation area that are identified in this document are subject to the availability of appropriate resources in relation to publicly owned land or in other cases discussion with individual landowners where an opportunity arises.

<sup>4</sup> A partnership scheme with the Hampshire County Council was completed in 2007. The improvements included re-surfacing the footpaths in The Square with high quality York stone, the installation of traditional granite kerbs and upgrading to more appropriate street lighting.



## 24 CONTACTS:

Advice concerning conservation areas and listed buildings can be obtained from:

Planning Policy  
Department of Planning and Environment  
Fareham Borough Council  
Civic Offices  
Civic Way  
Fareham  
PO16 7AZ  
Tel: 01329 236100

Email: [conservation@fareham.gov.uk](mailto:conservation@fareham.gov.uk)