

UPPER FROYLE CONSERVATION AREA
CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN: CONSULTATION DRAFT
ISSUE 02
APRIL 2025



 PURCELL

EAST 50
HAMPSHIRE
DISTRICT COUNCIL

UPPER FROYLE: CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

CONTENTS

EXECUTIVE SUMMARY	04	2.0 CHARACTER	10	4.0 BOUNDARY REVIEW	48
Purpose of this Guidance	04	2.1 Summary History	11	4.1 Reasons for Reviewing the Boundary	49
Summary of Special Interest	04	2.2 Illustrated Historical Development	12	4.2 2025 Boundary Changes	49
Summary of Heritage Assets	05	2.3 Architecture	18		
Summary of Condition, Detracting Features and Opportunities For Enhancement	05	2.4 Views	25	5.0 MANAGEMENT PLAN	51
Management Plan and Recommendations	05	2.5 Configuration and Direction of Movement	33	5.1 Control Measures Associated with Conservation Area Designation	52
		2.6 Public Realm	34	5.2 Conservation Aims and Best Practice	52
		2.7 Open Spaces and Trees	36	5.3 Repairs and Replacement	52
		2.8 Archaeology	38	5.4 Maintenance	53
		2.9 Geology and Topography	38	5.5 Trees	53
1.0 INTRODUCTION	06			5.6 Public Realm	53
1.1 Upper Froyle Conservation Area	07	3.0 APPRAISAL	39	5.7 New Development	54
1.2 Definition of a Conservation Area	08	3.1 Statement of Special Interest	40	5.8 Sustainability	54
1.3 Purpose and Scope of the Conservation Area Appraisal and Management Plan	08	3.2 Audit of Heritage Assets	41	5.9 Recommendations and Next Steps	55
1.4 Planning Policy	08	3.3 Issues	44		
1.5 Consultation	09	3.4 Opportunities	47	APPENDICES	56
				A: Bibliography	57
				B: Heritage Asset Audit	58
				C: Glossary of Terms	75
				D: Contact Details	76

EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

Purpose of this Guidance

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

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

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

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

Summary of Special Interest

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

Retention of historic settlement pattern and configuration. The conservation area has a dispersed, linear settlement pattern. Most historic buildings are situated along Ryebidge Lane, set back from the road and apart from one another in generous plots. The two buildings which formed the historic nucleus of the settlement, Froyle Park and St Mary's Church, survive at the centre of the village. The historic network of roads and byways leading into and out of the conservation area has been preserved, which enhances the historic character of the settlement.

Architectural variety. The Upper Froyle Conservation Area contains a wide range of historic buildings, from 18th-century barns and humble cottages to substantial houses, a former school and medieval church. Diversity in style, scale, massing, orientation and architectural detail lends an informal, organic character and creates significant visual interest. Of particular architectural interest are the small statues of saints which adorn several properties throughout the village.

Diverse materiality. Complementing the wide range in building typology and style is the rich and varied materiality of the conservation area. Local malmstone, red and orange brick, clay, timber and thatch are found throughout the settlement, often in combination.

Age of buildings. A large number of the buildings within the conservation area date from the 17th and 18th centuries. The density of historic building stock within the conservation area lends a very strong historic character and illustrates that the village has been settled for hundreds of years.

Modest public realm. The notable lack of street-lighting, pavements, street furniture and road marking paint contributes to the informal, rural character of the settlement.

Presence of trees and open space. The abundance of mature trees, hedgerows and green space within the conservation area heavily informs its rural character. Pockets of green space provided by private gardens and verges preserve the loose settlement pattern.

Landscape setting. The rural character of the conservation area is enhanced by views into the surrounding countryside. These views provide significant visual interest and reference the historic agricultural origins of Upper Froyle. The absence of modern development along Farnhams Lane and to the eastern and western ends of Ryebidge Lane preserves the visual relationship between the conservation area and its landscape setting.

EXECUTIVE SUMMARY

Summary of Heritage Assets

There are 37 listed buildings within the conservation area; these are recognised and statutorily protected for their architectural or historic interest. Additionally, this Conservation Area Appraisal and Management Plan identifies the buildings, structures and features within the conservation area which make a positive contribution to its character.

Summary of Condition, Detracting Features and Opportunities For Enhancement

Common problems regarding condition:

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

Detracting features:

- Limited numbers of uPVC windows and rainwater goods, which detract from the historic character and aesthetic interest of the conservation area;
- Limited numbers of 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 and the use of concrete roof tiles.

Opportunities:

- To address the identified minor detracting features.

Management Plan and Recommendations

Any change proposed within the Upper Froyle Conservation Area should seek to:

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

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

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

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

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

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

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

INTRODUCTION



SECTION 1.0: INTRODUCTION

1.1 Upper Froyle Conservation Area

Upper Froyle is situated 0.5km north-west of the A31, between Alton and Farnham. On the south side of the A31 runs the River Wey. Upper Froyle is surrounded to the north, south and west by open fields and copses, and to the east by a large stretch of historic parkland. The nearest settlement is Lower Froyle to the north, with less than 500m between the edge of each village. The two settlements lie either side of Saintbury Hill and are connected by Ryebbridge Lane.

The Upper Froyle Conservation Area comprises historic development which stretches along both sides of Ryebbridge Lane from south-west to north-east. It encompasses several former farms (West End Farm, Home Farm, Heath's Farm and Blunden's Farm from west to east) which are generally arranged as yards off the main thoroughfare. The designation includes the 1950s Burnham House, which was constructed for Treloar School in the 1950s to the west of Froyle Park, and some areas of modern development which were constructed c.2014 on the site of the former farmyards/school site. Finally, the conservation area includes a triangular-shaped area of open space to the south of Ryebbridge Lane and east of the Church.

The Upper Froyle 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

SECTION 1.0: INTRODUCTION

1.2 Definition of a Conservation Area

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

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

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

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

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

It is important for local planning authorities to maintain an up-to-date strategy for the positive management of conservation areas so that they can be carefully adapted and continue to thrive. These

public documents define and record the special interest of a conservation area and set out a plan of action for its on-going protection and enhancement.

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

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

This Conservation Area Appraisal and Management Plan seeks to:

- Record and analyse the special interest of the Upper Froyle 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*.

SECTION 1.0: INTRODUCTION

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 Froyle to 2028. The below policies are most relevant to the Upper Froyle 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

1.4.3 Guidance

The Froyle Village Design Statement, produced in 2016, is adopted by East Hampshire District Council as Non-Statutory Planning Guidance.⁰³ This document assesses the established character of the village and provides a range of design guidelines for new development within the village.

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

1.5 CONSULTATION

To follow.

⁰³ Froyle Village Design Statement, 2016.

SECTION 2.0: CHARACTER



SECTION 2.0: CHARACTER

2.1 Summary History

Early History: There is a long history of human activity in the wider area around Upper and Lower Froyle, with archaeological findings including prehistoric implements and landscape features and Roman archaeology.

Upper Froyle in the Medieval Period: The manor of Froyle, which comprised the approximate area of Upper Froyle today, was recorded in the Domesday survey of 1086 as 'ever there.'⁰¹ The medieval manor house was located at Froyle Park (the current building on the site dates from the early 17th century). St Mary's Church was re-built in the early 14th century, likely on the site of an earlier Anglo-Saxon or Norman church.

Upper Froyle in the 16th and 17th Centuries: After the dissolution of the monasteries in the 1540s, the manor of Froyle passed from the ownership of St Mary's Abbey in Winchester to the Jephson Family, who held it until the 1650s. Two of the most substantial houses in the conservation area, Froyle Park and Froyle Manor, were constructed during the 17th century (as were a number of smaller dwellings).

18th Century: In the 1770s, the estate passed to the Miller family, in whose hands it remained until the late 1940s. Buildings constructed during the 18th-century village include The Barracks (originally almshouses) to the west of the settlement, Froyle Cottage off Ryebidge Lane, the church tower, and various substantial barns.

19th Century: There were several additions and alterations within Upper Froyle during the late Georgian period, most notably the construction of Froyle House c.1820. Several of the barns and stables within the conservation area also date from the early 19th century. The National School was constructed in 1868.

Upper Froyle in the Early 20th Century: The statuettes of saints found throughout the village were brought from Italy and installed on several dwellings throughout the conservation area by Sir Hubert Miller, the last Lord of the Manor of Froyle, during the Edwardian era. Other early 20th-century developments include the construction of several new houses, the partial re-facing of Froyle Manor and the provision of an additional cemetery off Yarnhams Lane to the north-west of the village. The war memorial, which sits approximately halfway between Upper and Lower Froyle, was erected in 1921.

Developments in the 20th Century: The most notable change within the village during the 20th century was the establishment of the Lord Mayor Treloar School at Froyle Park during the 1950s. This involved the construction of a new school block with central quadrangle and prominent clock tower to the west of Froyle Park.

Upper Froyle in the 21st Century: In 2003, several new houses were constructed at Beech Grove, north of Blunden's House. A decade later, the former Treloar School site was converted to residential use, which involved the adaptation of existing buildings and the provision of approximately 40 new-build flats and houses.



Looking north-eastwards towards Blunden's House from Ryebidge Lane in the early 1900s. *Froyle Archive*.

⁰¹ Froyle Archive, 'Ancient Froyle', <https://www.froyle.com/af.htm>

SECTION 2.0: CHARACTER

2.2 Illustrated Historical Development

There is a long history of human activity around Upper and Lower Froyle, as shown by the range of archaeological finds in the area. Mesolithic flints (c.12,000 – 4,000 BC) were discovered during the excavation of a pond off Gid Lane in 2016, Neolithic landscape features (c.4000 BC – 2,300 BC) were recently discovered between Upper Froyle and Alton, Bronze Age barrows (c.2,300 BC to 800 BC) have been located between Lower Froyle and Long Sutton and Iron Age pits (c.800 BC to 43 AD) were found to the north-west of Binstead.⁰²

Roman activity has also been evidenced through archaeological findings. The remains of a Roman villa were discovered at Coldrey (on the southern edge of the parish) in the 1950s, a Roman road was identified in aerial imagery on the south side of the River Wey in the 1980s, and in 2013 archaeological evaluations at the former Treloar School site identified a possible Roman ditch.⁰³

Upper Froyle appears to have been well established by the 11th century; the Domesday Survey of 1086 referred to the settlement as 'ever there' and noted that the village had a church.⁰⁴ The oldest parts of the present church date from the first half of the 14th century. The medieval manor house, much re-built in later centuries, was located on the site of Froyle Park.

Maps made prior to the 18th century, such as Saxton's 1575 map of Hampshire, do not distinguish between Upper and Lower Froyle.



Froyle as depicted on Saxton's map of Hampshire, 1575.

⁰² Wessex Archaeology, *Froyle Estate, Land at Holybourne, Alton, Hampshire: Archaeological Evaluation*, 2020; Historic England Research Records, Monument IDs: 243772; 244033.

⁰³ Historic England Research Records, Monument IDs 243939, 243962; 244014; Historic Environment Record reference 72453.

⁰⁴ Froyle Archive, 'Ancient Froyle', <https://www.froyle.com/af.htm>

SECTION 2.0: CHARACTER

Upper Froyle continued to thrive in the 16th and 17th centuries, supported by arable farming in the surrounding landscape. Many buildings in the conservation area (including Froyle Park and Froyle Manor) as well as smaller dwellings (Manor Cottage, West End Cottage, Fern Cottage, Post Office Cottage, Blunden's House, Blunden's Farm and Coombefield Cottage) date from this era.

The estate passed to the Miller family in the 1770s, in whose hands it remained until the late 1940s. Several new houses and agricultural buildings were constructed in the 18th century, including a group of almshouses (now known as The Barracks), Froyle Cottage and two substantial barns at Blunden's Farm. Others, including Manor Cottage, were adapted and St Paul's House was re-faced in the latest architectural fashion – as a result resembling a Georgian building when viewed from Ryebriidge Lane.

Isaac Taylor's map of 1759 depicts the church and manor house (Froyle Park), which is shown to have been accessed off what is now the A31 to the north of the River Wey.

By the middle of the 17th century, arable farming and hop production had replaced animal husbandry as the main source of income for Upper Froyle.



Froyle as depicted in Isaac Taylor's map of Hampshire, 1759

SECTION 2.0: CHARACTER

The tithe map, produced in the 1840s, shows the boundaries of the village to align roughly with their present proportions, stretching along Ryebriidge Lane from Coombefield Cottage in the north-east to West End Farm in the south-west. The tithe map depicts five ponds, one of which survives today to the north-east of the church. Another of the ponds is represented today by a pocket of open green space outside The Old Dairy, near West End Farm.

Alongside barns and stables, the tithe map depicts the mixture of cottages and substantial dwellings which continue to inform the character of the conservation area today. It captures the additions and alterations made to Upper Froyle during the late Georgian period, including the construction of Thatch Cottage at the western edge of the village and Froyle House (c.1820).

St Mary's Church and Froyle Park (the seat of the Lord of Froyle Manor) are shown roughly within the centre of the built development along Ryebriidge Lane, demonstrating the importance of these two buildings to the historic evolution of the settlement.

The distinctly rural character of Upper Froyle is evident in the tithe map, with the village being bounded on all sides by open fields and parkland.



Upper Froyle as depicted in the 1840s tithe map

Froyle House

Froyle Park

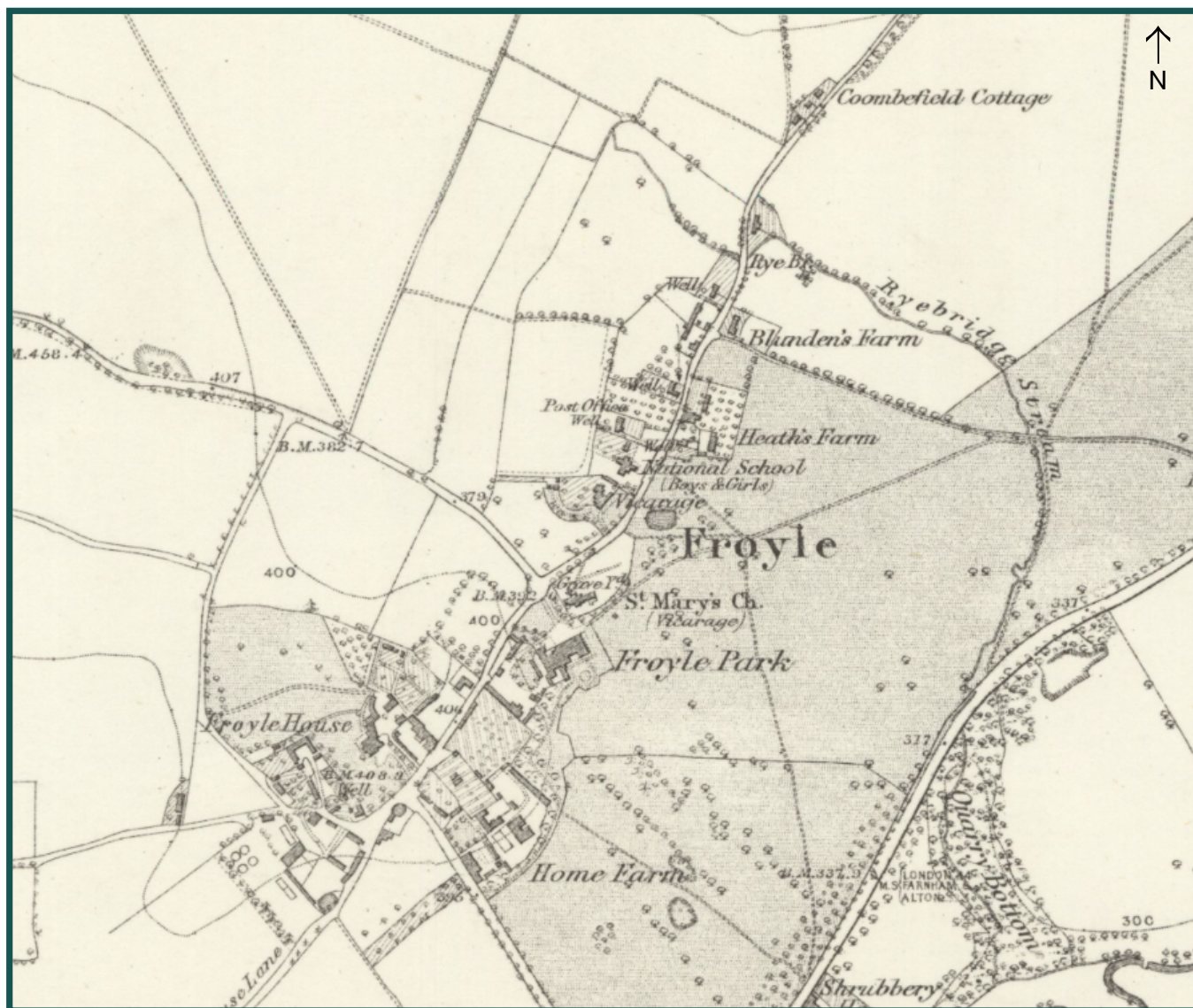
St Mary's Church

SECTION 2.0: CHARACTER

The boundaries of the village remain unchanged in the 1870 Ordnance Survey. Froyle House had been extended to the north-west with the addition of an L-shaped wing and a National School had been constructed on the west side of Ryebriage Lane.

The map also illustrates the network of footpaths into and through the village and adjacent parkland, many of which are still in use today.

The 1870 Ordnance Survey shows the grounds of Froyle Park, which were landscaped during the 18th and 19th centuries, in more detail than the tithe map. The main house is shown here surrounded by formal gardens with footpaths leading down to Home Farm and out across the wider parkland. The large pond immediately west of the house, which is shown in the tithe map, appears to have been backfilled by the 1870s.



Upper Froyle as shown in the 1870 Ordnance Survey.

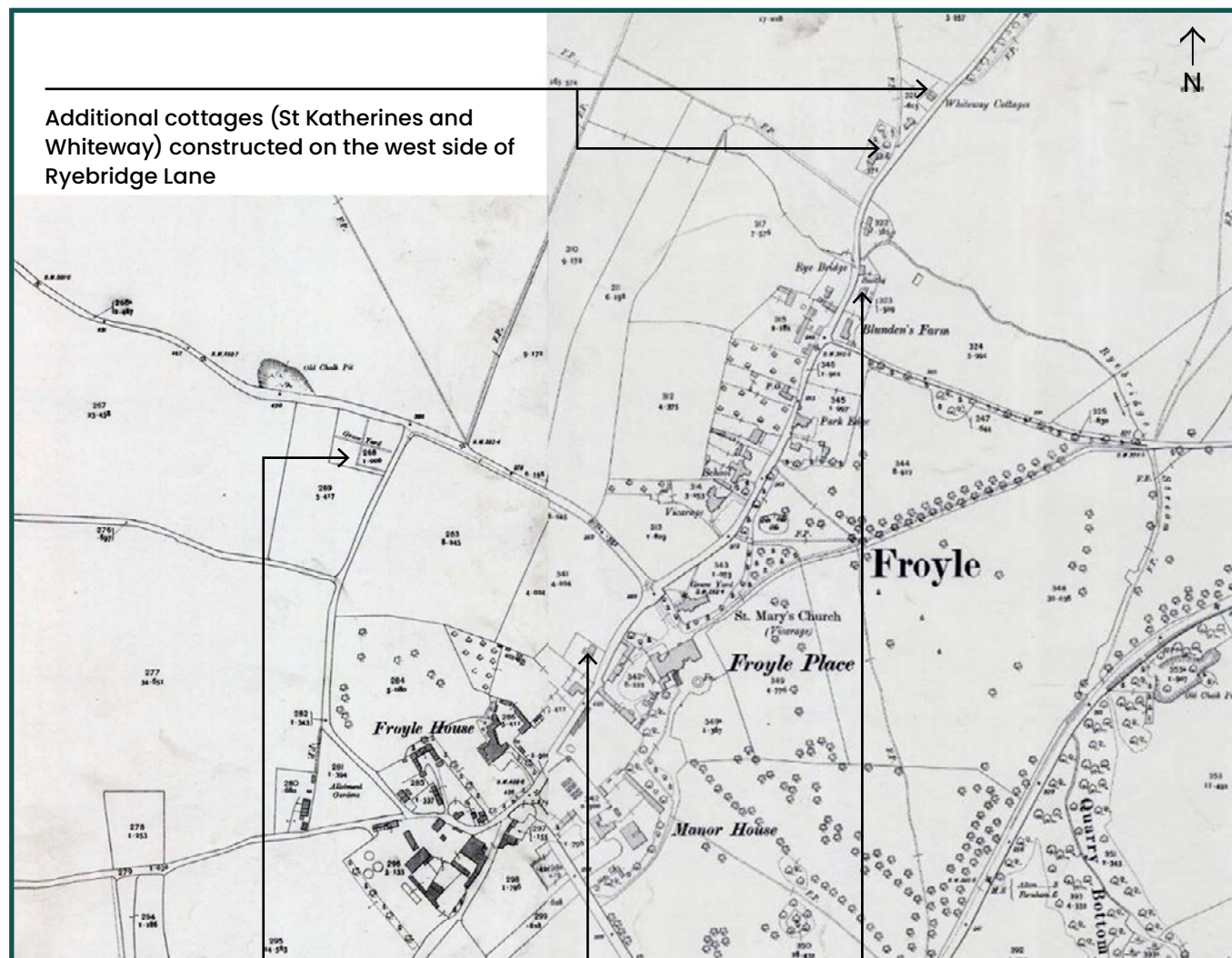
SECTION 2.0: CHARACTER

The 1896 Ordnance Survey shows little change within the village; some additional infrastructure had been built at West End Farm and the former pond within the yard had been infilled.

The 1910 Ordnance Survey shows changes and additions in the village since 1896. These include the construction of a pair of cottages on the west side of Ryebriidge Lane (St Joseph's), the laying out of allotment gardens at the western edge of the village, the provision of an additional cemetery off Yarnhams Lane, the construction of Jasmine Cottage on the east side of Ryebriidge Lane and additional cottages (St Katharine's and Whiteway) at the north-eastern edge of the conservation area.

It was during the early 20th century that the characteristic statuettes of saints found throughout the conservation area were installed. These sculptures were brought back from Italy by Sir Hubert Miller, the last Lord of the Manor of Froyle, to adorn various buildings across the estate.

Other early 20th-century developments included the partial re-facing of Froyle Manor and the erection of the war memorial, which sits approximately halfway between Upper and Lower Froyle, in 1921.



Additional
grave yard laid
out since 1896

Joseph's Cottages,
constructed
since 1896

Jasmine Cottage,
constructed in the
early 20th century

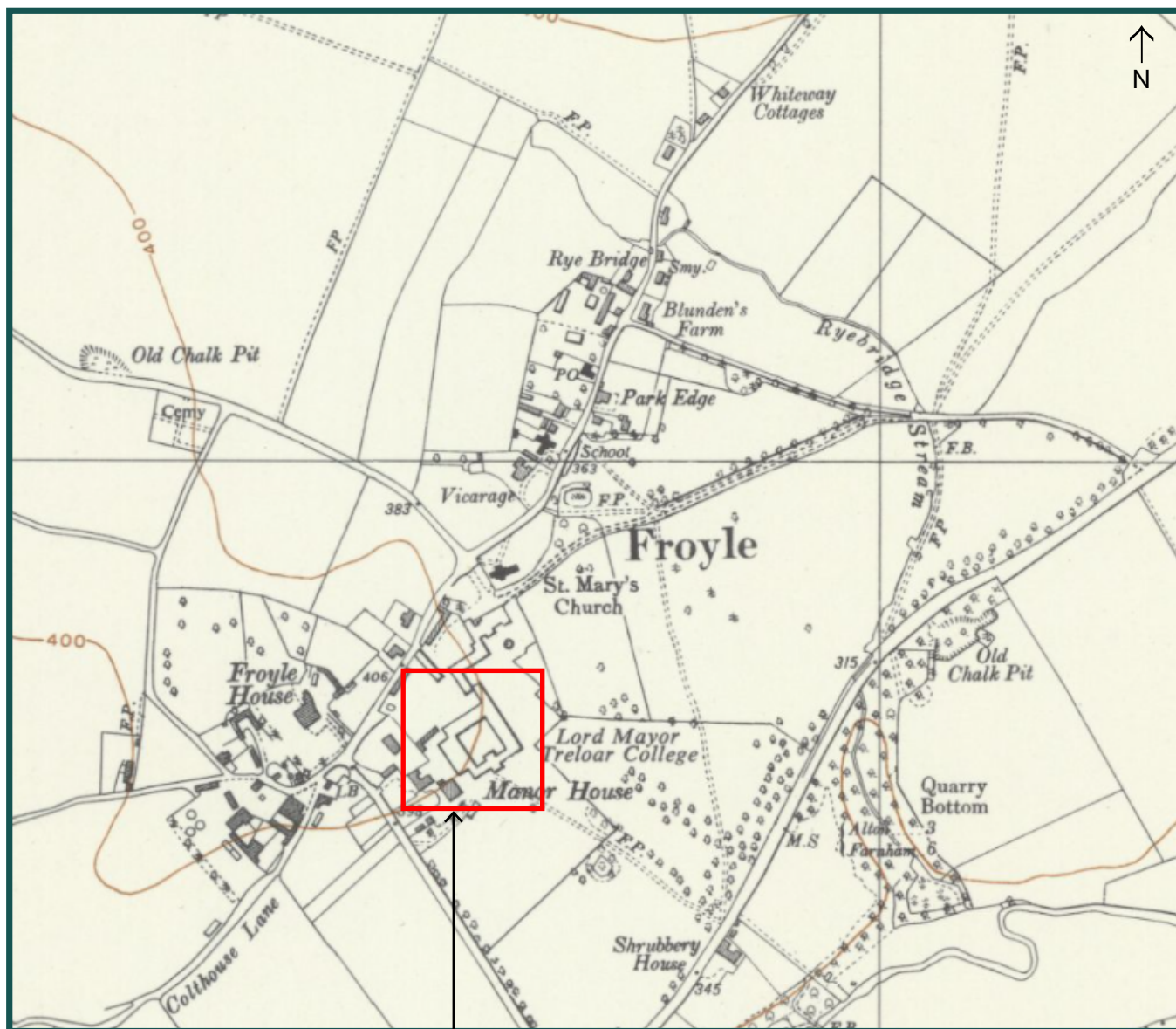
Upper Froyle as shown in the
1910 Ordnance Survey.

SECTION 2.0: CHARACTER

In the 1950s, Upper Froyle became home to the Lord Mayor Treloar School, first established in Alton during the early 20th century by Sir William Purdie Treloar for the technical education of disabled boys over 14.⁰⁵ The school acquired land at Froyle Park in 1953, and a campus was subsequently developed on the site of Home Farm and a section of the adjacent parkland. The centrepiece of the school site was a purpose-built double storey block with a quadrangle and central clock tower.

In 2003, several new houses were constructed at Beech Grove, north of Blunden's House, in the north-east of the conservation area. A decade later, the former Treloar School site was converted to residential use. This involved the conversion of the 1950s school building, the grand 17th-century farmhouse and several historic agricultural/service buildings into dwellings. Around 40 new-build flats and houses were also provided on the site.

Under the same scheme, Froyle Park was converted to serve as a wedding venue. Works concluded in 2015.



⁰⁵ Hampshire Cultural Trust, *Local History: The Lord Mayor Treloar Hospital and College*, 2019.

Upper Froyle as shown in the 1960 Ordnance Survey.

New development at Lord Mayor Treloar College, established at Froyle Place in the early 1950s

SECTION 2.0: CHARACTER

2.3 Architecture

2.3.1 Architectural Styles

There are a range of architectural styles found throughout the village, illustrating its evolution over many centuries. The most common typology is the two-storey dwelling, but within this category there is significant diversity in size, scale and materiality. Domestic buildings range from humble thatched cottages to grand historic residences and span a mixture of styles from vernacular timber-framed structures to Jacobean (Froyle Park) and Neo-Classical (Froyle House). There are also a number of historic agricultural buildings interspersed throughout the settlement, and a church and former school which are self-consciously Gothic. Many structures have been extended and reconfigured over time, which lends further interest and creates an organic character.

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

Vernacular buildings within the conservation area incorporate a wide range of materials including timber-framing, red and orange brick, malmstone and clay. Some roofs are steeply pitched and thatched, whilst others are half-hipped and covered with handmade clay tiles. These buildings are spread throughout the conservation area, with a higher concentration of timber-framed thatched buildings towards the eastern end of the settlement. The high survival rate of such buildings lends a strong historic character.

The vernacular tradition was emulated in some later 19th-century/early 20th-century buildings (such as Chestnuts, Jasmine Cottage and St Katharine's Cottage).



Post Office Cottage, which dates from the late 16th century with 18th-century additions, is typical of the local vernacular style. It uses a combination of local materials including timber framing with brick infill panels, malmstone, clay tiles and thatch.



West End Cottage, a 17th-century vernacular dwelling. The materials used (clay tiles, red brick, timber), the evidence of multiple additions over time and the different sizes of window openings help to identify this as a vernacular structure.



Blunden's House, which originated as a late-medieval hall house, incorporates the timber framing and steeply-pitched roof slopes characteristic of vernacular architecture in this region.



Jasmine Cottage, constructed between 1896 and 1910, showcases the fashion for vernacular architecture which was popular at this time through the use of clay hung tiles, a traditional half-hipped roof and large Tudor-Gothic style windows.

SECTION 2.0: CHARACTER

Gothic Buildings: Gothic architecture, characterised by the use of pointed arches, tracery and stained glass, was the mainstay of religious and royal architecture in England until the 17th century. The Gothic style is illustrated at St Mary's Church – built on the site of an older church during the early 14th century with later additions and extensions.

Gothic experienced a substantial revival in the 19th century when it was used for civic and domestic buildings as well as religious and royal ones. The mid-19th-century National School on the west side of Ryebriidge Lane illustrates the Victorian admiration for medieval Gothic architecture. Gothic Cottage, to the west of the conservation area, demonstrates the characteristic sense of verticality found in Gothic architecture through its steeply pitched roof slopes.



The Gothic style St Mary's Church, incorporating fabric dating from the 14th century with an early 18th-century tower.



The mid-19th-century former National School on the north side of Ryebriidge Lane. With its lavish use of pointed arches, mouldings and tracery this building draws strongly on medieval ecclesiastical architecture.

SECTION 2.0: CHARACTER

Georgian Neo-Classicism: Neo-Classicism was the dominant architectural style during the 18th and early 19th centuries. Neo-Classical buildings are deliberately designed to be symmetrical with regular windows and features such as columns, pilasters, pediments and keystones. Several buildings within the conservation area demonstrate the Georgian Neo-Classical style. Froyle Cottage (18th century) and Froyle House (early 19th century) incorporated Neo-Classical features from the outset. Both display characteristic Georgian features including regularly arranged sash windows and shallow hipped roofs (in the case of Froyle House hidden behind a parapet).

St Paul's House, opposite St Mary's Church, has a similar appearance but is a timber-framed building which was refaced in the 18th century to accord with the latest fashions. Froyle Manor was also partially re-faced in the Georgian fashion during the early 20th century.



Froyle Cottage, an 18th-century Georgian building, easily identifiable as such through its highly symmetrical façade, shallow hipped roof and regularly arranged sash windows.



Froyle House, a substantial late-Georgian residence constructed on Ryebriidge Lane around 1820. Typical Neo-Classical features include the regular sash windows, pilasters, projecting cornices, egg-and-dart mouldings and pale stucco finish.

SECTION 2.0: CHARACTER

Victorian and Edwardian Domestic Style. The influence of the Gothic tradition in Victorian architecture was most often expressed in large civic and commercial buildings, purpose-built urban terraces and substantial houses. The more modest residences, such as those found within Upper Froyle, used a style less dependent upon medieval Gothic features. They often incorporated square (rather than arched) window openings, bay windows and pitched roofs with large street-fronting gables. The use of brick detailing to decorate external facades was common. Home Farm Cottages at the western end of the conservation area and School House due east of the former National School are good examples of this Victorian architectural style.

Similarly, whilst large Edwardian houses, purpose-built urban terraces and civic/commercial structures from the early 20th century were often highly decorative, smaller dwellings such as those found within the conservation area were comparatively simple. The influence of the Neo-Georgian style in Edwardian architecture can be seen in the use of sash windows and hipped roofs. As with Victorian properties, bay windows were also common. St Joseph's Cottages and Whiteway Cottage are late 19th or early 20th-century structures which incorporate some of these features.



The steeply-pitched roof and street-fronting gable to the School House are characteristic of Victorian domestic architecture.



Whiteway Cottage at the eastern edge of the conservation area. The projecting bay window is a typical Edwardian feature.

SECTION 2.0: CHARACTER

Historic Agricultural/Service Buildings: Throughout the conservation area there are examples of historic barns, stables and malshouses which enhance the rural character of the conservation area and illustrate its origins as an agricultural settlement. These buildings are generally single storey structures (some with additional storeys inserted in modern times) with a functional character and are often clad with timber. Although many have since been adapted to serve other uses, their functional agricultural character is still appreciable.



Former stables and malshouses, since converted to residential use, denote the former location of Home Farm, to the south-west of Froyle Park.



A substantial early 19th-century barn at West End Farm. Many such buildings survive throughout the conservation area, often in groups, illustrating the agricultural origins of the settlement.

SECTION 2.0: CHARACTER

2.3.2 Materials and Features

Exposed red brick is the most visually prominent material within the conservation area. Painted/ rendered buildings (Thatch Cottage, Froyle House, St Katherine's Cottage) are in the minority. Brick is a common construction material for all building types within the conservation area, and is also found in boundary walls and chimney stacks.

Malmstone, a local chalky sandstone, is also found in multiple buildings including the highly-prominent Froyle Park as well as boundary walls and historic agricultural structures.

The prevalence of exposed brick and malmstone is complemented by a range of other materials, often used in conjunction with one another, including:

- **Clay:** hand-made clay tiles are frequently used as roofing materials and hung tiles can be found to the upper storeys of some dwellings (modern as well as historic). A high number of historic clay chimney pots also survive across the conservation area.
- **Thatch:** The predominant roofing finish for the oldest buildings within the conservation area.
- **Timber:** There are many timber-framed vernacular buildings across the conservation area. Timber is also seen to doors, windows and porches, and as cladding to some agricultural structures.
- **Slate:** Found as roofing material for later 19th and early 20th-century dwellings.

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

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

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

Of particular interest within Upper Froyle are the multitude of small statues of saints, which were brought back from Italy by the last Lord of the Manor during the early 20th century and installed on various properties across the estate.



A combination of malmstone and red brick to a historic agricultural structure to the west of the conservation area.



This historic agricultural structure adjacent to Froyle Park utilises a characteristic materiality of exposed red brick with clay roof tiles.

SECTION 2.0: CHARACTER



Park Edge, towards the eastern end of the conservation area, incorporates red brick, clay tiles and timber windows. The rear range is timber framed.



Post Office Cottage, a timber-framed, thatched building with red-brick infill panels, timber windows and dark red hung tiles. Note the statuette of the saint in the niche at high level.



Malmstone is a common building material across the conservation area, as seen at this small Victorian terrace.



A historic plank and batten door to the 17th-century West End Cottage, which lends a high degree of visual and historic interest.



The statuettes of saints positioned at high level on many buildings across the village is a unique feature of the conservation area.



White-washed buildings are in the minority within the conservation area, but add visual interest where they exist.

SECTION 2.0: CHARACTER

2.4 Views

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

Views out of the conservation area towards the surrounding countryside (Views 01-07)

The strong visual connection between the conservation area and the surrounding countryside is essential to the settlement's rural character. The proximity of open fields to the edges of the village reflects the agrarian economy which sustained Upper Froyle for most of its history. Views across the historic parkland lend a more formal character and provide the setting for the former manor house at Froyle Park. Views to the south and east take in the relatively flat terrain between the village and the A31, as it slopes gently downwards towards the River Wey. Views to the west and north-west of the boundary are more dramatic, capturing an undulating landscape set against the backdrop of various woodlands occupying higher ground to the north-west.

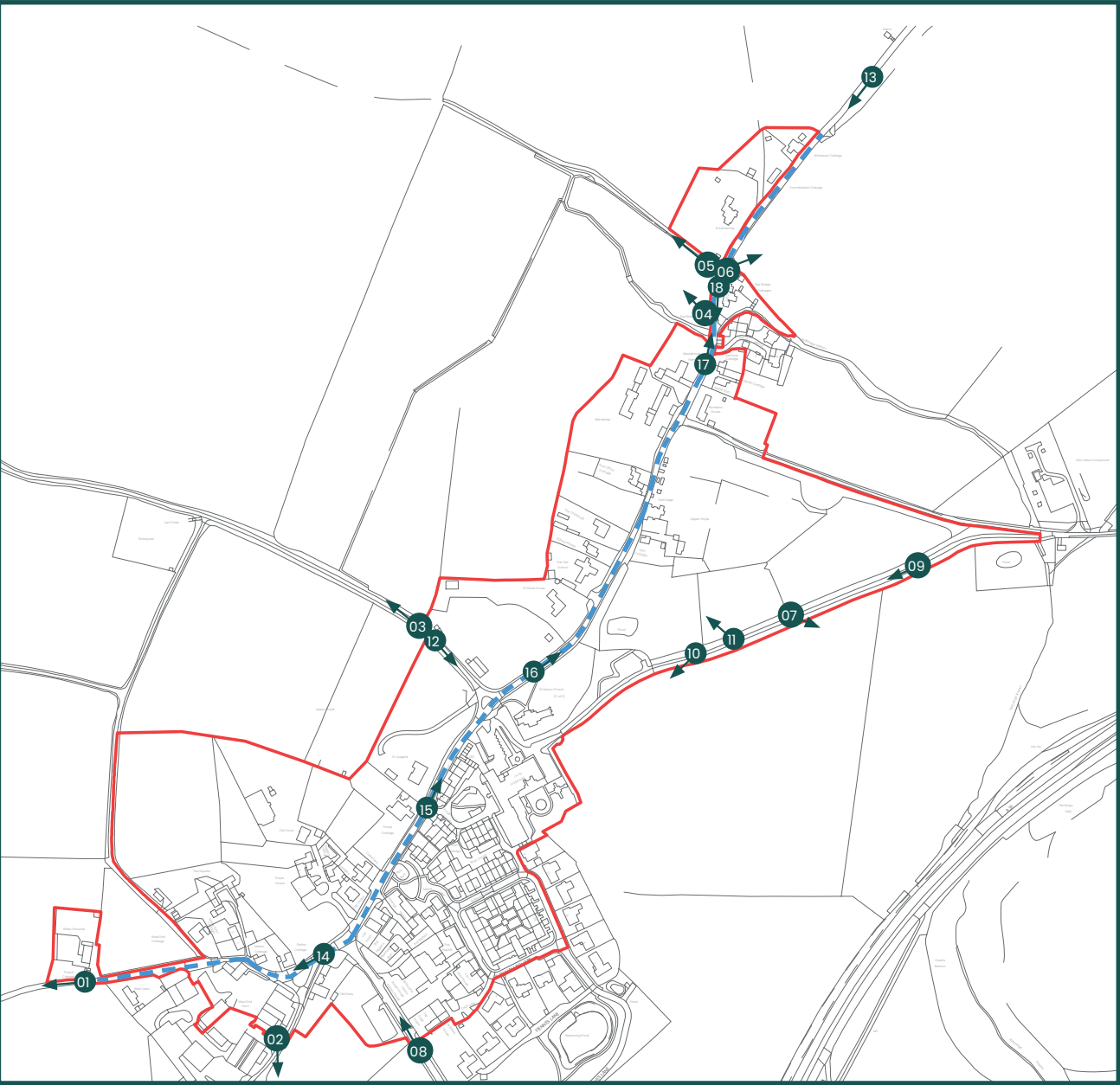
Views into the conservation area (Views 08-13)

The relationship between the built environment and the configuration of the roads leading into the village combines to produce a strong sense of arrival at several points. The most notable approaches are from the south-east (along the straight section of Ryebidge Lane connecting the western end of the village with the A31), from the north on the approach from Lower Froyle, from the north-west along Yarnhams Lane, and from the north-east along the avenue connecting Gid Lane with Froyle Park. The relative lack of modern development around the village enhances the impact of these views.

Streetscape views (Views 14-18)

Kinetic views along the principal streets within the conservation area capture the mixture of boundary treatments throughout the settlement, including traditional post-and-rail style timber fencing, red brick and/or malmstone walls and mature hedgerows and trees. Some buildings can be appreciated in groups from a small distance, a notable example being the historic agricultural buildings around the former farm at West End. Others are more heavily screened by intervening boundary treatments and are revealed intermittently as the viewer moves through the settlement. Streetscape views facilitate appreciation of the diversity in age, style, scale, materiality and orientation across the built environment, which lends a high degree of visual interest.

SECTION 2.0: CHARACTER



KEY VIEWS

- 2025 Conservation Area Boundary
- ➡ Key Viewpoint
- - - Kinetic Streetscape Views

This plan is not to scale

SECTION 2.0: CHARACTER



View 01: Looking westwards from Thatch Cottage, on the western boundary of the conservation area. The view takes in the transition from asphalt-covered road to narrow gravelled track, which definitively marks the edge of the settlement.



View 02: Looking southwards across the open fields separating Upper Froyle from the A31. The absence of hedgerows or boundary treatments between the adjacent field and the road lends a sense of openness. The belts of woodland visible in the distance enhance the rural character of the surrounding landscape.



View 03: Looking north-west along Yarnhams Lane. The treed bank flanking the road creates an informal rural character and frames views of Stowell Copse in the distance.

SECTION 2.0: CHARACTER



View 04: Looking north-west into the surrounding countryside from the eastern end of Ryebidge Lane. The lack of substantial boundary treatments in this area strengthens the visual and spatial connection to the adjacent landscape.



View 05: Views down informal access routes such as this byway off Ryebidge Lane reflect the proximity of the settlement to its rural surroundings.



View 06: Views eastwards from Ryebidge Lane across the adjacent field encompass the relatively flat topography, which plateaus before sloping gently down to meet the River Wey.

SECTION 2.0: CHARACTER



View 07: Views eastwards across the grounds of Froyle Park afford a more formal character than those in other parts of the conservation area, encompassing gently undulating lawns punctuated with specimen trees.



View 08: The grand, late-Georgian building known as Froyle House terminates winter views along the straight section of Ryebriidge Lane connecting the village to the A31. The historic boundary walls on the right-hand side of the road illustrate the presence of the historic settlement and create a sense of arrival.



View 09: The long driveway connecting Gid Lane to the rear of Froyle Park, flanked by an avenue of trees, establishes a sense of arrival and illustrates the historic status of the former manor house.

SECTION 2.0: CHARACTER



View 10: As the viewer exits the ornamental avenue on the approach to the village through the parkland, the former manor house is revealed. The prominence of the building on the long approach through the grounds reflects its historic status.



View 11: As well as providing views towards the former manor house and out across the parkland, the long driveway leading from Gid Lane to Froyle Park also facilitates views towards the built development on the west side of Ryebriidge Lane. The distance afforded by intervening open space allows the viewer to appreciate the diversity of ages, styles and materials in this part of the conservation area.



View 12: As the road wends gently to the south-east on the approach to the village from Yarnhams Lane, Froyle Park comes into view. St Mary's Church can also be glimpsed behind mature planting. The prominence of these two buildings creates a strong sense of arrival at the historic nucleus of the settlement.

SECTION 2.0: CHARACTER



View 13: Views into the village from the higher ground between Upper and Lower Froyle illustrate the rural landscape and gently rolling topography which form the setting of the conservation area.



View 14: The grouping of historic agricultural structures on the former site of West End Farm lends a strong rural character and provides a visual link to the agrarian economy which sustained Upper Froyle in the past. The contrasting proportions of the mid-Victorian 'Gothic Cottage' on the right-hand side of the image illustrate the diversity of architectural styles and typologies within the conservation area.



View 15: In parts of the conservation area, streetscape views are dominated not by buildings but by boundary treatments – in this case the historic malmstone and brick walls enclosing the residential estate at Froyle Green on the right and St Joseph's Cottages to the left.

SECTION 2.0: CHARACTER



View 16: As well as enabling the viewer to appreciate the range of boundary treatments and historic structures throughout the conservation area, streetscape views also demonstrate the gentle meander of Ryebidge Lane, which constitutes the structural spine of the settlement.



View 17: Towards the northern end of the conservation area, Ryebidge Lane curves gently eastwards bringing St Katherine's, on the edge of the settlement, into view alongside the side elevation of Ryebidge Cottages (in the middle distance) and a former agricultural building associated with Blunden's Farm.



View 18: Throughout much of the conservation area, the combination of boundary treatments and generous gaps between buildings means structures are viewed individually rather than in a wider group context. The gentle curve of the road around the Ryebidge Stream however pulls several of the historic buildings flanking Ryebidge Lane into view on the approach into the village from Lower Froyle.

SECTION 2.0: CHARACTER

2.5 Configuration and Direction of Movement

The conservation area has a dispersed, linear settlement pattern, with most built structures constructed off the gently meandering Ryebidge Lane. At the south-western end of the conservation area, Ryebidge Lane branches into a series of narrow lanes and byways enclosing the site of West End Farm and leading into the surrounding fields. Ryebidge Lane turns sharply southwards at this point, becoming a straight avenue continuing south-east to connect with the A31.

Alongside the string of buildings fronting Ryebidge Lane directly, there are several historic farmsteads loosely arranged in courtyard formations off the principal thoroughfare (this configuration is particularly well preserved at of West End Farm and Froyle Green, due west of Froyle Park).

To the north-east, the village is intersected by The Rye, a seasonal stream which runs from east to west beneath a shallow bridge (from which Ryebidge Lane takes its name). A small rivulet branching from the Rye flows southwards, above ground, down the west side of Ryebidge Lane for a small distance between Blunden's Farm and Post Office Cottage.

The principal access routes into the village are via Ryebidge Lane from the A31 to the south of the settlement, via Yarnhams Lane from the north-west, and via Ryebidge Lane from Lower Froyle to the north. There is also a secondary approach via Gid Lane from the A31; this single-track lane leads to Blunden's Farm in the east of the conservation area and also provides access to the long driveway leading through the grounds of Froyle Park.

Froyle Park, which was once the seat of the Lord of the Manor, and the adjacent medieval church, form the nucleus of the settlement and are situated in the approximate centre of the village.

Traffic within the conservation area is notably light, with the busiest area being the stretch of Ryebidge Lane between West End Farm and the A31.



Looking west across the Rye from Ryebidge Lane in the north of the conservation area.

SECTION 2.0: CHARACTER

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 Upper Froyle Conservation Area is modest. There are no streetlights and no pavements. There is a limited amount of street furniture, including the traditional fingerpost outside the church, a post-box and noticeboard at the top of Gids Lane, and limited street-signage outside Froyle Park/the small business park operating at West End Farm. There are a few timber/stone benches in St Mary's churchyard and within Froyle Memorial Garden. The Memorial Garden also contains a simple stone monument commemorating former staff and students of Treloar School.

The principal roads within the conservation area are finished with tarmac or asphalt, however the general lack of marking paint and the prevalence of vegetation to the edge of the thoroughfares softens the visual impact of this municipal modern finish. The byways leading into the surrounding fields around West End Farm in the south-west and St Katherine's in the north-east of the settlement are unsurfaced, which lends a distinctly rural character.

Private driveways generally have permeable gravelled surfaces, which are in keeping with the character of the conservation area.

Boundary treatments, both constructed and planted, make an important contribution to the historic rural character of the settlement and lend a strong sense of enclosure in places. There are many historic walls, with notable examples being the substantial malmstone/brick walls enclosing the western boundary of the housing estate which was built in the grounds of Froyle Park/Froyal Manor c.2014, and the boundary wall of the late-Georgian Froyle House. Brick and stone gate piers are common throughout the conservation area.

The screening effect of boundary walls is often heightened by mature planting in private gardens. Low hedgerows are also common, being particularly prevalent around the eastern end of the village. Low timber post-and-rail fencing is found at intervals enclosing private gardens and green space within the public realm.



The malmstone boundary wall enclosing Froyle House.

SECTION 2.0: CHARACTER



Looking north-west along Ryebriidge Lane. The historic boundary walls flanking the road, paired with the impact of mature boundary planting, lend a traditional character and a strong sense of enclosure.



Low hedgerows are also characteristic of the conservation area, and are particularly prevalent towards the eastern end of the settlement.



The fingerpost in the centre of the village lends a traditional character to the wider streetscape.



The early 20th-century post-box at the top of Gids Lane enhances the historic character of the streetscape.

SECTION 2.0: CHARACTER

2.7 Open Spaces and Trees

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

St Mary's churchyard is maintained as a publicly accessible open space and makes an important contribution to the public realm in the centre of the village. The survival of the churchyard, including historic yew trees and gravestones, preserves the setting of the church which has, alongside the manor house, formed the nucleus of the settlement for many centuries. The churchyard is situated on a small embankment and provides elevated views along Ryebidge Lane and out across the adjacent fields.

The conservation area encompasses a triangular section of open space enclosed by Ryebidge Lane to the north-west, Gid Lane to the north-east, and the drive leading from Gid Lane to Froyle Park to the south-east. A small area of this land, due east of the churchyard, is a publicly accessible memorial garden commemorating former staff and students of Treloar School. Mature trees within the garden provide a semi-enclosed and tranquil space for quiet reflection. The memorial garden also provides views across to a historic pond just east of the churchyard, which is shown in the 1846 tithe map.

The proportions of another historic pond, which had fallen into disuse by the 1960s, are preserved by a large area of open green space due east of The Old Dairy, at the top of Ryebidge Lane on the approach from the A31. Smaller pockets of green space are

found at the intersection of roads; outside West End Farm and at the junction of Yarnhams Lane and Ryebidge Lane opposite Froyle Park. These pockets of greenery contrast pleasingly with the modern surface finishes to the principal roads, softening the streetscape and enhancing the rural character of the conservation area. The wide verges flanking the thoroughfares have a similar effect.

Another important open space is located in the centre of the historic courtyard at Froyle Green, which now forms part of the housing estate built to the east of Ryebidge Lane c.2014. This part of the estate incorporates historic outbuildings associated with the former manor house (Froyle Park). Green space at the centre of the courtyard maintains a sense of openness and softens the impact of the surrounding development and the mature ash tree provides an attractive focal point.

The loose, informal settlement pattern of the village is enhanced by the prevalence of private gardens. Many private gardens also contain mature trees which enhance the rural setting of the built environment and frame longer range views along the principal streets.

Although not included within the conservation area boundary, the south-eastern extent of the parkland at Froyle Park features strongly in views towards the conservation area and provides a verdant buffer between the edge of the village and the A31. The green open space between Upper and Lower Froyle is also important, helping to preserve a sense of separation between the two historic settlements.



Looking north-west along Ryebidge Lane from St Mary's churchyard. The churchyard provides tranquil open space from which to appreciate the rural setting of the conservation area.



Looking southwards across the Froyle Memorial Garden towards the public monument commemorating 'the lives of those of the Treloar's community who have passed this way.'

SECTION 2.0: CHARACTER



A historic pond opposite the former National School, viewed from the Froyle Memorial Garden. The pond is shown on the 1846 tithe map.



A pocket of green space at the junction of Yarnhams Lane and Ryebidge Lane counters the urbanising impact of visibility splays (where the end of a road is widened to assist visibility for road users at junctions).



The site of a former village pond at the top of Ryebidge Lane, which was infilled during the late 20th century.



Froyle Green, looking towards Froyal Park. Green space at the centre of the courtyard softens the impact of the surrounding development and provides a vantage point from which to appreciate the surrounding listed buildings.

SECTION 2.0: CHARACTER

2.8 Archaeology

A range of archaeological discoveries have been made in the wider parish, including Neolithic landscape features between Upper Froyle and Alton, Bronze Age barrows between Lower Froyle and Long Sutton, and Iron-Age pits to the north-west of Binstead.⁰⁶ Mesolithic flints were discovered just south of the conservation area boundary, within the grounds of Froyle Park, in 2016.⁰⁷

Roman activity has also been evidenced in the area; the remains of a Roman villa were discovered at Coldrey (on the southern edge of the parish) in the 1950s, a Roman road was identified in aerial imagery on the south side of the River Wey in the 1980s, and in 2013 archaeological evaluations at the former Treloar School site identified a possible Roman ditch.⁰⁸

The Domesday Survey suggests that the village was well-established by the late 11th century, and the historic structures within the conservation demonstrate continued activity from the 14th century to the present day. It is therefore likely that important below-ground archaeology survives within the conservation area boundary.

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

⁰⁶ Wessex Archaeology, *Froyle Estate, Land at Holybourne, Alton, Hampshire: Archaeological Evaluation*, 2020; Historic England Research Records, Monument IDs: 243772; 244033.

⁰⁷ Hampshire Historic Environment Record, Ref. 72453.

⁰⁸ Historic England Research Records, Monument IDs 243939, 243962; 244014; Historic Environment Record reference 72453.

2.9 Geology And Topography

The conservation area sits above the valley occupied by the River Wey. Froyle House is at the highest point, with the Ryebidge Lane sloping gently south-eastwards towards the Wey and north-east towards Blunden's Farm, before climbing the lower slopes of Saintbury Hill on the approach to Lower Froyle. In contrast to the flat parkland bounding Upper Froyle to the south-east, views to the west and north-west are characterised by gently rolling hills. The steep wooded hills separating Upper Froyle from South Warnborough (to the north) and Shalden (to the west) provide a pleasant backdrop in a range of views from the conservation area out into the wider landscape.

The bedrock geology of the conservation area is chalk.⁰⁹

Froyle's geology is intimately connected to its agricultural success in the past. The location of the village along the junction of the chalk downlands and the lower greensand formation provided a double source of income for the village, allowing farmers to produce large amounts of corn on the downland and hops in the clay land bordering the Wey.¹⁰

⁰⁹ British Geological Survey.

¹⁰ Christopher Hussey, *An English Village: Froyle, Hampshire*, 1941. Accessed via Froyle Archive.

SECTION 3.0: APPRAISAL



SECTION 3.0: APPRAISAL

3.1 Statement of Special Interest

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

Retention of historic settlement pattern and configuration. The conservation area generally has a loose, linear planform. Froyle Park (the original manor house) and St Mary's Church form the nucleus of the settlement, with historic buildings stretching north-eastwards to Whiteway Cottage and south-westwards to West End Farm. The loose and informal character of the conservation area is enhanced by generous gaps between buildings, private gardens which create space between building frontages and public thoroughfares, and an abundance of mature planting and green space. Aside from the housing estate on the site of Treloar School, modern infill/back-land development has been minimal. This has helped to retain the linear development pattern and preserve views into the rural landscape.

The characteristic planform has been somewhat eroded in recent years by the construction of the housing estate around the former Treloar School, which has a far tighter grain than the historic settlement and disrupts the linear arrangement of the buildings lining Ryebriidge Lane from south-west to north-east. However, mature planting and boundary walls help to screen much of the development from public highways within the conservation area, helping to retain the impression of a linear settlement pattern in the western part of the village.

The historic network of roads and byways leading into and out of the conservation area has been preserved, as has the route of the Rye Stream which intersects the village to the north-east. This enhances the historic character of the settlement. The absence

of modern development to the north-east of the conservation area boundary helps to retain a sense of separation between Upper and Lower Froyle.

Architectural variety. Upper Froyle Conservation Area contains a wide range of historic buildings, from 18th-century barns and humble cottages to substantial houses, a former school and medieval church. Even across the vernacular buildings in the conservation area, there is notable diversity in scale, massing, orientation, materiality and architectural detail. This eclecticism lends an informal, organic character and creates significant visual interest. The 'polite' styles of the Georgian, Victorian and Edwardian eras illustrate the development of architectural fashion and the evolution of Upper Froyle over the 18th, 19th and early 20th centuries.

Of particular architectural interest are the small statues of saints which adorn the primary elevations of several properties throughout the village. As well as creating unique focal points, these features provide a link to the last Lord of the Manor of Froyle (Sir Hubert Miller) who instated them.

Diverse materiality. Complementing the wide range in building typology and style is the rich and varied materiality of the conservation area. Pale creamy-grey malmstone is common across buildings of all statuses, reflecting the enduring use of local materials. Other materials, which are often used in combination with one another, include red and orange brick, clay, timber, thatch and limited use of knapped flint and slate. This diverse palette of traditional materials lends a strong historic character and significant visual interest.

Age of buildings. A large number of the buildings within the conservation area date from the 17th and 18th centuries. The density of historic building stock within the conservation area lends a very strong traditional character and illustrates the long history of the village.

Modest public realm. The notable lack of street-lighting, pavements and road marking paint and the limited amount of street furniture enhances the informal, rural character of the settlement.

Presence of trees and open space. The abundance of mature trees, hedgerows and green space within the conservation area heavily informs its rural character. Dense vegetation softens streetscapes and interacts with the built environment to create glimpsed views of historic buildings. Pockets of green space provided by private gardens and verges preserve the loose settlement pattern.

Landscape setting. The rural character of the conservation area is enhanced by views into the surrounding countryside. These views provide significant visual interest and reference the historic agricultural origins of Upper Froyle. The absence of modern development along Farnhams Lane and to the north-eastern/south-western ends of Ryebriidge Lane preserves the visual relationship between the conservation area and its landscape setting and creates a strong sense of arrival/departure at the edges of the settlement.

SECTION 3.0: APPRAISAL

3.2 Audit of Heritage Assets

The Upper Froyle 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 Upper Froyle Conservation Area, identifying both individual assets and groups of structures and explaining 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 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.

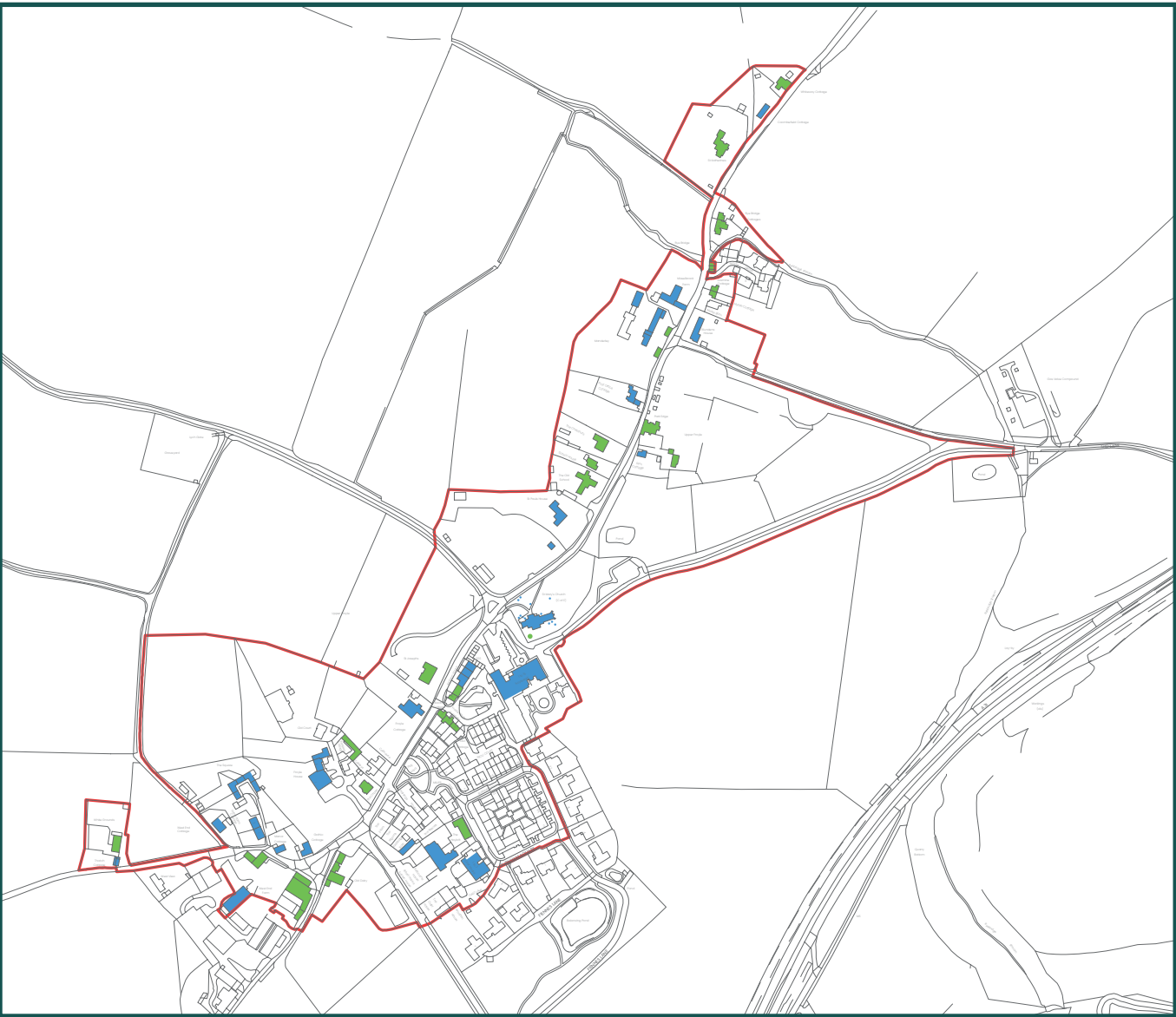
SECTION 3.0: APPRAISAL

Checklist – Positive Contributors

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

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

SECTION 3.0: APPRAISAL



HERITAGE ASSETS

- 2025 Conservation Area Boundary
- Listed Building
- Positive Contributor

This plan is not to scale

SECTION 3.0: APPRAISAL

3.3 Issues

3.3.1 Condition

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

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

Condition of verges. Where there are no kerbstones or boundary treatments protecting them, some verges within the conservation area are susceptible to vehicle damage. The green verges are a key feature of the conservation area and should be protected/maintained accordingly.

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.



This section of malmstone boundary wall off Ryebidge Lane has been subject to inappropriate repairs with cement-based mortar. As moisture cannot escape through the mortar, it instead moves through the masonry, causing it to degrade over time.



A section of boundary wall to the Old Dairy off Ryebidge Lane. This illustrates the damage caused to fabric through the use of cementitious mortar to re-point historic brickwork.

SECTION 3.0: APPRAISAL



A section of historic boundary wall between Froyle Park and the churchyard, which is in need of repair.



When left unmanaged, vegetation can take root in historic joints and push fabric out of place as it grows.



Heavy efflorescence (salt staining) across the brickwork on the church tower, which is particularly vulnerable to repeated cycles of wetting and drying due to its exposed position.

SECTION 3.0: APPRAISAL

3.3.2 Detracting Features

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

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

Satellite dishes and TV aerials. There are a few examples of roof or chimney-mounted television aerials which, if redundant, could be removed to the benefit of the roofscape.

Modern development/intervention. Modern development within and in the setting of the conservation area is generally in keeping with its character. The residential estate on the former Treloar School site successfully integrates several historic buildings with sensitively designed new-build structures. The new-build elements of the development would however have benefitted from further diversity in the materials used (e.g. increased variation in the colour of tiles/bricks across the site and incorporation of malmstone or an appropriate alternative).

There are examples where traditional roof finishes have been renewed with concrete tiles, which compete with the established materials palette across the roofscape.



The proportions and materiality of the modern uPVC windows to this historic agricultural structure (since converted to residential use) depreciate the historic character of the conservation area.



The uPVC downpipe and interlocking concrete roof tiles to this historic agricultural structure at West End Farm detracts from the historic character of the building and the wider conservation area.

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

SECTION 3.0: APPRAISAL

3.4 Opportunities

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

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

Future development within or in the setting of the conservation area has the potential to contribute positively to its established character. No. 3 Beech Grove for example, which lies just outside the boundary of the conservation area within a small early 21st-century development, is a modern building sympathetic in scale, style and materiality to the special character of the historic settlement.



No.3 Beech Grove, constructed c.2003. In its incorporation of both hipped and pitched roof forms, rich red brick, hung clay tiles and timber sash windows this building responds effectively to the established character of the conservation area.



The modern development on the former Treloar School site responds to the established character of the historic settlement, incorporating a mixture of pitched and half-hipped roofs, red brick and hung tiles. Brick detailing is used effectively in places to enliven facades and add visual 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.

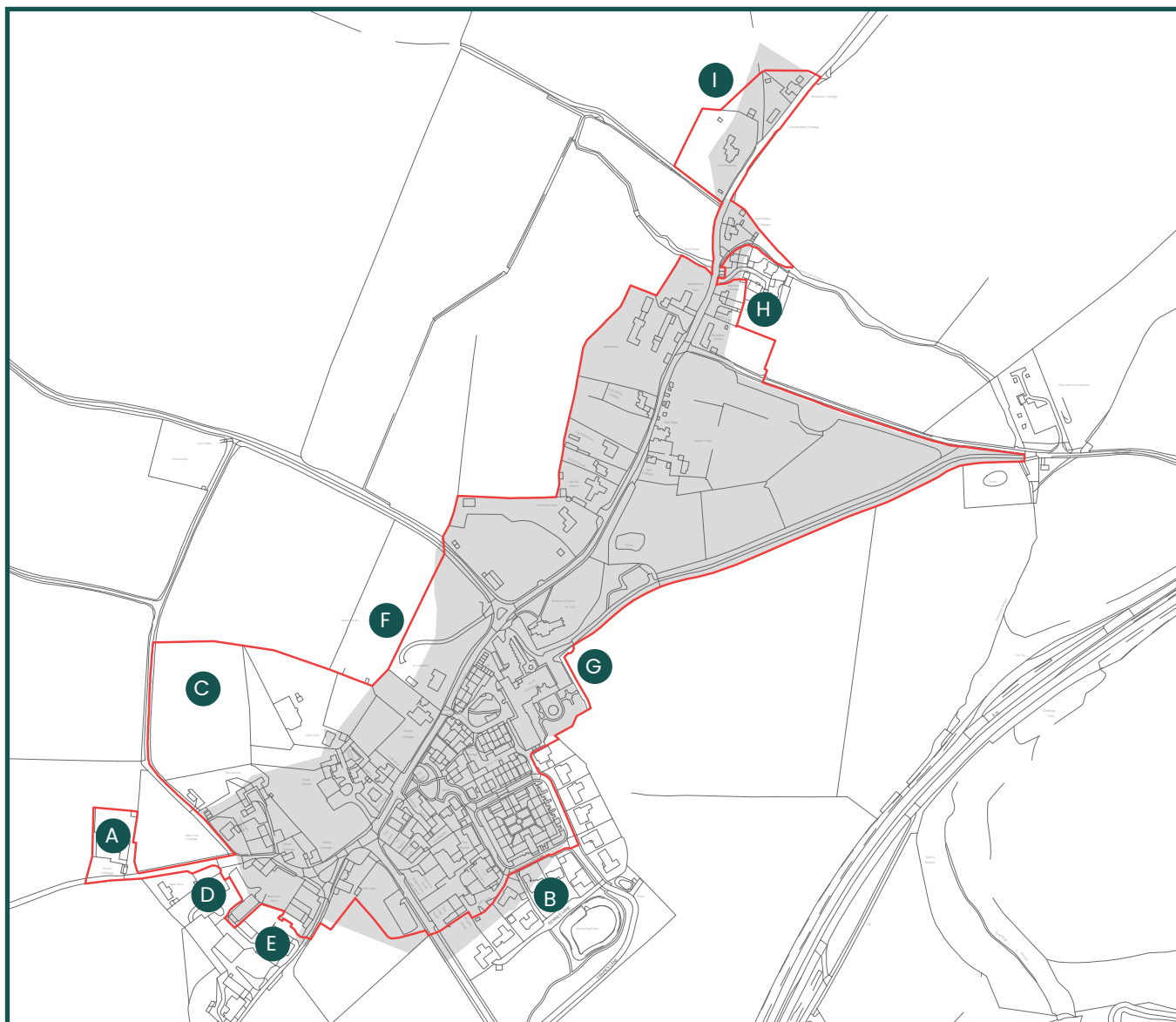
The need to review the boundary can be in response to a number of factors: unmanaged incremental changes which have, over time, diluted the character of an area; the boundary may have been drawn too tightly originally; or the special interest of a feature may not have been evident to a previous assessor.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

4.2 2025 Boundary Changes

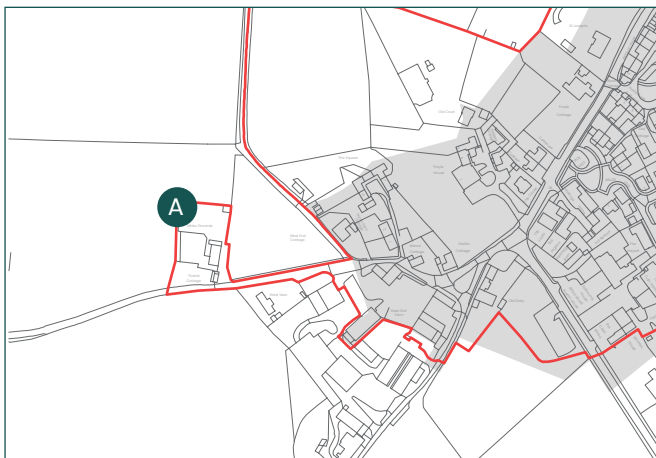
One principal extension to the boundary is recommended within this Conservation Area Appraisal and Management Plan, alongside several adjustments to rationalise the existing boundary in accordance with plot boundaries.

The proposed amendments are identified on the adjacent plan.



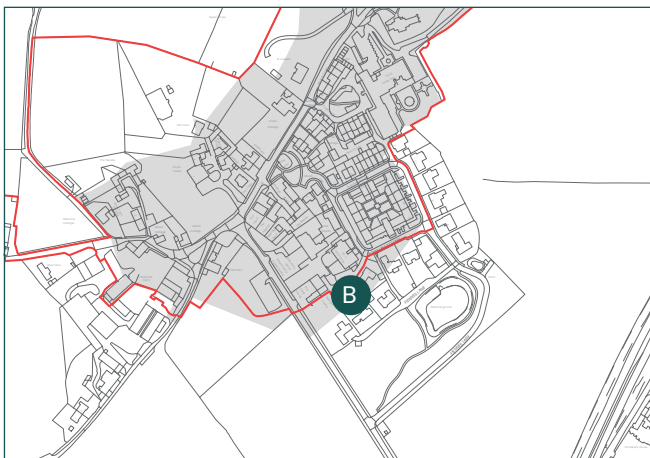
SECTION 4.0: BOUNDARY REVIEW

Proposed extension A



It is proposed to extend the boundary to include Thatch Cottage, a historic timber-framed thatched cottage, and White Grounds, a 19th-century malmstone and brick terrace. Both buildings enhance the historic character of the conservation area and demonstrate its characteristic materials palette. Bounded to the west by open countryside, these structures define the western edge of the historic settlement. Views from Thatch Cottage into the surrounding landscape facilitate appreciation of the conservation area's rural setting.

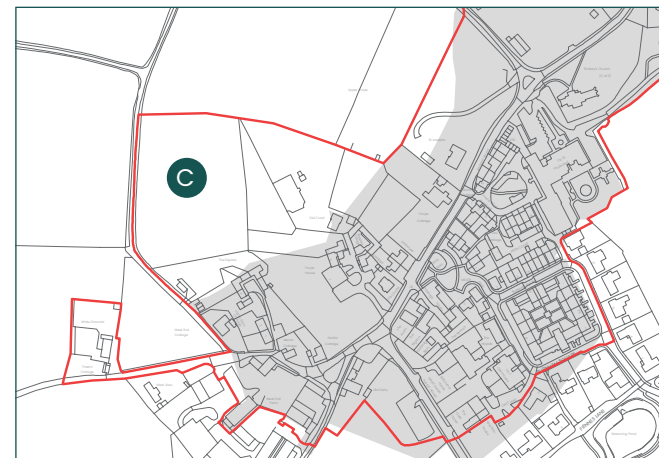
Proposed extension B



The conversion/expansion of the former Treloar School site to residential use post-dates previous appraisals of the conservation area. Consequently, the existing boundary cuts across a number of buildings and plots in this area. It is proposed to tighten the boundary in this location, excluding the new-build development along Fiennes Lane and the eastern side of Burnham Square but retaining the 1950s Burnham House building (constructed for Treloar School), the 18th and 19th-century outbuildings associated with the historic agricultural use of the area, and some areas of new-build development which occupy the site of the former farmsteads around Froyle Manor/Froyle Place and have infilled gaps between historic buildings.

This boundary amendment would retain the former farmyards/school site and the historic boundary walls along Ryebidge Lane, whilst ensuring that the integrity of the conservation area is not devalued through the inclusion of modern development which, whilst sympathetic, does not confer special architectural or historic interest.

Proposed extension C



Currently, the boundary in this area cuts across buildings and runs through the walled garden to the north-east of Froyle House. It is proposed to rationalise the boundary by extending it to accord with the boundaries of the historic properties north of West End Farm, and with the historic boundaries of the Froyle House estate.

Proposed amendments D, E, F, G, H and I

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

SECTION 5.0: MANAGEMENT PLAN



SECTION 5.0: MANAGEMENT PLAN

5.1 Control Measures Associated With Conservation Area Designation

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

Control measures within a conservation area are as follows:

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

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

5.2 Conservation Aims and Best Practice

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

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

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

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

5.3 Repairs And Replacement

5.3.1 'Like-for-Like'

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

5.3.2 Repairs and Replacement

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

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.

SECTION 5.0: MANAGEMENT PLAN

- Repairs using appropriate materials and techniques are always preferable over wholesale replacement.
- Where a historic feature has degraded beyond repair, replacement should be carried out on a like-for-like basis (see above 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.

SECTION 5.0: MANAGEMENT PLAN

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 continued use of historic buildings is 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.

SECTION 5.0: MANAGEMENT PLAN

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

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

5.9 Recommendations And Next Steps

The following recommendations are additional to the guidance set out in sections 5.1-5.8, and respond to the identified issues within the Upper Froyle 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 future development should have due regard for the established settlement pattern, which is linear and dispersed with generous gaps between buildings.

Recommendation 4: Any new design, intervention or repair should be high quality, regardless of scale.

Recommendation 5: Buildings, features and spaces identified as making a positive contribution to the conservation area should be afforded protection against harmful change.

Recommendation 6: Due consideration should be given to archaeological potential wherever below-ground intervention is proposed.

Recommendation 7: 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 8: The distinctive and historic configuration of Upper Froyle's roads and lanes should be protected.

Recommendation 9: The historic pond east of St Mary's Church and the site of the infilled village pond at The Old Dairy should be protected from development.

Recommendation 10: The course of the Rye Stream should be protected.

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

Secondary Literature & Websites

Hampshire Historic Environment Record

Hampshire Cultural Trust, *Local History: The Lord Mayor Treloar Hospital and College*, 2019. <chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.hampshireculture.org.uk/sites/default/files/inline-files/TreloarHospital.pdf>

Historic England Research Records via Heritage Gateway

The Froyle Archive, <https://www.froyle.com/>

Legislation, Policy and Guidance

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

East Hampshire District Council, *Emerging Local Plan*, 2021–2040, 2023.

East Hampshire District Council, *Upper Froyle Conservation Area*, 1993.

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

Historic England, *Traditional Windows: Their Care, Repair and Upgrading*, 2017. <https://historicengland.org.uk/images-books/publications/traditional-windows-care-repair-upgrading/>




Land Use Consultants, *East Hampshire Landscape Character Assessment: Landscape Character Type 3: Chalk Valley Systems*, 2024.

National Planning Policy Framework, Updated December 2024.




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

Froyle Village Design Statement, 2016.




APPENDIX B: HERITAGE ASSET AUDIT

Building Name/ Number	Status	Reason for Inclusion (Positive Contributors)	List Entry (Where Applicable)	Photo/Brief Description
Burnham Square				
Stable and Malthouses 10 Metres East of the Manor House	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1179321	
The Hayloft	Positive Contributor	Despite its conversion to residential use, the functional proportions of this former agricultural building are still legible, and reflect the former use of this area as a farm prior to the establishment of Treloar's School and the later residential estate.	N/A	
Froyle Green				
Froyle Place Cottages	Positive Contributor	Despite its conversion to residential use, the functional proportions of this former agricultural building are still legible, and reflect the former agricultural use of this area prior to the establishment of Treloar's School and the later residential estate.	N/A	




APPENDIX B: HERITAGE ASSET AUDIT

Building Name/ Number	Status	Reason for Inclusion (Positive Contributors)	List Entry (Where Applicable)	Photo/Brief Description
Barn 20 Metres West of Froyle Place (also known as Jephson House)	Grade II Listed Building	N/A	https://historicengland.org.uk/ listing/the-list/list-entry/1338943	
4 & 5 Jephson House	Positive Contributor	Despite its conversion to residential use, the functional proportions of this former agricultural building are still legible, and reflect the former agricultural use of this area prior to the establishment of Treloar's School and the later residential estate.	N/A	
Unnamed Road				
Thatched Cottage	Grade II Listed Building	N/A	https://historicengland.org.uk/ listing/the-list/list-entry/1179278	




APPENDIX B: HERITAGE ASSET AUDIT

Building Name/ Number	Status	Reason for Inclusion (Positive Contributors)	List Entry (Where Applicable)	Photo/Brief Description
White Grounds	Positive Contributor	Historic proportions, characteristic materiality (malmstone) and architectural details including timber casement windows, red-brick dressings and historic chimney stacks enhance the historic character of the conservation area.	N/A	
West End Cottage	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1094103	
Home Farm Cottages	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1094102	




APPENDIX B: HERITAGE ASSET AUDIT

Building Name/ Number	Status	Reason for Inclusion (Positive Contributors)	List Entry (Where Applicable)	Photo/Brief Description
The Barracks	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1179253	
Manor Cottage	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1179243	
Gothic Cottage	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1338944	




APPENDIX B: HERITAGE ASSET AUDIT

Building Name/ Number	Status	Reason for Inclusion (Positive Contributors)	List Entry (Where Applicable)	Photo/Brief Description
Old Dairy	Positive Contributor	Historic proportions, characteristic materiality (malmstone with red brick) and architectural details including half-hipped roofs and historic chimney stacks enhance the historic character of the conservation area.	N/A	
West End Farm				
Barn 50m South West of Manor Cottage	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1338945	
Agricultural Structures 15m West of West End Cottage	Positive Contributor	A historic agricultural structure of at least two historic phases, which has important group value with other historic agricultural buildings at West End Farm.	N/A	




APPENDIX B: HERITAGE ASSET AUDIT

Building Name/ Number	Status	Reason for Inclusion (Positive Contributors)	List Entry (Where Applicable)	Photo/Brief Description
Agricultural Structures 30m South East of West End Cottage (excludes 20th-century additions)	Positive Contributor	A complex of historic agricultural structures with traditional proportions and materiality, which have important group value with other historic agricultural buildings at West End Farm.	N/A	
Ryebridge Lane				
Manor House	Grade II* Listed Building	N/A	https://historicengland.org.uk/ listing/the-list/list-entry/1094104	
Stable and Kitchen Garden Wall 30m North-West of the Manor House (also known as Ryebridge Barn)	Grade II Listed Building	N/A	https://historicengland.org.uk/ listing/the-list/list-entry/1179303	

APPENDIX B: HERITAGE ASSET AUDIT

Building Name/ Number	Status	Reason for Inclusion (Positive Contributors)	List Entry (Where Applicable)	Photo/Brief Description
Froyle House	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1179221	
Keepers Cottages	Positive Contributor	Historic proportions and relationship to the grounds of Froyle House, which were once far larger, enhance the historic interest of the conservation area.	N/A	Historic outbuilding originally serving Froyle House, since converted to residential use.
The Chase	Positive Contributor	Boundary treatments, historic proportions, characteristic materiality (red brick) and architectural details of this interwar structure including timber sash windows and chimney stack enhance the historic character of the streetscape.	N/A	
Froyle Cottage	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1094101	

APPENDIX B: HERITAGE ASSET AUDIT

Building Name/ Number	Status	Reason for Inclusion (Positive Contributors)	List Entry (Where Applicable)	Photo/Brief Description
Froyle Place (also known as Froyle Park)	Grade II* Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1179185	
St Joseph's	Positive Contributor	Boundary treatments, historic proportions, characteristic materiality (red brick) and architectural details including timber window units, red-brick dentils at eaves level, statuette of saint in central niche and chimney stack enhance the historic character of the streetscape.	N/A	
St Mary's Church	Grade I Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1094095	




APPENDIX B: HERITAGE ASSET AUDIT

Building Name/ Number	Status	Reason for Inclusion (Positive Contributors)	List Entry (Where Applicable)	Photo/Brief Description
Table Top Tomb 2 Metres North of the Church of St Mary	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1179172	Table Tomb. Early C19. Stone. Rectangular tomb, with a moulded cover slab, incised panels, and simple moulding to the base slab. A cast-iron rail, on a stone plinth, surrounds the tomb.
Table Top Tomb 1 Metre South of the Church of St Mary	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1094099	Table Tomb. Early C19. Stone. Rectangular tomb, with a moulded cover slab, incised panels, and simple moulding to the base slab.
Table Top Tomb 1 Metre South of the Church of St Mary	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1302058	Table Tomb. Early C19. Stone. Rectangular tomb, with a moulded cover slab, incised panels, and simple moulding to the base slab.
Table Top Tomb 10 Metres South of the Church of St Mary	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1094100	Table Tomb. Early C19. Stone. Rectangular tomb, with a moulded cover slab, incised panels, and simple moulding to the base slab.
Table Top Tomb 5 Metres North of the Church of St Mary	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1338942	Table Tomb. Early C19. Rectangular tomb with brick walls, having a moulded plinth, and a stone cover slab with a simple edge-moulding.
Table Top Tomb 7 Metres North of the Church of St Mary	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1179167	Table Tomb. Early C19. Rectangular tomb with brick walls, having a moulded plinth, and a plain stone cover slab
Table Top Tomb 12 Metres North of the Church of St Mary	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1094098	Table Tomb. Early C19. Rectangular tomb, with plain brick walls and plain stone cover slab.




APPENDIX B: HERITAGE ASSET AUDIT

Building Name/ Number	Status	Reason for Inclusion (Positive Contributors)	List Entry (Where Applicable)	Photo/Brief Description
Table Top Tomb 12 Metres North of the Church of St Mary	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1338941	Table Tomb. 1812. Stone. Rectangular tomb, with a moulded cover slab, incised panel, and simple moulding to the base slab.
Table Top Tomb 11 Metres North of the Church of St Mary	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1179159	Table tomb.1770. Stone. Rectangular tomb, with a moulded cover slab, incised panels, and simple moulding to the base slab.
Table Top Tomb 18 Metres North of the Church of St Mary	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1338980	Table Tomb. 1804. Stone. Rectangular tomb, with a moulded cone slab, incised oval side panels, corner pilasters with moulded cap and base, moulded base slab. Memorial to Thomas Jeffrey.
Table Top Tomb 18 Metres North of the Church of St Mary	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1094096	Table Tomb. 1836. Stone. Rectangular tomb, with a moulded cover slab, incised side panels, corner pilasters with moulded cap and base, moulded base slab. Memorial to William Heath.
Table Top Tomb 18 Metres North of the Church of St Mary	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1094097	Table Tomb. Early C19. Stone. Rectangular tomb, with a moulded cover slab, incised panels, and a simple moulding to the base slab. A cast-iron rail, on a stone plinth, surrounds the tomb, having slender balusters for the main verticals.




APPENDIX B: HERITAGE ASSET AUDIT

Building Name/ Number	Status	Reason for Inclusion (Positive Contributors)	List Entry (Where Applicable)	Photo/Brief Description
Memorial 17m South East of the Church of St Mary	Positive Contributor	Incorporates the base of what is possibly a medieval cross, surmounted by a 20th-century memorial. Lends historic and architectural interest.	N/A	
Granary 24m South of St Paul's House	Grade II Listed Building	N/A	https://historicengland.org.uk/ listing/the-list/list-entry/1392252	
St Paul's House	Grade II Listed Building	N/A	https://historicengland.org.uk/ listing/the-list/list-entry/1338979	




APPENDIX B: HERITAGE ASSET AUDIT

Building Name/ Number	Status	Reason for Inclusion (Positive Contributors)	List Entry (Where Applicable)	Photo/Brief Description
The Old School	Positive Contributor	Boundary treatments, materiality and architectural details enhance the historic character of the streetscape. An attractive example of Victorian Gothic Revival architecture.	N/A	
School House	Positive Contributor	Boundary treatments, materiality and architectural details including scalloped roof tiles, ridge tiles and prominent chimney stack enhance the historic character of the streetscape.	N/A	
The Chestnuts	Positive Contributor	Historic proportions and characteristic materiality (red brick with clay tiles to upper storey and roof) 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
Fern Cottage	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1094094	
Heath Farm	Positive Contributor	Boundary treatments, historic proportions and characteristic materiality (red brick with hung tiles) enhance the historic rural character of the conservation area.	N/A	
Park Edge	Positive Contributor	Boundary treatments, historic proportions, characteristic materiality (red brick with clay roof tiles and timber-framed range to rear) and architectural details included timber windows with leaded lights and brick dentils below eaves 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
Post Office Cottage	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1338978	
Barns 30m West of Blundens House	Positive Contributor	Characteristic materiality (brick with clay tiles and timber weatherboarding) enhances the historic rural character of the streetscape. These historic agricultural buildings have strong group value with the adjacent Grade II listed barn.	N/A	
Barn at Blunden's Farm, 40 Metres West of Blundens House	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1094093	
Barn at Blunden's Farm, 60 Metres North West of Blundens House	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1094092	18th-century timber-framed barn across 5 bays with tiled roof and weather-boarding to external walls.




APPENDIX B: HERITAGE ASSET AUDIT

Building Name/ Number	Status	Reason for Inclusion (Positive Contributors)	List Entry (Where Applicable)	Photo/Brief Description
Blunden's House	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1338977	 A photograph of Blunden's House, a large, multi-story timber-framed house with a steep gabled roof and multiple chimneys, surrounded by mature hedges and trees.
Blunden's Farm	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1094091	 A photograph of Blunden's Farm, a large, two-story timber-framed house with a gabled roof and multiple chimneys, surrounded by a well-manicured lawn and hedges.
Jasmine Cottage	Positive Contributor	Historic proportions, characteristic materiality (red brick with clay hung tiles) and architectural details including timber windows with leaded lights, central chimney stack and statuettes of saints within central dormer add visual interest and enhance the historic character of the streetscape. The building illustrates the popularity of the vernacular tradition in early 20th-century architecture.	N/A	 A photograph of Jasmine Cottage, a two-story red brick house with a gabled roof, a central chimney stack, and a dormer window with leaded lights.

APPENDIX B: HERITAGE ASSET AUDIT

Building Name/ Number	Status	Reason for Inclusion (Positive Contributors)	List Entry (Where Applicable)	Photo/Brief Description
Beech Grange	Positive Contributor	The characteristic materiality and traditional proportions of this former agricultural building enhance the historic rural character of the conservation area. Brick detailing adds visual interest.	N/A	
Rye Bridge Cottages	Positive Contributor	Characteristic materiality (red brick) and traditional proportions enhance the historic character of the streetscape.	N/A	
St Katherine's	Positive Contributor	Characteristic materiality (brick with hung tiles to upper storey), traditional proportions and architectural features including timber window units and historic chimney stacks enhance the historic character of the streetscape.	N/A	

APPENDIX B: HERITAGE ASSET AUDIT

Building Name/ Number	Status	Reason for Inclusion (Positive Contributors)	List Entry (Where Applicable)	Photo/Brief Description
Coombefield Cottage	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1338958	
Whiteway Cottage	Positive Contributor	Traditional materiality (red brick with slate roof coverings) and historic proportions enhance the character of the streetscape.	N/A	
(West Side) Upper Froyle War Memorial	Grade II Listed Building	The war memorial was erected in 1921 to commemorate men of Froyle (both Upper and Lower) who fell in the First World War. The memorial is not included within the conservation area boundary, however it is highly visible when moving between the two settlements and makes a positive contribution to the setting of the Upper Froyle Conservation Area.	https://historicengland.org.uk/listing/the-list/list-entry/1391443	

APPENDIX C: GLOSSARY OF TERMS

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

APPENDIX D: CONTACT DETAILS

East Hampshire District Council, Heritage Team

Telephone: 01730 234219

E-Mail: heritage.easthants@easthants.gov.uk

Website: <http://www.easthants.gov.uk/planning-policy/heritage>

Historic England (South-East Team)

Telephone: 01483 252020

E-Mail: southeast@historicengland.org.uk

Website: <https://www.historicengland.org.uk/>

The Society for the Protection of Ancient Buildings

Telephone: 020 7377 1644

Email: info@spab.org.uk

Website: <https://www.spab.org.uk/>

Hampshire Historic Environment Team

Historic Environment Record (HER): 0370 779 4414 /
0370 779 8025

Archaeological Development Control: 0370 779 8025 /
0370 779 3795

Email: historic.environment@hants.gov.uk

Website: <https://www.hants.gov.uk/landplanningandenvironment/environment/historicenvironment>

All rights in this work are reserved. No part of this work may be reproduced, stored or transmitted in any form or by any means (including without limitation by photocopying or placing on a website) without the prior permission in writing of Purcell except in accordance with the provisions of the Copyright, Designs and Patents Act 1988. Applications for permission to reproduce any part of this work should be addressed to Purcell at info@purcelluk.com.

Undertaking any unauthorised act in relation to this work may result in a civil claim for damages and/or criminal prosecution. Any materials used in this work which are subject to third party copyright have been reproduced under licence from the copyright owner except in the case of works of unknown authorship as defined by the Copyright, Designs and Patents Act 1988. Any person wishing to assert rights in relation to works which have been reproduced as works of unknown authorship should contact Purcell at info@purcelluk.com.

Purcell asserts its moral rights to be identified as the author of this work under the Copyright, Designs and Patents Act 1988.

Purcell® is the trading name of Purcell Architecture Ltd.

© Purcell 2025

Purcell grants East Hampshire District Council a non-exclusive licence to make use of the report providing this is consistent with the purpose for which the report was commissioned and that Purcell remain acknowledged as the author and intellectual property holder as art of any such use, in whole or in part. Purcell has no liability for use of the report for any purpose other than that for which it was originally prepared and produced.

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

Name	Position and Qualifications	Role
Hettie Dix	Associate Heritage Consultant	Reviewer
Martha Bailey	Heritage Consultant	Author
Tracey Rowe	Senior Graphics Assistant	Report Design

Date	Issue	Revision	Reviewed	Approved
March 2025	01	Consultation Draft	HD	HD
April 2025	02	Consultation Draft	HD	HD