

ROPLEY CONSERVATION AREA
CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN: CONSULTATION DRAFT
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PURCELL



ROPLEY: CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

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EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

Purpose of this Guidance

This consultation draft of the Ropley Conservation Area Appraisal and Management Plan seeks to:

- Record and analyse the special interest of the Ropley Conservation Area;
- Recognise the designated and non-designated heritage assets which comprise the conservation area;
- Identify issues relating to condition and detracting features, as well as opportunities for enhancement; and
- Set out an action plan with guidance and recommendations for the positive management, preservation and enhancement of the conservation area.

A conservation area is defined as an 'area of special architectural or historic interest the character of which is it desirable to preserve or enhance'. Approximately 2.2% of England is covered by conservation areas. It is a requirement under the Planning (Listed Buildings and Conservation Areas) Act 1990 that all local planning authorities 'formulate and publish proposals for the preservation and enhancement' of conservation areas within their jurisdiction, and that these documents are periodically reviewed.

A glossary of terms used in this document is provided in Appendix C.

Summary of Special Interest

The special interest of the Ropley Conservation Area is derived from the following key factors:

- **Strong vernacular character.** The prevalence of traditional construction methods and local materials including brick, flint, clay, thatch and timber creates a strong vernacular character.
- **Architectural variety.** There is notable diversity in scale, massing, orientation, materiality and architectural detail across the conservation area, which lends an informal, organic character and creates significant visual interest.
- **The presence of community amenities.** The conservation area contains a range of civic structures from the 19th, 20th and 21st centuries, all of which continue to be utilised by the local residents in various ways, and contribute to a strong sense of place and community.
- **Age of buildings.** A high proportion of the buildings within the conservation area pre-date the 19th century, lending a strong historic character.
- **Retention of historic plan and configuration.** The historic settlement pattern within both parts of the conservation area is well preserved. There has been relatively little infill development, meaning the loose and informal plan form of the settlement survives well.
- **Presence of trees and open space.** The abundance of mature trees, hedgerows and green space within the conservation area heavily informs its rural character. Dense vegetation softens streetscapes and pockets of green space provided by private gardens and verges break up the plan form.

Summary of Heritage Assets

There are 25 listed buildings within the conservation area; these are recognised and statutorily protected for their architectural or historic interest. Additionally, this Conservation Area Appraisal and Management Plan identifies the buildings, structures and features within the conservation area which are not statutorily protected but make a positive contribution to its character.

Summary of Condition, Detracting Features and Opportunities for Enhancement

Common problems regarding condition:

- Lack of maintenance to historic boundary walls, resulting in deterioration and loss of fabric;
- Vegetation growth to buildings and boundary walls, which has the potential to disturb historic fabric and encourage water ingress;
- Inappropriate repairs with cementitious mortar, which is particularly prevalent to historic boundary walls.

Detracting features:

- uPVC windows and rainwater goods, which detract from the historic character and aesthetic interest of the conservation area;
- Examples of modern, unsympathetic boundary treatments such as tall shiplap fencing;
- Telecommunication poles, wires and redundant satellite dishes/television aerials, which detract from the historic character of the streetscapes;

EXECUTIVE SUMMARY

- Limited examples of detrimental modern intervention such as the replacement of historic front gardens with hard standing for car parking and the use of concrete roof tiles.

Opportunities:

- To address the minor detracting features outlined above.

Management Plan and Recommendations

Any change proposed within the Ropley Conservation Area should seek to:

- Preserve its historical features;
- Enhance, where possible, its special interest;
- Positively contribute to its established character; and
- Be of the highest quality.

Repair and Replacement: The repair of a historic feature should always be explored before replacement. Where a feature is damaged beyond repair, replacement should be carried out on a like-for-like basis (in its truest form, i.e. the same materials and method of construction/installation, as well as appearance and style).

Maintenance: Planned maintenance such as clearing gutters, managing plant growth and re-pointing reduces the need for repair in the longer term. Maintenance requirements are individual to each structure.

Trees: Eligible trees are protected under Tree Preservation Orders and the necessary permission should be sought from East Hampshire District Council before carrying out works.

Public Realm: Historic boundary treatments (both natural and constructed) make an important contribution to the character of the Ropley Conservation Area and should be protected. Future interventions within the public realm should be high quality and sensitive to the established character of the conservation area.

New Development: The guidance in this Conservation Area Appraisal and Management Plan should be consulted at the earliest feasibility stage where substantial development is proposed so that development fully incorporates and respects the special interest of the conservation area. The addition of new features on existing buildings should not detract from their individual positive contribution or the overall character of the conservation area.

Sustainability: The maintenance and continued use of buildings within the conservation area is inherently sustainable and should be encouraged. Measures to improve building performance should give due consideration to the special interest of the conservation area.

INTRODUCTION



SECTION 1.0: INTRODUCTION

1.1 Ropley Conservation Area

Ropley is located approximately 10.5 miles east of Winchester. It is a rural settlement, surrounded on all sides by open countryside. The closest settlement is Ropley Dean, approximately 1.5km westwards.

The Ropley Conservation Area was designated in 1976. A brief appraisal was produced in 1993, but no amendments were made to the boundary at that time.

The designation is in two parts, covering the core of Ropley Village around St Peter's Church to the north, and the historic development around South Street/Petersfield Road to the south (which originally developed as a separate hamlet but is now considered part of the village). Two lanes, Hammond's Lane and Church Lane, connect the two historic areas.



SECTION 1.0: INTRODUCTION

1.2 Definition of a Conservation Area

A conservation area is defined as an 'area of special architectural or historic interest the character of which it is desirable to preserve or enhance.'⁰¹

Conservation area designation recognises the unique qualities of an area as a whole. This includes the contribution of individual buildings and monuments but also of other features, including topography, materials, spatial relationships, thoroughfares, street furniture, open spaces and landscaping. All these features contribute to the character and appearance of an area, resulting in a distinctive sense of place.

The extent to which a building, or group of buildings, positively shape the character of a conservation area derives not just from their street-facing elevations but also from the integrity of their historic fabric, overall scale and massing, detailing and materials. Rear and side elevations can also be important.

⁰¹ Section 69 (1), *Planning (Listed Buildings and Conservation Areas) Act 1990*.

1.3 Purpose and Scope of the Conservation Area Appraisal and Management Plan

It is a requirement under the Planning (Listed Buildings and Conservation Areas) Act 1990 for all local planning authorities to 'formulate and publish proposals for the preservation and enhancement' of conservation areas within their jurisdiction and for these documents to be periodically reviewed.⁰²

It is important for local planning authorities to maintain an up-to-date strategy for the positive management of conservation areas so that they can be carefully adapted and continue to thrive. These public documents define and record the special interest of a conservation area and set out a plan of action for its on-going protection and enhancement.

Over time, conservation areas evolve and the integrity of characteristics which underpin their special interest may depreciate due to gradual alteration. It is therefore important to review and take stock of the character of a conservation area at intervals to ensure designation is still suitable and that the proper tools to manage change are in place.

Reviews often find that conservation area boundaries were previously drawn too tightly or include peripheral areas which do not contribute to an understanding of its character. Consequently, it is important to review the boundary and include/exclude buildings and spaces which do/not meet the requirements for conservation area designation.

⁰² Section 71 (1), *Planning (Listed Buildings and Conservation Areas) Act 1990*.

This Conservation Area Appraisal and Management Plan seeks to:

- Record and analyse the special interest of the Ropley Conservation Area;
- Recognise the designated and non-designated heritage assets within the conservation area;
- Identify issues relating to condition and pressures for change; and
- Set out an action plan with guidance and recommendations for the positive management, preservation, and enhancement of the conservation area.

Although this document is intended to be comprehensive, the omission of any building, structure, feature or space does not imply that said element is not significant or does not positively contribute to the character and special interest of the conservation area. The protocols and guidance provided in Section 5 (the Management Plan) are applicable in every instance.

The assessments which provide the baseline information for this Conservation Area Appraisal and Management Plan have been carried out utilising publicly available resources and through on-site analysis from the public thoroughfares within the conservation area.

SECTION 1.0: INTRODUCTION

1.4 Planning Policy

1.4.1 National Planning Policy

Conservation areas were introduced in the United Kingdom under the Civic Amenities Act 1967. They are now governed under the Planning (Listed Buildings and Conservation Areas) Act 1990. The National Planning Policy Framework (revised December 2024) sets over the overarching requirement for local planning authorities to identify and protect areas of special interest (paragraph 204).

1.4.1 Local Planning Policy

1.4.2.1 Local Plan

Part 1 of the Local Plan, the Joint Core Strategy, was adopted by East Hampshire District Council on the 8th of May 2014. This document details the local planning policies that will shape and guide development in Ropley to 2028. The below policies are most relevant to the Ropley Conservation Area:

- Policy CP29: Design
- Policy CP30: Historic Environment

The emerging Local Plan for 2021–40 is currently under preparation, with a draft of the document made available for public consultation in early 2024. The relevant policies within the latest iteration of the draft local plan are:

- Policy NBE14: Historic Environment
- Policy DES1: Well-Designed Places
- Policy DES2: Responding to Local Character
- Policy DM2: Trees, hedgerows and woodland
- Policy DM3: Conservation Areas

- Policy DM4: Listed Buildings
- Policy DM7: Archaeology and ancient monuments
- Policy DM10: Locally important and non-designated heritage assets

1.4.2.2 Ropley Neighbourhood Plan

Ropley Neighbourhood Plan was ‘made’ on 19 September 2019 and forms part of the statutory Development Plan for East Hampshire District Council.⁰³ The Neighbourhood Plan contains 9 objectives for the wider parish, and 22 policies formulated to meet these objectives. The policies pertinent to the Ropley Conservation Area are:

- Policy RNP2 (concerns development within the six Settlement Policy Boundaries designated within Ropley Parish)
- Policy RNP3 (concerns the protection of Key Vistas and Areas of Significant Visual Prominence)
- Policy RNP4 (concerns the protection of trees, hedgerows, verges and banks)
- Policy RNP5 (concerns the character and appearance of the narrow lanes within the neighbourhood area)
- Policy RNP6 (concerns the protection of sunken lanes)
- Policy RNP7 (identifies Local Green Spaces)
- Policy RNP8 (identifies Non-Designated Heritage Assets)
- Policies RNP11, RNP12, RNP13 (concerns the appearance of new development)

- Policy RNP14 (concerns the use of permeable materials for driveways and parking areas)
- Policy RNP21 (concerns change of use for social and community facilities within Ropley Village)

1.4.3 Guidance

The Ropley Village Design Statement, produced in 2006–07, is adopted by East Hampshire District Council as Non-Statutory Planning Guidance.⁰⁴ This document assesses the established character of the village and provides a range of design guidelines for new development within the village.

This Conservation Area Appraisal and Management Plan has been prepared in line with guidance published by Historic England, the government-appointed body for the management of the historic environment in England, particularly Conservation Area Appraisal, Designation and Management, (updated February 2019). Their guidance and publications are subject to periodic review and users are advised to check for the most up-to-date guidance.

1.5 Consultation

To follow.

⁰³ Ropley Neighbourhood Plan Decision Statement.

⁰⁴ Ropley Village Design Statement, 2006, <https://ropleyvds.ropleysociety.org/download.php>

SECTION 2.0: CHARACTER



SECTION 2.0: CHARACTER

2.1 Summary History

Early History: There is a long history of human activity at Ropley. Archaeological discoveries within or adjacent to the conservation area including a Palaeolithic hand axe north of Church Street and a decorative gold armband from the Bronze Age in a field south of Lyeway Lane. Roman pottery and coins have also been found in the fields surrounding the village.⁰¹

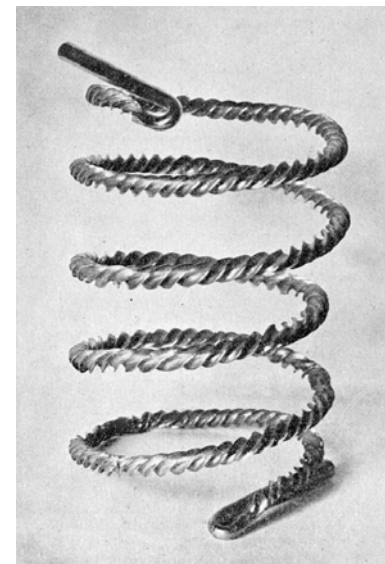
Ropley in the Medieval Period: The name 'Ropley' likely has Anglo-Saxon origins, meaning 'Hroppa's wood/clearing'.⁰² The settlement was documented in 1172 as 'Roppele'.⁰³ St Peter's Church was constructed in the late 11th century after the Norman Conquest.

Ropley in the 16th and 17th Centuries: Ropley was described as a 'lyttell village' in 1551.⁰⁴ A large proportion of the buildings within the core of the village originate from this time period, including The Forge, The Old Parsonage, Dover Cottage, Fordes, Cromwell Cottage, Laurel and Pondsides Cottages and Town Street Farmhouse on Church Street. A small hamlet had also grown up around South Street by this time period; with Fairways, The Old Manor House and Gardeners Cottage on South Street/Petersfield Road incorporating fabric from the 16th and 17th centuries.

Ropley during the Georgian era: A map produced in 1789 shows the two small settlements incorporated within the conservation area boundary today – with development off Church Street to the north and Petersfield Road to the south. Dwellings were constructed in both areas in the 18th century, and many of the older houses throughout the village were also altered and expanded around this time.

19th-century Ropley: Key developments in the 19th century included the construction of a National School, the introduction of a Reading Room on the south side of Church Street, and the substantial rebuilding of the church. The arrival of the railway station approximately 1.5km west of the village in the 1860s had little effect on the built form of Ropley.

Ropley in Modern Times: Historic maps demonstrate that the Ropley changed very little between the end of the 19th century and the 1960s. The only notable additions to the village in during the second half of the 20th century were a few new detached dwellings and a new terrace on the east side of Dunsell's Lane. Some additional residential properties have been constructed across the village in recent decades, but this has mostly occurred outside the historic core. In 2014, St Peter's Church suffered a devastating fire, but was rebuilt and re-opened in 2022.



An image of the pre-historic 'torque', intended to be worn as a band on the arm or wrist, discovered just south-east of the village in the mid-19th century.

⁰¹ East Hampshire District Council Historic Environment Record; Historic England Research Records via Heritage Gateway

⁰² University of Nottingham, *Key to English Place Names*, Ropley. <http://kepn.nottingham.ac.uk/map/place/Hampshire/Ropley>

⁰³ East Hampshire District Council Historic Environment Record

⁰⁴ 'Parishes: Ropley', in *A History of the County of Hampshire: Volume 3*, ed. William Page (London, 1908), British History Online <https://www.british-history.ac.uk/vch/hants/vol3/pp55-58>.

SECTION 2.0: CHARACTER

2.2 Illustrated Historical Development

There is a long history of human activity in the parish of Ropley, as demonstrated by the range of prehistoric artefacts recovered here. In 1992, a Paleolithic flint hand-axe dating from around 100,000 years ago was discovered just north of Church Street, within the conservation area boundary. Other finds in the surrounding area include flint tools from the Mesolithic period (c.12,000-4000 BC), Neolithic tools (c.4000-2300 BC), Bronze Age jewellery and burial mounds, crop marks from the Iron Age and Roman coins.⁰⁵

The Anglo-Saxon name of 'Hroppa', from which Ropley derives its name, suggests that the area was settled by Anglo-Saxons following the departure of the Romans after 400AD.

The pattern of built development which characterises the village today revolves around the Church of St Peter's, much altered but originally constructed during the 11th century, possibly on the site of an earlier Saxon church. During the medieval period, as for most of its history, the village was sustained by agriculture.

Small hamlets and farmsteads grew around the medieval village in all directions, one of these being the settlement around South Street, which is now considered part of the village and lies within the conservation area boundary. The earliest buildings in this part of the village date from the 16th century.

John Cary's map of Hampshire, made in 1789, captures the two small settlements which make up the conservation area today – with development off Church Street to the north and Petersfield Road to the south.

Dwellings were constructed in both areas during the 18th century including The Post House on Church Street, Yew Tree Cottage on South Street and Hall Place/Ropley Grove on Petersfield Road. Many of the older houses throughout the village were also altered and expanded during the 18th century.



A map showing the village as it appeared in 1789. The map captures the two small settlements which comprise the village today, connected by Hammond's Lane.

⁰⁵ Ropley History, *The Ancient History of Ropley (100,000 BCE – 1709 CE)*, <https://www.ropleyhistory.org.uk/village-history/ropleys-ancient-history>

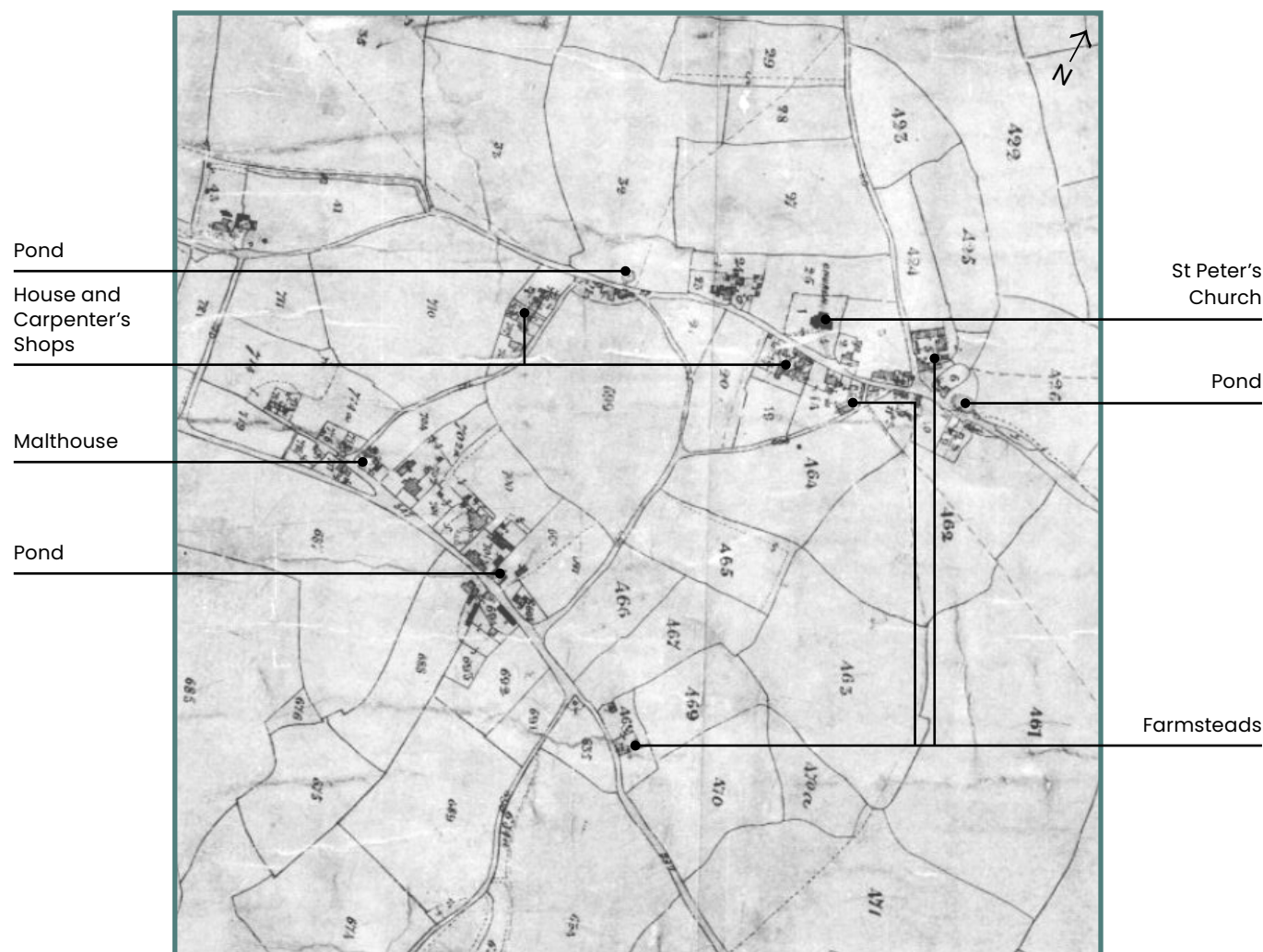
SECTION 2.0: CHARACTER

The 1845 tithe map shows the village in far more detail, and the accompanying tithe apportionment illustrates the uses of the buildings. Most are listed as 'cottages'. A few 'yards', or small farmsteads, are shown, for instance at the bottom of Dunsell's Lane (Town Street Farmhouse and some associated agricultural infrastructure survive today) and in the approximate position of Cowgrove Farm off Petersfield Road.

A plot just west of Dover Cottage opposite the church is listed within the tithe apportionment as 'House, Garden, Carpenter's Shop &c', as was a plot at the top of Hammonds Road. At the bottom of Hammond's Road was a malthouse (since replaced by late 19th-century cottages). This demonstrates that as well as agriculture, the village was also supported by cottage industry.

The map shows three ponds, one just north of the junction between Church Street and Hammond's Lane, one just east of Hall Place Cottage at the bottom of Church Lane and one north of Church Street on the eastern edge of the settlement. The latter pond survives today.

As well as the built development, the tithe map shows the network of footpaths leading through and away from the village.



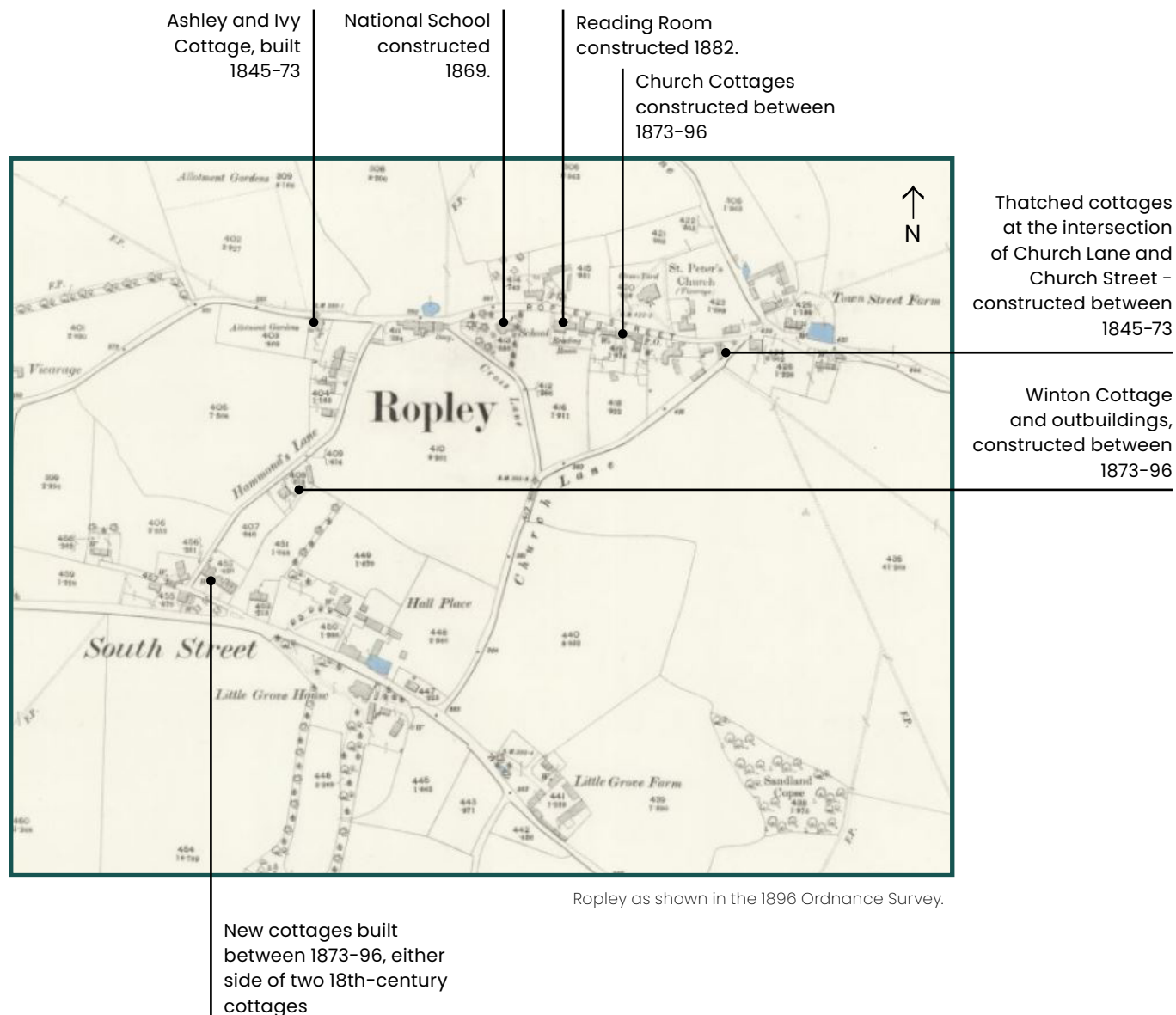
The village as shown in the 1845 tithe map.

SECTION 2.0: CHARACTER

The 1896 Ordnance Survey illustrates the village as it appeared at the close of the 19th century. The map shows two new civic buildings; the National School, which was constructed off the junction of Church Street and School Lane in 1869, and the Coffee and Reading Rooms on the south side of Church Street, which opened in 1883 as a 'Men and Boy's Club'.⁰⁶ The Reading Rooms were one of many such establishments built across England during the 19th-century Temperance Movement, with the aim of providing an edifying alternative to the public house.

In this way, the Reading Rooms were in direct competition for clientele with The Star on Hammond's Lane, which was in operation as a public house from at least the mid-19th century until the 1990s when it was converted into a private home.

The 1896 map shows several new dwellings which had been built in the village during the second half of the 19th century. Ashley and Ivy Cottage off Church Lane to the west of the village were built by 1873. Between 1873 and 1896, new cottages were built on Church Street and South Street, and Winton Cottage and its associated outbuildings were constructed in the centre of Hammond's Lane.



⁰⁶ Ropley History, The History of the Coffee Rooms – a Timeline, <https://www.ropleyhistory.org.uk/about/legal-and-technical/the-history-of-the-coffee-rooms-a-timeline>

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Minor changes had taken place by the 1909 Ordnance Survey, including the construction of three cottages at the western end of Church Street (Homeside, Cobblers and Wellen House). These dwellings were built on land identified as allotment gardens in the earlier maps.

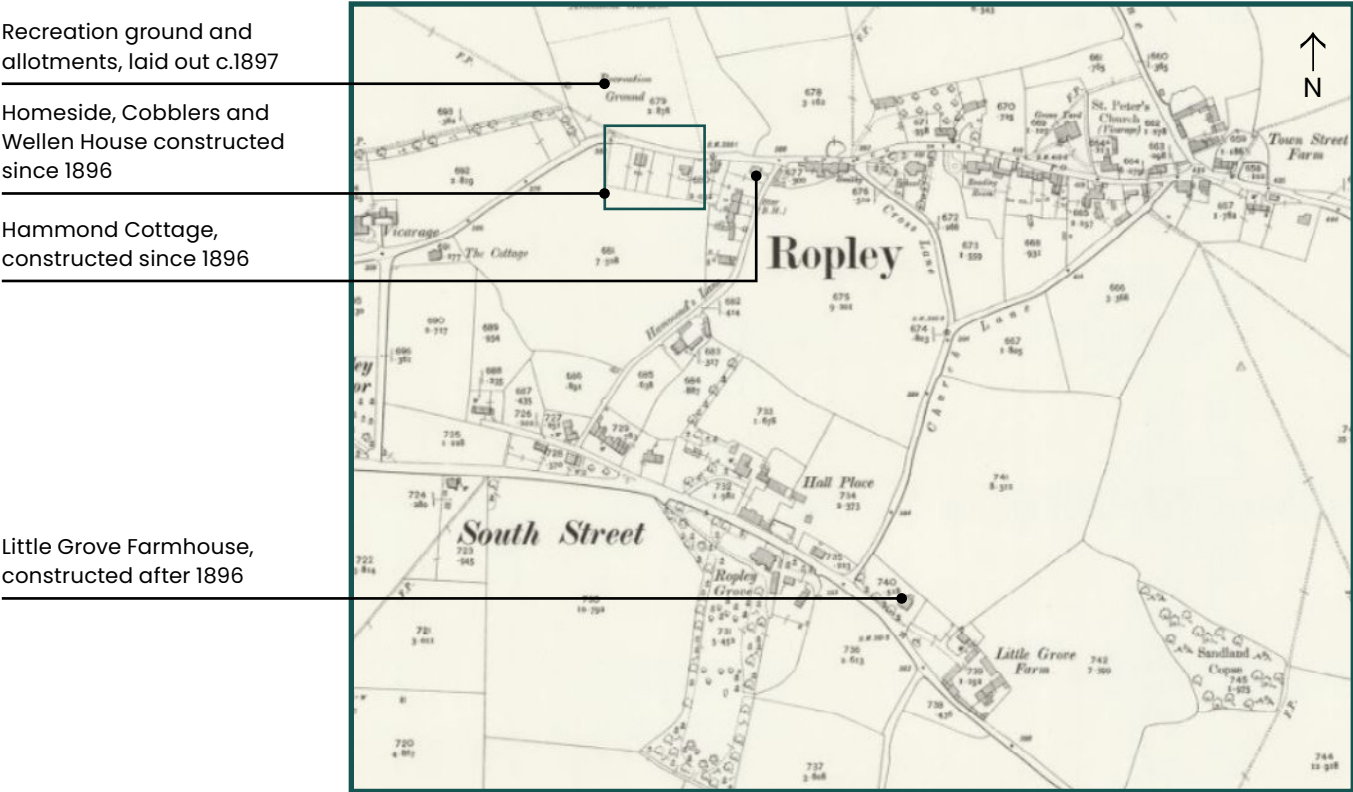
The 1909 map also shows that a field to the north of Church Street, at the western end of the historic core, was in use as a recreation ground with allotments to the north. Historic deeds show that this land was sold to Ropley Parish in 1897.⁰⁷ The boundaries of the recreation ground as shown in the 1909 Ordnance Survey map were retained until at least the 1960s. The grounds were expanded to accord with their current proportions at some point in the later 20th century.

The 1935 Ordnance Survey map shows the village largely unchanged. By 1947, additional houses had been constructed on the former allotments, and the Parish Hall had been built. No significant changes are visible on the Ordnance Survey from 1961.

Since the 1960s, the village school has been significantly expanded and some new houses constructed at the northern end of Hammond's Lane. The former ponds opposite The Forge on Church Street and south of Hall Place on South Street have been infilled. The recreation ground has been expanded to accord with its present proportions, and a traditionally styled cricket pavilion has been constructed on its eastern boundary.

Other changes have largely occurred beyond the boundary of the conservation area – with limited modern development extending westwards along Church Road and eastwards along Lyeway Lane. A small residential estate was constructed at Hale Close, north of Church Street, in the early 2000s.

In 2014, St Peter's Church suffered a devastating fire. With much funding raised by local people, the church was rebuilt and re-opened in 2022. The new church preserves those parts of the building which survived the flames, whilst the roof and clock tower were entirely reconstructed.



Ropley as shown in the 1909 Ordnance Survey.

⁰⁷ Tim Day Collection, Documents relating to the sale of the Recreation Ground to Ropley Parish Council in 1897, ROP/001/004/020

SECTION 2.0: CHARACTER

2.3 Architecture

2.3.1 Architectural Styles

There are a range of architectural styles found throughout the village, illustrating its evolution over many centuries. Vernacular domestic buildings, most commonly two storeys high, are the most common typology. However, even within the vernacular style there is wide variety in age, style, scale and materiality. Many structures have been extended and reconfigured over time, which lends further interest and creates an organic character.

Vernacular Buildings: These are buildings constructed with local materials with little or no regard for architectural fashion. Vernacular buildings are characterised by their modest size and simple finish, and often show signs of having been altered in line with occupant needs over the centuries, perhaps with ad-hoc extensions or infilling of old openings.

Vernacular buildings within the conservation area often incorporate dark red brick, flint and hung tiles. Some roofs are steeply pitched and thatched, whilst others are half-hipped and covered with handmade clay tiles. These buildings are concentrated in the oldest parts of the conservation area – close to St Peter's Church and along South Street/the western extent of Petersfield Road. The high survival rate of such buildings lends a strong historic character.



Archbishop's Cottage, Church Street, which dates from the late 18th century. Typical characteristics which identify it as a vernacular structure include the steeply pitched thatched roof, use of local brick and flint, timber weatherboarding to the upper storey and window openings of irregular shapes and sizes.



Sparrow Thatch, a 17th-century vernacular building on Church Street.



The Forge on Church Street, with elements spanning from the 15th to the early 19th century. As is typical with vernacular structures, this building has been extended and adapted many times.



Detail of a brick chimney stack to the building known as The Old Manor House on the corner of Petersfield Road and Hammonds Lane.

SECTION 2.0: CHARACTER

Gothic Buildings: Gothic architecture, characterised by the use of pointed arches, tracery and stained glass, was the mainstay of religious and royal architecture in England until the 17th century. The Gothic style is illustrated in St Peter's Church – first built during the Norman period but heavily restored and rebuilt over time (including during the 19th and 21st centuries). Gothic experienced a substantial revival in the 19th century when it was used for civic and domestic buildings as well as religious and royal ones.

The Victorians adapted the Gothic style for domestic, civic and commercial architecture; paring back the use of stained glass and tracery but retaining the characteristic sense of verticality through steeply pitched roofs and pointed arches. The former National School (now Ropley Primary School) on the corner of Church Street and School Lane is a good example of this style within the historic core of Ropley.

Neo-Classical Buildings: Neo-Classicism was the dominant architectural style during the 18th and early 19th centuries. Neo-Classical buildings are deliberately designed to be symmetrical with regular windows and features such as columns, pilasters, pediments and keystones. As is the case in Ropley, Georgian Neo-Classical buildings usually had a shallow hipped roof (sometimes partially hidden behind a parapet). The influence of Neo-Classicism in the conservation area is largely confined to substantial detached dwellings, including Exeter House on Church Street, Ropley Grove and Hall Place on Petersfield Road.



The delicate tracery and leaded lights to the Church of St Peter's are typical of the Gothic style.



Ropley Primary School, built as a national school during the Victorian era, displays the Gothic style which was popular at this time.



Ropley Grove, Petersfield Road. An 18th-century Georgian building, easily identifiable as such through its highly symmetrical façade, shallow hipped roof and regularly arranged sash windows.



Hall Place, a substantial Georgian residence constructed on Petersfield Road around 1790. Typical Neo-Classical features include the regular sash windows, moulded eaves cornice and pale stucco finish.

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Victorian and Edwardian Domestic Styles: The influence of the Gothic tradition in Victorian architecture was most often expressed in large civic and commercial buildings, purpose-built urban terraces and substantial villas. The more modest residences, such as those found within the centre of Ropley, used a style less dependent upon medieval Gothic features. They often incorporated rectangular (rather than arched) window openings, bay windows and pitched roofs with large street-fronting gables. The use of brick detailing to decorate external façades was common.

Ashley Cottage, Ivy Cottage and Hammond Cottage on Church Street, the southern range of Yewstead (formerly the Star Inn) on Hammond's Lane and Church Cottage/Meadowside on Church Street are good examples of this Victorian architectural style.

Similarly, whilst large Edwardian houses, purpose-built urban terraces and civic/commercial structures from the early 20th century were often highly decorative, smaller dwellings such as those found within the conservation area were comparatively simple. The influence of the Neo-Georgian style in Edwardian architecture can be seen in the use of sash windows and round-headed arches. As with Victorian properties, bay windows were also common. Cobblers, Homeside and Wellan House on Vicarage Lane are typical examples of Edwardian domestic architecture.

Many of the Victorian and Edwardian properties are on the edges of the historic core, demonstrating how the village expanded in a linear form over the centuries.



Meadowside, a Victorian residential property adjoining the Reading Rooms on Church Road, constructed in the 1880s. The building has a Victorian domestic style, featuring large street-fronting gables, brick detailing and decorative ridge tiles.



Wellan House, an Edwardian structure with typical features including sash and bay, with plain architectural treatment.



Ashley and Ivy Cottage on Church Street, constructed between 1838 and 1870.



Cobblers and Homeside, a semi-detached pair of Edwardian houses. The simple architectural detail is typical for modest Edwardian dwellings, and the round-headed arches to the alleyways illustrate the wider influence of Neo-Classical architecture at this time.

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Historic Agricultural Buildings: Throughout the conservation area there are examples of historic barns and stables, which enhance the rural character of the conservation area and illustrate its origins as an agricultural settlement. These buildings are single storey structures with a functional character. Although most have since been adapted and partially infilled to serve other uses, their functional agricultural character is still appreciable.



A former cartshed associated with Town Street Farm, which once occupied this site off Dunsell's Lane. It is a single storey rectangular building with an agrarian character, enhanced by the historic weatherboarding to the gable end.



The Old Parsonage Tithe Barn on Church Street.

SECTION 2.0: CHARACTER

2.3.2 Materials and Features

Exposed red brick is the most visually prominent material within the conservation area, with a lesser number of brick buildings being painted or rendered. Brick is a common construction material for all building types within the conservation area, and is also found in boundary walls, chimney stacks and as decoration to buildings faced with flint. The prevalence of exposed brick is complemented by a range of other local materials, often used in conjunction with one another, including:

- **Clay:** hand-made clay tiles are frequently used as roofing materials and hung tiles can be found to the upper storeys of some dwellings (modern as well as historic). There are a high number of traditional clay chimney pots across the conservation area.
- **Knapped flint:** found both in boundary walls and as bandings or panels to decorate exposed brickwork. Prominent buildings faced principally with flint include St Peter's Church and the former Reading Rooms on Church Street.
- **Slate:** Found as roofing material for later 19th and early 20th-century dwellings.
- **Thatch:** The predominant roofing finish for the oldest buildings within the conservation area.

- **Timber:** Features prominently in the modern tower at St Peter's Church, and is also seen to doors, windows and porches across the conservation area. There are examples of timber weatherboarding to historic agricultural structures. Several timber-framed buildings survive within the conservation area (such as The Old Manor House on South Street) although most timber frames are partially or fully obscured today by later finishes.

Roofs are a mixture of steeply pitched (to older thatched properties in particular) and fully or half-hipped to both historic and modern properties throughout the settlement.

Windows are predominantly timber sash or casement, some with traditional leaded lights. The high rate of survival for historic window frames makes an important contribution to the historic character of the conservation area.

Doors are largely timber and are a mix of historic and traditionally styled modern doors. Some are solid whilst others are partially glazed.



Late 19th-century brick cottages, enclosed by a brick boundary wall, on the south side of Church Street.



Hand-made clay tiles are a characteristic feature of vernacular architecture in Hampshire and can be found throughout the conservation area, like this example to a porch on Church Street.

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Detail of a knapped flint and brick boundary wall enclosing Town Street Farmhouse, on the corner of Dunsell's Lane.



Traditional slate roof to a historic building on the south side of Church Street.



The 17th-century Cromwell Cottage, between Church Street and Church Lane, featuring a thatched roof as is common for the older buildings within the conservation area.



The timber frame to Fairways, on South Street, is partially visible at the upper storey.

SECTION 2.0: CHARACTER

2.4 VIEWS

Important views within the conservation area can be categorised as follows;

2.4.1 Views out of the conservation area towards the surrounding countryside (Views 01-08)

The high level of visibility between the conservation area and the surrounding countryside is fundamental to the rural character of the settlement. The transition from village to countryside is particularly notable at the eastern boundary of the conservation area on Petersfield Road, where agricultural buildings suddenly give way to open fields. Views across the undeveloped green space between the two parts of the conservation area captures the sense of separation between the historic settlements to the north (around St Peter's Church) and south (around Petersfield Road).

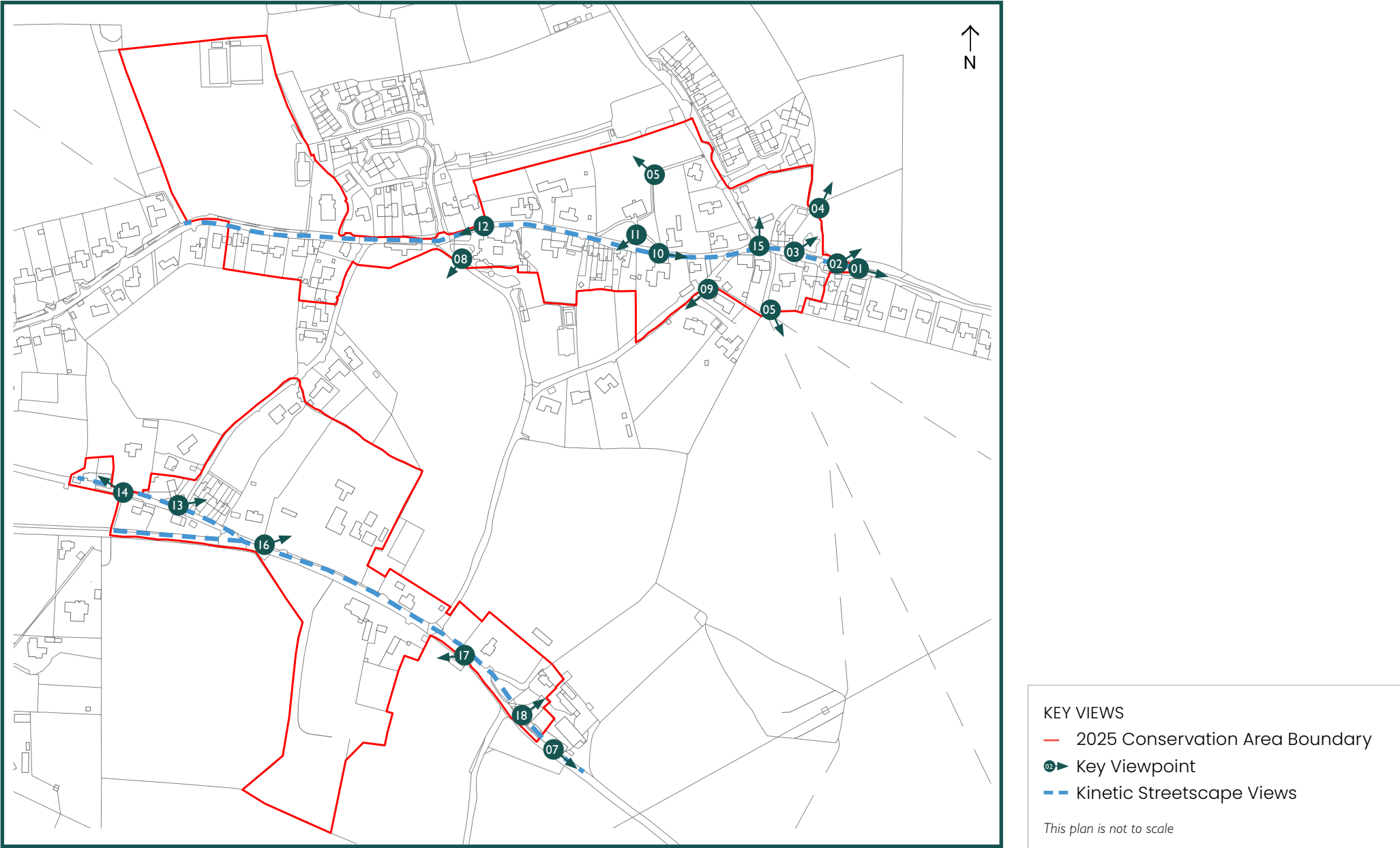
2.4.2 Streetscape views (Views 09-16)

Kinetic views along the principal streets within the conservation area capture the mixture of boundary treatments throughout the settlement, including traditional timber fencing, red brick and/or flint walls and mature hedgerows and trees. These views also facilitate appreciation of the diversity in style, scale, materiality and orientation across the built environment, which lends a distinctly organic character. The roads and lanes within the conservation area are gently curving, meaning that streetscape views are revealed in stages as the viewer moves through the village.

2.4.3 Glimpsed view of buildings (Views 16-18)

Whilst many buildings within the conservation area are hard up against the public highway or set back behind small front gardens, others are set much further back from the road and are partially screened by intervening vegetation. Where buildings are glimpsed up driveways and across generous gardens, this creates visual interest and illustrates the loose grain of the settlement. Despite the high level of screening in some parts of the conservation area (particularly along Petersfield Road), the roofscape continues to be highly appreciable over the mature hedgerows.

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View 1: Looking eastwards along Lyeway Lane towards the open countryside beyond. Mature hedging screens the modern development on the south side of Lyeway Lane. The fields beyond can be glimpsed in the distance, framed by trees on the verge.



View 4: Less than 50m north of Church Street, this characteristic view illustrates the proximity of built development to open countryside.



View 2: A glimpsed view from Lyeway Lane north-eastwards across the adjacent fields, which illustrates the historic agricultural character of the conservation area. Old Down Woods can be seen in the distance, further enhancing the rural character of the settlement.



View 5: This viewpoint, reached via a short footpath from Church Street, looks across the open fields which bound the conservation area to the south-east. The two long, straight footpaths leading across the landscape from the gate are depicted in the same position in the 1838 tithe map.



View 3: The historic pond on the north side of Church Lane is set against the backdrop of open fields.



View 6: The lack of a hard boundary treatment between St Peter's churchyard and the fields to the north creates a strong sense of connection between the historic nucleus of Ropley and its rural surroundings.

SECTION 2.0: CHARACTER



View 7: Looking south-east from the edge of the conservation area at Petersfield Road. The agricultural buildings on the edge of the village suddenly give way to open countryside.



View 8: Looking south-west from the top of School Lane. The eye is drawn to the fields and copses which occupy the higher ground beyond.



View 9: This view south-west down Church Lane captures the prevalence of mature planting which, even in winter, lends a verdant character to the conservation area. The loose grain of the settlement is apparent in the lack of structures visible from the road.



View 10: Looking east from the approximate centre of Church Street, the range of boundary treatments within the conservation area are visible, including red brick and flint walls, hedges and trees (sometimes used in combination).



View 11: Looking south-west from St Peter's churchyard to the historic structures on the south side of Church Street. This view captures the diversity of building materials and finishes present throughout the conservation area, including thatch, clay, slate, brick and flint.



View 12: The view westwards along Church Street from outside the local primary school illustrates the vernacular character of the conservation area well, taking in the sprawling building known as The Forge, which incorporates fabric from the 15th to the 19th centuries.

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View 13: This view of a historic terrace on Petersfield Road, which developed in stages between the 18th and late 19th centuries, captures the organic character of the built environment within the conservation area.



View 14: Historic thatched properties off South Street. Thatch is prevalent in streetscape views throughout the conservation area, and heavily informs the rural, vernacular character of the village.



View 15: Looking north along Dunsell's Lane towards the edge of the conservation area. This streetscape view incorporates the former farmhouse on the corner of Church Street and the associated brick barn to the rear. It demonstrates the variety in scale and style typical of historic agricultural communities.



View 16: A glimpsed view of the late 18th-century house known as Hall Place on Petersfield Road. The historical status of the building as a substantial private residence is communicated through its spatial separation from the adjacent thoroughfare.



View 17: A view of the 17th-century thatched building known as Gardener's Cottage on the south side of Petersfield Road. Although most of the building is heavily screened from the public highway, the roof is highly visible and makes a significant contribution to the rural, vernacular character of the conservation area.



View 18: The prevalence of intervening vegetation in views of this humble vernacular dwelling on the north side of Petersfield Road enhances the rural character of the settlement.

SECTION 2.0: CHARACTER

2.5 Configuration and Direction of Movement

The conservation area is formed of two distinct historic cores; a northern settlement around St Peter's Church which contains residential development as well as all the village amenities, and a smaller settlement to the south which contains residential and agricultural buildings. The two areas are connected by Hammond's Lane and Church Lane, which are narrow 'sunken lanes' incised below the level of the surrounding land and flanked by tall, dense hedgerows. Both Hammond's Lane and Church Lane have been partially developed with modern dwellings, however the sense of separation between the two historic cores is maintained by the green open space which lies between them.

The northern part of the settlement has a nucleus at St Peter's Church, which was originally constructed in the 11th century. Most of the built development in this part of the conservation area is situated in a linear pattern along Church Street. There is a limited amount of historic development on the west side of Hammond's Lane, to the top of Church Lane and to the bottom of Dunsell's Lane, however in all cases this remains within a few meters of Church Street. The southern part of the conservation area also has a linear form, stretching in an east-west direction along South Street and Petersfield Road. A late 19th-century farmstead lies approximately halfway between the two parts of the conservation area, on the west side of Hammond's Lane.

The urban grain within the conservation area is generally loose and informal, punctuated regularly by green space and gaps between buildings.

Traffic within the narrow roads in the northern part of the village is notably light, with only the occasional car passing through. South Street, Hammond's Lane, Church Lane and School Lane are also quiet. Petersfield Road, which connects the A32 in the east with the A31 in the west, is far busier and is the only road within the conservation area to comfortably accommodate two lanes of traffic.

2.6 Public Realm

The public realm encompasses all the spaces and features which are accessible to the public and help bring together a sense of place.

The public realm within the Ropley Conservation Area is modest. There are no street lights, no pavements and very limited street furniture (the only notable example being the old telephone box south of the Parish Hall). Street name plates are discreet. There are a few timber benches in St Peter's churchyard and around the pond towards the eastern end of Church Street.

The roads within the conservation area (excluding the western end of South Street) are finished with tarmac, however the general lack of marking paint and the prevalence of vegetation to the edge of the thoroughfares softens the visual impact of this municipal modern finish. Historic brick surface finishes survive to private gardens/paths in places, and where they are retained, they enhance the historic character of the village.

Private driveways are a mixture of hard standing and permeable gravelled surfaces; the latter being more appropriate to the rural character of the conservation area.



The telephone box outside the Parish Hall lends a traditional character to the streetscape.



A modern bench in the churchyard, utilising a traditional materiality which is sympathetic to its surroundings.

SECTION 2.0: CHARACTER

Many of the buildings in the conservation area abut the public highway directly, negating the need for boundary treatments in these areas. There are however many examples of historic brick and flint boundary walls, ranging from dwarf brick walls on Church Street to the more substantial flint wall running along the southern side of Petersfield Road. The screening effect of these walls is often heightened by the addition of fences or mature planting around private gardens.



A traditional timber stile providing a pedestrian route into St Peter's churchyard.



This historic boundary wall and traditionally styled timber gate enhance the public realm.

Brick gate piers can be found in several places (The Old Post House on Church Street, Ropley Grove on Petersfield Road), helping to identify those properties of historically higher status.

Traditional picket and post-and-rail timber fencing is also characteristic of the conservation area. Where modern shiplap fencing has been introduced, this is less effective.



A historic brick threshold outside the front door of a cottage on Church Street, which lends visual interest and historic character.



A tall flint boundary wall on South Street.

Equally common are the mature trees and dense hedgerows which form property boundaries and enclose the roads and lanes, enhancing the rural character of the village and lending a strong sense of enclosure.

Surviving historic boundary treatments (whether built or planted) add visual interest, create coherence with the surrounding buildings and generally enhance the character of the conservation area.



Brick gate piers announce the entrance to The Post House on Church Street. Note the permeable surface finish to the driveway, which is a more sympathetic alternative to modern hard standing.



The bottom of Hammond's Lane, looking north. The mature hedgerows either side of the road lend a strong rural character.

SECTION 2.0: CHARACTER

2.7 Open Spaces and Trees

Open green spaces and mature trees are fundamental to the rural, verdant character of the conservation area.

St Peter's churchyard is maintained as a publicly accessible open space and makes an important contribution to the public realm in the centre of the village. The survival of the churchyard, including historic yew trees and gravestones, preserves the setting of the church which has formed the nucleus of Ropley Village for many centuries. The churchyard is situated on an embankment on the north side of Church Street, and thus provides elevated views of the historic streetscape below. Views from the northern boundary of the churchyard take in the adjacent fields, tying the core of the conservation area into its historic rural landscape.

Another important open space is the pond at the eastern boundary of the conservation area. This is the only pond out of the three depicted on historic maps which has survived within the village. It would once have been used for watering livestock and horses and thus illustrates the historic agricultural origins of the village. Today it provides a tranquil resting place surrounded by mature trees. The open space around the pond facilitates glimpsed views into the surrounding countryside as well as back towards the historic thatched cottages on the opposite side of Church Street. The village pond is identified as a Local Green Space in the Ropley Neighbourhood Plan.⁰⁸

The recreation ground at the western end of Church Street, first laid out towards the end of the 19th century and later expanded, provides important amenity space within the village. The grounds are used for organised sporting events and annual village events, and are publicly accessible for walking, ball games and informal gatherings. As well as offering high amenity value, the grounds also have historic interest. The southern extent of the grounds have provided recreational space for the village since the late 19th century. Although expanded in the later 20th century, the enlarged recreation ground preserves the densely treed field boundaries depicted in the 1838 tithe map. The recreation ground is identified as a Local Green Space in the Ropley Neighbourhood Plan.⁰⁹

The loose grain and informal, organic character of the settlement is enhanced by the prevalence of private gardens, which create pockets of green space throughout the conservation area and contrast with those properties directly abutting the highway. Many private gardens also contain mature trees which enhance the rural setting of the built environment and frame longer range views along the principal streets.

The conservation area is surrounded on all sides by open countryside, and views out across the landscape situate the village in its historic rural context. The green open space between Church Street and Petersfield Road helps to preserve a sense of separation between the two historic settlements which comprise Ropley Village today.

⁰⁸ Ropley Neighbourhood Plan Steering Group, *Ropley Neighbourhood Plan*, 2019.

⁰⁹ Ropley Neighbourhood Plan Steering Group, *Ropley Neighbourhood Plan*, 2019.

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Looking south-west across St Peter's churchyard towards Church Street. The churchyard is raised above street level on an embankment, and provides elevated views of the adjacent historic buildings.



The village pond viewed from Church Street. The pond provides valuable open space within the conservation area; reflecting the rural origins of the settlement and providing glimpsed views into the adjacent fields.



Looking north-west across the recreation ground. This valuable open space has been in use by the community since the late 19th century.



Where private front gardens are present, they soften the streetscape and create a visual contrast with those buildings constructed hard up against the public highway.

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2.8 Archaeology

A wide range of archaeological discoveries have been made in the wider parish. Finds within the conservation area include the Palaeolithic hand axe north of Church Street and a circular enclosure of unknown date within the grounds of Hall Place, off Petersfield Road.¹⁰ Just beyond the conservation area boundary, at the eastern end of Church Street, traces of ridge and furrow and the headland of a previous field system were recovered, providing evidence for medieval farming practices in the area.¹¹

The area has been settled for many centuries (since at least the 11th century in the northern part of the conservation area) and it is therefore likely that important below-ground archaeology survives within the conservation area boundary.

Further details regarding the known and potential archaeology in Ropley are available via East Hampshire District Council.

¹⁰ East Hampshire Historic Environment Record: Monument ID 59613; 37414.

¹¹ East Hampshire Historic Environment Record: Monument ID 55024; 55023.

2.9 Geology and Topography

The conservation area sits within a gently undulating rural landscape. The northern extent of the village at Church Street lies along a saddle of higher ground, with St Peter's Church raised higher still on an embankment. Church Lane, School Lane and Hammond's Lane slope gently down towards the southern part of the conservation area. Much of the surrounding development is lower lying and/or obscured by dense hedgerows and trees. This results in much of the built environment being hidden in views across the countryside from elevated ground in the north of the conservation area.

The bedrock geology of the conservation area is chalk, with superficial deposits of clay, flint, silt, sand and gravel.¹²

¹² British Geological Survey

SECTION 3.0: APPRAISAL



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3.1 Statement of Special Interest

The special interest of the Ropley Conservation Area is derived from the following factors:

Strong vernacular character. The prevalence of traditional construction methods and local materials including brick, flint, clay, thatch and timber creates a strong vernacular character. The local vernacular is readily appreciable in St Peter's Church, domestic dwellings and agricultural structures as well as boundary treatments across the conservation area. Vernacular materials (flint, brick and clay) are also used in 'polite' structures of the Victorian and Edwardian periods.

Architectural variety. Even across the vernacular buildings in the conservation area, there is notable diversity in scale, massing, orientation, materiality and architectural detail (such as differences in the colour and bond of brickwork, or the styles of windows and doors). This eclecticism lends an informal, organic character and creates significant visual interest. The 'polite' styles of the Georgian, Victorian and Edwardian eras are also represented, illustrating the development of architectural fashion and the evolution of Ropley over the 18th, 19th and early 20th centuries.

The presence of community amenities. The conservation area contains a range of civic structures from the 19th, 20th and 21st centuries; the primary school (encompassing the former Victorian National School), the 1880s Coffee and Reading Rooms, the inter-war Parish Hall and the early 21st-century Sports Pavilion. All continue to be utilised by the local residents in various ways, and contribute to a strong sense of place and community. The local shop and café, which presently operates out of former outbuildings adjacent to the Reading Rooms, also add a strong sense of

place and enhance the public realm.

Age of buildings. A high proportion of the buildings within the conservation area (many of which are not statutorily listed) pre-date the 19th century. The density of historic building stock within the conservation area lends a very strong historic character and illustrates that the village has been settled for hundreds of years.

Retention of historic plan and configuration. The historic settlement pattern within the conservation area is well preserved. The northern part of the designation is clearly focussed on St Peter's Church, first constructed in the 11th century. The historic buildings in this area are arranged in a strong linear pattern, stretching along Church Street on either side of the church. The linear arrangement of the buildings in the southern part of the conservation area is also well retained.

Despite some new development along Hammond's Lane and Church Lane, the historic sense of separation between the two parts of the conservation area is still appreciable. There has been relatively little infill development across the conservation area, meaning the loose and informal plan form of the settlement is well preserved.

The traditional sunken lanes which connect the two parts of the village, and the narrow proportions of the roads throughout the conservation area, make an important contribution to the historic rural character of the settlement.

Presence of trees and open space. The abundance of mature trees, hedgerows and green space within the conservation area heavily informs its rural character. Dense vegetation softens streetscapes and interacts

with the built environment to create glimpsed views of historic buildings. Pockets of green space provided by private gardens and verges break up the urban grain and draw a visual contrast with structures built against the public highway. The village pond, once central to the life of the agricultural community in Ropley, is a particularly significant open space and confers a high degree of historic as well as aesthetic interest.

Views into the surrounding countryside. The rural character of the conservation area is enhanced by views into the surrounding countryside, which can be both panoramic and glimpsed. These views provide significant visual interest and reference the historic agricultural origins of Ropley Village.

3.2 Audit of Heritage Assets

The Ropley Conservation Area is a heritage asset in its own right and contains numerous individual heritage assets. These include both listed and unlisted buildings and structures. This section of the document outlines the heritage assets within the Ropley Conservation Area, identifying both individual assets and groups of structures and articulating why they are important. A full list of heritage assets is included in Appendix B.

The audit has been carried out by means of visual examination from public thoroughfares. The intention is to identify these heritage assets, rather than to provide a fully comprehensive and detailed assessment of each individually. It should not be assumed that the omission of any information is intended as an indication that a building or feature is not important. A detailed assessment of heritage significance, specific to a building or site within the conservation area, should always be carried out prior to proposing any change.

SECTION 3.0: APPRAISAL

3.2.1 Listed Buildings

Listed buildings are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990 and are designated for their architectural or historic interest. All listed buildings in England are designated at the recommendation of Historic England and details are recorded on the National Heritage List for England. Listings are ranked from Grade I (the highest level), Grade II* (in the middle) and Grade II (the lowest and most common level).

Statutory listing does not equate to a preservation order intended to prevent change. However, alterations to listed buildings will require listed building consent, which allows the local authority to make decisions that have been informed by an understanding of the building or site's heritage significance. Importantly, national and local planning policies also recognise that changes to un-listed buildings or sites in the setting of a designated heritage asset can affect its special interest.

3.2.2 Positive Contributors

A positive contributor is a building, structure or feature which beneficially adds to the overall character of its local area. This is likely to be true of most buildings within a conservation area. The extent to which a building will positively contribute will largely depend on the integrity of its historic form and is not restricted to its principal elevation. For example, roofscapes and side/rear elevations can all make a positive contribution. Modern buildings can also make a positive contribution where they have been sensitively designed to suit their setting.

Positive contributors are frequently unlisted but can be afforded protection against harmful development by recognition as a non-designated heritage asset by the local planning authority, who may choose to formally recognise their special interest through the adoption of a local list. The identification of positive contributors and/or the adoption of a local list provides no additional planning controls; however, the protection of their status as heritage assets is a requirement of the National Planning

Policy Framework and will therefore be a material consideration for local planning authorities in determining planning applications.

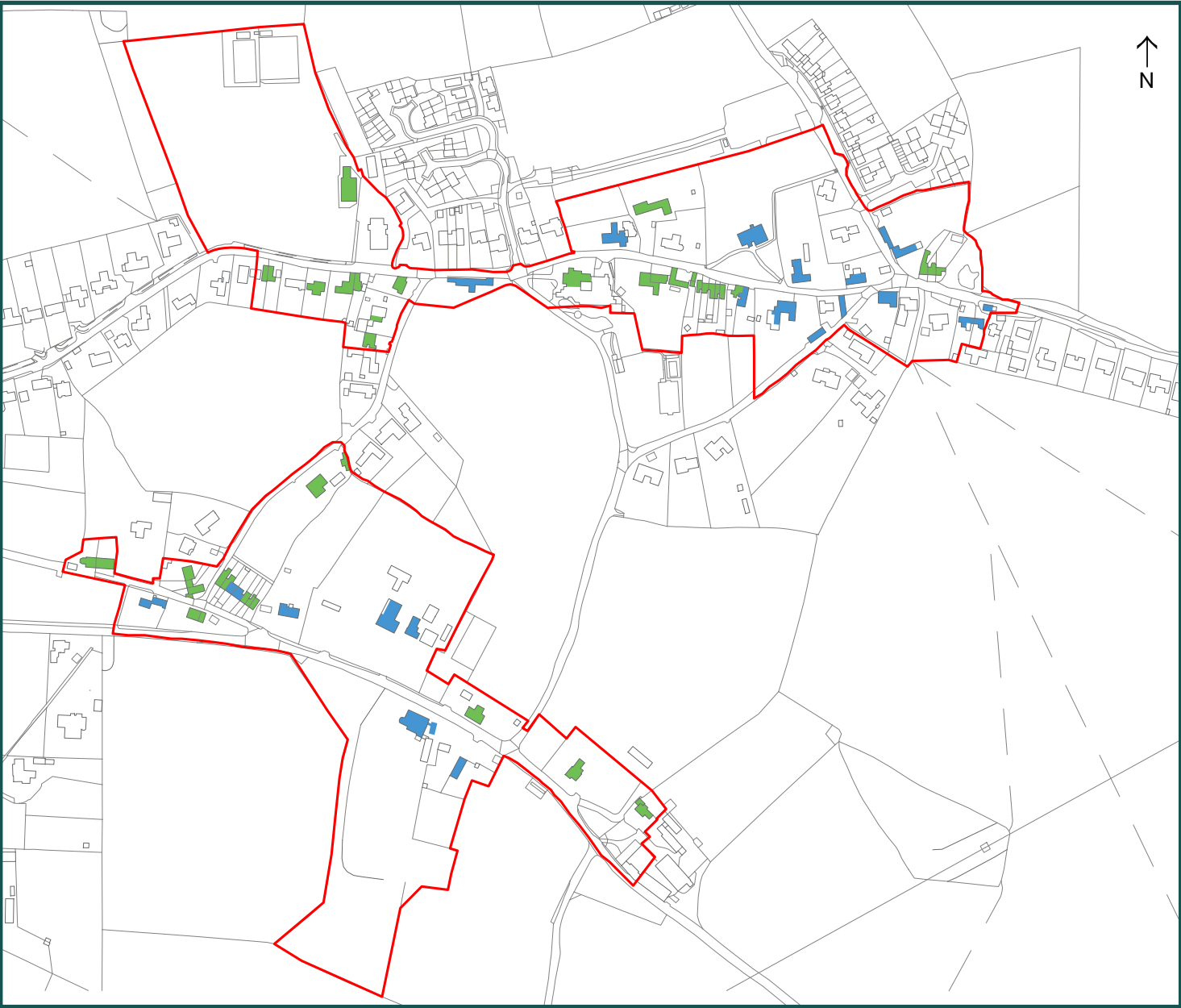
Historic England provide the following check list to identify positive contributors. A positive response to one or more of the following criteria may indicate that a particular element within a conservation area makes a positive contribution, provided that its historic form and value have not been eroded.

Checklist – Positive Contributors

- Is it the work of a particular architect or designer of regional or local note?
- Does it have landmark quality?
- Does it reflect a substantial number of other elements in the conservation area in age, style materials, form or other characteristics?
- Does it relate to adjacent designated heritage assets in age, materials or in any other historically significant way?
- Does it contribute positively to the setting of adjacent designated heritage assets?
- Does it contribute to the quality of recognisable spaces, including exteriors or open spaces within a complex of public buildings?
- Is it associated with a designed landscape, e.g. a significant wall, terracing or a garden building?
- Does it individually, or as part of a group, illustrate the development of the settlement in which it stands/
- Does it have significant historic associations with features such as the historic road layout, burgage plots, a town park or a landscape feature?
- Does it have historic associations with local people or past events?
- Does it reflect the function character or former uses in the area?
- Does its use contribute to the character or appearance of the area?

From: Conservation Area Designation, Appraisal and Management, Historic England Advice Note 1 (Second Edition); 2019.

SECTION 3.0: APPRAISAL



HERITAGE ASSETS

- 2025 Conservation Area Boundary
- Listed Building
- Positive Contributor

This plan is not to scale

SECTION 3.0: APPRAISAL

3.3 Issues

3.3.1 Condition

The conservation area is overall in good condition, with buildings, highways and open spaces generally being well maintained. However, there are some relatively minor issues that detract from the special interest of the conservation area and have the potential to cause damage in the future.

Maintenance of boundary walls. There are several instances throughout the conservation area where boundary walls are suffering from a lack of maintenance which manifests in missing joints, vegetation growth, lost sections of flint and spalling or crumbling brick and in some instances the loss of whole sections of wall. This could be remedied through the replacement of sections of brick/flint and lime mortar repairs.

Maintenance of rainwater goods. Gutters and downpipes generally appear to be well maintained, with a small number of examples where blockages appear to be directing moisture onto external walls and encouraging the growth of vegetation.

Vegetation growth. A small number of buildings are affected by climbing plants such as ivy, which have the potential to cause damage where roots disturb and displace historic fabric. Similarly, allowing moss to build up on roofs can cause damage by holding moisture against tiles and slates, and blocking gutters and downpipes. There are several instances where vegetation growth is taking place on boundary walls. This can also cause problems; plants rooted in mortar joints can force themselves deeper over time and push built fabric out of position.

Inappropriate repairs. Issues with condition are often initiated or exacerbated with the use of modern non-breathable materials such as cementitious mortar/ render and plastic-based paints, and there are some examples of this within the conservation area. Traditional buildings (generally those built before 1919) utilised 'breathable' materials which facilitate the free passage of moisture through a structure. Although older buildings absorb more moisture than modern structures, this moisture should be able to evaporate in dry conditions. Modern cement-based renders and mortars are not breathable and prevent the evaporation of moisture from a traditional building, thereby causing issues with damp and deterioration. Non-breathable paint applied over historic solid walls and timber windows can have a similar impact.



Climbing plants such as ivy have the potential to disturb and displace historic fabric. Vegetation growing around downpipes can indicate the presence of moisture caused by leaks or blockages.



This section of boundary wall has been subject to inappropriate repairs with cement-based mortar. As moisture cannot escape through the mortar, it instead moves through the bricks, causing them to degrade over time. Failed pointing has not been replaced, leaving large gaps in the wall where plants can take root.

SECTION 3.0: APPRAISAL

3.3.2 Detracting Features

uPVC windows. Whilst the majority of windows within the conservation area are either historic or modern timber sash/casement units, some traditional units have been replaced with uPVC. The materials, style and position within the window reveal (i.e. flush with the elevation, rather than set back) of the uPVC replacements are detrimental to the character of historic elevations and collectively detract from the special interest of the conservation area. Although they are often perceived to offer environmental benefits, the lifespan of uPVC windows is also considerably shorter than that of well-maintained timber windows and the units cannot be easily recycled. The introduction of slim-profile double glazing or secondary glazing can offer improved thermal performance within older buildings, whilst retaining the appearance of traditional window units.⁰¹

uPVC rainwater goods. Where they exist, plastic downpipes and gutters detract from the historic and aesthetic interest of the conservation area. Cast iron or aluminium rainwater goods are a sympathetic alternative.

Inappropriate boundary treatments. There are several areas throughout the conservation area where modern shiplap fencing has been installed. Traditional picket or post-and-rail fencing is more appropriate in style and is in keeping with the historic character of the conservation area. The municipal chain link fencing bounding the south side of the recreation ground could be beneficially replaced.

Telecommunication poles, wires, satellite dishes and TV aerials. Prominent poles with radiating wires are positioned at intervals throughout the conservation area, competing visually with the historic character of the streetscapes. Relocating this infrastructure below ground where opportunities arise would enhance the special interest of the conservation area. There are many examples of roof or chimney-mounted television aerials and satellite dishes which, if redundant, could be removed to the benefit of the roofscape.

Modern development/intervention. Modern development is generally in keeping with the character of the conservation area. However, the use of interlocking concrete roof tiles on later buildings competes with the established material palette across the roofscape. There are also instances where historic front gardens have been given over to hard standing for car parking, which detracts from the rural character of the conservation area.



The proportions and materiality of the modern uPVC window lighting the upper floor of the property on the right detract from the historic character of the conservation area.



Municipal style chain link fencing to the south of the recreation ground.

⁰¹ See Historic England, Modifying Historic Windows as Part of Retrofitting Energy Saving Measures, for further information. <https://historicengland.org.uk/advice/technical-advice/retrofit-and-energy-efficiency-in-historic-buildings/modifying-windows-and-doors-in-historic-buildings/modifying-historic-windows-as-part-of-retrofitting-energy-saving-measures/>

SECTION 3.0: APPRAISAL

3.4 Opportunities

There is scope to enhance the conservation area through addressing the minor but altogether detracting elements such as external accretions, management of vegetation and the appropriate repair of failing elements. Incrementally addressing these issues will have a positive impact and enhance the conservation area.

Although many of the uPVC windows which have already been installed are unlikely to require replacement in the near future, there is scope for any further replacement windows and doors to be carried out using styles, materials and methods that are better suited to enhancing the special interest of the conservation area. It would be especially beneficial for first-generation uPVC double-glazing, which is generally coming to the end of its life cycle, to be replaced with more suitable alternatives.

Future development within or in the setting of the conservation area has the potential to contribute positively to its established character. Vicarage Lane Cottage for example, which lies just outside the western boundary of the conservation area, is a modern building sympathetic in scale, style and materiality to the special character of the historic core.



Vicarage Lane Cottage, Church Street. This is an example of modern development which is sensitive to the established character and materials palette within the conservation area, and enhances its setting.



This temporary repair to a missing section of flint boundary wall on Church Street detracts from the character of the streetscape and provides an opportunity for enhancement.

SECTION 4.0: BOUNDARY REVIEW



SECTION 4.0: BOUNDARY REVIEW

4.1 Reasons for Reviewing the Boundary

In accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework and Historic England best practice guidance, the boundary of a conservation area should be periodically reviewed and suitably revised in accordance with findings made during this exercise.

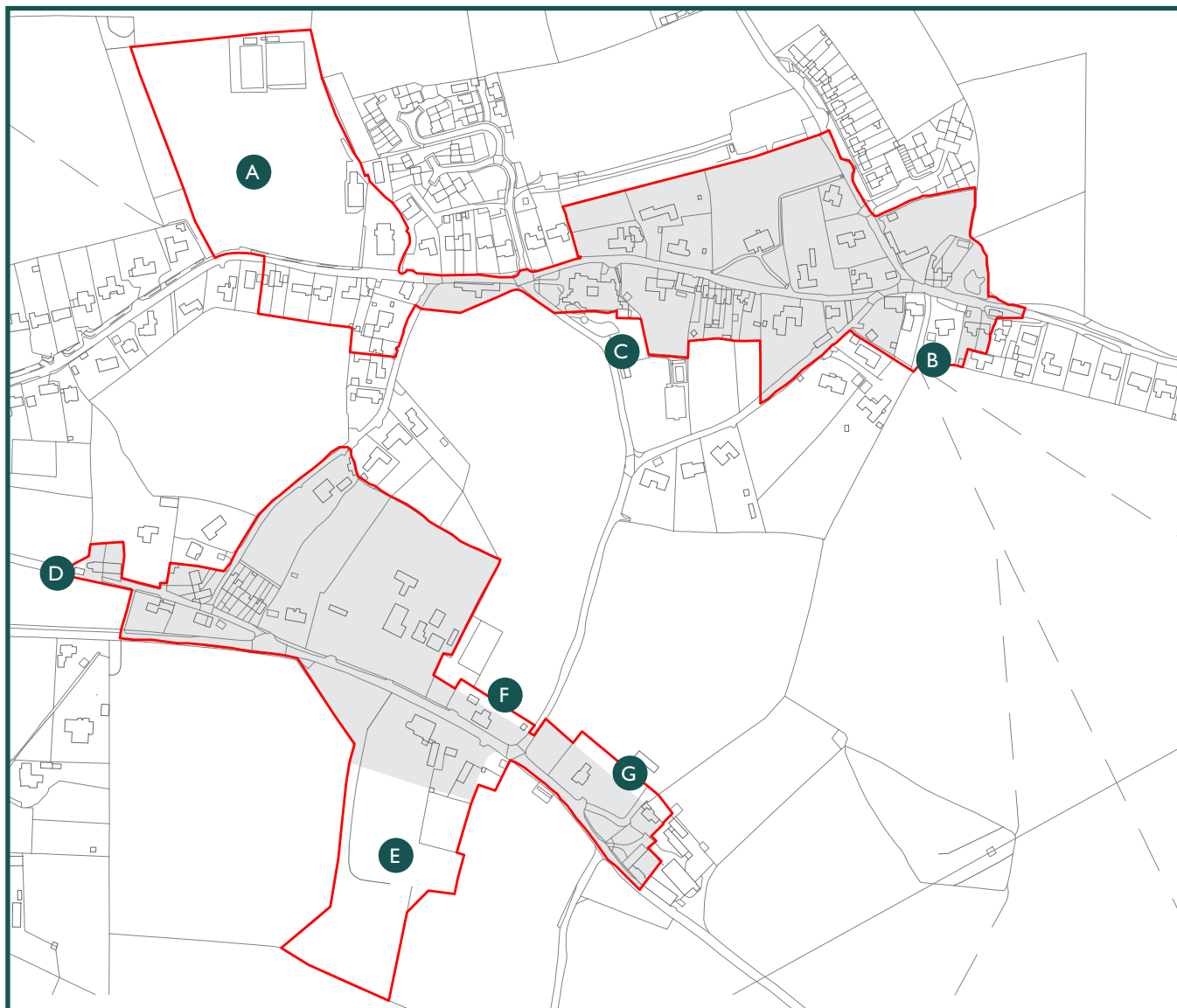
The need to review the boundary can be in response to a number of factors: unmanaged incremental changes which have, over time, diluted the character of an area; the boundary may have been drawn too tightly originally; or the special interest of a feature may not have been evident to a previous assessor. Although it is principally the built structures that are recognised in amending the boundary, their accompanying plots often provide an important historical context which should be incorporated together with the building(s).

The boundary of the Ropley Conservation Area was last reviewed in 1993. no changes were made to the boundary at that time.

4.2 2025 Boundary Changes

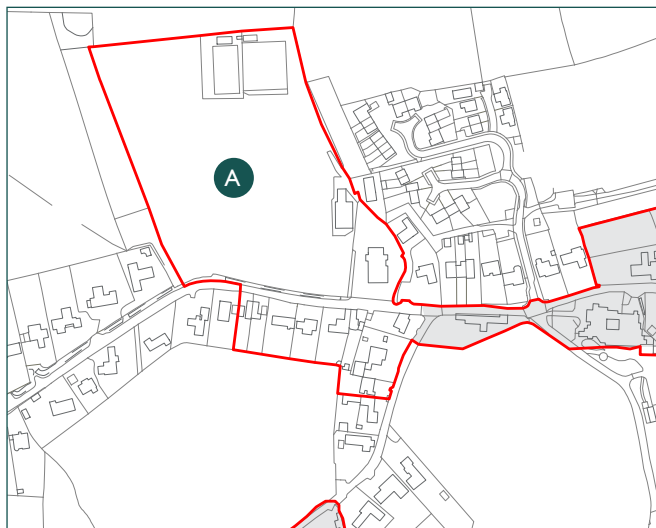
Two principal amendments to the boundary are recommended within this Conservation Area Appraisal and Management Plan, alongside several minor adjustments to rationalise the existing boundary in accordance with plot boundaries.

The proposed amendments are identified on the adjacent plan.



SECTION 4.0: BOUNDARY REVIEW

Proposed Extension A



It is proposed to extend the boundary to capture the western extent of Church Street and the top of Hammond's Lane. The properties proposed for inclusion in this area were largely constructed in the late 19th and early 20th centuries. Hammond Cottage, Ivy Cottage, Ashley Cottage, Wellan House, Cobblers, Homeside and Laurel Cottage all have historic proportions and architectural details which enhance the character of the conservation area. They illustrate the development of Ropley in the Victorian and Edwardian periods.

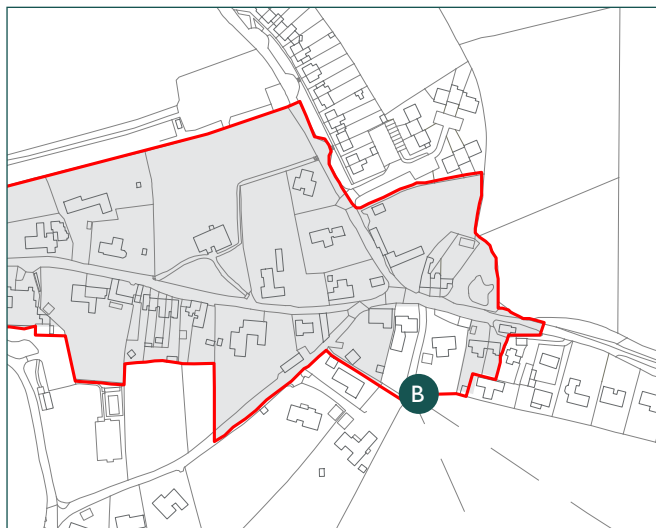
Yewstead House on Hammond's Lane previously served as a public house before being converted to residential use at the end of the 20th century. The southern range of the property has historic proportions and a traditional materiality, and its historic commercial usage is reflected by the bow window which survives at ground floor level.

This amendment would extend the boundary to include the 1930s Parish Hall, the early 21st-century Sports Pavilion, and the recreation ground. Both the Parish Hall and the Sports Pavilion contribute to the combination of residential and civic buildings which characterises the wider conservation area. As focal points for community events throughout the year, the hall, pavilion and recreation ground confer significant communal value for local residents and contribute to the strong sense of place which exists within the conservation area.

Both structures, particularly the pavilion, have traditional proportions and therefore make some contribution to the historic character of the conservation area. The recreation ground illustrates the history of the settlement; a smaller sports ground was first established on this site at the close of the 19th century, which gives it some historic interest. In its expanded form, it preserves the historic field boundaries visible in the tithe map from 1838.

SECTION 4.0: BOUNDARY REVIEW

Proposed Extension B



It is proposed to extend the boundary to include Little Mount and Eardley House on the south side of Church Street, the footpath which runs between them, and the full extent of the footpath which runs from Church Lane eastwards, to the rear of Exeter House. These two public footpaths meet at the corner of the adjacent field, providing striking views into the rural landscape and the long public footpaths which traverse it (see view 5 in Section 2.4).

The line of the two linear paths within this large field, which converge just outside Ropley Village to become a single trackway leading down to Church Lane, accord exactly with those shown in the 1838 tithe map and subsequent Ordnance Surveys. The path connecting the field with Church Street, which passes between Little Mount and Eardley House, was created after 1960 but is in keeping with the rural character of the settlement.

This amendment would ensure that the boundary of the conservation area captures this key viewpoint, which enables appreciation of a historic access route into the village. It would also bring Little Mount and Eardley House into the boundary; both properties are modern but reflect historic precedents and are consistent with the varied architectural character of the conservation area.

Proposed Extensions C, D, E, F and G

Extensions C, D, E, F and G are minor amendments to rationalise the existing boundary where it cuts across property boundaries or buildings.

SECTION 5.0: MANAGEMENT PLAN



SECTION 5.0: MANAGEMENT PLAN

5.1 Control Measures Associated with Conservation Area Designation

In order to protect and enhance the conservation area, any changes that take place must conserve its character and special interest. Statutory control measures are intended to prevent development that may have a negative or cumulative effect.

Control measures within a conservation area are as follows:

- Planning permission will usually be required to completely or substantially demolish buildings or structures (including walls, gate piers and chimneys). Work of this type will require a Heritage Statement (sometimes called a Heritage Impact Assessment) as part of the application.
- Permitted development rights (i.e. changes that are allowed without requiring consent from the local authority) are restricted in conservation areas. This means that works such as alterations to cladding, extensions, the installation of solar panels and the removal/addition of chimneys and vents etc have tighter planning controls in a conservation area. East Hampshire District Council should be consulted before carrying out any works to the exterior of a building within the conservation area (refer to Appendix D for contact details).
- Trees with a diameter of 75mm or greater and measuring 1.5m above the soil level are protected. Any work proposed to protected trees requires permission from the local authority by means of a planning application. This allows the authority to determine whether a tree preservation order (TPO) is necessary.

- Advertisements and other commercial signage may be subject to additional controls and/or require planning permission.

5.2 Conservation Aims and Best Practice

There is no generally accepted detailed definition of 'best practice' in conservation: it is a term used to describe the management of change (including repair) so that the integrity and character of a historic site is not eroded or compromised. It is not the intention of conservation best practice to prevent change from happening; alterations can still be carried out but should be subject to additional scrutiny to ensure that the special interest of the conservation area is protected.

It is the purpose of this Conservation Area Appraisal and Management Plan to provide guidance that will help achieve these aims. Overall, any change in the Ropley Conservation Area should seek to:

- Preserve its historical features;
- Enhance, where possible, its special interest;
- Positively contribute to its established character; and
- Be high quality.

Where further direction is needed, advice should be sought from East Hampshire District Council.

5.3 Repairs and Replacement

5.3.1 'Like-for-Like'

A term that is frequently used in conservation is 'like-for-like' replacement or repair. This is frequently – and mistakenly – taken to mean that a modern alternative that generally echoes the style of the element removed is acceptable. However, this is not accurate or acceptable. Like-for-like should always be interpreted as an alternative that matches the historic element removed in terms of its material, dimensions, method of construction, finish, means of installation and any other feature specific to the original element, such that the modern replacement is hardly discernible from the original (accepting that its condition will be greatly improved where the original has failed beyond repair). For example, modern uPVC windows in imitation of Victorian-style sash windows but with false glazing bars and a top-hung casement opening mechanism do not constitute a like-for-like replacement for traditional timber-framed Victorian sliding sash windows, although they may appear stylistically similar.

5.3.2 Repairs and Replacement

Repairs and replacement are inevitable with any building, structure or site, regardless of age; however, within a conservation area, it is especially important that this is carried out sensitively to protect the historic fabric of its buildings and respect the character of the wider area.

SECTION 5.0: MANAGEMENT PLAN

Key points to remember when looking to carry out repair work or install replacement features are:

- A method of repair that was suitable for one building or structure may not be suitable for another. Repair and replacement should always be considered on a case-by-case basis.
- Repairs using appropriate materials and techniques are always preferable over wholesale replacement.
- Where a historic feature has degraded beyond repair, replacement should be carried out on a like-for-like basis (see Section 5.3.1 for the definition of 'like-for-like').
- Where seeking to improve failing modern features, a traditionally-designed alternative using appropriate materials is preferable. For example, failing uPVC gutters and downpipes should be replaced with lead, cast iron or coated aluminium alternatives that better reflect the traditional character of the conservation area.
- Cement-based mortars are harmful to historic brickwork and masonry. Repairs to any pointing should be carried out in a lime mortar after any cementitious mortar has been raked out. This will ensure the longevity of the historic built fabric.
- Due consideration should be given to the sustainability of the repair or replacement, i.e. what is its lifespan? What on-going maintenance will be required?
- Reversibility is an important consideration as a better alternative may become available in the future.
- Historic external detailing should be retained or, where damaged beyond repair, replaced on a like-for-like basis. This includes (but is not limited to): the texture and colour of render; size and colour of bricks used, and the bond in which they are laid; hung tiles; and chimneystacks.
- The reinstatement of historic features that have been lost is favourable. For example, re-exposing brickwork that has been rendered or painted over or re-instating ridge tiles where many have been lost.

5.3.3 Repair and Replacement of Windows

The repair and replacement of windows can have a notable effect on the character and special interest of the Conservation Area, both positively and negatively. The aim should always be to retain historic windows wherever they survive, carrying out refurbishment work where needed to make sure they remain usable. Timber frames are preferable over uPVC for a number of reasons, mainly their comparative slimness and breathable quality which has a positive knock-on effect on the overall condition of the historic building. Guidance regarding the replacement of windows in listed buildings and/or conservation areas is provided in Historic England's publication, 'Traditional Windows: Their Care, Repair and Upgrading', 2017.

SECTION 5.0: MANAGEMENT PLAN

5.4 Maintenance

Maintenance differs from repair in that it is a pre-planned, regular activity intended to reduce instances where remedial or unforeseen work is needed, i.e. repairs. The higher the levels of maintenance, the less need to carry out repairs. Regular maintenance activity should include annual gutter clearing, seasonal vegetation control (to prevent plants rooting into built structures) and re-painting external timberwork with an oil-based paint. This is not an exhaustive list and each historic building will have its own specific needs. Larger historic buildings and those which are listed may benefit from occasional condition surveys (usually around every five years) to highlight their individual maintenance and repair needs.

The maintenance requirements of a building will depend on its age, materials and susceptibility to wear (e.g. a building with heavy footfall will likely require greater maintenance than one in occasional use). Historic England, The Society for the Protection of Ancient Buildings and other guidance bodies publish specialist guidance on the suitable maintenance and repair methods for different historic buildings (for further details see Appendix D).

5.5 Trees

Trees are afforded extra protection within a conservation area. Any tree surgery work should be carried out only once the relevant permission has been sought. The management of the planted elements within the conservation area is beneficial to its overall appearance and potentially also to the condition of the buildings where root damage may pose a threat. Information regarding tree protection orders is available from East Hampshire District Council.

5.6 Public Realm

Public realm features, including bins, bollards, seating and planters, etc. often become outdated in their appearance. This can be due to heavy wear, antisocial behaviour or as a result of poor design and short-lived trends. Successful public realm schemes are contextual, using high-quality materials that echo the character of the wider area. Any additions or amendments to the public realm will also need to take account of highways and other relevant regulations.

5.7 New Development

It is not the intention of conservation area designation to prevent new development or entirely exclude existing modern development where this is woven into a surrounding historic space. Instead, it puts in place a process whereby any proposals are more thoroughly studied to ensure that the special interest of the conservation area is protected and opportunities to improve its character are identified.

New development can range from entire new buildings to the introduction of new features, however small, on existing buildings.

New development within the conservation area or its setting should also be carefully managed as it has the potential to detract from its character and special interest. The impact of external landscaping and boundary treatments on the established character of the conservation area should also be considered in the context of new development.

Any proposals will need to be considered on a case-by-case basis and take account of:

- The significance of any existing building affected;
- The impact on the setting of neighbouring listed buildings and positive contributors;
- How local features and materials can be incorporated into the new design;
- Whether or not any historical plot boundaries survive or could be recoverable;
- The impact of the overall scale, massing and design on the wider streetscape;
- The loss of any important rear/side elevations or views of these;
- Characteristic boundary treatments and planting;
- The potential for below-ground or built archaeology; and
- Any other heritage or conservation constraints identified.

SECTION 5.0: MANAGEMENT PLAN

The addition of new features on existing buildings can be detrimental to the individual buildings as well as the overall character of their wider setting if unmanaged. Specifically:

- Television aerials and satellite dishes should not be fixed to principal or highly visible elevations, or chimneystacks.
- Features such as external lighting and security cameras should be as discreet as possible.
- Solar panels should be restricted to rear or secondary elevations, especially where a building forms one of a group.
- Internal alterations can have an external impact; for example, staircases cutting across windows or the removal of chimneybreasts necessitating the removal of the associated chimneystack.

5.8 Sustainability

Maintenance and the continued use of historic buildings are inherently sustainable. However, there are growing pressures to improve the energy efficiency of the country's historic building stock in order to reduce carbon emissions, particularly from heating which uses fossil fuel sources. Pressures to increase sustainability performance can be accommodated within the conservation area but will require a bespoke approach to ensure that the measures needed can be viably implemented without harm to its special interest.

Straight-forward measures to improve building performance include:

- Refurbishing historic windows and doors to prevent drafts.
- Re-pointing external walls to prevent damp and air leaks.
- Maintaining rainwater goods.
- Improving and/or expanding green spaces.
- Inserting breathable insulation in loft spaces and suspended floor voids.
- Installing thick curtains or internal shutters.

Double-glazing is now available in slimline, timber frame units which are considerably more sympathetic within historic contexts than earlier versions. It will be necessary to obtain the relevant permissions to install double-glazing. Best practice will always be to retain historic windows wherever possible, with the installation of secondary glazing being an alternative to full replacement.

More substantial infrastructure such as solar panels, electric vehicle charging points and air source heat pumps may be possible on a case by case basis. However, their physical and aesthetic impact will need to be carefully considered and mitigated.

Historic England, the Society for the Protection of Ancient Buildings, the Royal Institute of British Architects and other bodies publish extensive guidance on the sensitive adaptation of buildings in response to climate change and sustainability challenges.

5.9 Recommendations and Next Steps

The following recommendations are additional to the guidance set out in sections 5.1–5.8, and respond to the identified issues within the Ropley Conservation Area and opportunities where its character can be enhanced. These recommendations, together with the assessments and guidance set out in this Conservation Area Appraisal and Management Plan, will augment adopted policy when considering any proposals put forward that may affect the special interest and character of the conservation area.

Homeowners, landowners, developers and any other parties should approach East Hampshire District Council for further advice regarding changes they wish to make within the conservation area where this is not clarified in the Conservation Area Appraisal and Management Plan.

Recommendation 1: Any proposal for change needs to comply with all relevant local and national planning policies.

Recommendation 2: This guidance should be consulted from the earliest feasibility stages of any new development to ensure that the design evolves with the established character and special interest of the conservation area in mind and does not need to be retrospectively altered. Proposals for new development should also demonstrate that any impacts on key views have been considered.

Recommendation 3: Any new design, intervention or repair should be high quality, regardless of scale.

SECTION 5.0: MANAGEMENT PLAN

Recommendation 4: Buildings, features and spaces identified as making a positive contribution to the conservation area should be afforded protection against harmful change.

Recommendation 5: Due consideration should be given to archaeological potential wherever below-ground intervention is proposed.

Recommendation 6: Development within the setting of the conservation area which harms its character should be resisted. Development which enhances the setting of the conservation area should be encouraged.

Recommendation 7: The distinctive and historic configuration of Ropley's roads and lanes should be protected.

Recommendation 8: The village pond and recreation ground should be protected from development.

Recommendation 9: Existing local amenities should be protected.

Recommendation 10: Any vehicle and pedestrian management improvements proposed by Hampshire County Council should seek to respect and enhance the character of the conservation area.

Recommendation 11: The revised boundary should be reviewed again in approximately 10 years, or as instigated by major change that has affected the character of the conservation area and/or changes to legislation.

Recommendation 12: Works related to sustainability upgrades should give due consideration to the special interest of the conservation area.

APPENDICES



APPENDIX A: BIBLIOGRAPHY

Secondary Literature and Websites

East Hampshire District Council Historic Environment Record

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Legislation, Policy and Guidance

East Hampshire District Council, *Adopted Local Plan, Joint Core Strategy*, 2014.

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National Planning Policy Framework, Updated December 2024.

Ropley Neighbourhood Plan Steering Group, *Ropley Neighbourhood Plan*, 2019.




Ropley Village Design Statement, 2006.

Section 69 and 71 (1), *Planning (Listed Buildings and Conservation Areas) Act 1990*.




APPENDIX B: HERITAGE ASSET AUDIT

Building Name/ Number	Status	Reason for Inclusion (Positive Contributors)	List Entry (Where Applicable)	Photo/Brief Description
Church Street				
Archbishop's Cottage	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1179845	
Laurel and Pondsides Cottages	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1093932	
1-3 Church Street	Positive Contributor	Historic proportions, boundary treatments incorporating flint and brick and architectural details including hung tiles to Nos.1 and 2, exposed brickwork to No.3 and chimney stacks enhance the historic character of the streetscape.	N/A	



APPENDIX B: HERITAGE ASSET AUDIT

Building Name/ Number	Status	Reason for Inclusion (Positive Contributors)	List Entry (Where Applicable)	Photo/Brief Description
Town Street Farmhouse (includes former cartshed to rear)	Grade II Listed Building	N/A	https://historicengland.org.uk/ listing/the-list/list-entry/1093933	
Exeter House	Grade II Listed Building	N/A	https://historicengland.org.uk/ listing/the-list/list-entry/1093931	
Sparrow Thatch	Grade II Listed Building	N/A	https://historicengland.org.uk/ listing/the-list/list-entry/1179719	



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Building Name/ Number	Status	Reason for Inclusion (Positive Contributors)	List Entry (Where Applicable)	Photo/Brief Description
Cromwell Cottage	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1093930	
Fordes	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1093929	
The Post House	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1093928	


APPENDIX B: HERITAGE ASSET AUDIT

Building Name/ Number	Status	Reason for Inclusion (Positive Contributors)	List Entry (Where Applicable)	Photo/Brief Description
Stable Block 20 Metres South-East of the Post House	Grade II Listed Building	N/A	https://historicengland.org.uk/ listing/the-list/list-entry/1339056	
Church of St Peter	Grade II Listed Building	N/A	https://historicengland.org.uk/ listing/the-list/list-entry/1339053	
Table Tomb 1 Metre North of Chancel	Grade II Listed Building	N/A	https://historicengland.org.uk/ listing/the-list/list-entry/1339054	Table tomb of 1821. Rectangular stone monument, with plain mouldings to cap and base, and panelled sides.
Table Tomb 2 Metres South of the Tower	Grade II Listed Building	N/A	https://historicengland.org.uk/ listing/the-list/list-entry/1093925	Table tomb of 1801. Rectangular stone monument, with simple mouldings to cap and base, corner pilasters with caps and bases, and large oval panels.




APPENDIX B: HERITAGE ASSET AUDIT

Building Name/ Number	Status	Reason for Inclusion (Positive Contributors)	List Entry (Where Applicable)	Photo/Brief Description
Table Tomb 9 Metres South of Porch	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1093926	Table tomb from the early 19th century. Rectangular stone monument, with simple cap and base mouldings, corner pilasters with tapered sides and swag above floral carving, and oval panels.
Table Tomb 4 Metre West of Church	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1093927	Table tomb of 1818. Rectangular stone monument with simple cap and base mouldings, panelled corner pilasters with moulded cap and base.
Dover Cottage	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1339055	
Dover Cottage (western extension)	Positive Contributor	Historic proportions and architectural details including exposed brickwork, timber window units and historic chimney stack enhances the historic character of the streetscape and contributes to the setting of the adjacent listed building.	N/A	




APPENDIX B: HERITAGE ASSET AUDIT

Building Name/ Number	Status	Reason for Inclusion (Positive Contributors)	List Entry (Where Applicable)	Photo/Brief Description
4 and 5	Positive Contributor	Historic proportions, boundary treatments and architectural details including exposed brickwork, slate covered roof and historic brick chimney stacks enhance the historic character of the streetscape.	N/A	
2 and 3	Positive Contributor	Historic proportions and architectural details including characteristic combination of knapped flint and brick detailing, slate covered roof, leaded lights in timber window units and historic brick chimney stacks enhance the historic character of the streetscape.	N/A	
Dragonfly Cottage	Positive Contributor	Historic proportions and architectural details including characteristic combination of knapped flint and brick detailing, slate covered roof, wavy-edged bargeboards and historic brick chimney stacks enhance the historic character of the streetscape.	N/A	




APPENDIX B: HERITAGE ASSET AUDIT

Building Name/ Number	Status	Reason for Inclusion (Positive Contributors)	List Entry (Where Applicable)	Photo/Brief Description
Eastwinds	Positive Contributor	Historic proportions and architectural details including characteristic combination of knapped flint and brick detailing, thatched roof, leaded lights in timber window units, historic iron wall ties and surviving brick chimney stacks enhance the historic character of the streetscape.	N/A	 A photograph of a historic building with a thatched roof and a mix of knapped flint and brickwork. It features a prominent chimney and is situated on a street corner.
The Courtyard Buildings (includes surrounding wall)	Positive Contributor	Comprises former stable block and caretaker's house for the adjacent Reading Rooms. Derives historic and architectural interest through survival of historic courtyard plan and traditional materiality (brick and flint construction with slate covered roof). Substantial flint boundary wall also enhances the historic vernacular character of the streetscape.	N/A	 A photograph showing a courtyard area with a stone wall on the left and a building with a slate roof on the right. The area is paved and has some greenery.
Reading Rooms	Positive Contributor	Historic proportions and architectural details including characteristic combination of knapped flint and brick detailing, timber windows/door and decorative ridge tiles enhance the historic character of the streetscape.	N/A	 A photograph of a historic building with a steep gabled roof and a mix of knapped flint and brickwork. It has a small porch and is surrounded by a low wall.




APPENDIX B: HERITAGE ASSET AUDIT

Building Name/ Number	Status	Reason for Inclusion (Positive Contributors)	List Entry (Where Applicable)	Photo/Brief Description
Meadowside	Positive Contributor	Historic proportions and architectural details including characteristic combination of knapped flint and brick detailing, decorative ridge tiles and surviving chimney stacks enhance the historic character of the streetscape.	N/A	
Old Parsonage Tithe Barn	Positive Contributor	Architectural details including characteristic combination of knapped flint and brick detailing and thatched roof enhance the historic character of the streetscape. Despite later conversion the original proportions of this agricultural building are still appreciable.	N/A	
The Old Parsonage	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1339032	




APPENDIX B: HERITAGE ASSET AUDIT

Building Name/ Number	Status	Reason for Inclusion (Positive Contributors)	List Entry (Where Applicable)	Photo/Brief Description
Ropley Primary School (excludes 20th-century extensions)	Positive Contributor	Traditional flint boundary treatments and architectural details including characteristic combination of knapped flint and brick detailing, historic Gothic Revival style windows and typical Victorian proportions enhance the historic character of the streetscape.	N/A	 A photograph of Ropley Primary School, a historic building with a gabled roof, a prominent arched window, and a mix of brick and flint construction. Several cars are parked in front of the school.
The Forge	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1179655	 A photograph of The Forge, a historic brick building with a gabled roof and a white door. It is situated on a street with a clear blue sky in the background.
Sports Pavilion	Positive Contributor	Although a modern building, the traditionally styled sports pavilion enhances the historic recreational character of the adjacent sports ground, which was first laid out at the end of the 19th century.	N/A	 A photograph of the Sports Pavilion, a modern building with a traditional design, featuring a gabled roof and a small cupola. It is located on a grassy area under a clear blue sky.




APPENDIX B: HERITAGE ASSET AUDIT

Building Name/ Number	Status	Reason for Inclusion (Positive Contributors)	List Entry (Where Applicable)	Photo/Brief Description
Ivy and Ashley Cottage (including later extension to Ashley Cottage)	Positive Contributor	Historic proportions and architectural details including characteristic combination of knapped flint and exposed red brick, slate roof covering and surviving chimney stacks enhance the historic character of the streetscape.	N/A	 A photograph of Ivy and Ashley Cottage, a two-story red brick building with a slate roof, multiple chimneys, and a white garage door. The house is set back from the road with some landscaping.
Wellan House	Positive Contributor	Historic proportions and architectural details including exposed red brick, slate roof covering, sash windows and surviving chimney stacks enhance the historic character of the streetscape.	N/A	 A photograph of Wellan House, a two-story red brick building with a slate roof, sash windows, and a small white porch. The house is surrounded by mature hedges and trees.
Cobblers and Homeside	Positive Contributor	Historic proportions and architectural details including exposed red brick, slate roof covering, sash windows and surviving chimney stacks enhance the historic character of the streetscape.	N/A	 A photograph of Cobblers and Homeside, a two-story red brick building with a slate roof, sash windows, and a small white porch. The house is surrounded by mature hedges and trees.




APPENDIX B: HERITAGE ASSET AUDIT

Building Name/ Number	Status	Reason for Inclusion (Positive Contributors)	List Entry (Where Applicable)	Photo/Brief Description
Hammonds Lane				
Hammond Cottage	Positive Contributor	Historic proportions and architectural details including exposed red brick, slate roof covering, sash windows and surviving chimney stacks enhance the historic character of the streetscape.	N/A	
Yewstead (south range only)	Positive Contributor	Derives historic interest as site of former public house known as The Star Inn. Large bow window to ground floor illustrates former commercial usage. Historic proportions and traditional materiality (knapped flint with brick dressings) enhance the historic character of the conservation area.	N/A	
Laurel Cottage	Positive Contributor	Historic proportions and architectural details including slate roof coverings, hung tiles to south gable end, sash windows to upper storeys and surviving chimney stacks enhance the historic character of the conservation area.	N/A	




APPENDIX B: HERITAGE ASSET AUDIT

Building Name/ Number	Status	Reason for Inclusion (Positive Contributors)	List Entry (Where Applicable)	Photo/Brief Description
Winton Cottage	Positive Contributor	Historic proportions and architectural details including slate roof coverings, sash windows and surviving chimney stacks enhance the historic character of the conservation area.	N/A	 A photograph of Winton Cottage, a white building with a slate roof, partially obscured by trees and a fence.
Outbuilding in grounds of Winton Cottage	Positive Contributor	Now utilised as garage, this single-storey structure incorporates fabric from an earlier outbuilding. The roof coverings, timber cladding and timber-framed extension are modern but complement the rural vernacular character of the conservation area.	N/A	 A photograph of a single-storey outbuilding with a green roof and timber cladding, situated in a garden.
Petersfield Road				
Hall Place	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1179958	 A photograph of Hall Place, a large white building with a central tower, viewed through trees and a path.




APPENDIX B: HERITAGE ASSET AUDIT

Building Name/ Number	Status	Reason for Inclusion (Positive Contributors)	List Entry (Where Applicable)	Photo/Brief Description
Stables 10 Metres East of Hall Place	Grade II Listed Building	N/A	https://historicengland.org.uk/ listing/the-list/list-entry/1093938	
Ropley Grove	Grade II Listed Building	N/A	https://historicengland.org.uk/ listing/the-list/list-entry/1301730	
Gardeners Cottage	Grade II Listed Building	N/A	https://historicengland.org.uk/ listing/the-list/list-entry/1339058	




APPENDIX B: HERITAGE ASSET AUDIT

Building Name/ Number	Status	Reason for Inclusion (Positive Contributors)	List Entry (Where Applicable)	Photo/Brief Description
Hall Place Cottage	Positive Contributor	Historic proportions, slate roof finish and survival of brick chimney stack enhance the historic character of the streetscape.	N/A	 A photograph of Hall Place Cottage, a small, light-colored building with a dark roof, situated on a dirt path next to a wooden fence. A tall, thin tree stands to the right of the building.
Little Grove Farmhouse	Positive Contributor	Built in a neo-vernacular style around the turn of the 20th century, the materiality of this dwelling (including exposed red brick and hung tiles) contributes to the characteristic material palette found throughout the conservation area.	N/A	 A photograph of Little Grove Farmhouse, a large, two-story red brick building with a gabled roof and multiple windows, surrounded by trees and a wooden fence.
Thatched Cottage at Cowgrove Farm	Positive Contributor	The historic proportions and traditional materiality of this building (including a highly visible thatched roof) enhance the rural vernacular character of the conservation area.	N/A	 A photograph of the Thatched Cottage at Cowgrove Farm, a small, dark building with a prominent thatched roof, situated in a grassy field with trees in the background.




APPENDIX B: HERITAGE ASSET AUDIT

Building Name/ Number	Status	Reason for Inclusion (Positive Contributors)	List Entry (Where Applicable)	Photo/Brief Description
South Street				
1 and 2	Positive Contributor	Historic proportions, boundary treatments and architectural details including clay roof tiles, timber windows to No.1 and surviving chimney stacks enhance the historic character of the conservation area.	N/A	
Yew Tree Cottage (3 and 4)	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1093940	
5 to 7	Positive Contributor	Historic proportions and architectural details including clay roof tiles and surviving chimney stacks enhance the historic character of the streetscape.	N/A	

APPENDIX B: HERITAGE ASSET AUDIT

Building Name/ Number	Status	Reason for Inclusion (Positive Contributors)	List Entry (Where Applicable)	Photo/Brief Description
Guys Cottages	Positive Contributor	Historic proportions and architectural details including characteristic use of knapped flint and exposed red brick, timber window units, slate roof coverings and surviving chimney stacks enhance the historic character of the conservation area.	N/A	
Carrick Cottage (includes boundary wall to south street)	Positive Contributor	Historic proportions, boundary treatments and architectural details including characteristic use of knapped flint with red brick dressings, timber sash and casement window units, brick dentils, slate roof coverings and surviving chimney stacks enhance the historic character of the streetscape.	N/A	
Fairways	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1157350	

APPENDIX B: HERITAGE ASSET AUDIT

Building Name/ Number	Status	Reason for Inclusion (Positive Contributors)	List Entry (Where Applicable)	Photo/Brief Description
Rosa Cottage	Positive Contributor	Historic proportions and traditional thatched roof finish enhance the rural vernacular character of the conservation area.	N/A	
Elm Cottage	Positive Contributor	Historic proportions and traditional thatched roof finish enhance the rural vernacular character of the conservation area.	N/A	
The Old Manor House	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1339020	

APPENDIX C: GLOSSARY OF TERMS

TERMINOLOGY	DEFINITION
Casement window	A window which is attached to its frame by one more hinges usually positioned to the side of the frame.
Gothic	Architecture inspired by the style of medieval churches – featuring pointed arches and tracery.
Knapped flint	Flint which is split to reveal the inside of the stone.
Neo-Classical	Architecture inspired by the buildings of ancient Greece and Rome – characterised by the use of columns and pediments and usually very symmetrical.
Massing	Refers to the shape, form and size of a building.
Polite building	A building designed with regard for architectural fashion, often by an architect.
Vernacular building	A building constructed using local materials with limited or no regard for architectural fashion.

APPENDIX D: CONTACT DETAILS

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A team of experienced consultants from Purcell jointly contributed to the completion of this Conservation Area Appraisal and Management Plan.

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