

Conservation Area



ANSTEY, ALTON

EAST HAMPSHIRE



Partners

Introduction & Brief History

Anstey Conservation Area in Alton was designated in February 1995.

The Anstey area forms the north-eastern entrance to Alton straddling the A339, the former Winchester to London Roads. On this road more substantial town housing and artisan cottages were constructed mainly during the early 19th Century, while several other 17th and 18th Century cottages were refaced between 1840 and 1880. It is these buildings and their setting clustered in a linear form along the A339 which comprise the Anstey Conservation Area. These houses and cottages are either set slightly back from the road behind low brick walls and mature hedges or close onto the pavement edge.

The Conservation Area forms an important attractive northern entrance to Alton.

Character of the Conservation Area

The character of Anstey Conservation Area comprises of the following key features:-

- 18th Century, later Regency and 19th Century vernacular houses of two-storeys with clay tiles or slate roofs which often include attractive doorcases and entrances. Several houses have symmetrical and well-balanced proportions.
- Terraces of cottages whose architectural integrity and interest has been maintained both by uniform architectural style and colour scheme, and the retention of original fenestration (window) patterns and details.
- Mature trees such as Yews, Beech or Oak which often attractively frame individual buildings in their own setting but combine also to give an overall background of trees to groups of buildings.
- Historic buildings (both listed and non-listed) which retain original materials and details, in particular windows, substantial chimney stacks and clay tile or slate roofs.

The Conservation Area is tightly drawn around the boundaries of buildings fronting Anstey Road, the north end of Anstey Mill Lane and the southern end of London Road.



The northern entrance to the Conservation Area is marked by the *Queens Head Inn*, an early 18th Century building with a narrow and steep mansard roof. ▲

The southern entrance is marked by a terrace of early 19th Century painted cottages set behind white picket fences. ▼



Railings and a line of chestnut trees forming the boundary to Anstey Park create a clear sense of enclosure and intimacy, despite the width of the road.

Buildings, Materials and Details

69-79 **Anstey Road** are a prominent terrace of listed cottages built during the first half of the 19th Century in advance of the railway. They have two storeys with slate roofs, recessed sash windows and simple doors with blank arches over both. Solid chimneys with clay "Fareham" style pots mark the roofline. A feature of the terrace is the bold, uniform fenestration pattern and light colour stucco and white picket fences surrounding narrow front gardens, some with central brick paths.

At the end of the terrace is **91 Anstey Road** (Chesham House) this is a symmetrical early Victorian house with ornamental bargeboards. The house has a central path with patterned encaustic tiles and leading to a central door.

Central to and prominent in the Conservation Area is **Chandos Lodge** (Grade II Listed), built in 1840 and with a facade in Tudoresque Gothick which has been built over an earlier 18th Century building. The upper floor is constructed in 'rat trap' bond brick. Timber sash windows with Gothick arched heads are a feature of the facade. The garden has many specimen trees including Yews. *There is much scope for improving the appearance of roadside boundaries in London Road in the areas adjacent to Chandos Lodge.*

Nos. 105-115 Anstey Road (also Grade II Listed) is a terrace of cottages. They date from about 1830 and sit close to the pavement edge. Each cottage is two-storeys and two bays wide, with colour washed brick and gables. The window pattern survives, and several of these have their original 8/8 pane sliding sashes. The retention of this pattern and window detail and restatement where omitted is important to the architectural integrity of the terrace.

Both this terrace and the buildings near Chandos lodge together with mature specimen trees are important to the enclosure of the A339 when viewed from Anstey Park.



Chandos Lodge

Nos. 93-97 Anstey Road are three substantial late 18th/early 19th Century houses. Numbers 93-95 are symmetrical with central doorcases and tuscan porches; while 97 is a later Regency house in cream colour stucco and with tall recessed sash windows. Mature Yew trees frame the house. ▼



Further along Anstey Mill Lane are a small group of historic buildings including, **Anstey Cottage** (Grade II Listed) a symmetrical and two storey 18th Century colour washed stucco house built over an earlier 17th Century building, and also a pair of small 19th Century cottages perhaps for mill workers, these have a "solid" looking central chimney stack and rat trap bond red brickwork. Together with a small range of byres and stables framed by trees they form a distinctly rural setting. ▼

No. 101 Anstey Road (Grade II Listed) is a mid-18th Century house of two storeys and three bays with colour wash brick. It has an old pegtile roof with flanking gable end stacks and cast iron ornamental casement windows. The house has a typical mid-18th Century vernacular plan form. ▼

Anstey Mill Lane is one of several narrow entrances into Anstey and London Road. The "enclosed" corner of the lane is formed by both Mayfield School which is an 18th Century pebbledashed house with openings for original sash windows, (these have been replaced using incongruous modern materials) and the hedge boundary adjacent to 101 Anstey Road.



Almost identical in form and sited opposite No 101 but with modern small pane casement windows is 82 Anstey Road this is mid/late 18th Century two-storey house and colour wash Flemish bond brick and tall flanking gable end stacks. At the rear is an additional 19th Century service wing. The building faces close onto the road and is framed by two mature Yew trees. ▲

Anstey Mill Lane

Terrace Nos. 103 - 115 Anstey Road showing surviving original 8/8 sash windows



Mature Trees and Anstey Park Railings 'enclose' the road.



ALTON Anstey

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Set back from London Road to the rear of the Queens Head are Nos 10-14 London Road, 12 and 14 once formed a late 17th/early 18th Century "baffle (central) entry" house before subdivision into 2 cottages. To the rear, and accessed by a narrow alley are Nos 16-18 London Road, two single storey cottages built in corrugated iron with a slate roof. The cottages are rare 19th Century surviving examples of hop-pickers accommodation, believed to be a hop tallymans bothy.



▲ Nos. 3-13 London Road are a painted brick terrace of mid-Victorian cottages believed to be built for brewery or mill workers, several of the original window details still survive. No. 3 is more substantial with tall sash windows. Viewed from the west they are framed by trees some of which form the frontage to the Grange Hotel.

The well proportioned Victorian frontage to the Queens Head (Public House) was added in the 1870's/1880's. There are two handsome doorways.



New Development in the Conservation Area

New buildings, extensions and alterations to existing buildings or new uses within the Conservation Area will affect its character. Anstey has a distinctive character where houses and cottages are set amongst trees, the scale is comparatively small.

The frontages are visually continuous, where openings do occur for access to drives or lanes these are narrow and barely noticeable. New openings onto the main road should retain this characteristic.

Opportunities exist to reinforce the architectural integrity of some terraces of houses by the reinstatement of original sash windows and details, and to replace poor close boarded fencing and corrugated iron fencing with "soft" tall hedges or white picket fencing to match those existing. The tree and hedge setting of houses and cottages close to the road should be maintained.

Incongruous modern window details with large areas of plate glass or standardised awnings on commercial buildings and plastic signs are unsympathetic to the character of the Conservation Area and should be avoided.

The design of new development will need to respect the details, overall form, materials and setting of buildings within the Conservation Area. Those whose undertake development should do so with care.

Further advice is given in the following leaflets which are published by East Hampshire District Council as part of the Conservation Directory

- East Hampshire's Conservation Areas
- Caring for East Hampshire's Conservation Areas and Historic Buildings

Further reading and references

- Victorian County History - Hampshire
- Leaflets in this series on Alton, Holybourne and Alton (the Butts) Conservation Areas
- The Buildings of England - Hampshire - Pevsner and Lloyd 1967 and Lloyd and Hubbuck (to be published 1997) Series II.

Conservation Area boundaries can be updated from time to time for the latest details and further information contact:-

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