



# DRAFT CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN TWYFORD

SOUTH DOWNS NATIONAL  
PARK AUTHORITY

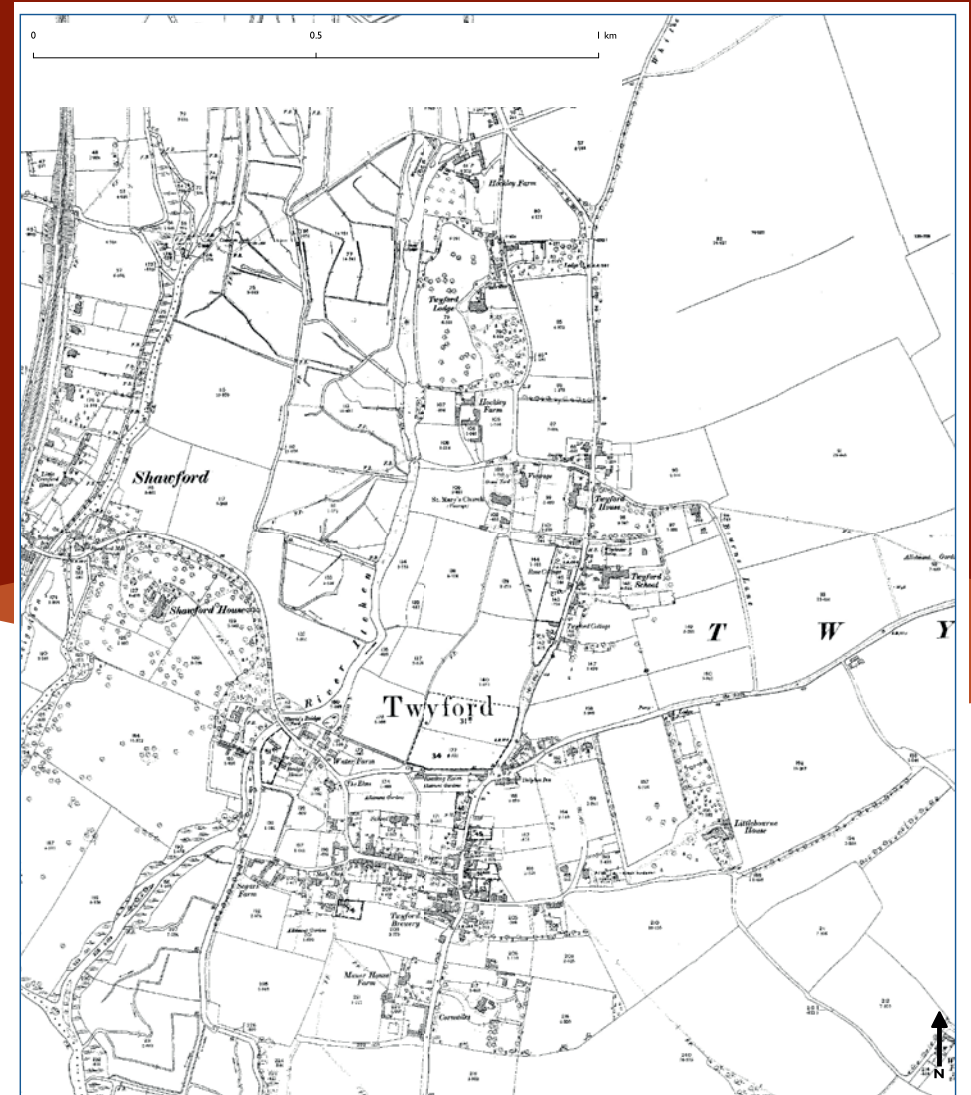
September 2026



# SUMMARY OF SIGNIFICANCE

The special character of Twyford Conservation Area derives from:

- A linear village form with two distinct character areas – the north: more open, with larger properties and plots, and the south: more tightly-knit with smaller properties in smaller plots
- The river, water meadows and trees form a 'green' landscape context
- Footpaths form connections through the village
- Managed open spaces; the water meadows, Twyford School grounds and Hunter Park
- The B3335 runs through the village, with traffic and associated noise
- The parish church of St Mary's; grade II\* listed; forms a distinctive building in the landscape



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# 1. INTRODUCTION

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

A National Park purpose is to conserve and enhance the natural beauty, wildlife and cultural heritage of the area. (Section 62 Environment Act 1995). The South Downs National Park Authority (SDNPA) has a duty to determine which parts of the park embody special architectural or historic interest, to designate those parts as Conservation Areas, and to keep the existing Conservation Areas under review.

Twyford lies within Winchester District. It was first designated as a Conservation Area by Winchester City Council in 1980. With the creation of the South Downs National Park in April 2011, the National Park Authority became the Local Planning Authority for Twyford.

Initially drafted by officers of Winchester City Council, this Appraisal seeks to set out what the National Park Authority considers the most significant elements defining the character of the Conservation Area; the document has an important role in making informed and sustainable decisions about the future of the settlement. While comprehensiveness is sought, the omission of any feature, building or view; should not be taken as meaning that it has no significance.

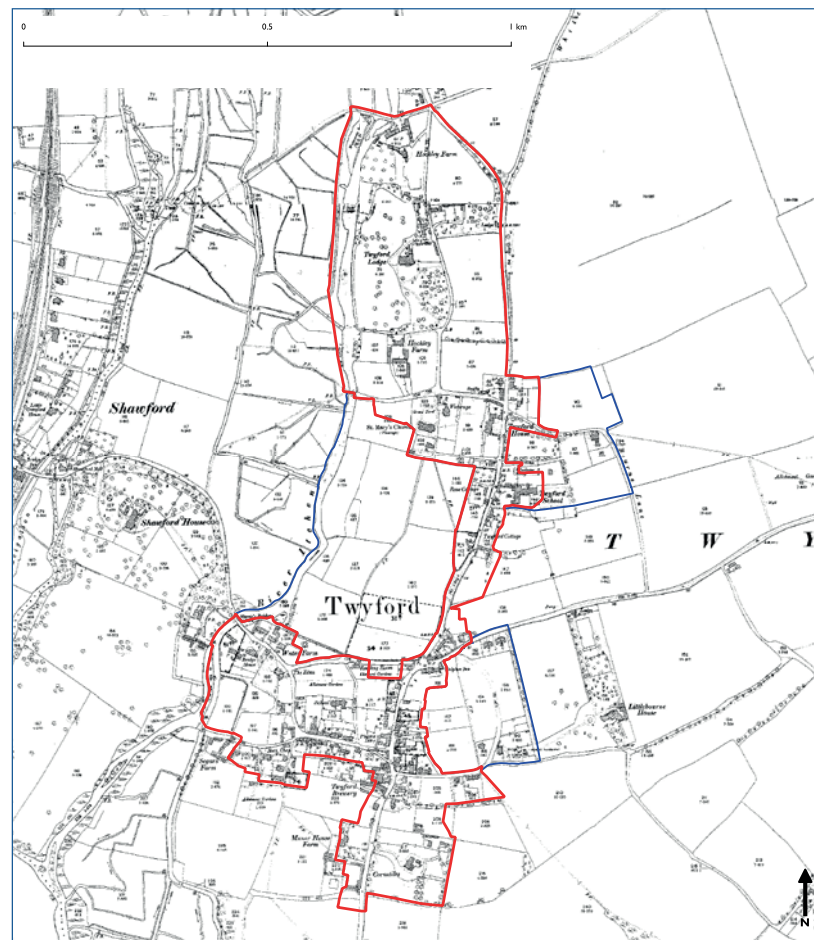


The document sits within a wider policy context, including:

- The current South Downs National Park Local Plan, 2014-2033 and the New South Downs Local Plan (Expected submission, December 2026)
- The National Planning Policy Framework, 2023
- Twyford Neighbourhood Plan, 2022

In looking at the area, the issues which may pose a threat to its character and appearance, as well as any potential for improvement or enhancement have been identified in the Management Plan. The consultation draft of this document was published for public comments in January and February 2020. The current draft document has been updated for consultation 2026.

## 1888–1914

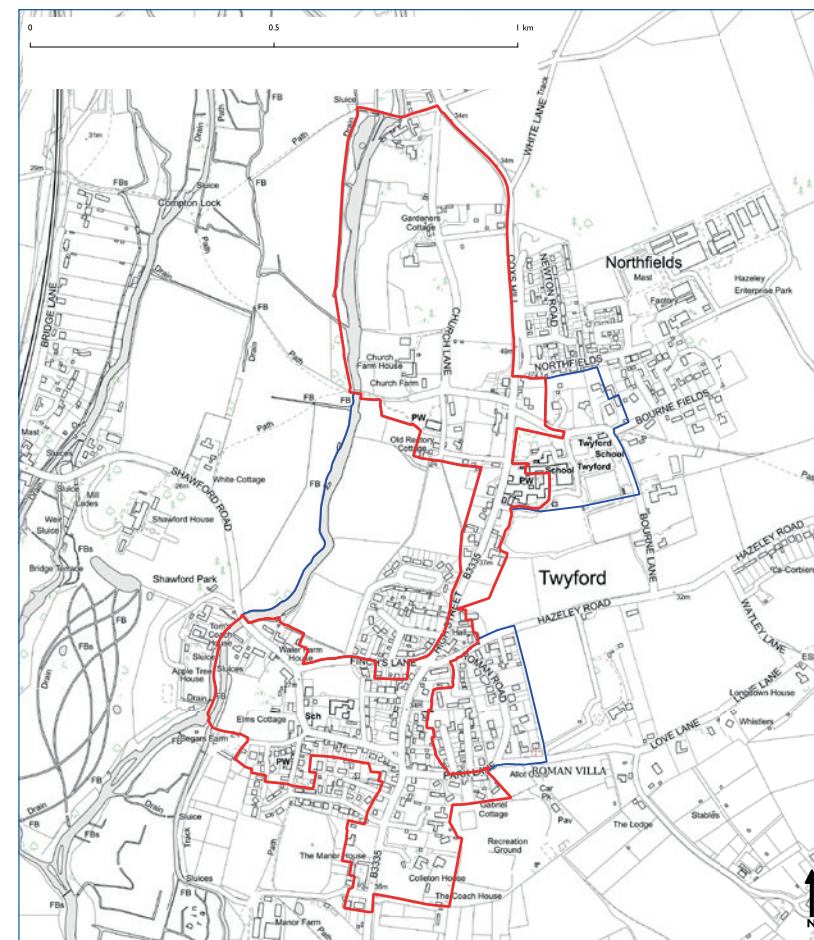


Red outline: Conservation Area  
Blue outline: Proposed Extension

Scale at A4 1:8,500

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## Current Day



Red outline: Conservation Area  
Blue outline: Proposed Extension

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## 2. LOCATION & TOPOGRAPHY

Twyford is a linear village situated on the east side of the Itchen Valley in Hampshire. The village is approximately three miles south of Winchester and close to the M3 and Twyford Down. The surrounding green landscape provides the context in which the village sits, located on the east bank of the River Itchen and water meadows, along the B3335.

The spire of the St Mary's Church is a prominent feature of the conservation area and can be frequently viewed across the village and surroundings. The conservation area is characterised by two distinct areas: the southern part comprising Queen Street, Finch's Lane and south of the Hazeley Road/Finch's

Lane crossroads and then there is the northern part comprising of the junction to Cox's Hill approaching the M3 junction, which includes the settlement around Berry Lane and the church. The character of the southern part is generally more tightly knit in form and layout, whilst the northern part has a more open form and layout, with larger properties/plots. These two parts of the conservation area are linked by a linear stretch along Searles Hill, including land in Twyford School.



Twyford is at the northern edge of the Hampshire Wessex Basin and has an underlying chalk geology. Twyford is included in the Lower Itchen Valley landscape character area (Winchester District Local Plan Review, 2021) which is defined by the wide, flat, low-lying floodplain of the River Itchen with gently rising valley sides. The area includes a transition in the underlying geology, with the northern valley sides lying on chalk and the southern valley sides lying on clay, with alluvial soils in the valley floodplain. Successive younger layers of exposed chalk exist from north to south and in the Itchen Valley to the west, the chalk is overlain by alluvium and tufa deposits. The chalk layers provide the flints which can be seen in many of the walls in the village. Flint is made of silica from skeletal structures of marine organisms, bacterial activity and dissolved oxygen. The silica replaces the original chalk carbonate grain by grain and forms irregular flint nodules in the chalk, often being arranged in layers within the ground.



Twyford Village is directly related physically and historically to the river, which has provided a source for cultivation, as well as a suitable river crossing point. Historic features associated with both the river and the Itchen Navigation are located to the west of the village and include water mills, navigation locks, carriers, drains from the flood meadow system, bridges and Shawford Park.



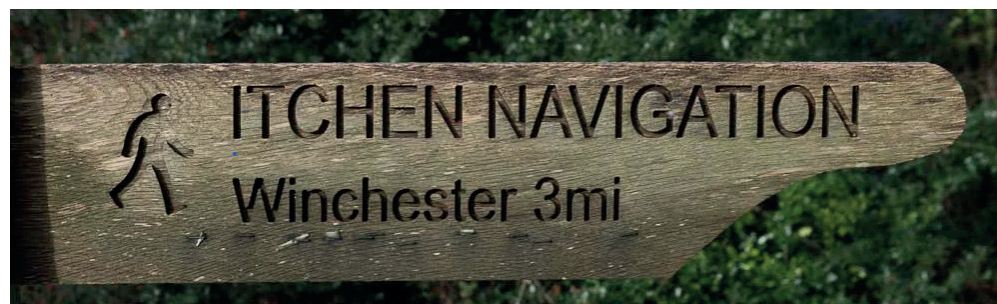
## 2. Location & Topography

The landscape character of the western area has various groups of trees along the river, its tributaries and along the valley sides. There is an irregular field pattern made up of paddocks and pasture resulting from the enclosure of the historic water meadows. From post-medieval times, circa 1650 and 1850, the flood plain would have been used as water meadows. These were managed and periodically flooded, to allow the nutrient rich waters to fertilise and warm the land, to provide rich alluvium soils. With the introduction of new farming techniques in the mid-19th century, the water meadows were managed less and fell into decline. Many of today's paddocks and pastures within the area are a result of the enclosure of meadows and other pastures along the valley floor.

The Itchen Navigation was constructed after the water meadows and Shawford Mill were built and is the feeder to both. The Itchen Navigation, running from Woodmill in Southampton to Winchester, was constructed following an Act of Parliament of 1665. This enabled navigation up the valley, as far as Winchester, for shallow draft barges. A horse towing path ran the full length of the navigation and there were 15 locks, mainly constructed with turf sides. One was Compton Lock, (also known as Twyford Lock), which is on the west side of Twyford Meads. The old lock is almost circular in shape, and the lock gates were replaced with a weir and footbridge, as commercial traffic on the navigation ended in 1869.

The village maintains a strong physical and visual link with the river, the water meadows and the rolling downlands of Twyford Down and Hazeley Down. The River Itchen is a classic chalk stream and river ecosystem with side channels, runnels and ditches associated with the main river and former water meadows. Planning applications in Twyford must be considered in relation to Natural England's River Itchen Site of Special Scientific Interest (SSSI) Impact Risk Zones **Magic Map Application ([defra.gov.uk](https://defra.gov.uk))**. The site is primarily

designated for its water-crowfoot habitats and populations of Southern damselfly and bullheads and its riparian habitats (fen meadow, flood pasture, swamp and wet woodland) support a range of internationally and nationally important species including otter, white-clawed crayfish, brook lamprey and Atlantic salmon, water voles, breeding wildfowl, waders and wetland passerines.

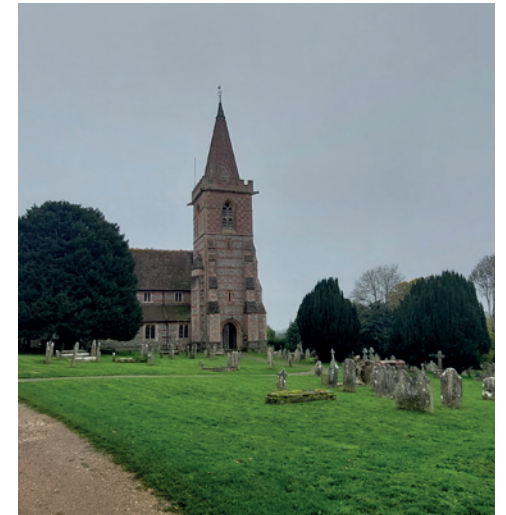


### 3. HISTORICAL DEVELOPMENT

In the Domesday Book Twyford is recorded as 'Tviforde'. The name of Twyford is believed to derive from the two fords that originally provided cart routes across the river Itchen. One was located close to the church at Berry Lane, and the other in the location of the present Norris's Bridge on Shawford Road.

The original Saxon church in the village was mentioned in the Domesday Book in 1088, this was then replaced by a Norman church in the 12th Century and extensively rebuilt in 1402. By the later 19th Century, the church was no longer able to accommodate its growing congregation, and the architect Alfred Waterhouse was commissioned to construct a new church. The new church was built circa 1876 in the Gothic Revival style. The construction retained columns of the Norman church and elements of the 1402 build, such as the perpendicular east window (in the Lady Chapel), the clerestory

windows and the priest's entrance on the north side of the Vestry. A square-headed perpendicular window in the east wall of the Vestry is believed to date from about 1520. Some minor changes were made to the church in the 20th Century; a new Lady Chapel of 1924 at the southeast and a new stained glass to the west window in 1965. In 1995, two meeting rooms and a gallery above, with a small kitchen and toilet facilities were built within the west end.



### 3. Historical Development

The earliest surviving houses in Twyford are clustered around the High Street and Queen Street, forming the core of the southern area of the village. Twyford also has some large significant houses; Twyford Manor House, was sold and split into two plots in the 1960's and renamed The Monastery and The Manor House. Twyford House was constructed circa early 1700's and has been divided into three dwellings. A new toll road (now the B3335) was constructed circa 1820, and it separated the house from a part of its garden, including an avenue of trees, that are now incorporated into the grounds of Twyford School. Mildmay House, originally the Vicarage until 1985, has a classical red brick, Queen Anne façade. A new wing was added to the south and east circa 1869, but a small part of the 18th century house remains at the back of the house, in the current kitchen. The gardens include a raised terrace, which lies between the garden of Mildmay House and Twyford House and runs across the width of the Mildmay site.

The Phoenix Inn on the High Street and The Bugle at the west end of Park Lane, are the two public houses in the village. Former pubs, now private houses, include The Dolphin at the west end of Hazeley Road and The Volunteer in Queen Street. The Twyford Brewery, formerly located on Brewers Lane off the High Street is circa 1847, but closed many years ago. Twyford Pumping Station is located outside the conservation area; it was constructed between 1898 and 1935 for the supply of water to south Hampshire.



The site of a Roman courtyard villa, with bathhouse, is located off Park Lane, outside of the conservation area. The villa and associated structures were designated as a Scheduled Monument in 1973. Foundations of the bath block to a Roman building were uncovered in 1889-91 during trenching for the building of two houses. In 1924-5 further works cleared out the previously excavated areas, and further excavations were undertaken again in 1958. The bath block stood at the west end of a long narrow building on the south side of a courtyard and the area is of archaeological potential.

Agriculture and farming uses are important to the village and have been important historically; with several farm buildings in the area, such as; Church Farmhouse, Segars Farmhouse and Water Farmhouse. A key feature of the area is the water meadows and associated structures. There are two surviving mill buildings in the area; Hockley Mill, with its attached barn, dates from the late 19th Century and now forms four separate residences and Shawford Mill which is dated 1795; neither are now in use as a mill. From about the 17th

Century until the 1930s, large sections of the Itchen Valley were farmed as water meadows. At Twyford Meads to the west of the village, a leat takes water from the Itchen Navigation which is then channelled across the meadows by a series of carriers that run along the top of the ridges. The water flow and levels can be carefully controlled by a system of hatches and sluices. To flood parts of the meadow, turf sods were placed into the carrier channel to overflow that



### 3. Historical Development

section of the ridge. This caused the water to trickle down the banks and at the bottom of each ridge a drainage channel took the water back to a main drain and eventually to the River Itchen. This process was known as “floating” and would start each year in late winter. It encouraged early and rapid spring growth of the grass (by raising the temperature of the soil and insulating the grass from frost), while spreading useful silt and nutrients across the meadow. This very labour-intensive form of land management made it possible to produce two hay crops a year, in addition to periodic grazing by cattle and sheep.

The village expanded in the early 1900s, with many new houses infilling open land on the edges of the village centre, particularly in the southern part of the village. Examples of substantial buildings dating from this period include the houses on the north side of The Avenue (Maryfield, Southbourne, Landreath, Cleveland and St Mary’s), and several houses in Roman Road. In the early twentieth century, a builder and developer team who lived in the village;

William Young and Arthur Smith, worked together and were responsible for a large proportion of the Edwardian era and later development in the village. Another architect working in the area was G H Kitchen, who designed the Twyford Parish Hall in 1903-4. The proximity of Twyford to Southampton and Winchester, and easy access to the M3, has meant it is a good location for commuting and as such several houses have been constructed in the second half of the Twentieth Century and recent sites have been allocated for development potential within the area, such as the land adjacent to the Parish Hall car park.



## 4. CHARACTER ANALYSIS

### ENTRANCE & BOUNDARIES

Entering the village from the north along the B3335, Church Lane turns off to the west as a narrow road that is hedge lined and joins up with Berry Lane and the Church of St Mary's. Continuing to follow the B3335 south, it enters the centre of the village, turning into the High Street and passing by Twyford School. The built-up area of Twyford is centred upon the southern area, there are other areas that are built up in the Northfields area, but they are outside of the conservation area boundary. Entering the village from the south the first buildings are the houses along Manor Farm Green, the barn and boundary wall to The Manor House and as you proceed to the High Street, you come along the Garage site. A key feature of the area is the walls, long and high

walls, short and small walls, in brick and some brick and flint. The walls bound the pavements and roads and are key character feature of the village.

### SETTLEMENT FORM

The village has a broadly linear form along the B3335, which runs north south through the village. The oldest buildings are centred on the High Street and Queen Street in the southern section, and along Searles Hill, the church and Church Lane in the north section. To the east and west of the main road are a series of secondary routes, the principal one being the prominent Hazeley Road and Finch's Lane crossroad with the B3335. Other secondary routes – to the west, Berry Lane, Church Lane, Old Rectory Lane, and to the east,



## 4. Character Analysis

Park Lane and Bourne Lane, these all still retain the character of narrow village roads and are largely single-track only, with some areas being unadopted.

The two different areas of the settlement in the north and south, were evident at least as early as the 16th Century. Proceedings of the Manor Court in 1540 refer to North Twyford and South Twyford, and these were recognised as separate tithings, and the Hearth Tax of 1665 recorded over twice the number of buildings in South Twyford compared to North Twyford. The north and south parts of the conservation area have very different characters, although both are set within an over-riding rural context. Both parts are characterised by narrow routes leading off the main B3335 to the east and west, but in the southern area; pavements are prominent, while the north has a more informal character of unadopted lanes, such as Old Rectory Lane and Berry Lane.

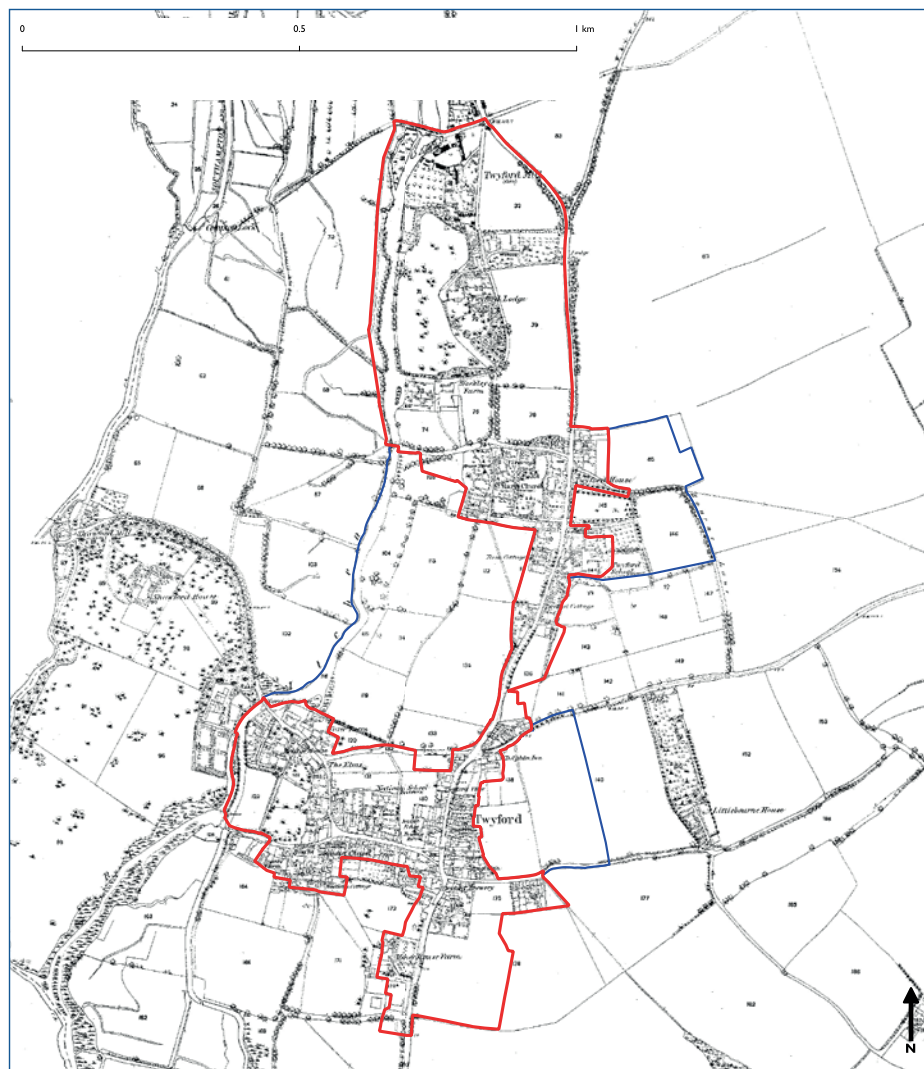
Many public footpaths cross the conservation area, with an open character without boundaries or marked with simple post and wire fencing where they cross fields or parts of the water meadows. A more enclosed character is

often evident where they adjoin the boundary walls of gardens in the built-up parts of the conservation area. Pavements passing close to the church, represent former principal routes that would have been historical routes prior to the construction of the turnpike road in the early nineteenth century.

Historic maps (on page 13) show how the two parts of the village grew – the more open area with larger houses around St Mary's Church in the north, and the more densely developed smaller houses around Queen Street in the South. The historic mapping confirms that over the 19th Century the road pattern changed very little, with the river and water meadows constraining new routes, and that many footpaths in the area were retained, some, such as School Road delineating the pattern of later development. Maps: Epoch 1; 1854-1901 and Epoch 2; 1888-1914 below and further maps at the end of the document.

From the late 19th Century, the amount of development in the village increased, but the northern area around the church maintained its more

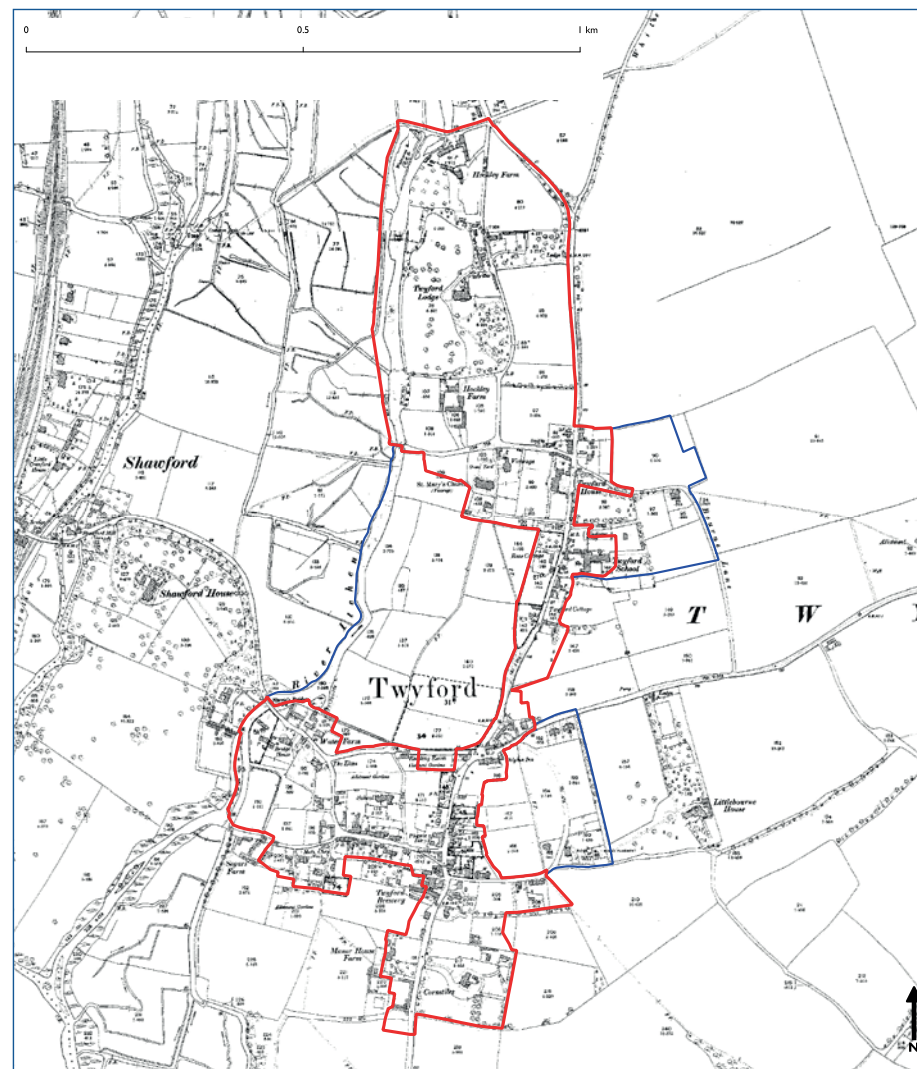




Scale at A4 1:8,500

- Conservation Area
- Proposed Extension

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Scale at A4 1:8,500

- Conservation Area
- Proposed Extension

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## 4. Character Analysis

open, semi-rural character. Twentieth century developments (outside the conservation area) have largely been focused on the boundaries of the village on either side of the High Street (Churchfields, Dolphin Hill, Park Lane/ Highfield Avenue, Northfields and Bourne Fields).

### USE & ACTIVITIES

Twyford is mainly residential in use, with some commercial properties and services. The village includes several large open spaces which provide a range of facilities: the recreation ground adjoining the village school, the grounds of Twyford School and Hunter Park sports grounds.

Despite the proximity of the M3 corridor, the surrounding paddocks, open fields and the water meadows around the River Itchen continue to provide a strongly pastoral character to much of the area.

### BUILDINGS & STRUCTURES

The residential buildings in the village vary in form and style from detached, semi-detached and terraced. The oldest buildings in the village are predominately timber-framed cottages, many of which have been re-fronted, such as the buildings in Queen Street and the High Street area. The older, smaller, buildings are concentrated mostly in the southern area of the village, with later buildings of 18th and 19th Century situated in subdivided and larger plots. In the area to the north the buildings generally have a larger footprint and are of the 18th century or later. Many of these early houses have had alterations and extensions. Modern development and infilling of Twentieth Century buildings is scattered around the conservation area, and at the boundary. The variety of development results in an interesting mix of cottages, medium-sized houses and larger historic detached houses, some of which have been sub-divided to form smaller individual properties and apartments.



Modern housing developments of a small scale bound the conservation area, such as Churchfields and Northfields; which have well designed layouts.

The village has the Church of St Mary's and Twyford Methodist Chapel, a general store and post office, a doctor's surgery, a village hall, café and pubs and two schools. There are several buildings now in residential use that were formerly in other uses, notably the Dolphin Inn and Volunteer public houses, Hockley Mill, and the Old Forge and Brewery House on the High Street. By the later 19th Century, the medieval church building was no longer able to accommodate its congregation and designs for a replacement by Alfred Waterhouse were commissioned. The new church of St Mary, in his customary Gothic Revival style, was built between 1876 and 1878, but retains fabric and features of the previous church.

There are two historic milestones located at different points on the main road through the village (the B3335). Both are short cast iron pillars of triangular

section with hipped tops, and grade II listed, with inscriptions on two sides; recording the distances to Botley and Winton.

A lot of the roads and gardens are edged by walls, mostly of brick, some flint, or a combination of both, short, low walls and some are tall; these are especially characteristic of the main road. Softer planted boundaries and hedges characterise other parts of the conservation area, notably those in the vicinity of the River Itchen and around the church.



## 4. Character Analysis

The facing and roofing materials of the older properties and more modern buildings are red brick, flint, tile and slate. Perhaps the most spectacular display of combined materials is to be seen on the Parish Church of St Mary's, marrying different eras of construction. A few buildings are rendered, but these do not predominate in Twyford. Traditionally, roofs are pitched, sometimes with hipped ends, sometimes with gables and pitched dormers. In general terms, the older the building the simpler the roof form and the more prominent the chimney stack. Later buildings, dating from the mid-nineteenth century onwards, employ a variety of architectural styles and material combinations. Recent developments and extensions have incorporated a contemporary style that is sympathetic to the local vernacular of the building and wider area.

The historic buildings in the conservation area mostly have timber windows. For the earlier cottages, the windows are almost always two or three light side-opening casements, often with a central integral horizontal glazing bar.

Later buildings have sash windows, with split panes (earlier) or single panes (from around the mid-nineteenth century onward). Some buildings have small vertical dormer windows located low on the roof. Doors range in appearance from the simple boarded type to panelled and then more detailed examples in the larger houses.

The footprint and massing of these early houses are generally in keeping with the size of the plot; later houses are commensurately larger and stand in more extensive plots. The buildings in the northern area are generally much larger and stand in more substantial grounds than those in the southern area, but there are exceptions in each case; Queen Street House (south area) is a large building in extensive grounds, whereas Vine Cottage (north area) is a small dwelling with tightly drawn boundaries on the corner of Berry Lane.



There are several former agricultural buildings in the conservation area, confined for the most part to the northern area. Examples are the barn at Mildmay House and those at Church Farmhouse. However, in the southern character area stands the largest barn, at Manor Farm, now used as garaging for the late Twentieth Century residential development at Manor Farm Green.

Norris's Bridge on Shawford Road at the western extremity of the conservation area is a good example of a 19th Century Road bridge, dating from 1897. Spanning the River Itchen adjoining the water meadows, it has two cast iron arches between brick piers with brick flanking walls and decorative wrought iron railings with pairs of scrollwork panels.

### OPEN SPACES & GREENERY

Twyford has a substantial amount of open space in and around the village, with much of it being publicly accessible, as in the surrounding fields and meadows, Twyford Meads, Berry Fields, the churchyard of St Mary's Church,

as well as the recreation ground of Hunter Park on the southeastern edge of Twyford, which is also surrounded with significant tree belts. The grounds of Twyford School include a substantial amount of open space and although this is not publicly accessible, it offers views across the village from the east. The water meadows are a major open space resource, crossed by many public footpaths that also lead through the village, connecting these open spaces with the townscape. These open spaces are of significance to the character and setting of the village, the conservation area and the downs. Their retention and appropriate management are central to maintaining important areas and characteristic views across the downs.



## 4. Character Analysis

Trees within the conservation area and in the wider landscape provide character to the streets and the views beyond. Trees and shrubs along boundaries add to the character and appearance of the village. In the southern parts of the High Street and along Searles Hill there are many trees, giving these areas a distinctive, shaded character. Around Twyford School and Bourne Lane there are also many fine trees and hedgerows, emphasising the green character of this part of the conservation area. The churchyard contains several yew trees and other species, most of which make a valuable visual contribution to the character of this important historic space. The water meadows are also bounded by banks of mature trees, and those forming the boundary to Shawford Park on Shawford Road act as a backdrop for views across the land.

## VIEWS & VISTAS

The primary landmark building of the conservation area is St Mary's Church in the northern area of the village, on the high ground over-looking the River Itchen. Views of the tall spire and tower are prominent from many parts of the surrounding area. Those from the southern character area and across the open land of the water meadows are particularly important.

The main road in the centre of the village (B3335) is bounded for a large part of its length by tall brick or brick and flint walls, defining the boundaries of the properties that adjoin the road.



At Searles Hill these walls define linear views up and down the road and typify its character at a point where the openness of the northern part changes to the more densely developed southern area. Around the junction of Queen Street and the High Street the tight sinuous curve of the road, combined with the small buildings immediately on the pavement, creates constricted views that characterise the tightly developed urban nature of the southern area of the village.

From Shawford Down to the west and Hazeley Down to the south-east, the valley location of the village is still readily apparent. St Catherines Hill, Twyford Down and the surrounding downland to the north form part of the landscape which provides the immediate setting of Winchester and to the north-west of the village, the Hockley Viaduct is a prominent landmark.



## 5. ISSUES & OPPORTUNITIES

As part of the appraisal process, the conservation area was surveyed, and some positive and less positive features were noted as part of that process. Twyford is a desirable place to live, and the conservation area is generally well maintained and buildings are cared for. However, like any settlement, there are some less positive or less vernacular features which do not preserve or enhance the character or appearance of the conservation area. Such features, buildings or sites can provide a future opportunity to enhance the character or appearance of the conservation area, such as a poorly designed new building, development site or historic buildings that have been detrimentally altered, such as the installation of uPVC windows. The Conservation Area Boundary was first designated in 1980 by Winchester District Council. Three areas for

extending it are proposed, to include houses around the Roman Road in the east, the water meadows to the west and land at the east of Twyford School.

### POSITIVE FEATURES

Twyford is a linear village located in the Itchen Valley, located at an historic crossing point of the River Itchen. The setting within the valley, with the river itself, trees and hedgerows, including the extensive water meadows, is an important part of Twyford's character. Twyford has a substantial number of historic buildings of all dates and sizes in two distinctive, but complementary character areas; in the north: more open and rural, and in the south; tightly knit and more suburban.



Trees and greenery make an important contribution to the area. It is important that trees are cared for in a sensitive and responsible manner. If you own or manage a tree of any size within a Conservation Area, you are obliged to inform the Planning Authority responsible for trees ([sdplanning@winchester.gov.uk](mailto:sdplanning@winchester.gov.uk)) of any intention to undertake tree management work or felling at least six weeks before commencement.

There are several connecting routes and footpaths around the area and through the village, linking the two areas and the adjoining sites and such connections should be maintained and supported. Open spaces make a significant contribution to the character of Twyford, especially the water meadows to the west and managed open spaces on the eastern side of the village, such as Twyford School grounds, Hunter Park and the retention of the open character is important. The parish church is a prominent landmark, and these views form a significant feature, especially in the northern area.



## LESS POSITIVE FEATURES

The character and scale of some new development is less appropriate than the earlier development. Where new extensions or buildings are proposed the character and appearance of the development should consider the local vernacular, building style and proportions.

The gradual loss of original architectural details or windows on existing buildings within the conservation area, such as the insertion of top-hung windows and uPVC windows is harmful to the appearance.

Street furniture, boxes, poles and signage, add extra built form in the street scene and the landscape, which would be good to avoid.

## 6. MANAGEMENT PLAN

This Character Appraisal has identified the special character of the Twyford Conservation Area which makes it unique. The Management Plan builds upon the positive and less positive features which have already been identified, to provide a series of proposals for improvement and future change.

### KEY ISSUES AND RECOMMENDATIONS

Loss of original architectural details and building materials is harmful to the character and/or appearance of the Conservation Area. There are a number of buildings where original detailing has been lost and modern features, such as uPVC have been inserted. In other locations, the removal of front or side boundary treatments has spoiled the external appearance of a building and the local streetscape. The repair and maintenance of historic buildings and the continued use of traditional materials and techniques is important. Conservation Guidance Notes published by Winchester City Council and Historic England provide advice on traditional details and materials. **General Repairs – Winchester City Council.** Sympathetic retrofit is welcomed; please refer to the guidance in the Technical Advice Note (TAN) **Retrofitting Historic Buildings for Energy Efficiency and Carbon Reduction Technical Advice Note (TAN) – South Downs National Park Authority**

The quality of new developments, building alterations and extensions within the conservation area and at its boundaries should enhance or preserve the character or appearance of the conservation area. There is some pressure for the redevelopment of existing plots and sites, but new development should sympathetically integrate with the existing character of the village.

New development should follow existing plot ratios, with appropriately sized properties and accord with the relationship of buildings to the street, as well as protecting important trees, hedges, walls and other established boundaries.

Works by Hampshire County Council Highways Department, or by any of the statutory undertakers, can have a profound effect on a conservation area. The South Downs National Park Authority and Winchester City Council will seek to ensure that all such works are carried out to reflect the sensitive historic environment, particularly relating to issues such as signage, materials, lighting, public utility boxes, etc. within the public realm. Hampshire County Council Highways and other statutory undertakers should ensure that all types of work they undertake in Twyford Conservation Area are of the highest quality, reflecting the sensitive historic environment. There is a proposed pedestrian crossing upgrade by the Phoenix Inn proposed and improvements to the community carpark are also proposed to enhance the character and appearance.

Trees and hedges make an important contribution to the special character and appearance of Twyford Conservation Area. Most of them are in private ownership but legislation exists to prevent the loss or harm of significant trees. The South Downs National Park Authority will seek to protect trees in the Twyford Conservation Area and where possible, encourage important hedges to be retained.

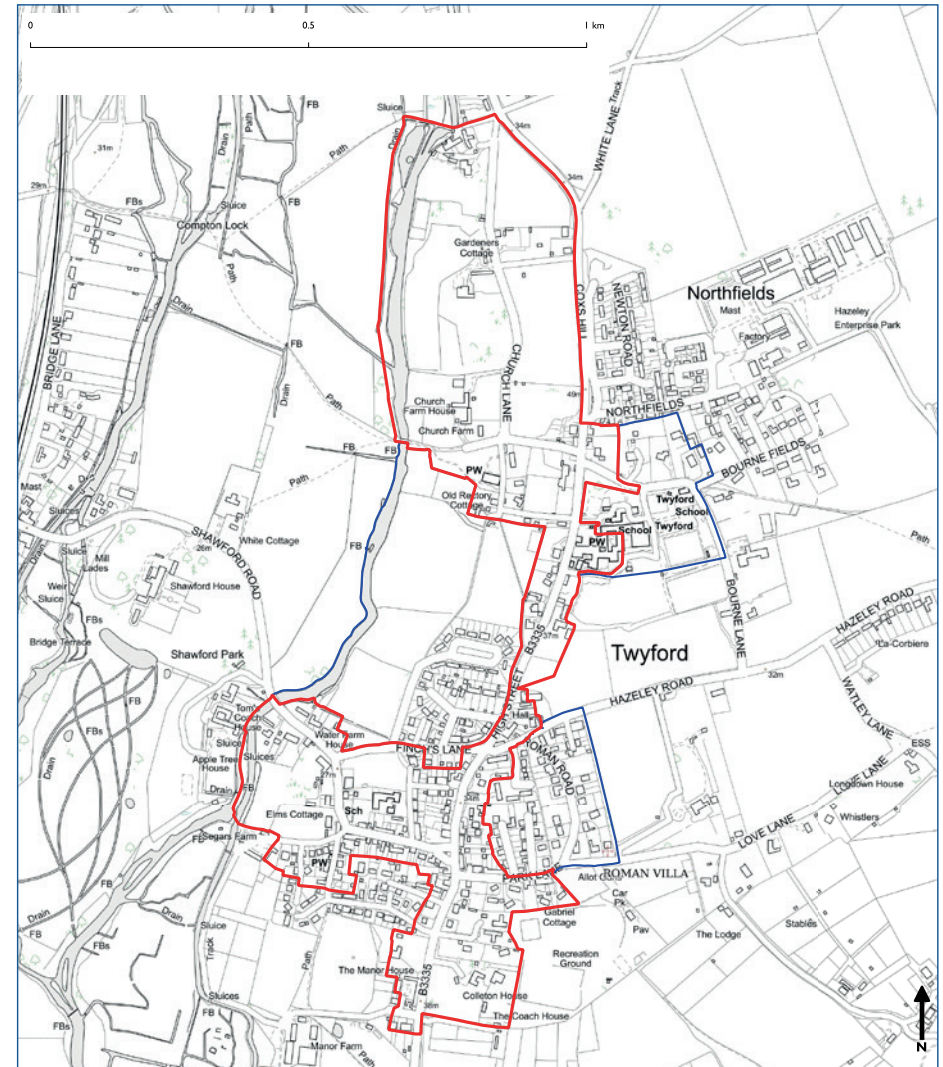
The National Park Authority has statutory powers to enforce against unauthorised works within the conservation area. Where necessary, it will use its powers to ensure that the conservation area is protected from unsuitable

changes which individually or cumulatively will adversely affect its special architectural and historic interest. The National Park Authority will use statutory powers where appropriate to control planning contraventions and will monitor change in the conservation area to ensure its preservation or enhancement.



### TWYFORD CONSERVATION AREA BOUNDARY REVIEW

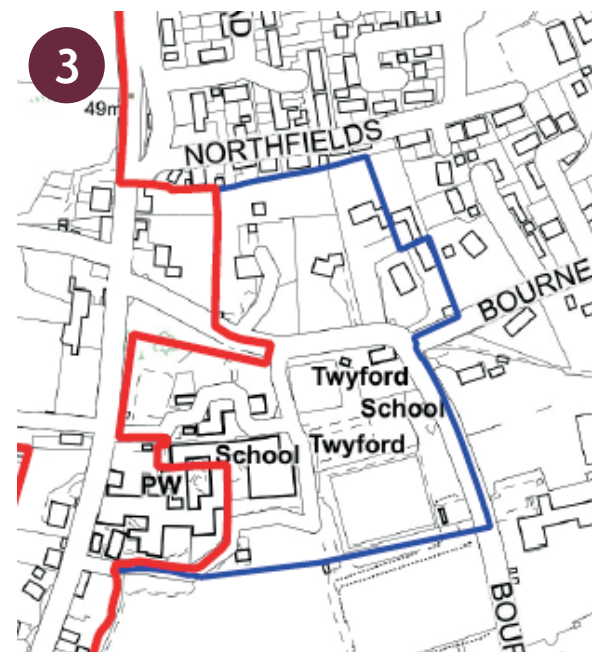
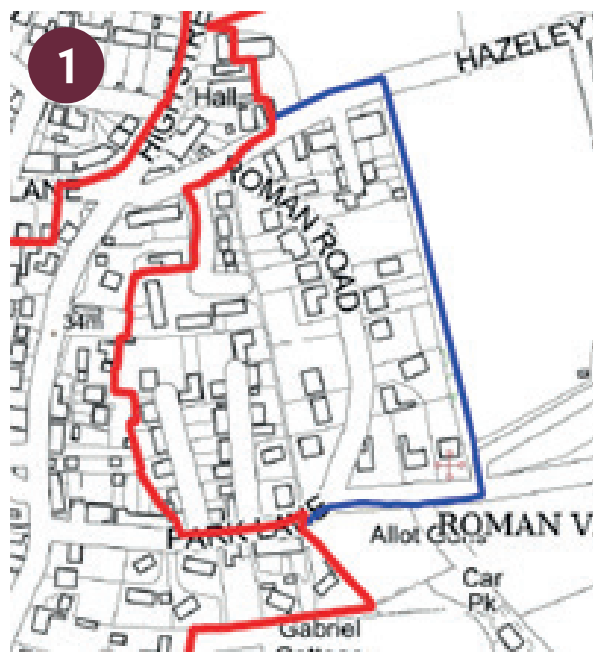
The existing boundaries to the conservation area were assessed during the survey work for this appraisal. It is considered that the existing boundary generally reflects the area of special character, but that there are a number of adjacent areas that might be considered for inclusion in the conservation area, including Area 1: open areas of landscape as in the water meadows to the west, Area 2: houses around the Roman Road in the east and Area 3: land to the east of Twyford School, as detailed on the maps below and at end of the document.



Conservation Area  
Proposed Extension

Scale at A4 1:8,500

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### AREA 1:

**The water meadows** constitute an historic landscape feature in their own right and form an important component of the setting of the conservation area, forming positive views, connections and paths to link the village. The village is directly related physically, and historically to the river. Significant open views across the water meadows, further over to the water mills, navigation locks, carriers, drains from the flood meadow system, bridges and that of Shawford Park all add to this spots landscape character. Development on them would be highly detrimental to the character of the conservation area, the wider settlement and are identified as positive open space in the Neighbourhood Plan.

### AREA 2:

**The Roman Road** lies adjacent to the scheduled site of the roman villa at its southern end and also there are a number of larger, late Victorian and Edwardian houses which are an important group of buildings; including the house Roman Villa and the former home of the local developer Arthur Smith.

### AREA 3:

**The boundary** extension proposed, links more of the school site to a road boundary and the significant houses of Bourne Lane, which have historic hedgerows bounding the historic core of the village's northeast area. Around Twyford School and Bourne Lane there are also many fine trees which emphasising the green character of this part of the conservation area. The grounds of Twyford School include a substantial amount of open space and although this is not publicly accessible, it offers views across the village from the east and open spaces make a significant contribution to the character of Twyford. The extension proposed, links more of the school site to a road boundary and the significant houses of Bourne Lane.

The South Downs National Park Authority is minded to extend the conservation area boundaries as described above for the reasons given. If agreed, then this section will be updated to remove the proposed infliction and written with the new boundary adoption.

## MONITORING AND REVIEW

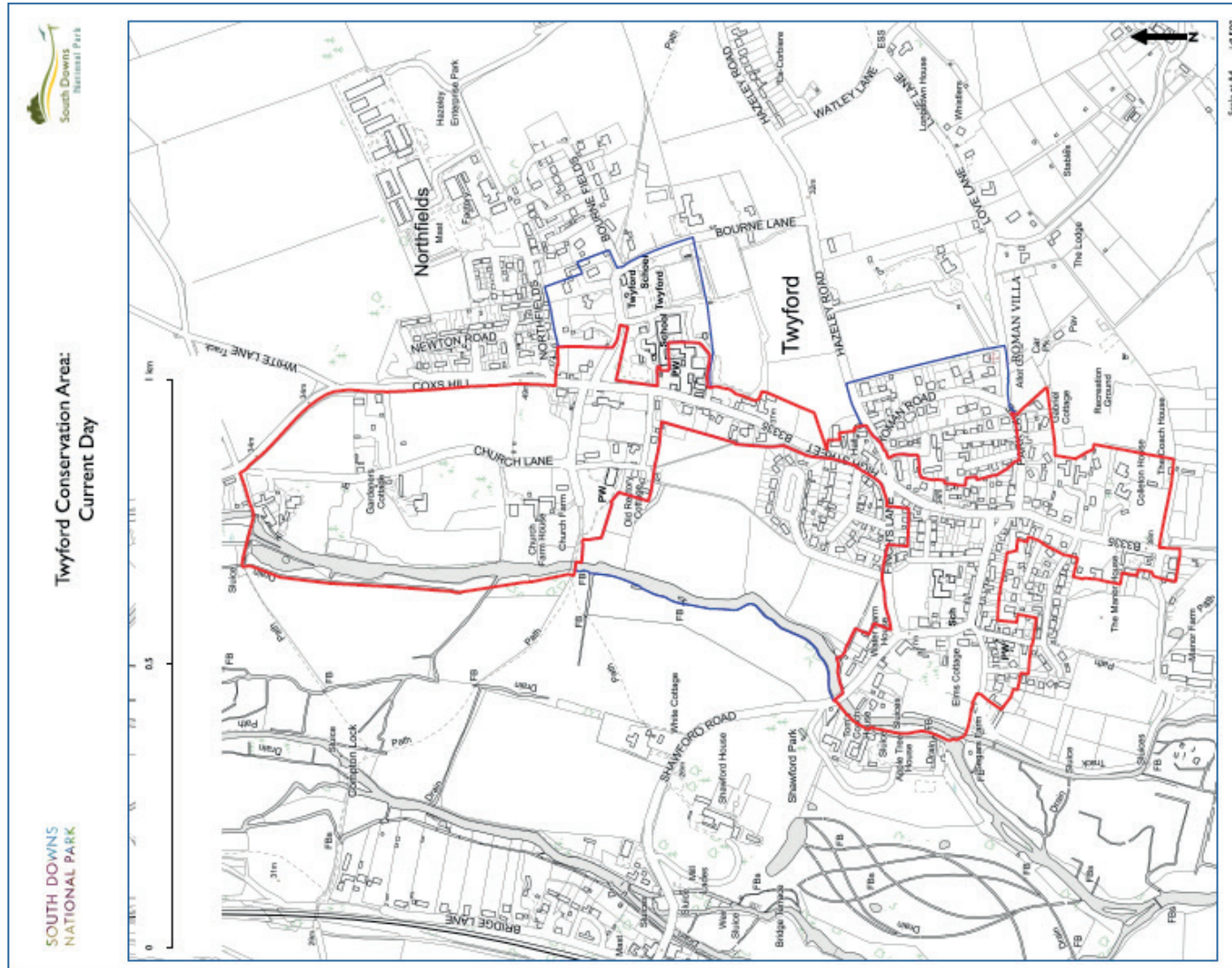
This document should be reviewed periodically. It will need to be assessed in the light of the Neighbourhood Plan, the South Downs Local Plan and government policy pertaining at the time. A review might include the following:

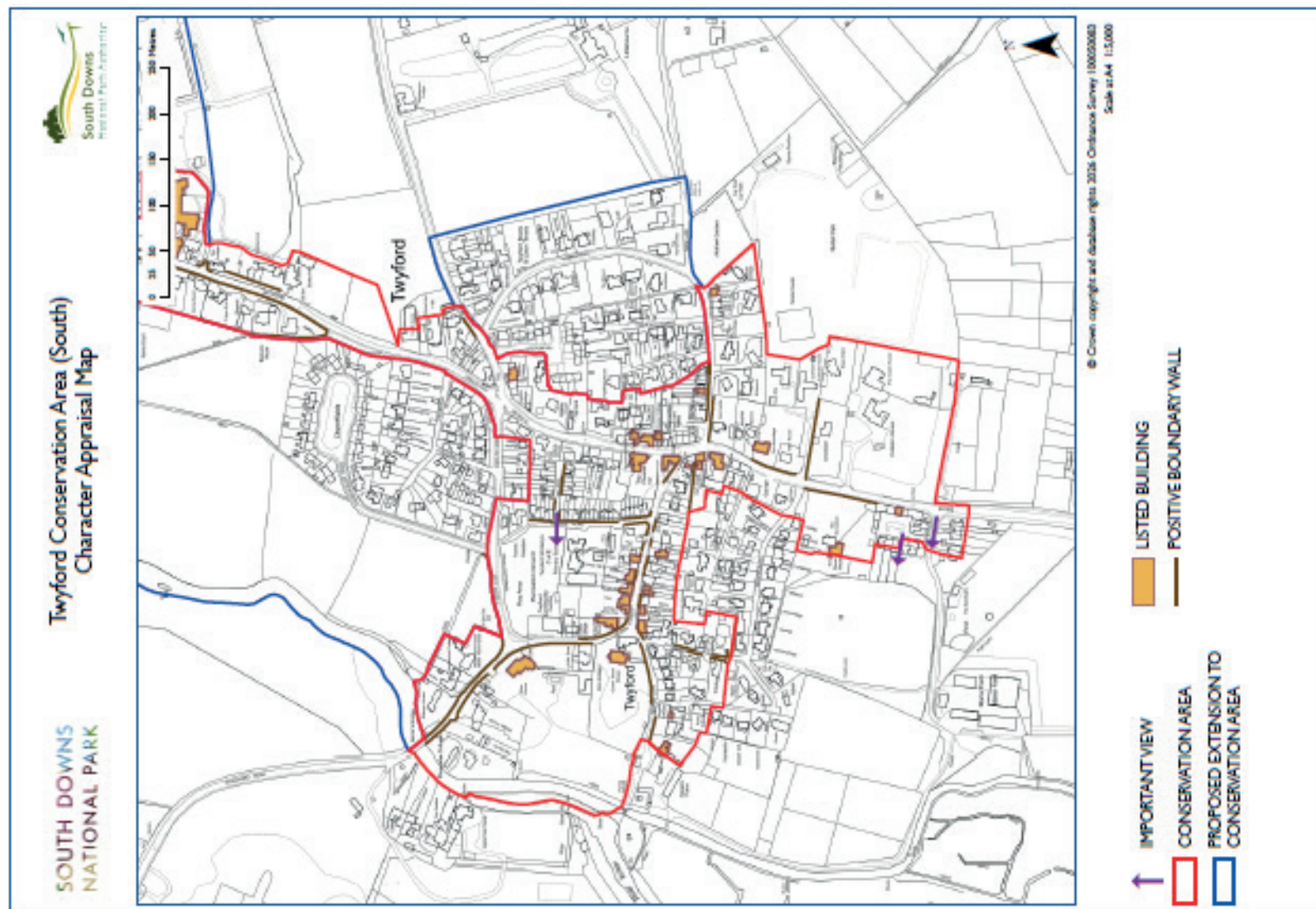
- A survey and photos of the conservation to assess changes.
- An assessment whether the various recommendations detailed in this document have been acted upon, or how successful they have been.
- The identification of any new issues which need to be addressed, requiring further actions or enhancements.
- The production of a short report detailing the findings of the survey and any necessary amendments or updates
- Public consultation and advertising if required

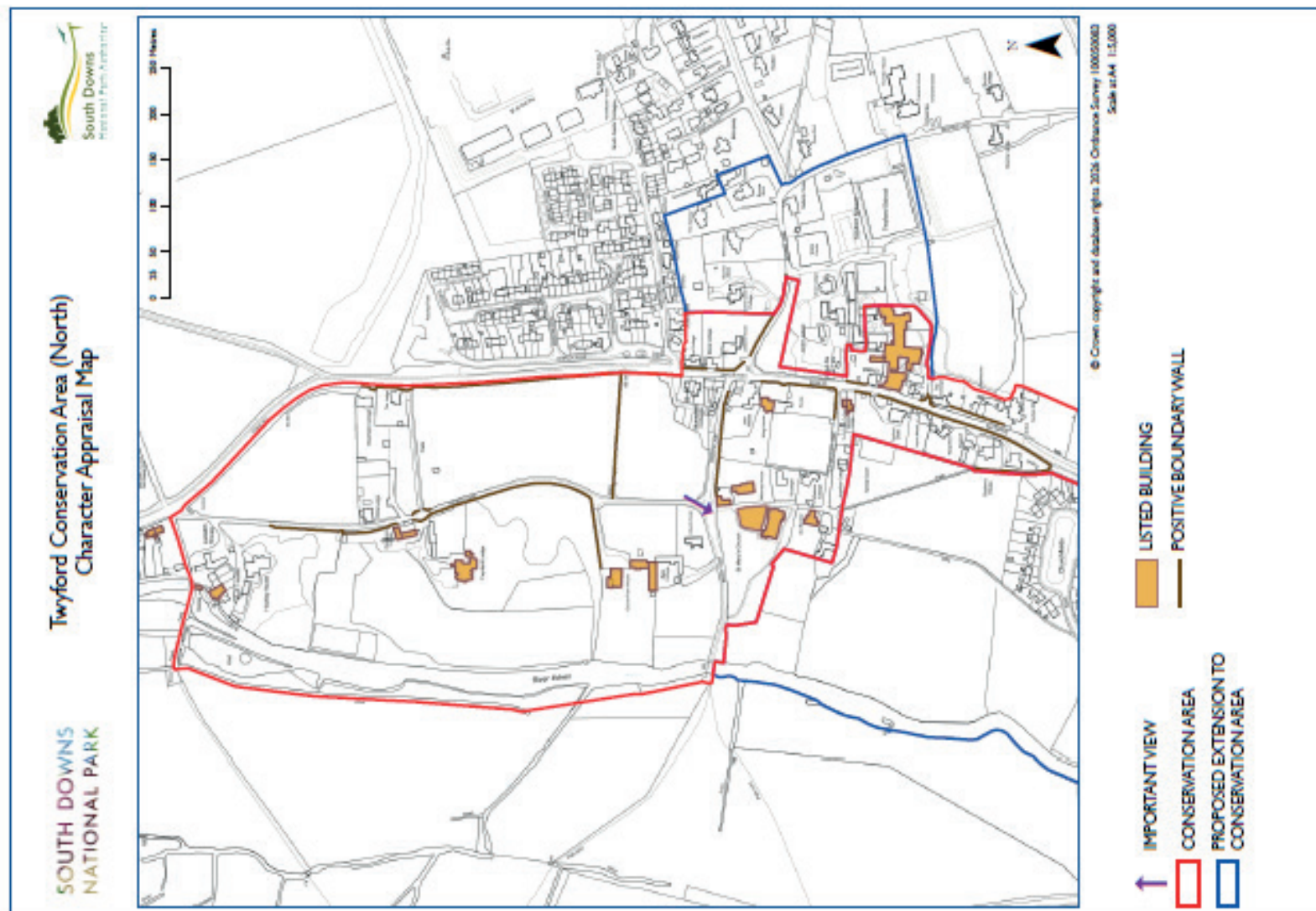
## FURTHER READING

- A History of the County of Hampshire: Volume 3 (1908).
- The Buildings of England; Hampshire and the Isle of Wight; Sir Nikolaus Pevsner and David Lloyd (1967).
- Historic Rural Settlement in Winchester City District, Hampshire Vol 5; Ian Hewitt.
- Historic Environment Record; Winchester City Council.
- National Planning Policy Framework; DCLG (2018).
- **Twyford Neighbourhood Plan**
- Twyford 1878; Graham J H Hill (Twyford Local History Committee, 1978).
- Twyford – Ringing the Changes – Doreen Pearce & Stanley Crooks (George Mann Publications, 2000).
- Twyford; 20th Century Chronicles; Editor, Stanley Crooks (George Mann Publications, 2001).
- Alfred Waterhouse in Twyford; Stanley Crooks (George Mann Publications, 2003).

## 7. PHOTOGRAPHIC SUMMARY AND MAPS









The current rectory stands just south of the Church of St Mary and forms an important component of its setting. Mildmay House, beside the churchyard, was the Vicarage until 1985.



Twyford House dates predominantly from the early 18th century, although an earlier Tudor or Jacobean house existed on this site. Around 1820, a new toll road (now the B3335) separated the house from part of the garden, now incorporated into school grounds.



Open, rural character of Church Lane with historic houses mostly set well back from the road.

## 7. Photographic Summary and Maps



The upper stretch of the B3335 heading toward Hockley



Church Farmhouse is typical of the attractive Georgian houses at the Northern end of the village.



The formality of the entrance feature of Twyford Lodge alludes to the quality of the Georgian house beyond, overlooking the River Itchen.



The primary landmark building of the conservation is St Mary's Church in the northern part of the village, on the high ground overlooking the River Itchen. Views of the spire and tower are prominent from many parts of its surroundings, including this path connecting the northern end of the Conservation Area with the southern area.



Hockley Mill on the River Itchen.



The Seventeenth Century core of the Monastery incorporates stone and flint recovered from the demolition of two chantries at Marwell, a few miles away.

## 7. Photographic Summary and Maps



Cask House and the former Dolphin Inn, prominent at the Crossroads



Queen Street at the heart of the more densely developed, southern end of the Conservation Area.



Queen Street contains a wide variety of plot and house sizes of differing ages and styles: the timber-framed Littlecot (above).



The White House.



The former Volunteer Inn is now a private house.  
Two public houses survive in the village.



Enfield is a handsome house displaying various  
brickwork features including header bonding and  
diaper patterns.



The Methodist Chapel retains a slate-hung gable, once a common feature in southern Hampshire, now becoming rarer.



The B3335 is lined with several good quality late Georgian and early Victorian buildings facing the road as it passes through the centre.





Beaulieu Cottages are a delightful pair of later Nineteenth Century properties making a strong positive contribution to the Conservation Area.



The western end of the Conservation Area is characterised by high quality historic dwellings interspersed in a setting of water meadows and proximity to the River Itchen, such as Bridge House (left) and Water Farmhouse (right).





The roadside elevation of the Barn and stables at Manor Farm – with a reset Fourteenth Century doorway and hood mould. The Sixteenth and Eighteenth Century dual-phase construction of the building is clearer from within the farmstead courtyard.



The less positively designed road closure at the end of Queen Street may be necessary but could have been installed in a more sympathetic design.

# **DRAFT CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN TWYFORD**