

Conservation Area Character Appraisal and Management Plan

East Meon

November 2015



Summary of Significance

East Meon is especially notable for:

- Its striking and unspoiled location on the upper reaches of the Meon Valley, with chalk ridges to three sides
- Its development as a major village, important to its immediate hinterland, but somewhat isolated from major roads or the railway network
- The Twelfth Century Church of All Saints, one of the finest parish churches in Hampshire
- A long association with the Bishops of Winchester
- The late Fourteenth Century Court House, an exceptional survival of medieval domestic architecture
- A varied collection of timber-framed domestic architecture from late medieval and post medieval periods
- Wide survival of a thatch tradition in a village context
- Glenthorne, an imposing example of a brick built house of 1697
- A varied sample of well preserved Eighteenth and Nineteenth Century cottages, houses and villas
- Linked nodal historic development at Frogmore
- Survival of public houses and retail businesses, serving the village and its hinterland

Introduction

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

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

1.3 East Meon was first designated as a Conservation Area by Hampshire County Council in 1968 and was extended in December 1976. With the creation of the South Downs National Park in April 2011, the National Park Authority became the Local Planning Authority for the village.

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

1.5 It sits within a wider policy context, including:

- The Purposes and Duties of the South Downs National Park.
- The National Planning Policy Framework, 2012
- The East Hampshire District Local Plan Joint Core Strategy, 2014
- English National Parks and the Broads. UK Government Vision and Circular 2010
- [East Meon Village Design Statement](#)

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

1.7 The document was the subject of a six week public consultation process from 3rd August to 14th September, 2015. Specific consultations were sent to the Parish Council, East Hampshire District Council, Hampshire County Council and Historic England.

1.8 Where appropriate, the initial document was amended to reflect comments received and the revised document was adopted by the South Downs National Park Authority for the purposes of Development Management and to inform other activities of the SDNPA and other agencies on 12 November 2015.

Location & Topography

2.1 East Meon lies about four miles west of Petersfield, astride the road linking that town to West Meon as well as the river Meon itself, which flows from east to west at this point. The landscape character type is identified as a chalk valley system surrounded by downland mosaic.

2.2 The village sits about at 100 metres above the ordnance datum in the bottom of the river valley. The land rises steeply to downland north, south and west of the village. The gradient is gentler to the east.

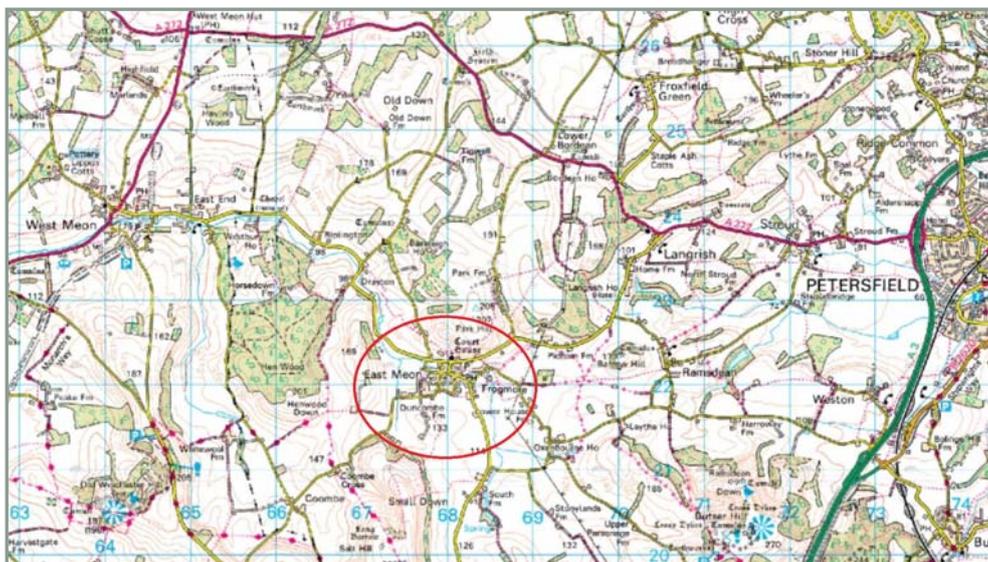
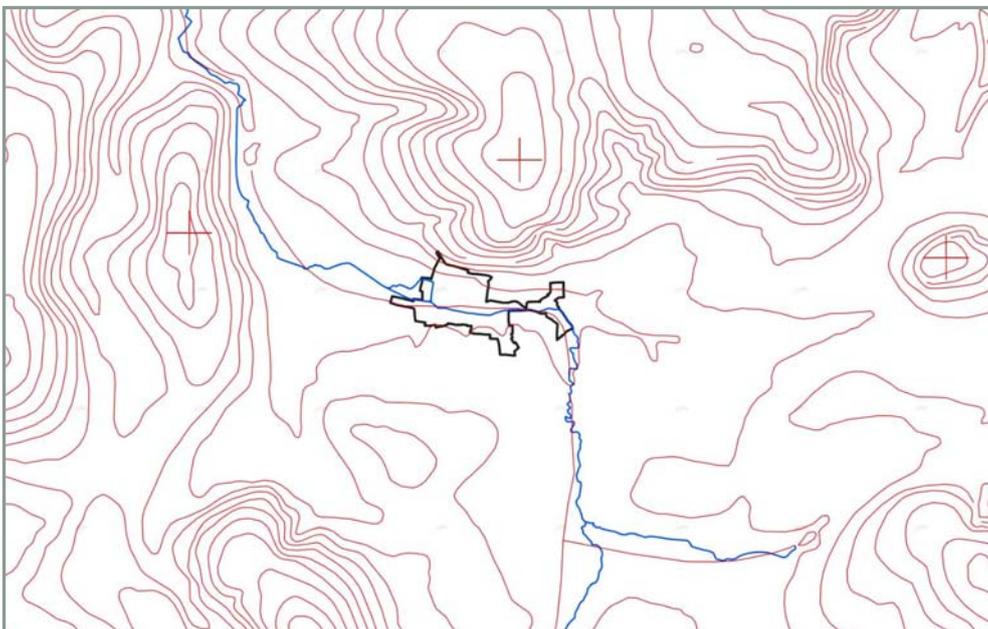


Figure 1: Location of East Meon in relation to the wider landscape

Figure 2: Topographical setting of East Meon in relation to the river and surrounding downland



Historical Development

3.1 East Meon is a settlement of Anglo-Saxon origin and takes its name from the river on which it stands. 'Meone', which seems to refer to both East and West Meon, appears in a number of charters in the 8th, 9th and 10th centuries but the first specific mention of East Meon, distinguished from its neighbour, is in a charter of the Bishop of Winchester dated to 1047. The spelling 'Menes' predominated from Domesday through the Middle Ages, while 'Mean' is frequently recorded from the 16th to the 18th centuries.

3.3 The manor had been held by the Bishops of Winchester since well before the Norman Conquest and was the largest of their holdings in Hampshire. It was already a large settlement when Domesday Book recorded the presence of 138 households, equating to about 650 - 700 people. The manor remained with the Bishops until the 19th century except for a short disruption during the Commonwealth.

3.4 The Domesday survey refers to the presence of a church and this might just be the existing building, which is generally thought to have its origins in the early 12th century. However, it seems probable that it replaced an earlier Anglo-Saxon Minster and it is to this earlier church that the survey refers.

3.5 Domesday records as many as seven mills in the village.

3.6 The village makes a brief appearance in the wider historical story in March 1644, when the Parliamentary Army under Sir William Waller mustered there before its victory at the Battle of Cheriton.

3.7 A purpose-built Pest House was built in 1703 outside the main village and this may be the Parish Workhouse recorded in 1777. From 1835, the village formed part of the Petersfield Poor Law Union and was served by the workhouse in that town.

3.8 The 19th century saw the creation of new institutions within the village. The Forbes Almshouses, in Church Street, were built in commemoration of George Forbes, squire of Bereleigh, who died in 1863, and were for the benefit of "parishioners of indigent [poor] circumstances".

3.9 Greater provision was also made for the spiritual well-being of the villages with the provision of three non-conformist chapels; a Providence (Calvinist) Chapel on Church Street, where the school now stands; a Primitive Methodist Chapel built in 1867; and a Zoar (Strict Baptist) Chapel on Temple Lane, now converted into a house.

3.10 The provision of a new school building was another aspect of these improvements. Teaching had taken place in the north transept of the church until the National School was built in 1845. The latter continued to provide for the education of the village children until it was replaced by the existing school on Church Lane in 1964.

3.11 The village common land was enclosed in 1860.

3.12 The eminent ecclesiastical architect Sir Ninian Comper worked in the parish, restoring the church itself in the early years of the 20th century and designing the memorial East Window and the war memorial after the Great War.

3.13 Fires were not uncommon but a major one in 1910 destroyed six thatched cottages on the south side of High Street just before it enters The Square. The site was later redeveloped.

3.14 Flooding was also a problem and an alleviation scheme was implemented in 1955 which included the creation of a new river course from The Cross to the western extremity of Workhouse Lane. This by-passed and shortened the old course, provided the reconstruction of six bridges to allow a greater volume of water to flow through, and deepened and widened the river channel along the length of High Street as far as Frogmore.



3.15 Isolation from major roads and the railway network tended to limit built growth well into the 20th century. Post-war housing development to the south and south-west of High Street has almost doubled the size of the historic village.

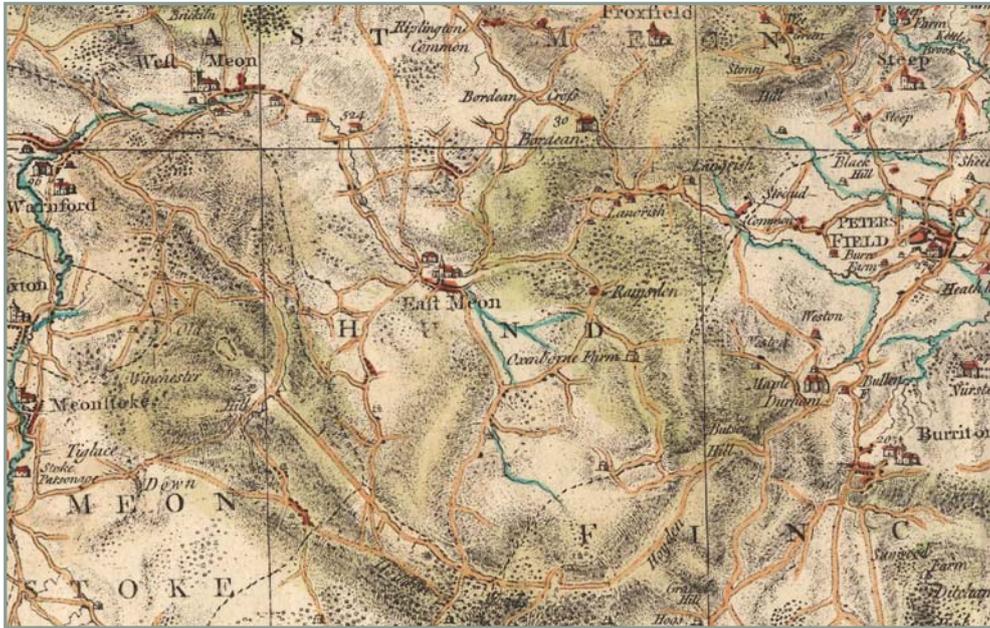
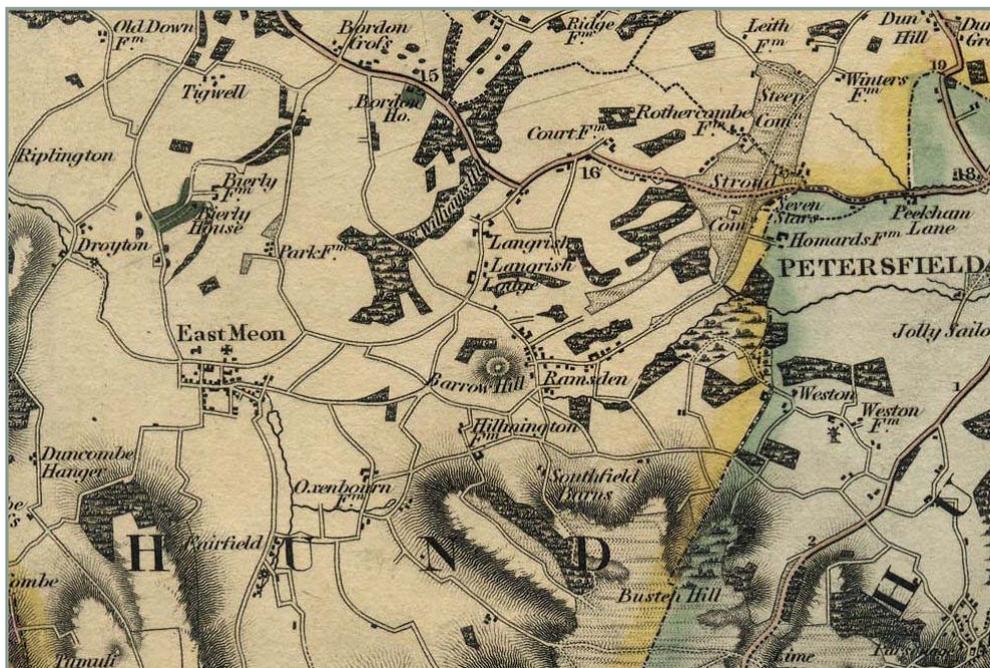


Figure 3: East Meon as shown on Taylor's 1759 map of Hampshire

Figure 4: Greenwood's map of Hampshire of 1826



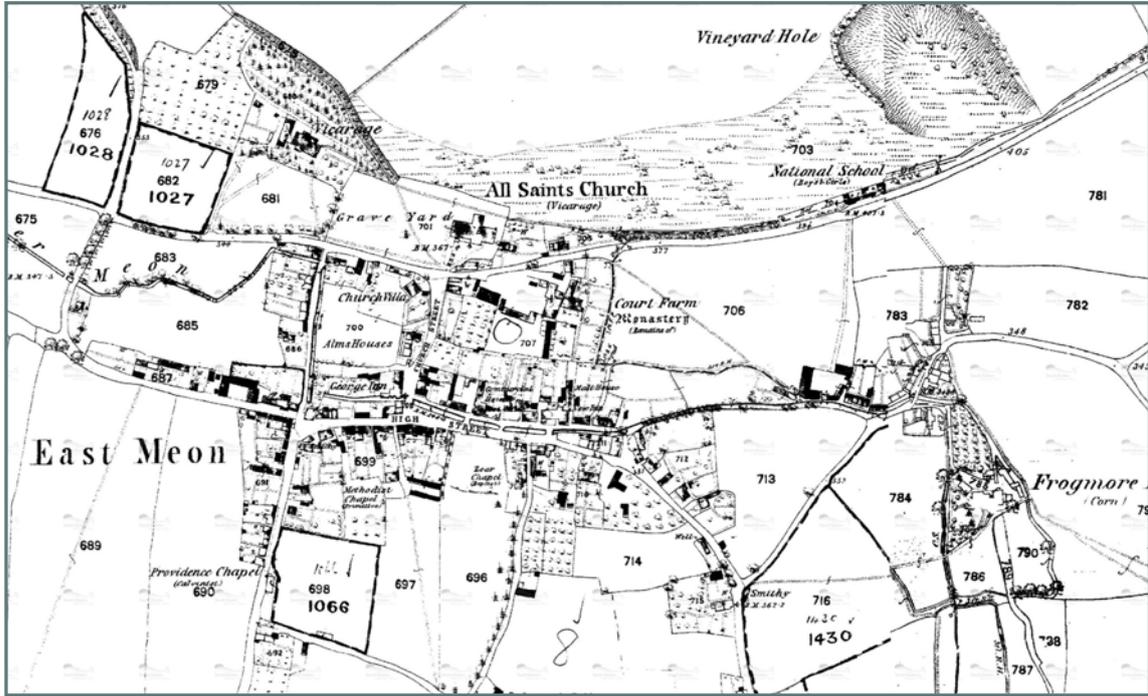
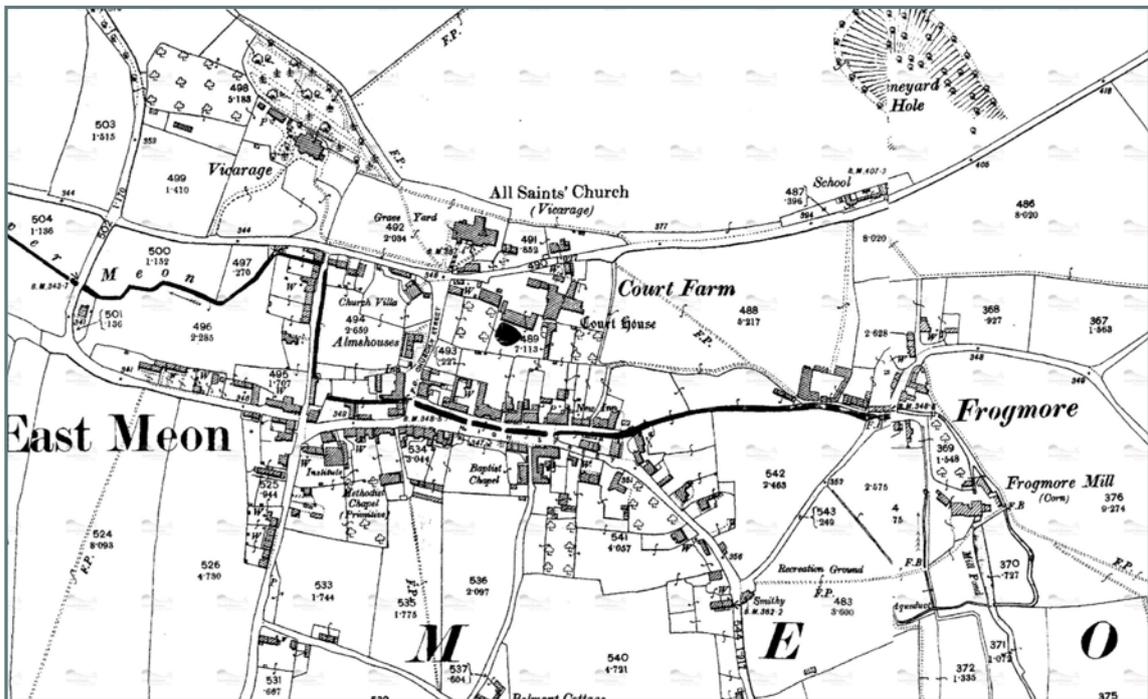


Figure 5a and 5b: Ordnance Survey mapping of East Meon in 1869 (above) and 1896 (below)



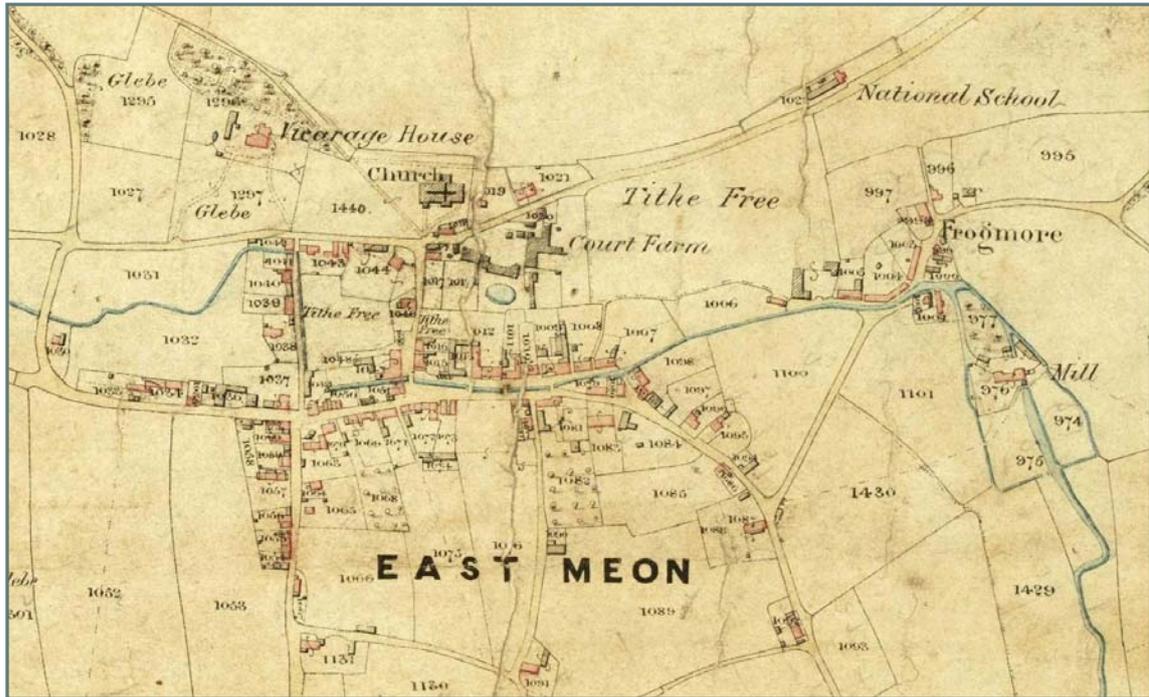


Figure 6: Tithe Map (courtesy of Hampshire County Council)

Figure 7: Boundaries of the Conservation Area



Character Analysis

Entrance & Boundaries

4.1 The boundary of the Conservation Area is shown on figure 7. It encompasses the developed areas which appear on the tithe map and early Ordnance Survey mapping. The modern development to the south of the village, although inserted within an earlier pattern of lanes, is excluded.

4.2 Frogmore is more diffuse in character and forms a separate node of development but is incorporated within the Conservation Area, with a link which follows the river and an area of allotments on the north bank.

4.3 The core of the village lies south of the main road running down the valley (*cf* West Meon and Droxford) and does not have to accommodate significant through traffic. The main access into the village centre is off the main road via Church Street.

Settlement Form

4.4 East Meon lies at the extreme south-western end of the Wealden beds, at a point where the South Downs ‘turn the corner’. The chalk ridge, remarkably, surrounds the village on three sides, to the south, the west and the north, before continuing northwards. The River Meon breaks westwards through this chalk surround, before veering south at West Meon and eventually reaching the sea at the foot of Southampton Water.

4.5 The topography of its river valley location gives the village a broad east-west axis. Within that overall form, however, the street pattern which appears on the tithe map is essentially that of a grid. High Street, with its continuation of Workhouse Lane, and Church Road form the two main east – west streets, with Church Street and The Cross linking the two on a north – south alignment.

4.6 Chapel Street and Temple Lane extend this grid to the south, although development was relatively limited along these lanes until construction of housing in the 20th century saw this part of the grid in-filled. Figures 9 – 18 show general street scene views.

4.7 The Church and the Court House must have been the most significant buildings in the medieval village. The current structures are early 12th and late 14th centuries in date but the long, pre-conquest relationship between the village and the bishops of Winchester would support the suggestion of a minster, monastic settlement or *curia* predating the current buildings.

4.8 Medieval and early modern (16th and 17th century) buildings are found throughout the street grid, suggesting that its origins are early. The chronological relationship between any such developments and the street grid remains uncertain.

4.9 There are no formal open spaces within the village. The area where High Street meets The Cross is known, rather suggestively, as The Square and has two important early structures. However, it does not really present the aspect of a significant public space when viewed on the ground.

4.10 The River Meon flows through the centre of village, along most of High Street before dog-legging up alongside The Cross. At the northern end of The Cross, the river dog-legs again and resumes its westerly flow. This course must be canalised, which presumably happened when High Street was laid out. The prominence of the river in the village-scape is in marked contrast with the other villages of the valley.

4.11 Within the village, Glenthorne Avenue is the only street of modern creation.

4.12 Frogmore is a quite separate node of development from the main village, well to the east and linked to it by a lane which joins High Street at its eastern end, by the village forge.

Use & Activities

4.13 For most of its existence, agriculture provided the economic base for the village. Like many villages in the past it was self-sufficient to a significant degree. In addition to at least three pubs and ale-houses – The George, The New Inn (now the Izaak Walton) and The Angel - there were several shops including Potter General Warehouse and T.A. Adams Family Grocer on High Street, and the post office on Church Street. Unfortunately, only the last of these, *Post House* retains a period shop front (figure 47)

4.14 Today, a single village shop and two pubs survive and the village is largely a residential commuter settlement.

4.15 The environmental quality of the village centre benefits from the fact that through traffic passes along the Langrish to West Meon road, known as Church Road and The Hyde as it passes through the village, and is therefore slightly displaced to the north of High Street.

Buildings & Structures

4.16 The *Parish Church of All Saints* and *The Court House*, both grade I listed buildings, are the oldest surviving buildings in the village and the representatives of spiritual and temporal authority, albeit both invested in the Bishop in this instance.

4.17 The Church has its origins in the early 12th century when it took the form of a cruciform plan with a central tower (figure 21). Pevsner gives a date of circa 1150 for the tower and describes it as 'splendid'. He judged the church as a whole to be 'one of the most thrilling village churches in Hampshire'. The font is a magnificent feature of around 1130 in black Tournai marble, one of a distinguished Hampshire group (figure 22), with others to be found in Southampton and in Winchester Cathedral. A south aisle and Lady Chapel were added to the church in about 1230; the close proximity of the church to the hill behind possibly precluded a north aisle.

4.18 A restoration campaign was undertaken under the auspices of the eminent church architect, Sir Ninian Comper, around 1906. After the Great War he designed the East Window and the village war memorial (figure 55).

4.19 *The Court House* (figures 23 and 24) on Church Road can be documented through detailed building accounts to 1395-7, during the incumbency of William of Wykeham. William built a three-bay stone hall with a two-bay cross wing containing buttery and pantry on the ground floor and solar on the first floor. This probably stood on the footprint of an earlier building, parts of which were retained at the southern end where they formed a private suite of rooms for the bishop. A link between the old and new was created by a small projecting room off the dais end of the main hall, sometime referred to as an 'oriel' although this word carries a number of architectural meanings.

4.20 William's house is largely built of flint, incorporating irregular blocks of sandstone and malmstone, with sandstone ashlar used for quoins and window dressings. It cost a little over £110.

4.21 William was succeeded as Bishop by Henry Beaufort and in the 1430s and 1440s he repaired William's buildings, rebuilt or remodelled the private suite, and added a timber-framed gatehouse; neither of the latter survive. The kitchen, because of the associated fire hazard, would have been a freestanding building to the east. A timber-framed farmhouse was built against the east wall of the main hall in the early 17th century.

4.22 In 1926 the property was bought by Morley Horder, an Arts and Crafts architect, who restored the house and laid out the gardens to three sides. A stone terrace was built up on the west and south sides of the house with stone steps down into the gardens. To the west of the house was a formal garden with yew hedges, herbaceous borders and lawns. There were orchards to the south-west and east and a kitchen garden to the north-east.

4.23 With the exception of a few examples, most of the buildings within the village are relatively modest, two-storey and domestic in character.

4.24 Timber-framed construction is found throughout the village, with examples from the 14th century through to the 18th century. It was the predominant form of construction for domestic and agricultural buildings in the medieval and post medieval periods, up to the later 17th century.

4.25 The early examples include *Old Bell Cottage* (figure 25) and *Forge Sound* (figure 26), both on High Street. Beneath later cladding and extensions, the former is a late-medieval timber-framed hall with cross-wings whilst the latter is a three-bay aisled hall dating to about 1350.

4.26 Impressive examples of timber-framed construction are the *Tudor House* (figure 27) and *Heycroft House* (figure 28), both on The Square and both 16th century in origin, and the timber-framed farmhouse forming part of *The Court House*.

4.27 Other timber-framed buildings include a number spread throughout the village all with apparent 17th century origins, including *Cross Cottage*, *Forge Cottage*, *Riverside*, *White Cottage*, *Hockley Cottage* and *Brook Cottage* (figures 29 – 34 respectively)

4.28 Brick begins to replace timber framing in the later 17th century with a particularly striking example in *Glenthorne*, built in 1697 and now Grade II* listed (figure 35); this listing specifically includes the fine railings in front of the house. The transitional nature of this building is demonstrated by the use of timber framing in the north elevation.

4.29 *Brooklyn Cottage* (figure 37) and *Clare Cottage/No. 11* (figure 38) are immediate neighbours to *Glenthorne* and both present 18th century brick front elevations combining blue headers with red brick detailing; a combination found quite frequently in Hampshire.

4.30 The emergence of brick as the favoured building material in the 18th century is demonstrated by a number of other buildings, including *Church House*, *Wheelwrights Cottage*, *Court House Cottage* and *Cross Keys* (figures 39 – 42 respectively).

4.31 The painting of brick elevations is a fairly common occurrence within the village. Where this follows the habitual application of limewash over protracted periods, it has some historical precedent, though would be undesirable in cases where the brickwork has been laid with care and is clearly intended to be displayed.

4.32 In addition to the listed buildings described above, there are a good number of buildings which, although not listed, make a positive contribution to the character of the Conservation Area. The Lychgate to the church and thatched

cottages on Workhouse Lane are identified for inclusion on the Local List. All are shown in blue on the Character Appraisal map (Figure 71) and one is illustrated in figure 44.

4.33 Flint is often used for boundary walls within the village and these make an important contribution to the character of the conservation area. It is used rather more sparingly for buildings, however, with the notable exceptions of *The Court House*, the *Forbes Almshouses* (figures 49 and 50), and *Flint Cottage* (figure 51).

4.34 Typically for the Meon Valley, roof coverings are largely clay plain tile or thatch. The evidence of old photographs suggests that thatch was once more common than it is today and that the historic tradition within the village utilised long straw.

4.35 Comparing the old photograph of the building once known as 'Potters General Warehouse', with the same building today, *Corner Cottage*, illustrates this change and the ways in which this and other buildings have evolved, including the loss of thatch, the creation of dormers and the insertion of modern joinery.



4.36 Where traditional joinery survives, it is the typical range of sliding sash and casement windows and board or panel doors. A very attractive departure from the norm is presented by the windows of *Nuneaton House*, which have a most unusual arrangement of margin panes combined with diagonal glazing bars, and the equally unusual panelled door.



4.37 Little or no historic floor-scape survives. The evidence of old photographs suggests there were few if any segregated pavements and road surfaces were little more than compressed gravel or hoggin. Although tarmac has replaced the gravel, the village streets retain a relatively informal and rural feel that represents an important contribution to the character of the village.

4.38 Street Furniture which makes a positive contribution to the Conservation Area includes a K6 telephone kiosk, a traditional Hampshire directional sign, railings to the river, and a fine war memorial designed by Sir John Ninian Comper.

4.39 The buildings in Frogmore form a distinct spatial group but otherwise present a similar range of forms and building materials as the main part of the village (figures 56 – 63).

Open Spaces & Greenery

4.40 For the most part, houses and other structures within the Conservation Area are positioned on, or close to, the back of pavements. As a result, front gardens do not make a particularly significant contribution to any broader 'greening' of the village.

4.41 Given its relative paucity, the green space which does exist makes a significant contribution to the character and quality of the Conservation Area. Visually, gaps can be as significant as the buildings they separate.

4.42 Within the Conservation Area, the main open areas of green space are Washers Triangle, at the eastern end of High Street where it diverts from the line of the river (figure 64), the land to either side of Glenthorne Meadow where it joins High Street (figure 65), and most impressively, the Churchyard.

4.43 The Churchyard is notable for its variety of headstones and funerary monuments, rich in evidential value, but also for the imposing nature of its trees, major features in the setting of the Church as well as the wider environment.

4.44 The river itself is significant in creating a greater sense of space in the High Street. The flood relief works in the 1950s were somewhat engineer-led and resulted in harm to the visual and natural history qualities of the river.

4.45 An enhancement scheme for the central section of the river has addressed this situation by recreating a more naturalistic river-scape which has produced a significant visual improvement (figure 66).

4.46 Open land on either side of the river – allotments to the north and a sports ground to the south – play an important role in maintaining a sense of separation between the main village and Frogmore.

Views & Vistas

4.47 The imposing presence of the hill to the immediate north looms over East Meon in many views within the settlement.

4.48 This is especially evident in views of the Church from the south; despite its impressive scale and lofty spire, it is still dominated by the topography.

Sources

The standard history of the village is F.G. Standfield's *A History of East Meon* published by Phillimore in 1984.

East Meon History Group has an excellent website which can be found at <http://www.eastmeonhistory.net/> and has published a *Guided Walk around the historic buildings of East Meon*

Hampshire County Council's Rural Settlement Publication for the village can be found at: <http://documents.hants.gov.uk/landscape/historic-settlement/EastMeonHistoricRuralSettlementpublication.pdf> and the Victoria County History's account of the village at: <http://www.british-history.ac.uk/report.aspx?compid=41930>

Edward Robert's paper in *The Archaeological Journal* volume for 1993 (Volume number 150, pages 456 – 481), *William of Wykeham's House at East Meon* is a comprehensive account of The Court House.

Issues & Opportunities

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

5.2 The western end of High Street has been affected by the loss of traditional buildings and their replacement by much less sympathetic modern development. The village store undoubtedly performs a valuable function but the building it occupies is quite inappropriate in the street scene (figure 67). Likewise, the modern housing which sits in the gap created by the fire of 1910 does not respect the form of traditional development within the village (figure 68). Should either site ever come forward for redevelopment, replacement buildings of more sympathetic form have potential to enhance this part of the Conservation Area.

5.3 The improvement works that have already been carried out in the central section of the river have enhanced its contribution both to the visual amenity of the area and its quality as a natural resource. Extending this project to other parts of the river as it flows through the village could spread these benefits.

5.4 The National Park Authority commissioned a Building at Risk survey in 2012-2013 which looked at both listed and unlisted buildings within the Conservation Area. Of the 109 buildings surveyed, none were found to be at risk and only two were identified as 'vulnerable', these being *The Forge* and the Stables and gateway 10 metres south of *Riverside*.

5.5 The future of the Forge remains uncertain. An attempt to provide a solution by extending the building, which was never universally supported by the community, has fallen by the wayside. However, given that the building is not listed, there are few options available to the National Park Authority in terms of statutory action. A solution is only really likely to emerge by working with the owner, though a local Building Preservation Trust has been established with the aspiration to acquire the building for restoration as an artisan workshop.

5.6 The stables and gateway, actually a slaughterhouse of a former butcher, are not at any immediate risk and really just in need of a little care and attention. Again the solution is likely to lie in co-operation with the owner.

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

5.8 There are few examples of uPVC windows and doors within the Conservation Area but there are more examples of joinery fabricated in wood but not in a traditional form. Reinstatement of traditional joinery would enhance the appearance of these buildings and their contribution to the wider Conservation Area.

5.9 Photographic regression shows that another change in the building traditions of the village is the gradual loss of thatched roofs. Even where they do survive, the substitution of combed wheat reed for long straw creates a distinct change in character. Prominent buildings which were once thatched include *Forge Sound* and *Corner Cottage*.

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

5.11 As an historic settlement, all of East Meon has archaeological potential for below ground archaeological remains as well as historic buildings and structures. The East Meon Historic Rural Settlement publication identifies some areas of high archaeological potential and these are shown on figure 8 below.

5.12 Archaeological remains, whether above ground structures, earthworks, or buried deposits, often contribute directly to the sense of place evident in the present day-area. They also represent a potentially rich resource for future research, interpretation and education. For further information on archaeological interest contact the [County Archaeologist](#)

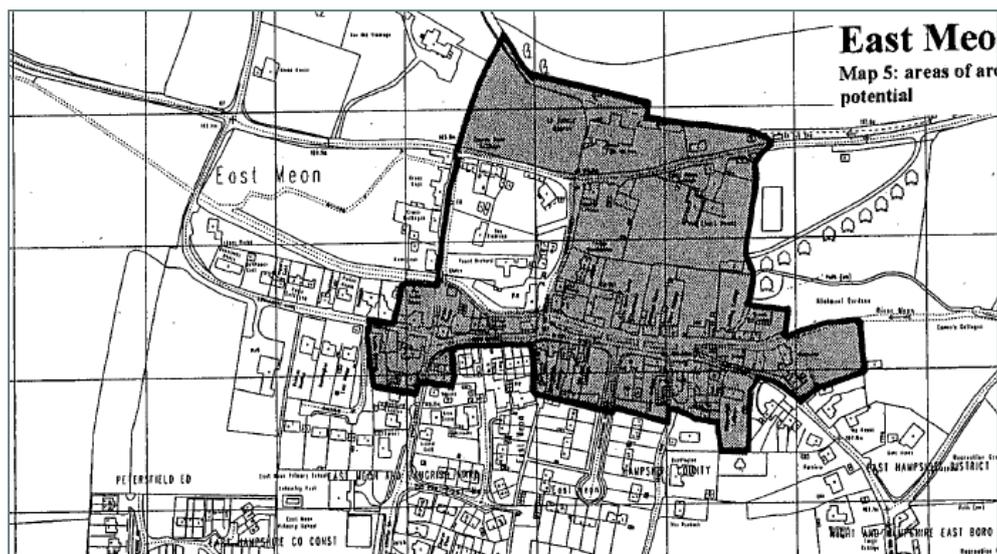


Figure 8: Areas of Archaeological Potential

Photographic Survey



Figures 9-11: Street Scenes - High Street





Figures 12-14: Street Scenes - Church Street (above & below) High Street (bottom)





Figures 15 and 16: Street Scenes – High Street (above) and Church Road (below)





Figures 17 and 18: Street Scenes - The Cross





Figures 19 and 20: The Village Pubs





Figure 21: Parish Church of All Saints

Figure 22: The 12th century 'Tournai Font' inside the church





Figures 23 and 24 : The Court House





Figure 25 and 26: Bell Cottage (above) and Forge Sound (below)





Figures 27 and 28: Tudor House (above) and Heycroft House (below)





Figure 29 and 30: Cross Cottage, The Cross (above) and Forge Cottage, High Street (below)





Figure 31 and 32: Riverside, High Street (above) and White Cottage, High Street (below)





Figures 33 and 34: Brook Cottage (above) and Hockley Cottage (below)





Figures 35 and 36: Glenthorne and its front railings





Figures 37 and 38: Brooklyn Cottage (above) and Clare Cottage / 11 High Street (below)





Figures 39 and 40: Church Cottage (above) & Wheelwrights Cottage (below)





Figures 41 and 42: Court House Cottage (above) and Cross keys (below)





Figures 43 and 44: Kew Cottages (above) and Paupers Cottage (below). The former is Grade II listed but the latter is not. It is identified as a potential entry on the Local List





Figures 45 and 46: Barnards and Barnards Corner (above) and The White House (below)





Figures 47 and 48: The Post House (above) and Church Road Cottage (below)





Figures 49 and 50 : Forbes Almshouses





Figures 51 and 52: Flint Cottage (above) and Nuneaton House (below)







Figures 56 and 57: Frogmore – Eames Cottages (above) and New Cottages (below)





Figures 58 and 59: Frogmore – Stable south west of Bridge Cottage (above) and Mill Cottage (below)





Figure 60 and 61: Frogmore – Bottle Ale Cottage (above) and Compton Cottage (below)





Figures 62 and 63: Frogmore – The Mill House (above) and remains of the water race (below)





Figures 64 and 65: Washers Triangle (above) and Glenthorne Meadow (below)





Figure 66: Enhancement of the river as it passes through the village



Figures 67 and 68: Inappropriate modern development within the village





Figures 69 and 70: The old Forge (above) and the Stables, 10 metres south of Riverside and Gateway. The Stables were actually the slaughterhouse for a former butchers shop to the north. The building may originally have been thatched



Management Plan

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

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

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

Proper Designation of the Conservation Asset

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

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

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

6.10 In reviewing the existing unlisted buildings, none were identified as potential candidates for statutory listing, at least from a superficial external inspection. However, two were considered to be eligible for addition to the emerging Local List, the Lych gate at the church and the thatched cottages at the eastern end of Workhouse Lane

ACTION 1 – that the Lych gate at the church and the thatched cottages at the eastern end of Workhouse Lane be added to the emerging Local List of Historic Buildings

Condition of the Heritage Asset

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

6.16 A 'Buildings at Risk' survey is, as its name suggests, a systematic inspection of buildings, looking at their overall condition and specific areas of decay as well as their status in terms of use or vacancy. It would normally include a photographic record of each building, although this would not usually comprise more than one photograph per building.

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

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

6.19 As reported in paragraph 5.4, the historic building stock in East Meon is generally in good condition. Of 109 buildings surveyed, none were found to be at risk and only two were considered to be vulnerable – the Forge and the Stables and Gateway close to Riverside

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

ACTION 3 – that the National Park Authority monitors the condition of the Forge and the Stables and Gateway close to Riverside

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

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

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

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

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

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

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

¹ In practice, the development management service for East Meon is currently (2015) delivered by East Hampshire District Council, acting as agents for the South Downs National Park Authority, and any requests for pre-application advice should be directed in the first instance to the planning team at that Council.

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

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

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

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

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

Enhancement of the spaces within the Heritage Asset

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

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

ACTION 6 – that the National Park Authority supports, in principle and in

association with other partners, the extension of the existing river enhancement scheme to the rest of the river as it runs through the village.

6.30 Another less significant but still worthwhile identified improvement would be the undergrounding of the overhead cables through the village.

ACTION 7 – that the National Park Authority supports, in principle and in association with other partners, the undergrounding of overhead wires within the Conservation Area

Responsible Conservation is a Partnership!

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

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

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

Contact

The Historic Buildings Officers, Living Landscapes, SDNPA

South Downs Centre, North Street, Midhurst, West Sussex, GU29 9RH

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

Annex: Listed Buildings

CHURCH ROAD

Church Road Cottages Nos 3 and 4

II

Date first listed: 12-Mar-1986

Two cottages. C16, with early C19 extension. Massive exposed timber frame with painted brick infill, other walls of painted brickwork. Tile roof, hipped at the west end. North front of two phases; two storeys, 4 (irregular) windows. Casements. Two boarded doors in plain frames, with mid C19 gabled canopies.

CHURCH ROAD

Hyde Cottage

GV

II

Date first listed: 08-Jul-1981

House. Building of two phases, early and mid C19. Walls of coursed knapped flint with quoins and flat arches of alternating red brick and blue headers. Hipped slate roof. South front; older west side once symmetrical of two storeys two windows, taller east side of two storeys two windows. Casements. Oval panel above central doorway (now filled); the east side has a C20 Georgian doorway, having a cornice on brackets and panelled door.

CHURCH ROAD

The Court House

GV

I

Date first listed: 16-Mar-1954

House. C14 Ecclesiastical court house, with late C16 timber framed house attached to the east side, C17 and C18 minor changes, and early C20 minor extensions and restoration. Walls of malmstone and flint rubble with stone dressings; plinth, mullion and transom tall windows with cusped head; small single and coupled windows with cusped heads (some restored), doorways with pointed arches: brick C17 stack and minor dressings, exposed frame with brick infill, brick walling in Flemish bond, C20 flint walls. Tile roof, mostly gables, some hips. Large open hall of three bays, with fireplace at one end, two windows each side, and doorways at the north end; north end cross wing of two storeys (solar above buttery) with smaller wing beyond of two storeys; to the east, linked by a passageway, there is a 'farmhouse' building of two storeys irregular fenestration, and to the north the passageway continues to the entrance (associated with

Court House Cottage). Casements of various sizes, with mostly C20 leaded lights. Plain doorways. The interior of the hall (unused) is virtually original, of flintwork

with stone dressings, with a C15 fireplace inserted at the south end, having a frieze of six panels containing quatrefoils: the north end has two doorways with pointed arches. The open timber roof has King-posts and massive tie beams with arch braces, resting on stone brackets, formed as carved heads of kings and bishops. The solar (library) is of three bays, with open king post roof, a large stone original fireplace and windows to the end gables and each side, a doorway leads to the small wing (upper floor). Below the solar the buttery has bare walls and original features (one blocked window) and doorways to hall and small wing. The eastern part is of vernacular form, of two storeys and one storey and attic, irregular fenestration, mainly C20 casements but a few smaller older lights. The frame shows inside and outside and there are C17 oak doors and C18 moulded dadoes; in one part, the heavy vertical boarding is possibly part of the hall screen. The C20 work is unobtrusive.

CHURCH ROAD

Monument 60 metres west of the church

II

Date first listed: 12-Mar-1986

Tomb monument. Late C18. Fine white stone structure. Tall square design with set-in corners, the main part of each symmetrical facade comprising a moulded pediment, a frieze with swag ornament within a panel, a panelled face containing inscriptions (except the north side), above a moulded base. The corners have narrow facades, with fluted friezes, and a panel containing diminishing petal ornament. The inscriptions refer to the Bonham family, the dates ranging from 1719 to 1826.

CHURCH ROAD

Church Cottage

GV

II

Date first listed: 16-Mar-1954

House. Early C18. Walls of brickwork in Flemish bond with blue headers, red quoins and rubbed flat arches, projecting 1st floor band. Tile roof, catslide at rear, gabled dormers. Symmetrical south front of two storeys and attic, three windows. C20 leaded casements. Central doorway now a window, C20 traditional doorway at the east side. At the rear there is a narrow staircase wing, with tile-hung walls and a hipped roof.

CHURCH ROAD

Court House Cottage

GV

II

Date first listed: 16-Mar-1954

Small house, now linked to the Court House. C18. Brick walls of Flemish bond with blue headers, cambered ground-floor openings. Hipped thatch roof, catslide to part of rear, hip to the rear staircase wing. Symmetrical west elevation of two storeys three windows. Leaded casements. Former central door now a window, the entrance being into the passage and entrance lobby of Court House.

CHURCH ROAD
Church of All Saints
I

Date first listed: 16-Mar-1985

Parish church. Early C12 Norman cruciform plan with central tower, early C13 south chapel and south aisle to nave of three bays, rebuilding of east end c1500, restoration of 1870 by Ewan Christian and of 1906-22 by Sir Ninian Comper. Walls of flint with stone dressings, one Norman window, most others (restored) of C14 and C15. Norman west door of recessed orders, with zigzag ornament: notable central tower with triple arcade to the bell stage and circular openings above, capped by a broach spire. Slate roof, leaded to tower and nave. Inside, the C13 moulded arches have circular columns between chancel and chapel and octagonal columns in the nave, both with moulded caps and bases. The reveals of Norman windows remain in the east and west sides of the south transept. Traces of medieval painting. The pulpit (1706) came in 1906 from the Church of the Holy Trinity, Minories, London (which was dismantled in 1899), being of octagonal form with panels and bolection mouldings. There are several wall monuments (mainly in the south chapel) of the C18 and early C19. The font bowl from Westbury Chapel is in the south aisle. The church is famous for its Tournai font.

CHURCH ROAD
Barn 40 metres west of courthouse
GV
II

Date first listed: 16-Mar-1954

Barn, used as garage and store. C17. Timber frame with Queen post truss, and some arch bracing. Walls of flint with brick dressings. Rectangle of three bays, with aisles all round, and central wagon entrance.

CHURCH STREET East side
The post cottage and shop (post office)
GV
II

Date first listed: 16-Mar-1954

House and shop. C18 south block (facing High Street to the south), with north side extension of the early C19 (facing Church Street, to the west). Walls of painted brickwork in Flemish bond, some cambered arches, later part stuccoed. Tile roof, with tile-fronted gables to half-dormers, lower-pitched slate roof to the north side. The south elevation is one and a half storeys two windows, C20 casements, and panelled door beneath a hood. The west elevation has two unequal gables, both of stucco and projected above brick dentil bands, the north side having pilasters which enclose a ground-floor shopfront, with a central doorway, a decorative cornice, and windows of small panes. One casement in the north gable and a ground-floor casement to the south side.

CHURCH STREET East side
The post cottage and shop (post office)
GV
II
Date first listed: 16-Mar-1954

House and shop. C18 south block (facing High Street to the south), with north side extension of the early C19 (facing Church Street, to the west). Walls of painted brickwork in Flemish bond, some cambered arches, later part stuccoed. Tile roof, with tile-fronted gables to half-dormers, lower-pitched slate roof to the north side. The south elevation is one and a half storeys two windows, C20 casements, and panelled door beneath a hood. The west elevation has two unequal gables, both of stucco and projected above brick dentil bands, the north side having pilasters which enclose a ground-floor shopfront, with a central doorway, a decorative cornice, and windows of small panes. One casement in the north gable and a ground-floor casement to the south side.

CHURCH STREET, West side
Well head and boundary wall to Forbes Almshouses
GV
II
Date first listed: 12-Mar-1986

Wellhead structure, detached south of the almshouses, and linked to the boundary wall. 1852. Flint walls with brick dressings. Pyramid roof of scalloped tiles, with blue brick dentil eaves. Square open structure, with an arch to each face, and a low brick wall on three sides. Key brick dated 1852. Plain low boundary wall, of flint with brick capping, and short brick piers at the openings.

CHURCH STREET, West side
The White House
GV
II
Date first listed: 16-Mar-1954

House. Early C19. Flint walls with brick dressings, stuccoed front; plinth, stone cills. Hipped slate roof. Symmetrical north-east front of two storeys, three windows. Sashes in reveals, 16 above 25 panes. Doorway of simple mouldings with pediment, brackets, plain architrave and six-panelled (two top-glazed) door.

CHURCH STREET, West side
Forbes Almshouses, Nos 1 to 5
GV
II
Date first listed: 12-Mar-1986

Almshouses. 1852. Walls of knapped flints with Bath stone dressings; plinth, quoins, 1st floor band, moulded mullion and transom windows within plain frames, with moulded cornice in the gables, and pediments (on brackets and with

ball finials) to the half-dormers and upper parts of chimney stacks. Tile roof. Terrace of four, with a unit projecting forward at the north end; front (east) elevation, with gables at each side, of one and a half storeys, 1.2.1 windows. Casements. There are stone classical doorcases (two coupled, 1. 2 and 3.4) with pediment and simple pilaster Order, plain openings, and C20 panelled doors. The north elevation (with doorway 1.2) has two windows with wider spacing at the west side. The south elevation has one window and a single doorway (No 5) at the east side. The rear elevation (Nos 1.3.4.5) is symmetrical but plainer, with gables at each side, 1.2.1 windows. There is a continuous service block along the west side of the rear yard. The coupled doorways have a shield within the pediment and an inscription above Nos 3.4.

CHURCH STREET, East side

Nuneaton

GV

II

Date first listed: 12-Mar-1986

House. Early C19. Walls of flint with brick dressings, stuccoed front with joint lines, plinth, stone cills. Hipped slate roof. Symmetrical west front of two storeys two windows. Sashes with narrow side panes and diagonal window bars. Doorway with a thin moulded cornice above plain deep pilasters, with door having two upper lights above two square panels, containing diagonal bars. Above the door is a projecting panel.

CHURCH STREET, West side

The George Inn

GV

II

Date first listed: 16-Mar-1954

Public house. Late C18 and early C19. Painted brick walls, of header bond to the front, Flemish bond elsewhere, plinth, cambered arches. Tile roof, catslide at rear, gabled dormers. East front of two phases, each symmetrical; two storeys and attic three windows, extended at the north side as two storeys three windows (of closer spacing). Sashes, triple to the ground-floor of the south side, the north side having a filled centre (1st floor) and small ground-floor sliding sashes. Doorway with cornice on brackets, north side plain doorway with boarded door. Prominent tapered stacks at the south end. From the eaves at the south side there extends a probable late C18 decorative wrought-iron bracket, with ornamental top ending in 'hanging grapes', and a modern painted sign board.

CHURCH STREET, East side

Forbes Almhouses, Nos 6 and 7

GV

II

Date first listed: 12-Mar-1986

Pair of single-storeyed cottages. 1905. Walls of coarse flint with stone dressings; quoins, tile roof. Symmetrical west front, each unit with a doorway flanked by a window on each side. 4-light casements, with 'Tudor' heads. Timber-framed porches, with balusters supporting heavy moulded canopies of half-octagonal form, boarded doors within Tudor arches

FROGMORE

Frogmore Cottage

GV

II

Date first listed: 12-Mar-1986

Cottage. C18, with C20 extensions and restoration. Walls of painted brickwork, cambered openings. Thatch roof, half-hipped at the north end, eyebrow dormers. The old east front is one storey and attic, two windows. Casements. Plain doorway. A C20 north extension of one storey contains the main entrance. Plain rear elevation of three windows faces the roadway.

FROGMORE

Bottle Ale Cottages

II

Date first listed: 12-Mar-1986

Short row of three cottages, now two. C18, with C20 restoration. Walls of coursed flint with brick quoins and cambered arches, C20 south end wall of brickwork, north gable has exposed framing. Thatch roof, catslide at rear, eyebrows to semi-dormers. East front of two storeys, 1.2.2 windows. Casements, upper old leaded lights. Filled doorways replaced by windows; entrance at rear.

FROGMORE

Mill Cottage (Formerly listed as Nos 1 & 2 16.3.54 Mill Cottages)

II

Date first listed: 16-Mar-1954

Cottage, formerly two. C17 timber frame, some C18 cladding, and C20 extensions and restoration. Exposed frame to part, with painted brick infill, other walls of painted brickwork. Tile roof, half-hipped at the north end: four dormers with roofs sloping from just below the ridge. One storey and attic, four windows. Casements, some ground-floor sashes. C20 half-glazed and boarded porch.

FROGMORE

Stable 10 metres south west of Bridge Cottage

GV

II

Date first listed: 12-Mar-1986

Stable, now a store. C18. Timber-framed structure with boarded walls, the lower walls on two sides of flint with brick dressings. Half-hipped thatch roof, with

catslide to the east. Small rectangular building, with outshots at the east and part of the north sides. Included for group value.

FROGMORE

Compton Cottage

GV

II

Date first listed: 12-Mar-1986

Cottage. Late C18 and early C19. Walls of painted brickwork: front and west elevations tile-hung. Hipped tile roof. Symmetrical south elevation of two storeys. Two windows. Casements. Entrance in west elevation, with tiled hood to plain doorway, and six-panelled (two top glazed) door. Rear outshot of malmstone.

FROGMORE

Bridge Cottage, (formerly listed as Cottage immediately to the West of Mill Cottages)

GV

II

Date first listed: 16-Mar-1954

Date of most recent amendment: 12-Mar-1986

Cottage. 1796. Front wall of malmstone, others of flint with brick quoins and bands. Half-hipped thatch roof: slate to rear catslide and outshots. Symmetrical south front of two storeys two windows. Casements. C20 boarded and half-glazed porch, with a tile roof: plain doorway within. Stone date plaque and Sun fire insurance sign. To the west side is a single-storeyed extension, with a hipped slate roof and corrugated iron walls.

HIGH STREET

K6 Telephone Kiosk

Grade: II

Date first listed: 30-Oct-1987

GV II Telephone kiosk, Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast Iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door.

HIGH STREET, South side

2/15 Forge Cottage

II

Date first listed: 12-Mar-1986

Cottage. C.1600 timber frame, with late C19 extensions, and C20 minor additions and restoration. Exposed frame with plaster (upper panels) and painted brick infill, other walls of painted brickwork, tile-hanging to upper part of the east end extension. Thatched roof, half-hipped at the east, hipped at the west and brought to a low eaves, eye-brow dormers, half-hipped tile roof to the extension, slate

roof to the rear outshot. North-front of one storey and attic, two above four windows. Casements. Plain doorways, with C20 gabled hoods.

HIGH STREET, North side

Glenthorpe and forecourt rail. (Formerly listed as Glenthorpe, including gate posts)

GV II*

Date first listed: 16-Mar-1954

House. 1697. Red brickwork in Flemish bond with blue headers, red dressings; plinth, rubbed flat arches, 1st floor band, rusticated quoins, eared architrave to centre with cut brick ornament to mouldings. Hipped tile roof, fully-moulded wood cornice. A notable example of William and Mary style, with a symmetrical south front, having a projecting centre, of two storeys, 2.1.2 windows. Sashes in exposed frames. The classical doorcase is of fine cut brickwork, with pediment, dentilled cornice, cut decoration to some of the mouldings, rubbed flat arch, the inner framework being rendered and containing an arched opening with key, and double (three panelled) doors. Within the porch is an arched entrance with a decorative fanlight. The east elevation is plain, with the plinth, 1st floor band, and moulded cornice continued. The rear (north) elevation is an unusual exposed timber frame (of the same date) with painted brick infill: there are five windows (of irregular spacing) with a middle tall staircase light with an arched head. Sashes. The ground-floor contains outshots, mostly of the C20 with glazing and flat roofs; the hipped roof continues from the other elevations, but with a large plaster cornice of cyma form. The interior contains the original staircase, some Georgian plaster work and some Victorian renovation (in matching style). In front of the house, on each side of the entrance, there is a wrought-iron forecourt rail, resting on a stone base.

HIGH STREET, North side

Brook Cottages, Nos 1 and 2

GV

II

Date first listed: 12-Mar-1986

Two cottages. Early C17 timber-frame with early C19 refronting, and C20 restoration. Front walls rendered to the ground-floor, tile-hung above with scalloped tiles, part of rear walls have exposed framing with brick infill, some C20 brickwork at the east end. Thatched roof, hipped at the east end, catslide at rear with dormers: the roof is continuous with Hockley Cottage, leaving a passageway gap below eaves level. South front of two storeys six above seven windows. Casements of various sizes and dates. One plain doorway (No2), with entrance of No 1 at the east end.

HIGH STREET, North side

Riverside

GV

II

Date first listed: 12-Mar-1986

Group of buildings, forming a shop attached to 2/3 cottages, all now one unit. C17 timber frame, with C18 cladding, and early C19 extensions. Two sections of frame are exposed in the upper walls, with painted brick infill, other walls of painted brickwork in Flemish bond and a north extension of flintwork with brick dressings. Hipped and half-hipped thatch roof, with linking section of tiling, catslide to rear and eyebrows to dormers. The southern unit is a block of one and a half storeys three windows to the west front; its north side is of brickwork with a plinth and rubbed flat arch: two sashes and a casement above the central (house) door, which has a plain frame beneath a pediment canopy of slate: the south side has exposed framing, with a blocked old mullioned window above a conies of irregular shop windows and a door: at the north end is a stepped C18 stack. The north east corner of this block is linked by a low roof to the set back northern unit, of two storeys two windows, with a north end single-storeyed extension. Casements. Six-panelled door.

HIGH STREET, North side

Ivy House

GV

II

Date first listed: 12-Mar-1986

House. Early C18, with early C19 details and rear. Brick walls of Flemish bond with blue headers, red flush quoins and ground floor cambered arches. Tile roof, catslide to rear. Symmetrical west front of two storeys three windows. Early C19 sashes in exposed frames, with narrow side and top panes. Half-glazed door beneath a wide pediment hood, on posts. There is a long slightly-lower rear wing of similar form, with a further single-storeyed extension having flint walls with brick dressings.

HIGH STREET, South side

Old Bell Cottage and No 2 Old Bell Cottages

II

Date first listed: 12-Mar-1986

Formerly a public house (The Bell) and now two cottages. Late-medieval timber-framed hall with cross-wings, with much C18 cladding and forward extension (C20 at the east side) and C20 rear outshots. Most walls of painted brickwork, exposed frame at the west wall, with brick infill. Tile roof, catslide at rear, hipped to rear of west cross-wing. Recessed middle section of one storey and attic, two-storeyed wings with gables to the roadway, irregular fenestration. Casements. Plain doorways. The fronts have been altered in the late C20, with a replaced shopfront (No 1) and blocked doorway (No2). The interior indicates the early origin, and insertion of an upper floor to the former central hall.

HIGH STREET, South side

Temple Brow Cottages Nos 1 and 2

II

Date first listed: 12-Mar-1986

Two cottages. C18. Walls of coursed knapped flint with brick quoins and cambered arches. Thatch roof, hipped and brought to a low-eaves at each end, eyebrow dormers. East front of one storey and attic, three above five windows. Casements, two plain doorways, one boarded door and the other (C20) half-glazed

HIGH STREET, North side

The Gait House

GV

II

Date first listed: 12-Mar-1986

Small house, attached to the west side of Glenthorne, being associated with that house and with the courtyard to the west. C20 exterior. Tile hung front. Half-hipped tile roof. Symmetrical south front of two storeys two windows. Casements. Small porch. Included for group value.

HIGH STREET, North side

Brooklyn House

GV

II

Date first listed: 16-Mar-1954

House. C18. Brick walls of blue headers with red quoins and panels, rubbed flat arches and 1st floor band. Tile roof. South front of two storeys, five above three windows. Sashes, two ground-floor Victorian splayed bays with tiled roofs. The doorway has an architrave surround to panelled reveals, a radiating fanlight and four-panelled C19 door.

HIGH STREET, North side

Orchard Cottage

GV

II

Date first listed: 12-Mar-1986

House. C17 timber-framed house, with late C18 and early C19 extensions and renovation. Stucco front wall, some painted brickwork to the rear and exposed frame in the north gable. Slate roof to the front part, tile roof to the rear. South-west front of two storeys two windows. Sashes in reveals. Doorway of solid pilasters supporting a gabled canopy, with a six-panelled (two top glazed) door. Casements to the other elevations.

HIGH STREET, South side

Barnards Corner

GV

II

Date first listed: 12-Mar-1986

House, formerly three. C18. Painted brick walls, showing altered features and filled openings. Tile roof, hipped at the west end. North front of two storeys, three windows. Early C19 sashes. Doorway with moulded canopy on brackets, and six-panelled door.

HIGH STREET, South side
Barnards, formerly listed as No 1 Barnards Cottages)

GV

II

Date first listed: 16-Mar-1954

Date of most recent amendment: 12-Mar-1986

House. C18. Painted brickwork in Flemish bond above an English bond base, brick dentil eaves. Tile roof. Symmetrical north front of two storeys two windows. C20 casements. Stucco doorway of Tuscan order with cornice, pilasters, and six-panelled (two top glazed) door, above steps.

HIGH STREET, South side
White Cottage

II

Date first listed: 16-Mar-1954

Cottage, with garage block. C17 timber frame, with late C19 wing. Exposed frame with brick and plaster infill, wing of flintwork and some boarding. Hipped thatch roof, slate catslide and slate roof to the wing. North front of two storeys, irregular fenestration, single-storeyed wing at the east side. Casements, one sliding sash. C20 doorway

HIGH STREET, North side
Forge Sound

GV

II*

Date first listed: 29-Jan-1982

Cottage, formerly two. C14/15, c.1600, C18, with minor C20 changes. Exposed frame with brick infill, other walls of painted brickwork, small areas of rendering. Hipped tile roof with gables, catslide at rear and above the north-end outshot. Medieval hall of three bays, the two northern having an aisle on the west side, and the wider south bay on upper floor: chimneys and upper floor to the open hall inserted c.1600; recladding of the C18, with a north end out-shot. East front of two storeys, irregular fenestration. Casements. Plain doorway. Lead Sun fire insurance sign (No 112958) and another sign, of the Farmers Fire and Life Insurance. Although much repaired externally, the original timber-framed building survives within.

HIGH STREET, North side
Hockley Cottage
GV
II
Date first listed: 12-Mar-1986

House, formerly two. Early C17 timber frame with early C19 west extension and recladding of the ground-floor. Exposed frame to the 1st floor, with painted brick infill: lower walls of painted brickwork: some malmstone at the rear. Thatched roof. South front of two storeys, irregular four windows. Casements of different sizes, one sash. Plain doorway

HIGH STREET, North side
Goddards garage and gateway.
GV
II
Date first listed: 12-Mar-1986

Stable block associated with Glenthorne, and gateway piers leading to a rear courtyard, now garage premises. Late C18, with C20 alterations. Walls of flint with brick quoins, the inner elevation with lunette openings, the outer plain with a shop window at the east side. Half-hipped corrugated iron roof. The rectangular structure of barn-like appearance, is linked at its east end to a pair of gatepiers, of flintwork with brick quoins, simple cap and stucco ball finials. Included for group value.

HIGH STREET, North side
Clare Cottage and No 11
GV
II
Date first listed: 12-Mar-1986

House, now divided into two. Mid C18. Brick walls of blue headers with red flush quoins, rubbed flat arches, 1st floor band: below ground-floor cill level red brickwork in English bond, plinth: end walls of Monk bond with blue headers. Tile roof, catslide at rear with two C20 flat-roofed dormers. South front of two storeys, three windows. Casements. One doorway with panelled door, No 11 with half-glazed door, both with gabled hoods. Bricks next to the entrance to Clare Cottage are incised, with WLN FC SW RD 1810.

HIGH STREET, North side
Stables 10 metres south of Riverside, and Gateway
GV
II
Date first listed: 12-Mar-1986

Former stable, now a store. Early C19. Flint walls with brick dressings. Steep hipped roof of corrugated asbestos. Rectangular building beside the roadway, with

two window openings. The gap between this and Riverside is marked by a gateway opening, formed by walls with curved capping. The south end has a doorway and a window. Included for group value.

HIGH STREET, South side

Middle Barnards

GV

II

Date first listed: 12-Mar-1986

House, formerly two. C18. Painted brickwork in Flemish bond. Tile roof. North front of two storeys three windows. Sashes in exposed frames, one upper and one small lower casement. C20 Georgian doorway, with moulded hood on brackets.

HIGH STREET, South side

Wheelwright Cottage

II

Date first listed: 12-Mar-1986

House, formerly two cottages. C18, with late C20 restoration. Brick walls of Flemish Garden Wall bond with blue headers, 1st floor band, and altered features. C20 tile roof, hipped at the west end. North front of two storeys four windows. Casements. C20 plain doorway.

HIGH STREET

War Memorial

GV

II

Date first listed: 22-Aug-2005

War memorial. 1921. Designed by Sir John Ninian Comper (1864-1960), executed by stone-mason Andrew Perryman. Stone. DESCRIPTION: The memorial has a tall chamfered shaft with projecting moulded cap and bevelled cross. The cap of the shaft is decorated with a shield motif, and the top of the crosshead has a scroll across one face. The shaft rests on a plinth on top of a base. The plinth has an inscription reading 'In memory of the men of East Meon who fell in the Great War 1914-1919', and bears the names of those fallen. The plinth also carries a bronze plaque in the form of an open book with the inscription '1939-1945' and a list of names of the fallen in World War II.

HISTORY: The memorial was unveiled by General J S Nicholson MP, and dedicated by the Bishop of Lewes, in 1921. The bronze plaque was added after World War II.

SUMMARY OF IMPORTANCE: War memorials have very strong historic and cultural significance, on both a local and national scale. This elegant example is

designed by a major ecclesiastical architect and designer, and also has group value with a number of nearby listed buildings.

SOURCES: The Hants and Sussex News - Wednesday September 28, 1921.

THE CROSS

Nos 1, 2, 3 (Cross Cottages)

GV

II

Date first listed: 16-Mar-1954

Former house, now a row of three cottages. C17 timber-frame, C18 south gable, and C19 minor changes. Exposed frame, mainly to the upper part but with a short length of ground-floor close-studding, painted brick infill with flint to the close-studding, other walls of brickwork in English bond, small areas of flintwork with brick dressings, boarded C20 north wall. Thatched roof, hipped at the north end, with steep catslide at rear. East front of two storeys four irregularly-spaced windows. Casements. Three boarded doors in plain frames (1 and 2 coupled) with slated hoods and trellised sides, on brick steps. There is a massive tapered stack at the south end.

THE CROSS

Cross Keys

GV

II

Date first listed: 16-Mar-1954

House. Early C18, with C20 extensions at each end. Walls of red brickwork in Flemish bond with blue headers, red flush quoins and rubbed flat arches, moulded 1st floor band: extensions of brickwork with some flint panels at the north side. Slate roof to the front of the old block, tile roof elsewhere. Symmetrical east front of two storeys five windows. C18 style leaded lights (one in the former central doorway). Wooden doorcase at the fifth bay, with open pediment on brackets, fluted pilasters, and six panelled door. The extensions are unequal, of one storey and attic. The rear elevation has a tall narrow gabled staircase projection, a gabled dormer and ground-floor projecting service wings.

THE CROSS

Vicarage Lodge

GV

II

Date first listed: 12-Mar-1986

House. Mainly early C19, but of older origin. Rendered front, high plinth; other walls of flint with brick dressings (painted). Tile roof. Symmetrical east front of two storeys three windows (centre filled). Casements. Four-panelled door with a plain frame, with pediment-hood on carved brackets. The interior has a C17 beam and a massive brick fireplace.

THE SQUARE

Tudor House

GV II

Date first listed: 16-Mar-1954

House. C16 timber frame with C17 timber framed extension, and early C19 and C20 alterations. Close-studded framework with jettied gables and jettied 1st floor, with flint and brick infill; other timber framed walls with brick infill, and a mixture of brick walling to the roadside elevation, showing altered features. Tile roof. Two storeys and attic, and one storey; irregular fenestration. Casements, including some mullioned and transom frames set forward on brackets. C20 glazed porch at the rear, approached through a carriage opening at the end of the single-storeyed wing. The interior has a room of C17 panelling.

THE SQUARE

Cross House

GV II

Date first listed: 12-Mar-1986

House. C18, 1825, with C20 restoration. Front wall of blue header brickwork with red dressings (all now painted); rubbed flat arches, moulded 1st floor band. Tile roof. Symmetrical south front of two storeys three windows. Sashes, central arched light. Early C19 stucco doorway, with simple mouldings, pediment, and six-panelled door. The west end gable is of flintwork with brick quoins, cambered arches, bands (dated 1823), all now painted, the near extension being rendered, and showing a fragment of timber framework. Mid C19 rear extension, with coupled gables, rendered walls, sashes and casements.

THE SQUARE

Heycroft House

GV

II

Date first listed: 12-Mar-1986

House. Timber frame of two phases, late C16 and early C17, with C20 restoration. Exposed frame with brick infill (herring bone to the east gable, above a ground-floor of blue header brick work), the west end has a jettied 1st floor, part of the north wall is close-studded with flint infill. Tile roof, half-hipped at the west end, catslide to the south. Two storeys, irregular fenestration. Casements. Boarded door with a side window.

WORKHOUSE LANE

Nos 1 and 2 Kew Cottages

GV

II

Date first listed: 20-Apr-1993

Pair of cottages. C17, refronted and extended to west in C19. Range of timber framed cottages with frame exposed to rear. Front of flint with red brick dressings and patches of C17 brickwork. Half-hipped thatched roof with 3 C20 chimneystacks. 1 storey and attics: 4 windows. Attic has 3 early C19 casements with leaded lights. Ground floor has 2 casements in cambered architraves. C20 doors. No 1 has thatched weatherhood, No 2 has flat hood on brackets. Rear elevation has exposed timber frame and 2 early C19 casements with leaded lights. Small C20 extension to No 1. No 2 has brick round-headed blocked doorcase. No 1 has open fireplace and central spine beam with exposed floor joists.

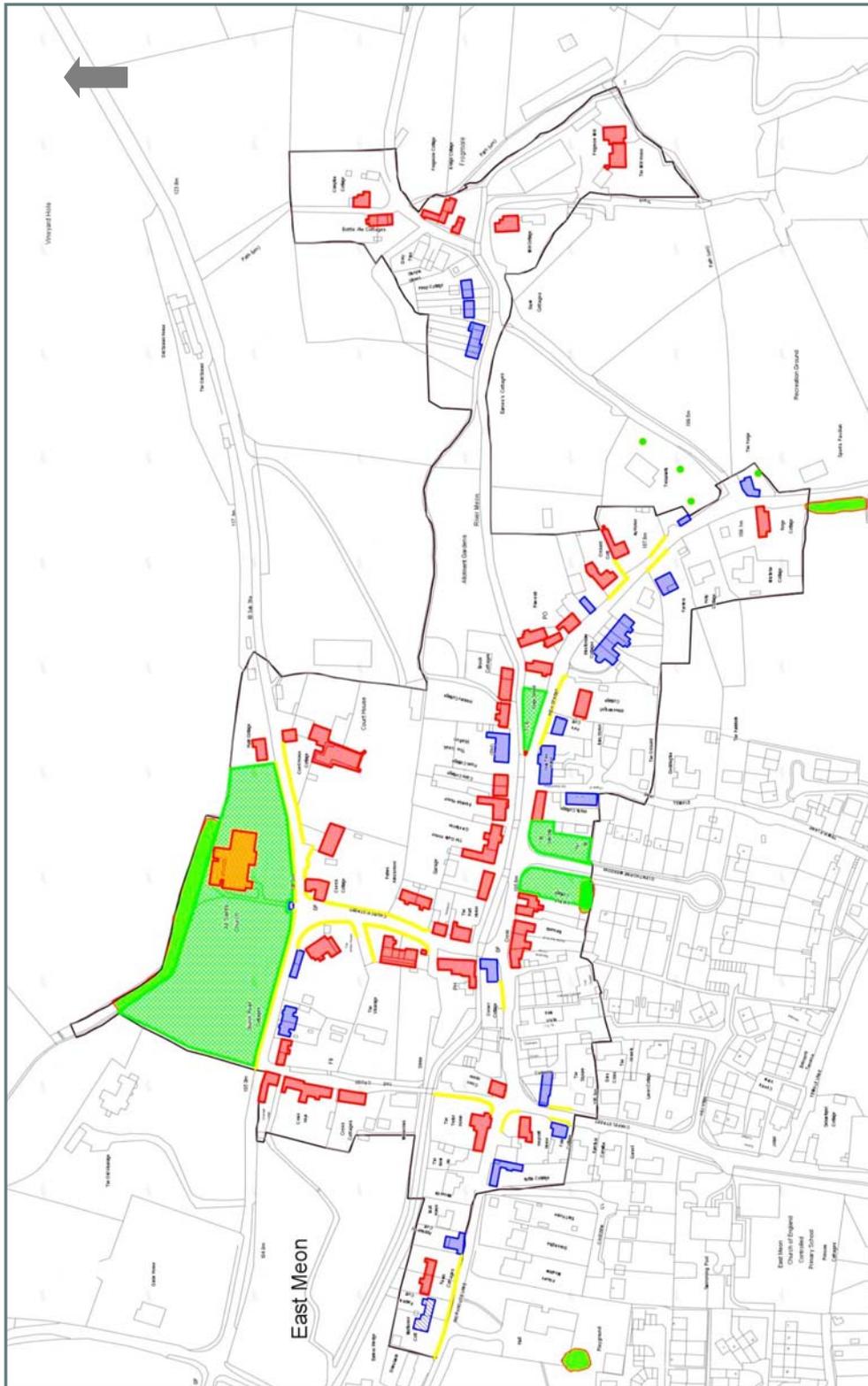


Figure 71: **Conservation Area Analysis Map**, showing listed buildings (red), locally listed buildings (blue shading), other buildings making a positive contribution to character (blue), significant boundaries (yellow), important green spaces (green), and tree preservation orders (green with red edges).