ROWLANDS CASTLE CONSERVATION AREA
CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN: CONSULTATION DRAFT

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ROWLANDS CASTLE: CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN
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EXECUTIVE SUMMARY

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Purpose of this Guidance

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

- Record and analyse the special interest of the Rowlands Castle 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 of 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 conservations areas within their jurisdiction, and that these documents are periodically reviewed.

Summary of Special Interest

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

- **Historic configuration.** The Rowlands Castle Conservation Area has a distinctive configuration, with the large village green providing a recognisable centre to the village and the railway bridge affording an important focal point. The historic settlement pattern and the configuration of roads within the conservation area is well preserved.
- **Post-medieval character.** The historic buildings within the conservation area largely date from the 18th and 19th centuries. This illustrates the history of the settlement, which appears to have been established around the 18th century and expanded significantly during the Victorian era.
- **Characteristic materials palette.** The prevalence of local red brick and clay reflects the long history of clay extraction, brick and tile making in the local area. These materials combine with knapped flint and slate to produce a characteristic materials palette with a strong historic character.
- **Variety of uses within the built environment.** The presence of historic commercial/hospitality/ community buildings demonstrates how the settlement evolved after the arrival of the railway, catering to a larger population. Commercial/ hospitality services create active frontages and enliven the streetscapes.
- **Open spaces and trees.** Open spaces and trees are fundamental to the semi-rural character of the conservation area. The large village green affords long-range views across the historic core of Rowlands Castle and provides well-utilised open space for the local community. The prevalence of mature trees within and around the conservation area softens the streetscapes and ties the settlement to the historic rural landscape.

Summary of Heritage Assets

There are four listed buildings within the conservation area; these are recognised and statutorily protected for their architectural or historic interest. There is one statutorily protected scheduled monument (the remains of a Norman castle). The boundary also encompasses part of the Grade II* registered landscape at Stansted Park. Additionally, this Conservation Area Appraisal and Management Plan identifies buildings, structures and features within the conservation area which, whilst not statutorily protected, make a positive contribution to its character.

EXECUTIVE SUMMARY

Summary of Condition, Detracting Features and Opportunities for Enhancement

Common problems regarding condition include:

- Lack of maintenance to historic boundary walls and the railway bridge, 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;
- Damage to certain areas of the roads and pavements, and the vulnerability of the village green to vehicular damage.

Detracting features include:

- 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 shiplap fencing;
- Telecommunication poles, wires and redundant satellite dishes/television aerials, which detract from the historic character of the streetscapes;
- Limited examples of detrimental modern intervention such as the replacement of historic front gardens with hard standing for car parking, the use of concrete roof tiles and insensitive adaptation of historic shopfronts;
- Limited examples of insensitive commercial signage and street clutter.

Opportunities:

- To address the identified minor detracting features;
- To address the deterioration of the railway bridge;
- To enhance the setting of the Grade II listed railway station;
- To find a viable use for The Fountain Inn.

Management Plan and Recommendations

Any change proposed within the Rowlands Castle 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 and managing plant growth reduces the need for repair in the longer term. Maintenance requirements are individual to each building.

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: The conservation area has some distinctive public realm features which should be retained. Any new features should be high quality and sensitive to the established character in the historic core of Rowlands Castle.

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.

INTRODUCTION

1.1 Rowlands Castle Conservation Area

The Rowlands Castle Conservation Area is located approximately 10km north-east of Portsmouth and 2km north-north-east of suburban development around the edge of Havant. Immediately south-west of the conservation area lie the settlements of Red Hill and Durrants, with 20th-century residential development bounding the historic core of the village to the north along Bowes Hill and Links Lane.

To the west of the conservation area is Rowlands Castle Golf Club, to the south is an area of historic woodland punctuated by small pockets of modern residential development, and due east lies the historic landscape of Stansted Park – comprising both landscaped parkland and dense woodland.

The designation covers the historic core of the village, which is centred around a wide, linear green spanning approximately 220m across from east to west. The conservation area is intersected at its eastern end by a Victorian railway bridge which continues to carry passenger trains northwards to Petersfield and southwards to Portsmouth. The designation includes the substantial grounds of the 18th-century house known as Deerleap, which is located behind a high flint wall immediately south of the village green. The archaeological remains of a Norman castle (known as Rowland's Castle) survive in the south-east corner of the grounds.

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

— 2025 Conservation Area Boundary

This plan is not to scale

Base plan © GoogleEarth

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 areas recognise 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.

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 the 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.

This Conservation Area Appraisal and Management Plan seeks to:

- Record and analyse the special interest of the Rowlands Castle 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.

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).

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

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

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. Part 2, Housing and Employment Allocations, was adopted on the 7th of April 2016. These documents detail the local planning policies that will shape and guide development in Rowlands Castle to 2028. The below policies are most relevant to the Rowlands Castle 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 Rowlands Castle Neighbourhood Plan

Rowlands Castle Neighbourhood Plan was 'made' on 28 September 2023 and is a material consideration in the planning process.[03] The Neighbourhood Plan contains 7 objectives for the wider parish, and 11 policies formulated to meet these objectives. The policies pertinent to the Rowlands Castle Conservation Area are:

- Policy 2: Landscape Character and Views
- Policy 3: Local Green Spaces and Protected Open Spaces
- Policy 4: Historic Environment: Non-Designated Heritage Assets
- Policy 5: Design and Local Character

1.4.3 Guidance

The Rowlands Castle Village Design Statement, produced in 2000, is adopted by East Hampshire District Council as Supplementary Planning Guidance.[04] This document assesses the established character of the village and provides a range of design guidelines for new development within it.

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 Rowlands Castle Neighbourhood Plan Adoption Decision Statement.

04 Rowlands Castle Village Design Statement is available as an appendix via the Neighbourhood Plan.

SECTION 2.0: CHARACTER

2.1 Summary History

Early History of Rowlands Castle: There is a long history of human activity in the surrounding area; archaeological investigations have recovered prehistoric tools, field systems and burial sites across the parish.

The Romans at Rowlands Castle: The local area was exploited during the Roman era for pottery making. Archaeological discoveries within and adjacent to the boundary of the conservation area include pot sherds, waster dumps and kilns.

Rowlands Castle in the Medieval Period: The former motte and bailey castle approximately 220 metres south-east of the village green was constructed in the 12th century. Its precise age and original function are unclear, however it was used as a base for hunting during the time of Henry II (1154-1189). There is no evidence that the village was established at this time.

Establishment of the Village: Historic maps illustrate that a rural hamlet had been established at Rowlands Castle by the mid-18th century. Isaac Taylor's map of Hampshire, dated 1759, shows a cluster of houses around the village green. Deerleap, which lies to the south of the village green behind a high boundary wall, was constructed around this time.

19th-Century Development: A key moment in the history of Rowlands Castle was the arrival of the railway in 1859. The village was henceforth directly connected to Portsmouth and London. This dramatic improvement in connectivity encouraged new development both within and around the historic core of the village, and the establishment of a brickworks south of the Deerleap grounds.

Rowlands Castle in the 20th and 21st Centuries: The essential character and configuration of the village core has remained largely unchanged since the later 19th century. However, the setting of the village has evolved dramatically with new residential development, primarily to the north and south-west, since the post-war era.

Looking north-west along The Green during the late 19th or early 20th century. Rowlands Castle Heritage Centre.

2.2 Illustrated Historical Development

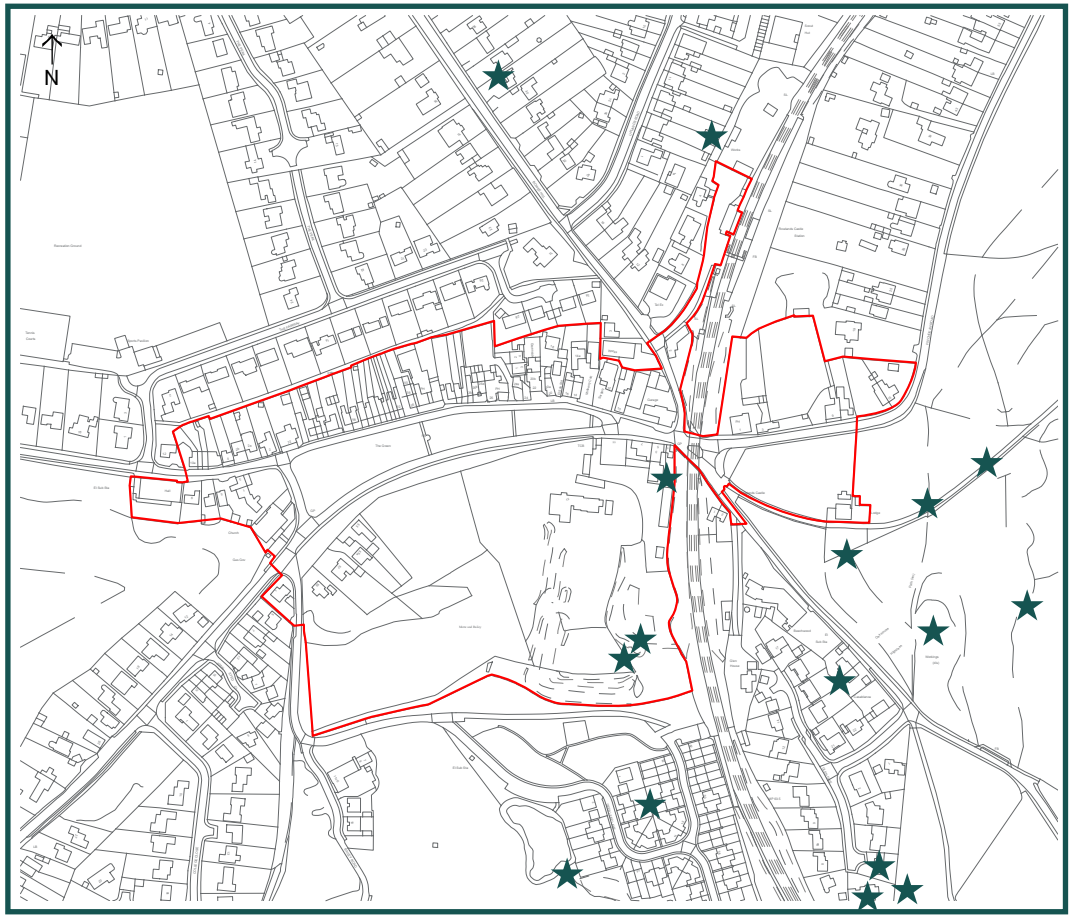
There is a long history of human activity in the parish of Rowlands Castle. Evidence for prehistoric settlement in the surrounding area includes:

- The discovery of a Paleolithic hand axe of Neanderthal make found in Woodberry Lane (just outside the conservation area) dated to between 30,000 and 40,000 years ago;
- Evidence for hearths and shelters at Wakefords Copse, just north of Havant, indicating Mesolithic settlement in this area (c.10,000-4,000 BC);
- Crop marks north of Finchdean evidencing farming practices during the Neolithic era (c.4,000-2,200 BC);
- Evidence for Bronze and Iron Age settlement around Chalton Down and Idsworth to the north of the parish.[01]

There is much evidence for Roman activity within and adjacent to conservation area in the form of kilns and 'waster' (discarded pottery) dumps. This shows that the Romans were capitalising on the availability of clay to make products such as bricks, tiles and pottery.

The motte and bailey castle approximately 220 metres south-east of the village green was constructed in the 12th century. Questions remain regarding its precise age, who commissioned it and its original function. It has been suggested that the castle may have been built during the period of civil war known as 'The Anarchy', between 1132-54, when Anglo-Norman barons took advantage of the political turmoil to build castles which would in usual times require the authorisation of the king.[02] The name 'Rowlands Castle' may have morphed from the name 'Roman Castle' – since the site was once thought to be a Roman structure.[03]

Documentary evidence indicates that the castle was used as a base for hunting during the 12th century and was abandoned by the early 15th century. To date, no evidence has been found for an established settlement around the village green during the medieval period.



A map of the conservation area annotated to show the distribution of archaeological sites across the area associated with clay extraction during the Roman period.

01 Rowlands Castle Parish: Local Landscape Character Assessment, 2012.

02 https://www.rowlandscastleheritagecentre.org.uk/village-history/village-origins/

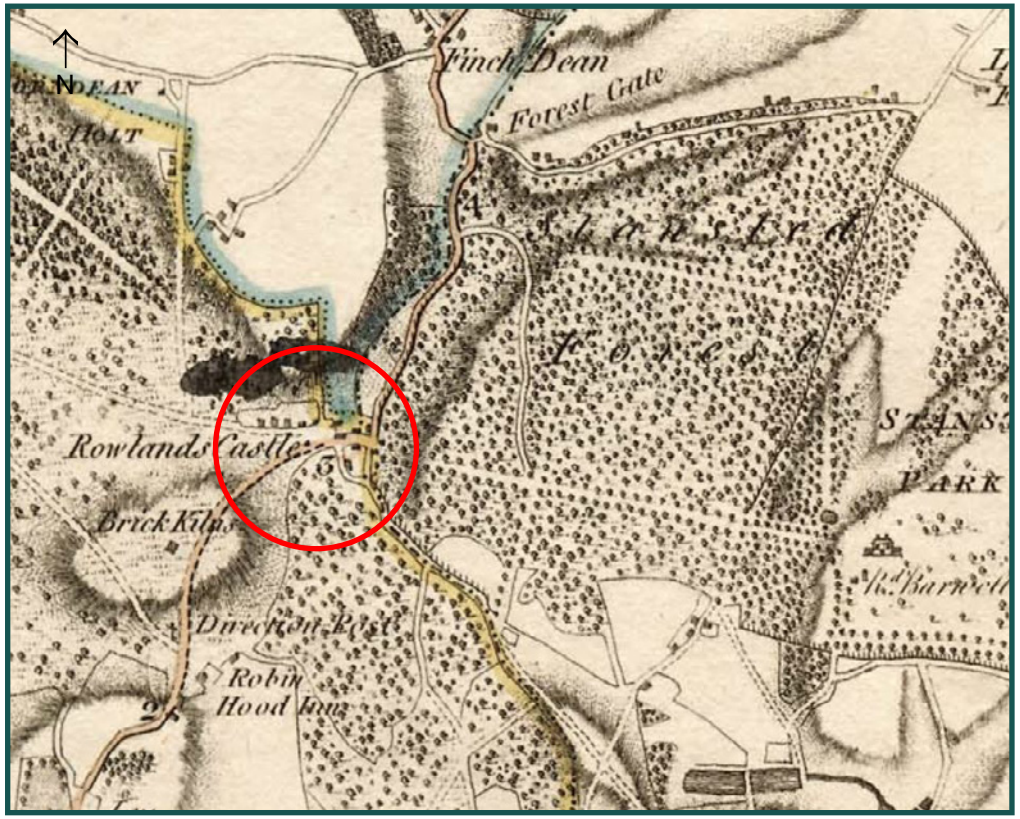
03 https://www.rowlandscastleheritagecentre.org.uk/village-history/village-origins/

Rowlands Castle is depicted and named in two maps from the middle and end of the 18th century; Taylor's map of 1759 and Milne's map of 1791. Both depict a small rural settlement clustered around the common land at the village green, and surrounded on all sides by woodlands and fields. The construction of a non-conformist chapel adjacent to the village green in 1798 reflected the growth of the community at that time.

The village was bounded to the east by Stansted Forest, used for hunting and timber production during the medieval period and later incorporated into the parkland around the 17th-century Stansted House.[04] Both maps depict the wide east-west avenue which runs through the parkland from Stansted House to the eastern edge of Rowlands Castle. This avenue, thought to have been laid out in the late 17th century, is still in situ and connects to the village via a long-distance footpath known as The Monarch's Way.

Milne's map of 1791 depicts 'brick kilns' to the west of the village, illustrating that clay extraction and brick making were supporting the local economy alongside agriculture.

A map showing the village in 1759. The map shows a small settlement around the village green.



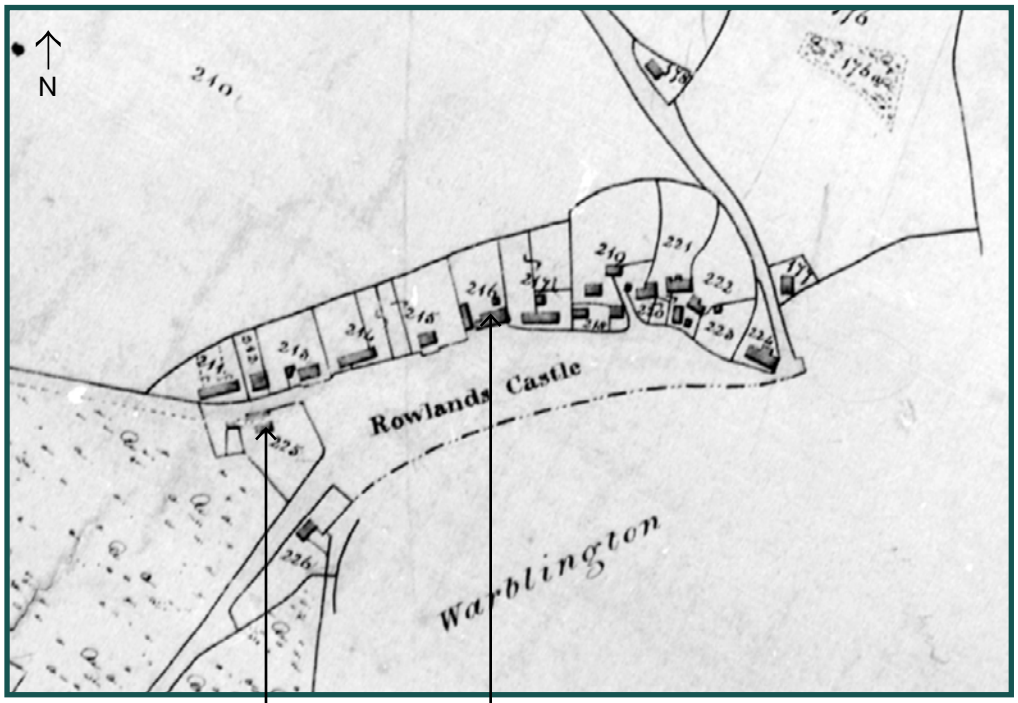
Milne's map of Hampshire shows the village as it appeared in 1791.

04 https://historicengland.org.uk/listing/the-list/list-entry/1000327

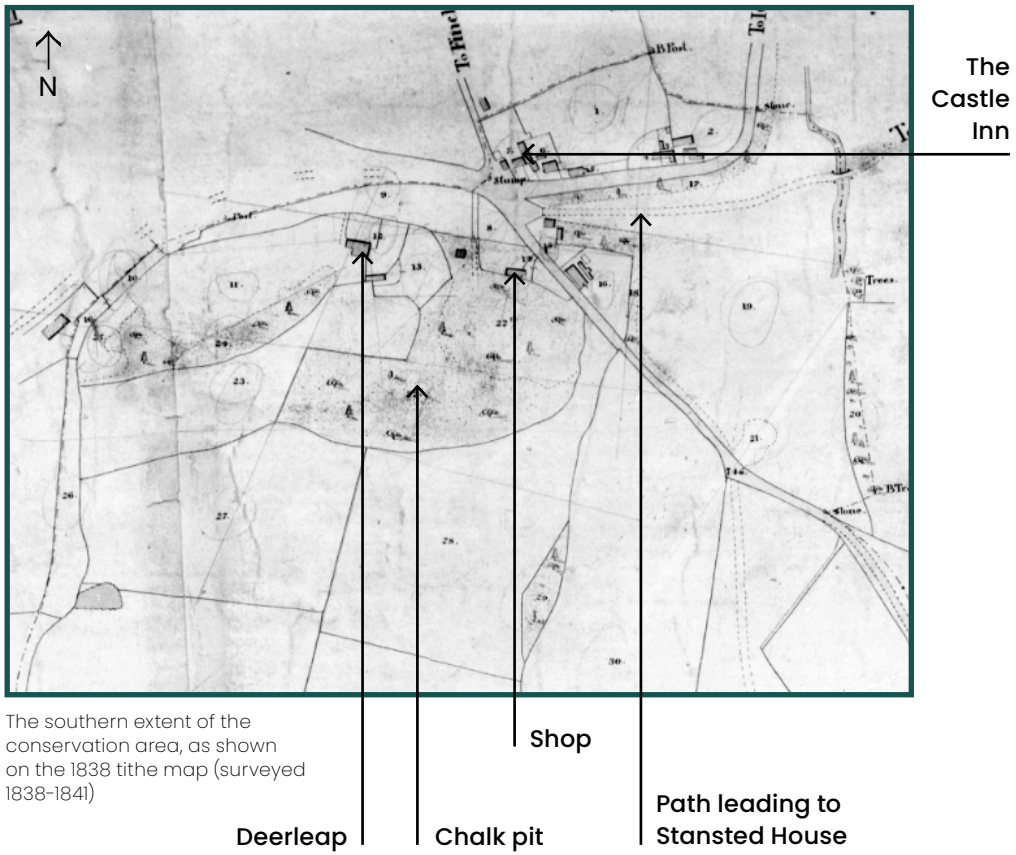
The 1838 tithe map shows Rowlands Castle two decades before the arrival of the railway. The buildings within the village are concentrated on the north side of the village green, and most are labelled as houses or cottages. The map shows two public houses - The Fountain and The Castle Inn, as well as a 'shop' on the west side of Woodberry Lane. These non-domestic structures, providing goods and services to a settled population, illustrate the growth of Rowlands Castle over the course of the 18th century.

The late 18th-century non-conformist chapel is depicted to the west of the village green, and the 18th-century house named Deerleap (since much extended) is shown to the south. The village was surrounded by woodland, pastures, plantations and fields. The presence of a chalk pit indicates that the local area was sustained by quarrying alongside agricultural production and brick making.

Around this time, the remains of the Norman castle south-west of Deerleap were described as 'two masses of wall which are about ten feet thick with a fosse [ditch] of considerable depth.'[05]



The northern extent of the conservation area, as shown on the tithe map (surveyed 1838-1841)



The southern extent of the conservation area, as shown on the 1838 tithe map (surveyed 1838-1841)

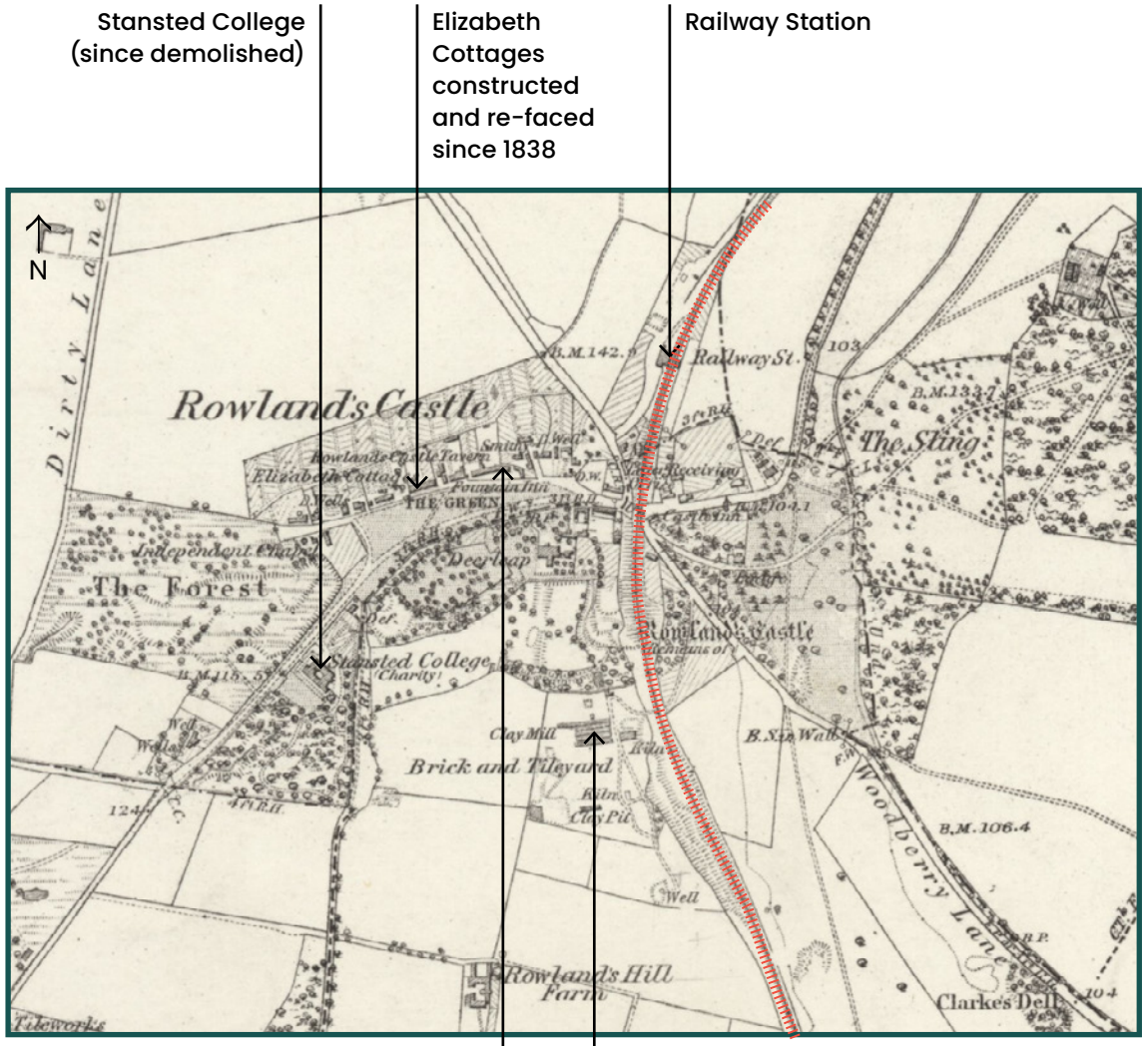
05 East Hampshire District Council, *Rowlands Castle Conservation Area*, 1993.

The arrival of the railway in 1859 brought transformative change for Rowlands Castle. The railway line is shown on the 1870 Ordnance Survey, travelling in a roughly north-south direction past the eastern end of the village green and over the large brick and flint bridge which still figures prominently in the village today.

The arrival of the railway was a catalyst for the brick and tile yard which was established just south of the conservation area boundary. Being on the mainline from London to Portsmouth, the brickworks were able to capitalise on significantly improved transport routes which enabled them to sell their products widely. The works provided building material for several major civic and public buildings including the Portsmouth dockyards, the prestigious Hotel Metropole in Brighton (c.1890) and Hackney College in London (c.1907), as well as Stansted House, which was re-built in 1903 to the east of the village.[06] Bricks and tiles produced locally can also be found in several late-Victorian and Edwardian houses, particularly along Bowes Hill and Redhill Road.[07]

Other changes within the village since the late 1830s included the construction of Stansted College, which was built in 1850 by Charles Dixon Esq. of Stansted House. Dixon wished the building to provide for 'six of his less fortunate brethren' – merchants from London, Liverpool or Bristol who had fallen on hard times.[08]

New dwellings had been constructed on the north side of the village green (Elizabeth Cottages at Nos.42-56 were built in stages and re-faced in the 1860s to appear as a uniform terrace).[09] There had also been additional development on the south side of the village green, just west of the railway bridge, which survives today in adapted form. The village green is shown in this map to have been intersected by two footpaths, the routes of which are still visible in aerial imagery today.



Rowlands Castle as shown in the 1870 Ordnance Survey

06 Jonathan Dicks, *A Brief History of the Rowlands Castle Brick and Tile Works*, 2015.

07 Rowlands Castle Neighbourhood Plan identifies several buildings in the setting of the conservation area which incorporate materials produced at the local brick and tile yard.

08 Marty-Jane Lomer, A History of Stansted College; Jennie Dolman, A History of Stansted College. https://www.rowlandscastleheritagecentre.org.uk/village-history/buildings/history-of-stansted-college/

09 https://www.rowlandscastleheritagecentre.org.uk/heritage-trails/a-walk-around-the-village-green/stop-5-elizabeth-cottages/stop-5-elizabeth-cottages-information/

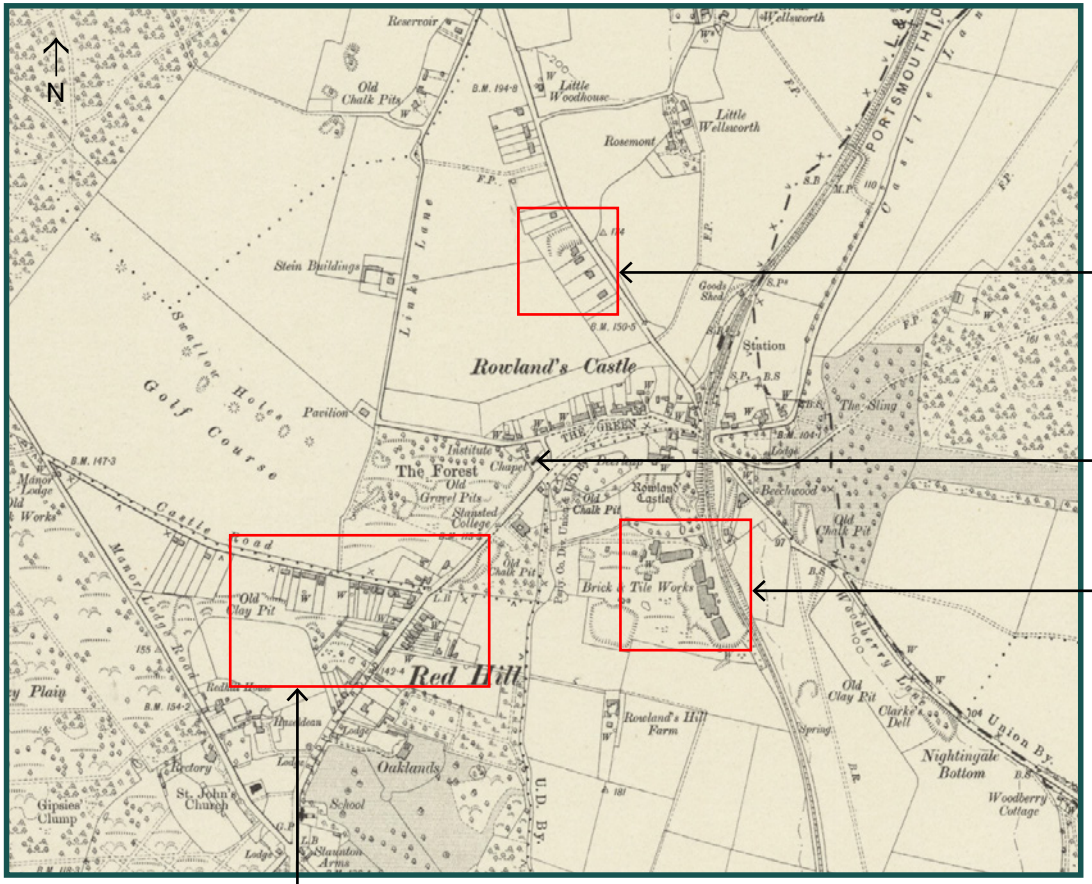
SECTION 2.0: CHARACTER

The 1909 Ordnance Survey shows limited changes within the village since 1870, however the impact of the railway on the wider setting of Rowlands Castle is notable. Development at Red Hill had expanded northwards along Redhill Road and westwards down Castle Road, reducing the open space between the two settlements.

A golf course had been laid out to the west of the village, and there were several new dwellings extending up Bowes Hill to the north of the historic core. The brick and tile yard to the south of the conservation area boundary had expanded.

A congregational chapel, now known as The Church on the Green, is shown on the 1909 map, having been constructed towards the end of the 19th century.

The core of the village was very similar in the Ordnance Survey of 1933, with the primary additions being the Parish Hall south of Links Lane, and the recreation ground to the north-east of the village centre, between Links Lane and Bowes Hill.



New residential development along Bowes Hill

The Church on the Green

Expansion of the brick and tile works

Residential development to the north of Red Hill reducing the space between the two settlements

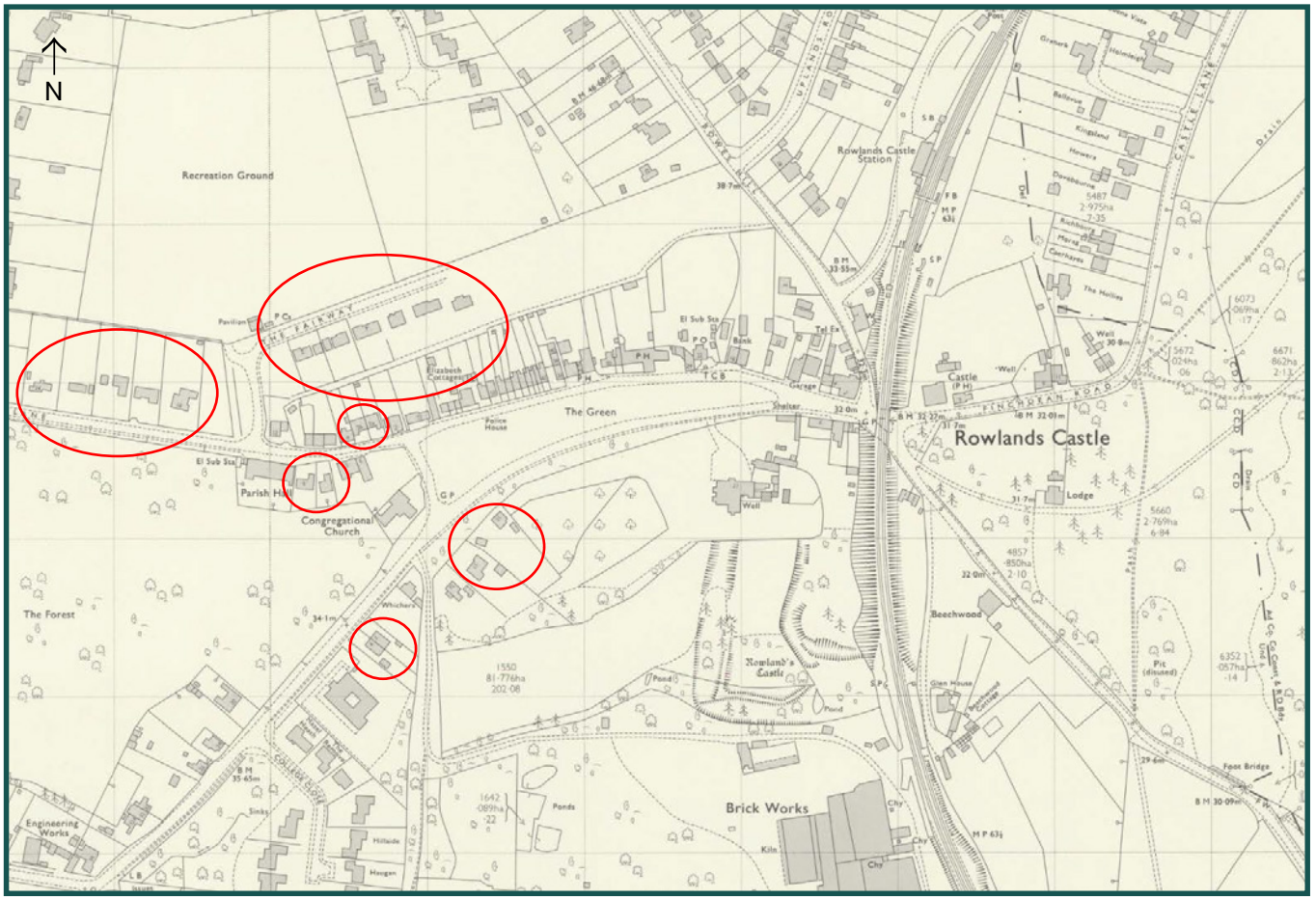
Rowlands Castle as shown in the 1909 Ordnance Survey

In the post-war era, residential development continued to expand the village to the north and south-west. Between the Ordnance Surveys of 1960 and 1970, a handful of new houses were constructed in and around the eastern side of the historic core – off Redhill Lane, Links Lane and to the north of The Green.

The former pathways running north-east to south-west across the village green had also been removed by 1970.

The brickworks closed in the late 1960s, hastened by the growing popularity of concrete as a construction material and improvements to the transport networks across the country which reduced demands on smaller artisan businesses. The site of the brickworks has since been redeveloped as a housing estate and is no longer publicly accessible.

The 19th-century building known as Stansted College, off Redhill Road, was also redeveloped in the 1970s as a small housing estate known as Stansted Close.



Rowlands Castle as shown in the 1970 Ordnance Survey.

residential development constructed during the 1960s

2.3 ARCHITECTURE

2.3.1 Architectural Styles

Most historic buildings within the Rowlands Castle Conservation Area date from the 19th century, with a lesser number from the 18th and early 20th centuries. Two-storey dwellings are the most common typology, however variations in height and the combination of flat frontages, street-fronting gable ends and dormer windows creates a lively streetscape.

The presence of historic commercial architecture (the three public houses) and civic structures (the Church on the Green, Parish Hall and railway station) illustrate the growth of the settlement during the 19th century, as it evolved from a rural hamlet into a substantial village.

Domestic Architecure – Late Georgian (c.1770-1840)

Several buildings within the conservation area reflect Georgian architectural fashion, which was inspired by Classicism and incorporated decorative features such as dentils below the eaves of the building, columns, pilasters and porticos. Numbers 32-26c The Green evidence some of these features, suggesting they were constructed during the late 18th or early 19th centuries. Many Georgian buildings were rigidly symmetrical and can often be recognised through their square proportions and the arrangement of the façades across three bays. No.3 Finchdean Road, constructed in the late 18th century, has typical Georgian proportions. The Lodge in Stansted Park, constructed c.1840, is another example of this style.

This small terrace at 32-26c The Green features a dentilled cornice and small triangular pediments over the entrance doors – both features derived from the Classical tradition which were popular in the 18th and early 19th centuries. Brickwork laid in Flemish bond with burnt headers, as seen at the end of the terrace, was also popular around this time period.

No.3 Finchdean Road was constructed in the late 18th century and has typical Georgian proportions. It is highly symmetrical and is arranged across three bays, as was common at this time.

SECTION 2.0: CHARACTER

Domestic Architecure – High Victorian (c.1840-1880)

Most historic domestic buildings within the conservation area appear to date from the mid- to late 19th century, and exhibit styles characteristic of High Victorian architecture. Victorian architecture was more heavily indebted to the Gothic style, as Classicism fell out of fashion in the mid-19th century. Designers of domestic buildings pared back the use of stained glass and tracery but retained the characteristic sense of verticality through steeply pitched roofs (often with large street-fronting gables).

The Gothic love for ornate decoration was reflected in the use of delicate brick detailing to articulate windows, doors and chimney stacks and the use of terracotta ridge tiles and finials to embellish roofs. Other characteristic Victorian features include the use of projecting bay/oriel windows and modest pitched porches. No.65 The Green, 1 Redhill Road and 13-15 Finchdean Road are good examples of this Victorian domestic style.

The terrace was an important architectural typology during the Victorian period, and is well represented by Elizabeth Cottages – which have a particular visual prominence in the streetscape.

No.59 The Green has typical Victorian proportions, with a steeply pitched roof and delicate red brick detailing.

Elizabeth Cottages, north of The Green, were re-faced in the 1860s to give the impression of a uniform terrace, which was a popular architectural typology at this time.

Domestic Architecture: Late Victorian and Edwardian (c.1880-1918)

Domestic architecture from this period shared the High Victorian liking for projecting bay and oriel windows. It differed however in its return to Classicism for inspiration, which came back into fashion from the 1880s. No.9 Finchdean Road, for example, incorporates a Neo-Georgian hipped roof with deep eaves supported on large brackets. Classically-inspired pilasters decorate the ground floor bay windows and flank the entrance door. Similarly, the square proportions and hipped roof to No.20 The Green, used in combination with the canted bay windows, help to identify it as an early 20th-century structure.

The characteristically elaborate treatment of the façade to No.9 Finchdean Road, read alongside its hipped roof and projecting bay windows, helps to identify it as an early 20th-century building.

No.20 The Green has typical early 20th-century proportions, which have been retained despite the re-facing of the primary façade with modern brickwork.

Commercial Structures and Shopfronts

There are three historic public houses within the conservation area; the former Fountain Inn and the Robin Hood Inn off the village green, and The Castle Inn on Finchdean Road. The first known reference to The Fountain Inn is from 1815. Despite much alteration it retains a large central carriage entrance with a Classically-inspired surround and a historic shopfront.

The Castle Inn is a late Georgian building, with typical features including a hipped roof and Classical mouldings around the ground floor shop window. The Robin Hood Inn, formerly known as the Rowlands Castle Tavern and the Railway Hotel, has a more eclectic appearance, combining elements from the Georgian, Victorian and Edwardian eras.

There are also several historic shopfronts within the conservation area. Historic shopfronts tend to incorporate a stallriser (a platform below the shop window), glazing articulated by mullions and transoms (horizontal and vertical glazing bars) and a fascia which advertises the name of the business. The fascia may be flanked by corbels at either end and may sit under a projecting moulded cornice. Traditional shopfronts follow the proportions established by the host building; fascias in terraced buildings generally respect party wall divisions and are situated well below first-floor window cills so upper windows are not obscured.

Some historic shopfronts are well preserved, as at 16-14 The Green. Others, as at No.5 The Green, have been heavily adapted.

The traditional ground-floor shopfronts to Nos.14 and 16 The Green are well preserved, incorporating a brick stallriser, timber glazing bars, and proportionally sized fascias flanked by moulded corbels.

The Robin Hood Inn is a prominent structure within the conservation area and identifies the precedent for historic hospitality/commercial activity around the village green.

Community and Civic Buildings

There are a range of community and civic buildings within the conservation area. These do not have a unifying architectural style but instead, like the other buildings throughout Rowlands Castle, reflect the evolution of architectural tastes during the 19th and 20th centuries.

The Grade II listed railway station of 1859 incorporates Neo-Classical details including round-headed arches and sculptural detailing in stucco. The late 19th-century Church on the Green is a resolutely Neo-Gothic building, with tall traceried windows, stained glass and lavish detailing with brick and tile. The Parish Hall (dated 1914) uses a more eclectic style typical of the early 20th-century, taking loose inspiration from Classicism (the Venetian and bullseye windows to the front elevation, and the curved pediment) but the prominent buttresses being without obvious architectural precedent.

The late 19th-century Church on the Green is prominent in views across the conservation area, and illustrates the Victorian appreciation for Gothic architecture.

The Parish Hall, constructed in 1914, displays the confidence and creativity typical of early 20th-century architecture.

2.3.2 Materials and Features

The characteristic materials palette of the Rowlands Castle Conservation Area comprises:

- **Red brick:** Along with flint, exposed red brick is the most visually prominent material within the conservation area. It is a common construction material for all building types and is also found in boundary walls, the railway bridge, chimney stacks and as decoration to buildings faced with flint.
- **Knapped flint:** Many buildings and boundary walls are faced with knapped flint. Prominent flint-faced structures include the Church on the Green, parts of the railway bridge, and the substantial boundary wall to the grounds of Deerleap on the south side of the village green.
- **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.
- **Slate:** Found as roofing material for later 19th and early 20th-century dwellings.

Although separated from the village core by intervening modern development, the use of brick and clay tiles/terracotta detailing to late Victorian and Edwardian properties on Redhill Road, Castle Road and Bowes Hill (some of which incorporate material from the local brick and tile works) enhance the setting of the conservation area.

Roofs to both historic and modern buildings are a mixture of pitched and hipped. Small, pitched dormers are common and combine with the mixture of street-fronting gables and flat frontages along The Green to create a lively roofscape.

Windows are a mixture of timber sash/casement and modern uPVC replacements.

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

The combination of red brick, flint and clay is characteristic of the conservation area.

The flint boundary wall on the south side of the village green.

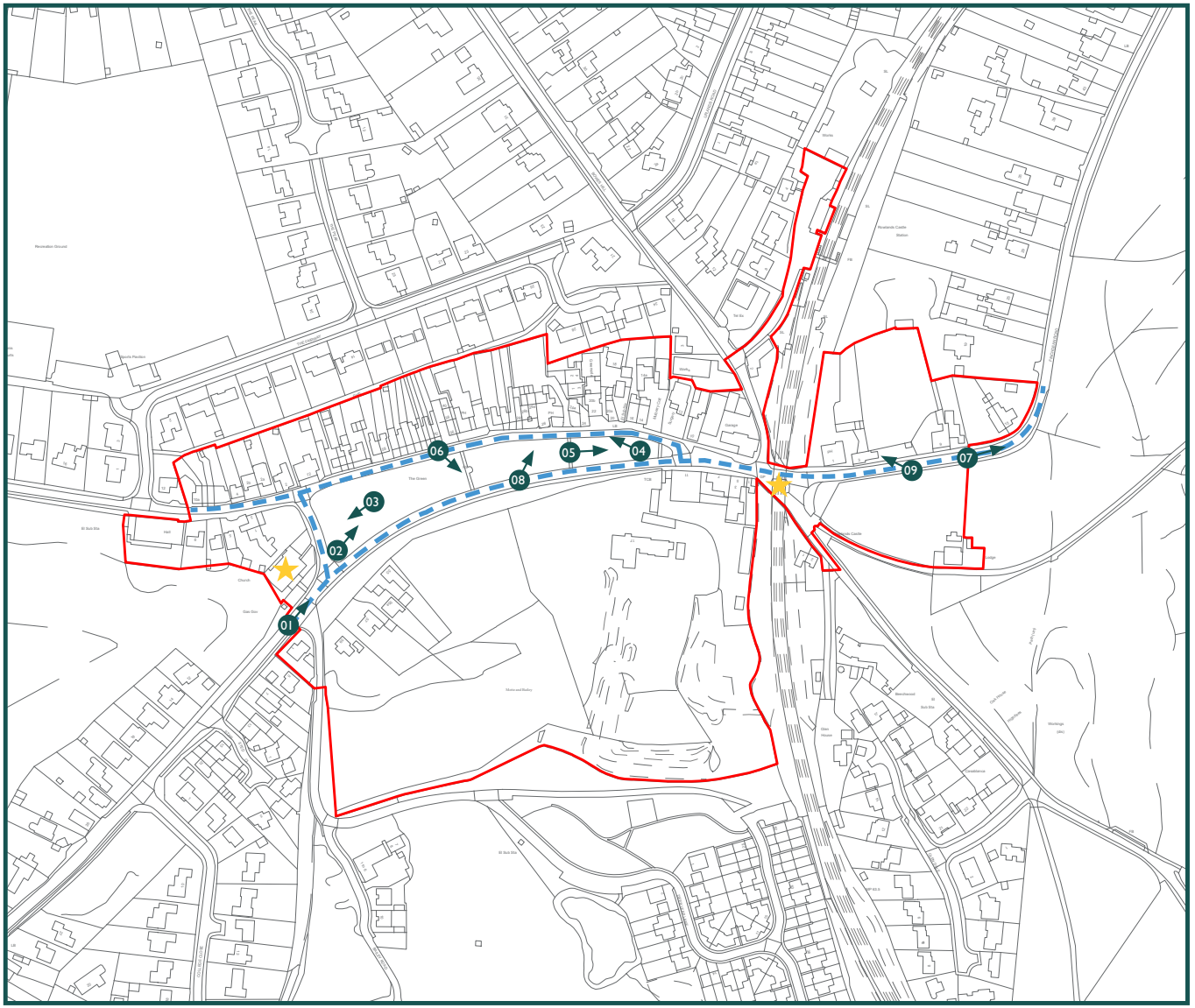
Knapped flint, yellow brick and flint used in combination at 13-15 Finchdean Road.

In several instances, tiles to roofs and façades are arranged in decorative patterns which adds visual interest.

2.4 Views

The village green figures strongly in many important views within the conservation area, lending a historic character and facilitating long range views which encompass almost the full extent of built development between the Parish Hall and the railway bridge. Dense planting is also prominent in key views, with mature trees clustered along the boundaries of Deerleap, Rowlands Castle Golf Club and Stansted Park. The Church on the Green and the railway bridge are prominent local landmarks within the conservation area.

An indicative selection of key views types is provided to illustrate the views analysis, and can be cross-referenced with the accompanying plan. The selection of views shown here is not exhaustive, but includes the most notable examples.



KEY VIEWS

- 2025 Conservation Area Boundary
- 02 Key Viewpoint
- Local Landmark
- Kinetic Streetscape Views

This plan is not to scale

View 01: On the approach to the village from Redhill Road, the eye is drawn towards the historic development on the north side of the village green and along the gentle curve of the road as it travels eastwards towards the railway bridge. The wide verge and lack of built development on the south side of the village green facilitates long-range views across the historic core of the village from this position. Mature trees rise behind the historic frontages on The Green, softening the streetscape and reflecting the rural origins of the conservation area.

View 02: Looking north-east from the south-west corner of the village green, it is possible to appreciate almost all the built development lining the northern edge of this large open space. The combination of chimney stacks, dormers and gables creates a lively roofscape. The characteristic mixture of brick, paint, render, clay and slate is readily appreciable from this position (although flint does not feature prominently in this streetscape). In the far left of the image, the ancient woodland of Stansted Forest provides a rural backdrop.

View 03: This small late 19th-century church forms a key focal point within the conservation area, terminating views westwards across the village green. The church reflects the growth of Rowlands Castle during the second half of the 19th century.

View 04: This viewpoint captures the sweep of historic buildings lining the north side of the village green, from east to west. In the distance, the view is terminated by the late-Victorian chapel and the Edwardian Parish Hall. The backdrop of mature trees, which form the boundary to the golf course, reflect the rural origins of the conservation area.

View 05: This viewpoint enables an appreciation of the substantial brick and flint bridge which intersects the conservation area at its eastern end. The prominence of the bridge within the conservation area mirrors the dramatic impact of the railway on the village of Rowlands Castle and its wider setting. Its muscular, bulky form resembles a large gate, creating a strong sense of arrival when passing through the arches from the west and a sense of enclosure when viewed from the east. Mature trees figure strongly in views from this position, situating the conservation area within its historic rural context.

View 06: Views southwards across the village green contrast pleasingly with the dense development opposite. This aspect facilitates appreciation of the long, high flint wall which encloses the grounds of Deerleap, lending a strong sense of enclosure. Dense planting behind the wall, and distant views of Stansted Forest to the far east of the village, reflect the historic rural setting of the conservation area.

View 07: The view eastwards along Finchdean Road, out of the conservation area, captures the distinct curve of the road as it wends northwards. On the right-hand side of the image is the low flint wall bounding Stansted Park. The dense historic woodland of Stansted Forest forms a pleasant rural backdrop.

View 08: Kinetic streetscape views along Redhill Road, The Green and Links Lane provide an opportunity to appreciate the dense concentration of 18th, 19th and early 20th-century buildings which form the core of the conservation area. The variety in height, finish, style and scale creates significant visual interest.

View 09: Kinetic streetscape views along Finchdean Road, beyond the railway bridge, illustrate the looser settlement pattern which characterises the eastern edge of the conservation area. Large gaps between buildings contrast with the tighter grain along the northern edge of the village green, helping to identify the edge of the historic settlement. Conversely, the age of the buildings along Finchdean Road (ranging from late 18th to early 20th-century) tie this area back to the adjacent core around the village green, countering the artificial sense of separation introduced by the construction of the railway bridge in the 1850s.

2.5 Configuration and Direction of Movement

The conservation area is centred around a long, wedge-shaped village green, with most built development strung along the northern edge of this large open space. These buildings in this area have a relatively tight, linear planform, with limited gaps between buildings.

The conservation area is intersected at its eastern end by a Victorian railway bridge, which creates a visual and physical separation between the core of the village around the village green and the historic buildings along the north side of Finchdean Road. The settlement pattern east of the railway bridge is notably looser.

The southern extent of the conservation area comprises Deerleap and its associated grounds, which are not publicly accessible. The high flint wall enclosing the grounds to the north demarcates the southern boundary of the public realm, whilst the densely treed boundary provides a contrast to the dense development opposite.

The road bounding the village green to the north, also known as The Green, is a narrow thoroughfare which can only comfortably accommodate one lane of traffic (despite traffic moving in both directions). The proportions of Redhill Road, which runs along the southern side of the village green, are slightly more generous. Bowes Hill, Finchdean Road/Woodberry Lane, Redhill Road and Links Lane provide access into the village from the north, east, south-west and west respectively. None are particularly busy thoroughfares. However, Bowes Hill, Finchdean Road and Woodberry Lane converge at a pinch point by the railway bridge and this, along with the narrow proportions of The Green and Redhill Road, can result in congestion at busier times of the day.

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 Rowlands Castle Conservation Area is generally modest and sympathetic. Traditionally styled streetlamps and timber benches are placed at intervals around the village green. Waste bins are also discreet and traditionally styled, with several along the south side of the village green featuring gold lettering reading 'Rowlands Castle'. A traditional post box and phone box (the latter repurposed as a book exchange) on Redhill Road enhance the historic character of the village. The modern timber-framed bus-stop shelter at the eastern end of the village also lends a traditional character.

There are two traditional black and white fingerpost signs at either end of the village green. Other street signage is modern but discreet.

Other public realm features include a community notice board, a small interpretation board at the western end of the village green, and a mosaic supported on a red-brick plinth commemorating the Diamond Jubilee of Queen Elizabeth II.

The roads and pavements within the conservation area are finished with tarmac or asphalt. Most kerbstones have been replaced with concrete, but there are areas (outside the Fountain Inn, opposite Halls Garage and on the north side of Finchdean Road) where smaller stone sets survive. Historic brick surface finishes survive to private gardens/paths in places, and where they are retained, they enhance the historic character of the village.

Most buildings are set slightly back from the public highway behind low boundary walls of flint or brick, and to a lesser extent hedges. The tall flint wall to the north of Deerleap is particularly prominent within the streetscape, contributing to the historic character of the conservation area and reflecting the local vernacular tradition. Where modern shiplap fencing has been introduced, this is less effective.

Mature planting plays an important role in defining boundaries within the conservation area. Trees around the perimeter of the Deerleap grounds and Stansted Park lending a verdant character. The retention of the treed boundary to the golf course behind the Church on the Green also makes an important contribution, providing a rural backdrop to views westwards across the conservation area.

A traditional streetlamp and 20th-century finger post. This street furniture enhances the historic character of the conservation area.

A traditional post-box and phone box, which now serves as a book exchange for the local community.

A modern bus-stop shelter with a traditionally styled timber frame, which enhances the character of the streetscape.

A mosaic produced in 2012 to commemorate the Diamond Jubilee of Queen Elizabeth II. Behind the mosaic is the high flint wall forming the northern boundary of the Deerleap grounds.

Historic stone sets which survive outside Halls Garage off The Green.

A historic redbrick surface finish to a property off The Green.

2.7 Open Spaces and Trees

The village green, historic common land around which the village of Rowlands Castle was first established, anchors the conservation area within its historic context. The village green informs the setting of the 18th and 19th-century buildings which line its northern edge, providing open space from which this dynamic streetscape can be appreciated. It also facilitates long range views eastwards towards the Victorian railway bridge, westwards towards the Church on the Green, and southwards to the prominent flint wall and heavily treed boundary enclosing the grounds of Deerleap.

The abundance of green open space in the core of the conservation area lends a semi-rural character to the settlement, counteracting the urbanising impact of modern hard standing elsewhere in the village.

The green is one of the largest village greens in Hampshire. It has an important communal value, being accessible to the public and providing the focus of annual social events within the community.[10]

The deep grass verge north of the Deerleap grounds, presumably once connected to the village green, provides another important open space. Benches are situated at intervals along the verge, providing viewpoints across the expanse of the village green towards the historic development opposite. The depth of the verge also establishes some distance between the pavement/road along Redhill Road and the historic flint wall bounding the northern edge of Deerleap. This enables pedestrians and motorists to appreciate the length of the wall as it sweeps from east to west, partially obscured at times by mature planting along the verge.

Most front gardens within the conservation area have been lost to hardstanding. The area of green open space directly in front of The Church on the Green and the front garden of 1-3 Links Lane offers a welcome contrast to this trend, facilitating views from the public highway across to the attractive historic elevations of these brick and flint-faced buildings.

The conservation area encompasses the western tip of Stansted Park, which greets the viewer immediately after passing through the arches of the railway bridge from the west. During the later 20th century, a new access route was cut across the western edge of the woodland (outside the boundary wall), to connect Finchdean Road with the top of Woodberry Lane. The small pocket of woodland to the west of this access route was preserved however, retaining the proximity of the settlement to its historic rural setting.

Trees within and around the conservation area soften the impact of built development and retain visual links to the wider historic landscape, which includes the ancient forests of Stansted to the east and Bere to the west.

The generous proportions of the village green, which forms the focal point of the conservation area, facilitate views of the historic buildings which line its northern edge.

The deep verge on the south side of the village green, which forms the setting for the flint wall enclosing the grounds of Deerleap and creates space across which this important boundary treatment can be regarded.

10 Rowlands Castle Neighbourhood Plan Steering Group, *Rowlands Castle Neighbourhood Development Plan*, 2023.

The generous front garden of No.1 Links Lane, which contrasts with the narrow front gardens and hard surface finishes seen elsewhere in the conservation area. This open green space facilitates clear views of the church and adjacent historic buildings from the public highway.

Looking east towards the edge of the conservation area from Finchdean Road. The densely treed boundary of Stansted Park comes right up to the public highway, creating a sense of enclosure and tying the settlement into the wider rural landscape.

Looking west across the green, the church is seen against a backdrop of mature trees, remnants of the dense woodland which formerly occupied the site of the adjacent golf course.

Looking northwards from the public footpath within Stansted Park towards Finchdean Road. The informal woodland character of the park makes an important contribution to the rural setting of the conservation area.

2.8 Archaeology

Archaeological investigations indicate a long history of human activity in the wider parish. Finds from the pre-historic period include implements, evidence of hearths and shelters and crop marks associated with farming practices. Roman archaeology indicates that clay was being excavated locally to produce pottery within and around the conservation area boundary, making it likely that further archaeology survives from this period.

The proximity of the settlement to Stansted Forest and the Forest of Bere made the area an attractive hunting ground for the medieval nobility, and the Norman castle in the south-east of the conservation area, which is designated as a scheduled monument, appears to have served as a hunting lodge at this time. Although the remains of the castle were truncated during the construction of the railway in the 1850s, substantial remains are known to survive below ground. Future investigations in the surrounding area have the potential to reveal more about the history of the site.

Any below-ground archaeology which survives around the core of the village has the potential to enhance our understanding of when the settlement around the village green was first established.

Further details regarding the known and potential archaeology in Rowlands Castle are available via Hampshire County Council.

2.9 Geology and Topography

The conservation area is low lying and flat. The surrounding landscape rises gently in all directions, meaning the surrounding woodland and pockets of planting amongst modern residential developments are visible from within the centre of the village.

The bedrock geology of the conservation area is chalk, with superficial deposits of clay, silt, sand and gravel.[11]

11 British Geological Survey

SECTION 3.0: APPRAISAL

SECTION 3.0: APPRAISAL

3.1 Statement of Special Interest

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

Historic configuration: The Rowlands Castle Conservation Area has a distinctive configuration, with the large village green providing a recognisable centre to the village. The settlement pattern, with linear development strung along the north side of the village green and the wall of Deerleap house enclosing it to the south, remains largely unchanged since the 1840s tithe map. Since the 1850s, the village has been intersected at its eastern end by the muscular railway bridge. This adds visual interest and reflects the transformative effect of the railway on the village and its wider setting. The historic character of the conservation area is also enhanced through the retention of the principal routes into and out of the village. Although minorly adjusted and widened in some instances, these routes generally adhere to their historic paths.

Post-medieval character: The historic buildings within the conservation area largely date from the 18th and 19th centuries. This illustrates the history of the settlement, which appears to have been established around the 18th century and expanded during the Victorian era. Despite some variation in style, scale and materiality across the conservation area, the similar ages of the historic buildings lends a sense of coherence in the built environment.

Characteristic materials palette: The prevalence of local red brick and clay reflects the long history of clay extraction, brick and tile making in the local area. These materials combine with knapped flint and slate to produce a characteristic materials palette with a strong historic character.

Variety of uses within the built environment: Most historic buildings within the conservation area are dwellings, however there are also three historic public houses, several historic commercial premises, a Parish Hall and a church. This variety of usage across the conservation area demonstrates how the advent of the railway impacted the community in Rowlands Castle, with goods and services required to serve an expanding population. Commercial/hospitality services create active frontages and enliven the streetscape.

Open spaces and trees: Open spaces and trees are fundamental to the semi-rural character of the conservation area. The large village green affords long-range views across the historic core of Rowlands Castle, establishes a direct link to the historic origins of the settlement, and provides important open space for the local community. The densely treed boundaries of Deerleap, Stansted Park and the golf course behind the church soften the streetscape and help to tie the settlement to the historic rural landscape.

3.2 Audit of Heritage Assets

The Rowlands Castle 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 Rowlands Castle 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.

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 Scheduled Monuments

There is one scheduled monument within the conservation area boundary. Scheduled monuments are protected under the Ancient Monuments and Archaeological Areas Act 1979. Scheduling protects nationally important archaeological sites, which can be above or below ground, and the register is managed by Historic England. Scheduled monument consent is required for any works to/on the site of a scheduled monument.[01]

3.2.3 Registered Parks and Gardens

The western edge of Stansted Park, a Grade II* Registered Park and Garden, is included within the conservation area boundary. Established under the National Heritage Act 1983, the register (administered by Historic England) ensures that the special interest of registered landscapes is a material consideration in the planning process.[02]

3.2.4 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.

01 https://historicengland.org.uk/listing/what-is-designation/scheduled-monuments/

02 https://historicengland.org.uk/listing/what-is-designation/registered-parks-and-gardens/

3.2.5 Potential for Enhancement

There are several areas/buildings within the conservation area which could be enhanced to the benefit of the conservation area:

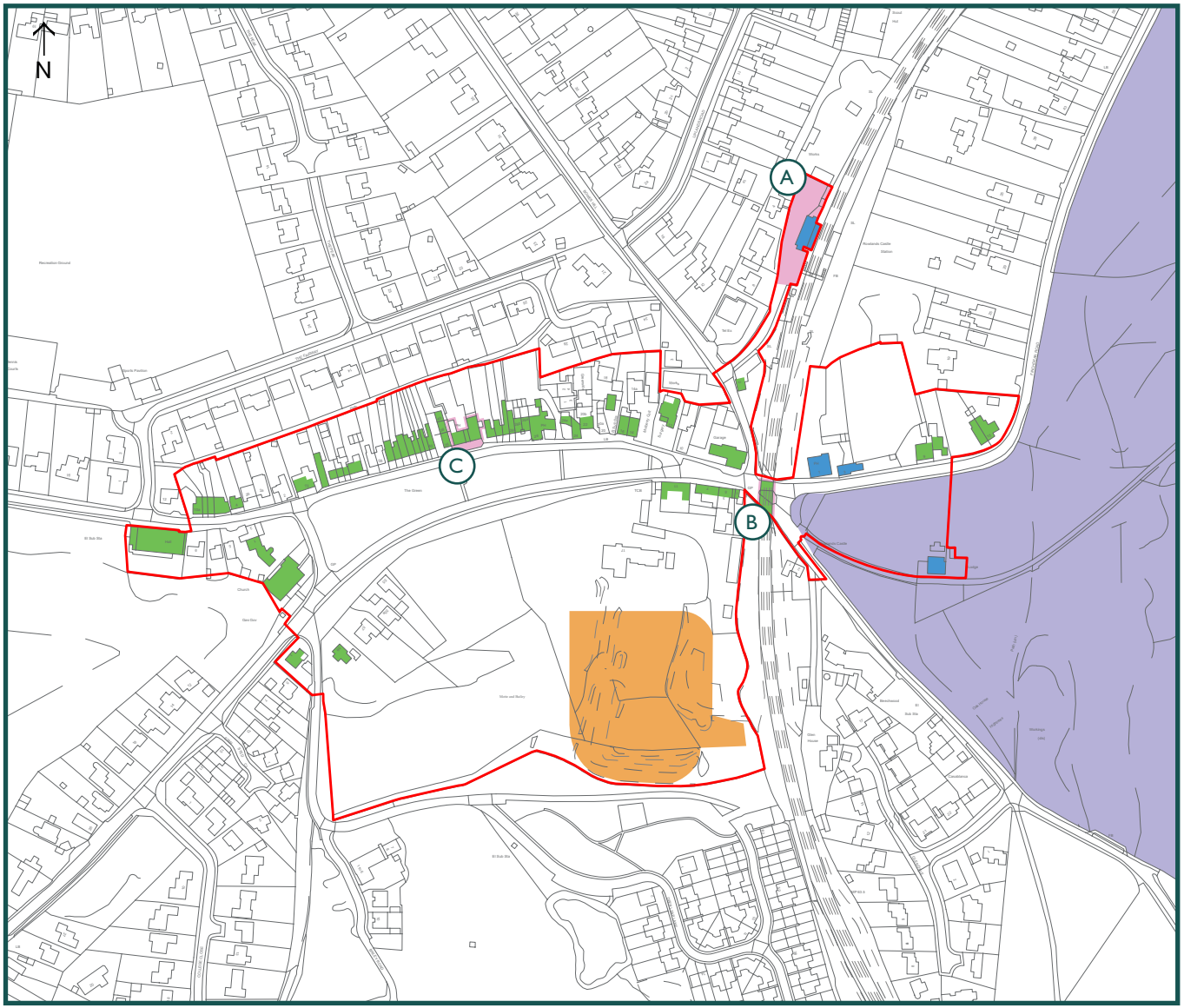
Railway bridge. A scope of conservation works to the railway bridge, which is currently affected by deteriorating brickwork, staining and vegetation growth, would enhance the visual appearance of the conservation area.

Railway station car park. The setting of the Grade II listed railway station, built in 1859, has been eroded through the ad-hoc introduction of inappropriate modern boundary treatments including chain-link, metal and shiplap fencing. Lack of maintenance has resulted in overgrown vegetation and heavy staining to the passenger footbridge. Visible plant, both around the platform and to the exterior of the listed building, also depreciates the historic character of the site. Improved maintenance and the introduction of more sensitive boundary treatments in this area would enhance the setting of the listed building and improve the visual appearance of the conservation area.

The Fountain Inn. The Fountain Inn off The Green, which features prominently in the streetscape, is noticeably vacant and is showing signs of deterioration. Finding a viable use for this building would re-introduce an active frontage in this part of the conservation area and enhance its historic and aesthetic interest. Future schemes could improve the contribution of the building by rationalising external boundary treatments, replacing uPVC windows with traditional timber units, reducing the accretion of trailing wires on the roof and front elevation and introducing soft landscaping and/or a permeable surface finish to the front courtyard.

Heavy efflorescence (salt deposits) and staining to the railway bridge.

The Fountain Inn on the north side of the village green, which is currently vacant and showing signs of deterioration.



HERITAGE ASSETS

- 2025 Conservation Area Boundary
- Listed Building
- Positive Contributor
- Scheduled Monument
- Registered Park and Garden

- Opportunity for Enhancement

A Station car park: maintenance, replacement of inappropriate boundary treatments and landscaping improvements have the potential to enhance the conservation area.

B Railway bridge: Opportunity for conservation works to remedy deterioration of historic fabric.

C Fountain Inn: Finding a viable use for this building would enhance the streetscape and prevent further decay of the built fabric.

This plan is not to scale

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 issues that detract from its special interest and have the potential to cause damage in the future.

Maintenance of boundary treatments / railway bridge. There are several instances throughout the conservation area where brick and flint boundary treatments are suffering from a lack of maintenance which manifests in missing joints, vegetation growth, lost sections of flint and spalling or crumbling brick. This issue is particularly noticeable to the brick and flint railway bridge, where cementitious pointing has resulted in the erosion of the brick and heavy salt deposits, indicative of moisture evaporating via the brick rather than the mortar. These issues 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.

Road surfaces and pavements. Some areas of the road/pavement surface, particularly around the eastern end of the village near the railway bridge and directly outside the Fountain Inn, are affected by potholes and uneven surface finishes. Where these are present there is an increased risk of surface water ponding, splashback and other knock-on damage to historic structures and features. Such issues also visually detract from the appearance of the conservation area.

Damage to the village green. Although not a widespread issue, there is evidence for vehicular damage to the edges of the village green due to the narrow proportions of the residential road bounding the village green to the north. With traffic moving in opposite directions, some vehicles mount the village green in order to pass one another.

Heavy vegetation growth to the flint boundary wall enclosing the grounds of Deerleap. If left unmanaged, vegetation can displace historic fabric and encourage moisture ingress.

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.

3.3.2 Detracting Features

uPVC windows. There has been widespread replacement of historic timber/sash windows with modern uPVC window units throughout the conservation area. 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.[03]

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 areas within the conservation area and in its immediate setting where modern shiplap fencing has been installed (the railway station carpark and to the side/rear of the hardware store at the eastern end of the village being notable examples). Brick/flint boundary walls and/or hedging is more appropriate in style and is in keeping with the historic character of the conservation area.

Telecommunication infrastructure, wires, services, satellite dishes and TV aerials. 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. Surface mounted services such as plastic vents and trailing wires can also be detrimental to the appearance both of the host building and the wider conservation area. The detrimental visual impact of telecommunication infrastructure around the conservation area could be reduced through re-locating the wires below ground where opportunities arise.

Modern development/intervention. Modern development is generally in keeping with the character of the conservation area. However, the use of concrete roof tiles on both modern and historic buildings (where roof replacements have taken place) competes with the established material palette across the roofscape. There are also many instances where historic front gardens have been given over to hardstanding, which lends a more urban feel at odds with the semi-rural character of the conservation area.

Shopfronts. There are a limited number of traditional shopfronts within the conservation area. The historic shopfront at No.5 The Green, at the eastern end of the conservation area, has been adapted with the insertion of large glazed automatic doors and expansive float glass. This has depreciated the historic and aesthetic interest of the primary façade and the wider streetscape.

Signage and street furniture. Surface-mounted commercial signage to the east of the conservation area detracts from the historic character and aesthetic appeal of the wider streetscape. In the same area, free-standing advertising boards clutter the public realm. Modern municipal style streetlamps, found along Links Lane, Bowes Hill and Finchdean Road, detract from the historic character and aesthetic interest of the conservation area. The traditionally styled streetlamps around the village green are far more sympathetic.

The incorporation of modern breeze blocks with a highly visible elevation on this historic building is detrimental to the historic character of the building and the wider conservation area.

Brightly coloured and crowded commercial signage, alongside street clutter, detracts from the special interest of the conservation area.

03 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

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.

Reducing street clutter and incorporating more sensitive/traditional colours and designs to commercial signage would enhance the visual appearance of the conservation area. Taking opportunities to replace standard modern street lighting with more historically appropriate designs would also be of benefit. Replacing hardstanding in driveways and front gardens with soft landscaping and/or permeable surface finishes would enhance the character of the conservation area, as well as increasing resilience to climate change.

Future development within or in the setting of the conservation area has the potential to contribute positively to its established character. The incorporation of dark red brick and terracotta ridge tiles at No.55 The Green, for example, effectively ties this modern building into its historic surroundings.

Specific opportunities for enhancement within the conservation area are set out in Section 3.2.3.

The incorporation of dark red brick and terracotta ridge tiles at No.55 The Green, effectively ties this modern building into its historic surroundings.

Finding a viable use for the historic Fountain Inn off The Green would re-introduce an active frontage in this part of the conservation area and enhance its historic and aesthetic interest.

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.

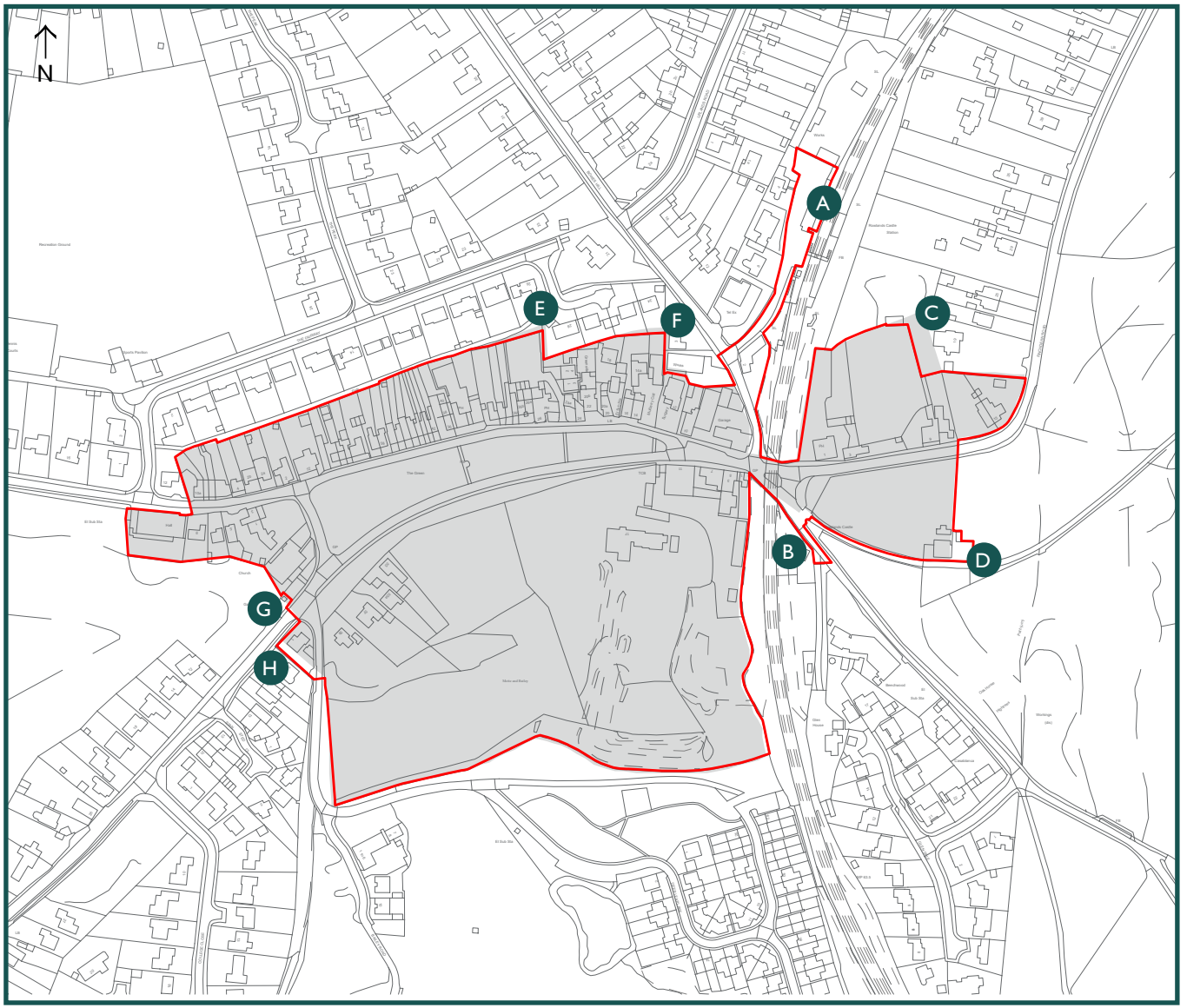
The need to review the boundary can be in response to a number of factors: unmanaged incremental changes which have, over time, diluted the character of an area; the boundary may have been drawn too tightly originally; or the special interest of a feature may not have been evident to a previous assessor. 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 Rowlands Castle Conservation Area was last reviewed in 1993. No changes were made to the boundary at that time.

4.2 2025 Boundary Changes

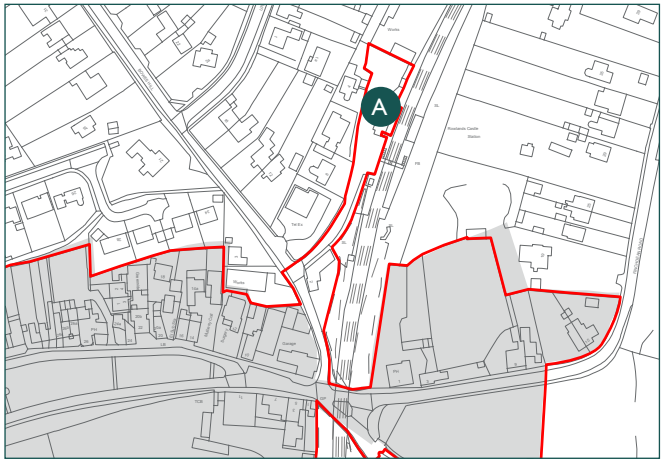
Two principal amendments to the boundary are recommended within this Conservation Area Appraisal and Management Plan, alongside several minor adjustments to rationalise the existing boundary in accordance with plot boundaries.

The proposed amendments are identified on the adjacent plan.



SECTION 4.0: BOUNDARY REVIEW

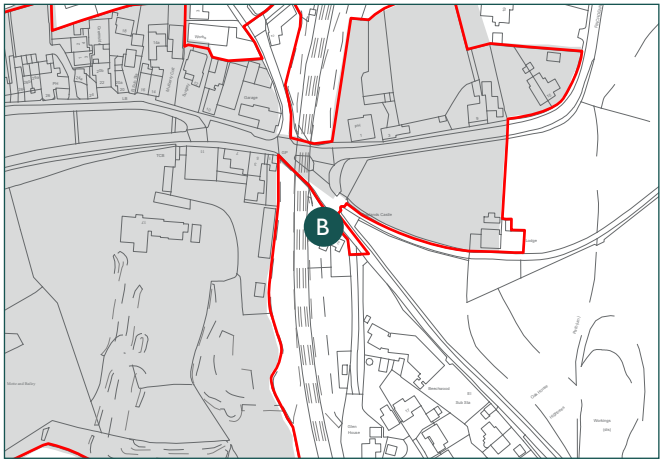
Proposed Extension A



It is proposed to extend the boundary of the conservation area to include the Grade II listed railway station, constructed in 1859. The station is an attractive building which enhances the aesthetic interest of the conservation area. The fact that it remains in use as a station also lends historic interest both to the building itself and the wider conservation area. The station provides a direct link to the construction of the London – Portsmouth railway, which had a dramatic impact on the evolution of Rowlands Castle (including the addition of the railway bridge to the east of the village green).

This boundary alteration would also bring the historic red-brick building on the east side of Bowes Hill (known as Stansted Close) into the conservation area. Although much extended over time, the additions to this building have been sensitively executed. The historic proportions and fine brickwork of the original two-storey house are characteristic of the conservation area and confer both aesthetic and historic interest.

Proposed Extension B



It is proposed to extend the boundary to include the brick gate piers to Glen House on Woodberry Lane. These gate piers demarcate the entrance to Glen House, which was originally constructed as a manager's house for the brickworks behind the Deerleap grounds. The piers add historic interest; providing a visual reminder of the brick and tile works which were once so important to the local economy and which produced materials for many buildings in the local area. Their decorative terracotta panels were likely designed to advertise the goods produced at the brick and tile works, and continue to provide a high degree of aesthetic interest.

Proposed Extensions C, D, E, F, G and H

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

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 Rowlands Castle 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 need, 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.

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 wholescale 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.

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.

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 roof coverings and rainwater goods (especially in anticipation of forecasted extreme weather).
- 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 any adverse impacts 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 Rowlands Castle 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.

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: Interventions which would enhance the contribution of a building, feature or the public realm to the character of the conservation area should be supported.

Recommendation 7: The substantial flint wall and dense planting to the south of the village green should be protected from development.

Recommendation 8: 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 9: The distinctive and historic configuration of the roads into/out of Rowlands Castle should be protected.

Recommendation 10: The open character of the village green should be retained and protected from development.

Recommendation 11: Any vehicle and pedestrian management improvements proposed by Hampshire County Council should seek to respect and enhance the character of the conservation area.

Recommendation 12: 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 13: Works related to sustainability upgrades should give due consideration to the special interest of the conservation area.

APPENDICES

APPENDIX A: **BIBLIOGRAPHY**

Bibliography

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APPENDIX B: HERITAGE ASSET AUDIT

Building Name/ Number	Status	Reason for Inclusion (Positive Contributors)	List Entry (Where Applicable)	Photo/Brief Description
Bowes Hill				
2	Positive Contributor	Historic proportions and well-preserved historic brickwork enhance the historic character of the streetscape.	N/A	
Railway Station	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1179151	
Finchdean Road				
The Castle Inn	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1094538	

APPENDIX B: HERITAGE ASSET AUDIT

Building Name/ Number	Status	Reason for Inclusion (Positive Contributors)	List Entry (Where Applicable)	Photo/Brief Description
3	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1094539	
9	Positive Contributor	Boundary treatments, historic proportions and architectural details including sash windows, moulded joinery, stained glass, decorative chimney stacks and striking combination of red brick with rendered quoins enhances the architectural and aesthetic interest of the conservation area. Historic proportions and sash windows to eastern extension enhance the historic character of the streetscape.	N/A	
13-15	Positive Contributor	Historic proportions, characteristic materiality (knapped flint/slate roof) and architectural details including matching timber porches with pitched slate roofs, plat band, sash windows (to No.15), yellow brick dressings and chimney stack/pots 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
Links Lane				
1	Positive Contributor	Boundary treatments, historic proportions and characteristic materiality (knapped flint with red brick dressings) enhance the historic character of the conservation area.	N/A	
2	Positive Contributor	Boundary treatment, historic proportions, slate roof coverings and moulded door surround enhance the historic architectural character of the streetscape.	N/A	
3	Positive Contributor	Despite later adaptation, the historic brick and rubble-stone construction of this building, alongside its clay tiled roof and flint boundary wall, lend historic interest. The building may incorporate elements of the Independent Chapel built on this site at the end of the 18th century.	N/A	

APPENDIX B: HERITAGE ASSET AUDIT

Building Name/ Number	Status	Reason for Inclusion (Positive Contributors)	List Entry (Where Applicable)	Photo/Brief Description
4	Positive Contributor	Characteristic boundary treatments, historic proportions, dentils below eaves and materiality (red brick and knapped flint) afford architectural interest and historic character. Well-preserved brickwork laid in attractive Flemish bond pattern to western cottage.	N/A	
6 to 10	Positive Contributor	Characteristic boundary treatments, historic proportions, materiality (knapped flint with red brick dressings) and architectural details including timber porches, clay roof tiles and chimney stacks afford architectural interest and historic character.	N/A	
Parish Hall	Positive Contributor	This eclectic building adds architectural interest whilst the traditional materiality ties it back in to the wider 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
Redhill Road				
1	Positive Contributor	Historic proportions and architectural details including Tudor-gothic style window surrounds, brick chimney stacks and slate roof coverings enhance the historic character of the streetscape.	N/A	
The Church on the Green	Positive Contributor	Historic proportions and architectural details including gothic revival details to window openings and parapet, clock tower, characteristic use of knapped flint with red brick dressings, scalloped tiles to roof and ridge tiles enhance the historic character of the streetscape and illustrate growth of community in the 19th century. Soft landscaping makes an important contribution to the setting.	N/A	
Rowlands Castle				
The Lodge	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1268395	

APPENDIX B: HERITAGE ASSET AUDIT

Building Name/ Number	Status	Reason for Inclusion (Positive Contributors)	List Entry (Where Applicable)	Photo/Brief Description
The Green				
59	Positive Contributor	Historic proportions and architectural details including characteristic use of knapped flint with red brick dressings, clay roof tiles and steeply pitched roof enhance the historic character of the streetscape.	N/A	
11 (Rowlands Castle Home Hardware)	Positive Contributor	Despite later alterations, the lower storey of the building preserves a historic flint wall. Although a later addition, the decorative hung tiles to the east elevation add visual interest and reflect the local vernacular.	N/A	
3 to 7	Positive Contributor	Despite addition of large red-brick street-fronting gable and alterations to the historic shopfront at ground floor level, the building preserved historic flintwork and red-brick dressings at ground floor level, several timber window units and historic clay roof tiles, which enhance the historic character of the streetscape. Although adapted, the proportions/architectural details of the historic shopfront are still legible.	N/A	

APPENDIX B: HERITAGE ASSET AUDIT

Building Name/ Number	Status	Reason for Inclusion (Positive Contributors)	List Entry (Where Applicable)	Photo/Brief Description
17 (Deerleap)	Positive Contributor	Deerleap is largely obscured from the public highway within the conservation area behind a substantial boundary wall and dense vegetation. However the attractive roofscape can be glimpsed at various points along Redhill Road/The Green, and to the rear of the hardware store.	N/A	Substantial brick and flint house in expansive grounds.
Railway Bridge	Positive Contributor	A local landmark and prominent feature in the streetscape, the railway bridge reflects the impact of the railway on the Victorian village. The use of red brick and flint are characteristic of the conservation area.	N/A	
4 (Bumblebee Café)	Positive Contributor	Historic proportions, characteristic materiality (red brick with/slate roof) and architectural details including yellow brick dressings to sash windows and decorative chimney stack enhance the historic character of the streetscape. Later extension has some aesthetic interest through use of characteristic materiality and scalloped tiles to front roof slope.	N/A	

APPENDIX B: HERITAGE ASSET AUDIT

Building Name/ Number	Status	Reason for Inclusion (Positive Contributors)	List Entry (Where Applicable)	Photo/Brief Description
2	Positive Contributor	Historic proportions and architectural details including slate roof and sash windows enhance the historic character of the streetscape.	N/A	
2a	Positive Contributor	Historic proportions, characteristic materiality (knapped flint with red brick dressings and slate covered roof) and architectural details including large timber sash windows sash windows enhance the historic character of the streetscape.	N/A	
12	Positive Contributor	A largely modern structure, possibly incorporating an earlier building on the same site, the building confers some architectural interest through the use of scalloped clay tiles, decorative clay chimney pot, ridge tiles and a traditionally styled shopfront.	N/A	

APPENDIX B: HERITAGE ASSET AUDIT

Building Name/ Number	Status	Reason for Inclusion (Positive Contributors)	List Entry (Where Applicable)	Photo/Brief Description
14 to 16	Positive Contributor	Historic proportions, well-preserved historic shopfront and architectural details including sash windows and surviving joinery below oriel window at No.14 enhance the historic character of the streetscape.	N/A	
N/A	Positive Contributor	Historic proportions and high-quality brickwork lend aesthetic and historic interest.	N/A	
20b	Positive Contributor	Historic proportions, slate covered roof and ground-floor sash windows 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
24 and 24a	Positive Contributor	Historic proportions and architectural details including handmade clay roof tiles and ridge tiles enhance the historic character of the streetscape.	N/A	
The Robin Hood Inn	Positive Contributor	Historic proportions and architectural details including handmade clay roof tiles, terracotta ridge tiles, joinery to cantilevered window, sash windows and areas of stained glass lend architectural, aesthetic and historic interest.	N/A	
26a and 26b	Positive Contributor	Historic proportions and architectural details including jettied upper storey over scrolled corbels, decorative hung tiles, barge boards and sash windows lend architectural interest, as does the retention of the designed symmetry across the frontage.	N/A	

APPENDIX B: HERITAGE ASSET AUDIT

Building Name/ Number	Status	Reason for Inclusion (Positive Contributors)	List Entry (Where Applicable)	Photo/Brief Description
32-26c	Positive Contributor	Historic proportions, partial survival of flint boundary walls and architectural details including sash windows, brick dentils below eaves, clay roof tiles and Neo-Classical porches to central two properties enhance the historic character of the streetscape.	N/A	
The Fountain Inn	Positive Contributor	Historic inn, present by 1815, which illustrates the growth of Rowlands Castle during the 18th/19th century. Retention of architectural details including central carriage entrance, two sash windows to first floor and large ground floor window to ground floor confer architectural and historic interest.	N/A	
36 to 40	Positive Contributor	Historic proportions, brick boundary walls and architectural details including terracotta ridge tiles / finial and large oriel window 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
Elizabeth Cottages	Positive Contributor	Historic proportions, brick boundary walls and architectural details including moulded corbels below eaves, rendered window surrounds, chimney stacks and several surviving sash windows to upper storey enhance the historic character of the streetscape.	N/A	
62-68	Positive Contributor	Despite the introduction of a large box dormer to No.62 and widespread replacement of timber window units, the historic proportions of the terrace as a group enhance the character of the conservation area. Surviving architectural details (brick dentils below the eaves, clay roof tiles, small flat-roofed porches to Nos.64-68) and surviving boundary walls confer historic and architectural interest.	N/A	
70	Positive Contributor	The characteristic use of flint and red brick to this historic single-storey structure, possibly a stable block when first built, enhances 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
72	Positive Contributor	Boundary treatments, historic proportions and architectural details including sash windows and slate covered roof, partially obscured behind a low parapet, enhance the historic character of the streetscape.	N/A	
Woodberry Lane				
Gate Piers to Glen House	Positive Contributor	These gate piers mark a historic entrance both to the former brickyards and to Glen House, which was originally constructed as the manager's house for the brickworks. The pillars incorporate decorative terracotta panels produced at the brickworks. They lend historic and visual interest to the streetscape.	N/A	

APPENDIX B: HERITAGE ASSET AUDIT

Other Heritage Assets

Building Name/ Number	Status	Notes	List Entry (Where Applicable)	Photo/Brief Description
Stansted Park				
Stansted Park	Grade II* Registered Park and Garden	The western tip of Stansted Park is included within the conservation area boundary, and the wider parkland provides a densely treed backdrop in views eastwards across the conservation area from various points.	https://historicengland.org.uk/listing/the-list/list-entry/1000327	
The Castle				
The Castle	Scheduled Monument	Below and above ground remains of the Norman Castle from which the village takes its name. The remains are located within the grounds of Deerleap and are not accessible to the public.	https://historicengland.org.uk/listing/the-list/list-entry/1001923	

APPENDIX C: GLOSSARY OF TERMS

TERMINOLOGY	DEFINITION
Bullseye window	A circular window, common in Classical architecture.
Casement window	A window which is attached to its frame by one more hinges usually positioned to the side of the frame
Cornice	An ornamental moulding below the eaves of a building.
Corbel	A piece of wood or stone projecting from a building to support (or give the impression of supporting) a structure above it.
Dentil	Small blocks, often used in a repeating pattern below a cornice.
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.

TERMINOLOGY	DEFINITION
Massing	Refers to the shape, form and size of a building.
Oriel window	A projecting window on the upper storey of a building (described as a bay window when at ground floor level).
Pediment	A triangular element derived from Classical architecture, often found over windows and doors.
Pilaster	A rectangular column projecting from a wall.
Polite building	A building designed with regard for architectural fashion, often by an architect.
Portico	A projecting porch supported by columns.
Vernacular building	A building constructed using local materials with limited or no regard for architectural fashion.
Venetian window	A central arched window flanked by two smaller rectangular windows.

APPENDIX D: **CONTACT DETAILS**

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Hampshire Historic Environment Team

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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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