

*Draft Technical Assessment and
Proposed Extension of*

New Alresford
CONSERVATION AREA



The City Council has recently published a draft Technical Assessment of New Alresford Conservation Area and will be holding a public meeting to discuss issues arising from the document.

As part of this Assessment it is proposed to extend the conservation area boundary to include those areas marked 1 to 4 on the map shown overleaf.

This leaflet, which is being delivered to all properties within the proposed extensions of the conservation area, summarises the effect any new designation would have on your property. A number of enhancement schemes are also proposed and this leaflet explains how you can be part of the consultation process.



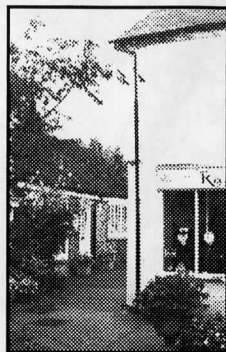
Winchester
City Council

**PUBLIC MEETING ON TUESDAY 4TH NOVEMBER 1997
AT 7.30PM IN
ST JOHN THE BAPTIST CHURCH HALL, WEST STREET, ALRESFORD**

What is a conservation area?

A conservation area is an area of 'special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. Local Planning Authorities have a legal duty to formulate and publish proposals for the preservation and enhancement of conservation areas and review existing boundaries.

The special character of an area is usually derived from a combination of many features such as trees, hedges, walls, open spaces, groups of buildings, sense of enclosure and the massing and detailing of buildings.



What is a Technical Assessment?

A Technical Assessment is a detailed site analysis in accordance with national guidance. The Assessment for New Alresford is available for inspection or purchase at the Planning Department, priced £5 and covers the historical development of the village, the built environment, including buildings and local details, hard and soft landscaping features and an analysis of townscape features. By defining objectively the different aspects and distinctive features of the conservation area, the Assessment establishes its overall character. Since New Alresford Conservation Area was originally designated in 1969, the Assessment has also looked at the boundaries of the conservation area to see whether they are still appropriate. In the course of the work, a number of opportunities for enhancement and boundary changes were identified.



Suggested Enhancements

The map shown overleaf defines the boundary of New Alresford Conservation Area and gives a brief description of the suggested enhancement measures arising from the Technical Assessment. The list of proposed enhancement schemes shown in this leaflet is not intended to be a final list. It is one of the purposes of this leaflet to obtain as many views as possible relating to these enhancement schemes and to allow the opportunity for additional or alternative enhancement measures to be suggested.

The enhancement measures proposed affect a variety of public and privately owned areas of land and buildings. Therefore it is unlikely that the City Council will implement most of these projects, or has the responsibility for their implementation. However, the final list of proposed schemes will serve as a programme for the future for the City Council and other bodies such as the Parish Council, utility companies or private landowners. If and when



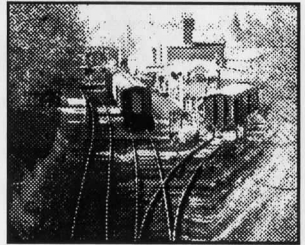
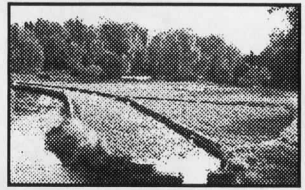
opportunities should arise through changes or development in particular areas, the list will highlight possible improvements.

How does conservation area designation affect you?

The designation of a conservation area should be seen as a public statement that the Local Planning Authority recognises the special historic or architectural interest of an area. With this in mind it is hoped that increasing public confidence will be demonstrated by the efforts of the local community to invest in the restoration and maintenance of older buildings and the general upkeep of their surroundings.

If the proposed boundary amendments are confirmed, and your property falls within the designated conservation area boundary, it is desirable to discuss any intended works to your property with a member of the Development Control section of the Planning Department to check if Conservation Area Consent or Planning Permission is required. The following is a summary of the legislation designed to retain a conservation area's special character and appearance.

- No buildings or structures should be demolished without obtaining Conservation Area Consent. (There are a few minor exceptions to this)
- Planning permission is required for some minor works where:-
 - a) an extension is greater than 50 cubic metres or greater than 10% of the total size of the dwelling.
 - b) the external walls of the property are to be clad in stone, artificial stone, tiles, timber or plastic.
 - c) an alteration materially affects the shape of the roof i.e. dormer windows.
 - d) a building (over certain dimensions and in certain locations) is built within the boundary of the dwelling house.
 - e) a satellite dish is to be installed on a chimney or building which exceeds 15 metres, or a wall or roof slope which fronts a highway.
- There are added restrictions on the size, colour and design of advertisements.
- The Council requires six weeks notice in writing of proposals to undertake any work on trees within the conservation area, unless they are dead dying or dangerous.



Let Us Have Your Comments

If you have comments on the proposed enhancements schemes, wish to suggest additional or alternative schemes, or have views on the proposed boundary changes, please send your comments in writing to:

*Chief Planning Officer
Avalon House
Chesil Street
Winchester
SO23 0HU*

Closing date for comments 28th November 1997

In addition, a public meeting to discuss the issues raised in this leaflet will be held at St John the Baptist Church Hall, West Street Alresford, on Tuesday 4th November at 7.30pm



New Alresford CONSERVATION AREA


Enhancement Proposals and Proposed Boundary Amendments


Possible Detailed Enhancements

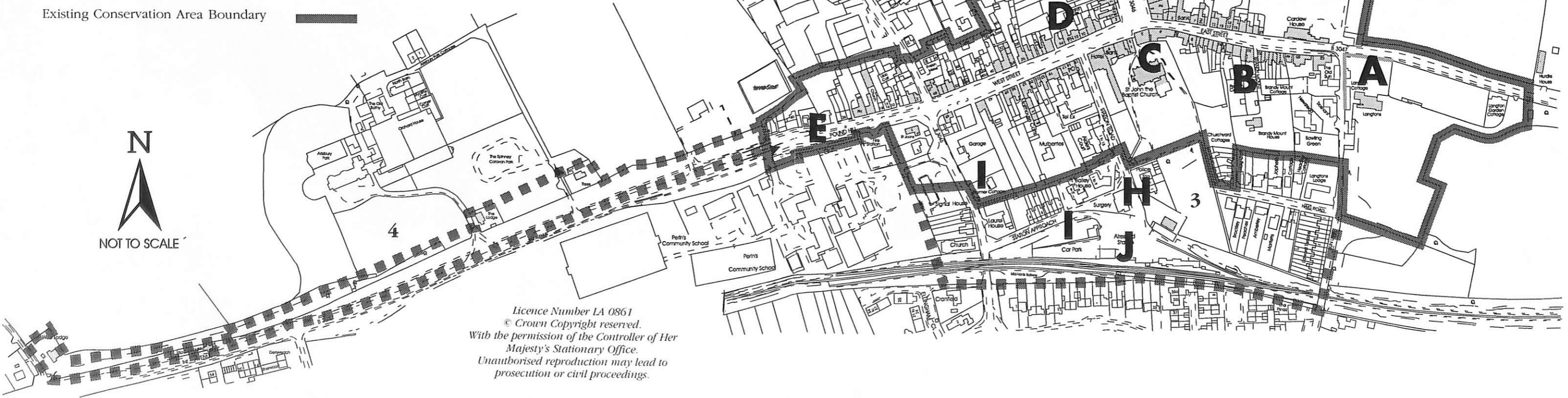
- A Repairs to gate and wall piers at Langtons.
- B Undergrounding of wires in Brandy Mount.
- C Repair of wrought iron gates to the Churchyard.
- D General improvement to area of land to the rear of the corner of West Street and Broad Street.
- E Improvement to access road along Pound Hill.
- F Repairs to footbridge near Town Mill House and general improvements to walkway.
- G Repairs to lamp stands at Arle Mill.
- H Tree planting within the curtilage of the Police Station.
- I New or replacement boundary features to Station Approach and Jacklyns Lane.
- J Repair and reuse of goods shed.

General Enhancements

- * Use of appropriate paint colours for buildings.
- * Tree management and appropriate tree planting across the conservation area.
- * Shopfronts and signs: retain historic features, and pay attention to design detail, colouring, lettering and materials. Removal of "A" boards.
- * Retention of burgage plots.

Proposed Conservation Area Boundary  1 - 4

Existing Conservation Area Boundary 



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