

Conservation Area Character Appraisal and Management Plan

West Meon

July 2017



Summary of Significance

West Meon is a larger village located on the upper reaches of the River Meon, about twelve miles north of Fareham and six miles west of Petersfield.

It originally had a Saxon-Norman church, wholly replaced by a much larger Victorian structure in the Decorated Gothic style by George Gilbert Scott between 1843 and 1846.

The village is built on an ancient cross road, although Turnpike improvement greatly enhanced the importance of the south-north axis, from Gosport to Alton, around 1780.

The village is noteworthy for its collection of well preserved late Eighteenth and early Nineteenth Century domestic architecture.

The London and South Western Railway arrived in 1903 but the short-lived line had closed by 1962. The site of the station, though overgrown, is still highly legible.

Today, the tranquillity of the settlement is compromised by the A32 which runs through the centre of the village.

Introduction

I.1 Conservation Areas are defined as “areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance” (Section 69 (1) (a) of the Planning (Listed Buildings and Conservation Areas) Act 1990).

I.2 The South Downs National Park Authority (SDNPA) has a duty to determine which parts of the Park have that special architectural or historic interest, to designate those parts as Conservation Areas, and to keep the existing Conservation Areas under review.

I.3 West Meon was first designated as a Conservation Area by Hampshire County Council in June 1972. With the creation of the South Downs National Park in April 2011, the National Park Authority became the Local Planning Authority for the village.

I.4 This Appraisal seeks to set out what the National Park Authority considers are the most significant elements which define the character of the Conservation Area; it has an important role in making informed and sustainable decisions about the future of the area. Whilst comprehensiveness may be sought, the omission of any particular feature should not be taken as meaning that it is of no significance.

I.5 It sits within a wider policy context, including:

- The Purposes and Duties of the South Downs National Park.
- The National Planning Policy Framework, 2012
- The Winchester Joint Core Strategy and the Saved Policies from the Local Plan Review 2006 (until replaced by the South Downs National Park Local Plan)
- English National Parks and the Broads. UK Government Vision and Circular, 2010
- West Meon Village Design Statement, published in 2002. This is an excellent example of a village design statement and parts of this Appraisal draw heavily upon it

I.6 In looking at the area, issues which pose a threat to the quality of the area and any possibilities for improvement and enhancement have also been identified.

I.7 The document was the subject of a six week public consultation process from 22 February to 5 April, 2017. Specific consultations were sent to the Parish

Council, Winchester City Council, Hampshire County Council and Historic England.

1.8 Where appropriate, the initial document was amended to reflect comments received and the revised document was adopted by the South Downs National Park Authority for the purposes of Development Management and to inform other activities of the SDNPA and other agencies on 13 July, 2017.

Location & Topography

2.1 West Meon lies in the upper Meon Valley in a wider setting of Chalk Downland, six miles west of Petersfield and twelve miles north of Fareham. The map below (Figure 1) shows the location of the village in relation to other places whilst the lower map (Figure 2) shows the topographical setting of the Conservation Area, in the valley alongside the river and with Downland rising quite steeply to north and south.

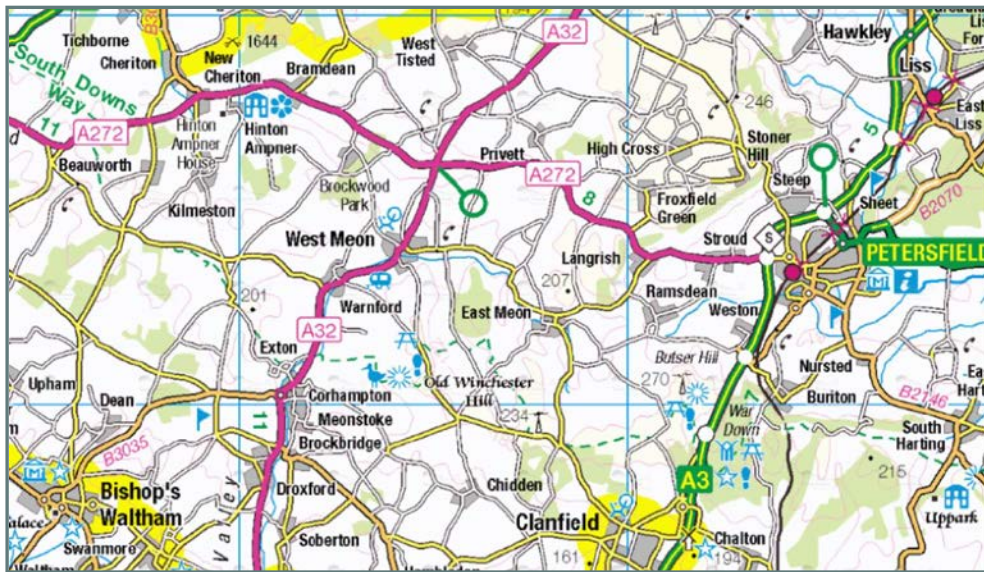
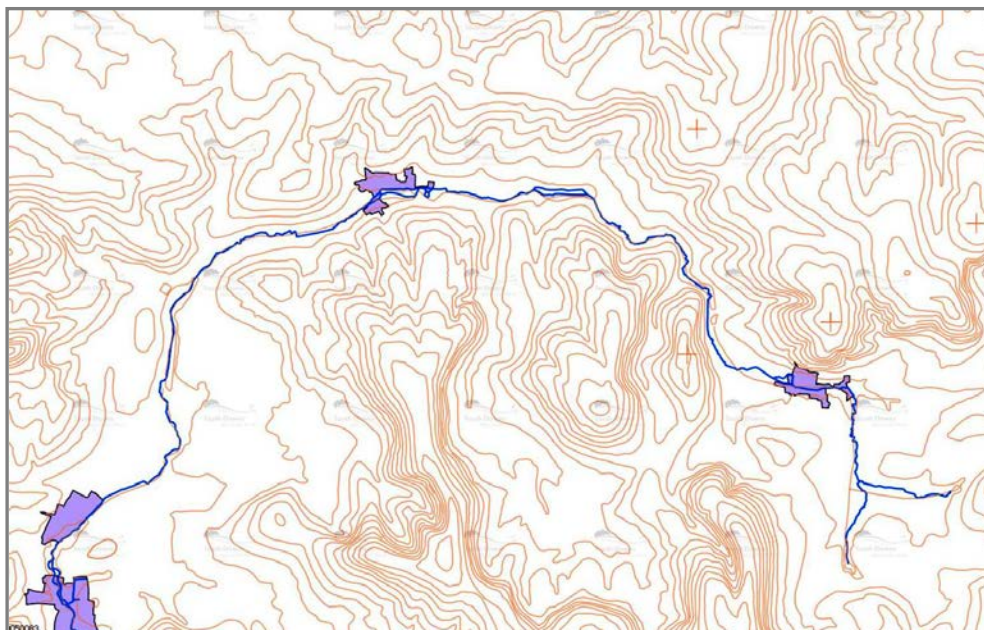


Figure 1: **West Meon and its surrounds**

Figure 2: **West Meon (centre) in the context of surrounding topography**



Historical Development

3.1 West Meon is Anglo-Saxon (Jutish) in origin. Its name is derived from the River Meon, with the 'West' distinguishing it from East Meon, about three miles away. 'Meone', which seems to refer to both settlements, appears in a number of charters in the 8th, 9th and 10th centuries. Other forms of the name include 'Menes' which predominated from Domesday through the Middle Ages.

3.2 In 932, King Athelstan gave 12 hides of land in West Meon to Athelgard, one of his thegns, and it is said the parish boundary still follows that laid out in this charter.

3.3 At the time of the Domesday Survey in 1086, the manor was held by the Bishop of Winchester and had belonged to the church before the Conquest. It was recorded as a very large village, with 50 households, comprising 25 villagers, 17 small holders and 8 slaves. There was enough arable land for 14 plough teams; other resources recorded included meadows, woodland, two mills and a church.

3.4 The manor remained in ecclesiastical control until a little after the Dissolution, after which it passed through a series of families.

3.5 The village was the scene of some skirmishing prior to the Battle of Cheriton in 1643, during the Civil War.

3.6 Isaac Taylor's map of Hampshire, published in 1759 (figure 3), shows the settlement sitting within a network of lanes linking it to the neighbouring villages. However, shortly after his survey, the turnpike linking Gosport to Alton was created and, as the A32, this remains the main road running up the Meon Valley. The greater significance given to this road is apparent on Greenwood's map, published in 1826 (figure 4).

3.7 During the later 18th and early 19th centuries, West Meon lay on the coaching routes from London to Southampton and the White Lion Hotel (now a private house) is a survival from this era.

3.8 Ordnance Survey maps chart both continuity and major changes in the second half of 19th century and into the early 20th century (figures 5, 6 and 7).

3.9 The original parish church, which was probably Saxon in origin, was demolished in the 19th century and its successor, St. John the Evangelist, was built to the designs of the Victorian Gothic Revival architect, George Gilbert Scott, a little to the north between 1843 and 1846.

3.10 The Church of England School was built close to the Church, a few years later in 1852-3.

3.11 A Primitive Methodist Chapel was built in 1872 but has now closed.

3.12 The railway arrived in the village with the construction of the Meon Valley Railway by the LSWR from 1898 to 1903. It crossed the river at West Meon and this required the construction of a four-arch iron viaduct standing on concrete pedestals (Figure 47). It was an imposing structure and must have been a dramatic insertion into the village scene for the relatively short period during which the railway operated.

3.13 Passenger services concluded in 1955, but goods services continued until 1962. The railway was progressively closed in stages with the last remaining track, between Wickham and Droxford, lifted in 1975. By then the ironwork of the viaduct had already been removed, leaving the abutments and concrete pedestals as the only surviving features.

3.14 The War Memorial (figure 24) records the sacrifice of thirty men from the village in the First World War and nine in the Second World War.

3.15 The three farms – Court Farm, Rectory Farm and Woodman’s Farm – that appear on the 1886 and 1894 OS mapping are evidence of the agricultural base for the village economy. However, the significance of agriculture to the village has declined since the war and there are now no working farmsteads within the conservation area.

3.16 The village has survived as a commuter settlement. Post-war development, mostly to the north and north-west of the village core, has been built to meet this demand. The village also retains a local service role, with school, village shop, pub, café, post office and butchers serving the village and areas around.



Figure 3: Isaac Taylors Map of Hampshire, published in 1759



Figure 4: Greenwood's Map of Hampshire, published in 1826

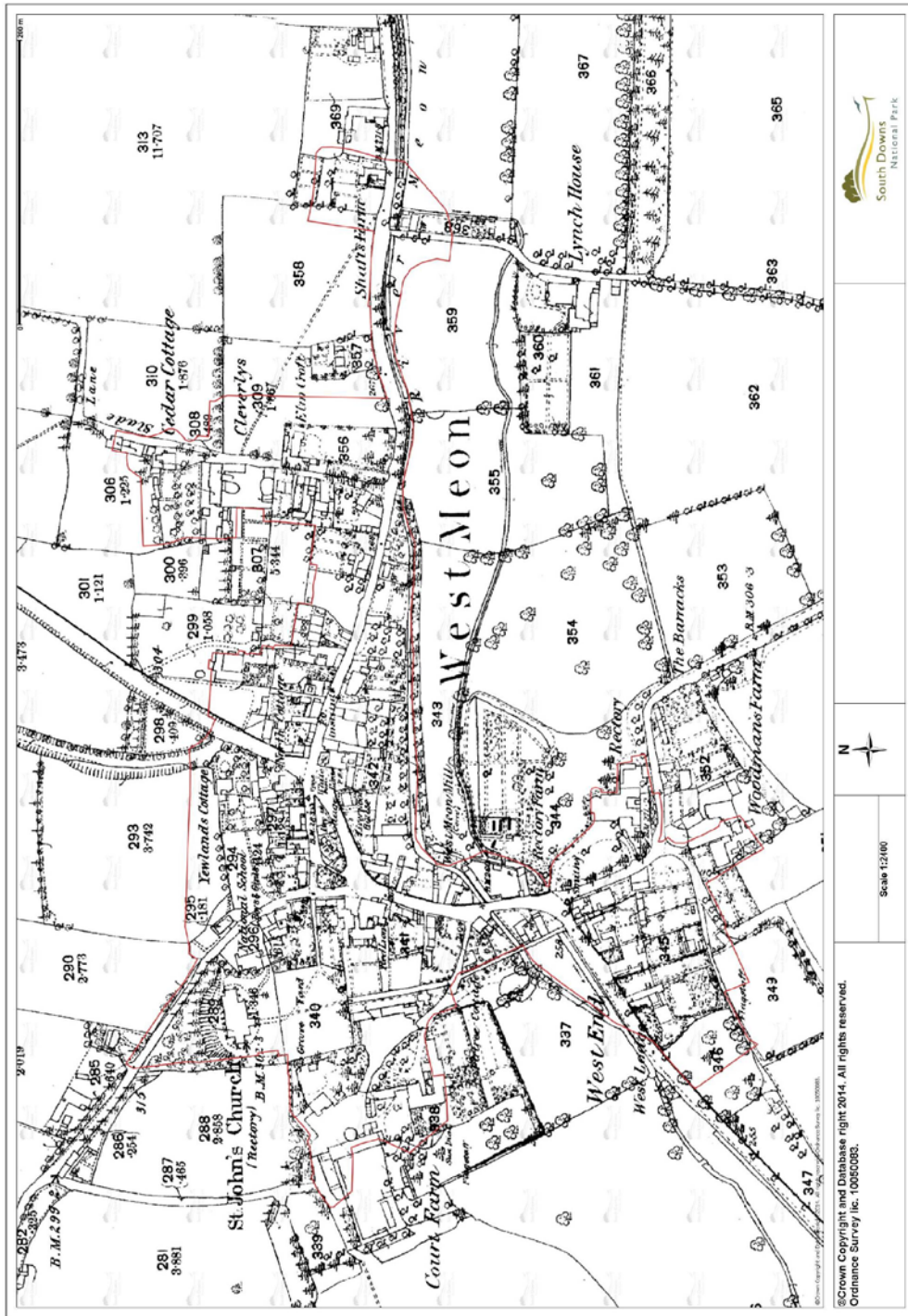


Figure 5: **Ordnance Survey mapping of 1884**, with the Conservation Area boundaries superimposed in red.

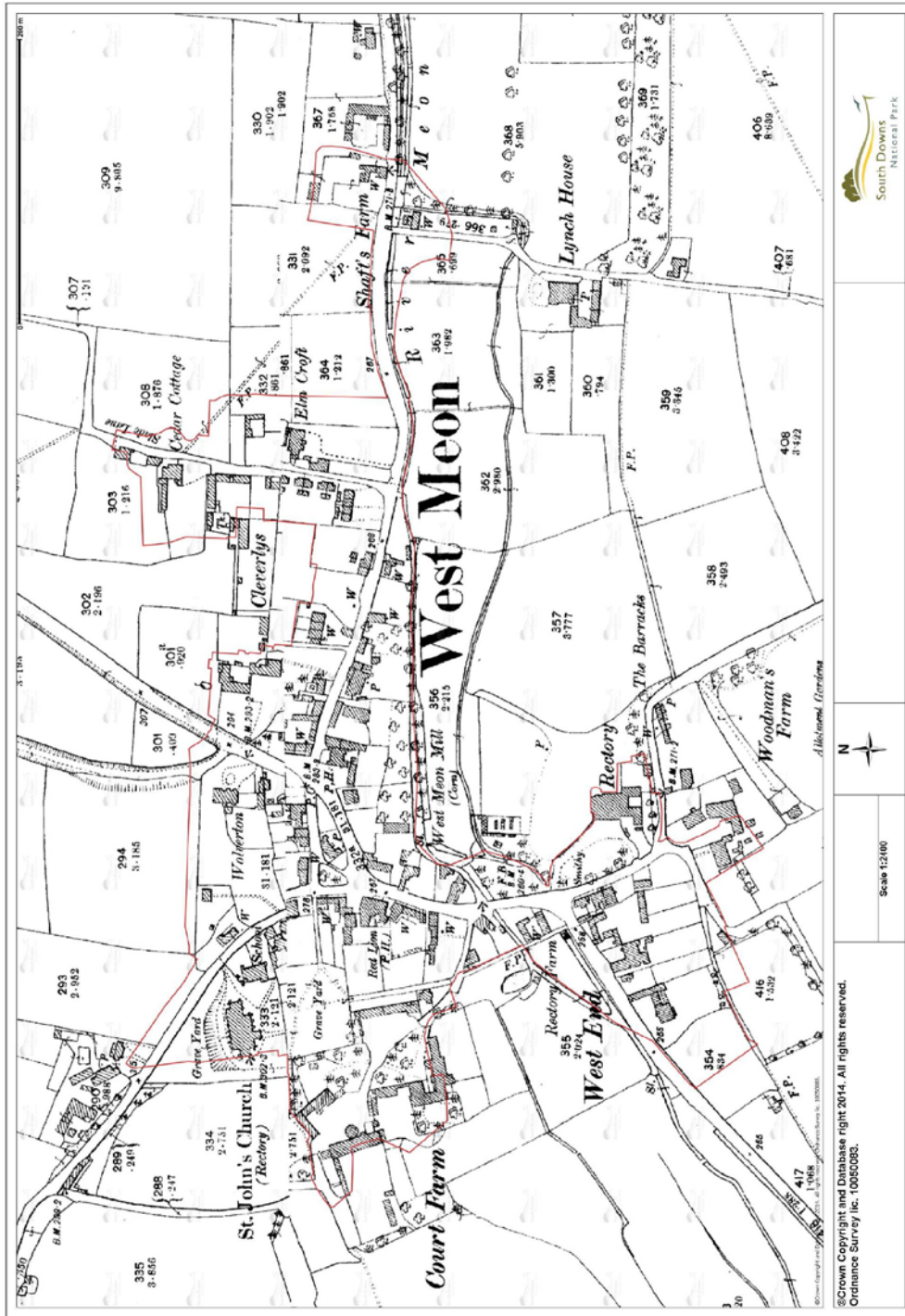


Figure 6: Ordnance Survey mapping of 1896, with the Conservation Area boundaries superimposed in red.

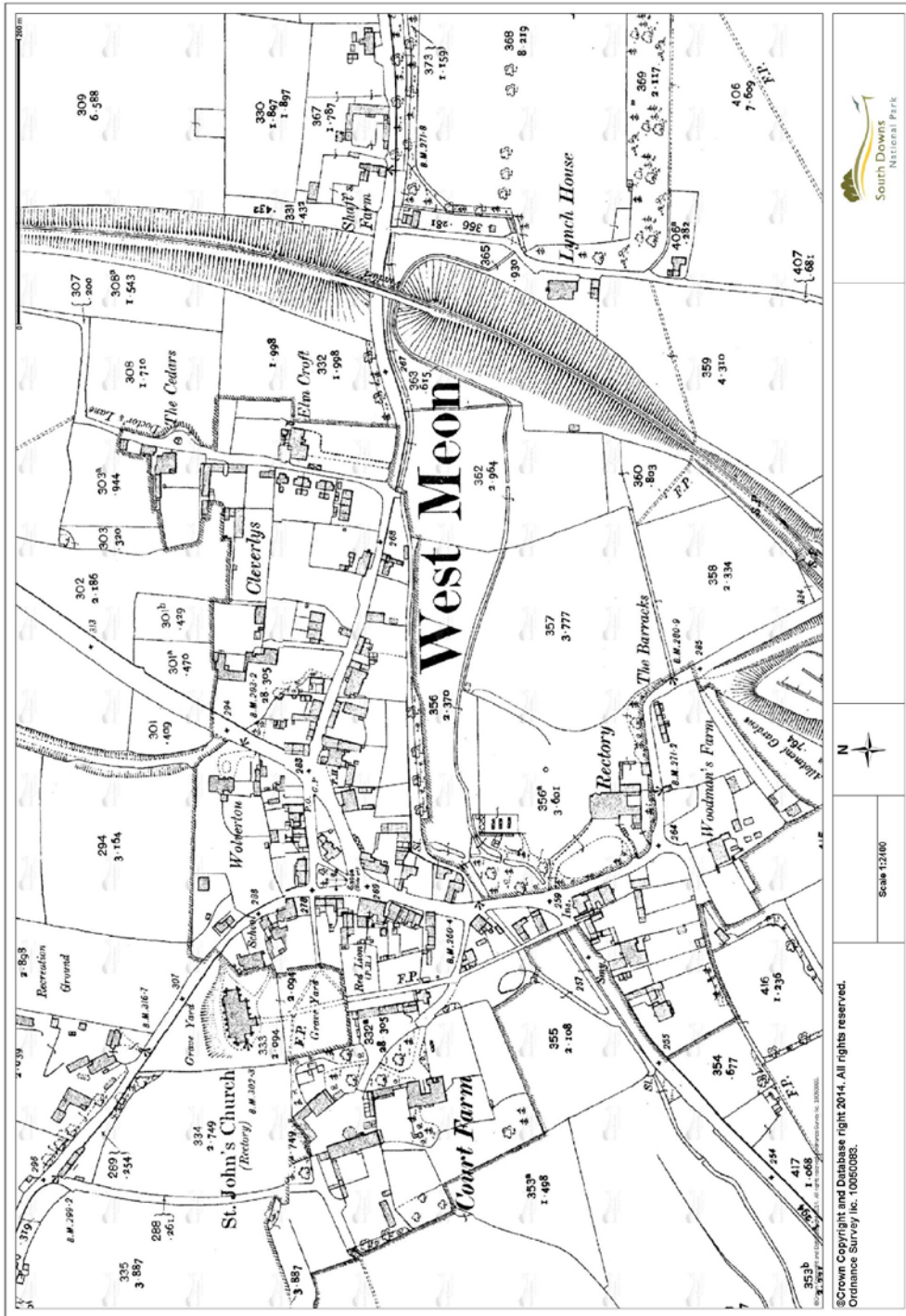


Figure 7: Ordnance Survey mapping of 1909

Character Analysis

4.1 The physical elements which make up the character of the Conservation Area are shown on the Analysis Map (Figure 59), which can be found at the end of this document.

Entrance & Boundaries

4.2 The entrances to the Conservation Area offer subtle visual signals, for the most part.

4.3 From the north, the A32 descends quite sharply into the village, passing through a well-treed, transitional fringe before arriving directly into the historic core.

4.4 Approaching from the south, the first real indication of the impending settlement is sight of the church tower on the hillside to the left. The well-screened, Regency form of *West Court* to the right hand side introduces the settlement; one swiftly arrives at the sweeping bend which precedes the river crossing and the heart of the village.

4.5 From the east, impending arrival at the settlement is signalled by a long ribbon of development, some of which is historic, disposed predominantly on the north side of the road. The heavily treed former railway embankments to either side of the road form an emphatic gateway to the centre of the village.

4.6 The boundaries of the Conservation Area broadly reflect the extent of built development shown on the Ordnance Survey map of 1896. It is noticeable that Twentieth Century and particularly post-war properties on the fringes of the area have been excluded.

Settlement Form

4.7 The form of West Meon is shaped both by its particular location in the Meon Valley, at a point where it is quite narrow, and by the wider role played by the valley as a communications route. The former dictates the essentially linear form of the settlement, while the latter has influenced its modern development.

4.8 Taylor's Map of Hampshire (Figure 3), published in 1759, depicts the village in a network of rural lanes. The present main road follows a long standing route-way, running up the valley. Originally, the principal route is likely to have veered east at West Meon, towards East Meon.

4.9 However, the formation of the Turnpike Trust saw this road upgraded in condition and surface and elevated in importance. It became the main route north from Gosport and Fareham to Alton and remains the busy A32 to this day. The old route east became a by-way.

4.10 This and other, more minor, local roads join the A32 within the village and it has adopted the function of a cross road.

4.11 The historic core of the village, represented by the manor (*Court House*) with its associated farm buildings and the site of the original church, is defined by Church Lane and Floud Lane.

4.12 Between this ancient core and the main road is a triangular plot of land which is surrounded by late medieval buildings and on which stands a cross, dating to 1901 but which supposedly replaced an earlier original. This space has the air of a market place about it but there is no documentary evidence for the former existence of a market and the appearance must presumably be the result of happenstance.

4.13 The current High Street lies east of the A32 along the old lane to East Meon. It is lined with buildings mostly of 18th and 19th Century date and it has been suggested that it is a relatively late evolution of the village, perhaps a result of commercial opportunities exploiting the turnpike status of the main road north.

4.14 Following the High Street out of the village we find another small nucleus of historic buildings, represented by *Eades Cottage* which is within the Conservation Area boundary. It must always have been a little detached from the main village and this sense of separation can only have been compounded by the construction of the railway viaduct at the beginning of the 20th Century.

4.15 West Meon was recorded as having two mills at the time of Domesday. No working mills survive but the former water management of the Meon is still evident in places along the course of the river.

Use & Activities

4.16 The village is now overwhelmingly residential and there is little surviving evidence within the settlement of its original economic base, which was agricultural.

4.17 There is limited commercial activity, with a village shop, local butcher and a public house. The latter is the lone survivor of a number of inns, pubs and alehouses which formerly featured in the settlement.

4.18 The village is served by a bus route between Petersfield and Winchester, though the service to the latter is somewhat circuitous.

Buildings & Structures

4.19 West Meon is quite a large village with a significant number of period buildings, forty one of which are listed. (See appendix for the list entries).

4.20 The original church survived until the 1840s and seems to have incorporated some early, possibly pre-conquest, fabric. However, it was demolished in the 1840s, leaving the *Court House*, which is the original manor house, and *Garden Cottage* as the two surviving medieval buildings.

4.21 The *Court House* is a late medieval timber-framed hall and wing (figure 12). Alterations were made in the 16th, late 18th and 19th Centuries. Its associated farm buildings, immediately to the west, have now been converted into residential use and, in one case, moved to a different spot within the site.

4.22 *Garden Cottage* is a timber box-frame which began life as a three-bay hall house (figure 13), of a classic tripartite plan which was well established by the 15th Century. This earliest phase of the structure has been dated by dendrochronology to 1441. The cottage was later extended and altered with the addition of two extra bays, the insertion of a chimney, and the insertion of a first floor within the open hall. This intervention happened sometime between the mid-16th Century and mid-17th Century.

4.23 Timber-framed construction – in the box-frame tradition – remained the normal construction method throughout the 16th and 17th Centuries and examples from these centuries survive scattered throughout the village. The County Council's *Historic Rural Settlement* document for West Meon lists fourteen buildings with origins in the 16th and 17th Centuries within the Conservation Area, three on The Cross, five on East Meon Road, four on Warnford Road, and one each on Station Road and High Street.

4.24 In some cases, the timber frame, or parts of it, remains visible on the exterior of the building; good examples include *Cross Roads Cottage* (figures 33 & 34), *1-3 Station Road* (figure 14), *Springfield Cottage* (figure 28) and *Hatch Cottage*. In other examples, later re-facing means that the existence of timber-framing is not apparent from the outside. The cluster of 17th century cottages around the 'square' – *Benhams*, *Sycamore Cottage*, and *The Cross* – all have timber frames concealed within brickwork facings.

4.25 Timber-framed construction lingered into the 18th century for low-status structures but that century is marked by two powerful trends – the modernisation, particularly by re-fronting, of timber-framed buildings to produce a more contemporary and 'polite' appearance, and the construction of new,

classically derived, Georgian buildings. *West Meon House* (figure 8), *The Cedars* (figure 46), *The Grange* (figure 41), and *Cleverleys* (figure 44) all belong to this latter trend. *The Red Lion* might also be included in this category and represents the enhanced importance of the north-south through route after the road was upgraded by turnpike, shortly after 1780.

4.26 These developments carried on into the 19th century; *West Lodge* (figure 18) is a particularly refined house of the Regency with an unusual bowed entrance. However, that century's main contribution to the architectural history of the village is the cluster of Gothic Revival buildings represented by the new church of St John the Evangelist, built between 1843-6 by George Gilbert Scott (figures 20 & 21), the school of 1852-3 (figure 25), and the terrace comprising *Yew Tree Cottage*, *The Yews*, and *Beaconsfield* (figure 31).

4.27 Twentieth century additions to the building stock include *Rose Bank* and *South Bank*, pebbledash villas from just before the Great War, a pair of bay-fronted houses on Doctors Lane and minor, scattered infill elsewhere. Post-war development, which adopts a generic, less locally distinctive form, occurs to the north and north-west of the village centre at Stones Yard, Knapps Hard and Headon View and has been consistently excluded from the Conservation Area. A handful of modern infill houses may be found within the Conservation Area, of which the best is probably *Hartsmeon*, beside the churchyard, faced in brick and flint.

4.28 Some generalised points may be made about the overall historic building stock to offer a tentative overview:

- The majority of the buildings are vernacular in origin. This essentially means timber-framed and thatched or tiled, at least in their unaltered form.
- For the most part they are relatively modest in scale. Two storeys is the norm within the settlement.
- They are mostly either set to the back of the pavement or recessed slightly behind a small front garden.
- They employ a traditional palette of materials; timber, bricks and hanging tiles for walls; tiles, thatch and slate for roofs.
- Many cottages have seen alterations or re-fronting with bricks or render, designed to update or aggrandize their appearance. In some cases, these works completely or partially obscure the timber frames behind.
- Flint is used relatively sparingly for buildings, when compared to some other villages in Hampshire and the wider National Park. Of course, the church, with its high quality knapped flint walls, is the major notable exception to this. Otherwise, flint is mostly used for garden and boundary walls.
- There are relatively few examples of 'polite architecture'.

4.29 The issue of thatch is a significant one throughout Hampshire, including West Meon, discussed in the County Council's guidance note, *Thatch in Hampshire; Sustaining a Tradition*. Like most of the southern counties, the indigenous thatching tradition involved the use of long straw. This is typified by a 'shaggy' rounded appearance, the use of exposed liggers (long split rods about 5 feet in length) to secure the eaves and gable, and simple wrap-over ridges, flush with the roof slopes and sometimes decorated with cross-spars.

4.30 After the Second World War new ways of thatching, employing combed wheat reed or Norfolk reed, began to replace the long straw tradition. These roofs are characterised by a tidier, more 'manicured' look, with sharper corners and angles, and the use of block ridges which are frequently decorated. The resultant changes can be charted to some degree by studying old photographs.

4.31 This development was far from unique to Hampshire and, in fact, due to considerable efforts by the County Council which grant-aided long straw work for many years, the loss of long-straw roofs has not been as severe as in some other counties. Some examples remain in West Meon, including *Cross Road Cottage* (figures 33 & 34) and *Eades Cottage* (figure 48).

4.32 In other cases, reed roofs with decorative block ridges have been substituted for the original long straw, including *Springfield Cottage*, *The Cross*, and *Benhams*. In some cases, including *1, 2 and 3 Station Road*, *Warnford Corner* and *Little Thatch*, long straw thatch has been entirely replaced with clay tile.

Open Spaces & Greenery

4.33 The largest public open space within the Conservation Area is the churchyard, set on gently rising ground. A small area closest to the church appears to have been cleared of gravestones and monuments in the past and was chosen as the site of the village war memorial. This records the names of thirty men of the parish who fell in the First World War. The frontage of the church is also used for car parking.

4.34 The lower churchyard, beyond the Victorian railings, is rich in the evidence of past lives of the villagers buried there, though most of the headstones are becoming illegible. A number of monuments which would appear to be Nineteenth Century in date, display distinctly old-fashioned designs and letter faces for their time.

4.35 The small grassed area at The Cross is the primary focal point of the village, raised behind a shallow brick and flint retaining wall and railings, but quite confined. This space also rises significantly, giving additional prominence to the

Cross itself, which is an Edwardian feature. Shrub growth has substantially encroached upon this space in recent years. (Figures 53 & 54)

4.36 The river forms a thread running alongside the eastern end of the Conservation Area and through the centre of the village. Along the edge of the Conservation Area it runs in a verdant water meadow, interrupted by the former railway embankment, which is now heavily wooded. It is tightly confined by private gardens as it enters the settlement and passes under the main road.

4.37 Trees make a significant visual contribution to a number of building settings within the village. Particularly notable examples include the large copper beech opposite *Court Lodge*, limes beside *West Meon House* and opposite *The Cedars* and a number of trees which flank and punctuate the churchyard. Within the boundaries of the Conservation Area, owners must offer written notice of intended tree works to the Tree Officer at Winchester City Council.

Views & Vistas

4.38 As most of the settlement within the Conservation Area is located relatively close to the valley floor, there are few expansive views within the village. However, good, framed views across the valley may be enjoyed from the higher reaches of the churchyard.

4.39 Should there be future proposals for development within the Conservation Area or adjacent to it, any impact on views within or looking out of the area, as well as wider views into and across the settlement should be properly assessed and understood in a broad landscape context. The setting of heritage assets should also be carefully assessed as part of this process and potential impacts should be given proper weight in the determination of any application.

Issues & Opportunities

5.1 Having considered the positive characteristics of the Conservation Area, it is necessary to look at those less positive aspects which present opportunities for improvement.

5.2 The position of the village on a main road and the resultant volume of traffic that passes through it represent the most serious detractor for the village. It seems unlikely that the volume of traffic will decrease in the foreseeable future.

5.3 The core of the settlement is formed by the junctions of Warnford Road, Church Lane and The Cross. It is apparent from historic photographs of this area that it was originally much more obviously the centre and focal point of the village than it is now; this diminution has come about because trees and shrubs have been allowed to grow to a point where they obscure the primary visual importance of the area (figures 53 & 54).

5.4 A significant enhancement of the Conservation Area might be achieved by management of these trees and shrubs to reinforce the original quality of the area. The introduction of a contrasting, traditional road surfacing may help. This material could be restricted to the narrow lanes to each side of the green or straddle the main road, with the aim of calming the traffic as it passes through the village.

5.5 The National Park Authority commissioned a Building at Risk survey in 2012-2013. It found one structure to be at risk within the Conservation Area – the Victorian railings bounding the upper churchyard – and three others, *The Mill House*, *Shafts House*, and the *Red Lion Public House* – to be ‘vulnerable’. At the time of writing, work to the *Red Lion* is almost complete. The overall condition of the historic building stock is not, therefore, an overriding concern.

5.6 The repair of the surviving churchyard railings, supplemented by reinstatement of the missing sections (figure 22) would represent a very striking enhancement of the most significant open space within the Conservation Area, as well as improving the setting of the listed church and removing a structure from the National Park’s Buildings at Risk Register. Reinstatement of the missing lanterns on the gate piers would constitute ‘icing on the cake’.

5.7 Works to *The Red Lion* should lead to removal from the vulnerable category of the Register. *The Mill House* and *Shafts House* were identified as being vulnerable because of a general lack of maintenance to all parts of the buildings and necessary repairs to the rainwater goods.

5.8 The gradual loss of architectural features and historic joinery always has the potential to incrementally degrade the character of any Conservation Area. On unlisted buildings, some of these changes are beyond the normal ambit of the planning system but can be addressed by using an Article 4 Direction, an administrative instrument provided within the Planning Act which can remove specified householder permitted development rights.

5.9 The major change in traditional materials that has occurred within the village is the slow transition from the traditional long straw thatching to water reed or combed wheat reed thatch. From a conservation perspective, this process is one which breaks down local distinctiveness and traditional building practices. As such it should be discouraged. Surviving examples of long straw roofs should be retained and, ideally, long straw should be reintroduced when existing reed roofs reach the end of their life.

5.10 Undoubtedly, other small but incremental changes have occurred within the village; a detailed photographic survey, repeated periodically, could provide an accurate picture of the situation and this is a task that might be undertaken by the parish council and volunteers, should the community perceive a problem. However, the general impression is that the issue does not seem to be acute and an Article 4 Direction may represent an over-reaction at present.

5.11 Within the village there is one small site where redevelopment in an appropriate form may have potential to improve the Conservation Area, were it to come forward, the unsightly row of garage units located on Station Road (figure 11). A permission exists to replace the block with oak-framed garages.

5.12 The current security fencing around the school is ugly, visually intrusive, and detrimental to the character of the Conservation Area. It also detracts from the setting of a number of historic buildings (figure 25). It is understood to have been erected to prevent balls going into the road but thought should be given to a less obtrusive means of achieving this end.

5.13 The provision of parking spaces directly alongside the church is a surprising feature to find in an historic churchyard. While some provision for elderly and disabled worshippers may be a kindly consideration, general parking at all times makes little concession to the amenity value of the space.

Sources

Pevsner, N., Lloyd, David, *The Buildings of England – Hampshire and the Isle of Wight*. 1967.

West Meon Village Design Statement, 2002.

The National Planning Policy Framework (NPPF), 2012.

Photographic Archive



Figure 8: **West Meon House** and associated service buildings; the house is early 18th century in origin, with 19th and 20th century additions and alterations. Flint is used in the construction of the walls, mixed with malmstone, stone quoining and brickwork to produce a most attractive, mellowed character. The large chimney stacks, Tudor in style, were added in the late 19th century.

Figure 9: The **Service Ranges** to the south of the main house and the flint boundary walls also make a significant contribution to the quality of the whole composition.





Figure 10: **Love Lane Cottage**

Figure 11: **Unattractive garages** on Station Road. These buildings, whilst serving a useful purpose, detract from the quality of the Conservation Area and the setting of the adjacent listed buildings. Redevelopment in an appropriate manner may offer potential to enhance the Conservation Area and an application to replace them with oak-framed garages was approved in 2016.





Figure 12: **The Court House**, Court Lane, is a late medieval timber-framed hall and wing, with later alterations made in the 16th, late 18th and 19th Centuries. The associated farm buildings have all been converted into residential use. It is one of two surviving medieval structures in the village, the other being Garden Cottage.

Figure 13: **Garden Cottage**, Warnford Road. Along with the Court House, one of the two oldest surviving buildings in West Meon. Garden Cottage began life as a three-bay hall house. This earliest phase of the structure has been dated by dendrochronology to 1441. The cottage was later extended and altered with the addition of two extra bays, the insertion of a chimney, and the insertion of a first floor within the open hall. This happened sometime between the mid 16th Century and mid 17th Century.





Figure 14: **1, 2 and 3 Station Road.** Originally a single dwelling of late 16th century origin, with 19th Century rear extensions. The steeply pitched main range was originally thatched.

Figure 15: **Queen Victoria Institute,** Warnford Road, built in 1897 to mark her Diamond Jubilee.





Figure 16: **Rose Cottages**, Warnford Road, of timber-framed origin but re-clad in the early 19th Century.

Figure 17: **The Old Forge**, Warnford Road. A house and forge, the latter now raised in height and converted to use as a garage. Beneath the early 19th Century cladding is a 17th Century timber-frame





Figure 18: **West Lodge**, Warnford Road. House and service wings of early, mid and late 19th century date. The semi-circular two-storeyed central bow on the front elevation, incorporating a classical doorcase, is a particularly attractive and unusual feature.

Figure 19: **Warnford Corner**, Warnford Road. A late 18th century house of brick and tile. **Pansy Cottage** can be seen behind.





Figure 20: The Parish church of **St John the Evangelist** was designed by George Gilbert Scott in a 'second pointed' (Decorated) Gothic style. The church was built in the 1840s to replace the original church.

Figure 21: very high quality flintwork, using squared and coursed, knapped flints.





Figure 22: **Railings and gates** in the churchyard.

Figure 23: **Walls, Gates, and piers** enclosing the churchyard

The railings are mid-19th century castings, presumably contemporaneous with the church. They are Grade II listed in their own right. They are complemented by the gates and lanterns in the surrounding walls. All are in poor condition and missing important elements; the railings appear on the SDNPA Buildings at Risk Register. Restoration would form a worthwhile enhancement for the village.





Figure 24: **The War Memorial** stands close to the church and commemorates thirty men from the village killed in the First World War.



Figure 25: **The Village School**, Church Lane, of 1852-3, sits close to the church and is also built in a Gothic style. The high wire fence and warning signs degrade the setting of the listed building and represent a significant visual intrusion into the Conservation Area. Replacement with something less clumsy would be welcome.

Figure 26: **Culverkeys**, Church Lane. A late 18th century cottage.





Figure 27: **The Cross**, at The Cross: Hidden behind the early 19th century brick cladding is a 17th century timber-frame.

Figure 28: **Springfield Cottage**, The Cross. Another 17th century timber-frame with 19th century brick cladding





Figure 29: **Benhams**, Church Lane

Figure 30: **The Cross Cottage**, Church Lane





Figure 31: **Yew Tree Cottage, The Yews, and Beaconsfield, The Cross.**

Figure 32: **Lassingham House, The Cross, which preserves an early shopfront.**





Figure 33 and 34: **Cross Road Cottages**, The Cross. Another instance of a 17th century timber frame with later brick cladding, late 18th century in this instance, although some elements of the frame remain visible. What was once a row of small cottages is now a single dwelling. The thatched roof has a simple, plain ridge detail, which historic photographs show was the usual form in the past.





Figure 35: **Riverside**, High Street: At the core of this group is “Riverside”, a four-bay 18th century house. In the 19th century, the prominent gabled wing was added to the east end and a projecting shop-front followed in the 20th century, perhaps replacing an earlier one. The group is Grade II listed. At the west end of the range is a gabled brick wing of the last century; this is excluded from the listing. Good historic photographs exist of this building and some reinstatement of lost features could form a worthwhile enhancement project.

Figure 36: **Brook Lodge and Gobions**, East Meon Road. A 17th century timber framed core with late 18th, early 19th and 20th century extensions





Figure 37: **High Street** looking eastward.

Figure 38: **The Baechus**, East Meon Road. An early 19th century brick facade hides a 17th century or earlier timber frame which is still exposed on the gable end.





Figure 39: **White Horse Cottage**, High Street. Now a dwelling but once the White Horse Public House.

Figure 40: **Little Thatch**, East Meon Road: A further example of a 17th century timber- frame with a later brick cladding. Any thatch has long since been replaced by clay tiles.





Figure 41: **The Grange**, East Meon Road. A late 18th/early 19th century double-pile house, built of brick in a Flemish bond. The brickwork was later painted.



Figure 42: The **Thomas Lord Public House**, East Meon Road. Once called The New Inn, the pub is now named after Thomas Lord, founder of Lord's Cricket Ground, who retired to the village and is buried in the churchyard.

Figure 43: **Park View**, East Meon Road. Later 19th Century cottages.





Figure 44: **Cleverleys, Doctors Lane.** A late 18th century brick and tile house.

Figure 45: **Later 19th and 20th century houses** in Doctors Lane





Figure 46: **The Cedars**, Doctors Lane: early and mid 18th, with a late 19th century rear extension. The front wall, which represents a re-fronting of an earlier building, is formed of blue header bricks with red brick dressings, a pattern seen elsewhere in Hampshire but only in this one instance within West Meon.

Figure 47: **One of the surviving concrete piers from the former railway viaduct.** The iron superstructure would have dominated the valley between 1903 and its removal in the 1960s, following closure of the line.





Figure 48: **Eades Cottage**, East Meon Road. A 17th century timber-framed cottage sensitively restored in the 20th century

Figure 49: **Shafts House**, East Meon Road. Timber-framed in origin and clad in brickwork in the 18th century





Figure 50: **The Old Bank** and **The Saddlery**

Figure 51: **Looking down Warnford Road** from the cross road towards **The Red Lion**





Figure 52: **The Red Lion Public House**: early 18th century, with early 19th century lower wing to the north side. Considerable works were undertaken to this building, now named **Lion House**, while this document was being written.



Figure 53: **Streetscene at The Cross in the 1960s.**

Figure 54: **The same scene today.**

It is striking to note how tree and shrub growth has transformed this view over a relatively short period. Instead of forming a backdrop to a visually cohesive building group, as before, planting has now almost entirely obscured the cottages behind The Cross





Figure 55: **Looking northwards along Warnford Road to The Cross.**

Figure 56: **Graziers**, Warnford Road. A 17th century timber frame with early and late 19th century cladding.





Figure 57: **Hatch Cottage**, Warnford Road. The 17th century timber frame remains visible on the front but the back was clad in the early 19th century.

Figure 58: **Mill House**, Warnford Road. Mill and House. 18th century in date with late 19th century extensions and alterations.



Management Plan

6.1 At the beginning of this document the legal definition of a Conservation Area as an “area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance” was acknowledged.

6.2 Taking this definition as a starting point, it follows that the proper management of a Conservation Area will have as its objective both the protection of its existing qualities and its enhancement, in ways that build upon its special interest. Four broad aims can be defined:

- To ensure that the Heritage Assets (the Conservation Area and its constituent buildings and other historic features) are properly and effectively designated
- To ensure that the Heritage Assets are in good condition
- To secure the conservation and enhancement of the character and appearance of the Heritage assets
- To secure the enhancement of the spaces within and around the Heritage assets

Proper Designation of the Conservation Asset

6.3 In addressing this objective, it is necessary to consider whether:

- There are any areas outside the Conservation Area boundary which should be brought into it;
- There are any areas within the current Conservation Area boundary that have seen inappropriate changes erode their quality to the extent that they should be removed from the Conservation Area;
- There are any buildings which should be added to the Statutory List of Buildings of special architectural or historic interest;
- There are any buildings which should be added to a Local List of Historic Buildings.

6.4 In undertaking this review of the Conservation Area, no potential amendments to the existing boundaries, either additions or removals, were identified.

6.10 In reviewing the existing unlisted buildings, none were identified as potential candidates for statutory listing, at least from a superficial external inspection. However, one was considered to be eligible for addition to the emerging Local List, that being the *Queen Victoria Institute*.

ACTION 1 – that the Queen Victoria Institute be added to the emerging Local List of Historic Buildings

Condition of the Heritage Asset

6.11 To meet this objective it is necessary to identify those buildings or other features of the Conservation Area that are currently in poor condition and to formulate a strategy to secure their renovation.

6.12 A ‘Buildings at Risk’ survey is, as its name suggests, a systematic inspection of buildings, looking at their overall condition and specific areas of decay as well as their status in terms of use or vacancy. This normally includes a photographic record of each building although this would not usually comprise more than one photograph per building, so cannot be regarded as comprehensive.

6.13 Buildings at Risk surveys are frequently restricted to listed buildings but that commissioned by the National Park Authority in 2012-13 also looked at unlisted buildings within the rural Conservation Areas, allowing some overview for each one.

6.14 Condition monitoring is an on-going process. This is best achieved at a local level, perhaps led by the Parish Council, which is likely to have better means of informal access to buildings within the village over time.

6.15 As reported in paragraph 5.4, the historic building stock in West Meon is generally in good condition. The main exception comprise the Grade II listed railings in the Churchyard, but two other buildings are identified as ‘vulnerable’ and in need of attention; the *Mill House* and *Shafts House*.

ACTION 2 – that the existing Buildings at Risk survey for the village commissioned by the National Park Authority be enhanced with more photographs to form as comprehensive as possible an overview of the condition of the historic environment within West Meon.

ACTION 3 – that the National Park Authority seeks to secure repairs to the *Mill House* and *Shafts House* by working in co-operation with the owners. Repair of the Churchyard Railings and reinstatement of missing sections will be encouraged if grant sources can be found.

Conservation and enhancement of the character and appearance of the Heritage Asset

6.16 Protection of existing quality will be achieved through careful application of the planning system in general and the Development Management process in particular. One way in which this can be facilitated is by the provision of pre-application advice to householders, architects and developers to achieve a high quality of design. The National Park Authority has a system for the provision of such advice, which is explained on its website.¹

6.17 As a historic settlement West Meon has archaeological interest and the potential for below ground archaeological remains as well as historic buildings and structures. Archaeological remains, whether above ground structures, earthworks, or buried deposits, often contribute directly to the sense of place evident in the present day-area. They also represent a potentially rich resource for future research, interpretation and education. For further information, the City Archaeologist can be contacted at (Email address).

ADVICE – that anyone considering development of any form which affects West Meon Conservation Area or its setting should seek pre-application advice from Winchester City Council or the National Park Authority before submitting an application and, ideally, before starting any design work.

ADVICE – that anyone considering development of any form which falls within the village should seek pre-application advice from the National Park Authority’s archaeological advisor, Winchester City Council, before submitting an application and, ideally, before starting any design work.

6.18 Once an application has been received, it will be assessed against a range of national and local planning policies. At present these include the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework 2012, the Purposes and Duty of the National Park, the relevant Local Plan, and conservation best practice (including this document).

6.19 Whilst discussing proposals with applicants, both at pre-application stage and in the course of determination, opportunities may arise to achieve improvements both to the proposal itself and its contribution to the wider character of the Conservation Area. These may not originally form part of the proposal. The Local Planning Authority will seek to maximise these opportunities as far as possible.

¹ In practice, the development management service for West Meon is currently (2017) delivered by Winchester City Council, acting as agents for the South Downs National Park Authority and unless specifically advised, any requests for pre-application advice should be directed in the first instance to the planning team at that Council.

ACTION 4 – that Planning and Listed Building Consent applications be determined in accordance with all relevant legislation and guidance, with any opportunities to secure improvements during that process being secured as far as possible.

6.20 The special character of any Conservation Area can be degraded through the loss of architectural features and traditional materials, particularly roofing materials. Individually, these changes may be relatively minor but taken collectively they can represent a real threat to the special character.

6.21 This problem can be addressed in two ways. One would be to bring those minor works within the ambit of the planning system using a measure called an Article 4 Direction, which removes ‘permitted development rights’ from specific domestic properties. The other complementary way would be to encourage the reinstatement of architectural features and traditional materials, with a grant scheme targeted at such works.

6.22 At present there does not appear to be a significant problem of this nature in West Meon. It must also be acknowledged that the provision of a grant budget is unlikely in the current circumstances and for the foreseeable future. Both factors inform the Action below. Nevertheless, it is important that the historic building stock should be monitored so that an appearance of an emerging problem is identified at an early stage. In reality, this means that everyone, National Park and District Authority officers and members, Parish Councillors and the community, should watch out for gradual changes affecting the character of the village.

ACTION 5 – that the loss of architectural features and traditional materials be monitored by all parties and for the National Park Authority to consider making an Article 4 Direction, in consultation with the community, should this emerge as a problem adversely affecting the special character of the West Meon Conservation Area.

Enhancement of the spaces within the Heritage Asset

6.23 Conservation Area designation is a response to the qualities of the settlement as a whole and it is important to recognise that the spaces between the buildings are a significant component in this.

6.24 Nevertheless, significant improvements to that quality can be achieved by pro-active work in the public realm. Although it remains difficult to secure finance for such projects, it is by no means impossible to put together a funding package from a number of sources.

6.25 A worthwhile identified improvement would be the undergrounding of the overhead cables through the village, another the replacement of standard street nameplates with alternatives of higher quality, attached to walls wherever possible.

ACTION 6 – that the National Park Authority supports, in principle and in association with other partners, the undergrounding of overhead wires and the replacement of modern street name plates with signs of a more traditional appearance, attached to walls wherever possible.

Responsible Conservation is a Partnership!

6.26 This document has been prepared by the National Park Authority as the Local Planning Authority for West Meon. However, it is very important to stress and for other parties to understand, that the effective management of any Conservation Area is the responsibility of all organisations and all parties who undertake works which affect the character of the area.

6.27 Section 11A(2) of the National Parks and Access to the Countryside Act 1949 sets out a wide range of bodies to which the National Park purposes and duty apply.

6.28 At a local level, this includes the residents of the village and the Parish Council. Slightly more removed, it means Winchester City Council, Hampshire County Council as the Local Highway Authority and in its other activities, and all of the Statutory Undertakers which undertake works in the public realm.

Contact

The Conservation Officers, Planning Department, SDNPA

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e-mail: historic.buildings@southdowns.gov.uk

Annex: Listed Buildings

WEST MEON

WARNFORD ROAD

Bridge House

GV

II

House. Early C19. Flint walls with brick quoins and cambered openings, some sections of brickwork, all painted. Hipped slate roof. The south-east front is symmetrical, of two storeys two windows, with a west side extension slightly set back of two storeys one ground-floor window. Sashes, the east side upper window has been filled, and is above a bay shopfront, incorporating the doorway. The north-east elevation is two storeys three windows (centre blank), with sashes and a plain doorway. The plan of the building has a chamfer at the north side, presenting a short elevation, with an upper sliding sash above a garage door.

WARNFORD ROAD

Garden Cottage
(formerly listed as Nos 1 and 2 Garden Cottages)

GV

II

Cottage of 1441 (dated by dendrochronology), alterations between c1550 and 1650; early C19 extension, mid-C19 alterations. Division into two cottages at unknown date (pre-1884) and reunited as a singled welling midC20.

MATERIALS: Timber-framed with brick nogging and plaster infill panels. Thatched roof. Early C19 single-storey addition in brick with slate roof.

PLAN: Originally a three-bay hall-house, extended to five bays with inserted chimney and first floor to hall between mid-C16 and mid-C17. Further single-storey end bay extension of early C19 date. Formerly subdivided into two cottages but now a single dwelling.

EXTERIOR: A two-storey timber-framed house with the upper storey within the roof space, oriented W-E and largely a single bay wide. Thatched main roof is hipped to the W and half-hipped to the E with eyebrow dormers to the E also. Off-centre chimney stack on the ridge, rebuilt in the late C20 or early C20 although re-using some old bricks. Single-storey brick extension to E with pitched slate roof and end stack. Timber frame visible externally and appears intact with large and medium sized panels infilled with painted brick nogging and some upper panels with plaster infill. The panel sizes provide clues to the different phasing of the frame and the most distinctive feature on both elevations are substantial arched braces indicating the end of the original house. Windows are wooden casements of various sizes and styles. One such, lighting the kitchen, dates to the mid C19. Its four lights with yellow glazing are engraved with figures depicting Content, Industry, Confidence and Skill. S elevation facing onto the garden has an off-centre glazed door to the main house and a half-glazed door to the single-storey extension. A further half-glazed

door and wooden casements to the N elevation.

INTERIOR: Box-frame visible internally with panel and timber sizes aiding understanding of phasing and development. Frame exhibits different construction methods including mortice and tenon as well as scarf joints, some of which are pegged. Some wattle and daub infill panels survive, i.e. in the W end wall of original house.

Original C15 three-bay hall house with massive arch braces to the original end walls, also down braces and wind braces visible internally. Roof with clasped purlins. Single bay hall, originally 24ft (7.3m) high at its apex, to the E of which is a chimney inserted into the cross-passage with an original floored bay beyond. Chimney, which must post-date 1500 if not 1550, is in brick and has two back-to-back fireplaces heating the living and dining rooms. Both fireplaces have timber bressumers. Evidence for the C15 screen in the form of mortices in the cross-passage beam, which would have blocked the drafts from the passage entering the hall. Cross-passage beam is chamfered and stopped on its hall-facing side. This is the service or low status end of the original hall-house. Also remains of an internal cross-jetty extending to form a canopy over the dais (raised platform) at the high status W end of the hall. Jetty bressummer is chamfered on the hall-facing side. Room behind (W of) the dais was the original parlour with a first floor above it. Later alterations include the insertion of a first floor to the hall and extensions to either end. Flat sections of the joists supporting the first floor at the end of the cottage would suggest that this was added before 1550.

HISTORY: Garden Cottage is a multi-phase timber-framed house which has its origins in the late medieval period. The timber-frame of the original house has been dated by dendrochronology with a felling date in the winter of 1440/41. As oak for timber-framing was used in its green (i.e. newly felled and fresh) state this would imply a construction date of spring 1441. The medieval hall-house was later modified with a chimney inserted in the former cross-passage, a first floor inserted into the hall and extensions to either end. These alterations probably took place between c1550 and 1650. The cottage was further extended in the early C19. There have been subsequent modifications, as one would expect, including a mid C19 engraved window. Lewis records that the builders of the new West Meon church were billeted at Garden Cottage in 1843-6 and that the engravings show 'lively depictions' of Content, Industry, Confidence and Skill; her implication being that the church builders were responsible for this addition.

On the first edition of 1884 the building is divided into four, with two larger central sections each with a smaller end bay, suggesting that the house was divided into two cottages from at least the late C19. The same layout is shown in 1896 but by 1909 the eastern end section had been subsumed into the east cottage. At the time of listing, in 1967, the house was still divided into two cottages but by 1987, when the latest list amendment was issued, it had been reunited into a single dwelling.

SOURCES: Lewis, E, *Medieval Hall Houses of the Winchester Area*, (1988), Winchester City Museum, Building No 21; plans and sections at p88

Roberts, E, *Hampshire Houses 1250-1700: Their dating and development* (2003), pp128-9, 248

Photographs, dating and sketch plan of Garden Cottage by Richard Haddlesey at <http://www.medievalarchitecture.net/images/HampshireBuildings/GardenCottage/index.htm> [accessed 3 February 2010]

Hampshire County Council Archaeology & Historic Buildings Register entry (site no. 11004) at <http://historicenvironment.hants.gov.uk/> [accessed 3 February 2010]

REASON FOR DESIGNATION: Garden Cottage, West Meon, a timber-framed cottage of C15 origin, is listed at Grade II for the following principal reasons: * Fabric: a timber-framed cottage dated by dendrochronology to 1441; * Plan-form: a mid C15 hall-house which retains evidence for its cross-passage and dais, with later alterations also of interest

in charting changes in taste and accommodation requirements in the C16 and C17; *
Intactness: a substantially intact and early timber-framed house.

WARNFORD ROAD

Nos 1 & 2 Rose Cottages

GV

II

Two adjoining houses. Of timber-framed origin, reclad in the early C19, with C20 west (set back) extension. Brick walls to the ground-floor, showing altered features and 1st floor band, upper and west wall rendered, tile-hung upper walls at each end and to the C20 wing. Half-hipped tile roof. North elevation of two storeys three windows. Casements. C20 doorways at each end.

CHURCH LANE

Culverkeys

6.3.67

GV

II

Cottage, formerly two. Late C18. Walls of painted brickwork in Flemish Garden Wall bond, cambered ground-floor openings, central stepped buttress. Thatch roof, hipped at the south end, catslide at rear, eaves raised above the upper windows. South-west front elevation of one storey and attic, three windows. Casements, with rounded heads. One plain doorway with boarded door under a canopy, another door now filled with brickwork.

CHURCH PATH

Pansy Cottages

GV

II

Small cottages, formerly one unit. Of timber-framed origin, mainly C18 with early C19 features. Walls of painted brickwork in Flemish Garden Wall bond. Half-hipped tile roof, one hipped dormer, east gable with scalloped bargeboard. One storey and attic, irregular fenestration. Casements. Two plain doorways. Large tapered stack at the west end; single-storeyed south wing at the east end. Included for group value.

CHURCH PATH

The Court House

6.3.67

II*

House. Late-medieval timber-framed hall and wing, with C16 alteration and cladding, minor changes of the late C18 and early C19, with mid and late C19 extensions. Thick walls of flint with some stone quoins, mainly red brick dressings, some yellow brick dressings to the mid-C19 service wing, some brickwork in Flemish and Flemish Garden Wall bond, small exposure of frame in one gable, rendered end wall of the north wing. Tile roof, with gables and half-hips. L-shaped old block with a late C19 south wing, and lower service wings at the north end; two storeys (part with an attic), irregular fenestration. Casements, triple sashes to the east end gable of the north wing, two Gothic casements on the west elevation. C20 traditional doorway, between the north wing and the central staircase projection (of late C19 but Jacobean character). The interior has exposed framing of several periods, and there are stone splayed jambs to some windows;

within the entrance is a section of C16 oak panelling. The comparatively recent extensions, including the south wing, are of traditional style.

THE CROSS

Yew Tree Cottage, the Yews and Beaconsfield

GV

II

Group of 'Tudor' cottages, forming an irregular short terrace. c1840. Stucco walls, plinth, hoodmoulds to some windows, chamfered openings. Slate roof, decorative scalloped bargeboard to Beaconsfield. South elevation of two storeys, 2.1:1.1 windows, the east end slightly-projected (being the south end gable to the east front of Beaconsfield). Coupled casements with pointed heads to Yew Tree and the Yews, Beaconsfield having a rectangular ground-floor bay at the west side and a two-storeyed splayed bay beneath the gable. The east elevation of Beaconsfield is symmetrical, of two storeys three windows, hoodmoulds and chamfered reveals, casements and a gabled porch with arched opening. Yew Tree has a gabled Tudor porch, the Yews has a Tudor-arched doorway set in a C20 half-glazed porch. Included for group value.

DOCTORS LANE

The Cedars
(Formerly listed as The Rectory)

II

House. Early and late C18, with late C19 rear extensions. Main front wall of brickwork in blue headers with flush red quoins and rubbed flat arches, parapet with stone coping: some brick walls of Flemish bond with blue headers, east wall stuccoed, at the west side the upper walls are roughcast. Hipped slate roof, flat section at the front behind the parapet. The middle part of the house has an older origin, and the main front shows as a forward extension, with a symmetrical arrangement of two storeys three windows. Victorian sashes. Stucco doorway, with pediment, plain pilasters with console brackets at the top at each side, 6-panelled (4 top glazed) door. Other details are mostly of the late C19.

EAST MEON ROAD

Little Thatch

GV

II

Cottage. C17 timber frame with early C19 brick cladding and late C19 rear wing. Painted brickwork in Flemish Garden wall bond, plinth: some exposed framing at each end. Tile roof, hipped dormers. South front of one storey and attic three windows. Leaded casements. 6-panelled door within an open gabled porch. Included for group value.

EAST MEON ROAD

Eades Cottage
(Formerly Clyphada)

II

Cottage. C17 timber frame with later wing, forming an L-shape, and C20 restoration. Exposed frame with brick infill, some brickwork, and some tile-hanging above brickwork. Half-hipped thatch roof, tiled outshot. One storey and attic, irregular fenestration. C20 casements. Boarded door in a plain frame. Two lead fire insurance signs

STATION ROAD

West Meon House

6.3.67

II

House. Early C18, early and late C19, early and late C20. Walls of flint with mixture of malmstone, small remains of stone quoins, most dressings of brickwork (quoins, bands, cambered arches), some sections of brick walling in Flemish bond with blue headers, minor rendered parts. Tile roof, hipped and gabled (with kneelers), hipped dormers, coved eaves cornice: prominent late C19 Tudor stacks. The symmetrical west front has a recessed centre and gabled sides, of two storeys and attic, 1.1.1 windows; a late C19 two storeyed service wing is set back at the south side. Sashes. Mid C20 Tuscan doorcase. The east elevation was similar, but the north side gable has been brought forward as a massive bow, 2.1.3 windows. At the south end, single-storeyed service wings extend east and west from the main wing, linked by a series of high flint walls.

WARNFORD ROAD

Graziers

GV

II

House. C17 timber frame, with early and late C19 cladding. Front wall rendered, some painted brickwork in Flemish Garden Wall bond, some flint walling with brick dressings. Hipped and half-hipped tile roof, hipped dormers with cills at eaves level: shafted stack. West front of one storey and attic, three windows. C20 casements, two bows. Plain doorway. The frame is exposed within.

WARNFORD ROAD

Hatch Cottage

6.3.67

GV

II

House. C17 timber-framed building with early C19 cladding at the rear. Exposed frame with painted brick infill. Steep roof of C20 tiling, with tile-hung gable at the front, and a hip extended to a low eaves at the south side. L-shaped building of two storeys and attic, irregular fenestration. Casements, some old leaded lights. Half-glazed door in a brick porch. The interior has a massive moulded beam

CHURCH LANE

Monument

GV

II

Commemorative cross. 1901. Stone cross, with a slender octagonal tapering column, surmounted by a cross and standing on an octagonal pedestal. At the top of the column and of the base, there is sculptured relief, with floral decoration of Art Nouveau style. The

inscriptions refer to George Vining Rogers 1777-1846, a local doctor and to his children who erected the monument.

CHURCH LANE

Churchyard railings

GV
II

A line of railings between the upper and lower (original) churchyards. Mid C19. Of simple pattern, cast-iron railings set on a stone base, with a central gateway, marked by 'piers', comprising four rails. Included for group value.

CHURCH PATH

Fir Tree Cottage

II

Small house. Early C19. Rendered walls, rear wing of flint with brick quoins and bands. Tile roof. Symmetrical south front of two storeys, two windows. Sashes in exposed frames. Plain doorway with 6-panelled (two top glazed) door, within a shallow trellis gabled porch.

EAST MEON ROAD

The Baechus
(Formerly West Meon Stores House)

II

House, at one time house and shop. C17 or earlier timber framed building, with early C19 re-fronting and rear wing. Part of property forms a flying freehold with the adjoining property to the west in a late C20 building which is not of special interest. Rendered walls with plinth to front elevation, the east end elevation has tile-hanging above exposed framing (with painted brick infill), rear elevation is of painted brickwork in Flemish Garden Wall bond. Hipped tile roof with off central brick chimneystack, catslide at rear with further brick chimneystack and hipped roof to the lower rear wing. South or front elevation of two storeys three windows. Upper floor to front elevation has sliding sashes. Ground floor has two sashes in exposed frames, right side one 16-pane, left side one 12-pane and west side projecting C20 square bay. Thin wooden door case with pediment, frieze, pilasters, and 6-panelled door in line with chimneystack.

Timber framed building re-fronted in the early C19.

EAST MEON ROAD

The Grange

II

House. Late C18 early C19. Painted brick walls of Flemish bond, rubbed flat arches: rear wing of flintwork with brick dressing (gable with exposed framework); west wall tile-hung. Tile roof, brick dentil eaves. South front elevation once symmetrical of two storeys two windows (central doorway now filled), then extended by one window. Sashes, ground floor French windows with narrow side panes. Doorway at the east side with a Tudor arch and a French door. Double pile house with a rear wing, the other elevations of vernacular form, the main entrance being a porch at the east end.

EAST MEON ROAD

Brook Lodge and Gobions

II

House, once three, now two. C17 timber frame, with late C18, early C19 and C20 extensions. Walls of painted brickwork, some in Flemish Garden Wall bond, some flat and some cambered arches, the oldest part with exposed frame with brick infill. Tile roof, gabled and half-hipped. A small timber-framed house with taller C18 south wing, and even taller early C19 west wing: the original part of one storey and attic, the extensions of two storeys, with irregular fenestration. Casements. Plain doorways to Brook Lodge (formerly two cottages) and gabled porch to Gobions.

STATION ROAD

Nos 1, 2 and 3.

(Formerly Three cottages in Station Road adjoining the Queen Victoria Institute)

II

Originally one house, now divided into three cottages. Late C16 timber-frame, with early and mid C19 alterations and rear extensions. Exposed frame with painted brick infill, some lower front walling of painted brickwork above flintwork, rear extensions of brickwork in Flemish bond with blue headers and diaper patterns, painted brickwork to the south elevation with 1st floor band and cambered openings. Hipped tile roof with gablets, coupled gables to the rear extensions at the south side and catslide, to the north of them: central shafted stack. East front elevation of two storeys four windows. Casements. Two gabled brick porches (Nos 1 and 2) of the mid C19, with boarded doors in plain frames, No. 3 has a porch in the middle of the south elevation

WARNFORD ROAD

Mill House

GV

II

Mill and house, now a house. C18, with late C19 extensions and changes. Brick walls of Flemish bond with blue headers, some cambered openings. Hipped and gabled tile roof, gabled dormers with cills at eaves level. A long range of one storey and attic, with a central south wing of two storeys, irregular fenestration. Casements. Boarded door beneath a tiled hood.

WARNFORD ROAD

Warnford Corner

(Formerly cottage in Warnford Road opposite the Queen Victoria Institute)

II

House. Late C18. Lower walls of painted brickwork in Flemish Garden Wall bond, upper tile-hung, with a bell-cast. C20 tile roof, hipped at the west end, catslide at the rear. South front of two storeys four windows. Upper casements, the ground-floor having two early C19 sashes and a similar smaller sash filling a former doorway. Plain doorway at the west side

GV
II

House and forge (now garage). C17 timber-framed house with early C19 cladding and minor C20 extensions. Rendered front wall with plinth, other walls of painted brickwork and flint with brick dressings. Half hipped tile roof, catslide at rear, hipped dormers. North front elevation of one storey and attic three windows. Upper casements, ground-floor early C19 sashes in exposed frames. Solid porch with moulded flat canopy and 6-panelled door. The forge, at the west side, has been given an upper floor. Within, there are remains of the framework.

6.3.67
GV
II

Public house. Early C18 with early C19 north side lower wing. Walls of painted brickwork, plinth, rubbed flat arches with decorative (Coade style) keys, 1st floor band masked by boarded sign. Tile roof, with prominent moulded and coved plaster cornice, containing floral decoration: hipped dormers. Symmetrical east front of two storeys and attic five windows. Sashes, Victorian to the ground-floor. Plain doorway with 6-panelled door. Plain north side extension of two storeys two windows, with carriage openings (now a shallow recess).

II

Cottage. Building of timber-framed origin, mainly re-clad C18. Walls of brickwork in Flemish bond, rubbed flat arches, plinth moulding above a flint base. Half-hipped tile roof, gabled dormers. East front elevation of one storey and attic, three above six windows. Casements (some filling former doorways). Plain door within a gabled hood. Rear wings, the north side raised.

II

School. Date plaque 1864. Walls of knapped flint with Bath stone dressings; plinth, stepped buttress, stepped stack, windows with ogee heads to single and coupled lights, and mullion and transom lights to the larger units (beneath hoodmoulds). Steep slate roof. Gothic building of irregular form, the east front having a large gable to the south side, a prominent chimney stack, and a gabled porch to the north side. The north end shows a double-pile roof, the lesser gable (set back) at the west side having a stone bell turret. The rear (west) elevation has enlarged C20 windows

6.3.67

GV

II

House, formerly two. C17 timber frame with C18 extension and early C19 cladding. Brick walls of Flemish Garden Wall bond, some Flemish bond, with small areas of flint and minor exposure of the frame: plinth, cambered openings. Thatch roof, half-hipped at the east end, eyebrow dormers; tiled catslide at the rear and tiled gabled roof to the rear wing. South front elevation of one storey and attic four windows. Casements. One plain doorway. Frame exposed within

THE CROSS

Sunnyside

GV

II

House. Late C18 with late C19 extensions. Stucco walls, tiled roof. Symmetrical south front (standing high above street level) of two storeys three windows (centre filled). Sashes in exposed frames. Semi-circular open porch, with a thin Doric Order, cornice with coupled modillions, slender columns and half-columns, architrave, and half-glazed door. The east side has a large glazed bay (former shop) standing forward, the west side has an outshot with boarded wall above a garage opening. Original staircase within.

DOCTORS LANE

Cleverleys

II

House. Late C18, with slightly-later eastward extension in style. Roughcast walls, plinth. Tile roof, brick dentil eaves. Originally a symmetrical south front of two storeys three windows (centre blank), then extended by two windows. Casements. Two plain doorways, one with a 6-panelled door beneath a hood on carved brackets, the other boarded.

CHURCH LANE

The Cross Cottage, and Benhams Cottage

6.3.67

GV

II

Adjoining cottages. Early C18. Walls of painted brickwork. Benhams with four pilasters resting on a deep plinth. C20 tile roof, thatch to Benham with eyebrow dormers. East elevation of one storey and attic, 2.2 windows. Casements. Plain doorways.

CHURCH LANE

Church of St John the Evangelist

II

Parish church. 1843, by G Gilbert Scott, of 'second pointed' style. Walls of squared knapped flint, with Bath stone dressings; plinth, stepped buttresses, corbelled parapet, hood-moulds above coupled windows with quatrefoils and cusped lancets. Steep slate roof. Nave of five bays with aisles, chancel with north and south chapels, south porch, west tower of three stages. Inside a carved Royal Coat of Arms of 1712 stands on a screen at the west end, and there are C18 wall monuments in the tower. Ornamented octagonal font

THE CROSS

Springfield Cottage

6.3.67

GV

II

Cottage. C17 timber frame, with early C19 cladding to the front, and rear wing of the late C19. Front wall of stucco, with plinth, chamfered openings, bold hood moulds: rear part has exposed frame with brick infill, some painted brick walling, some flint walls with brick dressings: one wing has upper walls of large boarding with bellcast above brackets. Thatch roof, half-hipped, with eaves raised above the upper windows (front) and eyebrow dormers (rear). South-east symmetrical front elevation of two storeys, two windows. Casements with pointed Gothic heads. Porch with Tudor arch and studded door. Other elevations are irregular, with vernacular features.

THE CROSS

Cross Roads Cottage
(Formerly Nos. 1-3 Cross Roads.)

GV

II

Row of small cottages, now one dwelling. C17 timber frame with late C18 cladding. Walls mainly of brickwork in Flemish bond, some parts with blue headers, plinth: part-exposure of the frame. Thatch roof, eyebrow dormers with tiled aprons and valleys. West front elevation of one storey and attic, two above four windows, with a projecting wing at the south side. Mixed casements. Plain doors.

West Meon village shop, Riverside, and Old Post Office (part)

II

A four-bay C18 house, with a C20 shop front added to the two east bays, and a C19 gabled wing on the east end. The building is of brick, tile and slate. The plan of the C18 house is based on an axial corridor from which rooms are accessed to front and rear.

EXTERIOR: The C18 house is white painted Flemish bond brick on a brick plinth with a tile half-hipped roof and central axial chimney stack with four pots. It has C18 sashes to the ground floor, C19 casements to the first floor above a first floor brick band. There is a central stuccoed porch with chamfered corners, a concave leaded roof and six-panelled door, the upper two panels being glazed. The shop front is glazed with a flat roof and corbelled eaves course. The C19 advanced gabled east wing in English bond brick has a slate roof with two ground floor and one first floor full length windows with brick arches. The rear of the building is cement rendered, apart from a central extension to the rear of the C18 house which is flint with brick dressings. All windows to the rear are modern casements. The projecting C20 gabled wing (known as the Old Post Office) which adjoins at the west end is not included in the listing. However, two bays on the western side of the C18 house are in the ownership of the Old Post Office, and therefore the Old Post Office (part) appears in the List address.

INTERIOR: The interior of the C18 house comprises a modern shop, which occupies the ground floor of the two eastern bays and the ground floor of the east wing, and modernised living accommodation. The shop is open plan, but an earlier shop front has been retained within it. There is a brick cellar beneath the shop with modern floor joists in its ceiling. Despite the fact that the house is now divided into two dwellings, the original

plan of the house can still be seen in the two west ground floor bays and throughout the first floor, where a long axial corridor at the rear gives access to rooms opening off it. Only a few tie beams and purlins of the C18 house are visible as evidence of original construction. The remainder of the roof has limited accessibility, but it appears from outside inspection to have remained intact. There are few interior fixtures and fittings of note, but tiling in the entrance hall within the porch, the staircase behind the porch and the panelling on the staircase belong to C19 changes. The first floor room in the east wing shows the line of the purlins of this C19 addition.

HISTORY: The four-bay house known as 'Riverside' is believed to date to the C18. It appears on the map of 1884 and 1896 but set further back from the road, and indeed there is, within the existing shop, an earlier shop front which would appear to correspond to the earlier position of the front of the building.

West Meon was an agricultural community, and in 1801 had a population of 536 which constituted a fair sized village for the period, and in 1851 it peaked to 901 after which the population declined. It would seem probable that the village shop dated from this period.

The footprint of the building has changed considerably since its depiction on the 1884 Ordnance Survey map. On this map the C18 house is shown with a small extension to the front which is in the position of the later shop, and may be the first shop on the site. This has been elongated by the 1896 edition map and the wing had been added to the east end of the house as well as some minor changes to the rear of the house. There were some changes to the west end of the building by the 1909 edition, but the post office gable end is not shown yet shown at this time; and must be assumed to have been built after this date.

REASONS FOR DESIGNATION: The building group, the West Meon village shop, Riverside, and the Old Post Office (part) is designated for the following principal reasons: * The C18 house is of special architectural and historic interest because of its early date, fabric and plan survival, and the evidence of the evolution of the house through the C19 can be read. * The C19 eastern addition to the house retains its original fabric and continues the history of the evolution of the house. * West Meon village shop is an integral part of the evolution of the C18 house and shares fabric in common with the house.

EAST MEON ROAD
7.2.52
II*

Hall Place

Mansion. Late C17, wings of c.1720, with extension and renovation of c.1900. Front walls of brickwork in Flemish bond with blue headers (colour washed), other walls of English bond, plinth, 1st floor band, plain end pilasters, slightly-cambered rubbed arches with flat extrados (and keys to the centrepiece). Hipped tile roof, moulded cornice with plaster coving, hipped dormers. Symmetrical north front elevation, with slightly-projecting centre, of two storeys and attic, 1.3.1 dormers above 2.5.2 windows. Sashes, leaded casements to dormers. Wood doorcase; segmental pediment on console brackets, decorated panelled pilasters, panelled reveals, 6-panelled door, above stone steps. The west elevation (c1900 in similar Wren style) has a central pediment with a lunette, two storeys and attic, 2.2.2 windows, the ground-floor lights extending to floor level. The south (garden) elevation appears as a recessed centre with wings extending forward, of similar features but less regular form. The east elevation overlooks a courtyard, with single-storeyed wings at each side, with an east wall (to the courtyard) having a central gateway, again with similar (and original) features.

House and service wings. Early, mid and late C19. Brick walls of Flemish bond with blue headers, plinth, 1st floor band, flat arches, stucco architraves with fluted design. Low-pitched hipped slate roof, tile roof to service wings. Symmetrical north front of two storeys three windows, with east side extension (in style) of one window. Sashes in reveals. The feature of the front is a semi-circular two-storeyed centre, the upper part being completely glazed (13 x 4 panes) beneath a moulded cornice, the lower with narrow side windows on each side of the doorway: the wood doorcase (all constructed on the curve with great delicacy) has an open pediment of Doric dentilled Order, fluted pilasters, arched opening with radiating fanlight, panelled reveals, 6-panelled door, three stone steps with wrought-iron side rails. The other elevations have some Regency but mostly Victorian features, and altered walling. An eastern single-storeyed range links to a north-south range of service buildings, with brick walls and tiled roof, with a carriage archway leading from the stable courtyard to the front of the house.

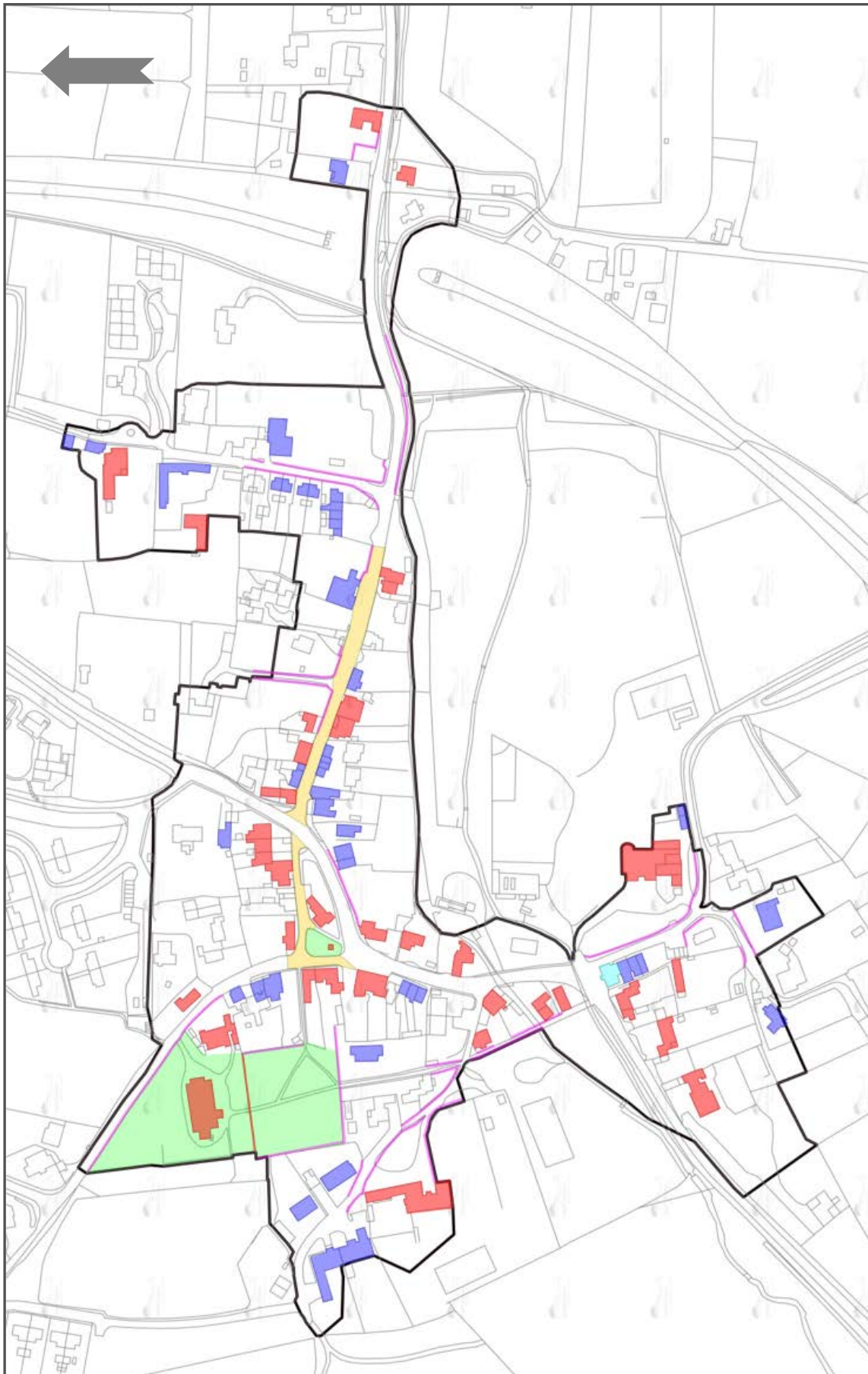


Figure 59: **Analysis Map** of West Meon Conservation Area showing listed buildings (red), locally listed buildings (light blue), other buildings making a positive contribution to character (blue), significant boundary walls (pink), important green spaces (green) and enhancement opportunities (yellow).