

Bishopstoke Conservation Area Appraisal and Management Proposals Supplementary Planning Document



Preface

What is it about?

This document reviews the existing Bishopstoke conservation area and uses the information gathered to formulate management proposals to improve and enhance the area.

What is it for?

- To provide guidance supplementary to the Council's local plan saved policies and the future local development framework.
- To assist residents and developers when considering development in the conservation area.
- To assist the Borough Council, as Local Planning Authority, with planning decisions and future development.

Adoption

Consultation for this document has taken place between 26th November 2009 - 7th January 2010, during which interested parties and statutory consultees had the opportunity to comment. The revised supplementary planning document (SPD) was approved for adoption by the Local Area Committee (LAC) and the Council's Cabinet and was formally adopted 4th April 2011.

Background information

The evidence base for this SPD was drawn from national conservation guidance and local information.

Statement of publication

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1 - Introduction

1.1 - Purpose of Conservation Area Appraisal

This appraisal has been carried out to re-assess the existing Bishopstoke conservation area and to evaluate and examine its special interest. The review will provide a basis for management proposals that are aimed at preserving or enhancing the character and appearance of the designated area.

1.2 - Role of Final Document

Following consultation this appraisal and management strategy has been formally adopted by the Borough Council as a Supplementary Planning Document. It provides additional guidance supplementary to the Council's local plan saved policies. In due course these saved policies will be superseded by the local development framework (LDF). This SPD will continue to provide guidance for the LDF.

It is a tool to be used by residents and developers when considering development within the conservation area. The Borough Council, as the local planning authority, uses it to inform planning decisions and future development.

1.3 - Consultation

This adopted SPD has been prepared in consultation with all interested parties. Bishopstoke has a strong community, and its residents have had the opportunity to participate in the review process and the production of the final document. A local exhibition was held and the document was made available on the Borough Council's website, www.eastleigh.gov.uk.

Consultation was undertaken with the Parish Council and the Bishopstoke Society. In addition, all residents directly affected by the proposals in this document were notified in writing.

The comments on the consultation draft document were considered by the Bishopstoke Local Area Committee, before a decision was made by Cabinet on the final form of the document on the 4th April 2011.

2 - Background

2.1 - Statutory Context

Conservation areas are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance, as defined by section 69 of the Planning & Listed Building and Conservation Area Act 1990 (The Act).

The statutory duty of the local planning authority (LPA) is set out in section 71 of the Act. It requires LPAs to review the designation of conservation areas, formulate and publish proposals for the preservation and enhancement of conservation areas, and submit them for consideration to a public meeting in the area to which they relate.

Section 72 of the Act requires LPAs to pay special attention to the character and appearance of the conservation area and to the need to preserve or enhance it when exercising their planning powers.

2.2 - Planning Policy Context

Information and advice regarding heritage assets, such as conservation areas, is provided in *Planning Policy Statement 5: Planning for the Historic Environment (PPS5)* and the associated practice guide, *PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide*. This practice guide is written by English Heritage which serves as Government's statutory advisor on the historic environment.

Their publication, *Conservation Principles: Policies and Guidance*, offers guidance about a range of issues in the historic environment and is referred to in *PPS5*. It refers to conservation as “the process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations”, (p.7, para.4¹). These heritage values can be used to identify what is important for an area that is believed to have high value:

- “Evidential value: the potential of a place to yield evidence about past human activity.
- Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative.
- Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place.
- Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory”, (p7, para.5, p27-32²).

¹ 2 *Conservation Principles: Policies and Guidance*, English Heritage, April 2008

It sets out six principles which English Heritage consider “provide a comprehensive framework for the sustainable management of the historic environment” (p7,para.3; p19-24³):

- Principle 1: The historic environment is a shared resource
- Principle 2: Everyone should be able to participate in sustaining the historic environment
- Principle 3: Understanding the significance of places is vital
- Principle 4: Significant places should be managed to sustain their values
- Principle 5: Decisions about change must be reasonable, transparent and consistent
- Principle 6: Documenting and learning from decisions is essential”.

These principles have been used to guide the management proposals developed in this appraisal.

English Heritage has also produced specific guidelines for conservation area appraisals and their management: *Guidance on conservation area appraisal* and *Guidance on the management of conservation areas*. This document takes account of the advice set out in the guidance.

The appraisal has been adopted as an SPD. An SPD cannot create new policy. It does however provide additional guidance supplementary to the saved policies in Section 11 of the *Eastleigh Borough Local Plan Review 2001-2011*, (adopted May 2006 and saved by the Secretary of State on May 2009).

These policies, which impose a greater level of control on development in a conservation area, are: **166.LB, 167.LB, 168.LB, 169.LB, 170.LB, 171.LB, 172.LB, 173.LB, 174.LB, 175.LB and 176.LB**. See Appendix A for full details of policies.

In due course, the saved local plan review policies will be replaced by the local development framework.

2.3 - Status of the Conservation Area

The Bishopstoke conservation area was designated in 1977. Since then, although an amendment to the boundary was made in 1991 de-designating a small section of land in Scotter Road, the boundary has otherwise remained unchanged. Following designation in 1977, any development within the conservation area should have been carried out with regard to its conservation status.

3 *Conservation Principles: Policies and Guidance*, English Heritage, April 2008

3 - The Local Context

3.1 - History of Bishopstoke

Bishopstoke is a village located approximately one mile east of Eastleigh town centre, on the eastern bank of the River Itchen. It adjoins Fair Oak to the east. The population of the parish is estimated to be 10,994 (HCC, 2009).



Map 1 - Location Map

The historic core of the village, which constitutes much of the conservation area, is part of a primarily residential development separated from Eastleigh by the Itchen Valley. The River Itchen and Itchen Navigation both run through it.

The area has a fairly organic plan form, based on the development of large residences around the River Itchen and the Itchen Navigation, extending up the valley sides. Over time, these residences have been divided into smaller plots, to provide more housing.

The earliest existing document referring to Bishopstoke is a Saxon charter of 948, when King Edred granted land to a thane called Aelfric. The boundaries of that land coincide with the boundaries of part of the current Parish of Bishopstoke, although the modern parish is much smaller. The name 'Stoke' or 'Stoches' is interpreted as meaning a place situated on or near a river, containing a mill or a church. The Domesday Book of 1084 mentions both a mill and a church.

The land was held by the See of Winchester which possessed a string of villages along the east bank of the River Itchen, including Bishopstoke.

In 1807 the Reverend Thomas Garnier became Rector of Bishopstoke. He was a keen botanist and a member of the Linnean Society and he indulged his interest when he came to Bishopstoke. His garden contained many new specimens of plants brought back by the plant hunters of the time, particularly his brother-in-law, William Edward Perry, a noted explorer. He frequently travelled to Kew to examine the latest acquisitions and converse with the Director of the Royal Botanical Gardens, Sir William Hooker. H.R.H. Albert, Prince Consort, visited his gardens in 1851. His influence encouraged others to plant rare and unusual species in Bishopstoke. Some of his original garden still remains today in the curtilage of the private property Friarmayne.

He rebuilt the Rectory in 1808 and built a school in 1842 for the poor children of the parish, which until 1871 included the village of Fair Oak. He also rebuilt the old church in 1825, opposite Glebe Meadow, which served the parish until the erection of the present church,

St Mary's, in 1890-91. The nave of the old church was demolished but the tower remained a prominent landmark until it was thought unsafe and demolished in 1965.

Thomas Garnier was related to the Keppel family and escorted Henry Keppel to the naval college in Portsmouth to begin a naval career in 1822. This may have been the connection that later brought Sir Henry Keppel to live in a house in Bishopstoke called 'The Cottage', near the Rectory (later renamed Itchen House).

Bishopstoke was an agricultural area until the coming of the railway through the opening of the London to Southampton line in 1840. At this point the station was called Bishopstoke Junction, and wealthier families found Bishopstoke provided them with pleasant rural surroundings to build a house in the country. Houses were built for railway workers as the railway works moved down from Nine Elms to Eastleigh, the carriage works in 1890 and the locomotive works in 1909. Over time, Bishopstoke Junction became Eastleigh Station.

In the meantime, the village expanded eastwards towards Fair Oak, with areas to the north and south of Fair Oak Road being developed with housing on former farmland, (Bishopstoke W.I., 1999; Westwood, 2000).

3.2 - The Itchen Navigation

The formation of the Itchen Navigation was authorised by an Act of Parliament of 1665, as a river which was to be improved to provide a means of moving heavy goods, such as coal upstream as far as Winchester. Although the works of the Navigation ended at Woodmill, its powers extended downstream to Northam, where coal was transhipped from collier brigs for carriage to Winchester.

Traffic on the Itchen Navigation was not very great, and much of the Navigation's value lay in winter irrigation and summer drainage of the adjoining water meadows.

The Act of Parliament of 1665 specified that the river should be "Made Navigable and Passable for Boats, Barges and other vessels". In order to achieve this, improvements were to be undertaken to existing parts of the river and irrigation canals and new cuts were to be made. Although work was supposed to have been completed by 1st November 1671, it wasn't until 1710 that work was almost complete. This enabled navigation up the valley, as far as Winchester, for shallow draught barges 14 feet wide and about 70 feet long. A horse towing path ran the full length of the navigation and there were 15 locks mainly constructed with turf sides.

Commercial traffic ceased on the Navigation in 1869, and it continued to deteriorate for the rest of the nineteenth century, until the Hampshire Catchment Board began systematic maintenance restricted to drainage work in 1942, (Course 1983).

The Navigation, together with the river, now has important biodiversity value and has European, national and local levels of protection (see "4.1.5 Biodiversity Value" on page 19 and "Map 6 - Landscape Character" on page 20).

3.3 - The Existing Conservation Area

Designated in 1977, the conservation area is on the west side of Bishopstoke, adjoining the Itchen Navigation at Bishopstoke Playing Fields (see “Map 2 - Bishopstoke Conservation Area - February 2010” on page 10). It is crossed near its southern boundary by the B3037 Bishopstoke Road and bisected towards the northern end by the C355 Church Road. The principle features are the River Itchen which flows through the centre of the conservation area together with the Itchen Navigation along its western edge.

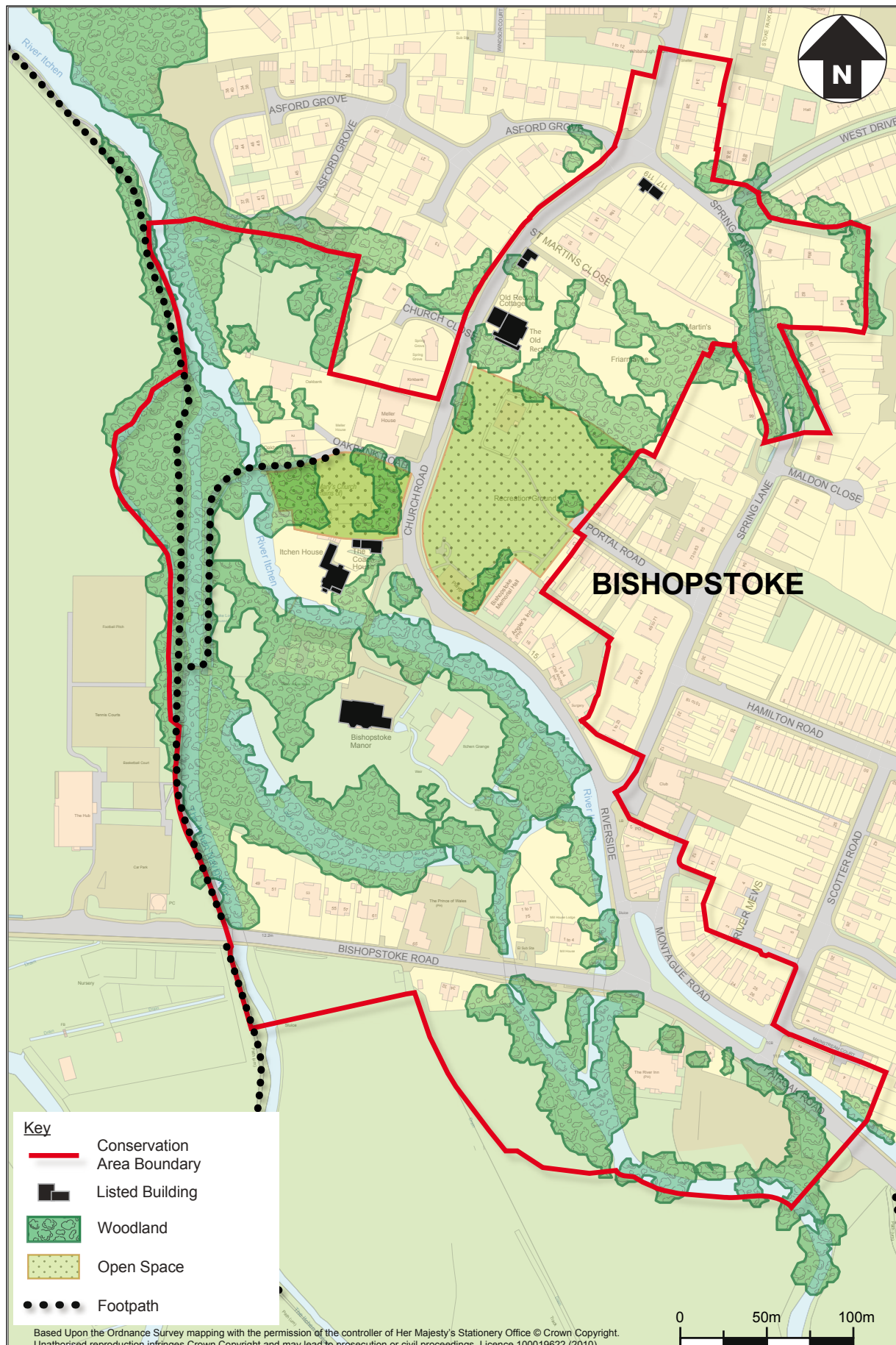
The conservation area starts at the busy Bishopstoke Road, which offers no particularly notable buildings, aside from the Prince of Wales public house. However land south of the road does contribute to the landscape setting with a range of mature trees along the river and surrounding the River Inn public house. There are limited views across the flat landscape south of the conservation area.

The Navigation channel, now part of the multi-channeled River Itchen, runs along the western boundary of the conservation area and screens the historic core of Bishopstoke from Eastleigh and the B3037, because of the mature trees along its banks. While the towpath beside it lacks character, the Navigation itself with the tree screening provides a sylvan setting for the buildings to the east.

The main part of the conservation area is accessible from Bishopstoke Road, and for a time follows the course of the River Itchen. The first section is known as Riverside, and consists of a road directly abutting the river, with a mix of residential and commercial properties sited at the pavement edge on the opposite side. Whilst this is an atmospheric area, with sweeping bends and views along the water, it does suffer from the intrusion of the modern car, which tends to dominate the scene. In addition, as a result of highway safety issues, railings are sited on the wall which bounds the river.

Moving northwards, Riverside becomes Church Road, a wider road of primarily residential units of mixed age and style. The original boundary wall to the St Johns and Spring Grove estates has been retained and forms the boundary of the majority of the development which has followed. The two recreation areas which fall into the conservation area are located on opposite sides of Church Road – Glebe Meadow and the site of the old St Mary’s Church.

The boundary of the conservation area incorporates a small section of Spring Lane, containing of several historic dwellings that contribute positively to the designated area.



Map 2 - Bishopstoke Conservation Area - February 2010

3.4 - Listed Buildings

The following buildings in the conservation area are on English Heritage's statutory list of buildings of architectural and historic interest ("Map 3 - Architectural Character" on page 12). They are all grade II listed, meaning they are buildings of special interest that warrant every effort to preserve them:

The Old Rectory, Church Road - (1)

(Date of listing: 14/08/1953) - Two storey dwelling house, early nineteenth century with additions. Slate roof, gables, brick dentil eaves. Convex-roofed verandah on south front.



117 and 119 Spring Lane - (2)

(Date of listing: 14/08/1953) – Seventeenth century dwelling house, now divided into two dwellings. Two storey timber-framed structure. Thatched roof, hipped (117) and half-hipped (119). Two thatched porches.



The Manor House, Riverside - (3)

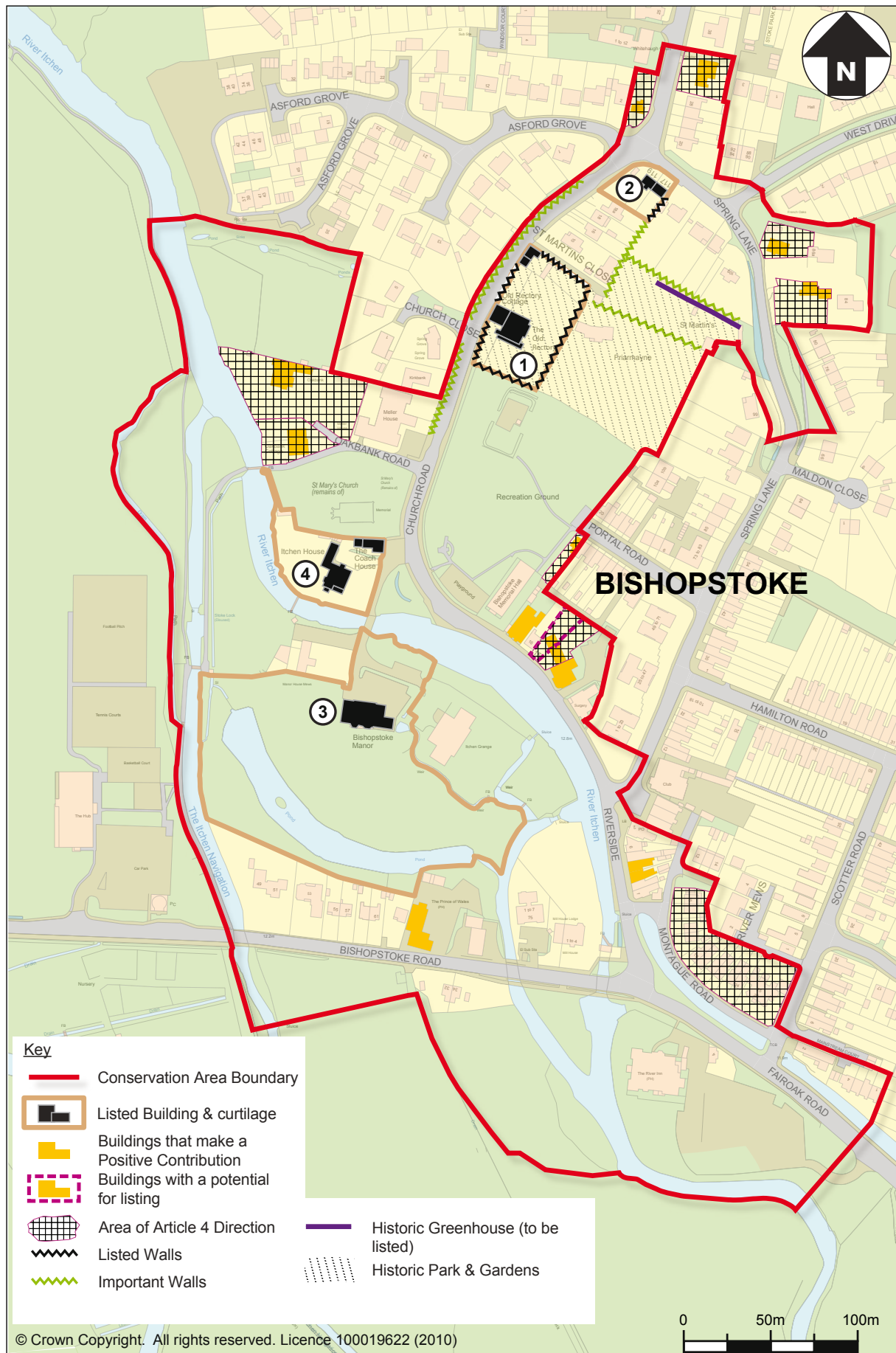
(Date of listing: 14/02/1983) – Late eighteenth, early nineteenth century dwelling house. Three storey, three windows, with projecting two-storied porch. Low-pitched hipped slate roof.



Itchen House, Riverside - (4)

(Date of listing: 14/02/1983) – Dwelling house circa 1840. Two storey, Romantic Gothic style. Low-pitched slate roofs with Tudor grouped stacks. Two-storied projecting porch. Octagonal gate piers at entrance.





Map 3 - Architectural Character

The following buildings are not located in the conservation area; however because of their close proximity to it, as shown on “Map 4 - Listed Buildings outside of conservation area” on page 14, they do contribute to the character of the designated area:

Church of St Mary, Church Road - (1)

(Date of listing: 14/02/1983) – Built 1889, 1909, Architect E.P. Warren. Early English chancel with traceried triple lights and geometrical east window. Nave with south aisle of 4 bays, of fifteenth century style. Perpendicular tower dated 1909.



148 Church Road (Weymouth House)- (2)

(Date of listing: 14/02/1983) – Dwelling house circa 1830. Two storeys, three windows. Red tile hipped roof. Later ‘trellis’ porch – now missing.



Stoke Lodge, Church Road - (3)

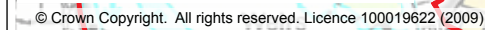
(Date of listing: 14/02/1983) – Late eighteenth century dwelling house, two storeys, five windows of 1.3.1 pattern. Red tile hipped roof. Pediment porch. Pebble-dash walling (removed). Good 16-light sashes in exposed frames.



Where a building has been listed, any buildings and structures within the curtilage are also listed. As a result of this, the walls in the gardens of 117 Spring Lane and the Old Rectory, Church Road, are listed. The extent of the curtilage of the buildings that are listed is shown on Map 3, p12.



Listed wall bounding The Old Rectory



4 - Part One : Appraisal

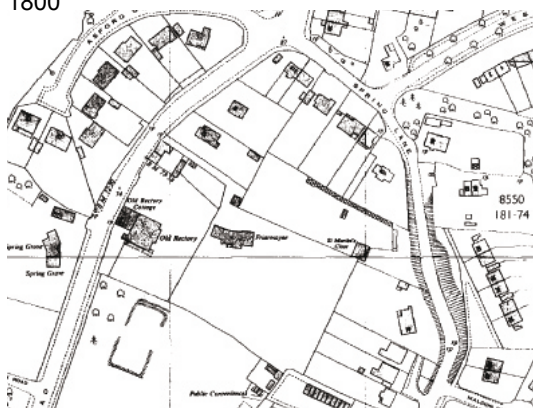
4.1 - Character of the Conservation Area

4.1.1 Form

The character of the area has been formed predominantly through the existence of a number of large houses within substantial plots that have since been sold off and subdivided into smaller development plots. This is apparent in the extracts of the historic 1870 and 1960 maps shown below, and is linked to the arrival of the railway works around the



1800



1960



1870

beginning of the twentieth century.

Several of these large houses are still in existence today, and are listed on English Heritage's statutory list. These have been identified in "3.4 - Listed Buildings" on page 11 and are shown on Map 3, page 12.

4.4.2 Spaces

The spaces which are available to the general public include the towpath along the Navigation, and the roads and footways in the conservation area. The Navigation's towpath is unattractive, bounded at one point by a graffitied concrete segment wall, topped with barbed wire. However the Navigation itself and the heavily treed east bank are appealing and create an enjoyable space.



The Itchen Navigation

Access to the banks of the River Itchen is more limited within the conservation area as it is set below the footways and fenced off by railings. Where the Navigation and the river join, public access continues along the towpath on the western bank. A small section of the river adjacent to the access road for Bishopstoke Manor has been enhanced to create a beach area that is surprisingly tranquil considering its proximity to the road.



River Itchen at Bishopstoke Manor

A large area of land sandwiched between the Navigation and the River Itchen is not accessible to the general public as it forms the private gardens of the listed buildings Itchen House and Bishopstoke Manor. It does, however, contribute to the verdant character and feeling of space appreciated by the public, as there is considerable tree planting on this land visible from public vantage points.

The footpath in Riverside only runs along one side of the road and is narrow and obstructed in places by commercial waste bins. The space feels more constrained by the high level of car parking which is visually intrusive and restricts full use of the footway. As Riverside becomes Church Road, the road widens and footpaths are provided on both sides. Once the two public open spaces are passed, the boundary treatment along the edge of the footway is thought to be the original brick wall to the St Johns and Spring Grove estates. As a result, there is limited planting at ground level.

The public open spaces are the Recreation Ground known as Glebe Meadow and the site of the former St Mary's Church, both in Church Road. These spaces are attractive areas that serve slightly different functions – the site of the old church has a tranquil atmosphere with some seating, which lends itself to more sedate activities while the recreation ground across Church Road is a larger, more open space, with a child's play area, skate ramp and sensory garden. This has been arranged for more family-orientated play. Both sites are green spaces, with a mature landscape along the side and rear boundaries and open frontages inviting people in to use the space.



Site of old St Mary's Church



Recreation Ground

4.1.3 Views

There are a small number of attractive views in the conservation area which are indicated by arrows on “Map 5 - Views” on page 18. Bishopstoke Road offers views across the flat floodplains to the south at various points (1). There are also attractive views from the busy



Itchen Navigation looking South



Itchen Navigation looking North

road down the towpath of the Itchen Navigation (2). Where the Navigation and the River Itchen merge, leafy and tranquil views can be found (3).



The Itchen & Itchen Navigation

Views from both the junction of Bishopstoke Road and Riverside and the corner at which Riverside becomes Church Road show the proximity of the River Itchen and a number of buildings which make a positive contribution to the conservation area (4). However, the view is harmed by the standard road-surfacing, the unattractive wall and safety railings along the river boundary and the excess of cars parked in the road, as seen in the photograph below.

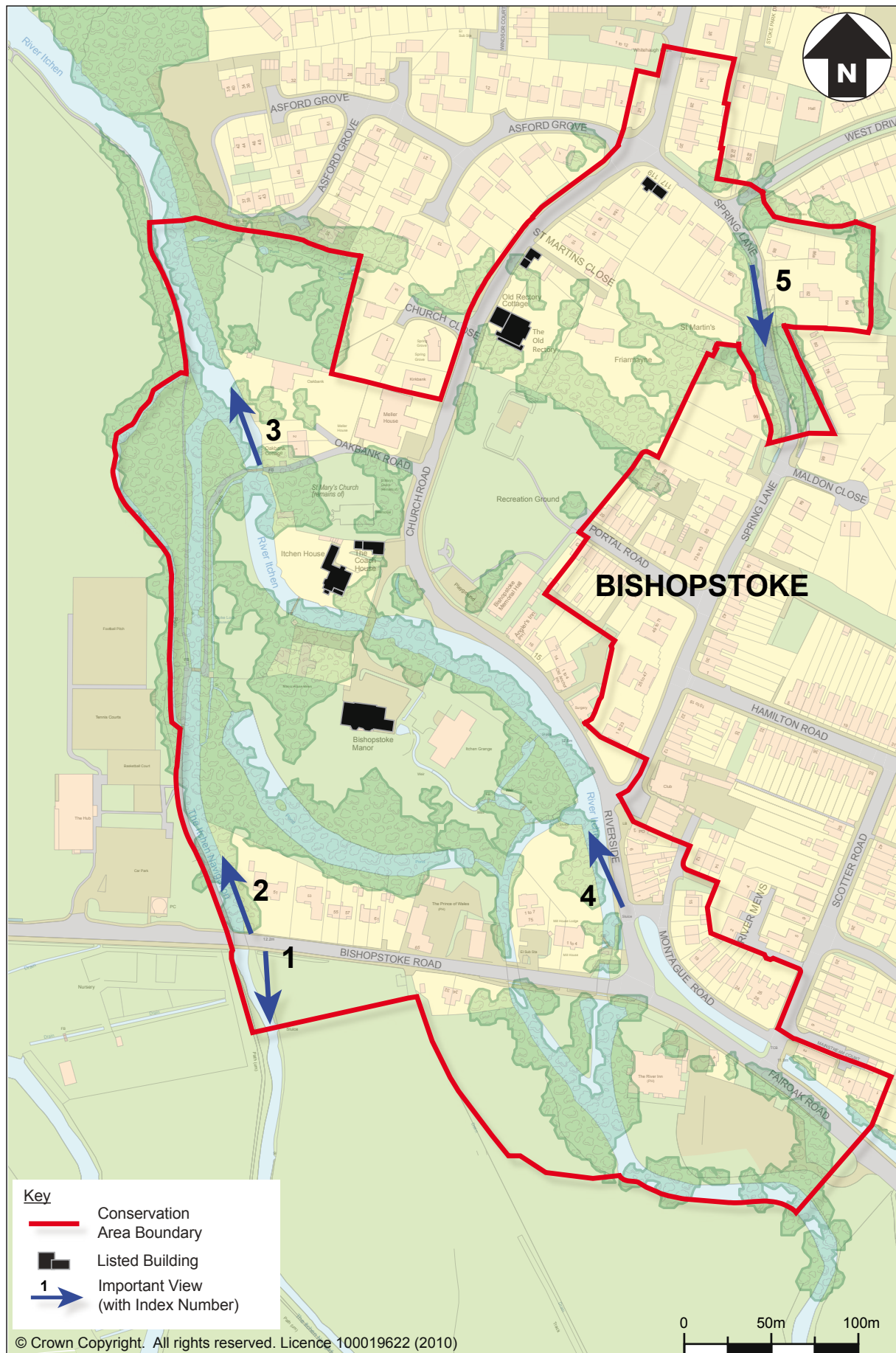


Riverside looking North West



Spring Lane

The view down the valley side at Spring Lane is attractive, with the steep well-treed banks either side of the road creating a green corridor (5).



Map 5 - Views

4.1.4 Landscape Setting

The Bishopstoke Conservation Area lies adjacent to the Itchen Valley, which forms an open gap between Eastleigh and Bishopstoke. The River Itchen cuts through the conservation area creating a distinctive area that is fairly heavily-built upon, but well covered by trees, in direct contrast to the flat floodplain. On the floodplain outside the conservation area the land is dominated by recreation grounds and improved pasture with sparse tree cover, but fragments of wetland vegetation survive, (Chris Blandford Associates, 1997).

Within the conservation area itself, the legacy of Reverend Thomas Garnier, as discussed in paragraph 3.1, means the quality of the tree and shrub planting is high, providing a significant setting for development with high amenity value for local residents.

The sites of the Old Rectory, Frairmayne and St. Martins form the historic 19th century garden of Garnier have been included on the list of Hampshire "Historic Parks & Gardens".

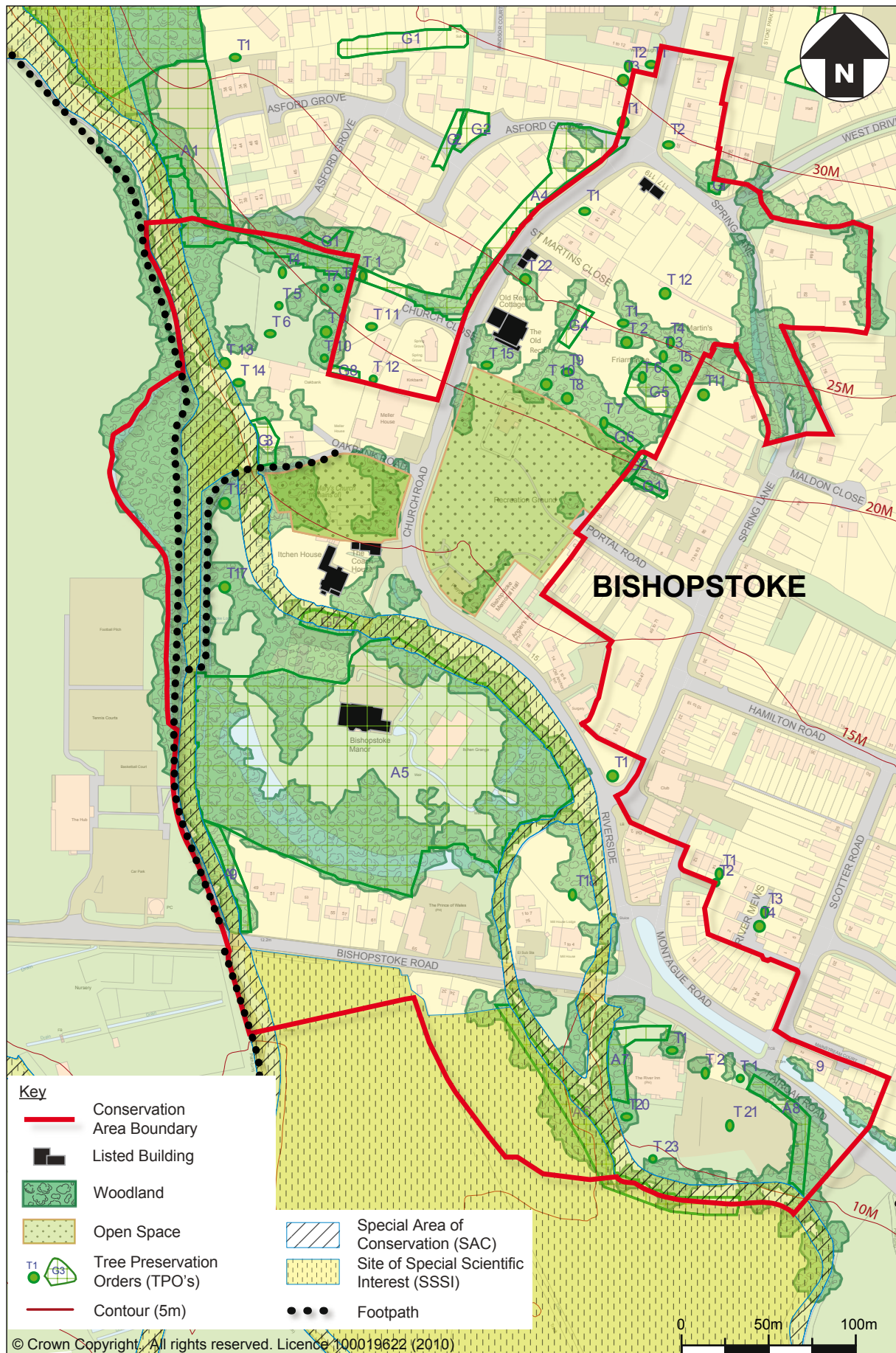
Although the area has two water courses, two reasonably-sized green spaces, and a backdrop of mature trees, at ground level there is a considerable amount of hard surfacing, much of which is tarmac, which does little to complement the landscape and natural features. The retention of what is likely to be the original brick boundary wall to the Spring Grove and St Johns estates along Church Road does, however, provide continuity which links a range of different developments.

4.1.5 Biodiversity Value

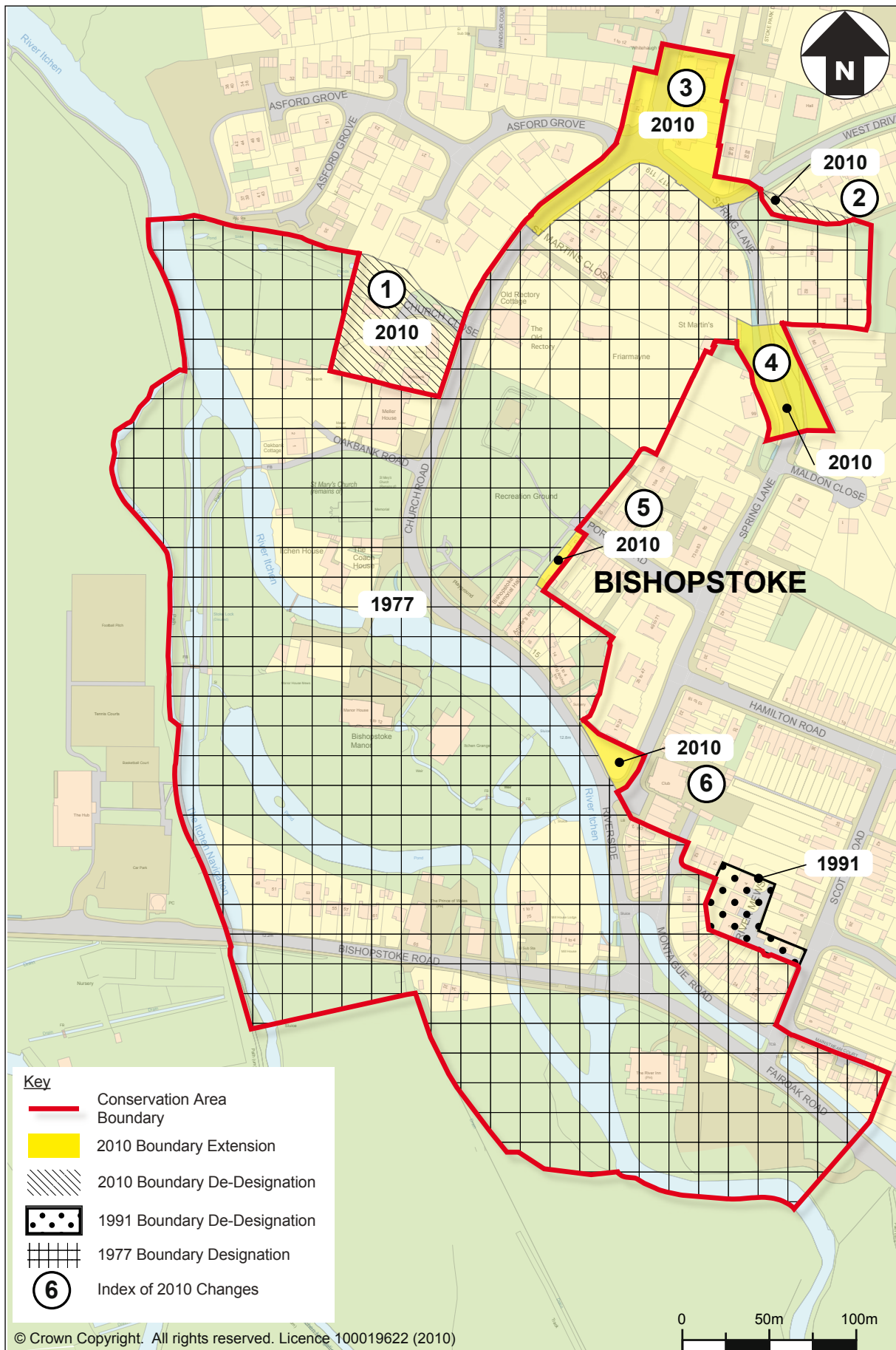
This area of Bishopstoke has considerable biodiversity value in terms of the Itchen Navigation and the River Itchen. These both have European, national, regional and local levels of protection. At European level, the River Itchen forms a Special Area of Conservation (SAC). It is also a nationally designated Site of Special Scientific Interest (SSSI), part of a regional Biodiversity Opportunity Area (BOA) and contains features identified as being of local importance in a local Biodiversity Action Plan (BAP).

In addition, due to its location along the River and Navigation, this part of Bishopstoke has a very large population of bats, which receive European and national designations for protection. Bats and their roosts are fully protected under the *1981 Wildlife and Countryside Act (as amended)* and under the *Conservation (Natural Habitats &c.) Regulations 1994*, meaning any works that may affect bats must be carried out in accordance with this wildlife legislation.

Bats particularly like to roost in older buildings with timber frames. However, due to the proximity of the Itchen and the Navigation, and the wide range of trees to serve as roosts, it is likely that buildings of all ages in the conservation area will have bat colonies. Therefore, any proposed development in the conservation area must have addressed this possibility and be in compliance with the wildlife legislation mentioned above.



Map 6 - Landscape Character



Map 7 - Boundary

4.2 - The Boundaries of the Conservation Area

Aside from a small amendment to the boundary of the conservation area in 1991 which de-designated a section of land in Scotter Road, as shown on “Map 7 - Boundary” on page 21, the boundary has remained unchanged since 1977. However, as a result of this appraisal, a number of small changes to the boundary of the conservation area were adopted in February 2010.

The development known as Church Close has been excluded, as it is considered that the modern development does not make a positive contribution to the character of the area and therefore does not justify continued inclusion within a conservation area (1). A similar situation has arisen at the corner of West Drive and Spring Lane (2) and this area is also de-designated.

The conservation area has been extended to include the historic boundary wall on the west of Church Road to number 21 together with 20-36 (even numbers) Church Road on the east (3). The boundary treatment is significant along the west of Church Road, probably comprising the original walls to the Spring Grove and St Johns estates. Numbers 34 and 36 Church Road are an attractive pair of houses that still retain their original features, including roof tiles and windows. The properties between these two houses and the original boundary of the conservation area with Spring Lane form an attractive terrace of Edwardian houses, with restrained modern alterations, all within a mature landscape that contributes positively to the conservation area.

The boundary has been extended to include the banks of planting along Spring Lane in front of 70-80 (even numbers) and 99 Spring Lane (4). These make a significant contribution to the verdant character of this part of the designated area.

An extension to the boundary incorporates number 23 Portal Road (5). This is the end property of a Victorian terrace which is the only dwelling in the terrace to retain its original sash windows and cast iron downpipe.

The land in front of numbers 1-23 Spring Lane (6) is now included in the conservation area to seek landscape improvements to enhance the setting of these flats and the Riverside element of the conservation area.

Consideration has been given to extending the conservation area further along Church Road to incorporate the other listed buildings and some locally significant buildings. However, the majority of the buildings which separate the conservation area from these structures do not warrant inclusion; therefore an extension to the boundary is not justified.

4.3 - Buildings and Structures

The conservation area has a range of buildings of different ages, styles, and quality. The modern buildings are often of a nondescript design of no particular interest. It tends to be the landscape that surrounds the more recent development that makes the area attractive. However, on closer inspection there are a number of older buildings that are visually and architecturally interesting. These are listed below (paragraph 4.3.2). This relationship of old and new sometimes results in a slightly discordant setting, which can feel uncomfortable, however for the most part it enriches the environment, and has led to this part of Bishopstoke being designated a conservation area.

In an area which has had significant clay deposits it is not surprising that red brick is a prevalent local material, and is seen in many structures, including the old brick estate boundary wall defining the boundaries of a number of properties along Church Road. Additionally, with the advent of the railway it became possible for building materials to be moved around the country resulting in the use of slate for roofing becoming more common and one of the traditionally used materials in the area.

4.3.1 Archaeological Value

There are no sites in the conservation area that are specifically noted for their archaeological value, nor are there any scheduled monuments. However, there are two sites which have local historical significance – the site of the old St Mary's Church and the Mill site.



Site of old St Mary's Church



Shear's Mill

Neither of these buildings are still in existence, however the site of the old St Mary's Church now forms one of the two public open spaces, with a number of old grave stones and a memorial stone remaining on the site. Similarly, the mill no longer exists having been demolished in 1934, but the Mill's turbines, believed to be the only linked pair of turbines still in existence today, remain below the waterline. At present, the only visible sign of the mill is the dilapidated corrugated shed at the corner of Bishopstoke Road and Riverside housing the turbines and associated equipment.

4.3.2 Unlisted Buildings

Eastleigh Borough Council does not include buildings of special interest within a conservation area on its 'local list'. However, there are a number of properties which, although not of sufficient interest to warrant listing, are considered to make a positive contribution to the conservation area:

34-36 Church Road – Two semi-detached, simple, two-storey cottages with original features, including windows and roof tiles but differing elevations.



21 Church Road – Attractive small two-storey cottage, unfortunately harmed by out-of-character flat roofed extension to rear and inappropriate uPVC windows.



82 Spring Lane – Two-storey detached dwelling house of the Georgian era with a bricked-up window due to the window tax.



86 Spring Lane – Two-storey detached dwelling house, formerly a pair of simple cottages behind the old smithy.



23 Portal Road – Two-storey, Victorian, end of terrace dwelling house. Sole property in terrace to retain original features – windows, front door and cast iron downpipe.



1 and 2 Oakbank Cottages, Oakbank Road –

Two semi-detached, two storey cottages with a pleasing hand-made plain clay-tiled roof being the dominant feature.



3 and 4 Riverside – Two three-storey commercial units in row of otherwise two-storey units, included primarily by virtue of their size and therefore presence.



The Old Anchor Inn, Riverside – Former public house, another bulky building, now converted into flats. All original windows replaced by uPVC windows.



The Anglers Inn, Riverside – Victorian public house formerly known as the Angler Inn.



The Prince of Wales, Bishopstoke Road – Late Victorian public house from between 1892/96 in a yellow brick.



14 Riverside – One of two semi-detached cottages with some original features, Number 14 has the original roof tiles and tiles on the porch, but the original windows have been replaced



19-24 Montague Road – Attractive row of Victorian villas still retaining some original features.



The following property has been identified that may be worthy of listing:

15 Riverside – One of two semi-detached cottages with some original features, Number 15 has original windows and tiles on the porch, but has had the roof tiles replaced.



In addition to the brick boundary wall along Church Road discussed previously, there are also three old street lights still in existence that line Oakbank Road, two manufactured in Eastleigh, contributing to the attractive appearance of the site of the former St Mary's Church, which now serves as public open space for the residents of the area.



Wall on Church Road



Lampost on Oakbank Road



Manufacturer's Stamp on Lampost

4.4 - Intrusion and Damage to Character

Whilst the subdivision of the large estates has facilitated the development of Bishopstoke, recent sub-divisions and the infill of spaces has damaged the conservation area in the loss of landscape setting.

The modern requirement for personal transport has had a detrimental impact on the quality of the conservation area as on-street car parking clutters Church Road and Riverside. These roads suffer as cars park along the entire length, causing difficulties for traffic and pedestrians using them, and significantly harming the visual amenity of the area. It is particularly harmful in Riverside, where the road is narrower with sweeping bends, directly adjacent to the river itself. As the road becomes Church Road, and travels up the valley side, this parking problem persists, although as the road is wider the parking does not seem to dominate to the same extent. Bishopstoke Road is the main thoroughfare to Fair Oak and Horton Heath, carrying considerable traffic. This creates pressures within the conservation area both in terms of traffic movements along its streets and the increased levels of pollution which degrade the local buildings. Further subdivision of plots can only increase this pressure, and it is considered there is limited capacity for change without causing harm to the area.



Parking Riverside

The trend for home improvements is a particular problem for the designated area with uPVC windows replacing traditional sash windows and concrete tiles replacing traditional slate or hand-made red clay roof tiles. The use of this modern detailing undermines the quality of the conservation area. This has particularly harmed the Victorian terraces, which have been affected to such an extent that most cannot be considered for inclusion in the conservation area. Additionally, other works carried out without the appropriate permission, make it difficult for some properties to be reinstated to their original condition.

The Memorial Hall is an important building for Bishopstoke's community, and has a local significance as it was erected in memorial of the fallen in the two world wars. However, the building itself is not of a robust construction and does not enhance this prominent site within the conservation area.



Memorial Hall

Bishopstoke Conservation Area is, for the most part, well served by mature planting. However, the space surrounding numbers 1-23 Spring Lane, adjacent to Riverside, comprises a large, flat area of mown grass with a single mature yew tree on the boundary. This offers no screening for what are particularly uninspiring flat-roofed buildings of 1960s design and has a considerable detrimental visual impact on Riverside.

5 - Proposals

As result of this appraisal, the following proposals were considered appropriate:

5.1 - Boundary changes

De-designation – the following areas have been excluded from the conservation area, and are indicated on “Map 7 - Boundary” on page 21:

Church Close (1)

Corner of West Drive and Spring Lane (2)

Designation – the following areas have been included in the conservation area and are indicated on “Map 7 - Boundary” on page 21:

Boundary wall west of Church Road to 21 (3)

Even numbers 20-36 Church Road (3)

Banks in front of even numbers 70-80 and 99 Spring Lane (4)

23 Portal Road (5)

Land fronting 1-23 Spring Lane (6)

5.2 - Listing

It is considered that the age and condition of 15 Riverside warrants a request to English Heritage for the property to be considered for inclusion on the statutory list of buildings of architectural and historic interest.

The kitchen garden wall matching the listed wall along the driveway of Friarmayne and St Martin's Close should also be put forward for consideration. This wall runs along the rear boundaries of numbers 10 and 18 Church Road, numbers 109 to 115 Spring Lane and between Friarmayne and St Martins Close. The wall between No's 109 - 115 Spring Lane and St Martins Close has on the St Martins side, a narrow lean-to greenhouse that research and expert advice reveal is a now comparatively rare peach-house. An application for listing has been made to English Heritage.

Part of Reverend Thomas Garnier's original garden still remains today in the curtilage of the private property Friarmayne. It is recommended that application is also made to English Heritage for this garden to be added to the 'Register of Parks and Gardens of Special Historic Interest in England'. Although the inclusion of a garden on the register does not impose any statutory controls, local authorities are required by central government to make provision for the protection of the historic environment in their policies and their allocation of resources. Registration is a material consideration in planning terms, so an application for development which would affect a registered garden will require local planning authorities to take account of the historic interest of the site.

5.3 - Article 4 (1) Direction

A number of properties within the conservation area have been identified as having features worthy of protection through the use of Article 4 (1) Directions under the *Town and Country Planning (General Permitted Development) Order 1995* (as amended). These remove permitted development rights thereby requiring householders to seek planning permission for certain changes. The properties concerned are indicated on Map 3, page 12 and are listed in Appendix B page 37, together with the proposed restrictions.

6 - Part Two: Management Proposals

6.1 - Format of the Management Proposals

Part 1 of this document, the Character Appraisal, has identified the special positive qualities of the Bishopstoke Conservation Area, which make the conservation area unique. Harmful elements that undermine that character have been recognised.

Part 2 of this document, the management proposals, build upon the positive features and address the negative features, to provide a series of 'Issues and Proposals' for improvement, enhancement and sympathetic change, most of which are the responsibility of Eastleigh Borough Council.

Both the conservation area character appraisal and the management proposals will be subject to monitoring and reviews on a regular basis.

6.2 - Habitats Regulations Assessment

As the conservation area includes land which is covered by a SAC, a Habitats Regulations Assessment must be undertaken in respect of the proposed management strategy laid out in part two of this document. A screening study has therefore been carried out. This has concluded that the majority of the management strategies proposed will not pose any risk to the protected habitats. Where the strategies may have implications for the SAC, the potential risks can be mitigated against. The screening report for the Habitats Regulations Assessment is provided as a separate document available on the Eastleigh Borough Council website, www.eastleigh.gov.uk. Prior to any the proposals being actioned further assessment will be undertaken in consultation with Natural England & Environment Agency.

6.3 - Issues and Proposals

6.3.1 Listing of Buildings, Structures and Gardens

It is important that historically or architecturally significant buildings or structures that are worthy of listing receive the appropriate protection. It is also important that gardens which have historical significance are similarly protected. Several sites have been identified within the Bishopstoke Conservation Area as being worthy of this level of protection, and therefore will be put forward for Grade II listing and historic garden status. These have been identified in "section 5.2 - Listing" on page 29.

Proposal – That a request for listed building status for the afore-mentioned structures and historic garden status for the afore-mentioned garden will be put forward.

6.3.2 The Use of Article 4 (1) Directions

Throughout the Bishopstoke Conservation Area there are a number of buildings where original detailing has been lost and modern details such as uPVC windows inserted. Many of these changes to unlisted buildings can normally be carried out without planning permission, through the use of permitted development rights, as set out in the *Town and Country Planning (General Permitted Development) Order 1995 (as amended)*. Powers exist for the Council, under Article 4 of the Order, to withdraw some of these permitted development rights in the interest of preserving or enhancing the character and appearance

of the conservation area. This is considered appropriate in Bishopstoke to prevent further erosion of the historic character of the residential properties, particularly where they are making a positive contribution.

Proposal - That the Council use its powers as local planning authority to ensure applications received as a result of the Article 4 (1) direction preserve or enhance the character & appearance of the conservation area.

6.3.3 The Enhancement of the Memorial Hall

It is appreciated that this building has an important role in the Bishopstoke community and is locally significant. However, the building itself is not of a robust construction and does not enhance this prominent site within the conservation area. Should an opportunity arise to improve the facility on this site, Eastleigh Borough Council will seek to ensure a design is provided which offers both improved facilities and enhanced visual amenity, through significant community consultation and involvement. Immediate improvement will be achieved by the proposed planting across the rear of the building in Glebe Field.

Proposal – That the Council use its powers as local planning authority to ensure any replacement community building is of a high quality design and construction responding to community needs.

6.3.4 Buildings that make a Positive Contribution

As part of the appraisal process recommended by English Heritage, listed and unlisted buildings which make a positive contribution to the character of the area have been identified and are marked on the Architectural Character map, page 12. Generally, these are individual or groups of buildings that retain all, or a high proportion, of their original architectural detailing and that add interest and vitality to the appearance of the conservation area. As with listed buildings, there is a general presumption in favour of retaining all historic buildings which make a positive contribution to the character of conservation areas. Any application for the demolition of one of these buildings will therefore need to be accompanied by a reasoned justification as to why it cannot be retained, similar to that required for a listed building. Further information can be found in the Eastleigh Borough Council *Local Plan Review (2001-2011): Chapter 11, Conservation and Listed Buildings (LB)*, policy **169.LB**, **170.LB** and **175.LB**.

Proposal – In implementing policies, particular regard will be had to the positive buildings identified on Map 3, page 12 to ensure that any alterations or extensions to existing positive buildings are very carefully designed and detailed.

6.3.5 Trees

Trees make an important contribution to the special character and appearance of the conservation area. Most of them are in private ownership so are not under the direct control of the Council. However, in a conservation area, legislation exists to prevent the loss or harm of significant trees. Anyone intending lopping or felling a tree greater than 75mm diameter at 1.5 metres above the ground in a conservation area must give the Council six weeks written notice before starting the work. This provides the Council with an opportunity to assess the tree to see if it makes a positive contribution to the character or appearance of the conservation area, in which case a Tree Preservation Order (TPO) may be served. This protects the tree from felling or inappropriate lopping; TPOs have been served on a number of trees in the conservation area.

Proposal – Eastleigh Borough Council will seek to protect significant trees.

6.3.6 Walls and Railings

Walls and railings make an important contribution to the special character and appearance of the conservation area. Most of them are in private ownership so are not under the direct control of the Council. However, conservation demolition consent would be required for the demolition of walls and fences over 1.0m high adjacent to the highway and 2.0m elsewhere. The railings along the river bank on Riverside are unattractive but serve a safety function and are particularly important to the character of this part of the conservation area. It is suggested that an opportunity should be sought to replace these railings with more attractive railings, possibly as part of a public art project in conjunction with the local community. In the meantime, maintenance to clean and improve the paintwork would be beneficial.

Proposal – That opportunities be sought to improve and retain historic walls and to replace and improve the walls and railings in Bishopstoke conservation area as appropriate.

6.3.7 Windows and Roof Tiles

The use of modern detailing, in particular uPVC windows and concrete roof tiles, undermines the quality of the Bishopstoke conservation area. As opportunities arise, the Council will seek to enhance properties through the repair and replacement of original features with appropriate materials.

Proposal – That the Council will seek to ensure original features are retained or appropriate replacements used to maintain and enhance the character of the area.

6.3.8 Landscape

Bishopstoke conservation area is, for the most part, well served by mature planting. However, the space surrounding numbers 1-23 Spring Lane, adjacent to Riverside, comprises a large, flat area of mown grass with a single mature yew tree on the boundary. This offers no screening for what are particularly uninspiring buildings and detracts from a fairly attractive area of Bishopstoke. The addition of a carefully thought out planting scheme could significantly enhance this area.

Proposal – That the Council will encourage the enhancement of the landscape on the aforementioned site.

6.3.9 Parking

Traffic is a modern pressure prevalent within Bishopstoke Conservation Area. The vehicular parking along Riverside and Church Road is particularly detrimental to the character of the area. Eastleigh Borough Council will pay particular attention to this issue when considering planning applications and where possible work with residents to reduce the levels of parking along these roads.

Proposal – That the Council, in its role as a local planning authority, will seek to discourage further on-road parking along Riverside and Church Lane, in consultation with the local community.

6.3.10 Monitoring and Review

This document will be reviewed regularly. It will need to be assessed in the light of the emerging Local Development Framework and government policy generally.

7 - References

7.1 - Publications

Bishopstoke W.I. (1999) *Bishopstoke...A Century of Change*. Bishopstoke W.I. Publication.

Chris Blandford Associates (1997) *Landscape Assessment of Eastleigh Borough*. Eastleigh Borough Council.

Course E. (1983) *The Itchen Navigation*. Southampton University Industrial Archaeology Group.

English Heritage (2006) *Guidance on the Management of Conservation Areas*. English Heritage.

English Heritage (2006) *Guidance on Conservation Areas Appraisals*. English Heritage.

English Heritage (2008) *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment*. English Heritage.

HCC (2009) *Population Forecasts for all Wards in Hampshire 2008*.

(Downloaded via http://www3.hants.gov.uk/ward_total_level_forecast-3.xls July 2009).

Rose, G. (unknown) St. Mary's Bishopstoke.

(Downloaded via <http://www.bishopstoke.org.uk/maryhistory.htm> July 2009).

Westwood M. (2000) *More memories of Eastleigh with Bishopstoke, Fair Oak and Horton Heath*. Maureen Westwood.

7.2 - Websites

Archaeology Data Service - <http://ads.ahds.ac.uk>

Bishopstoke Parish Council - www.bishopstokepc.hampshire.org.uk

Eastleigh Borough Council - www.eastleigh.gov.uk

English Heritage – www.english-heritage.org.uk

Hampshire County Council - www.hants.gov.uk

Appendix A - Planning Policies

Local Plan Policies

- 166.LB** Development which would destroy or damage, directly or indirectly, a scheduled ancient monument or other nationally important monument, or adversely affect their settings, will be refused.
- 167.LB** Development which would adversely affect other non-scheduled sites of archaeological significance or their settings will only be permitted where the Borough Council is satisfied that preservation of archaeological remains in situ is not feasible and the importance of the development is sufficient to outweigh the value of the remains. The Council will only permit development where satisfactory provision has been made for a programme of archaeological investigation and recording prior to the commencement of the development.
- 168.LB** Planning applications for development affecting a site where there is evidence that archaeological remains may exist but whose extent and importance are unknown, will only be permitted if the developer arranges for an appropriate level of evaluation to be carried out. This will enable the Borough Council to be fully informed about the likely effect that the proposed development will have upon such remains.
- 169.LB** Planning applications for new buildings, and alterations and extensions to existing buildings, within, or affecting the setting of, Conservation Areas, will be permitted, provided all the following criteria are met:
- i. the proposal preserves or enhances the character or appearance of the Conservation Area or its setting;
 - ii. any new building or extension does not detract from the character of the area and where appropriate retains the existing street building line and the rhythm of the street-scene;
 - iii. the mass, materials and form of the building and associated landscape features are in scale and harmony with the existing and adjoining buildings and the area as a whole and the proportions of its parts relate well to each other, to the existing building and to adjoining buildings;
 - iv. architectural details on buildings of value are retained;
 - v. with regard to retail premises, a high standard of shop front design and signing, relating sympathetically to the character of the building and the surrounding area, is required;
 - vi. the materials to be used are appropriate to and in sympathy with the existing buildings and the particular character of the area;
- and,
- vii. they do not generate excessive traffic, car parking, noise or cause detriment to the character of the local environment. Existing inappropriate uses will not be allowed to expand or intensify and the Borough Council may encourage their relocation if serious loss of amenity is occurring.
- 170.LB** Development which involves the demolition of any building or important feature within a Conservation Area will not be permitted unless:

- i. it can be shown that the building is wholly beyond repair, or incapable of reasonable beneficial use;
 - ii. its removal or replacement would enhance the appearance of the area; or,
 - iii. it is essential to enable a redevelopment scheme to take place, provided the scheme for redevelopment has already been or is concurrently approved and such a scheme would positively enhance the character or appearance of the Conservation Area.
- 171.LB** Applications for development which affect important townscape or landscape features in Conservation Areas will only be permitted where the qualities of those features are retained.
- 172.LB** Applications for advertisements and fascia signs in Conservation Areas will only be permitted if they meet all the following criteria:
- i. the proliferation of signs will be discouraged and signs will be restricted to the ground floor wall area;
 - ii. fascias and advertisements should be designed as an integral part of the shop front and in keeping with the character of the surrounding area. Box signs will not be permitted and traditional signs and fascia details should be retained wherever possible;
 - iii. illuminated signs will not be permitted. Where consent is given in exceptional circumstances, the sign should take the form of spot or halo lighting or rear illumination cut-out lettering;
 - iv. the Borough Council will only accept 'Corporate Imaging' advertising where it is not detrimental to the character of the building and surrounding area; and,
 - v. consent will only be granted for advertisement hoardings, if it can be demonstrated to the satisfaction of the Borough Council, that no harm to amenity or public safety will be caused.
- 173.LB** Proposals which include the total demolition of a listed building will not be permitted unless it can be shown to the satisfaction of the Borough Council that their condition makes it impracticable to repair, renovate or adapt them to an appropriate beneficial use.
- 174.LB** The alteration or extension of a listed building or any development within the curtilage of a listed building including display of an advertisement will not be permitted if it would result in a detrimental impact on the building or its setting.
- 175.LB** Development which would have a detrimental impact on a building of local importance or its setting will not be permitted.
- 176.LB** In exceptional circumstances the Council may permit the following development in order to secure the future of a listed building or other heritage asset:
- i. a conversion or change of use which may not otherwise be permitted;
 - ii. a sympathetic extension of an appropriate scale and design which does not detract from the intrinsic value of the building or asset; or,

- iii. **appropriate development within the curtilage of the property which is subservient to and does not detract from the character of the building or its grounds.**

The Council must be satisfied that all alternative solutions and sources of funding have been thoroughly investigated; that the applicant will enter into a legal agreement to ensure that the envisaged conservation benefits are delivered, and that the enabling development is demonstrably the minimum necessary to secure the future of the building or asset.

Appendix B - Proposed Article 4 Direction

Article 4 (1) Direction - confirmed April 2011

All references are to the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008.

14 Riverside :

- Any alteration to the roof including replacement of roof covering being development comprised within Class C of Part 1 of Schedule 2 of the Order and not being development comprised within any other Class;
- The erection, alteration, removal or replacement of chimney stacks being development comprised within Classes A and G of Part 1 of Schedule 2 of the Order and not being development within any other Class;
- The removal, replacement or alteration of rendered façade being development comprised within Class A of Part 1 of Schedule 2 of the Order and not being development comprised within any other Class.

15 Riverside:

- The erection, alteration, removal or replacement of chimney stacks being development comprised within Classes A and G of Part 1 of Schedule 2 of the Order and not being development within any other Class;
- The removal, replacement or alteration of rendered façade being development comprised within Class A of Part 1 of Schedule 2 of the Order and not being development comprised within any other Class;
- The removal, replacement or alteration of windows being development comprised within Class A of Part 1 of Schedule 2 of the Order and not being development comprised within any other Class

1 Oakbank Cottages, Oakbank Road:

- Any alteration to the roof including replacement of roof covering being development comprised within Class C of Part 1 of Schedule 2 of the Order and not being development comprised within any other Class;
- The erection, alteration, removal or replacement of chimney stacks being development comprised within Classes A and G of Part 1 of Schedule 2 of the Order and not being development within any other Class;
- The replacement or alteration of brickwork comprised within Class A of Part 1 of Schedule 2 of the Order and not being development comprised within any other Class.

2 Oakbank Cottages, Oakbank Road:

- Any alteration to the roof including replacement of roof covering being development comprised within Class C of Part 1 of Schedule 2 of the Order and not being development comprised within any other Class;
- The erection, alteration, removal or replacement of chimney stacks being development comprised within Classes A and G of Part 1 of Schedule 2 of the Order and not being development within any other Class;
- The replacement or alteration of brickwork comprised within Class A of Part 1 of Schedule 2 of the Order and not being development comprised within any other Class.

Oakbank Cottage, 1 Oakbank Road:

- Any alteration to the roof including replacement of roof covering being development comprised within Class C of Part 1 of Schedule 2 of the Order and not being development comprised within any other Class;
- The erection, alteration, removal or replacement of chimney stacks being development comprised within Classes A and G of Part 1 of Schedule 2 of the Order and not being development within any other Class;
- The removal, replacement or alteration of windows being development comprised within Class A of Part 1 of Schedule 2 of the Order and not being development comprised within any other Class;
- The alteration or enclosure of recessed front doors or the erection or construction of a porch being development comprised within Classes A and D of Part 1 of Schedule 2 of the Order and not being development comprised within any other Class;
- The replacement or alteration of brickwork comprised within Class A of Part 1 of Schedule 2 of the Order and not being development comprised within any other Class;
- The removal, replacement or alteration of decorative fascia being development comprised within Class A of Part 1 of Schedule 2 of the Order and not being development comprised within any other Class.

21 Church Road:

- The erection, alteration, removal or replacement of chimney stacks being development comprised within Classes A and G of Part 1 of Schedule 2 of the Order and not being development within any other Class;
- The removal, replacement or alteration of bay windows being development comprised within Class A of Part 1 of the Order and not being development comprised within any other Class;
- The replacement or alteration of brickwork comprised within Class A of Part 1 of Schedule 2 of the Order and not being development comprised within any other Class;
- The removal, replacement or alteration of lintels and cills being development comprised within Class A of Part 1 of Schedule 2 of the Order and not being development comprised within any other Class.

34 Church Road:

- Any alteration to the roof including replacement of roof covering being development comprised within Class C of Part 1 of Schedule 2 of the Order and not being development comprised within any other Class;
- The removal, replacement or alteration of rendered façade being development comprised within Class A of Part 1 of Schedule 2 of the Order and not being development comprised within any other Class;
- The replacement of doors and windows being development comprised within Class A of Part 1 of Schedule 2 of the Order and not being development comprised within any other Class.

36 Church Road:

- Any alteration to the roof including replacement of roof covering being development comprised within Class C of Part 1 of Schedule 2 of the Order and not being development comprised within any other Class;
- The erection, alteration, removal or replacement of chimney stacks being development comprised within Classes A and G of Part 1 of Schedule 2 of the Order and not being

development within any other Class;

- The removal, replacement or alteration of rendered façade being development comprised within Class A of Part 1 of Schedule 2 of the Order and not being development comprised within any other Class;
- The removal, replacement or alteration of windows being development comprised within Class A of Part 1 of Schedule 2 of the Order and not being development comprised within any other Class.

82 Spring Lane:

- Any alteration to the roof including replacement of roof covering being development comprised within Class C of Part 1 of Schedule 2 of the Order and not being development comprised within any other Class;
- The erection, alteration, removal or replacement of chimney stacks being development comprised within Classes A and G of Part 1 of Schedule 2 of the Order and not being development within any other Class;
- The removal, replacement or alteration of windows being development comprised within Class A of Part 1 of Schedule 2 of the Order and not being development comprised within any other Class
- The removal, replacement or alteration of a porch being development comprised within Class A of Part 1 of Schedule 2 of the Order and not being development comprised within any other Class.

86 Spring Lane:

- The erection, alteration, removal or replacement of chimney stacks being development comprised within Classes A and G of Part 1 of Schedule 2 of the Order and not being development within any other Class;
- The removal, replacement or alteration of windows being development comprised within Class A of Part 1 of Schedule 2 of the Order and not being development comprised within any other Class;
- The removal, replacement or alteration of a porch being development comprised within Class A of Part 1 of Schedule 2 of the Order and not being development comprised within any other Class;
- The removal or replacement of cast iron guttering being development comprised within Class A of Part 1 of Schedule 2 of the Order and not being development comprised within any other Class;
- The replacement or alteration of brickwork comprised within Class A of Part 1 of Schedule 2 of the Order and not being development comprised within any other Class.

19 Montague Road:

- The removal, replacement or alteration to bay window roof(s) being development comprised within Class C of Part 1 of Schedule 2 of the Order and not being development comprised within any other Class;
- The removal, replacement or alteration of bay windows being development comprised within Class A of Part 1 of the Order and not being development comprised within any other Class;
- The alteration or enclosure of recessed front doors or the erection or construction of a porch being development comprised within Classes A and D of Part 1 of Schedule 2 of the Order and not being development comprised within any other Class;
- The removal, replacement or alteration of lintels and cills being development comprised within Class A of Part 1 of Schedule 2 of the Order and not being

development comprised within any other Class;

- The replacement or alteration of brickwork comprised within Class A of Part 1 of Schedule 2 of the Order and not being development comprised within any other Class;
- The removal, replacement or alteration of hood moulds being development comprised within Class A of Part 1 of Schedule 2 of the Order and not being development comprised within any other Class.

20 Montague Road:

- The removal, replacement or alteration of bay windows being development comprised within Class A of Part 1 of the Order and not being development comprised within any other Class;
- The alteration or enclosure of recessed front doors or the erection or construction of a porch being development comprised within Classes A and D of Part 1 of Schedule 2 of the Order and not being development comprised within any other Class;
- The erection, construction, improvement or alteration of boundary walls or railings being development comprised within Class A of Part 2 of Schedule 2 of the Order and not being development comprised within any other Class;
- The demolition of boundary walls or railings being development comprised within Class B of Part 31 of Schedule 2 of the Order and not being development comprised within any other Class;
- The removal, replacement or alteration of lintels and cills being development comprised within Class A of Part 1 of Schedule 2 of the Order and not being development comprised within any other Class;
- The replacement or alteration of brickwork comprised within Class A of Part 1 of Schedule 2 of the Order and not being development comprised within any other Class;
- The removal, replacement or alteration of hood moulds being development comprised within Class A of Part 1 of Schedule 2 of the Order and not being development comprised within any other Class.

21 Montague Road:

- The removal, replacement or alteration to bay window roof(s) being development comprised within Class C of Part 1 of Schedule 2 of the Order and not being development comprised within any other Class;
- The removal, replacement or alteration of bay windows being development comprised within Class A of Part 1 of the Order and not being development comprised within any other Class;
- The erection, construction, improvement or alteration of boundary walls or railings being development comprised within Class A of Part 2 of Schedule 2 of the Order and not being development comprised within any other Class;
- The demolition of boundary walls or railings being development comprised within Class B of Part 31 of Schedule 2 of the Order and not being development comprised within any other Class;
- The alteration or enclosure of recessed front doors or the erection or construction of a porch being development comprised within Classes A and D of Part 1 of Schedule 2 of the Order and not being development comprised within any other Class;
- The removal, replacement or alteration of lintels and cills being development comprised within Class A of Part 1 of Schedule 2 of the Order and not being development comprised within any other Class;
- The replacement or alteration of brickwork comprised within Class A of Part 1 of Schedule 2 of the Order and not being development comprised within any other Class;
- The removal, replacement or alteration of hood moulds being development comprised

within Class A of Part 1 of Schedule 2 of the Order and not being development comprised within any other Class.

22 Montague Road:

- The removal, replacement or alteration to bay window roof(s) being development comprised within Class C of Part 1 of Schedule 2 of the Order and not being development comprised within any other Class;
- The removal, replacement or alteration of bay windows being development comprised within Class A of Part 1 of the Order and not being development comprised within any other Class;
- The alteration or enclosure of recessed front doors or the erection or construction of a porch being development comprised within Classes A and D of Part 1 of Schedule 2 of the Order and not being development comprised within any other Class;
- The removal, replacement or alteration of lintels and cills being development comprised within Class A of Part 1 of Schedule 2 of the Order and not being development comprised within any other Class;
- The replacement or alteration of brickwork comprised within Class A of Part 1 of Schedule 2 of the Order and not being development comprised within any other Class;
- The removal, replacement or alteration of hood moulds being development comprised within Class A of Part 1 of Schedule 2 of the Order and not being development comprised within any other Class.
-

23 Montague Road:

- The removal, replacement or alteration to bay window roof(s) being development comprised within Class C of Part 1 of Schedule 2 of the Order and not being development comprised within any other Class;
- The removal, replacement or alteration of bay windows being development comprised within Class A of Part 1 of the Order and not being development comprised within any other Class;
- The alteration or enclosure of recessed front doors or the erection or construction of a porch being development comprised within Classes A and D of Part 1 of Schedule 2 of the Order and not being development comprised within any other Class;
- The removal, replacement or alteration of lintels and cills being development comprised within Class A of Part 1 of Schedule 2 of the Order and not being development comprised within any other Class;
- The removal, replacement or alteration of hood moulds being development comprised within Class A of Part 1 of Schedule 2 of the Order and not being development comprised within any other Class.

24 Montague Road:

- The removal, replacement or alteration to bay window roof(s) being development comprised within Class C of Part 1 of Schedule 2 of the Order and not being development comprised within any other Class;
- The removal, replacement or alteration of bay windows being development comprised within Class A of Part 1 of the Order and not being development comprised within any other Class;
- The alteration or enclosure of recessed front doors or the erection or construction of a porch being development comprised within Classes A and D of Part 1 of Schedule 2 of the Order and not being development comprised within any other Class;
- The removal, replacement or alteration of lintels and cills being development

comprised within Class A of Part 1 of Schedule 2 of the Order and not being development comprised within any other Class;

- The replacement or alteration of brickwork comprised within Class A of Part 1 of Schedule 2 of the Order and not being development comprised within any other Class;
- The removal, replacement or alteration of hood moulds being development comprised within Class A of Part 1 of Schedule 2 of the Order and not being development comprised within any other Class.

25 Montague Road:

- The removal, replacement or alteration of bay windows being development comprised within Class A of Part 1 of the Order and not being development comprised within any other Class;
- The removal, replacement or alteration of lintels and cills being development comprised within Class A of Part 1 of Schedule 2 of the Order and not being development comprised within any other Class;
- The replacement or alteration of brickwork comprised within Class A of Part 1 of Schedule 2 of the Order and not being development comprised within any other Class;
- The removal, replacement or alteration of hood moulds being development comprised within Class A of Part 1 of Schedule 2 of the Order and not being development comprised within any other Class.

26 Montague Road:

- The removal, replacement or alteration of bay windows being development comprised within Class A of Part 1 of the Order and not being development comprised within any other Class;
- The removal, replacement or alteration of lintels and cills being development comprised within Class A of Part 1 of Schedule 2 of the Order and not being development comprised within any other Class;
- The replacement or alteration of brickwork comprised within Class A of Part 1 of Schedule 2 of the Order and not being development comprised within any other Class;
- The removal, replacement or alteration of hood moulds being development comprised within Class A of Part 1 of Schedule 2 of the Order and not being development comprised within any other Class.

23 Portal Road:

- The removal, replacement or alteration of rendered façade being development comprised within Class A of Part 1 of Schedule 2 of the Order and not being development comprised within any other Class;
- The removal, replacement or alteration of lintels and cills being development comprised within Class A of Part 1 of Schedule 2 of the Order and not being development comprised within any other Class;
- The removal, replacement or alteration of bay windows being development comprised within Class A of Part 1 of the Order and not being development comprised within any other Class;
- The alteration or enclosure of recessed front doors or the erection or construction of a porch being development comprised within Classes A and D of Part 1 of Schedule 2 of the Order and not being development comprised within any other Class;
- The erection, construction, improvement or alteration of boundary walls or railings being development comprised within Class A of Part 2 of Schedule 2 of the Order and not being development comprised within any other Class;

- The demolition of boundary walls or railings being development comprised within Class B of Part 31 of Schedule 2 of the Order and not being development comprised within any other Class;
- The removal or replacement of cast iron downpipe being development comprised within Class A of Part 1 of Schedule 2 of the Order and not being development comprised within any other Class.

Appendix C – General Information

Local Generic Guidance

Eastleigh Borough Council is in the process of producing a Quality Places Supplementary Planning Document which will offer advice and guidance on general design issues. For advice on specific issues pertaining to a conservation area, please contact the Borough's Conservation Officer on 023 8068 8247.

Useful Information and Contact Details

General Information

Eastleigh Borough Council's website, www.eastleigh.gov.uk.

Conservation Information and Advice

The Borough's Architectural Design and Conservation Officer, 023 8068 8247.
English Heritage, www.english-heritage.org.uk, (General Enquiries) 0870 333 1181.

Local Historic Information

Bishopstoke Parish Council's website, www.bishopstokepc.hampshire.org.uk

Bats

Natural England, www.naturalengland.org.uk
Bat Conservation Trust Helpline 0845 1300 228

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The information can be provided in alternative formats including large print, audiotape, Braille and some other languages by calling 023 8068 8000, email LocalPlan@eastleigh.gov.uk or text 07797 87001