

FAREHAM

BOROUGH COUNCIL

Conservation Area Appraisal And Management Strategy



Wallington

Adopted
(May 2014)

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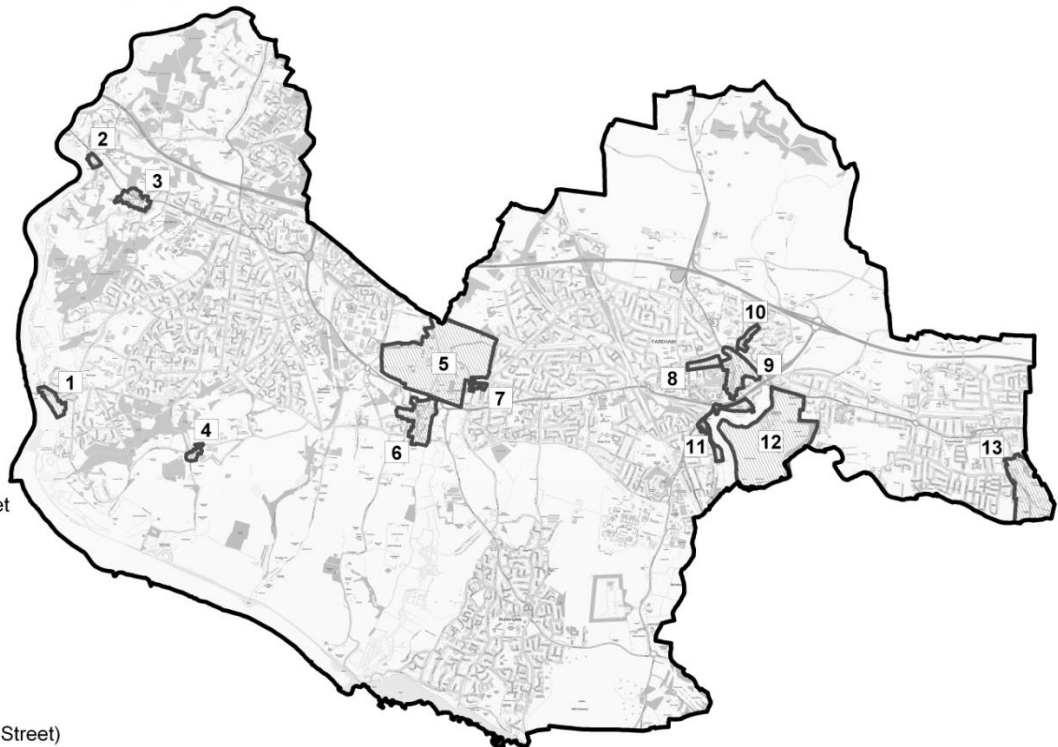
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INTRODUCTION

- 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; and
 - provides evidence to inform decision making affecting the significance 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; and
 - 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)



CHARACTER APPRAISAL

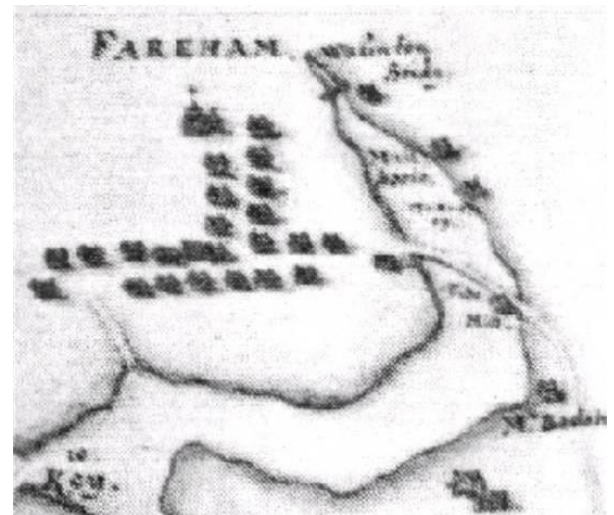
2 LOCATION

- 2.1 The conservation area was designated in 1980 to protect the historic settlement of Wallington which became established at a fording point of the Wallington River. The river has its catchment in the area north of Portsdown Hill, it flows through Boarhunt around the western extent of Portsdown and through Wallington Village into Fareham Creek.
- 2.2 The conservation area boundary encloses the river, the historic bridge and the properties on North Wallington as far north as Riverside Avenue. It also includes part of Drift Road and Wallington Shore Road.



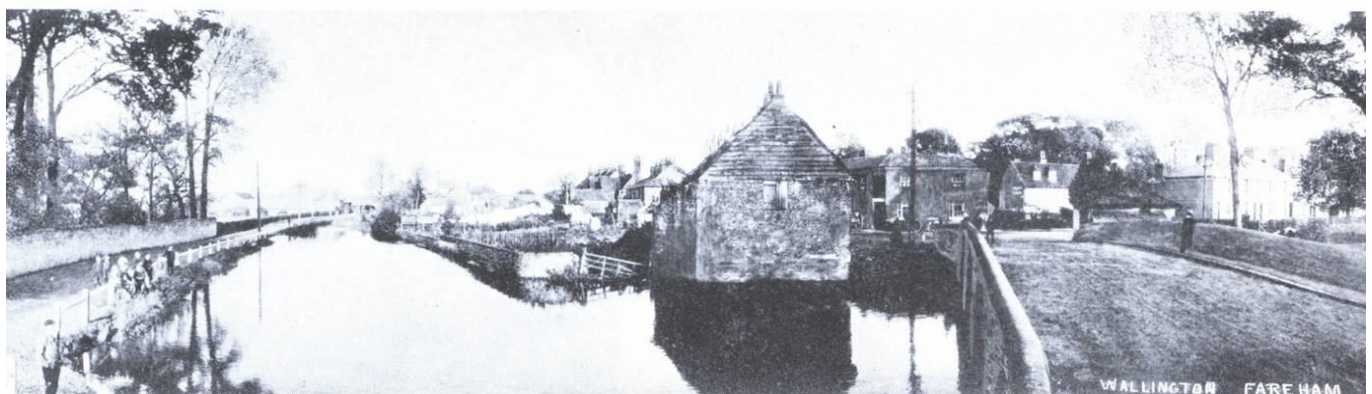
3 HISTORIC DEVELOPMENT AND INDUSTRIAL HISTORY

- 3.1 There is significant evidence of settlement in the Wallington area from as early as 8000BC. During construction of a new river channel in 1967 Mesolithic (Middle Stone Age) flints were discovered close to the lodge of the former Wallington House. A ditch containing Roman pottery was discovered on Wallington Hill and during construction of the Wallington link road a second was unearthed that contained pottery, glass and waterlogged timber, possibly dating from the second century.

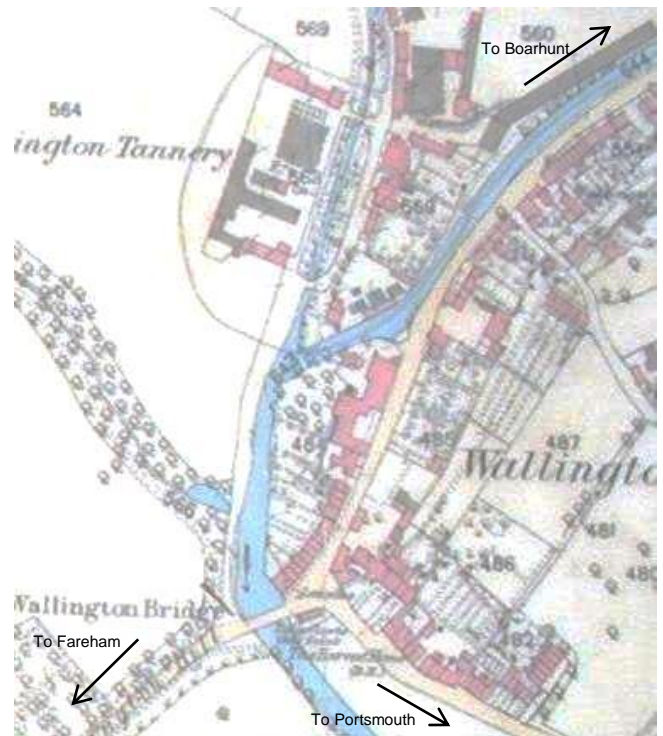


Fareham, 1665

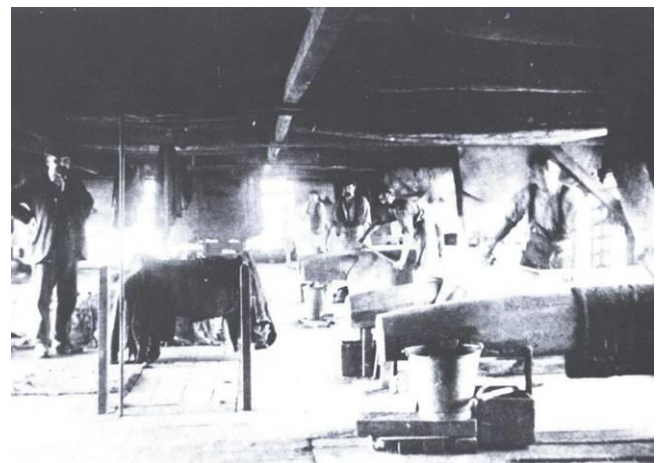
Wallington River and bridge in the early 20th century



- 3.2 The name Wallington may derive from Weala-tun, Weala is a reference to the Welsh (or Britons) and Tun refers to a settlement or farmstead. Drift Road, which led down from Portsdown Hill to North Wallington, is referred to on older maps as 'Wallington Drift Road'. Its name suggests a droving route, as in a 'driftway'. It would have been used for driving local livestock up and down to common pasture on what medieval documents called 'The Down' and also led to the ridge way along the top of Portsdown Hill. Its original line was disrupted by the building of Fort Wallington in the early 19th century and was finally severed by the motorway.
- 3.3 The settlement became established at a fording point of the river, which can be tidal in the village, and at a junction of routes from Fareham, Boarhunt and Portsmouth. Prior to the construction of the causeway and tide mill across the head of the creek at Cams, probably in the late 16th/ early 17th century, the Portsmouth to Southampton road turned inland to cross the river at Wallington. A bridge can be seen marked on an early map by Fabvolliere in 1665. The extent of the Victorian settlement can be seen on the Ordnance Survey map of 1879.
- 3.4 The village has a history of brewing, tanning and pottery making and the rows of cottages, which are characteristic of the conservation area, housed workers employed in these local industries. The river, the close proximity of Fareham Quay and local supplies of bark, notably from The Forest of Bere, led to the development of a tannery. The tannery was established in the early 20th century by William Rolfe and became a profitable family business supplying markets nationwide as well as the navy at Portsmouth. The tannery buildings were located on the site of the present Fareham Borough Council depot on the north bank of the river. Finished hides were initially shipped from Fareham Quay



Ordnance Survey 1879, with routes marked

19th century engraving –View across the Wallington ValleyWallington Tannery – early 20th century

and after the 1840's by rail. The last owners of the tannery were the Sharland family. It finally closed in 1913.

- 3.5 There is evidence for two breweries in the village. A brewery is recorded as having been sold by Isaac Hewlett in 1824. Brewery buildings are marked on a map of the village in 1866 on the present site of the terrace 15-27 North Wallington; these have gone by 1897. The well-known Saunders Brewery, owned and managed by H.H and R.J Saunders from 1867, was located at the bottom of Drift Road, and supplied many local pubs. The business ceased shortly after the Second World War but the buildings survive following residential conversion.
- 3.6 Wallington was close to a number of potteries that were famous for the production of the red 'Fareham Pot'. With characteristic patterned white slip bands around their tops these chimney pots can be seen throughout Fareham and in many towns along the south coast. The Wallington Pottery, owned by J Oliver, was located to the east of Wallington Shore Road.
- 3.7 In the 1860's a line of forts was constructed along Portsdown Hill to defend Portsmouth from the landward side. Fort Wallington, located outside the conservation area boundary at the top of Drift Road, was started in 1861 and was completed in 1874. Its construction realigned Drift Road. The fort is now used as an industrial estate and much has been demolished. The remaining structure is a listed building.
- 3.8 The conservation area is now principally residential except for the two remaining public houses, the Cob and Pen sited close to the bridge and the White Horse by the site of the former Saunders Brewery.



Brewery House, North Wallington in the early 20th century



Wallington Bridge and adjacent cottages in the early 20th century



The Cob and Pen public house, formerly the Fort Wallington Tavern

4 LANDSCAPE, SETTING AND VIEWS

4.1 The wider setting of the conservation area is formed by the Wallington River valley. The historic settlement sits at the bottom of the valley and its linear form follows the river. The land immediately to the east rises steeply, forming a spur from the main chalk ridge of Portsdown Hill. The definition of the valley to the north has been disturbed by the earthworks associated with the construction of the M27, which passes close to the northern edge of the settlement. The historic town of Fareham occupies the opposite valley side and the close relationship between the two settlements can still be appreciated despite the construction of Wallington Way. This has severed the historic road link between the two settlements and the resulting earthworks beside the modern footbridge obscures views, although it does help to screen the village from noise and activity on this busy road.

4.2 To the north of the conservation area the water meadow, with its peripheral planting and open land, is important to the setting of the conservation area, this piece of land is designated as a Site of Importance for Nature Conservation. The southern approach to the village beside the Old Manor wall and the area of the former Mill Pond is also important. The open land south of Fort Wallington also contributes to the wider setting of the village.

4.3 There are a number of older buildings that contribute to the local history of the village; these include Lowlands, which is a locally listed building, and the former Gate Lodge to East Hill House on Wallington Shore Road. Also, Toby and Pickle Cottage and East Hill House on Drift Road which are all grade II listed buildings.



Wallington Bridge looking east into the conservation area



The rural character of the view into the conservation area from the east



View into the conservation area from Drift Road

4.4 The following views have been identified as of particular importance:

- views into the conservation area of the listed cottages, the Cob and Pen Public House and Wallington Bridge from Wallington Shore Road.
- views of the group of buildings comprising Wallington Bridge, the row of listed cottages and the Cob and Pen Public House from the footbridge and approach from Wallington Hill.
- views looking towards Wallington Bridge from North Wallington.
- views into the conservation area south along North Wallington and from the footbridge and footpaths leading from the water meadow.
- views into the conservation area from Drift Road.

Landscape Assessment

4.1 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. Wallington Conservation Area is identified as a 'traditional village centre' urban landscape type.

4.2 Hampshire County Council's Integrated Landscape Assessment (2010) compliments the existing borough landscape assessment and identifies Wallington Conservation Area as rural settlement; a small settlement that has been subsumed within a later town suburb.

Historic Landscape Character Assessment

4.1 The Historic Landscape Assessment (HLA) is a countywide study undertaken by Hampshire County Council to identify and understand the historic development of today's landscape; it has identified over 80 Historic Landscape types. The landscape types that have been identified for the land included within Wallington Conservation Area are 'Old Settlement' (close to the bridge) and 'Recent Settlement' (post 1810).



The Wallington River south of Wallington Bridge



North Wallington viewed from the footpath to the water meadow

5 ARCHAEOLOGICAL SIGNIFICANCE

5.1 The archaeological record for Hampshire is maintained by Hampshire County Council in its Archaeology and Historic Buildings Record (AHBR). Areas of national importance and known archaeological interest are identified in the Geographic Information System alert layer of archaeological sites. Areas of known archaeological importance have been identified either side of North Wallington where the historic hamlet was located and the road into Fareham crossed the river; these are shown on the map on page 17. The archaeological significance and potential of Wallington was also assessed in more detail in the Extensive Urban Survey of Hampshire's Historic Towns, produced by Hampshire County Council and English Heritage (1999). Archaeological remains in the area may reveal information regarding the nature and extent of the settlement and potentially its relationship with the town of Fareham.



Wallington Bridge



Terraced houses with shallow front gardens fronting North Wallington

6 ARCHITECTURE AND BUILT FORM

6.1 The essential character of the Wallington Conservation Area is derived from the group of historic buildings close to the Wallington Bridge and the small scale, mostly Victorian, terraces that stretch along the eastern bank of the river. The layout and form of these historic buildings differs markedly from the surrounding modern development that occupies the rest of this side of the valley. There is a recurring pattern of frontage development, often with shallow front gardens and low brick walls to the street, and long narrow rear gardens, often glimpsed through the breaks in the terraces. This characteristic grain and scale is a key feature of the distinctive architectural and historic character conservation area.



Listed cottages beside the river

Heritage Assets

- 6.1 Within the conservation area there are 5 entries in the National Heritage List for England;
- Former barn attached to 1 North Wallington.
 - 1-8, North Wallington.
 - 40-43, North Wallington.
 - 14 and 14a, North Wallington.
 - Wallington Bridge.
- 6.2 There are 2 entries on the Councils Local List of Buildings of Special Architectural or Historic Interest:
- 37-39 North Wallington.
 - Former brewery building, 1-3 The Maltings.
- 6.3 The heritage assets within the conservation area boundary are shown on the map on page 17.

Architecture & Building Materials

6.1 Wallington Conservation Area displays a wealth of traditional architectural detailing that is important to its character. The local clay produces a characteristic red brick that can be seen in the majority of the terraced houses. This is laid in a variety of brick bonds, often used in combination with vitrified blue/grey headers and there are a number of buildings in the village which use this technique to create chequered patterns. Traditional mortars and pointing finishes are also important to the character of the older buildings, and should be replicated in repair work. Wallington Bridge is also constructed of red brick.

6.2 The local clay was also used to manufacture red clay tiles and these are the predominant roofing material on the older buildings. They are laid with traditional roof verges and clay ridge tiles. Later 19th century buildings show the increasing availability of Welsh slate as a roofing material and a number of buildings, including the listed cottages beside the bridge, have been roofed or re-roofed with natural slate. Local red brick was also used in the building of boundary walls of which



North Wallington, listed cottages



Historic Brickwork

there are many examples in the conservation area. Their presence and traditional detailing contributes to character.

- 6.3 Examples of traditional windows include both 19th century sashes and side hung cottage casements. Traditionally detailed windows and doors are important to the character of the conservation area. There are unfortunately many instances where architectural character has been eroded due to the use of inappropriate modern windows, and doors, particularly in UPVC and the retention of traditional fenestration is important to the character of the conservation area.



Traditional window types

- 6.4 The conservation area retains a large number of chimneys, many with traditional Fareham pots which have characteristic patterned white slip bands around their tops. These are important in views and contribute to the character of the conservation area.

North Wallington and Wallington Shore Road

- 6.1 The start of the older settlement is immediately apparent when approaching the conservation area from Wallington Shore Road. The conservation area boundary at this point follows the line of an old footpath that climbs the hill on the east side of the road. The older settlement begins with a terrace of 19th century houses that directly abut the pavement edge. This is in contrast to the more modern houses in the vicinity which are set back from the road behind front gardens. The terrace has long narrow rear gardens and midway an archway provides access to the rear. The overall form of the terrace is important to the character of the conservation area and most houses retain their original slate roofs and chimneys. Their character however has been eroded by unsympathetic modern alterations to windows and doors.



Historic Fareham Chimney Pots



A 19th century terrace marks the entrance to the conservation area (above & below)

6.2 Wallington Shore Road curves slightly to open up views of a listed terrace of cottages, their attached barn and the old Wallington Bridge. This important group of listed buildings, together with the Cob and Pen public house, sit close to a small green with a traditional directional signpost. Together they create an important focal point for the older settlement, with a distinct sense of place at the junction of North Wallington, Wallington Shore Road and the footpath to Fareham across the historic bridge.



Grade II listed cottages beside the bridge

6.3 Wallington Bridge is a listed building of considerable importance in its own right and an essential element in the character of the conservation area. It comprises five brick arches and was constructed in the 18th/early 19th century. Its presence is a reminder of the origins of the settlement at the crossing point of the river and of the importance of the former road to Fareham. It was saved from demolition in 1982 through the efforts of the Wallington Village Community Association.

6.4 The buildings in the group have a close relationship to the street and their scale and traditional detailing contributes strongly to the character of the conservation area.

6.5 The area is sensitive to development on Broadcut and there are unfortunate views of modern signage and buildings through gaps in the frontage. The area is sensitive to the impact of further such development.

6.6 The historic terrace adjacent to the bridge comprises a row of eight small cottages and an attached barn all of which are listed buildings. Their substantial steep slate roofs and tall chimneys give them a special character which contributes to the character of the conservation area. There are important views of the cottages from the bridge, North Wallington and from Wallington Shore Road. The road turns sharply through 90 degrees in front of them, following the river, and the cottages close the view north. The architectural unity of the terrace has been eroded by the use of a variety of window and door types which detract from their special character. The gardens of the terrace lead to the river which contributes to the setting of the group. This can be best appreciated from the old bridge and from the Wallington Way footbridge. The informal character of the river and riverside planting on the south side of the bridge is also important to character.



The view across the bridge towards Fareham

6.7 The Cob & Pen public house, formerly called the 'Fort Wallington Tavern', occupies the inside of the bend in the road and is an important building of considerable townscape interest. Its direct relationship to the street, traditional form and detailing and prominent location all make a strong contribution to the group of buildings. It is particularly important in views into the conservation area from the bridge. The wall to the south of the pub, set to the front of a small extension, retains enclosure to the street but this is lost by the wide car park entrance and a row of modern concrete bollards.



Cob & Pen Public House

6.8 There are buildings on both sides of North Wallington and the presence of the river is lost until you reach no's 24-27. The small residential scale of the houses and terraces continues but the open car park of the Cob and Pen and modern infill opposite, which is set back behind front gardens, breaks the traditional street pattern.

6.9 The older street character is restored by 14 North Wallington, an important listed building of red brick and blue/ grey headers with a clay tile roof. Thought to have been a Coaching Inn, it has the date 1701 marked in its brickwork. The terrace of 19th century cottages beyond is set back from the road behind shallow front gardens with a low brick wall at the back edge of the pavement. These traditional details are important to the character of the conservation area. The overall scale and form of this terrace of houses, one of which was the village shop, is important but their historic character and uniformity has been weakened by the use of modern fenestration and the addition of ad hoc front extensions. On the opposite side of the street no's 29, 30 & 31, a late 19th century terrace, directly abuts the pavement and the street enclosure is continued by the garden wall and hedge of no 32.



14 North Wallington

6.10 The historic character of the conservation area is again weakened by modern infill at no's 24-27. The equally modern terrace opposite that is set back from the road behind open front gardens has the same effect on character. From this point the river again runs beside the road, separated by a brick wall that is important to the character of the street. The houses from this point northwards are restricted to the east side of the road with the open river directly opposite, an important characteristic of this part of the conservation area. Across the river an old wall at the back of the footpath, probably a survival from the tannery site, helps to screen the industrial buildings.



19th century terrace on North Wallington

6.11 Beyond the new development of Clifton Mews the small scale of older terraced cottages returns, with traditional detailing, and a close relationship to the river. No's 37-39 are locally listed buildings with old clay tiled roofs and Flemish bond brickwork with grey headers. The adjacent listed terrace brings the building line closer still to the road. It also establishes the pattern of small front gardens with brick walls and gates abutting the street, which persists for the remainder of the conservation area.



45 North Wallington –Formerly the Brewery Manager's House

6.12 Beyond Drift Road, The White Horse public house and the slightly grander Brewery House, identified as a building of townscape interest, the varied rhythm of semi-detached pairs and short terraces of cottages returns. Their design fluctuates in eaves and ridge height and their architectural detailing is not uniform. All retain a close relationship to the road and an overall scale that gives uniformity to the street and character to this part of the conservation area.



Cottages on North Wallington

6.13 Moving northwards the character of North Wallington becomes noticeably less urban and the river and associated planting on both banks significantly contributes to character. The tall planting which screens the modern

frontage development north of Riverside Avenue also makes an important contribution to the rural character of North Wallington retaining the character and feel of a country lane in views south towards the conservation area. All these features contribute to the preservation of the historic character and appearance of the village.

Drift Road

- 6.1 Drift Road climbs steeply up the side of the valley from its junction with North Wallington leading to Military Road and Fort Wallington. The lower part of it lies within the boundary of the conservation area. The character of Drift Road at this point is informal with no pavements or kerb edging. The flank of number 2a and its boundary hedge also helps to retain the informal rural character of this older part of the village. The flank wall of the White Horse public house and the red brick wall opposite effectively narrow the road and the large former brewery building, which is on the Council's local list, dominates views down Drift Road. This building also hints at the former industrial character of the village and is an important part of the conservation area.

Buildings of Townscape Interest

- 6.1 A number of buildings in the conservation area although not statutorily or locally listed make an important contribution to the character of the street. These are:
- The Cob and Pen Public House;
 - The former Brewery Manager's House, 45 North Wallington



Cottages and trees on North Wallington



Drift Road



The Maltings on Drift Road, part of the former brewery

7 TREES AND PLANTING

7.1 The conservation area contains numerous trees that are of importance to its character. These are located both in the street and in property gardens. There are particularly important trees located close to Wallington Bridge, in the garden of the Cob and Pen public house and on the river bank opposite the White Horse public house. Planting in gardens, particularly on the street frontages, also makes a contribution to character.

7.2 The trees and other planting along the banks on both sides of the Wallington River are of particular importance visually. The planting stabilises the river banks, in particular the Hazel, and requires regular coppicing. They greatly reduce the impact of the modern industrial development that abuts much of the northern bank of the Wallington River providing a degree of screening that is important to the character and setting of the terraces on the opposite side of the river on North Wallington and to the overall character and appearance of the conservation area.

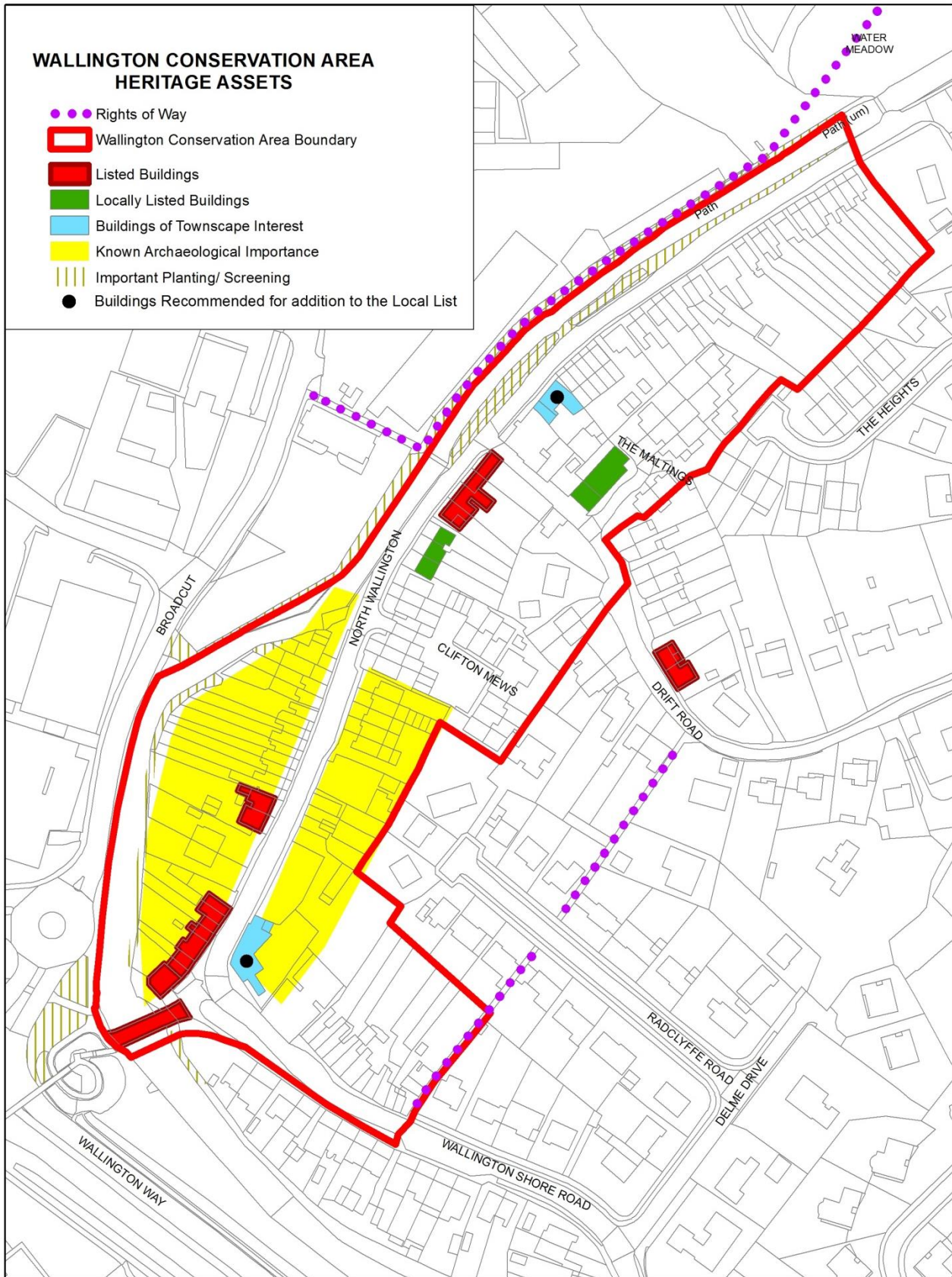


Planting on the river bank provides important screening

8 KEY FEATURES TO CONSERVE AND ENHANCE

- The traditional 18th /19th century linear development along the river valley.
- The small scale residential character of the settlement including the 19th century terraced houses.
- The important group of buildings comprising the early 19th century bridge over the Wallington River, the listed cottages adjacent and the Cob and Pen Public House.
- The rural character of North Wallington north of Riverside Avenue.
- The many boundary walls that contribute to character.
- The variety of historic and traditional architectural features, details and materials, including windows, chimneys and historic chimney pots.
- Trees and vegetation that contribute to character and/or screen industrial sites on the west side of the river.
- The contribution of the water meadow to the setting of the conservation area.

9 WALLINGTON CONSERVATION AREA MAP – HERITAGE ASSETS



0 25 50 Metres

FAREHAM
BOROUGH COUNCIL

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MANAGEMENT STRATEGY

10 CONSERVATION AREA MANAGEMENT

10.1 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.

11 THE MANAGEMENT OF DEVELOPMENT

National Legislation and Guidance

11.1 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

11.1 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

11.2 The Fareham Borough Local Plan will consist of three parts:

- Local Plan Part 1: Core Strategy (adopted August 2011)
- Local Plan Part 2: Development Sites and Policies Plan (in preparation)
- Local Plan Part 3: Welborne Plan (in preparation).

11.3 It will eventually replace the Fareham Borough Local Plan Review (June 2000). The boundaries of the conservation areas are included on the Local Plan Policies Map.

11.4 A number of the policies in the Fareham Borough Local Plan Review (June 2000) that relate to the historic environment have been 'saved'[1]¹ and in time will be replaced by the new policies of the Fareham Borough Local Plan. The Fareham Borough Local Plan Part 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, or their replacement policies in the Development Sites & Policies Plan once adopted.

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

11.5 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 Core Strategy and the emerging Development Sites & Policies Plan. As such the appraisal and management strategy will be treated as a material consideration in the determination of planning applications.

12 **MANAGING DEVELOPMENT**

12.1 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 Development 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.

12.2 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 rights allow a variety of minor alterations and extensions to be carried out without the need for a planning application. The exercise of permitted development rights does not allow the impact of alterations to be properly considered through the planning process and can result in harm to the character and appearance of the conservation area. An article 4 direction can be used to remove permitted development rights and make a planning application necessary. There is no fee for a planning application that results from an article 4 direction.
- 13.2 It is recommended that the use of an article 4 direction should be considered in Wallington Conservation Area to protect the character and appearance of the unlisted terraces and cottages on North Wallington and Wallington Shore Road. The direction would apply to those properties that make a contribution to the character and appearance of the conservation area and where alterations may be harmful. It is suggested that consideration should be given to the restriction of permitted development rights relating to; windows, doors, roof material and rooflights, porches, satellite antennae, gates, fences and walls, chimneys, painting of unpainted surfaces and microgeneration equipment.
- 13.3 An article 4 direction requires a separate statutory procedure which includes a formal period of consultation. This would identify the groups and individual buildings to be included and also the permitted development rights that are recommended for removal.

14 **MONITORING**

- 14.1 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.
- 14.2 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 **LISTED BUILDINGS AT RISK**

- 15.1 There are no buildings included on the English Heritage Buildings at Risk Register (2012) within the boundary of the conservation area. There are no listed buildings identified in the Council's Buildings at Risk Survey (2006) considered to be in need of repair.
- 15.2 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.

17 BOUNDARY REVIEW

17.1 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 Wallington Conservation Area.

18 ADDITIONS TO THE LOCAL LIST

18.1 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 Plan Part 2: Development Sites and Policies apply. There are 2 buildings in the conservation area that were identified in the character assessment in 2008 as being of townscape interest. These are shown on the map on page 17. Owing to their local interest it is recommended that these building should be considered for addition to the Council's local list:

- The Cob and Pen Public House;
- The former Brewery Managers House, 45 North Wallington.

19 OPPORTUNITIES FOR ENHANCEMENT

19.1 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.

Opportunities for Enhancement		Method
1.	Retention and improvement of architectural detailing, particularly windows and doors to prevent further harm to the character and appearance of the conservation area.	Guiding landowners when maintenance/ refurbishment is planned or when other opportunities arise/ consideration of the use of an article 4 direction.
2.	Improvements to signage/ street surfacing.	Liaison with the Highway Authority.
3.	Maintenance <u>and strengthening</u> of the planting that screens the industrial and retail development to the west of the conservation area.	Liaison with appropriate bodies following determination of landownership and maintenance responsibilities.
4.	The removal of overhead cables on North Wallington should the opportunity arise.	Liaison with electricity provider (Scottish and Southern Energy).

20 RESOURCES

20.1 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 Development. 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.

21 CONTACTS:

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

The Conservation Officer
Planning Strategy and Environment
Department of Planning and Development
Fareham Borough Council
Civic Offices
Civic Way
Fareham
PO16 7AZ
Tel: 01329 236100
Email: conservation@fareham.gov.uk