

Conservation Area Character Appraisal and Management Plan

Petersfield

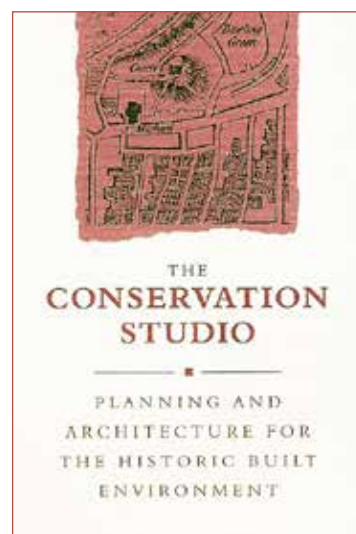
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Part I: Character Appraisal

Executive Summary

Petersfield is a small market town with a population of around 16,500 located on the eastern edge of Hampshire. It lies within the newly-established South Downs National Park Authority (SDNPA), on varied geology which provides the town with its distinctive variety of local materials. Petersfield was developed from the mid-12th century onwards as a 'new' town, and the layout of the streets and property boundaries still reflect this medieval plan, with long thin burgage plots still stretching back from the High Street and parts of Dragon Street. The current Conservation Area encompasses this medieval core, as well as some mainly late 19th century development which followed the establishment of the railway connection in the 1850s.

Since the 1960s, the location on the A3, which links Portsmouth to London, and good rail connections to both north and south, has put pressure on the area for new development. This Character Appraisal, along with its associated Management Plan, has been formulated to assist the SDNPA and its partners in determining future planning applications, and to help them resist proposals which would not preserve or enhance the Conservation Area as required by statute. It replaces a much briefer document, currently still available on the District Council's website, which was written in the 1980s. It should be read in conjunction with central government policy, as set out in the National Planning Policy Framework (NPPF), with East Hampshire District Council's Local Plan 2006 (and the emerging Local Development Framework), and with the Neighbourhood Plan for Petersfield, currently being drafted under the direction of Petersfield Town Council. Also relevant is the Petersfield Town

Design Guide, produced in 2010.

This Petersfield Conservation Area Character Appraisal with its attendant Management Plan has been produced for the SDNPA by The Conservation Studio in partnership with The Petersfield Society. These documents identify the character and positive qualities of the Petersfield Conservation Area, highlight key issues, and put forward proposals for its management over the next five years. The general format of these documents follows guidance produced by English Heritage on the effective management of conservation areas. The survey, background research and drafting were undertaken between January and March 2013, and included walkabouts, discussion groups and a Petersfield Society workshop to discuss the emerging documents on 27th March 2013.

Following the initial drafting of the Character Appraisal and Management Plan, a six week public consultation exercise, including a public exhibition at St Peter's Hall on 1 June 2013, was undertaken between 1 June 2013 and the 13 July 2013. After this, a Public Consultations Report was prepared, the conservation area boundary amended as described in greater detail within this document, and the text of both the Character Appraisal and Management Plan altered to reflect these boundary changes.

These documents have been approved by SDNPA and will now be used to guide new development within the Petersfield Conservation Area.

I Introduction

I.1 The legislative context

The Petersfield Conservation Area was designated on 19 March 1976. It was subsequently extended to include College Street (1982) and then Chapel Street, Lavant Street and the Station Road area (1991).

Conservation areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A conservation area is defined as “an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”.

Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of these conservation areas. Section 72 also specifies that, in making a decision on an application for development within a conservation area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area.

In response to these statutory requirements, this document defines and records the special architectural and historic interest of the Petersfield Conservation Area and identifies opportunities for enhancement. It is in conformity with English Heritage guidance as set out in *Understanding Place: Conservation Area Designation, Appraisal and Management* (March 2011). Additional government guidance regarding the management of historic buildings and conservation areas is set out within the National Planning Policy Framework (NPPF), published in March 2012, which replaced Planning Policy Statement 5: Planning and the Historic Environment (PPS5).

This document therefore seeks to:

- Define the special interest of the

Petersfield Conservation Area and identify the issues which threaten its special qualities (in the form of the ‘Character Appraisal’);

- Provide guidelines to prevent harm and also achieve the enhancement of the Petersfield Conservation Area in the form of a proactive strategy for the conservation and enjoyment of the area (in the form of the ‘Management Plan’).

I.2 Public consultation

This document has been produced for The South Downs National Park Authority (SDNPA) following consultation with The Petersfield Society, including two walkabouts on 25th January 2013 and 1st February 2013, and a workshop on 27th March 2013.

Following the initial drafting of the Character Appraisal and Management Plan, a six week public consultation exercise, including a public exhibition at St Peter’s Hall on 1 June 2013, was undertaken between 1 June 2013 and the 13 July 2013. After this, a Public Consultations Report was prepared, the conservation area boundary amended as described in greater detail within this document, and the text of both the Character Appraisal and Management Plan altered to reflect these boundary changes. Finally, the document was fully illustrated with photographs, historic maps and any other relevant material.

I.3 Location and activities

Petersfield is located within the South Downs National Park in East Hampshire. The A272 connects it to Winchester, some twenty two miles to the west, and to the smaller West Sussex towns of Midhurst (twelve miles) or

Petworth (twenty miles) to the east. The town is now by-passed by the modern A3, leading to either Portsmouth (18 miles) to the south, or Guildford (20 miles) to the north-east.

Petersfield is a small market town with a population in 2012 of around 16,500. Whilst the cattle market no longer takes place in the town, and the Market Square has lost the agricultural focus it historically once had, the town centre provides a range of national shops including a Waitrose and a Tesco's supermarket. In addition, there are many small family owned businesses which are popular with shoppers. In the centre of the town, The Square provides an attractive open space which is used for a street market on every Wednesday and Saturday, and a Farmers' Market on the first Sunday of every month.

The location on the A3, and the provision of a fast rail connection to both London and Portsmouth, have also brought prosperity, as has the close proximity of two public schools – Churcher's College, located on the edge of the town, and Bedales, located in nearby Steep. To the west of the town is a large industrial estate which provides local facilities and employment, although many residents still travel further afield to places such as Guildford or London to work.

Like many rural towns, Petersfield remained almost untouched by new development until the 1960s, after which new housing estates were incrementally added around the edges of the town. Today, Petersfield provides a range of shops, community facilities, and schools, and its accessibility to the attractive countryside within the National Park also brings in many visitors. Within the town, Petersfield Museum has two buildings – the Flora Twort Art Gallery, and the converted former Magistrates' Courthouse, both located close to St Peter's Church which faces The Square. A large public library, also facing The Square, is another well used local facility. Petersfield Heath, which lies to the east of the town centre, marks the starting point of The Serpent Trail, a 65 mile (105 km) circular walk though the heath and downland of Hampshire



The High Street



The Flora Twort Gallery in St Peter's Churchyard

and West Sussex to Haslemere in Surrey. The South Downs Way, a public footpath from Winchester to Eastbourne along the ridge of the South Downs, can be joined only a few miles from Petersfield, and there are other important footpaths (the South Downs Way, Hangers Way and Shipwrights Way) in the vicinity. Butser Ancient Farm is another local venue which is much used by schools for educational visits.

1.4 Geology and topography

Petersfield is located close to the chalk of the South Downs, which lie directly to the south, and to the Greensands and similar rocks, which stretch eastwards into West Sussex. To the north the land rises sharply towards Steep, with chalky slopes known locally as the Hangers, overlain by clay and flint. This complex geology provides the area with a



The pond on Petersfield Heath



Ironstone chips used as galletting to malmstone blocks (Sussex Road)

range of widely differing building materials which add greatly to the area's local distinctiveness.

Topographically, the town is located on a series of streams which flow eastwards into the River Rother, which passes by the eastern boundary of the town through Sheet, before turning almost directly due east through the Weald towards Midhurst. This has provided a range of sedimentary rocks of the Cretaceous period (Upper Greensand, Gault Clay, and Lower Greensand), which are underlain by Upper, Middle and Lower Chalk. The immediate geology below Petersfield is Lower Greensand Deposits, which are wrapped around to the north, west and south by outcrops of Gault Clay and Upper Greensand, with chalk beyond. There are three types of Lower Greensand within the National Park but close to Petersfield they are called the Hythe Beds, providing a greenish grey sandy limestone with beds

of chert and ironstone which create the distinctive high hills and steep escarpments which lie to the north-east of the town. The Gault Clay is made up from soft or silty mudstones which have been used in the past for brick and tile making, and the sand deposits have also been used as a building material – there are remains of sand pits in several locations around Petersfield. The Upper Greensand is composed of a series of sandy beds with small amounts of clay and silt and is thickest around Selborne, where it is exposed as a shelf at the foot of the chalk. This chalk is the most dominant geology in East Hampshire as a whole, and produces the gently undulating Downland typically found between Petersfield and Winchester.

The immediate effect of this geology is the creation of springs to the west and north of Petersfield when the chalk meets the more impervious clay. This provides the source of the two streams which flow in a west to east direction through the town. A further example is the previously boggy land which once formed part of Petersfield Heath. This was excavated in the 18th century to create the large pond which is now a popular local facility. Chalk was another local material which could be burnt to provide lime, a basic ingredient in mortars and renders. The Upper Greensand deposits around Petersfield also provide a source of building stone called malmstone, which historically was quarried from the ridge which runs close to and parallel to the South Downs through South Harting. This sandy limestone which can be cut into blocks and is reasonably resistant to erosion can be seen on many of the buildings in Petersfield, Buriton, South Harting and Rogate. The Upper Greensands also provide outcrops of ironstone, which is used in smaller pieces for walling and to produce small ironstone chippings which are used to decorate mortar joints – this is called 'galletting'. Overall, this very varied geology in the area has provided Petersfield with an unusually complex range of building materials which can be seen in its historic streets today.

Petersfield lies on flattish land although the northern part of the town rises gently

towards the escarpment leading to Steep, these changes in level being most evident along Tilmore Road. The land also rises sharply to the west, towards the Downland which leads to Winchester, and similarly to the south, beyond Buriton, where the A3 passes over the South Downs, utilising a more gently rise in the scarp slope. To the east, the rolling ridges of the Lower Greensand are cut by the valley of the River Rother.

When the medieval borough was laid out on relatively flattish land in the late 12th century, the siting of the new settlement was carefully chosen to take advantage of the two small streams which run across the town before eventually flowing into the River Rother on the east side of the town. One of these streams, sometimes called Drum Stream, was utilised as a back boundary to the burgh plots which lay to the north side of the High Street – it is joined by the Tilmore Brook just below Tor Way. Whilst its original use may simply have been as a sewer, it was later used to provide water for various industries, such as the brewery which once stood next to the Red Lion Public House in College Street. The more southerly stream was used (later) to provide water for mills, more breweries, abattoirs and tanneries. In the 18th century, this stream, which runs roughly parallel to Hylton Road, was cleared of industrial buildings and the stream was dammed to create water features for Petersfield House.

1.5 Landscape setting

The immediate setting to Petersfield is provided by open countryside with the ground rising to the north, west and south. Views to the South Downs are of special note – the town is overlooked by Butser Hill, the highest point on these Downs. Also of note are the Hangers which lie to the west and north, with scarp slopes facing the town – these changes in level are most evident when travelling along the A272 to Winchester at Langrish and on the road northwards (Bell Hill) towards the aptly named village of Steep. Many of the hill slopes to the west and north



Petersfield Heath

are heavily wooded with groups of beech and yew being particularly evident. These contrast with the less wooded slopes of the South Downs, parts of which are used for sheep grazing. Around the town on the south and east side are open fields used for grazing and arable farming, with small areas of woodland. Of note is the Greensand ridge which begins to be more prominent in the landscape towards South Harting, and runs roughly parallel to the South Downs – otherwise this area is gently undulating rather than hilly.

On the south-east side of the town is Petersfield Heath, 95 acres (380,000 m²) of heathland including woodland, grassland, a pond, and a picnic and recreation area suitable for children. Petersfield Heath is registered by the County Council as a Site of Importance for Nature Conservation (a SINC). It also contains 21 Bronze Age barrows which are Scheduled Monuments. Heathland is very rare throughout Europe and the Petersfield Heath is a typical heathland mosaic of many micro habitats. Across the site are sandy heath and acid heath areas, grassland and scrub which gives the area many diverse zones for insects, reptiles, birds and small mammals.

A detailed Landscape Character Assessment of the East Hampshire area was carried out in 2006 by Land Use Consultants and can be viewed on the District Council's website. This identified various Character Areas which relate (unsurprisingly) to the geology beneath, so in general form they follow the enclosing curve of the Upper Greensand and Gault Clay outcrops. An extract of the relevant



View along Heath Road West towards the South Downs

map is included in the Petersfield Town Design Statement. Briefly, Petersfield lies within or close to four Character Areas as summarised below.

The four Character Areas are:

- » Character Areas 6: Greensand Terrace (sub-areas 6a and 6b)
- » Character Area 7 : Mixed Farmland and Woodland (sub-area 7a)
- » Character Area 8: Wealden Farmland and Heath Mosaic (sub-area 7a)
- » Character Area 9: Greensand Hills (sub-area 9a)

Character Area 6: Greensand Terrace

Section 6a of this Character Area (the Selborne Greensand Terrace) lies to the west and north of the town. It is characterised by sandstone geology which around Petersfield provides an undulating topography as the greensand mixes with the chalk scarp, and the boundary with the Mixed Farmland and Woodland on the belt of Gault Clay becomes less distinct. It is the source of malmstone, much used for building in the area. The landscape is principally made up of small irregular fields carved from woodland indicative of medieval assarts.

Section 6b of this Character Area (Ramsdean to Buriton) lies to the south of Petersfield.

It is marked to the south by the steep escarpment of the South Downs and by the minor scarp of the Greensand Terrace to the north. Fertile and well drained grey loamy soils support arable farming, which once included hop growing. It is cut by a number of small streams which rise from the springs at the base of the escarpment and then flow northwards towards the River Rother.

Character Area 7: Mixed farmland and Woodland

Section 7a of this Character Area (Rother Valley) roughly encompasses the town and lies over clays and sandstones that separate the Greensand Hills from the chalk Downs of Hampshire and West Sussex. It is generally low lying with numerous tributary streams and ponds supporting fields of arable, pasture and woodland. It is a largely medieval landscape of scattered hamlets and isolated farmsteads.

Character Area 8: Wealden Farmland and Heath Mosaic

Section 8a of this Character Area (Rother) lies to the immediate east of Petersfield. It includes Petersfield Heath and the land beyond Durleighmarsh and the site of Durford Abbey. It includes the course of the River Rother and is composed of gently undulating sandstone valleys with well drained sandy soils which are used for arable farming. The underlying geology is provided by Sandstone Beds, a formation of soft yellow sandstones which has been used for buildings in Petersfield.

Character Area 9: Greensand Hills

Section 9a of this Character Area (Hill Brow Ridge) lies to the north-east of Petersfield towards Rake. It represents the transition between the dip slope of the Lower Greensand hills and the Rother Valley, and is notable for way the sandstone has eroded to form sunken lanes. There are significant amounts of woodland and the remains of early enclosure relating to piecemeal woodland clearance.

2 Historical Development

2.1 Archaeology and Historic Environment Record (HER)

The Historic Environment Record (HER) confirms that flint axes and tool remnants dating to the Mesolithic Period (8,000-3,500 BC) and the Neolithic Period (3,500-2,500 BC) have been found in the Petersfield area. Of greater significance are the 21 Bronze Age (2,500-500 BC) burials on Petersfield Heath which date to around 1,500 BC. These are now Scheduled Monuments and together provide one of the most important groups of lowland burials of this period in the country. It is possible that their concentration is due to the close proximity of naturally occurring springs (now feeding the Heath Pond) which may have provided a ritualistic function. These burials provide examples of the four basic types of barrow – bowl, disc, saucer and bell. Other early remains include a Roman farm which has been excavated at Stroud,



St Peter's Church

to the immediate west of Petersfield, and a Roman villa and site which have been found between Petersfield and Froxfield.

Information provided by Hampshire County Council includes the provision of a map showing archaeologically sensitive areas in Petersfield. This confirms that the whole of the town centre, roughly equating with the current Conservation Area apart from the 19th century extensions to the north, is 'archaeologically sensitive'. It is therefore possible that any application for change within the town centre will have to be accompanied by an archaeological evaluation of the site and the applicant may also have to provide an 'archaeological watching brief' during development. Information from the County Council also confirms that there have been a number of archaeological finds in the town centre, including some Roman pottery in Sheep Street.

For further information, contact:

<http://historicenvironment.hants.gov.uk/AHBSearch.aspx>

2.2 The historical development of Petersfield

Post-Conquest development

Before the 11th century, when this part of the country was under Saxon rule, the area would have been divided into small hamlets which were each based around a small manor and farm. Petersfield is not mentioned in the Domesday Book of 1086 although the Manor of Mapledresham (Mapledurham) is. The village of Buriton is the earlier settlement, as confirmed by the fact that St Peter's Church in Petersfield was a chapel-of-ease to Buriton

church until the late 19th century when Petersfield finally became a parish in its own right. A manor house still exists in Buriton village next to the church which is said to contain 12th century fabric.

Soon after the Domesday Survey, in 1161, a house of Premonstratensian, or White, canons was founded on the northern bank of the River Rother at Durford, to the immediate east of Petersfield. The founder was Henry Husey, lord of the neighbouring Manor of Harting. A series of misfortunes during the 14th and 15th centuries, including two robberies and a fire after the church was struck by lightning in 1417, contributed towards the subsequent decline of the abbey. Following its dissolution in 1534-6, Durford Abbey passed into secular ownership and parts of the monastic buildings were incorporated into a farm. In 1784 the then owner, Lord Stawell, carried out extensive alterations, but some of the original elements of the monastic buildings survive as ruined fragments incorporated within the fabric of the Durford Farmhouse and out-buildings. The Abbey fishpond and fish-stews still survive. A large threshing barn (listed grade II) dated to c.1600 forms part of the range of farm out-buildings and still houses a series of 19th century drive shafts associated with the control of these fishponds.

In the 12th century, probably between 1125 and 1150, when the earliest part of St Peter's Church was built, Petersfield appears to have been developed as a planned settlement by the largest landowner in the area, Robert Earl of Gloucester, the illegitimate son of Henry I, who owned the Manor of Mapledurham. This Manor included a wide area of chalk downland, and sandy areas now known as Sheet and Petersfield, as well as Nursted, Weston and Buriton. The location of the settlement may have been chosen because it marked the junction of an ancient track from the coast through Weston and on northwards to Liss and Farnham, and a road from Winchester which then leads eastwards into the forests of what is now West Sussex. It appears that a small chapel-of-ease already stood on the ridge close to the junction

of these routes, and the town was placed next to this building between two streams which emanate from springs in the hills to the west of the town. These flow eastwards through Petersfield, joining the River Rother some distance to the east. The layout was arranged so these streams formed the rear boundaries to properties facing the High Street to the north and Sheep Street and Dragon Street to the south. The layout of this settlement is typical of a planned town, with the relationship of St Peter's Church, the former market place, the High Street, and Dragon Street being totally conventional, with long strips of land or burgages stretching off from either side of the road. These were usually about 20 metres wide by 100 metres long, and provided enough land to feed each household. Each householder or 'burgess' also had the right to trade without being hindered by established guilds. At this time Petersfield was a sizeable community, the fifth earliest recorded borough and the only town apart from Winchester, Southampton, Portsmouth and Andover to have guild merchants. The Earl of Gloucester granted the new burgesses of Petersfield all liberties and free customs enjoyed by the other boroughs. Whilst the original charter has been lost, its existence was confirmed by Hawissa, his widow, in 1183, when she refers to 'my Burgesses of Petersfield'. By 1296 the revenue from the Borough was £15.8s.9d – a considerable sum for the time.

The earliest part of St Peter's Church dates to the second quarter of the 12th century, and comprised two towers (one has now gone), a nave, transepts and chancel. In around 1170-80 the church was enlarged by the addition of aisles on both sides of the nave. In the 15th century the upper stage of the west tower was remodelled, this work being completely removed in the 18th century. The church was thoroughly restored by Sir Arthur Blomfield in the mid-19th century, and it became a separate parish in 1886.

The small settlement had grown sufficiently by the reign of Henry III for it to be granted the right to hold a market and two fairs each year. From 1306 onwards, Petersfield

sent two burgesses to represent them at Parliament, but this almost immediately lapsed until 1552-3, when Sir Anthony Browne and John Vaughen were returned. The right to vote, as confirmed in 1727, was then restricted to freeholders of lands or ancient dwelling houses.

15th to 17th century

In the medieval period Petersfield was an agricultural village which was surrounded by fields used largely for grazing sheep and cattle. Like many settlements, Petersfield suffered from the effects of poor harvest, famine and the Black Death in the 15th century, and the lord of the Manor (Lord Buckingham) released the burgesses from their Borough payments. Until the 16th century, the production of mutton and wool appear to be the main activities, with the manufacture of woollen cloth or kersey also being important – small fulling or pounding mills were constructed along the two streams as they only needed a small amount of water. In 1428 manorial records confirm that a corn mill near Petersfield had been converted into a fulling mill. These industries may have been centred around the area known today as The Spain. There was also an important leather industry with abattoirs and tanning mills being located to the south of the town, on the site of present-day Tesco's, until the 19th century.

During the 15th and 16th centuries it is noted that with an absentee landlord, the mayor and burgesses of Petersfield did much as they liked, with little outside control, although this changed in 1597 when Thomas Hanbury, who lived in Buriton, purchased Petersfield borough. He appointed a new steward to ensure that all rents and other fees were paid to him, but by 1608 the matter ended up in the Court of Exchequer, which eventually found in Hanbury's favour. This may have led to a decline in prosperity in the town in the 17th century.

In the early 17th century the town was notable for two of its more famous residents – John Goodyer, a botanist and steward to Sir John Bilson of Mapledurham, who lived in The Spain, and his great-nephew John Worlidge, who lived



The Square



John Goodyer's house in The Spain, now called Goodyer's House

in Dragon Street, best known for his writings on horticulture and agricultural methods.

From the mid-16th century, when Henry VIII developed Portsmouth as the principal port for the navy, the location of Petersfield on the main London to Portsmouth road meant that it developed as a staging post and the High Street, Dragon Street and College Street were lined with large inns which serviced both men and horses. By the early 1600s there were many such establishments – the White Hart, The Anchor, The George, The Swan, The Red Lion, the Green Dragon, the Three Horseshoes and the Crown – some of which remain today. Nine inns are mentioned in the rent roll of 1696-7, confirming their continued significance to the local economy. The importance of Petersfield in this role was most marked between the early 19th century and the 1850s, when the coming of the railways meant that horse-drawn carriages soon became obsolete.



The Jolliffe plaque on the almshouses in Swan Street



Churcher's College, College Street

18th and 19th century growth

Farming and hop growing remained the main industries in the 18th century and the town boasted several breweries. In 1727 Sir William Jolliffe bought the Borough of Petersfield from Edward Gibbon (father of the famous historian) and from 1734 to 1880 the family represented Petersfield in Parliament with very few interruptions. Sir William Jolliffe was a prosperous Alderman of the City of London and he became the M P for Petersfield in 1734. The Jolliffe family soon became the principal family in Petersfield in the 18th century and John Jolliffe (William Jolliffe's nephew) lived at Petersfield House, built in c1730 and demolished in 1793, apparently after a dispute between him and the Parish authorities. The house is clearly shown on the 1773 map, lying to the south of what is now St Peter's Road with a large formal garden containing water features created by damming the small stream which flows through what is now Tesco's car park.

At the upper end by the present Police Station stood a statue of William III, erected in 1757 in a circular forecourt. After 1812, when the statue was moved to the market place, this circular space became part of New Way which was eventually developed into what is now St Peter's Road. In 1771 a new Poor House for the Parish was provided by John Jolliffe in Swan Street – a plaque on the street elevation confirms that the date and that the endowment was provided by John Jolliffe (deceased) and William Jolliffe. The family was later elevated to the peerage and from 1866 took the title of Lord Hylton. During the late 18th and early 19th century the Jolliffe's continued their domination of local affairs, controlling local votes because they owned so much of the land and property in the town. In 1832 the Electoral Reform Act deprived the town of one of its M P's, the constituency being regarded as a 'rotten borough'. In 1885 the town was merged with the County for representation and in 1894 the Local Government Act created the Urban District Council. In 1902 the June fair of St Peter and St Paul was abolished and the Urban District Council purchased the rights to the winter St Andrew's Fair.

In 1732 the boggy land to the immediate east of the town, close to the Bronze Age burials on Petersfield Heath, was dug out and a large lake created which is now known as The Heath Pond. A large Town Hall had been built facing the market place in 1780, although this was demolished in 1898, along with two other buildings, to open-up the view of St Peter's Church from what is now called 'The Square'. The last cattle market was held in 1963. The statue to William III was moved to the market place in 1812 from its original location in St Peter's Road where it had been erected under a bequest by William Jolliffe, who left £500 in his will to pay for it.

Churcher's College, founded under an endowment from Richard Churcher in 1722, and opened in 1730, was initially located in the old College in College Street but moved to its present site on Ramshill in 1881. Its original function was to train boys to enter the East India Company, but this was soon



1st edition c1870

changed to provide a more general education. The school eventually joined the state system in 1896 but in 1979 opted out and became an independent institution once again. Bedales School was founded in 1893 in Sussex, moving to its present location in Steep, just to the north of Petersfield, in 1900, when new buildings were provided – it remains a well regarded and ‘progressive’ school today. A new National School was built in Sussex Road, next to the vicarage, but the building was demolished in c1875. The Corn Exchange in The Square was also built during this period (1866), and remains in use although it has been altered and is now an estate agents’ premises. Petersfield’s Police Station was built in 1858 and is one of the few remaining examples of the work of Thomas Stopher a prominent Hampshire architect. Close by, a new Elementary School was built in 1894 and at the same time the Infants’ School was enlarged at a cost of £866. Petersfield also had its own Magistrates’ Court, which now functions as the town’s Museum. A Cottage Hospital was built in

1871 and was expanded in 1911 but was closed and completely new buildings provided in 1991.

The railway station was built in 1858/9 to the west of the town centre and resulted in the development of Lavant Street, provided to link the station to the town centre. The construction of the new railway line also resulted in the demolition of Mapledurham House, ending the link with the old manorial system. A branch line to Midhurst was opened in 1864. These new links encouraged growth and the population of the town rose to around 3,000.

In the late 19th and early 20th centuries, new houses were built, some more substantial detached properties, and some in terraced form. Terraced examples can be seen North Road, Windsor Road, Charles Street, Barham Road and Hylton Road, with much larger detached or semi-detached houses on the east side of the town in Heath Road, Weston Road and The Avenue. At the same time,



3rd Edition 1909



4th Edition 1932

new churches were built for the expanding population – the Congregational Church (now the United Reformed Church) in College Street in 1882, the Roman Catholic Church in Station Road in 1891, the Primitive Methodists in 1902 in Station Road, and the Wesleyan Methodist Church, also in Station Road, in 1903. In 1898 three historic buildings which had once separated The Square from St Peter’s Church were demolished to open-up views of the church, which had recently been restored by the well known ecclesiastical architect, Sir Arthur Blomfield. In 1893 the old manorial court system was finally abolished and local governance taken over by the newly established Urban District Council.

20th century expansion

In 1911 the Jolliffe family finally left Petersfield, after five generations had served the town as Members for Parliament. Castle House, one of the largest and grandest of Petersfield’s Tudor houses, was demolished in 1914 – the Post Office now occupies part of the site. One of Petersfield’s most notable residents was Flora Twort, who arrived in the town in 1918. She was born in 1893 and lived into her 90’s. She studied art at the Slade School of Art and her studios, located next to St Peter’s Churchyard, are now part of Petersfield Museum and open to the public who can view a collection of some of her famous drawings and paintings of the local area. After 1919, Petersfield began to attract industries such as the factory owned by the Levy brothers, which made rubber heels for boots and shoes. They remained in the town

until 1987. The Flexella Fencing and Engineering Company, located close to the station, was another well known company. The Public Hall and Municipal Building (Town Hall and Concert Hall) opened in 1935 and was expanded in 1979, when the concert hall was renamed the Festival Hall. It is now an important focus for music and drama, as well as many other activities. The branch line to Midhurst in the east and the Meon Valley line in the west were both closed in 1955. In 1962 the new open-air swimming pool was opened close to the Festival Hall.

In 1964 local opposition to plans by the Raglan Property Group resulted in the formation of a new Community Association which joined the already established Petersfield Society to fight for the retention of the historic buildings which were under threat of demolition. Nevertheless, Hampshire County Council approved the plans and in 1964-5 three of Petersfield’s historic buildings at the eastern end of the High Street – Clare Cross, the old Post Office and the former Dolphin Hotel (occupied since 1919 by the Petersfield Girls’ High School) were knocked down and subsequently replaced with a modern block of shops and flats (Dolphin Court).

In 1966 a Town Map for Petersfield was published by Hampshire County Council which was formally adopted in 1969, but this gave little regard to the historic buildings in the town centre. In 1975 the County Council compulsorily purchased land on the corner of The Square from Raglan and built

the new library, which opened in 1981. By 1977 Raglan was itself in financial difficulties and their many land holdings in Petersfield were sold. In 1974 the first houses on the Herne Farm Estate went on the market, this residential development on its own eventually adding 20% to Petersfield's population. At about the time the new gyratory system (Tor Way) at the bottom of Ramshill was created to ease traffic congestion through the town.

Whilst the Magistrates' Court closed in 1995, the town still retains its status as the centre of local government, with East Hampshire District Council being located in Penns Place, but the Police Station is only open part-time. A new Waitrose supermarket and open shopping mall (Rams Walk) were inserted into the town in 1993, linking the car park which serves the town centre with the High Street. Whilst this provides a valuable service to the commercial viability of the area, it did result in the loss of historic boundaries and gardens to the north of the High Street although they still remain intact further east – the Physic Garden, run by members of the Petersfield Historical Society, is one of the few gardens (along with No. 22 High Street) which still retains its medieval burgh plot boundaries. At a similar time (1990) car parking was finally banned in The Square, and the area was landscaped to provide space for the twice weekly street markets which are still held there. In 1990 work on the long awaited A3 bypass started, by 1992 removing the through traffic which had plagued the town for decades. A new sports centre was also provided for the town at about the same time. Despite some local opposition, in the mid-1990s a new Tesco's Supermarket was added on the former abattoir site to the south of the town centre, which did at least result in the restoration of the 17th century coach house on the site (The Grange) which is now a doctors' surgery. This very substantial building is the sole remaining part of the Jolliffe's' Petersfield House.

The town now falls within the South Downs National Park and has a population of around 16,500 inhabitants, many of whom commute out of Petersfield to work, using the excellent road and rail connections.



The Town Hall and the Festival Hall, Heath Road



The former stables to Petersfield House, now a doctors' surgery



The Square on Market Day

3 Spatial Analysis

3.1 General character and plan form

Petersfield is a small market town with a relatively compact commercial town centre based on the High Street and The Square. The plan form is notable for the survival of some of the burgage plots and street layout which resulted from the establishment of the new borough in the mid to late 12th century. This layout appears to have overlaid an earlier hamlet, or meeting place of ancient trackways, based on The Spain, with Sheep Street and Folly Lane representing an older route out of The Spain to the north-east which lead out of Petersfield along what is now College Street. The Spain is a roughly rectangular open space with two further lanes leading westwards and north-westwards out of it, and the first one of these (now part of Borough Road) may be of a very early origins – the Petersfield Heritage plaque outside No. 15 suggests that this might be a Roman trackway.

The layout of the new borough also took advantage of two small streams which run in a west to east direction, the more northerly of which became the back boundary to the burgage plots which stretched back at right angles from what is now the High Street. Burgage plots were also laid out to the south of the High Street, to the east side of Dragon Street and possibly on the south side of The Spain, which backed onto the more southerly stream. These early plots can be traced on maps between the 1840s and the 1930s, and are still clearly evident in the 1938 aerial view of Petersfield provided in Kenneth Hick's book *Petersfield A History and Celebration*.

The principal medieval streets were therefore the High Street, The Square, The Spain, Dragon Street and College Street. The Square was, and still is, the focal point of the town and is overlooked by St Peter's Church, the earliest part of which dates to between 1125 and 1150. The Square was

originally the market place and remained in use as a cattle market until well into the 20th century. It has lost several important buildings, including Castle House (demolished in 1914) and the old Town Hall (demolished in the 1890s), which was once located between the church and the open space. 20th century development has therefore impinged somewhat on the integrity of the space, but fortunately the overall scale and detailing of the newer buildings is not totally discordant.

St Peter's Road, which forms the back lane to the burgage plots on the south side of the High Street, was not developed until the 18th century when Petersfield House was built. Once this was demolished, in the late 18th century, the road was widened and made into a public thoroughfare which was used to access the Police Station, Magistrates' Court and a new National School, all built in



Sheep Street connects The Square to The Spain



No. 12 St Peter's Road

the mid-19th century. It is shown as 'New Way' on the 1842 Tithe Map, along with what is now Nos. 8/10 (an unlisted but 'positive' building) and No.12, a late 18th century grade II listed building.

Chapel Street, which leads northwards out of The Square, may have medieval origins as it is clearly the main route out of the town. However, the oldest building is The Drum Public House which has some 16th century fabric. Otherwise, it represents post-railway development as this part of Petersfield gradually became more built-up from the 1880s onwards. This resulted in a new road to the station being built (Lavant Street) and the addition of new shops and other commercial properties.

Development also took place towards Petersfield Heath in the late 19th century with spacious plots being laid out and filled with mainly detached houses, usually in the Arts and Crafts style. This part of the town therefore retains a much leafier and more rural character than the more densely built-up area to the west.

3.2 Open spaces and trees

The principal open space in Petersfield town centre is undoubtedly The Square, surrounded by mainly historic buildings including the grade I listed St Peter's Church. The Square was relandscaped in the early 1990s and now provides an open space which is used for regular street markets, visiting fairs and other events. It is dominated by the grade I listed statue of King William III, moved from its original location outside Petersfield House in the early 19th century. Other features include a cattle trough, reused as a planter, and a grade II listed K6 telephone kiosk outside the Post Office. An access road around The Square provides a way through to Sheep Street and St Peter's Road. However, the limited parking spaces are over-subscribed and generate additional traffic.



The High Street



Entrance into St Peter's Churchyard from St Peter's Road

The busy vehicular and pedestrian traffic, and commercial uses around it, mean that The Square, along with the High Street and Rams Walk, are always the 'busiest' part of the town.

Behind St Peter's Church, a small but very hidden churchyard provides the only soft landscaped open space in the town centre, and is notable for its stone or brick boundary walls, mature trees, clipped grass and enclosed views to the church and the surrounding historic buildings.

From The Square, Sheep Street is a very narrow road which leads to another open space, The Spain, bisected by the road which runs right through it. This is grassed with a few trees and its spatial qualities are totally compromised by the use of the grass verges for car parking. The Spain has a residential character with a quieter ambiance than the town centre close by, although there is still a fair amount of traffic passing through it.



The Physic Garden



Trees around Herne House in Herne Road

Otherwise, the spaces within the historic streets are limited to the streets themselves, with the High Street being a noticeably wider thoroughfare possibly used for street markets in the distant past but now dominated by traffic. Its junction with Dragon Street is marked by the grade II listed War Memorial. Close by, an unusual survival is the isolated building (No. 36 High Street – listed grade II) which stands at the same junction at the entrance to Heath Road. Usually, such an intrusion would have been removed to ease the flow of traffic, so its continued presence is of special merit.

The layout of the medieval burgage plots has provided some opportunities for modern development which reflect these long, thin plots. Rams Walk, opened in the early 1990s and leading from the High Street to the Central Car Park and the Waitrose supermarket, follows the line of the early boundaries and is lined with modern shop units. This opens out onto the large public

car park beyond the more northerly of the streams which flow through Petersfield. The car park is outside the Conservation Area boundary, but does contribute to the spatial qualities of the town centre having been carefully laid out with existing mature trees retained and new trees planted.

Other notable ‘burgage plot’ developments include Pages Court, located on the south side of the High Street, where the historic buildings behind the listed frontages have been imaginatively converted or replaced in keeping to provide a group of shops and cafes. Similar, the Folly Lane area provides a smaller number of commercial units which link through to the Folly Market and the car parks beyond – again, the small café and several small shops are a popular destination.

Whilst it is not a public open space, the Physic Garden off the High Street is an extremely well managed and much visited garden, which is owned and managed by the Hampshire Gardens Trust. The garden occupies the whole of the back garden to No. 16 High Street and is one of only two full burgage plots left in Petersfield – the other is to the back of No. 22 High Street. The land was donated by Major Bowen in 1988 and the garden was opened by the Duchess of Gloucester in May 1990. The space is notable for its historic boundary walls which follow the medieval plot layout, and for the many trees which lie within or on the edges of the site in the adjoining car park. Access to the garden is available free for most of the year although visitors are requested to leave a small donation.

Other important trees can be seen around St Peter’s Church, where they provide a pleasant foil to the formality of the adjoining Square, and in the centre of The Spain, where they add to the character of the small green. Street trees along College Street are also visually significant. Trees in Character Area 7 Heath Road, Weston Road and The Avenue are mainly located on private land and add to the pleasant views into the private gardens which surround the mainly detached houses.

The most visually important trees and tree groups within the Conservation Area have been marked on the individual Character Area maps, but the omission of a particular tree does not mean that it is of no significance.

All trees within a conservation area over a certain size are automatically protected from felling or lopping without the permission of the local authority. Where considered appropriate, the most significant trees can also be covered by a specific Tree Preservation Order (TPO) which usually means that the tree must be retained whatever the circumstances.

3.3 Focal points, focal buildings, views and vistas

The principal focal points in the Conservation Area, assessed on their visual prominence and architectural quality, are considered to be:

- » The Square
- » The Spain
- » The junction of the High Street, College Street, Dragon Street and Heath Road

The principal focal buildings or structures in the Conservation Area, assessed again on their visual prominence and architectural quality, are considered to be:

- » St Peter's Church
- » The King William III statue in The Square
- » No. 36 High Street
- » Goodyers, The Spain
- » The NatWest Bank, No. 15 High Street
- » The War Memorial, High Street
- » The Festival Hall, Heath Road
- » The Red Lion Public House, College Street

- » The Old College, College Street
- » Petersfield Station
- » Roman Catholic Church of St Laurence, Station Road
- » The Petersfield Methodist Church, Station Road

These special spaces and buildings or structures must be protected from loss or inappropriate alteration in the future.

3.4 Property boundaries

In much of the town centre, the buildings sit on the back of the pavements so there are no visible property boundaries. However, side and back boundary walls, many of them of great historic value, can be found behind these almost continuous frontages, particularly to either side of the High Street. These walls can be seen from the Waitrose car park, from the Physic Garden, from Folly Lane, from Pages Court, and from the car parks at the back of Marks and Spencer's and Dolphin Court. Other historic walls can be seen more readily, such as the very tall stone and brick wall which once marked the very large garden to Nos. 2 and 4 Dragon Street, which wraps around the front boundary and then turns for a short way into The Avenue. Some walls are specifically listed, such as the back boundary walls to Dragon House in Dragon Street, where they face the public field which is accessed from The Avenue. These 18th century walls also enclose a listed gazebo, which again faces the playing field. All of these walls tend to be tall, at least 1.5 metres high, and often over 1.8 metres high (for security and privacy) and can be built from either brick or stone. Whilst the brick is almost always a soft red stock brick, which was made locally throughout the 18th and 19th centuries, there is also a great deal of stone – malmstone (which is a creamy white colour), ironstone (a dark brown, often used for the base of the wall), sandstone rubble (a mid-brown, in assorted sizes), or flint (whole pebbles or knapped).



Former burgage plot wall in the Physic Garden built from malmstone and brick

These differing materials provide a very varied and attractive palette to the historic walls in the Conservation Area, and can also be found in the mainly 19th or early 20th century front boundary walls which can be found in the residential areas such as Chapel Street, Station Road or Sussex Road. These tend to be built from stone or flint with a curved brick coping and are usually only 1.2 to 1.5 metres high. A particularly important sandstone, or sandstone with brick, wall can be seen facing Petersfield Heath pond, where it forms part of the eastern boundary of the Conservation Area.

Where these walls make a particular contribution to the streetscape, and are not protected by being listed or within the curtilage of a listed building, it is suggested that an Article 4 direction is served to bring their potential alteration or demolition under planning control.

The most visually important walls within the Conservation Area have been marked on the

individual Character Area maps, but the omission of a particular wall does not mean that it is of no significance.

3.5 Public realm

The public realm (pavements, street surfaces, street furniture, street lighting and other features) within the Conservation Area is very mixed and generally disappointing. There is virtually no historic paving apart from some York stone in St Peter's Churchyard, some stone street gutters and granite kerbing in Sheep Street, and the occasional setted crossover such as the one between Nos. 7 and 9 The Spain. The only other historic features are the cast iron street nameplates that can occasionally be seen on the walls of some of the buildings, these having been replaced by modern signage comprising white and black aluminum signs on short black posts. Some blue enamel street nameplates are actually modern, although they appear older.

Some of the streets in the town centre have been the subject of enhancement schemes in the early 1990s, paid for as part of the 'Bypass Demonstration Project' following the creation of the town's by-pass opened in 1992. This was a pioneering project undertaken by the then Department of Transport, resulting in Dragon Street and College Street being repaved, the roadway width reduced, traffic calming measures introduced, and new street lighting introduced. In 2002 the District and County Councils took active steps to improve the quality of the High Street and The Square through a programme of repaving, traffic calming and sign rationalisation. The Square was repaved using the French product Blanc de Bierges, a concrete pavior, and new bollards, signage, street lighting and trees provided. Similar improvements were carried out in the High Street and some time-limited car parking provided. The speed limit was reduced to 20 mph and all but the most essential road markings and signs were removed with a consequential major improvement to the quality of the public realm. Unfortunately over the years, these improvements have been eroded by a general lack of maintenance and by more signage incrementally appearing. As a result of these past improvements, reproduction 'traditional' street lights, following the pattern of 19th century gas lights, or plain black 'globe' street lights, can be seen around the St Peter's Church, in The Square, Sheep Street and The Spain, and along the High Street, Dragon Street and College Street, which are all positive in their impact.

In the last twenty years, the hard landscaping in the town centre has suffered from poor quality trenching by utility companies, and some of the street furniture and signage has become broken and is generally poorly maintained. Outside the central core, the paving is particularly poor quality, this being most notable in Chapel Street and Lavant Street. Litter bins are generally plain black plastic, of no distinction. Finger posts in cast aluminum are a welcome feature but many are broken or in need of redecoration.



Flint wall in Station Road



Stone gutters and kerbs in Sheep Street



College Street

In the past, East Hampshire District Council has supported the retention of traditional surface materials and the rationalisation of street signage, and these objectives need to be maintained for all new street improvements, along with the use of new traditional materials where appropriate. This is particularly relevant for the on-going enhancement proposals for Lavant Street and Sheep Street.

4 The Buildings of the Conservation Area

4.1 Building types, uses and dates

The majority of the older historic buildings in the Conservation Area were built as family houses so almost all of the listed buildings are therefore domestic in scale and only two or three storeys high. Whilst many of them, particularly in the High Street and Dragon Street, now have ground floor shopfronts, they have a strongly residential character with sashed or casement windows and simple pitched roofs facing the street. These simple building forms are common to most of the earlier buildings which date to between the 14th century (the earliest) and the 19th century. In the town centre they tend to form terraced groups, or else are only just detached, like the buildings on the east side of Dragon Street. Whilst these frontages mainly retain 18th or 19th century details, they often conceal timber-framed structures dating to the 16th or 17th century. At the back of many of these buildings are older 'extensions' or small, separate outbuildings which tend to stretch along the line of the medieval burgage plots – all of these add to the special character of the Conservation Area and should be protected from total loss or erosion. There are a number of mid or late 19th century terraced houses around the edges of the historic core, as well as the more substantial Arts and Crafts houses in the Heath Road, Weston Road, The Avenue area which date to the period between 1880 and 1910.

Non-residential listed buildings in the Conservation Area include the two churches (St Peter's, and St Laurence's), the Red Lion Public House, built as an inn but retaining a domestic scale, and the adjoining Masonic Hall (early 18th century and mid-19th century).

Unlisted but historic buildings within the Conservation Area, mostly marked as 'Positive' on the Character Area maps, are much more mixed and some provide some information about past industries in the area, although these surviving buildings are very few. These include the former workshop/factory in the back of 52a College Street, with its tall brick chimney, which may have been a laundry, and the former malthouse in Dragon Street, now converted into flats. Another malthouse also survives as part of the Heath Lodge in Sussex Road (this listed grade II), although this is currently outside the Conservation Area boundary. Former brewery buildings at the rear of the listed No. 6 The Spain, shown on the 1842 map as



St Lawrence's RC Church, Station Road



The Police Station, St Peter's Road

covering a large amount of the back garden, are currently (February 2013) being redeveloped. A large mass of brewery buildings at the Red Lion Public House, shown on the historic maps, have now been demolished to make way for a car park. Two further churches, the Methodist Church and the United Reformed Church are unlisted but are both important historic buildings.

Petersfield also retains some municipal or educational buildings of the 19th century although none of them are currently listed. These include the Police Station in St Peter's Road (dated 1858), the adjoining former Magistrates' Court (1893), now used as part of Petersfield Museum, and the old National School in Hylton Road, just outside the Conservation area and now converted to housing as part of the St Peter's Court scheme. Not far away, the Infants' School dates to the late 19th century but has been much extended in recent years.

4.2 Listed buildings

There are around 105 listed entries for the Petersfield Statutory list, covering a range of buildings and structures. These are all grade II listed apart from:

GRADE I

» St Peter's Church

The first part of the church was a cruciform building with a crossing tower which was built between 1125 and 1150. The tower was not completed. Later in the 12th century the transepts were extended to form wide aisles which enclosed a central West Tower. The church was heavily restored by Sir Arthur Blomfield in 1873, who rebuilt the chancel, and added a clerestory, the north vestry and the organ chamber. The outside walls provide a good example of local materials – coursed or random sandstone, ironstone rubble, and herringbone flint work. The steeply pitched nave roof is covered in handmade clay tiles. The church contains monuments to the Jolliffe

family, and in the churchyard is the tombstone of John Small, the father of English cricket.

» Statue of King William III, The Square



This statue was paid for by the Jolliffe family in the 18th century and originally stood in a circular courtyard in what is now St Peter's Road. It portrays King William III as a Roman senator and includes a stone pedestal of equally high quality. It was moved from St Peter's Road (then called New Way) in 1812.

GRADE II*

» The Old College, College Street

The Old College was built in 1729 and is a three storey five bay building faced in red brick laid in Flemish bond and decorated with plum-coloured brick headers. It has six over six sashed windows to the front but to the back, presumably to save money, there are old fashioned mullioned and transomed windows, with leaded lights. The central front door has a simple stone door hood and a fretted fanlight over a modern six panelled front door. 'Churcher's College 1729' is carved on a stone frieze to the front.

» Nos. 1 and 2 The Square



Nos. 1 and 2 The Square is an early 16th century building of two storeys with a high pitched tiled roof and three pitched roof dormers with timber casements. Its principal feature is the exposed timber-framing to the first floor, with a jetty and knapped flint infill panels. Arched wind braces can also be seen at either end to the first floor, otherwise there is vertical close studding. The ground floor is rendered with a variety of mainly simple modern shopfronts, fortunately of limited impact. Dendrochronology (tree-ring dating) suggests that the building was constructed around 1534.

» **Goodyers, Nos. 22, 24 and 22a The Spain**

Goodyers is a substantial 16th century house with a high pitched hipped tiled roof with end gables and two large brick chimneys. A slightly smaller brick extension, two bays wide, was added in the 18th century with a pair of gables facing The Spain, each gable containing a lunette window. The sash windows below are probably mid-19th century in date. The original front door in this extension has been blocked up. The interior contains much exposed timber-framing and six stone fireplaces with Tudor arches. John Goodyer (1592-1664), botanist, lived in the house for some time.

» **Nos. 9-11 Dragon Street**



Nos. 9 and 11 was originally a five bay early 18th century house which retains a steeply pitched uneven tiled roof. There is a deep modillioned wooden cornice to the eaves and the front is hung with slate which has been painted white. Whilst No. 11 is in use as a house, with a ground floor front door, No. 9 is a shop with an early 19th century shopfront to the north and an original 18th century shopfront to the south.

This retains a bowed section with the original glazing bars and central double door, for which the building is listed grade II*. Nos. 13 Dragon Street continues the early 18th century build, but has a probably early 20th century shopfront – this is listed grade II.

» **Dragon House, No. 28 Dragon Street**



Dragon House is a 16th century house with an early 18th century refronting. It is two storeys high and five windows wide in the Georgian style with a symmetrical front, central front door, and a steeply pitched undulating roof which suggests sits early date. Beyond the ridge line can just be seen a massive brick stack. The rear (east) elevation is timber-framed with gables and windows with five-light mullions with diamond leaded casements. The interior contains panelling, 16th century fireplaces and old oak floors. Some of the garden walls are separately listed and include an 18th century brick gazebo.

Other particularly interesting grade II listed buildings or structures, several of them forming an important group on the east side of Dragon Street, include:

» **Nos. 2 and 4 Dragon Street (Worcester House) – grade II**



The external appearance of this substantial and very prominent three storey building suggests a late 18th century date, as the building retains a fine doorcase with Doric pilasters and a fluted frieze and cornice with a rounded roof supported on three modillions. However, it must contain earlier fabric as it is the birthplace and residence of John Worledge (1633-1693) whose books on progressive agriculture and horticulture informed the basis of the English agricultural revolution – his *Systema Agriculturae* of 1669 was based on experiments in the adjoining garden (Petersfield Heritage plaque). This garden once stretched along Dragon Street as far as the modern junction with The Avenue, which may represent a planned ‘walk’ to the Heath, as it is shown as such on the 1842 Tithe Map. In more recent years, the garden has been sub-divided and several new houses built in it. In addition, modern shopfronts have been inserted into the ground floor.

» **Nos. 14 and 16 Dragon Street (Malabon and the Lemon Grass Restaurant)**

Nos. 14 and 16 form one building which dates to the 17th century and is two storeys high. The front elevation is painted brick and is nine windows wide, with a central gabled bay which projects slightly forward and contains two 18th century shopfront windows.

» **No. 20 Dragon Street (JSW Restaurant)**

The former Sun Inn, this two storey building has an early 19th century brick front in front of a late 16th or early 17th century core.

» **Nos. 24 and 26 Dragon Street**

This is another probably 16th century timber-framed building of two storeys with an 18th century brick front.

» **No. 48 College Street – grade II**



This modestly sized brick fronted house is the earliest secular building in Petersfield, with a timber-framed core which has been dated to the mid-14th century, although the front was added in the 18th century.

» **Nos. 18 and 20 Sheep Street – grade II**



These two cottages once formed one Wealden-type house which probably dates to the 15th century, although the two frontages are so different that the link is not easily seen from the front. No. 18 is faced in mathematical tiles, one of the few examples in the town, and No. 20 has exposed timber framing.

» **Nos. 22-24 Sheep Street**

These form a group with No. 20, with a continuous first floor jetty with close studded timbers to Nos. 22 and 24 and square framed timbers to No. 20. Some of the windows have old metal casements with diamond pattern leaded lights.

4.3 Locally listed buildings

'Locally listed' buildings are buildings which have been identified as having some local significance, though possibly not enough to merit statutory listing. Their value can be historical, architectural, social or cultural. 'Local listing' can include buildings as well as structures such as bridges, walls or public realm features. Gardens and landscape features can also be included.

There is currently no 'Local list' for Petersfield although the SDNPA has recently drawn up some criteria which can be used to assess local features. Based on these criteria, a number of buildings or other features are suggested for 'Local listing' and these are described in detail in the Management Plan.

4.4 Positive buildings

As part of the Appraisal process, and as required under English Heritage guidance, a number of unlisted buildings have been identified as making a positive contribution to the character or appearance of the Conservation Area. These are marked in purple on the Character Area maps. 'Positive' buildings usually date to the 19th or early 20th century, and retain sufficient original details and materials to justify their preservation.



Osborne Road

Of note are the well preserved terraced, semi-detached and detached houses in the northern part of the Conservation Area in roads such as Osborne Road and Station Road. In the eastern part of the Conservation Area, in Heath Road, Weston Road and The Avenue, is a similarly well preserved group of Arts and Crafts houses, set back from the roads in generous plots. It is also suggested that some of the late 19th and early 20th century more commercial buildings in streets like Chapel Street and Lavant Street are included as although their current appearance is poor, with the use of better quality details (such as new windows) or materials (such as removing concrete tiles and replacing them with slate), their visual contribution could be hugely improved. There is a general presumption that all 'positive' buildings should be protected from demolition and also from inappropriate alterations or extensions.

4.5 Building styles, materials and colours

The Conservation Area provides some good examples of 16th and 17th century timber-framed houses, some of which have been refronted, and some 18th and early 19th century houses which retain more ordered Georgian frontages with multi-paned sash windows, panelled front doors and doorcases or door hoods. The overall 'character' in the principal historic streets is of ordered Georgian detailing, with glimpses of the earlier buildings above parapets and from side or rear views. In the 19th century residential streets a similar sense of order is provided by the uniform terraces or by groups of detached or semi-detached houses with similarly detailed brick frontages, usually topped by slate roofs. These retain a more formal layout than the town centre where each building is different although unified by a similar sense of scale and a common building line, usually on the back of the pavement.

Most of the historic buildings of Petersfield were built as family houses and they therefore retain a modest scale with vernacular details which are the result of the use of traditional materials and building techniques. The use of timber-framing for the earlier buildings (up to the 18th century) has meant that the bay size of these buildings is naturally constrained by the maximum length of a piece of timber, usually about four to five metres. Coupled with this is the early layout of the town with burgage plots being generally five metres wide (or one 'perch', which was 5.5 yards), providing a regular unit size to the frontages which faced the main streets – High Street, the east side of Dragon Street and the south side of The Spain. Some of these plots were doubled up over the years and larger properties built but this basic five metre plot width provides many parts of the town with a discernible 'grain' which is still very distinctive.

The earlier houses are more irregular in their roof forms with steeply pitched tiled roofs which sweep down to a low eaves height. Small casement windows are typical and would have originally been leaded lights in wrought iron frames, although most of these have been replaced in timber some early examples still remain, such as the windows in the first floor to Nos. 50 and 52 College Street, a pair of 17th century cottages. Nos. 1 and 2 The Square is probably the best known timber-framed house in Petersfield, with its exposed first floor close studding and knapped flint infill panels. There is another long range of timber-framed cottages in Sheep Street (Nos. 22, 24 and 26), which date to the early 16th century and have a jettied front.

In many locations the timber-framing is hidden behind later refrontings, such as Dragon House, where a 'polite' Georgian front has been applied to the older building behind, although the uneven and steeply pitched roof confirms its age. A similar treatment was provided to Goodyers in The Spain, the earlier timber-framed house being clearly visible behind quite a modest brick house which was 'added' to the street frontage. Elsewhere, such as some of the houses on the north side of the High Street, these roofs are



Nos. 50 and 52 College Street



Nos. 1 and 2 The Square



Nos. 16 and 18 High Street showing brick refronting of an earlier structure

hidden by parapets. Nos. 2 and 4 Dragon Street have a frontage which appears to date to the late 18th century but this must conceal a much earlier building of at least the 1630s in date. Throughout the town, many of the listed buildings show how 18th century aspiration resulted in the irregular timber-framed



Rear view of The Old College, showing the different window pattern

properties being smartened up and given a new brick or lime rendered frontage. These changes were encouraged by improvements to brick-making techniques, which meant that from the late 17th century onwards, bricks became more affordable, having been too expensive for anyone apart from the very rich. A good example of a 'new build' brick house is The Old College in College Street, built in 1729, and provided with a high quality Georgian frontage with sash windows and a central doorcase, although at the back, the windows are the older fashioned mullioned and transomed windows with leaded lights which were more typical of the 17th century. Other notable features include the frequent use of gauged brick arches over windows, moulded and modillion eaves and cornices, and a varied number of porches or door hoods, usually with classical detailing of the 18th or early 19th century.

Of special note in the Conservation Area is the very varied palette of materials provided by the varied local geology. This includes:

- » Several different types of sandstone, in rubble or ashlar form

- » Malmstone – a whitish yellow sandy limestone quarried to the east of the town, particularly noticeably on Nos. 4-12 even Sussex Road
- » Ironstone – used in small chips as 'galletting' (decoration) or in small blocks as a base for walls, as can be seen at no. 15 The Spain and in St Peter's Church
- » Various types of brick – brown, red, blue or grey
- » Mathematical tiles – made to replicate brick – a good example is No. 18 Sheep Street
- » Timber-framing – usually oak or chestnut
- » Flint – boulder form or knapped, sourced from the South Downs
- » Handmade clay roof tiles also used for tile-hanging
- » Slate – historically usually Welsh

The unlisted mainly terraced houses, most of which can be found in the Station Road area (Character Area 1) date mainly to the late 19th or early 20th century. They provide

details and materials which are typical of this period including:

- » Varied building forms – detached, semi-detached, and terraced
- » Two storey high with slate-covered roofs
- » Prominent chimneys with clay pots, some decorative
- » Use of plum or red brick
- » Timber sash windows, sometimes set in canted bay window, one or two storeys high
- » Corbelling to the eaves, such as on the north side of Osborne Road
- » Four or six panelled timber front doors, some with fanlights over
- » Some of the front doors in Sandringham Road have glazed panels with decorative leaded lights in the Art Nouveau style
- » Nos. 16 Station Road retains some Arts and Crafts details – tile hanging, leaded light oriel windows, and integrated front porch



Well detailed houses in Sandringham Road



House in Weston Road

The group of Arts and Crafts houses in the eastern part of the Conservation Area (Heath Road, Weston Road and The Avenue) which are notable for the following:

- » Red brick walls
- » Applied timber framing and, or, clay tile hanging
- » Some rough cast rendering
- » Steeply pitched roofs covered in plain clay tiles with prominent chimney stacks with corbelling decoration
- » Timber sash windows with glazing bars to the upper sash only, often arranged in square bays
- » Mullioned and transomed windows
- » Panelled timber front doors
- » Porches
- » Front boundary walls sometimes retaining their original white painted timber gates

4.6 Shopfronts

Whilst most of the shopfronts in the Conservation Area are modern and of no special interest, a number of shopfronts are of great historic and architectural value, and some are even listed. Historically, shopfronts were very simple until the 18th century so nearly all have been lost but a few of the 18th century remain in the Conservation Area, the most important of these being No. 9 Dragon Street, a bow-fronted shopfront dating to the 18th century which is grade II* listed. Nos. 17 and 19 High Street is another shopfront of a similar date and is grade II listed.

A full list of other historic shopfronts is included in the Management Plan, along with recommendations for their protection and/or improvement.

5 Character Area Analysis

To enable a thorough and detailed analysis of the special interest of the Petersfield Conservation Area, it has been divided into specific 'Character Areas' according to the following criteria:

- » Age of development
- » Layout or plan form
- » Building uses
- » Building types

Each Character Area analysis includes an introduction, a summary of its historical development, the key positive features, and the key negative features and issues which will be used when drawing up the main list of 'Issues' in Chapter 6 of this Appraisal.

The seven Character Areas are:

- » **Character Area 1:**
Station Road, Osborne Road, part Sandringham Road, part Tilmore Road, part Chapel Street
- » **Character Area 2:**
Petersfield Station, Lavant Street, part Chapel Street, and Charles Street
- » **Character Area 3:**
Petersfield historic town centre - The Square, High Street, Dragon Street and St Peter's Road
- » **Character Area 4:**
Sheep Street, The Spain and part of Hylton Road
- » **Character Area 5:**
College Street
- » **Character Area 6:**
Sussex Road
- » **Character Area 7:**
Heath Road, Weston Road and The Avenue

5.1 Character Area 1

Station Road, Osborne Road, part Sandringham Road, part Tilmore Road, part Chapel Street

This Character Area lies to the north and north-west of Petersfield town centre, and contains two historic routes – Tilmore Road/ Chapel Street and Station Road, of which the first is probably the earlier. Largely developed after the adjoining Petersfield Station was opened in 1859, most of the buildings were built for residential purposes between the mid 19th and the early 20th century, but there were also two churches, which face each other on either side of Station Road and are both important local landmarks. Over time, some of the residential properties have been converted for a variety of commercial uses including a dentist, a tattoo parlour, and some offices, but this Character Area retains a residential character which is enhanced by the more spacious plots in Chapel Street and Tilmore Road, which retain larger gardens which are more visible from the street.

To the north of Station Road, the more planned residential developments of the late 19th and early 20th centuries resulted in the provision of groups of matching houses, usually set back from the pavement with small front gardens. To the south, Chapel Street is in residential uses until the junction with Windsor



Station Road

Road, after which there are several houses and some shops which mark the beginning of the secondary shopping area of Lavant Street/ lower Chapel Street. Windsor Road includes terraced houses, some of the 1880s.

Key positive features:

- » Slightly undulating topography, with the land sloping gently towards the south
- » Historic street layout
- » Many flint and brick front and side boundary walls of varying heights, which visually link the area
- » These walls are important in longer and short views along the streets
- » The roofs of the two churches provide significant focal points to this part of Petersfield
- » The majority of the buildings are considered to be historic buildings which make a positive contribution to the special interest of the Conservation Area
- » The Roman Catholic Church of St Laurence, completed in 1891 and grade II listed
- » The (Wesleyan) Methodist Church, built in 1902
- » Mid to late 19th century development facing Chapel Street, with some earlier houses, two of which are grade II listed (Nos. 57, 63 and 65) – these sit back from the road up a slight slope with strong boundaries and planting in the front gardens
- » Further north facing Station Road and beyond there is a concentration of well detailed late 19th or early 20th century houses arranged as detached, semi-detached or terraced forms –some of the houses bear date stamps of 1887 and 1901
- » Nos. 16 and 18 Station Road lie on either side of Tilmore Road and although unlisted are clearly of architectural and historic interest
- » Use of stucco, red brick, tile hanging for the walls and slate or clay tile (machine made or handmade) for most of the roofs



Nos. 63 and 65 Chapel Street



No. 16 Station Road

Issues/key negatives

- » Poor quality pavements and kerbing – no historic features at all
- » Simple modern street lights with light green steel uprights and glass lanterns which although unobtrusive do not add positively to the area
- » Overhead cables and telegraph poles
- » Mixed 20th century development closer to the station of little merit, and further modern development (although outside the CA boundary) facing the south side of Station Road
- » The Church Hall has a pleasing elevation facing Station Road, dated 1902, but has been compromised by inappropriate alterations and a car parking area to the rear facing Windsor Road
- » Busy traffic along Station Road

- » Queuing traffic waiting to get through the level crossing
- » Survival of historic details and materials – many of the residential properties have lost their original windows although there is a better concentration of historic external joinery in the houses facing the north side of Osborne Road and facing Sandringham Road
- » Some loss of front gardens to car parking
- » The tattoo parlour, No. 60 Station Road – front elevation needs upgrading

Statutory and local listing

The following buildings may be eligible for local or even statutory listing:

- » The Presbytery to St Laurence’s RC Church, and link to the church, Station Road (not specifically mentioned on the list description)
- » Nos.16 and 18 Station Road
- » The Methodist Church, Station Road
- » Quince House, No. 9 Station Road

5.2 Character Area 2

Petersfield Station, Lavant Street, part of Chapel Street, and Charles Street

This Character Area lies to the west and north-west and west of Petersfield town centre. Chapel Street is an historic route leading northwards out of Petersfield and the Tithe Map of 1842 confirms that there was some development along the west side of the road below the brook (The Drum Public House in the north and The Swan Public House in the south) but none on the east side. At this time, access to the station was via Chapel Street and Station Road, an arrangement which is still shown on the map of the 1870s. In the 1880s Lavant Street was created and Chapel Street became more built-up – some of the properties are dated 1885

and 1887. The stone houses on the north side of Lavant Street (Nos. 1-29 odd) are probably also of the 1880s although on the south side of the road, the buildings appear to be slightly later, probably dating to the 1890s or even in the early 20th century. The only surviving building of any earlier date in this Character Area appears to be The Drum which retains some 16th century fabric. Drayton House, once the Drayton Hotel, is shown on the 1870s map but was rebuilt in 1911.

Nos. 15-27 odd Swan Street and Nos. 6-44 even Charles Street are terraced properties which were built between the 1870s and 1909, and whilst nearly all have lost their original windows, some other historic details remain such as slate roofs, decorative ridge cresting, canted bay windows, panelled timber front doors, and the original brick frontages. No. 15 Charles Street retains both its original windows and its original front door and forms a group with the other stuccoed houses in this row, one of which is dated 1892.



Lavant Street



Properties in Charles Street

Originally, the buildings on the north side of Lavant Street were built as family houses but over the years they have been converted into a variety of commercial uses, including shops, offices and restaurants. The addition of build-outs to the paired late 19th century stone houses (Nos. 9 – 29 odd) has been particularly negative in their impact – historic photographs confirm how the original street looked with small front gardens on the north side. On the southern side of Lavant Street, however, there are several groups of high quality late 19th or early 20th century purpose-built shops which retain their original details and materials. Chapel Street is similar mixed, with some very poor quality frontages to historic buildings, as well as further examples of purpose-built shops with interesting and well detailed elevations.

Today, Lavant Street is a secondary shopping area which also serves as a major connecting route between the town centre and the station. There have been efforts by Petersfield Tomorrow to attract more businesses to the area and to create a more attractive link to the town centre and to give the area a more positive identity. The signs by Waitrose are a recent initiative, and a scheme is currently being considered to provide improved surfaces and more street trees.

However, despite the many poor quality changes which have taken place, the majority of the buildings in the Character Area are still considered to make a positive contribution to the Conservation Area, although many would benefit from improvements, such as redecoration, new shopfronts, repairs and the reinstatement of lost architectural features (soffit boards to gables, for instance), all of which would greatly improve their appearance. New shopfronts are a particularly high priority, using traditional materials (timber) and details.

Today, this Character Area provides a lively and varied secondary shopping area to the adjoining town centre, assisted by the footfall created by the two carefully developed



Shops in Chapel Street

alleyways which lead from Chapel Street towards Waitrose Supermarket (Bakery Lane and Hobbs Lane), the close proximity of the railway station, and the adjoining Swan Street car park, which lies to the south of Lavant Street. However, the cohesive character of the area has been adversely affected by 20th century development close to the station, particularly Lavant Court, a four storey block of apartments, although the buildings on the opposite side of Lavant Street are of some architectural and historic interest.

Key positive features:

- » Close proximity to the historic core of Petersfield and to the railway station
- » The 1859 railway station and adjoining signal box, listed grade II in September 2013
- » Several groups of well detailed purpose-built shops dating to the late 19th or early 20th century
- » Small locally-owned businesses provide usefully varied goods and facilities
- » Some historic shopfronts remain relatively unaltered – these make a very important contribution to the special interest of the Conservation Area
- » Some blue enamel street nameplates remain, fixed to buildings
- » The recent refurbishment of The Drum, which was vacant for some time, is to be welcomed



The Drum Public House, Chapel Street



Petersfield Station

- » The small stream which flows through this part of Petersfield, next to The Drum
- » The small group of trees between Lavant Court and the station building – the only trees of any note in this Character Area
- » The use of local sandstone in Lavant Street (north side) and red brick (south side)
- » The original roof materials – clay tile or natural slate- can be seen on many properties
- » The use of any remaining frontage space for off-street car parking, such as the spaces in front of Nos. 7 and 9 Charles Street
- » Some out-of-scale residential development probably dating to the 1980s (Lavant Court between Charles Street and the station)
- » Further poor quality modern buildings in Lavant Street closer to the station
- » Some of the shops are currently vacant

Issues/key negatives

- » Very poor quality public realm (concrete paviors or slabs for most of the pavements, and modern street lighting)
- » Lines of cast iron bollards along parts of Lavant Street and Chapel Street obstruct the pavements
- » ‘Petersfield’ street signposts are well designed but in poor condition, with some damage
- » Some particularly poor quality shopfronts, using plastic or aluminium, some inappropriately bright colours and over-deep fascias
- » Telegraph poles and overhead wires
- » Very few trees or green space as there are no front gardens apart from the space around Drayton House in Station Road
- » Some of the buildings are very poorly maintained
- » The loss of original details and materials, particularly the use of concrete roof tiles and uPVC windows
- » Busy traffic in both Chapel Street and Lavant Street, some of it searching for short-stay on-street car parking
- » Several of the premises are take-way restaurants, leading to traffic issues in the early evening
- » Views out of this Character Area are often terminated by modern buildings of little merit, particularly the BT premises facing the Swan Street car park

Statutory and local listing

The following buildings may be eligible for local or even statutory listing:

- » The Drum Public House, Chapel Street, which retains a 16th century timber-framed core with a late 19th century extension
- » Petersfield Station, dating to 1859 and designed by Sir William Tite (1798-1873), the great railway architect (who was also responsible for the rebuilding of the Royal Exchange in London in 1844), and including the adjoining single storey offices, the footbridge, and the signal box, which is currently (March 2013) being considered for statutory listing)



St Peter's Church

5.3 Character Area 3

Petersfield historic town centre - The Square, High Street, Dragon Street and St Peter's Road

This Character Area encompasses the historic core of Petersfield and is mainly in commercial, religious, community or educational uses. Residential uses are confined to a few family houses in St Peter's Road and Dragon Street, and the modern block of apartments (Burgessmede House) next to Folly Lane. There may be some apartments over the shops in the High Street, but this is not easily evident from an external inspection. The Character Area is centred around The Square and High Street, with Rams Walk (which was opened in 1993) linking High Street to the Waitrose Supermarket and the large Central Car Park beyond. The commercial uses are all typical of a town centre – shops (many of them nationals), banks, catering establishments, estate agents, and various offices and other facilities are all present. Other town centre sites include the Physic Garden, the two buildings used by Petersfield Museum, the Police Station, the Infants' School, a Bowling Club, several veterinary premises, and Petersfield Library. Next to the focal point of The Square, St Peter's Church provides a notable centrepiece to the town although its churchyard, overlooked by the Flora Twort Gallery, is almost completely hidden from view.

This part of Petersfield provides some of the archaeological evidence for the establishment of the new borough in the late 12th century with the survival of some of the long, thin burgage plots which once faced High Street and Dragon Street. The burgage plots, and the creation of an open space (now The Square in front of the church) to provide a market place, appears to have encompassed a meeting place of old trackways. The line of Sheep Street and its continuation Folly Lane are a possible survival from the pre-Conquest period, and it is especially interesting to note how Folly Lane cuts across the rigid pattern of burgage boundaries at an angle, which appears to confirm that the lane existed before the burgage plots were laid out. The burgage plots survived remarkably unaltered until well into the late 19th century, after which they were gradually eroded by new development, the latest being the creation of Rams Walk in the early 1990s, and the construction of the adjoining Waitrose Supermarket. The Physic Garden is one of only two truly unaltered burgage plots in the Conservation Area, its preservation hopefully ensured by its current use – the other is the garden to No. 22 High Street. However, some modern development has enhanced the old burgage plots, most notably Pages Court, where historic buildings have been carefully converted into shops and cafes, keeping the linear character of the historic layout.

The oldest buildings in this Character Area are St Peter's Church (12th century onwards) and a number of 16th and 17th century timber-framed houses in The Square, High



Nos. 17 and 19 High Street

Street and Dragon Street. Many of these have 18th or even 19th century refrontings in brick, render or stone, so they look more recent. There are also several very large inns, dating to the 18th century when Petersfield was an important coach-stop on the road between London and Portsmouth – The Red Lion in College Street is the most substantial, and is still in use as a public house. 20th century development on historic frontages has taken place in several locations, most notably around The Square, where Castle House, a Tudor building, has been replaced by the neo-Georgian 1920s Post Office, with a new public library being added close by in the 1980s. No. 6 The Square (now The Square Brewery) is a rebuild of c1930. On the opposite side of The Square, the former Corn Exchange has been converted into shops and offices, losing most of its architectural interest, and a large block dating to 1956 constructed next to it. Further development in the 1980s at the eastern end of the High Street resulted in the loss of an important historic building and the addition of new shops with apartments above. Other sites in Dragon Street have also been redeveloped in the 20th century with three sites on the southern end of the street being particularly negative, namely the petrol-filling station on the east side, the former Plumb Centre on the west side, and a further garage/workshop facility (No. 15) slightly further north.

There are two grade I structures within the Character Area – St. Peter's Church and the statue of William III in The Square. Grade II* listed buildings are also represented, namely



The War Memorial, High Street

Nos. 15 and 28 Dragon Street, and No. 1 The Square. In addition there are nearly 50 other grade II listed buildings or structures, mainly built as houses but also including a 1930s K6 telephone kiosk and a 1922 War Memorial.

The Square was relandscaped in the early 1990s at the same time as Rams Walk was built. This scheme provided concrete paviers, cast iron bollards, new planters, new signage and new street lights. Some former gas lights, such as the ones around St Peter's Church, have been converted to use electricity. Dragon Street has also been 'traffic calmed' with well designed street lighting and areas of stone and concrete block paving and street surfaces, although the paving and various items of street furniture are beginning to show signs of wear.

Most of the historic buildings in this Character Area were built as houses so the area retains a domestic scale, with two or sometimes three storey buildings, usually with pitched roofs facing the street, predominating. This is especially noticeable along the north side of the High Street which also retains the highest concentration of listed buildings in the Conservation Area.



Doorcase to Worcester House, No. 2 Dragon Street



The Drum stream marks the back of the burgage plots facing the town centre car park

Key positive features:

- » Historic layout with surviving 12th century burgage plots
- » High concentration of historic buildings, with nearly 60 statutorily listed
- » Two grade I and three grade II* structures
- » The northern side of the High Street provides the highest concentrations of listed buildings, and also contains the entrance to the Physic Garden and Folly Lane, which leads to a number of small shops and other facilities
- » On the south side of the High Street, the ASK restaurant (Nos. 17/19 High Street) dates to the late 16th century with a refronting of 1613 (date on front)
- » Dragon Street also retains a number of early buildings dating to the 16th or 17th centuries, especially on the east side, which have been refronted
- » The Square is an important public open space, used for regular street markets and other events – it contains some attractive features such as the former cattle trough, now used for plants, and some modern timber public seats
- » St Peter's Church provides an important focal point to the community, with adjoining buildings such as the public library and the two museum buildings adding to the area's attractions
- » The trees and tranquil open spaces of St Peter's Churchyard
- » St Peter's Road is quieter than the High Street and The Square as it has no shops although it does contain a number of offices and the Infants' School
- » The 18th and 19th century buildings in St Peter's Road
- » Many of the historic buildings have 'Petersfield Heritage' blue plaques, explaining some of their history
- » The Petersfield Mosaic Map in Dragon Street
- » The listed milestone in Dragon Street, provided in the 18th century when the road was tolled
- » Many substantial sandstone, malmstone, brick or flint walls, some listed, on both front and side boundaries
- » Use of brick, lime render, timber-framing, sandstone, ironstone, malmstone, knapped flint and tile hanging for the walls
- » Some examples of the use of ironstone chips for decorating the mortar joints (galletting)
- » Slate or handmade clay tiles for the roofs



No. 15 The Spain



Petersfield Heritage plaque in front of Nos. 18 and 20 Sheep Street

Key negative features/Issues

- » Dragon Street retains some high quality listed buildings, and some important front boundary walls, but has been adversely affected by nondescript 20th century development
- » The public realm in general is in need of improvement, particularly the pavements and street signage
- » There are several vacant buildings and buildings at risk
- » Some poor quality shopfronts, using garish colours
- » A plethora of A-boards in several locations
- » The almost universal use of uPVC for windows in the non-listed buildings
- » Obtrusive car parking on almost every available space, so there are few trees or green spaces
- » The landscaped area in Dragon Street close to the junction with the High Street is in need of improvement
- » More street trees would be welcome in several locations
- » Busy traffic in Dragon Street

5.4 Character Area 4

Sheep Street, The Spain and part of Hylton Road

This Character Area lies to the south-west of the town centre and may represent the earliest settlement of the area, pre-dating the setting out of the new borough in the late 12th century. Sheep Street leads into The Square, the medieval market place, with St Peter's Church over-looking the open space. This Character Area is almost entirely residential, with just two businesses – The Black Sheep Public House which is located at the northern end of Sheep Street, closest to the town centre, and Nicky's Restaurant, at the junction of Sheep Street and The Spain. All of the residential properties are in use as family houses apart from one listed building, No. 5 The Spain, which has been converted into flats.

Nearly all of these houses are grade II listed, including the continuous row of cottages along the south side of Sheep Street which includes Nos. 18 and 20 Sheep Street, which have been identified as a Wealden house (i.e. probably 15th century in date) although No. 18 has been refronted and looks completely different from its neighbour. These properties are almost the oldest secular buildings in Petersfield, the oldest being No. 48 College Street, which dates to the mid-14th century (Character Area 5). Goodyers, which faces the open green space in the middle of The Spain, retains an 16th century timber-frame with an

18th century brick front, and is listed grade II*. It was lived in by John Goodyer, botanist, (1592-1664). Next door, Tulleys (No. 26 The Spain) is a former Wealden house and has been dated to 1442. It retained a malthouse in its grounds until 1898. An original service bay was later demolished to enable the adjoining road to be widened. Further information about some of these buildings, including full archaeological evaluations, would be helpful. Two further listed buildings, Crumbles, No. 30 The Spain and Nos. 36-42 even Swan Street (Joliffe's Almshouses) also lie within this Character Area.



Nos. 32, 34 and 36 Hylton Road

Historic maps confirm that the north side of Sheep Street was also lined with small cottages which have in more recent years been demolished (because they were considered unfit) and replaced with eight small terraced cottages which sit back slightly from the pavement line. They date to the 1960s. There has been further 20th century development, namely Nos. 1, 2 and 3 Church Row, off Hylton Road where three two storey houses have been built in a short row at right angles to the street. Despite the use of tile hanging and pitched tiles roofs with chimneys, these buildings do not fit into the street scene due to their rather awkward relationship to the street and the large area of paved forecourt in front of the first house. Beyond these more recent houses, Nos. 10-36 even Hylton Road provide a good example of a late 19th century terrace of houses, well preserved with brick and roughcast elevations, a steeply pitched tiled roofs interrupted by gables, sash or mullioned windows, and a lean-to roof to the ground floor which provides a porch and the roof to the ground floor bays.



Obtrusive car parking in The Spain

Key positive features:

- » Medieval street layout
- » The contrast between the narrow enclosed spaces in Sheep Street, and the open space in the middle of The Spain, which has the character of a small village green
- » The green open space in the centre of The Spain, and the mature trees

- » Cohesive street frontages of mainly historic buildings
- » Some substantial boundary walls
- » Traditional street lights which have the appearance of old gas lights, as well as taller steel lamps with traditional lanterns, similar to the street lighting in Dragon Street
- » Some stone gutters and kerbs in Sheep Street, and further stone kerbing and a setted crossover in The Spain, some of the few examples in the whole Conservation Area
- » Black and white cast iron or blue enamel street nameplates on some of the buildings
- » Views largely limited to short views along the principal streets, although to there are longer views southwards between the buildings facing The Spain towards the South Downs
- » Buildings dating from the 15th century onwards

- » Varied building materials, including exposed timber-framing, such as Nos. 18 -26 even
- » The domestic scale of the mainly two storey buildings
- » More modest terraced cottages in Sheep Street, with larger, higher status houses facing The Spain
- » Steeply pitched tiled roofs to the 18th century or older properties, with shallow pitched roofs with slate coverings to the late 19th century houses, including The Black Sheep Public House and Nos. 2, 4 and 6 The Spain
- » Materials include exposed timber framing, with painted plaster infill, painted render, red and blue brick, mathematical tiles, flint, sandstone, ironstone blocks and chips, and malmstone – there is also a great deal of painted brickwork
- » Decorated chimneys pots from the Fareham brickworks, notably at Nos. 2 and 4 The Spain
- » Cobbled private courtyards off Hylton Road
- » The over-dominant roof dormers to No. 19 Hylton Road
- » The four houses which make up a short terrace on the south side of The Spain (Nos. 12-18 even) would benefit from new windows and the restoration of lost architectural features shown in historic photographs
- » The rows of modern single storey garages behind this terrace which are visible from The Spain
- » Nos. 10-36 even Hylton Terrace would benefit from the restoration of lost architectural features

Key negative features/Issues:

- » Road surfaces have been disturbed by poor quality trenching
- » Poor quality pavements generally – mainly black tarmac, concrete slabs or concrete paviors
- » ‘Rat-running’ traffic avoiding the town centre is obtrusive and dangerous
- » The traffic calming features in all three streets are now in need of replacement or upgrading
- » The erosion of the grassed areas in The Spain caused by obtrusive car parking, and the poor quality of the surface on the private lane outside Nos. 5 and 7 The Spain
- » The need for more trees in The Spain
- » Overhead cables and telegraph poles in Hylton Road
- » The poor condition of the outbuilding to No. 19 Hylton Road

5.5 Character Area 5

College Street

College Street leads northwards out of Petersfield town centre and along with The Spain and Sheep Street, probably pre-dates the establishment of the new borough in the middle of 12th century. The road curves gently, with views contained by the smaller cottages, houses, boundary walls and trees which characterise this area. College Street includes the town’s oldest secular building, No. 48 College Street, which has been dated to the 14th century although it has a much later, probably late 18th century, front. Next door are Nos. 50/52, a possible 16th century timber framed house with a later front. They form part of a small group of mainly listed



The Old College and the United Reformed Church in College Street

properties at the northern end of the road, of which by far the most visually prominent is The Old College, currently in use by Hampshire County Council. This is a fine Georgian building and was constructed in 1729 as a school under the will of Richard Churcher, to educate boys to enter the East India Company. Its successor school is now located in Ramshill. Adjoining the former school is the United Reformed Church, built in the late 19th century. Further south towards the town lies Fir Cottage (No. 17), a small detached three bay cottage which almost certainly conceals an early timber-frame behind a mathematical-tiled front elevation.

To the north of College Street, on the other side of Station Road, North Road is a post-railway development of mainly terraced house dating to the late 19th or early 20th century. The cottages are notable for their simple details, including a long row of roof gables on the west side of the street which is a notable feature in views along the street. Similar houses in Barham Road can also be seen. Also included is The Laurels, Station Road, a stucco house dated 1898, and the buildings associated with Victoriana, a furniture shop based in what appears to be some converted barns.

In addition to the listed buildings, there are a number of unlisted but positive houses and cottages, mainly 19th century in date although one, Nos. 19/21 College Street, displays much earlier timber framing on its north-facing flank wall. Further information about this building, and other buildings in the street such as Nos. 48, 50/52 and 17 would all be helpful.

The Tithe Map of 1842 confirms that College Street was always less intensively developed than the much more built-up frontages along the High Street and Dragon Street, and this has allowed the addition of much 20th century development, partly generated by the construction of Tor Way in the early 1990s, which allowed access to land at the back of properties on the east side of College Street and the creation of houses facing a new road called Grenehurst Way. This more recent development has also impinged on the College Street frontage, with new houses clearly



Houses in North Road

visible. The effect of this new development on College Street is largely neutral due to the modest scale of the new houses, the careful attention to the details of the hard landscaping, and the incremental growth of trees and other soft planting. The retention of some historic boundary walls facing College Street, such as the brick wall outside No. 68 Grenehurst, has also helped greatly.

The pavements and roadway in College Street were relandscaped when Tor Way was built and it was made into a one-way road. Parking bays and wider pavements were created, with some additional trees and better quality street lights, which match the lighting in Dragon Street and The Spain. Unfortunately over time these parking arrangements have been abused, with parking on the pavement being a particular problem. This parking is dangerous and creates an unpleasant environment for the residents and for people trying to walk along the street. Whilst some of the parking might be illegal, it does not appear to be regularly controlled by parking wardens.

Key positive features:

- » Some important listed buildings, namely The Old College and No. 48 College Street
- » A listed K6 telephone kiosk outside The Old College is an interesting feature
- » A high concentration of historic buildings to the middle and north of the street, mainly in residential uses and some of them listed, including Quaker Cottage

- » Nos. 15, 17 and 19 are also of historic interest
- » Prominent front boundary stone or brick boundary walls

Key native features/Issues:

- » The Old College and the 1990s office block which was built at the bottom of the garden in 1993 are either empty or only in partial use and a new owner is being sought by Hampshire County Council
- » Cedar Court was added to No. 5 College Street, a grade II listed building, in the 1990s and has almost completely encased it
- » The loss of original windows and front doors on some of the unlisted 'positive' buildings
- » Frequent illegal car parking on the pavements – the layout of the parking bays, and the pavements, need to be reconsidered and new layouts provided
- » Busy and some times fast moving traffic
- » The hard landscaping is in need to attention, with damaged pavements
- » More street trees are needed

Statutory and local listing

The following building might be suitable for statutory or local listing:

- » The United Reformed Church
- » The large barn used by Graham's Car Centre
- » The small workshop/factory with a large chimney which forms part of the same site

5.6 Character Area 6

Sussex Road

Sussex Road lies to the south-east of the town centre and provides the historic route to South Harting and on to Chichester. It was never part of the medieval borough, which

seems to have stopped just to the north, so the eleven listed cottages and smaller houses along the north side date mainly date to the 16th century onwards. These face more mixed residential development, some of it dating to the 20th century (Nos. 7-31 odd), which is excluded from the Conservation Area, although to the east, there is a long row of 19th century cottages which are within the conservation area and are suggested for local listing. The overall scale and character of this Character Area is of modestly sized residential properties, close to or slightly set back from the road, and only two storeys high. Where there are larger front gardens, such as the gardens to Nos. 7-31 odd, off-street parking spaces have been created, resulting in the loss of planting and front boundaries. Further along Sussex Road, but outside the Conservation Area boundary, lies Heath Lodge, a grade II* listed late 18th century house. Adjoining it is a 19th century malthouse, also listed grade II.



Malmstone and brick listed cottages in Sussex Road (Nos. 10 and 12)



Properties on the south side of Sussex Road (Nos. 35 to 47 odd)

Key positive features:

- » Eleven listed properties dating from the 16th century onwards in a group formed by Nos. 2-26 even
- » Domestic 'cottage' scale – mainly two storeys with steeply pitched roofs and low eaves
- » Very varied materials, including malmstone, often with red brick dressings to the windows, flint, timber-framing, tile-hanging, painted render, ironstone, and sandstone with galletting
- » 18th century details such as brick modillions to the eaves and modestly-sized timber door hoods
- » Roofs are mainly covered in handmade clay tiles with some slate
- » Timber casements or leaded light casements
- » Brick and flint front boundary walls on the north side of some merit
- » Some glimpsed views across farmland to the South Downs to the south

Key negative features/Issues:

- » The poor condition of some of the listed properties
- » The close proximity of poorly designed modern development
- » A mixture of street lighting, of varied quality
- » Overhead wires and telegraph poles
- » Off-street parking to Nos. 7-31 which although outside the Conservation Area has a visual impact on it
- » Busy traffic

Statutory and local listing

The following building might be suitable for statutory or local listing:

- » Nos. 33-39 odd and 41-43 odd Sussex Road

5.7 Character Area 7

Heath Road, Weston Road and The Avenue

This part of Petersfield lies to the immediate east of the town centre, connecting the historic core of Petersfield to Petersfield Heath. The map of 1870 confirms that the medieval burgage plots which faced Dragon Street backed onto this area, but the land beyond remained undeveloped, with the majority of the buildings within the 2013 revised Conservation Area dating to the period between 1880 and the 1930s. A notable feature on the 1870 map is the line of The Avenue, which appears to have formed part of a formal garden to what is now No. 2/4 Dragon Street. This thin strip of land linked the bottom of the very large garden to No. 2/4 directly to the Heath. Heath Road is also shown on the 1870 map as 'Horn Farm Lane' and the only building was 'Horn Farm' (now Herne House, and dating to the early 19th century) and its farmyard. Heath Lodge,



View down The Avenue to Petersfield Heath



No. 15 Heath Road



No. 5 Weston Road



The former Men's Institute, Heath Road

on the south-west corner of the Heath, and now a grade II* listed building, is probably the earliest building in this part of Petersfield and dates to the 18th century (although it does not lie within the Conservation Area boundary). Otherwise, the map of 1870 does not show any of the current buildings.

This means that the majority of the buildings within the revised Conservation Area boundary date to the period between 1870 and the 1910. The eastern side of Weston Road and further buildings facing the pond must have been built in the period immediately before or after World War I, probably around the 1920s. By 1938 the layout of the area was very much as today, although further infilling took place in the later 1930s and again in the 1960s. The Public Hall and Municipal Building (Town Hall and Concert Hall) in Heath Road was opened in 1935 and was expanded in 1979, when the concert hall was renamed the Festival Hall.

Key positive features

- » Spacious plots laid out as planned development
- » A number of well preserved Arts and Crafts detached or semi-detached houses, set back from the road with large gardens
- » Some original front boundary gates, and flint, sandstone or brick walls
- » Mature trees and planting links through to the open green spaces of Petersfield Heath

- » Herne House, dating to the early 19th century, is the earliest building
- » The Festival Hall is an important focus of community activity
- » The adjoining former Men's Institute is a late 19th century building of some note, now used by the Boy Scouts

Key negative features/issues

- » There has been some sub-division of plots to allow infill development
- » The high quality of the unlisted residential properties should be preserved

Statutory and local listing

The following building might be suitable for statutory listing:

- » Herne House, dating to the early 19th century

The following buildings might be suitable for local listing:

- » The former Men's Institute, Heath Road
- » Nos. 15, 17 and 19 Heath Road
- » Nos. 11 and 13 The Avenue

6 Negative Features and Issues

Using the various negative features identified in the Character Area analysis, the following are considered to be the most important 'Issues' facing the Petersfield Conservation Area, which will be described in greater detail in the Management Plan, along with proposals for improvement. These are:

- » The replacement of traditional roof materials with concrete or artificial slate roofing
- » Removing chimney stacks or adding rooflights
- » Changing original timber windows and front doors with uPVC or aluminum
- » Adding front porches
- » Demolishing front boundaries walls to create car parking areas

6.1 Conservation Area boundary

The Petersfield Conservation Area was designated on 19 March 1976. It was subsequently extended to include College Street (1982) and then Chapel Street, Lavant Street and the Station Road area (1991). The boundaries had not been reviewed since. After careful consideration of the historic interest and architectural quality of some of the surrounding areas, a number of changes were proposed as part of the 2013 public consultation and as a result the boundary was amended as now shown. Further details are provided in the Management Plan.

6.2 The control of unlisted buildings

The Petersfield Conservation Area (as existing and as proposed) includes a large number of unlisted residential properties, most of which date to the late 19th or early 20th century. The majority of these are considered to make a positive contribution to the special interest of the Conservation Area and these buildings must be protected from demolition or inappropriate alterations which can be carried out without planning permission under householders' 'permitted development' rights. These include such changes as:

These permitted development rights can be removed by the imposition of an Article 4 Direction, bringing such changes under planning control.

6.3 Statutory and local list review

The statutory list for Petersfield was drawn up in the early 1980s. It appears that several important buildings were either missed altogether or were not recognised as being as old or as significant as they are. In addition, the SDNPA has recently drawn up criteria to assess unlisted buildings for 'local listing'. A number of buildings or structures within the Conservation Area have been identified for either statutory or local listing.

6.4 Protection of property boundaries and spatial qualities

Parts of the Conservation Area are notable for their boundary walls, front gardens, and historic layout, which may follow medieval burgrave plots. These need to be protected and enhanced as appropriate in the future.

6.5 Economic viability and sites for enhancement

Whilst the town centre, based around the High Street and The Square, appears to be a vibrant and well used commercial core to the town, there are other areas, such as Chapel Street, Lavant Street and parts of Dragon Street, which appear to be suffering in the current economic climate from a lack of customers. This results in low investment in properties, generally poor quality frontages, and neglected buildings, some of which are vacant.

6.6 Advertising and shopfronts

There are many shops within the Conservation Area, some of them in listed buildings. However, many of these shopfronts are very poor quality and many are in need of complete replacement. Garish colours, over-large fascias, inappropriate signage (sometimes illuminated), and the use of plastic rather than painted timber, are all evident in the town centre.

6.7 The design of new development

Since the Inter-War period, there has been much new development in the town centre, some of the more recent being of poor quality and inappropriate scale. This can be seen particularly in Swan Street, at the junction of the High Street and Dragon Street, and at several sites in Dragon Street. By contrast, some developments, such as Pages Court and Folly Lane, have been carefully designed to fit into the existing historic plots and to reuse historic buildings in an imaginative way. The recent publication of the Petersfield Town Design Statement responds to some of these problems, and should

ensure that all new development preserves or enhances the Conservation Area, as required by the Planning (Listed Buildings and Conservation Areas) Act 1990.

6.8 The protection of the landscape setting and views

Petersfield sits in a rural setting close to the South Downs. Long views out of the town to in several directions are of note, as are shorter vistas within the more built-up area. To protect these views, all new development will have to be carefully designed. It is also proposed to extend the Conservation Area boundary to include more historic development around the town centre, to provide additional protection to the area of special architectural and historic interest.

Part 2: Management Plan

I Introduction

I.1 The purpose of the Management Plan

Part 1 of this document, the Character Appraisal, has identified the special positive qualities of the Petersfield Conservation Area which make the Conservation Area unique. Part 2 of this document, the Management Plan, builds upon the positive features and addresses the negative features which have been identified to provide a series of recommendations for improvement and change.

Given its location within the South Downs National Park, the ultimate responsibility for most of these actions lies with the National Park Authority. However, the Authority has a policy and culture of working with a broad range of partners in all of its work and this approach will be particularly relevant in the Petersfield Conservation Area, where several different organisations are involved. Amongst those partners, East Hampshire District Council (which currently has delegated powers to deal with most planning applications in Petersfield), Hampshire County Council (as Highways Authority) and Petersfield Town Council (which comments on most planning applications in the area, is sponsoring the emerging Neighbourhood Plan, and also owns Petersfield Heath) will all have a particular role to play in some of the proposed actions in the Management Plan.

This Management Plan is in conformity with English Heritage guidance as set out in Understanding Place: Conservation Area Designation, Appraisal and Management (March 2011). Additional government guidance regarding the management of

historic buildings and conservation areas is set out within the National Planning Policy Framework, published in March 2012, which replaced Planning Policy Statement 5: Planning and the Historic Environment (PPS5).

I.2 Relevant documents

This Management Plan should be read in conjunction with the following relevant documents:

(i)
**East Hampshire District Council
Joint Core Strategy**

The Core Strategy for East Hampshire has been prepared jointly with the SDNPA. It sets out the overall planning framework for the District and provides the basis for all other Local Development Framework policy documents. The examination into the Joint Core Strategy is currently suspended whilst further work is carried out. The Examination will re-commence in October 2013. It is hoped to adopt the Joint Core Strategy in early 2014.

(ii)
**South Downs National Park
Authority (SDNPA)**

The South Downs National Park Management Plan was adopted in December 2013. This is the relevant policy document for the whole of the National Park.

The purposes and duty of the National Park, as set out in The Environment Act 1995, are:

- » Purpose 1: To conserve and enhance the natural beauty, wildlife and cultural heritage of the area.
- » Purpose 2: To promote opportunities for the understanding and enjoyment of the Park's special qualities by the public.
- » To seek to foster the economic and social well-being of the communities living within the National Park.

(iii)
Petersfield Town Design Statement

This document was drawn up following the Market Town Health Check, prepared by Petersfield Tomorrow and published in 2006. It was prepared by the Town Character Group, part of the Petersfield Tomorrow Town Partnership in collaboration with East Hampshire District Council. It provides design guidance and recommendations for the town including the village of Sheet. The Design Statement is written to support and amplify existing and emerging planning policies and was been adopted by EHDC as non-statutory planning guidance in July 2010, and also, by default, by the SDNPA.

(iv)
Petersfield Retail Study 2012

This was prepared by Nathaniel Lichfield and Partners and is available on the Town Council's website.

(v)
Petersfield Neighbourhood Plan

The Petersfield Neighbourhood Plan Steering Group has recently been established by the Town Council to supervise the drawing up of a new Neighbourhood Plan for the town. Consultations with the local community are currently (2013) taking place, with a view to the document going out to full public consultation in 2014. The Petersfield Conservation Area Character Appraisal and Management Plan will inform some of the recommendations within this document.

(vi)
East Hampshire District Council

Relevant documents published by EHDC include a Character Appraisal of the Petersfield Conservation Area, produced in the 1980s, and Shopfront Guidance.

(vii)
English Heritage

Understanding Place: Conservation Area Designation, Appraisal and Management (published in March 2011).

(viii)
National policy

Additional government guidance regarding the management of historic buildings and conservation areas is set out within the National Planning Policy Framework (NPPF), published in March 2012, which replaced Planning Policy Statement 5: Planning and the Historic Environment (PPS5).

2 Recommended Actions

2.1 Conservation Area boundary

The Petersfield Conservation Area was designated on 19 March 1976. It was subsequently extended to include College Street (1982) and then Chapel Street, Lavant Street and the Station Road area (1991).

Twelve potential extensions to the Conservation Area were discussed and/or inspected with the Petersfield Society, including a walkabout on 25th January 2013. Following public consultation in June 2013, the following parts of Petersfield were added to the Petersfield Conservation Area on 12 September 2013:

- » Properties in North Road and Station Road
- » Properties in Windsor Road
- » Properties in Barham Road
- » A number of 19th century and early 20th century properties in Heath Road, Herne Road, Weston Road and The Avenue, including the Festival Hall and the swimming pool
- » Terraced houses facing Hylton Road
- » Terraced houses facing Swan Street and Charles Street; the former grade II listed almshouses in Swan Street, and properties in The Spain

Minor changes, to ensure that the existing boundary followed established property boundaries rather than cutting through gardens or buildings, were also agreed, which mainly affect the east side of College Street, where some of the modern development facing Grenehurst Way was excluded, although where the new buildings form part of the streetscape to College Street, they were retained.



Houses in Windsor Road



Houses in Charles Street



The Jolliffe almshouses in Swan Street

RECOMMENDED ACTION 1:

The South Downs National Park Authority (SDNPA) will continue to monitor the boundaries of the Petersfield Conservation Area and will consider additions or deletions as appropriate from time to time.

2.2 The control of unlisted buildings

The Petersfield Conservation Area includes a large number of unlisted properties, most of which date to the late 19th or early 20th century. The majority of these unlisted properties are considered to make a positive contribution to the special interest of the Conservation Area although they are threatened by demolition, or by inappropriate alterations or additions.

The demolition of any structure over 115 cubic metres requires planning permission and the proposed demolition of any of the unlisted but 'positive' buildings (as marked on the Character Area maps) will be resisted by the local planning authority, so any applications for demolition will have to be accompanied by a Justification Statement similar to that required for the demolition of a listed building. The retention of unlisted but 'positive' buildings is included in English Heritage guidance relating to the protection and management of conservation areas. There is already a presumption in favour of the retention of listed buildings and buildings of local interest. In addition, all unlisted buildings in use as family houses have a number of permitted development rights which allow a number of alterations to be carried out without planning permission. This contrasts with residential properties which are used as flats or HMOs (Houses in Multiple Occupation), or commercial properties generally, which have far fewer permitted development rights, so such changes are already controlled by the need to obtain planning permission.

The changes to family houses which are permitted development include:

- » The replacement of traditional roof materials with concrete or artificial slate roofing
- » Removing chimney stacks or adding rooflights
- » Changing original timber windows and front doors with uPVC or aluminum
- » Adding front porches
- » Demolishing front boundaries walls and losing front garden space to create car parking areas



No. 16 Station Road



Osborne Road



Sandringham Road front doors to Nos. 2 and 4

These permitted development rights can be removed by the imposition of an Article 4 Direction, bringing such changes under planning control, although they would only be used to control the 'positive' family houses in the Conservation Area. Article 4 Directions are made under the General Permitted Development Order 1995 (as amended), and can be served by a local planning authority to remove permitted development rights where there is a real threat to a particular residential building or area due to unsuitable alterations or additions. An Article 4 Direction is accompanied by a Schedule that specifies the various changes to family dwellings, which will now require planning permission. It does not mean that development (such as changes to windows or doors), will necessarily be impossible. It does, however, mean that planning permission has to be sought and this allows for the merits of a proposal to be considered against the conservation interests.

Whilst an Article 4 Direction cannot be retrospective, the serving of one would incrementally improve the character and appearance of the Petersfield Conservation Area. An Article 4 Direction can also be focused on groups of buildings, rather than the whole conservation area, such as unlisted buildings of particular local significance and all 'positive' buildings. Any Direction will require an up to date photographic survey to record the present condition of the buildings concerned, and written guidance will need to be provided to householders. Where resources allow, the provision of grants to



This front garden in Osborne Road has been converted into parking

help with the additional costs associated with traditional materials or the reinstatement of lost architectural features (such as the replacement of uPVC windows with windows to a traditional design) can be helpful and enhance the character of the conservation area over the long term.

Under an Article 4 Direction, planning permission can be required for the following, depending on the permitted development right removed:

House extensions

Planning permission will be required for the enlargement, improvement or other alteration of a dwelling house (including entrance porches) which fronts a highway, private road or open space (this lowers the limit of 'permitted development' already imposed by conservation area designation).

Painting of dwelling houses

Planning permission will be required for the painting of the exterior of a dwelling house.

Roofs

A planning application will be required for alterations to a roof slope which fronts a highway, private road or open space; including a change in the roof materials and the insertion of roof lights (new dormer windows already require planning permission under separate legislation).

Replacement windows and doors

The replacement of existing windows and doors which front a highway, private road or open space will require planning consent – note that part L of the Building Regulations, requiring double glazing for new windows, can be relaxed in the conservation area (or for listed buildings).

The creation of car parking in front gardens and the removal or replacement of front boundaries

The creation of a parking space in a front garden, and or the removal of a front boundary, such as a low stone wall, will require planning permission.

An Article 4 Direction can be ‘fine tuned’ to suit the particular circumstances of a conservation area. In Petersfield, it is suggested that only the unlisted ‘positive’ family dwellings (including buildings suggested for local listing) are included.

RECOMMENDED ACTION 2:

The local planning authority considers serving an Article 4 Direction on the Petersfield Conservation Area, to cover all of the unlisted dwelling houses which are marked as ‘positive’ on the Townscape Appraisal Maps, to include the various alterations detailed above.

2.3 Statutory and local list review

The statutory list for Petersfield was drawn up in the early 1980s. It appears that several important buildings were either missed altogether or were not recognised as being as old or as significant as they are. There may therefore be a number of buildings within the Petersfield Conservation Area (as existing and proposed) where statutory listing would be appropriate, or where existing listed buildings would benefit from more accurate listed building descriptions or from being upgraded.



Herne House, and Nos. 28 and 30 Herne Road (originally one house)

It is considered that the following buildings are of sufficient ‘special architectural or historic interest’ to merit statutory listing:

- » Herne House, and Nos. 28 and 30 Herne Road (originally one house)

Revised list descriptions required for:

- » Nos. 18 and 20 Sheep Street
- » No. 48 College Street

With regard to local listing, with the publication of Planning Policy Statement 5 (PPS5), which was replaced by the National Planning Policy Framework (NPPF) in March 2012, the importance of identifying unlisted ‘heritage assets’ has been strengthened. As part of the pro-active management of the historic built environment, local planning authorities are therefore incrementally drawing up ‘Local Lists’ of buildings or structures which are of local, rather than national, significance. Currently, ‘locally listed’ buildings do not have the same statutory protection which is afforded to listed buildings (which are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990), but it is possible to provide policies for their management within the Core Strategy or as part of a Supplementary Planning Document (SPD).

The SDNPA has recently drawn up criteria to assess unlisted buildings for ‘local listing’. These are as follows:

Buildings or structures which display:

- » Architectural or historic character, with particular regard to vernacular survivals and post 1840 buildings of special interest
- » An historic association of regional significance or local importance
- » Evidence of local distinctiveness – with particular regard to the use of local materials or techniques
- » Group value – with other, adjacent buildings of merit

So long as:

- » Those buildings or structures are largely intact and
- » Their interest and significance has not been unduly diluted by later alteration or extension

On the basis of these criteria, the following buildings are proposed for local listing:

- » No. 9 Station Road
- » The Methodist Church, Station Road
- » Presbytery and hall to St Laurence Church, Station Road (church is listed grade II but these elements are not covered by the list description)
- » No. 16 Station Road
- » No. 18 Station Road
- » Petersfield Station
- » The Drum Public House, Chapel Street
- » Natwest Bank, No. 4 High Street
- » The Police Station, St Peter's Road
- » Petersfield Museum, St Peter's Road
- » Nos. 8 and 10 St Peter's Road
- » St Peter's Hall, St Peter's Road
- » Barn behind No. 52 College Street (52a)
- » United Reformed Church, College Street
- » No. 15 College Street
- » No. 12 Heath Road
- » The former Men's Institute, Heath Road
- » Nos. 15. 17 and 19 Heath Road
- » Nos. 11 and 13 The Avenue

A full description of each building and photographs are included at Appendix 2 Local List – detailed descriptions.

It is accepted that other buildings may come forward from time to time which could be

added to the local list, possibly as the result of further archaeological investigations into individual buildings being carried out.

Hampshire County Council has suggested that not only buildings should be considered for local listing, but also archaeological sites and designated landscapes. This will need to be discussed with the SDNPA and with East Hampshire District Council.

RECOMMENDED ACTION 3:

- » That the local planning authority agrees a new local list for Petersfield, which may be amended from time to time
- » That the local planning authority provide written guidance about local listing for property owners
- » That the local planning authority shall, from time to time, recommend buildings or structures for statutory listing

2.4 Protection of property boundaries and spatial qualities

Parts of the Conservation Area are notable for their boundary walls, front gardens, and historic layout, which may follow medieval burgage plots. Front boundaries are particularly important in the residential suburbs in Station Road and to the north of Station Road, in College Street, and in Sussex Road. Details and materials vary, but the use of a wide range of materials including flint cobbles, brick, ironstone, sandstone and malmstone, all strengthen local distinctiveness. Many of these boundaries are in front of unlisted residential properties where the use of Article 4 Directions will help to protect them from demolition or inappropriate



Flint boundary wall in Station Road



The Avenue

alterations. Where the buildings are listed, they are already provided with a high degree of protection.

Many of the buildings within the Conservation Area have large gardens where backland development including the creation of off-street parking should be resisted as detrimental to the character of the Conservation Area and the setting of adjoining historic buildings.

RECOMMENDED ACTION 4:

The SDNPA will work with its agent EHDC to ensure that applications for change to boundaries and privately-owned land within the Conservation Area are not detrimental to the special character of the area

2.5 Economic viability and sites for enhancement

Whilst the town centre, based around the High Street and The Square, appears to be a vibrant and well used commercial core to the town, there are other areas, such as Chapel Street, Lavant Street and parts of Dragon Street, which appear to be suffering in the current economic climate from a lack of customers. This results in low investment in properties, generally poor quality frontages, and neglected buildings, some of which are vacant.

The Petersfield Retail Study was prepared by Nathaniel Lichfield and Partners and is available on the Town Council's website – this provides some useful information about shopping trends and the need for more investment.

Whilst some work was done on 'branding' the town centre in the early 1990s, with new direction posts, new street lighting, new paving and new street furniture (such as the wooden seats in The Square), some of these features are now in need of replacement, repair or upgrading.

Applications for new housing within the Petersfield area could bring forward funds for enhancements within the town. Some funding is currently (March 2013) being made available to improve the appearance of Lavant Street but the scheme is still being formulated, and further information is awaited on the exact proposals. Meanwhile, the type of enhancements which could be considered for the whole Conservation Area include:

General improvements:

- » Improve the sense of arrival in Petersfield town centre, with better 'gateways' on entering the town
- » Agree car parking strategy for the town centre

- » Consider full or perhaps a partial pedestrianisation of the High Street, but only after full consultation with local businesses and the general community
- » Consider a 20 mph speed limit throughout the town centre (and possibly beyond if considered appropriate) to improve pedestrian safety
- » Standardise with a common palette of materials, products and colour the following:
 - » Street signs
 - » Street furniture (seats, litter bins, bollards etc.)
 - » Enhance the retail circuits, particularly from The Square to Chapel Street and Lavant Street, and give greater pedestrian priority in the High Street
 - » Remove all but disabled car parking in The Square
 - » Provide updated guidance on shopfronts and commercial signage
 - » Ensure that all new shopfronts are of the highest possible quality – produce new guidance?
 - » Consider planting more street trees generally
 - » Encourage a diversity of uses within the town centre
 - » Carry out a vacant property survey and consider whether temporary uses might be acceptable
- » Encourage the appropriate redevelopment or enhancement of sites noted on the Character Area maps as making a ‘negative’ contribution
- » Encourage private householders and business owners to remove their dustbins from the public pavements when not awaiting collection

Site specific: Lavant Street and Chapel Street

- » Consider a grant scheme for Lavant Street and Chapel Street in partnership with English Heritage and/or the Heritage Lottery Fund – this could address:
 - Repairs to the roofs
 - Upgrade front elevations
 - Replace uPVC windows
 - Improve the shopfronts
 - Improve the public realm
- » Contact the owners of vacant commercial property and see if a temporary use would be possible
- » Improve the pavements, street lighting, bollards, and signage
- » Ensure that new shopfronts are timber and appropriately designed – a common palette of colours would be helpful – incrementally remove all plastic signage and over-deep fascias
- » Refuse any further applications for takeaway restaurants if there are sound planning reasons to do so



No. 9 Dragon Street



Chapel Street

- » Consider traffic calming and providing greater pedestrian priority
- » Plant more street trees, although their siting might be constrained by the location of existing services
- » Consider new on-street parking arrangements
- » Ensure that no further erosion of the historic character takes place, for instance, but resisting the use of UPVC windows on the front elevations of commercial properties

Site specific: Dragon Street



Enhance this part of Dragon Street

- » Enhance the existing landscaped space outside Nos. 45, 47 and 49 Dragon Street (corner with the High Street) – consider street furniture and more street trees

RECOMMENDED ACTION 5:

The local planning authority will encourage the economic viability of the Petersfield Conservation Area and, subject to funding, will work with its partners to bring forward schemes for enhancement.

2.6 Advertising and shopfronts

There are many shops within the Conservation Area, some of them in listed buildings. However, many of these shopfronts are very poor quality and many are in need of complete replacement. Garish colours, over-large fascias, inappropriate signage, and the use of plastic rather than painted timber, are all evident in the town centre. There are particularly poor quality modern shopfronts in Chapel Street and Lavant Street. By contrast, the Conservation Area also contains a number of historic shopfronts which retain their original details, some more complete than others. The best surviving examples are considered to be:

Listed shopfronts of note:

- » No. 9 Dragon Street – listed grade II* for this 18th century shopfront
- » Nos. 17 and 19 High Street (ASK and Bath Travel) – 18th century
- » Nos. 14 and 16 Dragon Street (Malabon and the Lemon Grass Restaurant)

Unlisted traditional shopfronts of note:

- » No. 18 Chapel Street (Petersfield Barber Shop) – early 20th century
- » No. 39 Chapel Street (Petersfield Kebab) – late 19th century
- » No. 31 Chapel Street – The Petersfield Cobbler – 1920s/1930s
- » No. 8 Chapel Street (PamPurredPets) – c1900
- » No. 10 Chapel Street (Wine – vacant) – c1900
- » Nos. 4 and 6 Lavant Street (Rowans Delicatessen) – late 19th century – very well preserved and looked after though recently closed



Nos. 17 and 19 High Street (ASK and Bath Travel)
18th century



Nos. 4 and 6 Lavant Street (Rowans Delicatessen)
late 19th century



No. 18 Chapel Street (Petersfield Barber Shop)
early 20th century

- » Nos. 14 and 16 Lavant Street (Street Delight and Petersfield Motor Supplies) – late 19th century
- » No. 18 Lavant Street (The Bran Tub) – early 20th century
- » Nos. 20-22 (Arthur Bonnet) – early 20th century
- » No. 24a Lavant Street (The Tile Shop) – early 20th century
- » Nos. 25 and 27a High Street (Meon Face and Michael Miller and Partners) – early 20th century

Where new shopfronts are needed, they should:

- » Preserve any existing features of interest, such as original fascia boards, corbel brackets, mullions etc

- » Be made out of timber, and painted an appropriate colour
- » Have a hand-painted traditional shop sign
- » Have a panelled, tiled, brick or rendered stall riser, as appropriate in the location
- » Allow the use of upper floors for residential use by providing, if needed, a separate access
- » Well designed traditional hanging signs may be allowed in certain locations
- » Shopfronts should generally not be externally illuminated, unless the premises are open at night

It was noted that in some locations, a plethora of A-boards has become an obstacle to pedestrian movement, such as at the High Street entrance to Pages Court and in The Square outside Cubitt and West. It may be necessary to limit the number of boards in any one location. EHDC has produced a Shopfront Guidance leaflet, but this is in need of updating.

RECOMMENDED ACTION 6:

The local planning authority will work with the business community to ensure that all shopfronts and advertising signage within the Conservation Area is of the highest possible quality.



South side of the High Street

2.7 The design of new development

Since the Inter-War period, there has been much new development in the town centre, some of the more recent being of poor quality and inappropriate scale. This can be seen particularly in Swan Street, at the junction of the High Street and Dragon Street, and at several sites in Dragon Street. By contrast, some developments, such as Pages Court and Folly Lane, have been carefully designed to fit into the existing historic plots and to reuse historic buildings in an imaginative way. The recent publication of the Petersfield Town Design Statement responds to some of these problems, and should ensure that all new development preserves or enhances the Conservation Area, as required by the Planning (Listed Buildings and Conservation Areas) Act 1990. All new development within or on the edges of the Conservation Area (or as extended) must therefore adhere to the guidance contained within this document.



Folly Lane

The SDNPA now have a Design Review Panel which has been specifically appointed to raise design standards across the National Park. Major applications within Petersfield will be considered by this Panel.

RECOMMENDED ACTION 7:

The local planning authority will ensure that all new development in or on the edges of the Conservation Area is of the highest possible quality.



View from the Heath towards the eastern edge of the Petersfield Conservation Area

2.8 The protection of the landscape setting and views

Petersfield sits in a rural setting close to the South Downs. Long views out of the town to in several directions are of note, as are shorter vistas within the more built-up area. To protect these views, all new development will have to be carefully designed. It is also proposed to extend the Conservation Area boundary to include more historic development around the town centre, as well as Petersfield Heath, which provides the east side of the town with its principal landscape feature.

As detailed above, all new development must follow guidance contained within the Petersfield Town Design Statement. This specifically (Chapter 6) mentions the preservation and or the protection of the views out into the surrounding countryside and hills.

RECOMMENDED ACTION 8:

The local planning authority will ensure that all new development in or on the edges of the Conservation Area protects or enhances existing views into and out of the Conservation Area.

3 Action Plan

Local authorities are required by law to periodically review their conservation areas and the preparation of Character Appraisals and Management Proposals is part of this obligation. In the past, keeping Character Appraisals and Management Plans up to date has been a Key Performance Indicator in the Best Value assessment of local authorities, and 'best practice' now suggests that reviews should take place as regularly as resources allow.

The South Downs National Park Authority will be expected to regularly review the content of this document, to carefully monitor change within the Petersfield Conservation Area, and to involve the community in any proposals for enhancement (although these enhancements will of course be subject to the funding being available).

Immediate actions (up to one year)

- » Approve the Petersfield Conservation Area Character Appraisal and Management Plan, following public consultation in June 2013
- » Designate the proposed additions to the Petersfield Conservation Area (done on 12 September 2013)
- » Work with EHDC, Petersfield Town Council and Hampshire County Council as the Highways authority to bring forward proposals for change within the Conservation Area

Medium term (one to three years):

- » Consider a grant scheme in partnership with English Heritage or the Heritage Lottery Fund to improve the condition of buildings and spaces within the Conservation Area
- » Prepare detailed schemes for enhancement

- » Serve the Article 4 Direction, ensuring that a full photographic record of the buildings affected is made when the Direction is served
- » Develop the Local List for Petersfield, in consultation with the local community

Longer term (three years onwards):

- » Carry out periodic reviews of the effectiveness with which the service addresses pressures for change (e.g. by monitoring applications for Listed Building Consent within the Petersfield Conservation Area)
- » Update the baseline photographic survey of the Petersfield Conservation Area on a regular basis
- » Review the Petersfield Conservation Area Character Appraisal on a regular basis
- » Review and update the Petersfield Conservation Area Management Plan on a regular basis

4 Contact Details

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Appendices

Appendix I: Maps

Map 1 **Petersfield Conservation Area** **Boundary**

Map 2 **Character Areas Map**

Map 3 **Character Area 1:**

- » Station Road, Osborne Road, part Sandringham Road, part Tilmore Road, part Chapel Street

Map 4 **Character Area 2:**

- » Petersfield Station, Lavant Street, and part Chapel Street

Map 5 **Character Area 3:**

- » Petersfield historic town centre - The Square, High Street, Dragon Street and St Peter's Road

Map 6 **Character Area 4:**

- » Sheep Street, The Spain and part of Hylton Road

Map 7 **Character Area 5:**

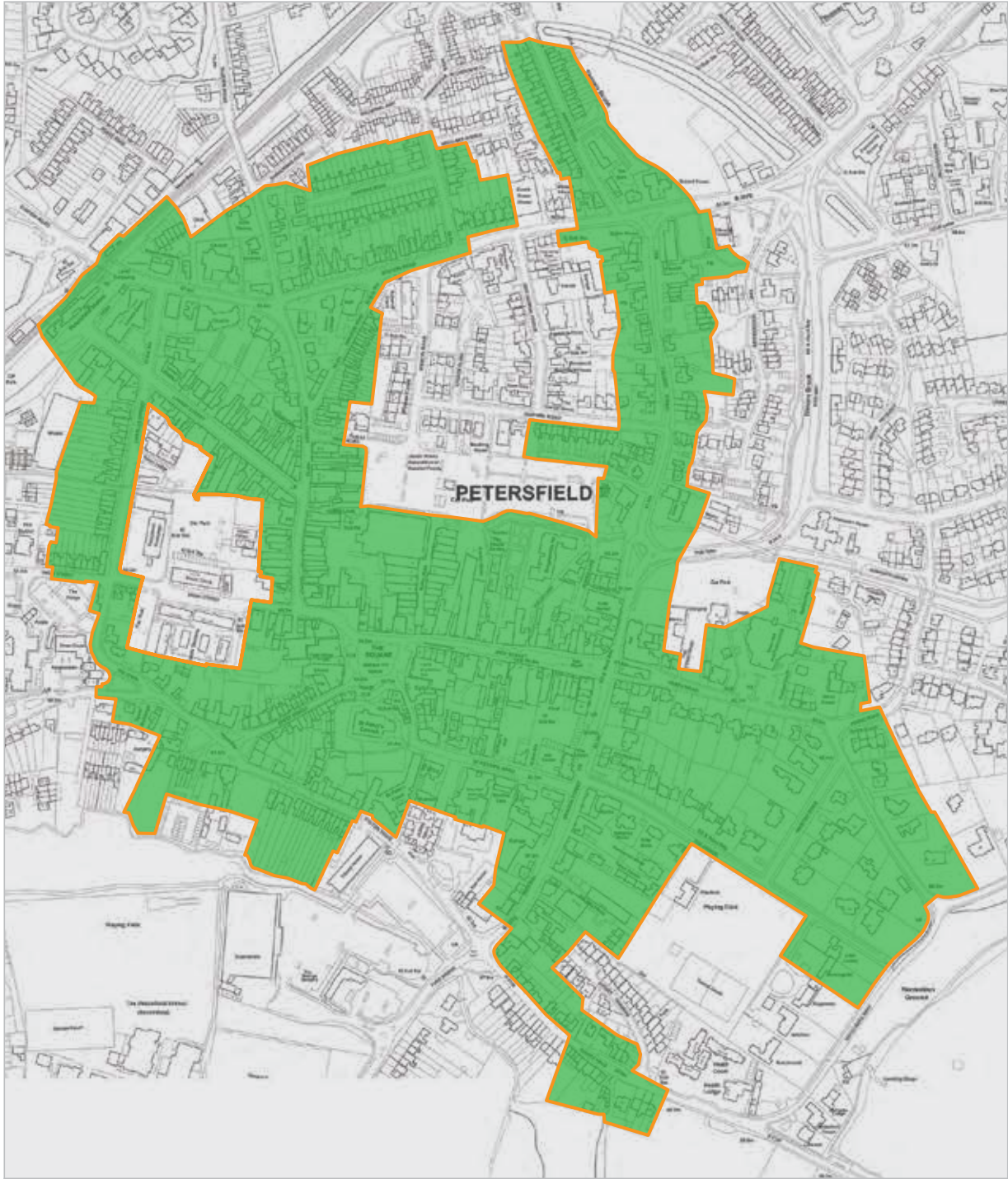
- » College Street

Map 8 **Character Area 6:**

- » Sussex Road

Map 9 **Character Area 7:**

- » Heath Road, Weston Road and The Avenue



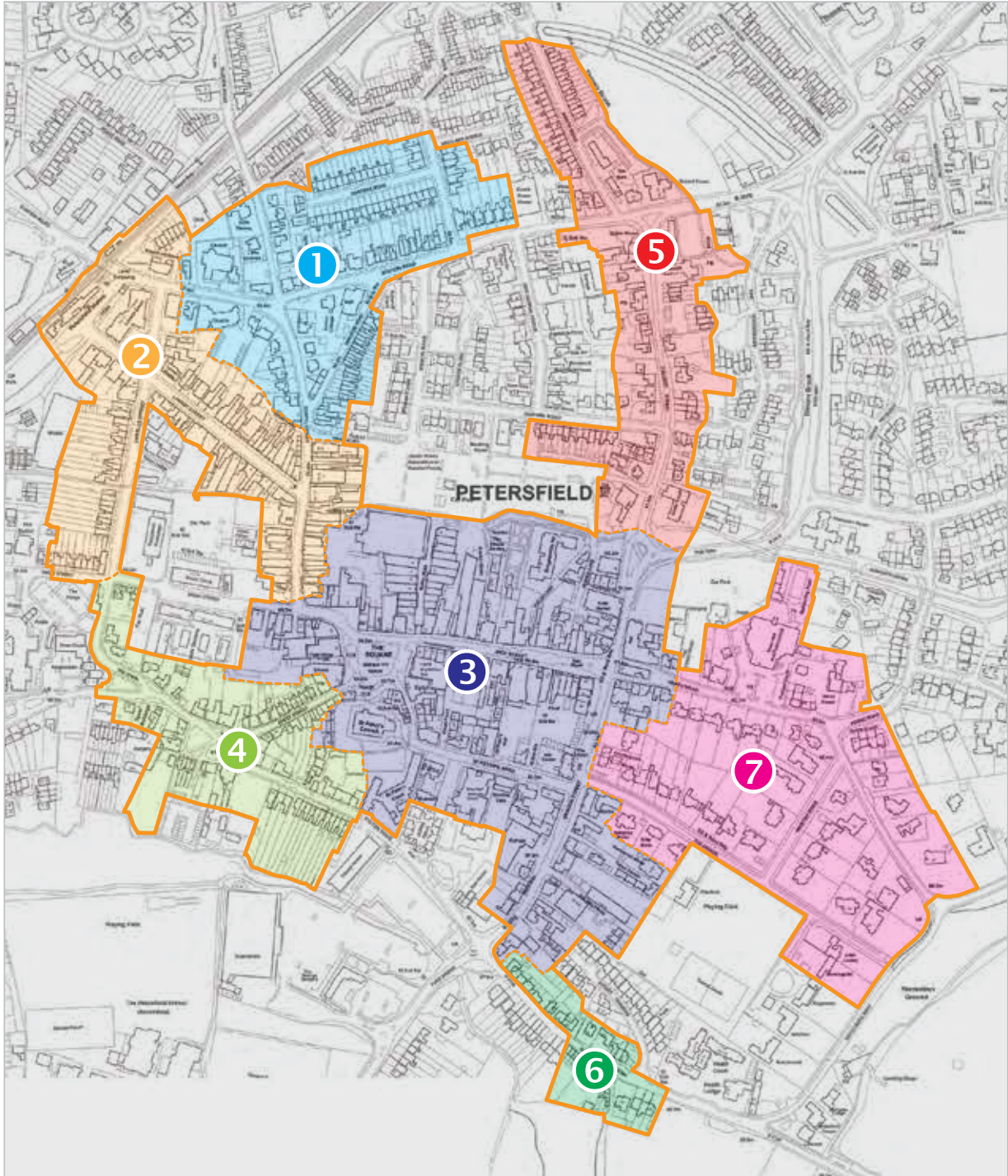
South Downs National Park Authority
Petersfield Conservation Area
Map I: Conservation Area Boundary

 Conservation Area Boundary



not to scale


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South Downs National Park Authority
Petersfield Conservation Area
Map 2: Character Areas



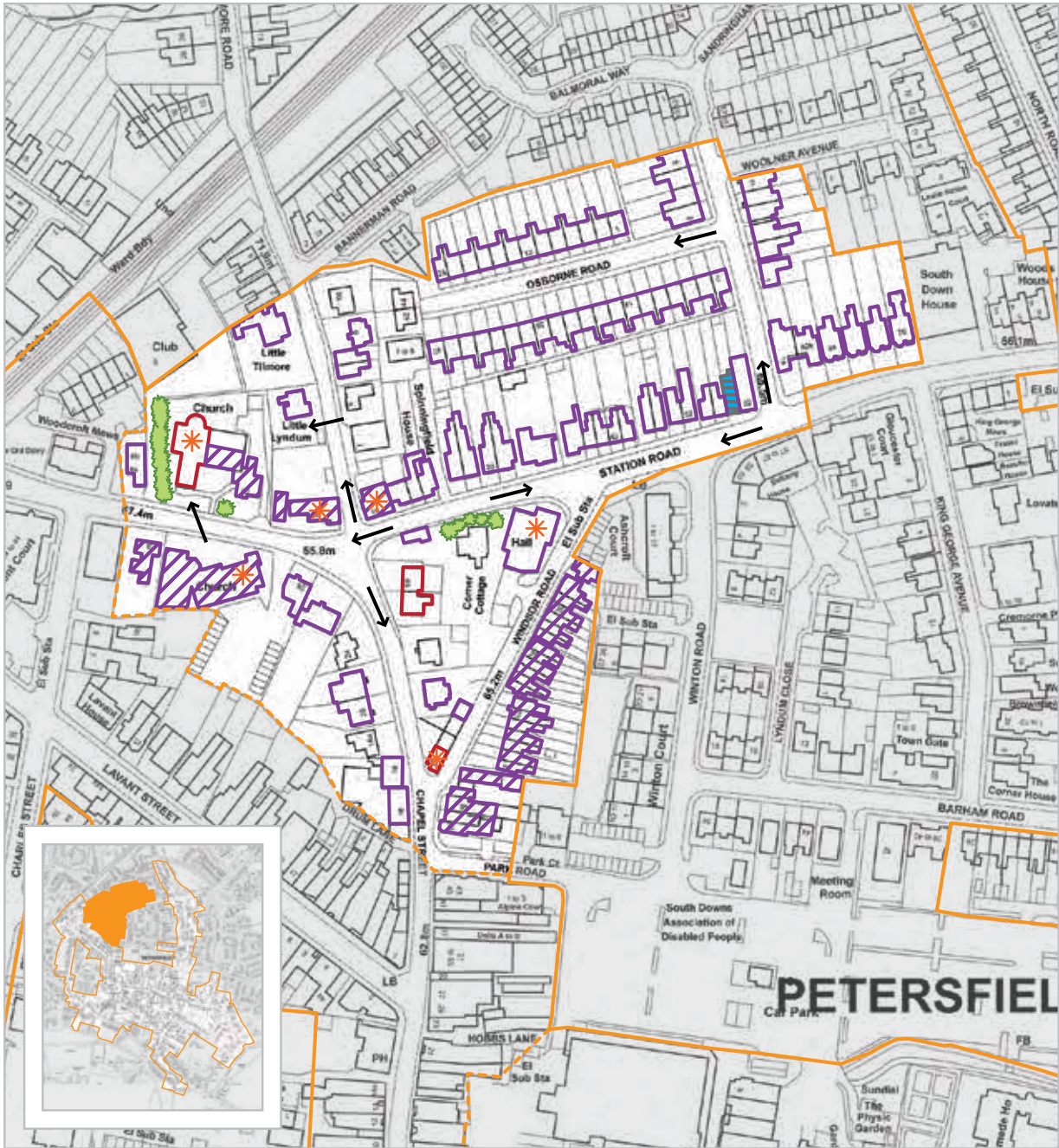
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 Conservation Area Boundary

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Character Areas:

- 1** Station Road, Osbourne Road, part Sandringham Road, part Tilmore Road and part Chapel Street
- 2** Petersfield Station, Lavant Street, part Chapel Street and Charles Street
- 3** Petersfield historic town centre - The Square, High Street, Dragon Street and St Peter's Road
- 4** Sheep Street, The Spain and part of Hylton Road
- 5** College Street
- 6** Sussex Road
- 7** Heath Road, Weston Road and The Avenue












South Downs National Park Authority
Petersfield Conservation Area

Townscape Appraisal Map

Map 3 - Character Area I:
 Station Road, Osborne Road,
 part Sandringham Road, part Tilmore Road,
 part Chapel Street



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- | | | | |
|---|--|---|------------------------------------|
|  | Conservation Area Boundary |  | Historic Buildings for Enhancement |
|  | Character Area Boundary |  | Focal Buildings |
|  | Grade II Listed Buildings |  | Important Trees or Tree Groups |
|  | Positive Unlisted Buildings |  | Notable Views |
|  | Positive Unlisted Buildings for Statutory or Local Listing | | |



South Downs National Park Authority
Petersfield Conservation Area

Townscape Appraisal Map

Map 4 - Character Area 2:
 Petersfield Station, Lavant Street,
 Chapel Street and Charles Street



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- | | | | |
|---|--|---|--------------------------------|
|  | Conservation Area Boundary |  | Negative Buildings |
|  | Character Area Boundary |  | Focal Buildings |
|  | Positive Unlisted Buildings |  | Important Trees or Tree Groups |
|  | Positive Unlisted Buildings for Statutory or Local Listing |  | Notable Views |
|  | Historic Buildings for Enhancement |  | Stream |



South Downs National Park Authority
Petersfield Conservation Area

Townscape Appraisal Map

Map 5 - Character Area 3:
 Petersfield historic town centre - The Square,
 High Street, Dragon Street, St Peter's Road

NOTE: 90% of other character area maps to fit page



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- | | | | |
|--|--|--|--------------------------------|
| | Conservation Area Boundary | | Negative Buildings |
| | Character Area Boundary | | Focal Buildings |
| | Grade I Listed Buildings | | Traditional Paving |
| | Grade II* Listed Buildings | | Important Walls |
| | Grade II Listed Buildings | | Important Trees or Tree Groups |
| | Positive Unlisted Buildings | | Important Open Green Spaces |
| | Positive Unlisted Buildings for Statutory or Local Listing | | Notable Views |
| | Historic Buildings for Enhancement | | Stream |














South Downs National Park Authority
Petersfield Conservation Area

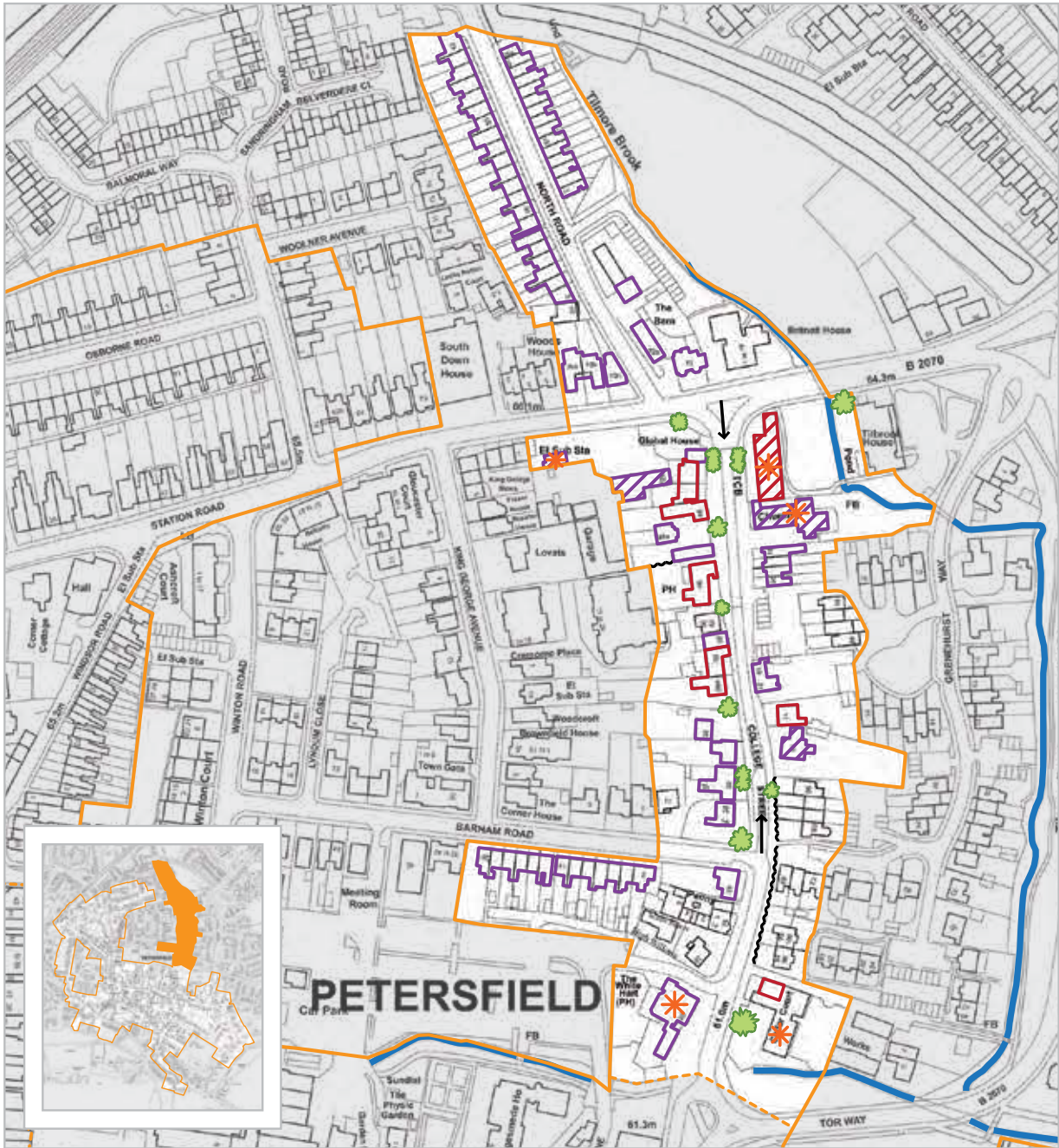
Townscape Appraisal Map

Map 6 - Character Area 4:
 Sheep Street, The Span, part Hylton Road



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- | | |
|---|--|
|  Conservation Area Boundary |  Traditional Paving |
|  Character Area Boundary |  Important Walls |
|  Grade II* Listed Buildings |  Important Trees or Tree Groups |
|  Grade II Listed Buildings |  Important Open Green Spaces |
|  Positive Unlisted Buildings |  Notable Views |
|  Focal Buildings | |



South Downs National Park Authority
Petersfield Conservation Area












Townscape Appraisal Map

Map 7 - Character Area 5:
 College Street

NOTE:
 90% of other character area
 maps to fit page

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- | | | | |
|---|--|---|--------------------------------|
|  | Conservation Area Boundary |  | Focal Buildings |
|  | Character Area Boundary |  | Important Walls |
|  | Grade II* Listed Buildings |  | Important Trees or Tree Groups |
|  | Grade II Listed Buildings |  | Notable Views |
|  | Positive Unlisted Buildings |  | Stream |
|  | Positive Unlisted Buildings for Statutory or Local Listing | | |



South Downs National Park Authority
Petersfield Conservation Area

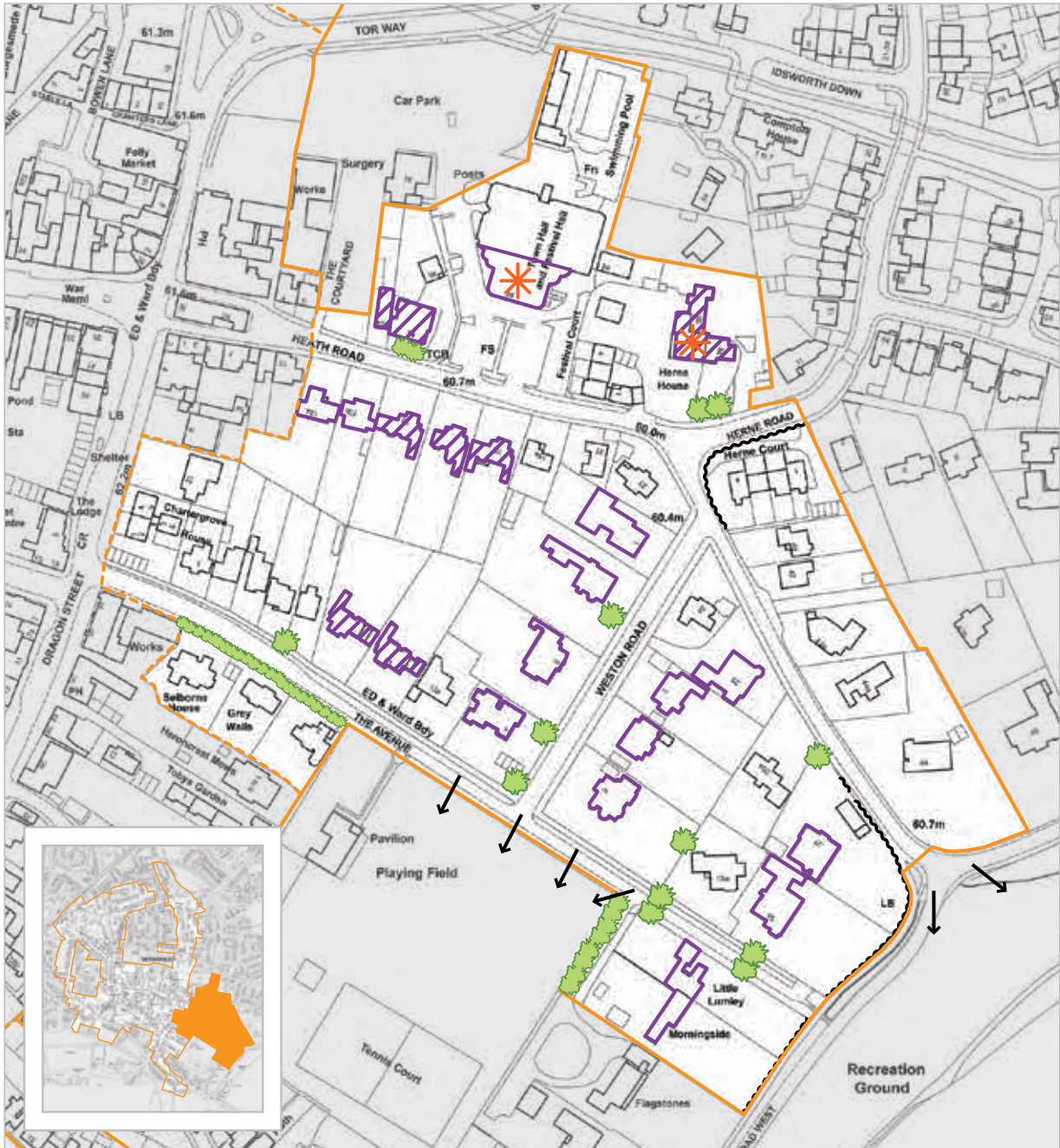
Townscape Appraisal Map

Map 8 - Character Area 6:
 Sussex Road











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- Conservation Area Boundary
- Character Area Boundary
- Grade II Listed Buildings
- Positive Unlisted Buildings
- Positive Unlisted Buildings for Statutory or Local Listing
- Important Walls
- Notable Views



South Downs National Park Authority
Petersfield Conservation Area
 Townscape Appraisal Map
Map 9 - Character Area 7:
 Heath Road, Weston Road and The Avenue

-  Conservation Area Boundary
-  Character Area Boundary
-  Positive Unlisted Buildings
-  Positive Unlisted Buildings for Statutory or Local Listing
-  Focal Buildings
-  Important Walls
-  Important Trees or Tree Groups
-  Notable Views



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Appendix 2: Local List – detailed descriptions

» **No. 9 Station Road**



No. 9 is shown on the 1842 Tithe Map (and possibly on the 1832 map though it is not clear) and probably dates to the late 18th or early 19th century. It is a symmetrical two storey brick building, three windows wide, with a central front door. The plumb-coloured brickwork is laid in Flemish bond with some darker burnt headers, and the roof is hipped and covered in handmade clay tiles. There are tall chimney stacks at either end of the house. The windows are two over two timber sashes, probably mid to late-19th century in date – the originals would probably have had six over six panes – and there are painted lintels over each window. The front door has four flush panels, defined by small mouldings, in the early 19th century style, with a curved fanlight above defined by a stone arch, painted white to match the lintels.

» **Petersfield Methodist Church, Station Road**



The Wesleyan Methodist Church was built in 1903 as part of a revival in Non-Conformism. It seated 300 worshippers and a new Sunday School was also provided on the same site. The designer was T E Davidson of London and the builder was John Holder of Sheet. A Primitive Methodist Chapel was also built on an adjoining site in 1902 as part of the same revival. In 1932, the year of the Methodist Union, the Wesleyan Methodists and the Primitive Methodists joined their churches, so the former Primitive Methodist Chapel was converted into a church hall, a role it continues to provide today. The church is a substantial building, constructed in knapped flint with red brick dressings in the Early English style, with a tall tower topped by a small spire which is a very important feature in views along Station Street. It also acts as a focal point in views across the town.

» **The Presbytery to St Laurence Church, Station Road**



St Laurence Church is listed grade II but the Presbytery is not included in the list description. The church was built in 1890-1 to the designs of the architect John Kelly (1840-1904) of the practice Kelly and Burchell. Its large copper dome, recently renewed, is an important feature within the adjoining streetscape. The Presbytery is probably of the same date, and is a small two storey red brick building with a prominent half-timbered first floor gable facing southwards to the street. It retains the original mullioned windows with small paned fanlights, and there is a corner entrance enclosed by a small projection to the west side which also has a first floor gable with detail which match the front. A single storey link connects the Presbytery to the Church, all in the same red brick, with sash windows and a pitched tiled roof.

» **No. 16 Station Road**



No. 16 is a prominent corner building at the junction with Tilmore Road. It is two storeys high with steeply pitched tiled roofs and further very decorative tile hanging to the first floor. To the east, a gabled bay steps forward with an enclosed porch to the ground floor and an oriel window to the first. The windows are leaded lights set in casements. The white-painted rendered ground floor has two brick buttresses to the front, probably added for architectural effect rather than for any practical need. The side elevation facing Tilmore Road is built from flint, laid in courses, with a varied assortment of casement leaded light windows. A building is shown on this site on the 1842 Tithe Map, but there is nothing on the 1832 Map, suggesting that it dates to the intervening period. Stylistically, it has Arts and Crafts details more commonly found in the mid to late 19th century so it is possible that when it was used in the late 19th century as an office for the architectural practice of William Frederick Unsworth and his son Gerald, it was either completely rebuilt or at least substantially altered. They occupied the building with their assistant Harry Inigo Triggs, who restored the statue of William III in The Square in 1913. Triggs also designed the Steep War Memorial in 1918, a replica of a memorial he had designed in Sicily, and the War Memorial in the High Street, Petersfield, (1922) both of which show an Italian influence. Unsworth had been, in 1879, the co-architect of the first Shakespeare Memorial Theatre in Stratford and was engaged to co-design some of the early Bedales buildings. He purchased Restalls in a dilapidated condition in Steep in 1905 and built Ashford Chace in 1912.

» **No. 18 Station Road**



No. 18 is very similar to No. 16 in terms of its height, roof form and general appearance. It also has a hipped roof covered in handmade clay tiles, with further tiles to the first floor. The brickwork to the ground floor appears to be 18th century in date with a mixture of both blue and red bricks. The windows are modern casements. Stylistically, this building appears to be a probably 17th century lobby-entry house with a late 18th century refronting. It is shown on the 1842 Tithe Map but not on the 1832 map, appearing to confirm that the 1832 Map is possibly not accurate.

» **Petersfield Station, bridge and signal box**



Petersfield Station was completed in 1859 to the designs of Sir William Tite (1798-1873), the great railway architect, who was also responsible for the rebuilding of the Royal Exchange in London in 1844. Local listing is also suggested for the adjoining single storey offices, the footbridge, and the signal box. The main station building is three storeys high with a tall gable facing down Lavant Street and is typical of Tite's work of the period, although it has been somewhat altered, which is probably why it is not statutorily listed. These alterations include the removal of the

decorative bargeboard to the prominent front gable which is shown in early photographs and the replacement of all of the original windows. The signal box is currently under consideration for statutory listing.

» **The Drum Public House, Chapel Street**



The Drum retains some late 16th century timber framing with a wide gable facing the street which may also date to this period. An extension was added on to the northern end of the building, close up to the Drum Stream, in the late 19th or early 20th century. Inside there is some exposed timber framing.

» **Natwest Bank, No. 4 High Street**



This very substantial building is shown on the 1909 map and probably dates to the 1880s. It

is a purpose-built bank, three storeys high and five windows wide and retains all of its original details including the sashed windows, front door and fine Italianate details. The ground floor is faced in stone with a shopfront of paired sash windows to either side of the central entrance. Above are five sashed windows with semi-circular stone decoration, with five further sashed windows to the second floor. A buff coloured brick is used for the facing. In all, the building is an extremely well preserved and prominent example of a late 19th century purpose-built bank, worthy of local listing if not statutory listing.

» **The Police Station, St Peter's Road**



The Police Station retains a plaque saying 'County Police Station 1858'. It is simply detailed, robust five bay two storey building, built in knapped flint with red brick dressings. The roof has two shallow hips and is covered in slate. It retains some three light sash windows which may be original.

» **Petersfield Museum, St Peter's Road**



This two storey building was built in 1893 as the Magistrate's Court and is located immediately behind the Police Station. The designer was the County surveyor, James Robinson. It consisted of a courtroom with accommodation for staff and the public, plus a Justices of the Peace consulting room and a female witnesses' private room. The building is faced in random flint with red brick dressings and has a tall gable facing the twitten which runs down the western boundary to it.

» **Nos. 8 and 10 St Peter's Road**



This pair of matching houses is shown on the 1842 Tithe Map. The buildings are three storeys high with one window to each of the first and second floors—each with six over six sashes. The ground floors have matching oriel bay windows, probably late 19th century but in keeping, with neo-Georgian doorcases which are likely to be early 20th century in date. The side elevations are built in red brick but the street frontage is covered in slates which have been painted. There is a dentil brick eaves cornice below the shallow tiled roof which faces the street.

» **St Peter's Hall, St Peter's Road**



St Peter's Hall is a late 19th century flint building with red brick dressings, similar to

the adjoining Magistrate's Court of the late 19th century. There is a side entrance and tall Gothic window facing the street.

» **Barn behind No. 52 College Street (52a)**



This large timber-framed barn has not been inspected internally but it is shown on the 1842 Tithe Map. It is weather-boarded with a steeply pitched clay tiled roof. It lies on the same site as the building below.

» **Brick building with chimney, 52a College Street**



This small single storey building may once have been a laundry as it retains a very tall brick chimney which is important in views along Station Road. It is first shown on the 1909 map so it is probably late 19th century in date. It has a clay pantiled steeply pitched roof and is built using red and blue bricks. The interior has not been inspected. It forms a group of unusual buildings within what is now a predominantly residential area, relating to former agricultural or industrial uses.

» **The United Reformed Church,
No. 15 College Street (formerly
the Congregational Church)**



The first church on this site was built as a Free Church in the late 18th century by a Church of England clergyman, John Eyre, a founding member of the Church Missionary Society. With his friend Richard Densham, they established a 'village itineracy' to preach to the poor in the rural areas around London. Whilst they were generally not well received, they determined to settle in Petersfield and they were also responsible for starting the first Sunday School in the town. Richard Densham was ordained the first minister of the Petersfield Congregational Church in 1799. Their chapel was demolished in 1883 when the present building was built, a fairly plain design faced in uncoursed sandstone, with a tall gable facing the street above the main entrance. There is a steeply pitched slate roof with decorative ridge tiles, and Gothic windows with leaded lights.

» **No. 12 Heath Road**



This building is just one room wide, and probably dates to the late 18th century. Two storeys plus attic tall, it retains a hipped gable facing the street. The ground floor is brick with tile-hanging above concealing possible timber frame above. The roof is covered in handmade clay tiled roof with a brick stack on the east elevation. The windows are varied size, but are mainly multi-paned casements.

» **The former Men's Institute,
No. 14 Heath Road**



This building is dated 1886 and is built from red brick with a clay tiled roof topped by decorative ridge tiles. It retains its original timber mullioned and transomed windows, now painted white.

» **Nos. 15, 17 and 19 Heath Road
and Nos. 11 and 13 The Avenue**





Outside the Petersfield Conservation Area but within Petersfield town:

» **The Platts, The Purrocks**

This house was designed by William and Gerald Unsworth in 1908 as a small Edwardian country house and was featured in the first edition of *Country Life* in 1910. It is built using local squared rubble stone, with tile hanging, a tiled roof and brick chimney stacks. The formal garden was designed by Triggs and was described by Jekyll and Weaver in their 1914 book as a fine example of a garden for a small country house. Although it has been divided into three separate units, its original design outline is still visible.



» **Holly Brake, Monks Orchard**

Built in 1911, this house is an example of the work of the Arts and Crafts architect, Robert Weir Schultz, a close friend of Arthur Powell, William Letherby, Ernest Gimson and Sidney Barnsley, all of whom strongly influenced the designs for the Arts and Crafts houses in Church Road, Steep.



The back boundary of the houses in Heath Road back onto the gardens of these houses in The Avenue, and the similarities between the five buildings suggests they were all built by the same builder at around the same time – probably around the 1890s. Together they form a group of substantial Arts and Crafts houses, each built from red brick with tiled roofs. Although similar, each one has distinctive details including gables decorated moulded bargeboards, timber-framing or tile-hanging, sash windows with the top sash being sub-divided by glazing bars, and attractive porches supported on moulded timber posts. Overall, these are very well preserved and make a particularly important contribution to the character of the area.

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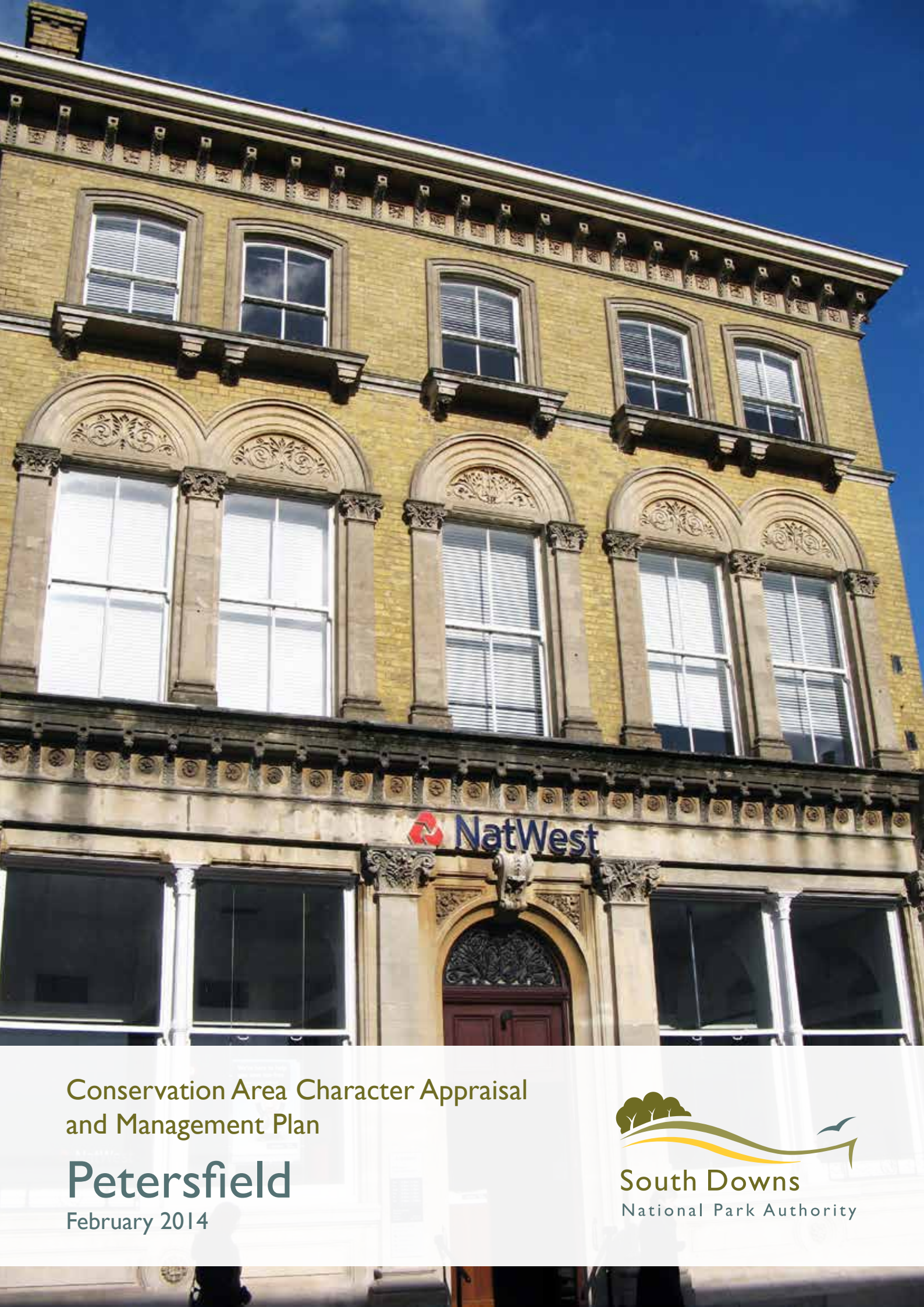
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Conservation Area Character Appraisal
and Management Plan

Petersfield

February 2014



South Downs
National Park Authority