

FAREHAM

BOROUGH COUNCIL

Conservation Area Appraisal And Management Strategy



Titchfield Abbey

Adopted
(Sept 2013)

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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;

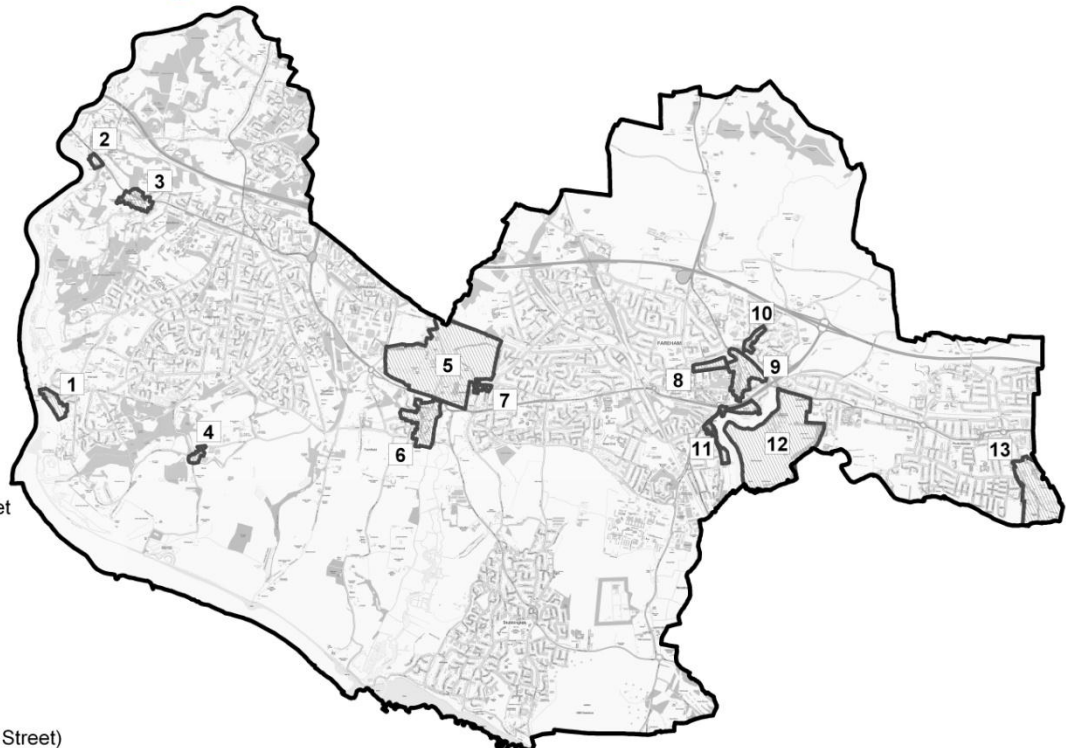
- identifies the special character that justifies conservation area status
- provides evidence to inform decision making affecting the character or appearance of a conservation area

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)

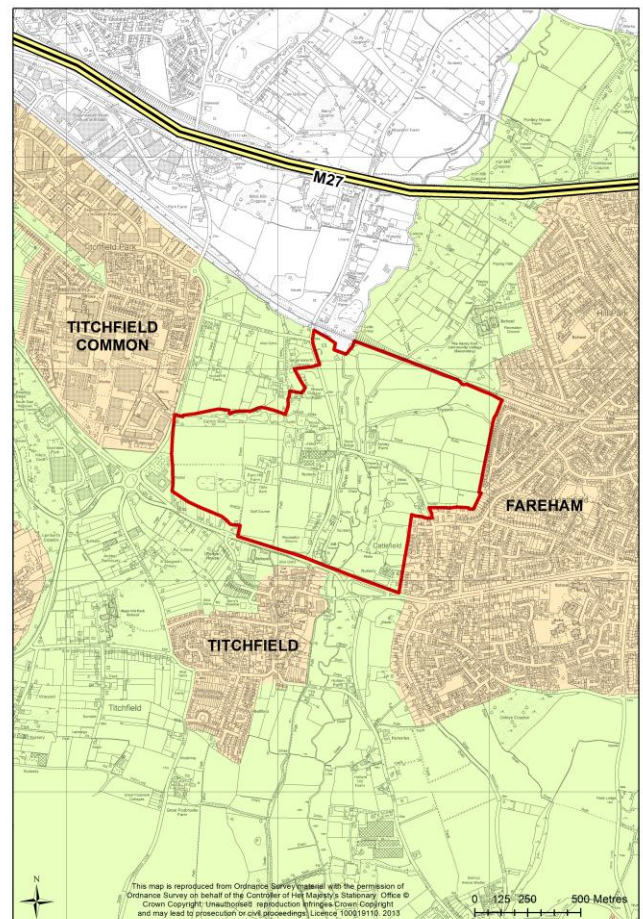


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CHARACTER APPRAISAL

2 LOCATION

- 2.1 Titchfield Abbey Conservation Area was designated in 1994. It includes part of the Meon Valley, between the A27 north of Titchfield Village and the railway line from Fareham to Southampton. This part of the Meon Valley has considerable architectural and historic interest and provides a setting for a number of important scheduled ancient monuments and listed buildings. The extent of the conservation area boundary is shown on the map on page 22.
- 2.2 The conservation area is rich in architectural and historic interest. The ruin of Titchfield Abbey (Place House) sits at its centre on the valley floor (pictured below) and is a landmark visible from many viewpoints. The Abbey, a scheduled ancient monument that includes the surviving medieval fishponds to the west, lies at the centre of a group of important pre-dissolution historic buildings. These comprise the Monastic Barn at Fernhill Farm, Stony Bridge (also a scheduled ancient monument) and 1 Place House Cottages. Other listed buildings consolidate the group, including Abbey Cottage, Place House Cottages and the Fisherman's Rest Public House (formerly the Railway Inn) at the junction of Fishers Hill and Mill Lane. To the south the Mill and Mill House are prominent, the former in particular due to its imposing scale. The heritage assets in the conservation area are marked on the map on page 22.



Location of Titchfield Abbey Conservation Area



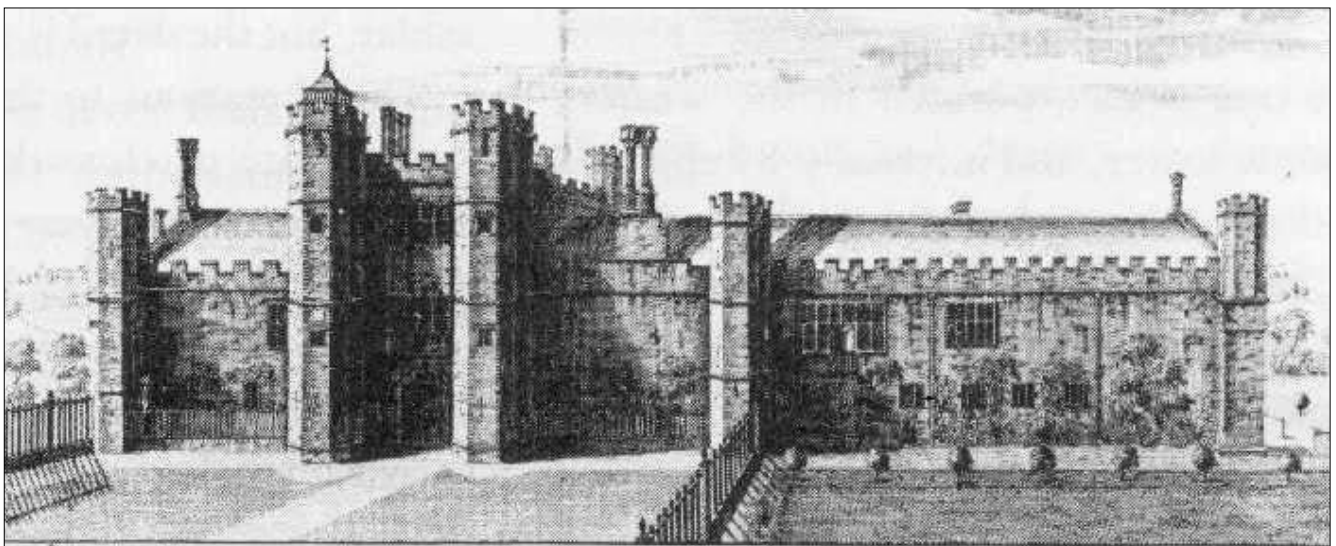
Titchfield Abbey

3 HISTORIC DEVELOPMENT

- 3.1 This stretch of the Meon valley has a long documented history beginning with the foundation of the Abbey of St Mary and St John the Evangelist in 1232. The Abbey, granted by Henry III, was founded by Peter des Roches (Bishop of Winchester), and was the second of two Abbeys of the Premonstratensian order that he founded in England, the first was at Halesowen in Worcestershire. The order, founded in 1121 by St Norbert (Archbishop of Magdeburg) at Premontre in Picardy, had spread to England

by 1140 and Titchfield was the last of 33 houses to be established. The order dressed in white to distinguish themselves from the black attire of the Augustinians and became known as the White Canons.

- 3.2 The Abbey existed for just over 300 years and comprised 15 manors, containing 60 villages and hamlets with 500 tenants. It was ruled by a succession of 20 Abbots, and details of its activities were documented in its records. The Abbey established 3 farms, 'Great Posbrooke', 'Rectory Barton' and 'Lee'. The buildings associated with the first of these remain, south of Titchfield Village, the second is thought to be the modern Fernhill and the third possibly Carron Row. These provided the Abbey with 1000 acres of arable land and 1500 sheep. A deer park was also located adjacent to the abbey.
- 3.3 The Abbey had a number of Royal visitors. Following their marriage at Southwick in 1445 Henry VI and Margaret of Anjou journeyed to Titchfield to continue their wedding celebrations at the Abbey. Their route crossed Stony Bridge, which is sometimes referred to as 'Anjou Bridge'. Richard II also visited the Abbey as did Henry V on his way to the French Wars.
- 3.4 A series of fishponds provided a food source to the west of the abbey and were arranged in a series running down the valley side and draining into the Meon. These survive and are included as part of the Scheduled Ancient Monument. A feeder stream was constructed to allow the lower one to be filled separately from the upper four which could all be drained independently. After the dissolution the Wriothesley family continued their use for the commercial production of carp.
- 3.5 Titchfield Abbey surrendered to the dissolution in 1537, most of its possessions having been promised to Thomas Wriothesley. Wriothesley, a loyal servant of King Henry VIII and an aid Thomas Cromwell one of the architects of the dissolution, since 1524. He benefited more than most from the disposal of monastic land in Hampshire acquiring 27 former monastic manors. The King granted him Titchfield Abbey in recognition of his 'good true and faithful service'. One quarter of all the monastic manorial properties given or sold by the crown between 1536-8 fell into his ownership and his loyalty to the crown was richly rewarded in the King's will. Thomas Wriothesley followed Thomas Cromwell as secretary to the King and was knighted in 1540. In 1544 he was appointed Lord High Chancellor of England. He was Constable of both Southampton and Portchester Castles, became Baron of Titchfield in 1544 and The 1st Earl of Southampton in 1547.



Place House in 1733

- 3.6 Having acquired the Abbey in 1537, he converted the monastic building into a fortified mansion and the resulting 'Place House' was to become the family seat for four generations. The surviving ruins comprise a mixture of the former medieval Abbey and Wriothesley's subsequent alterations and additions. The monastic Frater (refectory) was retained as a hall and the cloisters were converted into a courtyard. A large gatehouse was inserted half way along the nave of the church, the remainder of which was converted into domestic apartments, and the alterations included an eastward extension to the chancel. The house and other buildings necessary for the functioning of such a high status household were adjacent to a deer park. An early seventeenth century map of Titchfield shows this as an enclosure called "The Purrycke" with Place House in its topographic setting surrounded by the deer park, fishponds, mill and "dogge Kennell" (see map below).
- 3.7 Thomas Wriothesley died in 1550 and the house passed to his five year old son Henry, the second earl. Edward VI was entertained at Place House in 1552 and Queen Elizabeth I visited the mansion in 1569. The second earl died in 1581 leaving £1000 for his funeral and £1000 for a family monument in St Peter's church, Titchfield (which can still be seen today) as well as further money for church alterations.
- 3.8 Henry, the third Earl invested in the economy of Titchfield village, reviving the local woollen industry and providing a market hall in the square. He is perhaps best known as a patron of Shakespeare. In 1611 the Earl completed reclamation of tidal land in the valley and the construction of what is believed to be one of the earliest canals in the country to retain a link from the village to the sea.
- 3.9 The fourth Earl, a royalist, entertained Charles I and Queen Henrietta Maria at Place House in 1625. In 1647 Charles I fled to Place House from London where he was apprehended before escaping to Carisbrook on the Isle of Wight, where he was finally captured.
- 3.10 When the 4th Earl died, Titchfield estate passed to his eldest daughter Elizabeth. On her death in 1680 it passed to her husband and when he died in 1689 to their son, whose two daughters inherited it upon the death of their mother in 1704. The daughters married the 1st Duke of Portland and the 2nd Duke of Beaufort. In due course the 5th Duke of Beaufort acquired both halves of the property and sold the estate to Peter Delme in 1742. In 1781 the Delmes partially demolished the building and re-used materials from it for the enlargement of their new Fareham residence, Cams Hall.

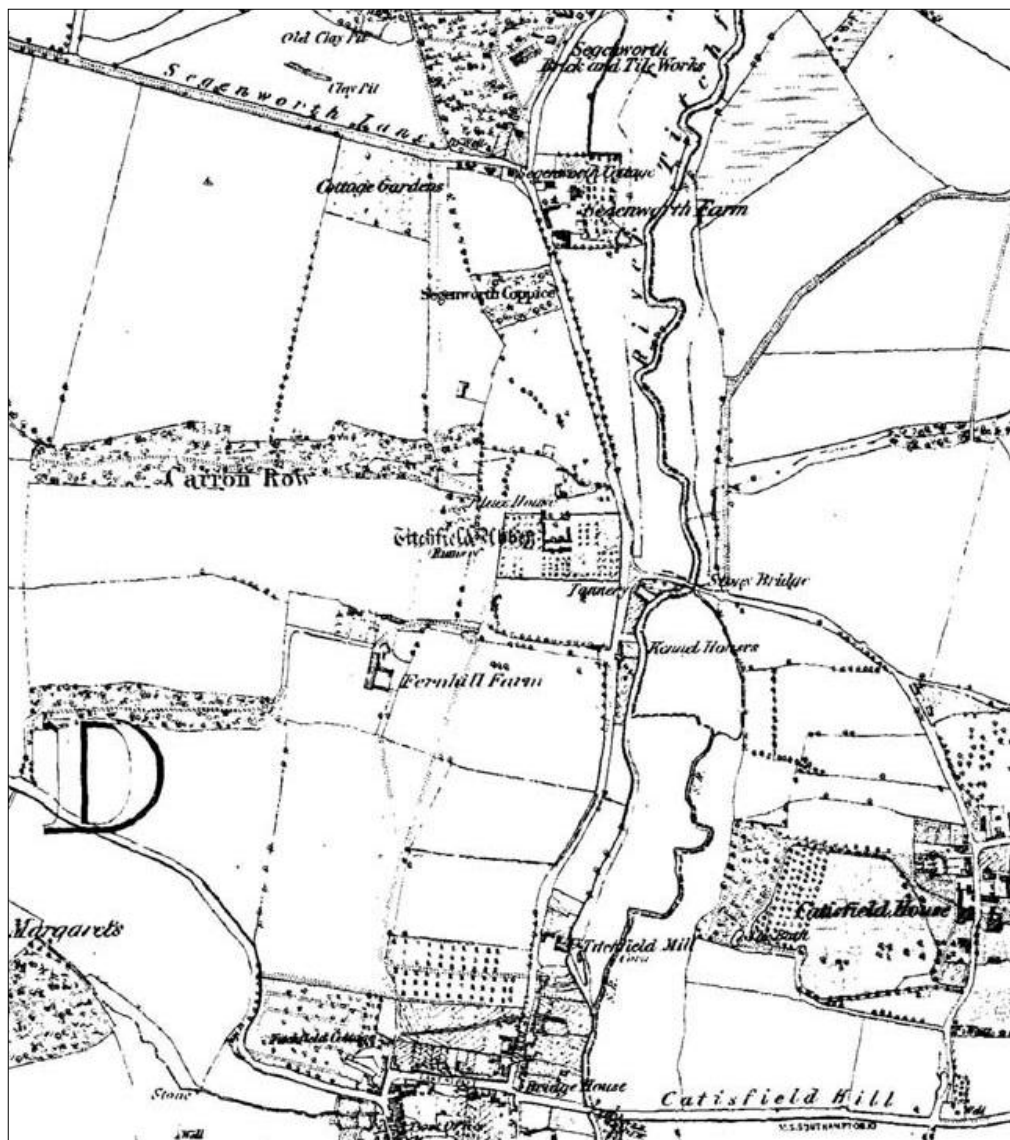


Titchfield Estate Map 1610

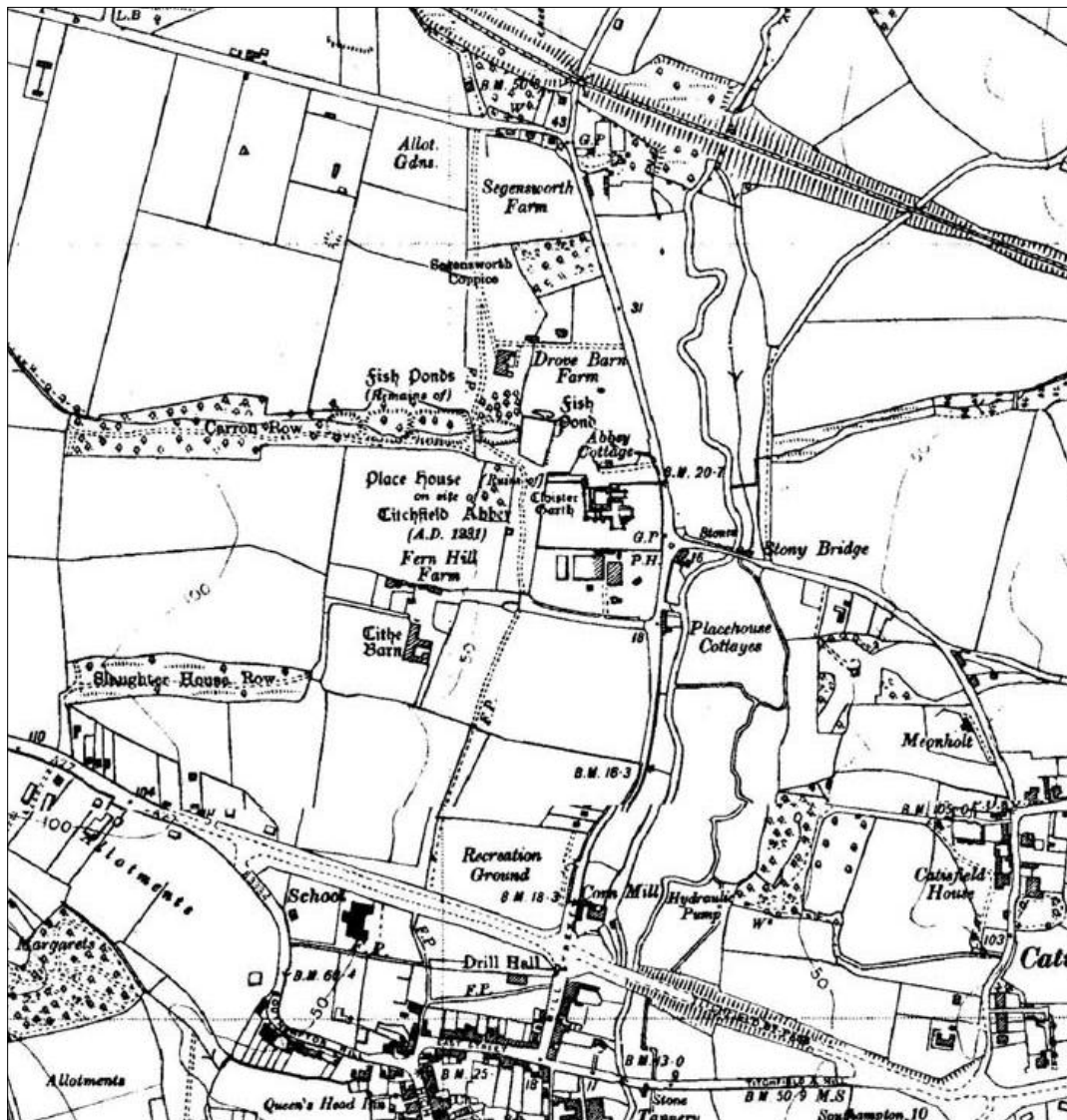


Speed's Map of Hampshire, 1611

- 3.11 The alignment of roads in the conservation area has changed little from early maps, particularly the Titchfield estate map of 1610 (see page 5), with Mill Lane and Fishers Hill still following their historic alignment. Mill Lane leads north from the village along the valley floor and Fishers Hill climbs the eastern valley side to Catisfield from the junction opposite the Abbey.
- 3.12 Prior to the construction of the Turnpike in 1811, Mill Lane and Fishers Hill comprised the northern route from Titchfield to Fareham, crossing the river at Stony Bridge and climbing the valley side to Catisfield. The continuity of this historic route has been severed by the Titchfield Bypass (A27) and other modern road alterations, but it and links from the village to the Abbey are evident on older maps. Footpath no.43 leaves the village as a northern continuation of the High Street, passing Old Lodge before crossing the A27; it can be seen on the 1610 estate map (see page 5) heading towards Place House. Another old path, also shown on the map, is bridleway no.82 which leads north from Fishers Hill, close to Stony Bridge. This bridleway climbs the valley side turning north east towards Henry Cort School. All the public rights of way are marked on the map on page 21.
- 3.13 The parkland that surrounded Place House can be seen marked on Speed's map of 1611 as well as the estate map of 1610 (see page 5). The latter marks land on the eastern side of the river as Fareham Park. The two maps below maps show the conservation area in the late C19 and the early C20 and the relatively small amount of change that there has been within the boundary of the conservation area north of Titchfield Village.



Ordnance Survey
1870



Ordnance
Survey 1940

4 LANDSCAPE, SETTING AND VIEWS

- 4.1 The landscape, topography and tranquillity of the valley is important to the character and appearance of the conservation area and provides a setting and a historic context for the scheduled monuments and listed buildings within its boundary. The boundary includes the valley sides that rise to the east and west and their natural slope contributes to its rural character and the setting of the historic buildings. The essential character of the landscape is of undeveloped open countryside with groups and belts of trees on the valley sides and on the valley floor. The tranquil character of the rural landscape is experienced and appreciated throughout the network of public footpaths
- 4.2 The medieval Titchfield Abbey, and associated ruins and fishponds, the grade I listed monastic barn at Fernhill Farm, Fernhill farmhouse (possibly medieval in date) and Place House Cottages form a group in the landscape on the western side of the valley and the valley floor. Historically the buildings were visually and functionally linked and remain intervisible in the open landscape today as they have done for hundreds of years, relying for their setting upon the surviving woods and open countryside that allows important views of them both individually and as a group.
- 4.3 The open character of the landscape allows important long distance views from high ground across the valley, from the valley floor up the slopes and along the valley floor, including south to Titchfield village. The top of the valley sides appear undeveloped in longer views

despite the close proximity of the built up areas of Fareham and Locks Heath. Overall character remains one of unspoilt countryside that provides a backdrop for the historic buildings. Apart from a small group of buildings north and west of Titchfield Mill and the garden centre immediately south of the abbey, there is little intrusion from modern development.

- 4.4 The open character of the valley is also important to the setting of Titchfield village, also a conservation area, and vice- versa. The open land contrasts with the closely built streets of the village, defining its historic character as a settlement set in the rural landscape of the valley. Important views of the village, including its church spire, looking south from within conservation area are a reminder of the links between the historic village and the monastic abbey.
- 4.5 The rural character of the landscape has been protected from inappropriate development through conservation area, countryside and strategic gap designation. This has maintained the separate identity of settlements and preserved the open and rural character of the valley and the setting of the historic buildings. However, the rural character of the valley is vulnerable to change and urban encroachment, urbanisation or change to the natural landform would harm its integrity and the setting of the historic buildings. The edges of the conservation area although treed are weak in places and commercial and residential development is noticeable through the boundary trees. The setting of the conservation area is influenced by the land immediately outside its boundary, particularly along the crests of the valley sides, and the impact of development in these areas needs to be carefully considered.
- 4.6 With the exception of the southern part of Mill Lane that has kerb edging and a footpath, Fishers Hill and Mill Lane have the character of rural lanes, the lack of kerbs and pavements contributing to their character. Fishers Hill descends the valley side from Catisfield, the trees and hedges along its edges and the open land on either side help define its rural character. The enclosing wall and gates of the abbey grounds is a prominent and important feature adjacent to the road opposite its junction with Mill Lane. The northern section of Mill Lane affords important views of the landscape and the river from the valley floor. The medieval barn at Segensworth House is a prominent feature beside the road at its northern end. The rural nature of the roads is important to the integrity of the landscape and the rural character and appearance of the conservation area; further urbanisation would be harmful.





View from footpath 41 (view 1)



Footpath 84

4.7 The rural landscape of the conservation area and historic buildings in their setting can be appreciated in many important views from a number of public rights of way that descend and cross the conservation area both on the western valley slope and on the eastern side of the river. Particularly important views are set out below and are marked on the map on page 21.

1. Views across the valley of its eastern slopes from footpath 41, including views of the historic buildings which are increasingly evident on descent of the valley side (see photo above).
2. Views across the valley from the permissive footpath south of Henry Cort School of the historic buildings in the landscape, the rural western valley slopes and south to Titchfield village.
3. Views of the western side of the valley from Southampton Road west of Ranvilles Lane.
4. Views north across the open landscape including the historic buildings from the southern boundary of the conservation area and the A27 and east and west from footpath 43.
5. Views of the abbey and the monastic barn in the landscape from Mill Lane.
6. Views of the river valley and the abbey from footpath 84.
7. Views of Titchfield village looking south from the conservation area.
8. Views from Fishers hill across the valley looking west.
9. Views of the valley north and south from Stony Bridge, including of Titchfield Church Spire.
10. Views of the river, valley floor and the eastern valley side north of Fishers hill from Mill Lane.

4.8 Landscape Assessment

4.9 Hampshire County Council's Integrated Landscape Assessment (2010) replaces the previous assessment 'Hampshire Landscape: A Strategy for the Future (2000)' and compliments existing district and borough landscape assessments. The assessment defines a set of landscape types and identifies a number of different landscape character areas. The key qualities of each character area including biodiversity, historic and visual characteristics are identified and in addition, forces for change, threats and opportunities are assessed for each

area. The Titchfield Abbey Conservation Area falls within the 'Meon Valley Character Area' and its landscape types are defined as 'River Valley Floor' and 'Lowland Mosaic, Medium Scale'. A detailed explanation of landscape types can be found on the Hampshire County Council Website at <http://www3.hants.gov.uk/landscape-and-heritage/hampshire-integrated-character-assessment.htm>. The assessment recognises the importance of the mid medieval abbey and its remnant medieval landscape of the deer park and fishponds. Undeveloped valley slopes are identified as a key feature. Threats to the Meon Valley Character Area are identified as; development creeping up the valley sides, vulnerability of the valley crests, urban fringe related management changes and proliferation of formal amenity areas.



View of Titchfield Abbey from footpath 84 (view 3)

- 4.10 Fareham Borough Council Landscape Assessment was undertaken in 1996. The study provides an appraisal of the landscape resources of the borough and is used to inform planning decisions. It defines the Meon Valley as a distinct character area; a valley landform characterised by small scale pasture and variable tree cover. The assessment acknowledges the historically important complex of buildings, landscape and fishponds at Titchfield Abbey as former park and historic landscape and identifies enhancement of the historic landscape setting of the abbey as a priority. Existing garden centre and horticultural uses are seen to detract from its setting.

Historic Landscape Character Assessment

- 4.11 The Historic Landscape Assessment (HLA) is a countywide study undertaken to identify and understand the historic development of today's landscape, it has identified over 80 Historic Landscape types.
- 4.12 The landscape types that have been identified for the land included within Titchfield Abbey Conservation Area include pre-1810 parkland, valley floor with fields, small parliamentary enclosures and recent scattered settlement. Further detailed information relating to the historic landscape assessment, including charts and maps, can be accessed on the Hampshire County Council web site at <http://www3.hants.gov.uk/landscape-and-heritage/historic-environment/historic-landscape.htm>.

5 ARCHAEOLOGICAL SIGNIFICANCE

- 5.1 Titchfield Abbey, including the medieval fishponds, is designated as a Scheduled Ancient Monument. Land on the western valley slope, to the west of the fishponds and east of the barn, is of national importance and treated with the same status as the scheduled monument. Other land on the western slope is of known archaeological interest. Land on the eastern side of the valley north of Fishers Hill is of interest as part a former deer park of Fareham Park. These designations are shown on the map on page 22. An uncommon and significant concentration of archaeology dating to the Late Iron Age/ Early Romano-British Period has been found on land on the western slope of the valley. Further detailed information concerning the archaeology of the area can be obtained from Hampshire County Council.

6 SCHEDULED ANCIENT MONUMENTS AND LISTED BUILDINGS

6.1 The conservation area includes 11 entries in the Statutory List of Buildings of Special Architectural or historic Interest and two scheduled ancient monuments. The designated assets within the conservation area boundary are marked on the map on page 22.

6.2 The Scheduled Ancient Monuments and Listed Buildings are listed below and further detailed information is included in the following paragraphs;

- Titchfield Abbey and fishponds (Scheduled Ancient Monument)
- Stony Bridge (Scheduled Ancient Monument & Listed Building (Grade II))
- Monastic Barn of Titchfield Abbey at Fernhill Farm (Grade I)
- Abbey Cottage (Grade II)
- No. 1 Place House Cottages (Grade II)
- No's 2 and 3 Place House Cottages and garden boundary wall (Grade II)
- Fern Hill Farmhouse (Grade II)
- Barn at Carron Row Farm (Grade II)
- Titchfield Mill and Mill House (Grade II)
- The Fisherman's Rest (Grade II)
- Segensworth House (Grade II)
- Barn at Segensworth House (Grade II)

6.3 Titchfield Abbey is a fine example of a Premonstratensian abbey and a Scheduled Ancient Monument which is managed by English Heritage. The layout of the monastic buildings has been identified through excavation and surviving structures show the scale and importance of the monastic buildings. The Abbey ruins include surviving examples of medieval encaustic tiles. Four fishponds, which step down the valley side and connect to the River Meon are included as part of the scheduled monument, they are evidence of water management and show the importance of fish to the monastic community. The Abbot of Titchfield had a deer park adjacent to the abbey. The surviving building also shows the conversion of the abbey to secular use after the dissolution. The abbey is surrounded by a C16 boundary wall prominent from Mill Lane. To the west, outside the boundary wall are the remains of the north gable and west wall of a C16 stone building. Together with, the grade I listed monastic barn and Stony Bridge it is one of an important group of historic buildings.



Place House (Titchfield Abbey)



The Monastic Abbey Barn

6.4 The Monastic Barn of Titchfield Abbey is a

medieval timber framed aisled building with a hipped tiled roof. It was constructed to centralise grain storage for the abbey estate. Its grade I listing reflects that nationally it is one of the few surviving great medieval abbey barns in terms of its fabric and monumental proportions and that its structural construction and craftsmanship is of exceptional interest. Grade I buildings are considered to be of 'exceptional interest' and represent only 2.5% of all listed buildings. The building measures 50m long by 15m wide and consists of eight bays with two hipped wagon entrances on the east side opposite two later double plank door entrances to the west. The building is constructed of oak, limestone, tile and brick. The front and north end are weather boarded and the west and south constructed of limestone block and brick, which replaced earlier timber framing following the dissolution and in the late C18/ early C19. The interior has quite unusual timber framing that uses false hammer beams, under rafters and short king posts. The felling date of its main timbers has been identified using dendrochronology, as between 1407/9; the porch is a later addition of 1560. The barn is the only surviving monastic agricultural building at Titchfield.



Place House Cottages



The Fisherman's Rest



- 6.5 Stony Bridge is a scheduled ancient monument and a grade II listed building that spans the river Meon linking Fishers Hill to Mill Lane. A datestone of 1625 is now too worn to be decipherable. The stone bridge is largely post-medieval in date but with medieval fabric, spanning, it is also known as the Anjou Bridge, and is associated with the marriage of Henry VI and Margaret of Anjou in 1445. Stony Bridge is situated about 100m east of the abbey and replaces a bridge built by the monks in the 14th century, probably made of stone piers with a wooden parapet. The bridge was rebuilt in stone during the 17th century at the time of the 3rd Earl of Southampton and is constructed of roughly coursed stone comprising two arches, its remains provide evidence of its two construction phases during the 14th and 17th centuries and its association with Titchfield Abbey and the later Place House adds to its significance. It adds to the understanding of historic routes and connection of settlements

in the area in the medieval and post-medieval periods. Underneath the bridge and its abutments will be valuable evidence of the history of the site.

- 6.6 Fern Hill Farmhouse is a Grade II Listed building to the west of the barn. It comprises a timber framed bay, possibly of a medieval hall house, that abuts a two storey stone cross wing with red brick dressings, it has later C19 additions to the west. A date stone of 1689 is incorporated in one of its walls.
- 6.7 North of Place House the conservation area contains two grade II listed barns. The barn at Carron Row Farm dates from the C17th or early C18th but may be earlier. The barn at Segensworth House was dated using dendrochronology in 2008 and dates from the mid C15. It is thought to have been a stock shelter of some form, probably a stable, the revised date of the building confirms it as a pre-dissolution structure. Segensworth House dates from the C18/ early C19th and its origins are not known; it is also listed Grade II.
- 6.8 The timbers of 1 Place House Cottages, to the east of Mill Lane, have been given a felling date of 1447/8 using dendrochronology. This pre-dates the dissolution of the Abbey in 1537. Evidence suggests that the building was a grammar school by 1542 and it is likely that it was the monastic school of the Abbey. It is therefore an important survival. Nos 2 and 3 Place House Cottages, also listed buildings, date from the late C17, or possibly earlier.
- 6.9 Other structures in the group around Place House include Abbey Cottage, a Grade II listed building, which has a C16/C17th core, extended and remodelled in the late C19th/ early C20th. The Grade II listed Fisherman's Rest public house is prominently sited at the junction of Fishers Hill and Mill Lane. It has four C18th bays in red brick with grey headers laid in a chequered Flemish bond. The building has a C19th bay in red brick to the north. Half way up Fishers Hill on the north side is a terrace of C18 Grade II listed cottages. They are constructed of local red brick and tile hung on the front elevation.
- 6.10 To the south, Titchfield Mill with its two iron water wheels and the Mill House are both Grade II listed buildings. These were on the northern extremity of the village and are now severed from it by the Fareham-Southampton Road (A27). The Mill, dated 1830 on an iron plate above the wheel, is a red brick building of five storeys with a slate double mansard roof. The Mill House, attached to the west side of the Mill, completes this historic group, which has now been converted to a pub.

7 ARCHITECTURE & BUILDING MATERIALS

- 7.1 The older buildings in the conservation area are characteristic of rural vernacular buildings found in this part of Hampshire and include examples of building types from the medieval period onwards. Both oak timber framing, the principal building material of rural Hampshire in the middle ages, and local red brick, which became widespread in the early eighteenth century, are in evidence. By contrast, the masonry used in the conversion of the abbey into Place House includes Caen limestone from France, which was imported for the construction of many high status buildings in the county in the Middle Ages.
- 7.2 The local red brick was laid in a variety of bonds, some of which were decorative, sometimes using the distinctive locally made blue/ grey headers which can be seen forming a chequered Flemish bond on the front elevation of the Fisherman's Rest.
- 7.3 Red clay tiles with a characteristic double camber, which gradually superseded the use of thatch, are the predominant roofing material. Place House Cottage and Abbey Cottage both have crested clay ridge tiles. By contrast Titchfield Mill is roofed in natural slate, which became widely available in the nineteenth century. The presence of chimneys is an important

characteristic of the older buildings. Timber is the predominant material used in the construction of windows, traditionally in the form of either side opening flush casements or vertical sliding sashes. The continued use of traditional forms of fenestration is important to the character and appearance of the conservation area.



- 7.4 The local materials, building styles and architectural details that contribute to character found in the conservation area are important to its architectural and historic character and should be retained. The use of appropriate materials and design in new development is essential in order to preserve the character and appearance of the conservation area.



8 TREES AND PLANTING

- 8.1 The existence of a large number of trees, individually and in groups, makes a vital contribution to the rural character of the conservation area. There are some significant groups of trees, such as Carron Row, which runs west up the valley side from the historic fishponds, others follow the field boundaries, the river, the railway line and the roads. Important trees act as a buffer from the adjacent urban areas. All the trees in the conservation area are protected. There are numerous hedges and other planting throughout the conservation area that contributes to character.



Trees and planting on the western valley floor

9 KEY FEATURES TO CONSERVE AND ENHANCE

- The topography, tranquillity and character of the landscape of the Meon Valley and its setting.
- The architectural and historic interest and setting of the listed buildings.
- The special interest and setting of the scheduled ancient monuments.
- The important views and intervisibility of the abbey, the monastic barn and other historic buildings in their landscape setting.
- The archaeological interest of the valley.
- The informal rural character of the roads in the conservation area.
- The footpaths and rights of way that provide public access to the landscape.
- Trees and other planting of importance to the landscape character of the valley and the setting of the historic buildings.

10 MANAGEMENT STRATEGY

11 CONSERVATION AREA MANAGEMENT

11.1 The management strategy sets out the Council's approach for preservation and or enhancement of the character and appearance of the conservation area. 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.

12 THE MANAGEMENT OF DEVELOPMENT

National Legislation and Guidance

12.1 In exercising its powers under the Planning (Listed Buildings and Conservation Areas) Act 1990 Act 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, including changes of use, 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

12.2 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

12.3 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 Plan (in preparation)
- Local Plan 3: New Community North of Fareham Plan (in preparation)

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

12.5 A number of the policies in the Fareham Borough Local Plan Review (June 2000) that relate to the historic environment have been 'saved'^[1] 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.

12.6 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 determination of planning applications.

^[1] By direction of the Secretary of State under paragraph 1(3) of schedule 8 to the Planning and Compulsory Purchase Act 2004 (2007).

Managing Development

12.7 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.

12.8 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;
- 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;
- undertaken liaison 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 , 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.

13 ARTICLE 4 DIRECTION

13.1 Permitted development allows a variety of minor alterations and extensions to be made without the need for a planning application. The use of an article 4 direction makes a planning application necessary. An article 4 direction is not recommended for Titchfield Abbey Conservation Area.

14 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.

15 BUILDINGS AT RISK

15.1 There are no buildings at risk identified by the Council's Buildings at Risk Register (2006). 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 may consider the use of its statutory powers. There is one building included on the English Heritage Buildings at Risk Register (2012);

15.2

English Heritage Building's at Risk Register		
Property	Register Entry	FBC Comment on Current Situation
Titchfield Abbey and Fishponds - "Stables",	<p>Remains of possible stables to Titchfield Abbey. The "stables" are overgrown with vegetation and have some structural problems.</p> <p>Designation: Scheduled Monument, CA</p> <p>Condition: Fair</p> <p>Occupancy: N/A</p> <p>Priority: D (D): (Slow decay; solution agreed but not yet implemented)</p> <p>Owner: Type: Private</p>	Discussions are ongoing between English Heritage and the owner of the building concerning consolidation repairs.

16 BOUNDARY REVIEW

16.1 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 Abbey Conservation Area.

17 ADDITIONS TO THE LOCAL LIST

17.1 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. There are no additions to the local list recommended for the Titchfield Abbey Conservation Area

18 OPPORTUNITIES FOR ENHANCEMENT

18.1 There are few features that detract from the historic character of the area to any great extent.

However a number of opportunities have been identified that would lead to enhancement if implemented.

Opportunity for Enhancement	Method
1. Titchfield Abbey Garden Centre - Improvements to signage, Removal of derelict greenhouses to improve the setting of the scheduled ancient monument, listed buildings and the character and appearance of the conservation area	Working with a landowner when an opportunity arises
2. Improvements to road junction of Fishers Hill and Mill Lane to improve the setting of the scheduled ancient monuments, listed buildings and the character and appearance of the conservation area. The design of the existing junction with modern kerb radii results a wide junction and extensive road surfacing and marking which is uncharacteristic of the rural character of the conservation area.	Through working with the Highway Authority and other statutory bodies to guide improvements
3. Removal of unsightly agricultural building to the east of Fernhill Farmhouse to improve the setting of the scheduled ancient monuments, the listed building and the character and appearance of the conservation area	Working with a landowner
4. Improvements to the gates at the entrance to the monastic barn	Working with a landowner

19 RESOURCES

19.1 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.

20 CONTACTS:

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

Planning Strategy and Environment
Department of Planning and Environment

Fareham Borough Council
Civic Offices
Civic Way
Fareham
PO16 7AZ
Tel: 01329 236100

20.2 Email: conservation@fareham.gov.uk

