

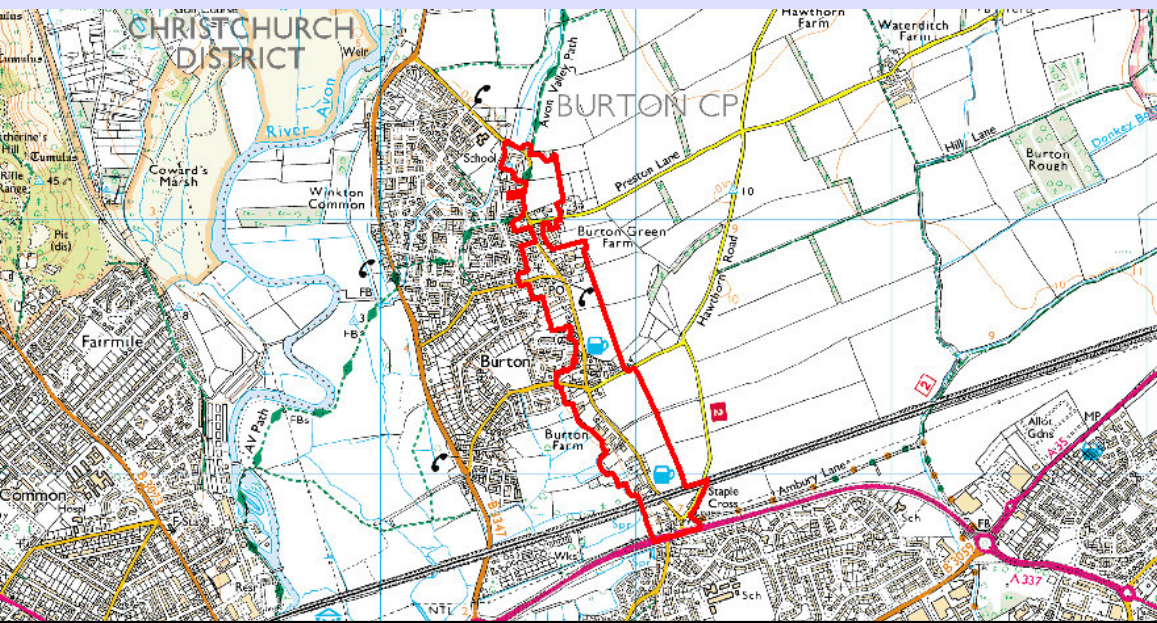
BURTON



CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN

ADOPTED FEBRUARY 2007

This appraisal document aims to ensure that the **essential character** of Christchurch is suitably protected and that future development in the borough is **appropriate** and **sustainable**.



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EXECUTIVE SUMMARY

Burton is one of 12 designated conservation areas in the Borough of Christchurch. It was designated as a conservation area on 30 January 1986 and amended on 15 June 1995. Following public consultation, this appraisal was adopted by Christchurch Borough Council on 21 February 2007.

The status of the conservation area appraisal and management plan is likely to be supplementary information which may inform a future Supplementary Planning Document (SPD) on the subject of conservation area issues within the Borough.

The character of a conservation area stems from: the landscape setting of the area; the grouping of traditional buildings and the resultant spaces and sense of enclosure; the scale, design, type and materials of the buildings; boundaries and the public realm; landmarks, views and vistas, and the interaction with natural features and the present and former pattern of activities and land uses.

It is the particular mix of these elements which gives Burton its character, namely:

- The linear development of a string of settlements along the Salisbury Road
- The open rural agricultural landscape setting
- The village green and its collection of historic buildings which front this important space
- A sense of a village community with churches, village hall, post office/ shop centred on the green and good mix of young and older residents.
- The survival of farms and farm buildings (some converted) as a reminder of the strong agricultural origins of the settlement
- The survival of grand houses from the Georgian period and later with remnants of their estates (for example boundary walls) still forming important parts of the street scene
- The glimpses throughout the village of the distinctive bellcote of the Grade II listed St Lukes Church (1875) by the renowned local architect Benjamin Ferrey.
- Landmark trees, for example the two cedars outside Burton Hall which make important contributions to the streetscene
- Mature tree cover which often partially or totally obscures buildings set in their plots and forms an attractive part of the setting of these buildings.
- Open views to the east across the low arable fields of the Avon River terrace with distant views of the low tree lined ridge of the edge of the New Forest. Good survival of vernacular building types; cottages, farmhouses and outbuildings in traditional materials with a predominance of local handmade red brick combined with natural slate, clay tiles and thatch.

An advisory note: Christchurch Borough Council Advisory Note 2: Conservation Areas (2000) which provides general advice and a list of conservation areas in the District can be obtained from Christchurch Borough Council offices.

Summary of recommendations

- Two buildings are identified as vulnerable and require monitoring and one listed building is identified as being potentially at risk
- There are a number of boundary changes proposed; these include six small areas for removal and three larger landscape areas (related to setting) to be included.
- A number of buildings are proposed for the application of Article 4(2) directions. These range from windows, doors, roofs and chimneys to control of boundary wall removal. The conservation area has a number of good quality boundary walls which are presently unprotected from partial removal.
- Areas for enhancement include improvements to signage, consideration of the positive management of the trees on the green and the possibility of the introduction of a 20 mph speed limit through the village core.
There is the potential for linkage of the post office and shop to the green whilst at the same time improving the setting of the shop with improved materials to the forecourt.

PART 1 : INTRODUCTION

Purpose and Scope of study

The Burton Conservation Area Appraisal and Management Plan are seen as the first steps in a dynamic process, the aim of which is to preserve and enhance the character and appearance of the Burton Conservation Area and to provide a basis for making sustainable decisions about its future management.

The appraisal and management plan aim to:

- Identify those elements of Burton which contribute to its character
- Identify elements which detract from the character
- Propose measures to maintain or improve the positive character, local distinctiveness and sense of place of Burton

The framework for the study follows the English Heritage guidance; *Guidance on conservation area appraisals* and its companion *Guidance on the management of conservation areas*, both published February 2006.

The importance of conservation area appraisals and linking these documents to management plans is now expressed in Central Government Best Value Performance Indicators BVPI 219a, b and c.

BV219a: Preserving the Special Character of Conservation Areas

Indicator: Total number of conservation areas in the local authority area

Reason: To inform BV219b and BV219c...

BV219b Preserving the Special Character of Conservation Areas: Conservation Area Appraisals:

Indicator: The percentage of conservation areas in the local authority area that have an up-to-date character appraisal.

Reason: *'Clear and concise appraisals of the character of conservation areas provide a sound basis for their designation and management, and will inform local development documents (LDD's).*

Together with BV219a and BV219c, this indicator (BV219b) will monitor whether planning and other decisions are based on an informed understanding of the special character of the local historic environment and the needs of the communities it supports.'

BV219c Preserving the Special Character of Conservation Areas: Management Proposals

Indicator: Percentage of conservation areas with published management proposals.

Reason: *'... appraisal and designation of conservation areas are not to be considered an end in themselves. It places a duty on local authorities to draw up and publish proposals for the preservation and enhancement of conservation areas in their districts, and to consult the community about these proposals'*

The indicators emphasise the use of the English Heritage Guidance and the importance of involving the local community at the earliest stages.

The fieldwork, research and analysis for appraisal and management plan were undertaken in June-July 2006. Whilst every attempt has been made to consider all aspects of the character of the conservation area there may be elements that have been omitted due to lack of space or inaccessibility (private land or restricted access). Applications which affect the conservation area should be considered on their own merits and in accordance with the policies of the Local Plan (and the emerging Local development Framework). The appraisal and management plan should be used to guide and inform this process.

Consultation

This document was produced by Forum Heritage Services on behalf of Christchurch Borough Council. Initial discussions with the residents of Burton during a public meeting on 11th July 2006 gave the basis for the development of the Appraisal. A second draft was then presented to residents at a feedback meeting on 16th November 2006 and a formal six week consultation period commenced, during which 6 representations were received. Consideration of and responses to the comments were presented to the Community Services committee on the 21st February 2007 with a recommendation to adopt the Appraisal and Management Plan as both best practice guidance and background papers to the emerging Local Development Framework for the Borough of Christchurch. The Council approved the document subject to the identified amendments being made. This final version incorporates all recommended amendments and was published in August 2007.

Further information on the consultation procedure and the Christchurch Borough Council's general policy of public consultation can be found in the Council's Statement of Community Involvement (Adopted July 2006).

Planning Policy Context:

Section 69 1(a) and 2 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act') defines Conservation Areas as:

'Areas of special architectural and historic interest, the character or appearance of which it is desirable to preserve or enhance'

In addition, the Act puts particular emphasis on specific duties:

'It shall be the duty of the local authority from time to time to review the past exercise of functions under this section and to determine whether any parts or any further parts of their area should be designated as conservation areas...'

This is reinforced by the guidance set out in *Planning Policy Guidance Note 15: Planning and the Historic Environment* (1994) and *Planning and Policy Guidance Note 16: Archaeology and Planning* (1990). In particular, the local authority should from time to time, formulate and publish proposals for the preservation and enhancement of these conservation areas (management plan).

In order to undertake works of enhancement, the character of the conservation area needs to be clearly defined and understood (character appraisal). This in line with government guidance on the management of the historic environment through *Informed Conservation* (English Heritage 2001). It also seeks to utilise some of the principles used in Characterisation techniques promoted by English Heritage.

Christchurch Borough Council has encapsulated the broad principles of this Government Guidance in its Local Plan policies presently contained within the *Adopted Borough of Christchurch Local Plan*, Christchurch Borough Council, March 2001.

Policies **BE1** to **BE6** directly relate to conservation areas and are contained in pages 29-42 of the *Borough of Christchurch Local Plan*.

PART 2 : APPRAISAL

CHARACTER APPRAISAL

Related Maps: Historic Maps (Appendix C)
 Archaeological Potential Map (Appendix C)

Location and setting

Burton is a village 2km northeast of Christchurch town centre lying on the east bank of the River Avon. The village is sited on a gravel terrace between 0.8 and 1.5km from the meandering course of the river alongside the old road to Salisbury from Christchurch. Immediately west of the historic settlement area the land drops slightly to the immediate flood plain of the river, providing good meadowland that is crossed by many ditches, some fed by springs. To the east of the village the geological flood plain extends for over 2km providing fertile agricultural land that is predominantly arable. Beyond the flood plain rises the heathland of the New Forest.

Historic Development and Archaeology

Numerous artefacts and sites dating from the Palaeolithic to the Neolithic have been identified along the lower part of the Avon valley including small Mesolithic occupation sites in the Burton and Winkton area. The river itself would have provided a source of food whilst the wide flood plain would have offered rich, light soils for early farmers in the region.

The place-name is derived from *Burhtūn* which may mean 'farm of the borough' i.e. Christchurch or 'fortified farmstead'. Christchurch was also the parish centre for the area with the Anglo-Saxon minster church there administering to a large area with canons travelling to outlying settlements to preach. Burton was not recorded separately in the Domesday Book, probably being included within the lands of Christchurch. The village continued to form part of the manor of Christchurch throughout the medieval period and so is rarely identified separately in historic documents. The earliest reference to Burton comes from the twelfth century. This paucity of documentary evidence puts a greater emphasis on the standing buildings and archaeology of the settlement to provide an insight into the history and development of Burton.

At the north end of the village lies Burton Hall, built in the mid-eighteenth century. Given the character of the village with its farmhouses spaced alongside Salisbury Road, it is possible that the Hall replaced an earlier, perhaps principal, farmhouse.

At the south end of the settlement is the Staple Cross, the remains of a preaching or market cross. It is suggested that the cross has been re-located here from

elsewhere, possibly from Christchurch, and that it was originally larger. The name 'Staple' is usually associated with wool markets but it is unlikely that the name in this case refers to such a market. It is probable that the cross was erected as a boundary marker between the tithings of Burton and Christchurch.

Settlement plan

Burton is a long, linear settlement that probably originated as a series of farmsteads spaced irregularly along the former Christchurch to Salisbury road running along a gravel terrace on the east side of the valley of the Avon. Most of the older properties of the village, mainly farmsteads and former farmhouses, lie on the west side of the road with the arable fields coming right up to the east side of the road. At two points, where roads leading west to the river and east towards the fields of the settlement join the village street, small concentrations of settlement formed and it is at these points where settlement also extended to the east side of Salisbury Road. The northern area is focused around the green, on the east side of which the church was built in 1874-5. The southern area may have also been a small diamond shaped green extended to both sides of the Salisbury Road and defined on its south side by Martins Hill Lane and Summers Lane. The small lane linking Martins Hill Lane and Salisbury Road may represent the northern boundary of the green whilst on the east side of Salisbury Road the northern boundary seems to be represented by the boundary of what was, in the late nineteenth century, a timber yard. Clustered around these two small greens, and in the case of the southern green, encroaching upon it, are several small cottages dating from at least the eighteenth century.

Archaeological Potential

There is one Scheduled Monument within the Conservation Area: the Staple Cross at the south end of the village. It is unlikely that the cross base will be associated with any significant buried archaeological deposits.

Burton has been the focus for settlement since the twelfth century, and probably from the Saxon period. Although there is limited information available regarding the likely survival of archaeological deposits it is possible that archaeological evidence for the origins and development of the village could be encountered within the historic area of settlement, other than where there has been modern development. Based on the extent of settlement shown on historic maps, therefore, an area of archaeological potential has been identified. Any future development proposals within this area may be subject to archaeological conditions because of the potential for the discovery of remains relating to the development of the village or for earlier occupation of the Avon valley.

Key historic influences

The key historic characteristics of Burton are:

- Irregular linear form of the village with settlement concentrated on the west side of Salisbury Road except in the area of The Green and possible (southern) Green which form foci for cottages and houses;
- Agricultural origins of the settlement represented by several farmsteads and former farmhouses;
- Open aspects onto the arable fields east of Salisbury Road;
- Burton Hall, a mid-eighteenth century country house, located at the north end of the village;
The Green which provides a 'centre' to the village.

Spatial Analysis

Related Maps: Character Areas (Appendix C)
 Designations (Appendix C)
 Townscape (Appendix C)

Character Areas

Conservation Areas are designated for their special character, but within the area there will be zones which are varied but contribute to the whole. It is important to define these 'sub areas' and provide a clear understanding of the defining elements making up the character of a particular part of the Conservation Area. This leads to a more useful and comprehensive document in development control terms.

It should be noted that whilst four sub areas have been identified, it is also important to appreciate the cohesion to the whole conservation area, which should always be considered when addressing the character of the Burton Conservation Area.

Each character area makes reference to the following in bullet points

- Form (cohesiveness – why a character area)
- Scale and building line
- Significant groups
- Materials
- Views
- Local features

Brief overview

The conservation area is linear in its form; encompassing a number of settlements grouped along the historic Salisbury Road. There are two principal areas of historic development although Burton presently is associated with the area denoted by the triangular green. The area to the south of the green where Martins Hill Lane meets Salisbury Road performs a secondary role to the former more formal space but is nonetheless an important group of historic cottages and houses marking the possible location of a separate open or semi open space.

A number of large farm complexes, (Burton Farm), some converted (Burton Green Farm) are interspersed with traditional cottages (No.61 Salisbury Road), larger Villas (No. 29 The Cedars) and small country houses (Burton Hall) providing a genuine diversity of scale and status of building within the conservation area. These buildings are happened upon sequentially as the traveller navigates Salisbury Road. Even within the tight pockets of settlement, the grouping of historic buildings is not immediately apparent except for the obvious and distinctive exception of the fine grouping of buildings and uses centred on the green. Even here, the presence of Burton Green Farm is largely obscured from view.

The conservation area is cohesive in terms of material use and the consistent use of local red bricks of a strong orangey/red hue (consistent with the Hampshire tradition of good quality hand made bricks) varied in places with burnt headers is striking and memorable particularly when seen in the fine facades of Burton Hall and St Lukes Church (the latter seen with stone dressings). Slate is often seen with the brick as is clay tile and happily the frequent use of thatch.

There is strong overall sense of intimate connectivity with the agricultural landscape which encloses the conservation area from the southwest and the east. The medium scale regular fields of the nineteenth century Parliamentary enclosures with low cut field boundaries, native hedges and occasional hedgerow trees hug the developed sections of Salisbury Road and front the undeveloped sections and are never very far from view within the entire conservation area.

Character Areas:

1. The Green

- This character area is well defined and comprises buildings fronting or having a positive relationship with the triangular green space at the perceived 'heart' of the village.

- The scale of built form fronting the green varies and ranges from the modest two storey traditional eighteenth century cottage to the grander scale of the Victorian house and the dominant but exceptional scale of St Luke's Church (figure 1). The building line varies subtly on all sides of the green but because of the scale of the green and a continuity in terms of boundary treatments the building line appears consistent and helps enclose what is a relatively large space for a small village.
- All the buildings in this character area form a significant group and are diverse in their styles and finishes but consistently of a high quality (with the unfortunate exception of the Post Office/shop group). This is reflected in the relatively high number of statutory listed and locally listed buildings around the green.
- Red handmade local bricks are the principal walling material, seen mainly with natural Welsh slate and clay tiles. Thatched buildings are attractively interspersed and juxtaposed with the slate and tile around the green. Boundary walls in many cases complement the main building and are finished in local red bricks.
- This character area is notable for its local views of the distinctive bellcote of St Lukes Church. Generally, however, built form encloses the space and due to the very flat topography and the road delineation there are limited extended views beyond the green. In addition, the trees on the green impede most extended views across the space.
- There is a good survival of historic brick boundary walls fronting the green (figure 2).



Figure 1: St Lukes Church, Burton Green

2. Burton Green Farm

- Burton Green Farm is one of three groups of surviving farm complexes. The distinction however is that this group is



Figure 2: Boundary walls, Burton Green

entirely converted to residential use but has managed to maintain some integrity as a readable farm group (figure 3).

- The buildings are modest in scale, mostly 1½ storey utilizing roof spaces to create interesting and imaginative accommodation. The original farmhouse (listed as Dairy cottage) is two storey. The buildings within the farm complex are grouped in a traditional farm courtyard plan creating what is at present a fairly formal space (possibly slightly at odds with its more humble working farm background).
- All buildings within the character area form a significant group of some quality still managing to retain much of their agricultural charm, scale and detailing.
- Red brick and clay tiles are used almost exclusively, the exception being the former dairy building which has natural slates.
- There are views out to the arable open farmland which comes right up to the back of the settlement, forming part of a working farm beyond (figure 4).
- The clay tiles used on the main u shaped range of farm buildings are of a distinctive interlocking 'zig zag Roman tile' design.



Figure 3: Burton Green Farm—good farm group



Figure 4: Views to open farmland from Burton Green Farm

3. Martins Hill Lane

- This character area defines the secondary settlement group and probably originated from a smaller triangular green which was encroached during the latter part of the eighteenth or earlier part of the nineteenth century. It marks an important historic route from river to rural hinterland.
- Scale varies from the very modest 1½ storey cottage scale to the 2½ storeys of Burton House, a former large Victorian Villa now extended and converted to flats. The building line is also varied and informal with some houses set forward to back of pavement and others set back in mostly small gardens. The informality is part of the positive character of this part of the conservation area.
- The group of modest cottages on the northern arm of Martins Hill Lane and

including houses in the east side of Salisbury Road form a very attractive group. The intimate and humble scale of the group and informal almost haphazard nature of the development (typical of encroachment of this kind on a village scale) is particularly notable.

- Painted cob is seen along with brick and render. The two thatch cottages are valuable survivals. Slate and clay tiles are also present. The combination of cob and thatch distinguishes this sub area and further supports the general feeling of a more humble group of buildings than say those found on the green.
- The view west into Martins Hill Lane from Salisbury Road is attractively enclosed by mature trees. This is combined with the white walls and thatch roof of Lark Cottage forming a very pleasant semi rural scene (figure 5). There is a real sense of transition as the views south of Summer Lane are open and rural in character. Looking north, views are enclosed and more urban in character.
- The grouping of the three thatched cottages forms a significant part of the character and local distinctiveness of the area and reflects the humble origins of these buildings. Boundary walls in local brick make a significant contribution to the enclosure and definition of the 'street' at this point (figure 6).



Figure 5: View looking west along Martins Hill Lane (from Salisbury Road)

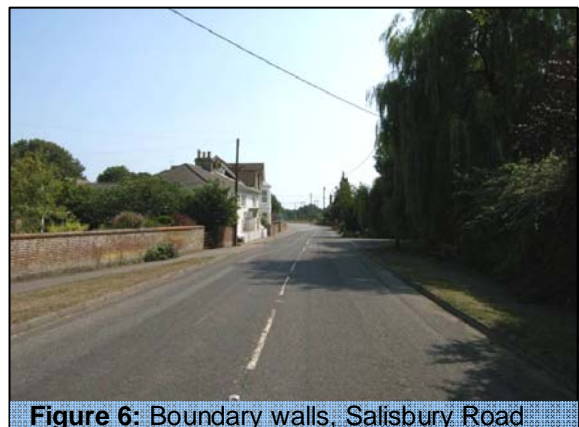


Figure 6: Boundary walls, Salisbury Road

4. *Burton Farm*

- The character area comprises part of a working farm and its various outbuildings, yards and enclosures. Its wider setting also forms an important part of the character area.
- Buildings vary in scale but are equivalent to up to two storeys. The building line is fairly consistent with the various groups set back off the roadside but having a definite positive relationship with the road; buildings running either parallel or perpendicular, gable on (figure 7).

- All the buildings in the character area contribute to a working group of some considerable significance and importance made more so by the fact that they remain in their original uses (albeit to varying degrees).
- Red brick and a combination of clay tiles and natural Welsh slates with some horizontal timber boarding characterises the farm buildings (figure 8). The farmhouse to the south and the estate cottages to the north are more eclectic with the use of render, pebbledash and in the case of the latter faux decorative timber framing to the upper storeys.
- Views are a particularly important part of the character of this section of the conservation area. The farm group is seen in the context of a very open working agricultural landscape and this in turn forms a crucial part of the setting of the conservation area and the buildings within this character area.
- The survival of such a high number of traditional farm buildings in their original uses is a relatively rare sight in this part of Dorset and this group provide a valuable record of the local farm vernacular.



Figure 7: Burton Farm Group



Figure 8: Detail of buildings; Burton Farm group

Architectural and historic qualities of buildings

The conservation area has a pleasing mix of polite and vernacular architecture best demonstrated by the street scene fronting the three sides of the green. Classically derived well proportioned facades of red brick and render with vertical timber framed sliding sash windows sit next to the steeply pitched thatch roofs and small timber casements of the more humble vernacular cottage building type.

Two polite houses stand out for particular note, that of Burton Hall (Grade II*) (figure 9) and Whitehayes (Grade II), (figure 10) both Salisbury Road. Both houses have to a greater or lesser extent had their historic setting compromised by later development of varying quality and both have had to accommodate significant extensions (albeit carefully undertaken and executed in good appropriate materials) in order to see them continue as fully repaired functional buildings.

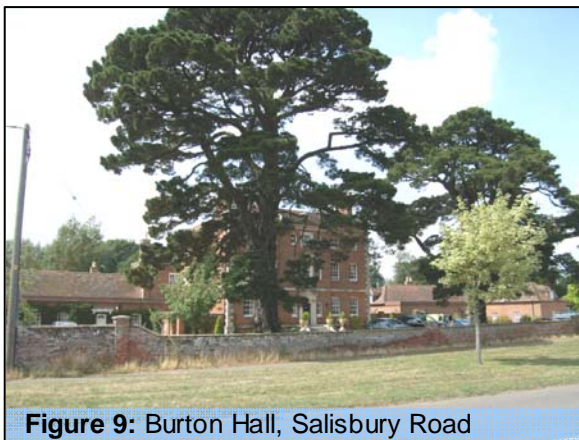


Figure 9: Burton Hall, Salisbury Road

Burton Hall, dating from circa 1750 is a fine small red brick country house. It sits carefully placed back from the road but still manages to dominate its setting due to its scale – at three storeys plus an attic storey (not evident from the front elevation). Its strong boundary wall treatment helps signal this strong architectural statement but the observer is still struck by the scale and composition of this building especially on travelling north after the modest village scale of the green.

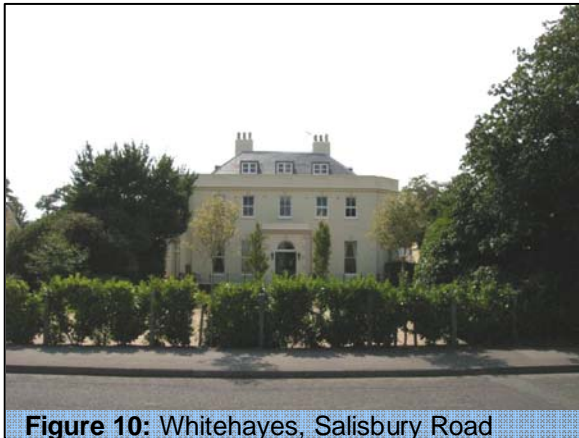


Figure 10: Whitehayes, Salisbury Road

Whitehayes is later, dating from the early nineteenth century and is on a more modest scale, although in its time it was also an influential house of some considerable quality sitting in generous grounds adjacent to the ‘centre’ of the village. It also sits back from the road and like Burton Hall presents a symmetrical façade, this time two storeys and an attic with small dormers and rendered.

These two houses stand out architecturally and are of a scale well beyond that of the average dwelling house in the conservation area. The only other building of a similar scale is the Church of St Luke, 1874-75 by the notable local architect Benjamin Ferrey. The church commands an important position in townscape and community terms set gable-on to the green. It has a strong vertical emphasis with tall paired lancet windows flanking an almost full height buttress. The buttress also accentuates the simple bellcote. The bellcote can be seen from a good number of incidental and glimpsed views throughout the conservation area, which contributes towards its landmark qualities.

Alongside the grander houses of the eighteenth and early nineteenth century are more modest dwellings of a similar period but with a local palette of materials; brick, cob, tile and thatch. There is a good survival of early large and small farmhouses (some of which have been subsumed into the urbanisation of both the

green and Salisbury Road (for example No.85 Martins Hill Farmhouse). In addition to this, the conservation area has good examples of the modest agricultural workers cottage (No.61 Salisbury Road - figure 11) and the farm complexes (both converted and unconverted) of their past employment.



Figure 11: 61 Salisbury Road

Of special note is the architectural and historic interest of the survival of farm complexes both converted and unconverted. Their grouping, scale, materials, detailing and uses form an important historic record of the farming history of the locality and make a valuable contribution towards the local distinctiveness of Burton and its environs. Good examples can be found at Staple Cross Farm, Burton Farm and Burton Green Farm. All historic buildings in these farm complexes make a very positive contribution towards the character of the conservation area both individually and as well defined groups.

Activity: prevailing and former uses

Burton has a strong village community spirit. This is reflected in the infrastructure of a surgery, two churches, a nursery school, shop and post office, two public houses and village hall. Most of these uses are centred around the village green making this a natural and obvious 'centre' or 'heart' of the village.

Historically, there would have been less emphasis on the green as seen today with the string of small hamlets along the Salisbury Road providing more local facilities, for example No.61 Salisbury Road used to have a shop and post office facilities attached to the cottage serving the Martins Hill Lane environs.

Perhaps the most significant use change as well as some of the most important survivals of early uses is reflected in the farm complexes distributed along Salisbury Road. Burton Green was a fine group of farm buildings housing livestock. These are now converted but have managed to retain some elements of the farm group character, simplicity of form being a key characteristic. Burton Farm sees good survivals of a complex range of farm buildings including a large 5 bay eighteenth century threshing barn (Grade II listed) and a large number of functional brick buildings sharing common characteristics in terms of materials and form – long, low structures with low pitched roofs and limited openings.

In addition to the built form, Burton Farm is a working farm. The cow herd crosses Salisbury Road for milking. The road in this section of the conservation area is often mud covered. The historic farm buildings are still used for agricultural purposes and have the patina of working buildings. This adds to the genuine sense of a rural community on the edge of an urban sprawl.

Contribution made by key unlisted buildings

There are a number of unlisted buildings which make important positive contributions to the character of the conservation area, both individually and in groups. Key groups are:

- Staple Cross Farm complex
- Burton Farm complex (including farmhouse)
- Burton Green Farm complex (converted)
- Nos. 68 and 70 Salisbury Road form an important group with the Grade II listed 61 (west side) 64 and 66 (east side) Salisbury Road

In addition, a number of boundary walls and outbuildings make significant contributions to the character of the conservation area. Boundary walls and outbuildings are identified on the Designations and Important Features Map and individual properties that are considered to make a positive contribution towards the character and appearance of the conservation area can be found in Appendix B.

Prevalent local and traditional materials

Brick

The predominant material throughout the conservation area is red/orange handmade bricks. These are seen on both the humble cottage and the grandest of houses (Burton Hall façade). On the larger buildings it is used with various local and non-local stone for dressings. It is also seen in many of the attractively detailed boundary walls (figure 12) remnants of earlier estates throughout the conservation area. In addition, brick makes a very strong presence in the Burton Green character zone where all the traditional farm buildings are a strong red brick. Brick chimneys are also especially prominent within the conservation area and add to the quality of the streetscene (figure 13)



Figure 12: Well detailed red brick boundary wall, Salisbury Road

Stone

There is no local stone and this material is not used for any entire buildings but rather is seen occasionally but not frequently as quoins, architraves and door surrounds, with good examples being The Church of St Luke and Burton Hall (see figure 9).



Figure 13: Brick chimneys form an important part of the townscape



Figure 14: United Reformed Church group

Render

The notable buildings of rendered brick are evenly distributed through the conservation area; Whitehayes, No.119 Salisbury Road, and the United Reformed Church (figure 14), Pineapple Cottage (figure 15) and the Manor Arms. Elsewhere some of the older cob cottages in the Martins Hill area still have render over cob. This is highly appropriate for this building type but should be lime based with a lime wash finish as opposed to cement renders with non-breathable paint finishes.

Cob

Cob cottages survive in the Martins Hill area (see figure 11) and it is possible that other buildings have some survival of this material. It has often been rendered with hard cement mortar and finished with non-breathable paints which give a rather harsh and non-traditional finish and also do not allow the traditional cob to 'breathe'.

Where this building material survives it should be considered as a valuable and important historic record and should be



Figure 15: Pineapple Cottage, Salisbury Rd

repaired and maintained wherever possible. Its presence where found because of its historic importance and relative rarity makes a positive contribution towards the character of the conservation area.

Thatch

There is a good survival of thatch roofs in the conservation area particularly in groups in Martins Hill Lane and around the green. The original materials used were almost certainly straw and ridges on these relatively simple, modest cottages would have been a flush wrapover type ridge as opposed to the block cut patterned ridges seen today. No. 159 Burton Farmhouse, Salisbury Road (figure 16) is notable for its 'longstraw' like appearance particularly with the cross spar eaves and understated ridge with cross spar detailing also. This has much in common with the Hampshire tradition of the use of Longstraw seen in the neighbouring New Forest especially further up the Avon Valley towards Fordingbridge.

The present character of the thatch roofs of Burton are combed wheat reed (with some multi-layered thatch – figure 17) and water reed (figure 18) with block cut decorated ridges (figure 19)

Slate

Natural Welsh slate and clay tile are seen in almost equal measure with perhaps slate being the slightly more common of the two. Even within strong groups of buildings such as those to Burton Farm there is a variation between slates and tiles. This is also seen at Burton Green Farm.



Figure 16: No. 159 Salisbury Road - Burton Farmhouse



Figure 17: Brinsons Farmhouse – multi layered combed wheat reed thatch



Figure 18: Water reed, 120 Salisbury Road – Dairy Cottage at Burton Green Farm

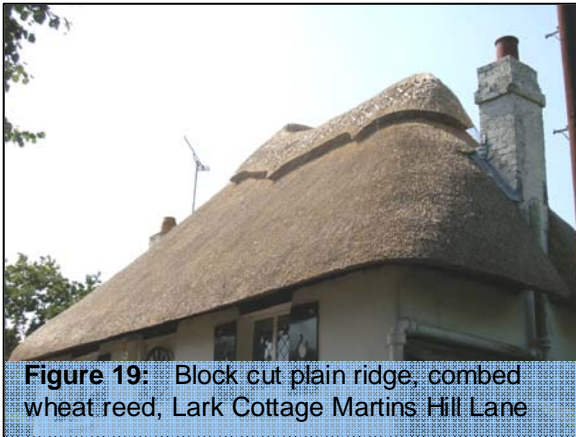


Figure 19: Block cut plain ridge, combed wheat reed, Lark Cottage Martins Hill Lane



Figure 20: Zig Zag Roman clay tiles, Burton Green Farm

This variation makes for interesting and diverse historic roofscape, especially when seen interspersed with the softened lines of the thatch houses and cottages throughout the conservation area.

Tile

Despite seeing handmade traditional clay tile roofs in equal numbers to natural slate, there are some notable and interesting variations on the traditional plain tile. Burton Green Farm complex of converted farm buildings with their distinctive zig zag Roman Tiles (figure 20) are also seen at Staple Cross Farm buildings. These tiles are not considered to be part of the local vernacular but are generally found in the West Country as Bridgewater type derivatives, almost certainly brought in by the railway and possibly replacing thatch in many cases. They nonetheless provide very striking textured roof forms with the patterning contributing to a variation in colour across the surface created by the light and shade of the profiles.

Elsewhere, the traditional plain red/ orange clay tile roof can be seen even on the grandest of buildings, for example Burton Hall. These roofs make a very positive contribution towards the character and appearance of the conservation area.

Other

Of note is the distinctive 'estate cottage' character of nos. 56-60 Martins Hill Lane (figure 21). With their half timbering and pebbledash they form a distinctive group at odds with the rest of the conservation area but of a quality which makes them stand out as turn of the last century workers cottages very much of their time. This style has often been 'copied' in later buildings but rarely achieves the quality and simplicity found in this small group.

Contribution made by green spaces, trees, hedges and natural boundaries (see Townscape Map)

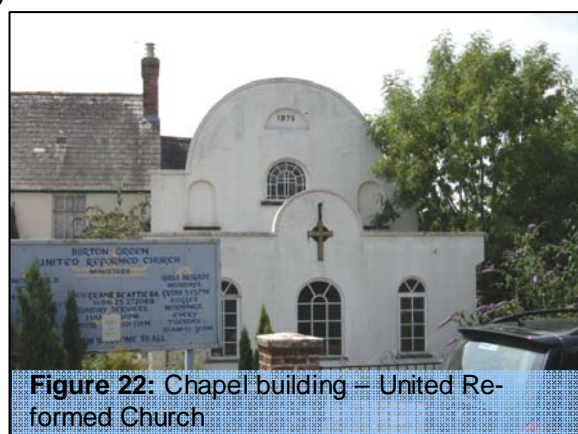
Burton Green formed at the junction of Footners Lane and Salisbury Road is the centre of the village both visually and spiritually. It symbolises for many what is important about Burton and the village community. It is a meeting place, an amenity space, a 'breathing' space for buildings and a place that encourages stopping. It is defined by the roads and the built form but not in an oppressive way. Buildings are set a distance back from the edge of footpath and Salisbury Road at this point is relatively wide. The church of St Luke helps punctuate the space and define its boundaries as does the United Reformed church at the southern end with its distinctive arched gables stepping forward towards The Green (figure 22).



Elsewhere the conservation area has relatively few open public green spaces. The green verge to the front of Burton Hall helps retain a sense of the importance of the setting of this house giving the opportunity for the framing of the building between the trees to be enjoyed.

Trees play a significant role in framing and forming the backdrop for the large houses in the conservation area. This is reflected in area Tree Preservation Orders for both Burton Hall and Whitehayes. There is very significant tree cover to both the southern and northern edges of the conservation area. Both the railway and the valley of Clockhouse Stream to the north of Burton Hall have good groups of important indigenous trees. These areas form part of the important setting to the conservation area and the presence of large numbers of mature trees contributes to both the semi rural character of the Salisbury Road and the sense of being disconnected from the suburbs of Christchurch and to a certain extent parts of interwar and post war Burton.

The tree groups to Footners Lane are of particular note for the role they play in defining a 'gateway' to the (revised) conservation area. Here the trees play a structural role in positively enclosing



the townscape creating attractive local views into and out of the conservation area (figure 23).

Hedgerows define much of the 'open' eastern sides of Salisbury Road. For the car borne traveller they obscure much of the open countryside beyond. This is often glimpsed through an open gate to a field. This enclosure accentuates the gaps and is distinctive for its lack of hedgerow trees, a strong characteristic of neighbouring Winkton.



Figure 23: Important tree 'gateway' Footners Lane

There are a good number of green, softened boundaries to front gardens with the trimmed hedge and bushes forming an almost equal number of edges to those comprising brick boundary walls. This is especially true of The Green where this variation forms part of the positive character of the conservation area.

Key views, vistas and panoramas (see Townscape Map)

There are three types of view which define the character of the Burton (Salisbury Road) Conservation Area. There are the open countryside vistas, the glimpses of the Church of St Luke and distant views of the New Forest ridge to the east – a long and low tree lined horizon (seen best from Summers Lane).

The open countryside views in part define the essence of the character and sense of place for Burton. They are a strong reminder of the agricultural routes of the former string of settlements and are part of the important wider setting of this semi rural conservation area (figure 24).

The glimpses of the bellcote of the Church of St Luke can be seen from a surprising number of viewpoints even in the height of summer with trees in full leaf. The informal nature of these glimpsed views is an intrinsic part of the character of the immediate spaces (figure 25).

To the east the open fields with limited enclosed boundaries and very few boundary trees give way in the distance to the ridge of the western edge of the New Forest. The long low treed skyline is a very distinctive wider landscape feature forming enclosure on a grand scale (figure 26).

Degree of loss of architectural and or historic elements

There is only a limited loss of windows and doors in the conservation area. This is perhaps due in part to the relatively high number of listed and locally listed buildings.

Of note is the loss of historic roofs. There is a high incidence of replacement with concrete interlocking tiles. In addition there is some clear evidence for the loss of thatch, for example 20-24 Salisbury Road.

Negative elements

- The village is used as a 'Rat-run' at busy times of the day (commuter traffic) this includes heavy traffic.
- There is little regard to the speed limit through the conservation area.
- Traditional finger posts have been damaged and vandalised
- Fly tipping and litter generally Pressure on essential facilities as village grows



Figure 24: Open countryside setting (looking east from Burton Farm)



Figure 25: Prominent bellcote of St Lukes Church



Figure 26: Distant skyline of New Forest

Conclusion

Burton (Salisbury Road) Conservation Area maintains a clear quality in terms of its built form particularly the survival of a diverse range of building types and scale from the humble cob cottage to the fine principal elevations of Burton Hall. Its status as a Conservation Area is still justified and with some minor amendments to the boundary it is still clearly defined in terms of quality particularly the set piece elegance of Burton Hall.

The semi informal spatial qualities of Burton Green enclosed by high quality historic buildings, the hamlet of Martins Hill Lane with its small intimate scale and the valuable survival of Burton Farm; a working farm of historic farm buildings and farmhouse all contribute to the high quality historic environment and the distinct sense of place of Burton.

PART 3 : MANAGEMENT PLAN

MANAGEMENT PLAN

Related Maps: Management Issues (Appendix C)
Boundary Revisions (Appendix C)

Vulnerable buildings and Buildings at Risk

Vulnerable Buildings

Listed Buildings:

No. 119 and United Reformed Church (see figure 14)

This small group of buildings is not at risk of imminent collapse but is in need of some significant repair, particularly, the roof and façade of No.119. The natural slates appear to be in the first stages of delamination and the render of the façade is cracked and crazed between ground and first floor possibly signifying some potential movement in the façade.

Action: Monitor at present with a view to contacting the owner soon (within the next three months) to establish and agree a programme of repairs for the building.

61 Salisbury Road (see figure 11)

This thatched cottage has had most of its roof replaced in relatively recent building work. Of importance is the survival of the cob wall structure.

Action: Urgent work is needed to bring the ground levels down around the cottage and removal of the hard cement render and non-breathable paint and replacement with a lime render should be very seriously considered as the minimum course of action.

Buildings at Risk

61 Martins Hill Lane (figure 27)

It is difficult to assess the full extent of repair to this cottage due to the substantial vegetation to parts of the site. Some of this material is particularly invasive for example ivy.



Figure 27: No.61 Martins Hill Lane

The building appears to have a good (although not traditional) roof but windows in particular are rotten in parts and require careful repair.

Action: Contact owner to arrange a site visit to ascertain the full extent of repairs needed to this building. Discuss the options open to the owner in order to facilitate the full repair of this cottage.

Article 4 (2) Directions

Within the Burton Conservation Area there are a number of small key groups of important unlisted buildings which would benefit from the protection afforded by additional planning controls in order to retain elements of particular historic or architectural interest.

The Management Issues Map identifies these areas for potential designations. Appendix C identifies which types of alteration should be controlled through Article 4 (2) Directions for each address.

Boundary revisions

As a result of analysis undertaken, the following are suggested boundary revisions to reflect ownership changes, recent development and local and national policy designations and changes.

Remove:

Footners Lane (western section)

The original designation rightly considered the mature trees that line the boundaries of these inter war bungalows to be of importance to the character of the conservation area. The trees are now protected by Tree Preservation Orders. The houses, whilst attractive and well detailed do not form part of the important historical evolution of the conservation area.

There is a clear 'gateway' formed by the trees to the boundary of No.8 and the mature oak in the front garden of No.21 opposite. The tree tunnel is particularly attractive and frames views into the green as well as providing a very intimate lane character.

Houses and garages in Vicarage Way

This group of modern houses do not make a positive contribution towards the character and appearance of the conservation and do not make reference to the local vernacular.

The Lindens (north side) Preston Lane

This group built in the late 1980's do not make a positive contribution towards the character and appearance of the conservation and do not make reference to the local vernacular.

Section north of Salisbury Road and Burton Hall

This proposal removes No.178 which does not make a positive contribution to the character and appearance of the conservation area and it removes the arbitrary ambiguity of the present boundary which cuts across the semi planned landscape of the streambed. This view is important out of the conservation area into the semi wooded valley but does not require inclusion in part, the road boundary being a more logical conclusion to the conservation area at this point.

Modern infill development to the west side of Salisbury Road south of Burton Hall

These groups of modern houses do not make positive contributions toward the character and appearance of the conservation do not make reference to the local vernacular or have a strong positive relationship with the street. The exception to this is No.159 Burton Farmhouse which is included.

Nos. 1 & 2 Woodstock Road

These two modern houses do not make a positive contribution towards the character and appearance of the conservation and do not make reference to the local vernacular. They also have little regard to the historic street scene as they face onto Woodstock Road.

Include:

Fields to the east of Burton Farm between the railway and Summers Lane

There is a field boundary common to two of the three fields in this group. The boundary would appear more sensible and practical to use an existing boundary

rather than an arbitrary one. In addition, the extension would reflect the importance of the wider rural setting of Burton Farm in this part of the conservation area.

Fields to the north of Summers Lane and Burton Green Farm

The extension would provide a more sensible and understandable boundary to what is at present an arbitrary line.

Fields to the north of Preston Lane and east of Burton Hall

There is a field boundary common to both fields in this group. It would appear more sensible and practical to use an existing boundary rather than an arbitrary one. In addition, the extension would reflect the wider semi rural setting of Burton Hall in this part of the conservation area.

Proposals for enhancement

Improvements to street signage

The present signage used in the village (figure 28) is of a very poor quality and does not reflect the quality of the environment. The use of a bespoke traditional design which had both the name of the road and 'Burton (Salisbury Road) Conservation Area' could consolidate the sense of pride, place and community that is clearly evident in Burton. On a practical level, it would also clearly identify roads in the conservation area.



Figure 28: Road signs in Burton

Reinstatement of historic finger posts

The historic finger posts have been damaged and vandalised over the recent years (figure 29). Their reinstatement would make a very positive contribution to the rural character of the area strongly symbolised by the finger post. There may be the opportunity of moving these signs



Figure 29: Damaged and vandalised finger post, Staple Cross

(only short distances) to more prominent positions which could reduce the potential incidents of vandalism.

The fingerpost is an important part of the rural roads of the county and should be retained and maintained wherever possible.

Positive management of trees on the green

Burton's sense of place derives from its central triangular green and the careful management of its integrity is a crucial part of the management of the conservation area.

The relatively recent planting of trees on the green is a very positive part of the character of the conservation area (figure 30). However, careful management of these trees is required in order to maintain the spatial qualities of the green particularly views, and glimpses across the space.



Figure 30: Trees on Burton Green

Trees can often be used to emphasise buildings and groups of buildings by framing and forming part of the setting of these buildings. Thomas Sharp in his seminal book *The Anatomy of the Village (1946)* advised the following with regard to planting in villages:

'trees in a village will almost always act as foils against the buildings rather than as supports for them; and they will do that best if they are grouped informally. If the trees are genuinely to act as foils, and not as dominants, it is important that they should not be too numerous.'

Careful consideration should be given to the present extent of tree cover on the green and whether these trees may be better placed so as to emphasise the visual qualities of the green and provide a point of interest in their own right, say focussed in a group to one edge or corner rather than as seen at present emphasising the road.

This in no way diminishes the present amenity value of what are established trees (in some cases) but hard decisions now will have an overall positive effect on the character and appearance of the conservation area in the future.

Improvements to the setting of the Staple Cross

The Staple Cross is a Scheduled Monument the setting of which is completely compromised by the road system, poor siting of signage and proximity to the A35 (figure 31). Tree planting to the roadside and the relocation/removal of unnecessary signage and some interpretation of the space and the cross would significantly improve what is at present a severely compromised setting which does not preserve or enhance the character of the conservation area.



Figure 31: Setting of Staple Cross, a Scheduled Monument

Policies/recommendations for new buildings (generally smaller infill sites)

This guidance provides generic advice for smaller developments up to approximately 5 - 8 housing units. Sites of a larger number will require considerable pre-application negotiation and may be the subject of design briefs. Some small developments may be in such sensitive locations that they may require a concise brief from the Local Authority. In all cases a Design Statement will be required to accompany the application drawings. Where a Character Appraisal exists for a Conservation Area, this must be consulted by the applicant's agent, the developer and the planning officer, as it will assist in setting the context of the development.

It is strongly advised that all parties visit the site and its setting. The setting will vary in virtually every case, but as a guide it should be taken as the area from which the site can be seen and the surroundings seen from the site. The setting can also be defined as the general pattern of uses in the vicinity. These may vary on each side of the site.

It is important to consider specifically: surrounding skylines, rooflines and landmarks (e.g. church towers etc), or if the development will have an impact on cherished views of the landscape or "signature" skylines.

- The surrounding built form should be appraised:
 - ◇ What are the typical sizes and shapes of building plots? Are these uniform or varied? If varied, consider largest and smallest types.
 - ◇ How do buildings relate to the back edge of the footpath or carriageway? This factor alone can help to assimilate new buildings into the street scene.

- ◇ Are the buildings in the street freestanding, or are they in small informal groups or more regular terraces?
 - ◇ Are buildings linked in a particular way, for example with boundary walls?
 - ◇ Do the buildings generally have their main ridgeline parallel to the street or at right angles?
 - ◇ Are the buildings generally “grand” or modestly proportioned and styled?
 - ◇ The character of the front boundary walls or fences is an integral part of the character of the area.
 - ◇ Identify the predominant materials and colour of material in the area and if any are unique.
- The character of the site should be considered. The boundaries should be noted, especially if they comprise hedgerows, mature trees, vernacular walls, fences or railings.
 - The access point to the site will have to be agreed. Generally, care should be taken to minimise any damage to front boundaries through the uncritical imposition of sight lines which may have the effect of removing most of a boundary.
 - Consider potential assets on-site, such as the lie of the land, areas of shelter and sunny aspect, existing structures such as buildings or walls, trees or hedgerows which might be incorporated into the scheme.
 - Develop a Design Concept. This should include: What is the role of this development within the setting?
 - ◇ Is this a gateway or other edge development on the approach or periphery of the site?
 - ◇ Is it a focal point development terminating a view or providing a skyline?
 - ◇ Is the site at a pivotal point in the townscape, turning a corner from one type of development to another?
 - The frontage part of the development should in virtually every case face outward to the streetscape, unless there are compelling reasons not to do so.
 - The character of the development should be determined by layout and providing an appropriate sense of identity and enclosure. A sequence of spaces and places should be considered – from major to minor space, from

formal/symmetrical or informal?

- The design should avoid any inappropriate suburbanising of the proposals through deep or irregular house plan, fussy elevations, spacious set backs from the building line, dwarf wall boundaries and inappropriate spacing between buildings.
- Design considerations such as window proportions, subservience of elements such as garages, roof type (gable end or hipped), roof pitch, projection or recession and choice of materials, which should derive from the character of surrounding buildings forming the setting.
- Contemporary solutions may be appropriate if it can be demonstrated that they derive from a comprehensive appraisal of the setting and site

Traffic management/ Street Improvements

Reduction to a 20mph limit

It has been suggested that reducing the speed limit to 20mph within the Conservation Area could significantly improve the quality of life within the village and make for a more pedestrian friendly set of spaces.

This could be achieved with the use of appropriate materials to narrow and subtly alter the path of the road and provide, in places, shared surfaces. One such shared surface could provide a physical link from the forecourt of the shop/ post office to the green and deal with this junction in a far less highway and car orientated way. This could be combined with general improvements to the material finish to the shop forecourt.

The 20 mph speed limit could be declared with carefully designed signage at the north and south entrances to the conservation area.

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APPENDIX A : MAPS



APPENDIX B :

Buildings which make a positive contribution to the character of the conservation area (see Designations Map)

Footners Lane:	8, 17a, outbuilding to the south-west of Burton United Reformed Church Hall
Martins Hill Lane:	56-60 (even), 69, 71, The Oak Inn
Preston Lane:	3, 4, Avon Lee Lodge and former stables to west (now converted to residential)
Salisbury Road:	20, 22, 24, 45, 47, 70, 72, 123 (Medical centre), 127, 129, 134, 136, Burton House (nos.1-5 consec), farm range immediately north of Burton Farm farmhouse (no.31), Farm range to Staple Cross Farm, farm range to the north of no.47, north and south ranges Burton Green Farm, Village Hall
Summers Lane:	1-6 consec.



APPENDIX C :

Suggested Article 4(2) Directions

Address	Windows	Doors	Roof	Porches	Painting	Boundary Walls	Chimneys
FOOTNERS LANE							
1	■	■	■	?	■	■	■
8,	■	■	■		■	■	■
17a	■	■	■			■	■
HAWTHORN ROAD							
Hawthorn cottage	■	■	■	■	■		■
MARTINS HILL LANE							
50	■	■	■		■		■
65	■	■	■		■		■
56-60 (even)	■	■	■	■	■		■
67 (Yellow Cottage)	■	■	■				■
69	■	■	■		■	■	■
71	■	■	■		■	■	■
PRESTON LANE							
3	■	■	■		■	■	■
4	■	■	■		■	■	■
SALISBURY ROAD							
20	■	■	■				■
22	■	■	■				■
24	■	■	■				■
29	■	■	■			?	■
31 (Farmhouse at Burton Farm)	■	■	■	■		■	■
45	■	■	■	■	■		■
47	■	■	■	■	■		■
70	■	■	■	■	■	■	■
72	■	■	■	■	■	■	■

Address	Windows	Doors	Roof	Porches	Painting	Boundary Walls	Chimneys
116	■	■	■				■
118	■	■	■		■		■
127	■	■	■	■	■		■
129	■	■	■	■	■		■
134	■	■	■	■	■		■
136	■	■	■	■	■		■
159 (Burton Farmhouse)	■	■	■			■	■

RED denotes a building on the local list of buildings of historic or architectural interest

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