

Help us to Conserve the Character of Wallington Conservation Area

Public Consultation

What is the Consultation About ?

Fareham Borough Council would like you to comment on the draft updated Conservation Area Character Appraisal and Management Strategy for Wallington Conservation Area.

What is a Conservation Area ?

A conservation area is an area 'of special architectural or historic interest' that the Council has designated in order to conserve its character and appearance for the benefit of present and future generations.

Wallington Conservation Area

The conservation area was designated in 1980 to protect the surviving historic village of Wallington which is located at a crossing point of the Wallington River. The river, which has its source close to Hambledon and Denmead, to the north of Portsdown Hill, flows south through Boarhunt and Wallington before entering Fareham Creek.

The conservation area includes the river, the old bridge and the historic properties on North Wallington as far north as Riverside Avenue. It also includes part of Drift Road and Wallington Shore Road. The historic buildings and important areas for archaeology are shown on the map.

Historic Development

The name Wallington may come from the Saxon 'Weala-tun'. 'Weala' means ancient Britons and a 'Tun' is a settlement.

The village was established at a fording point of the Wallington River and at a junction of routes into Fareham. The bridge can be seen marked on an early map of Fareham dating from 1665. The extent of the Victorian settlement can be seen on the Ordnance Survey map of 1898 (below).

The village has a history of brewing, tanning and pottery. The tannery was established in the early 17th century on the north bank of the river, the site of the present Fareham Borough Council depot. Finished hides were shipped from Fareham quay and later by rail. It finally closed in 1913.

The Saunders Brewery opened in 1867 and was located at the bottom of Drift Road. It supplied many local pubs before closing just after the Second World War. The buildings survive in residential use.

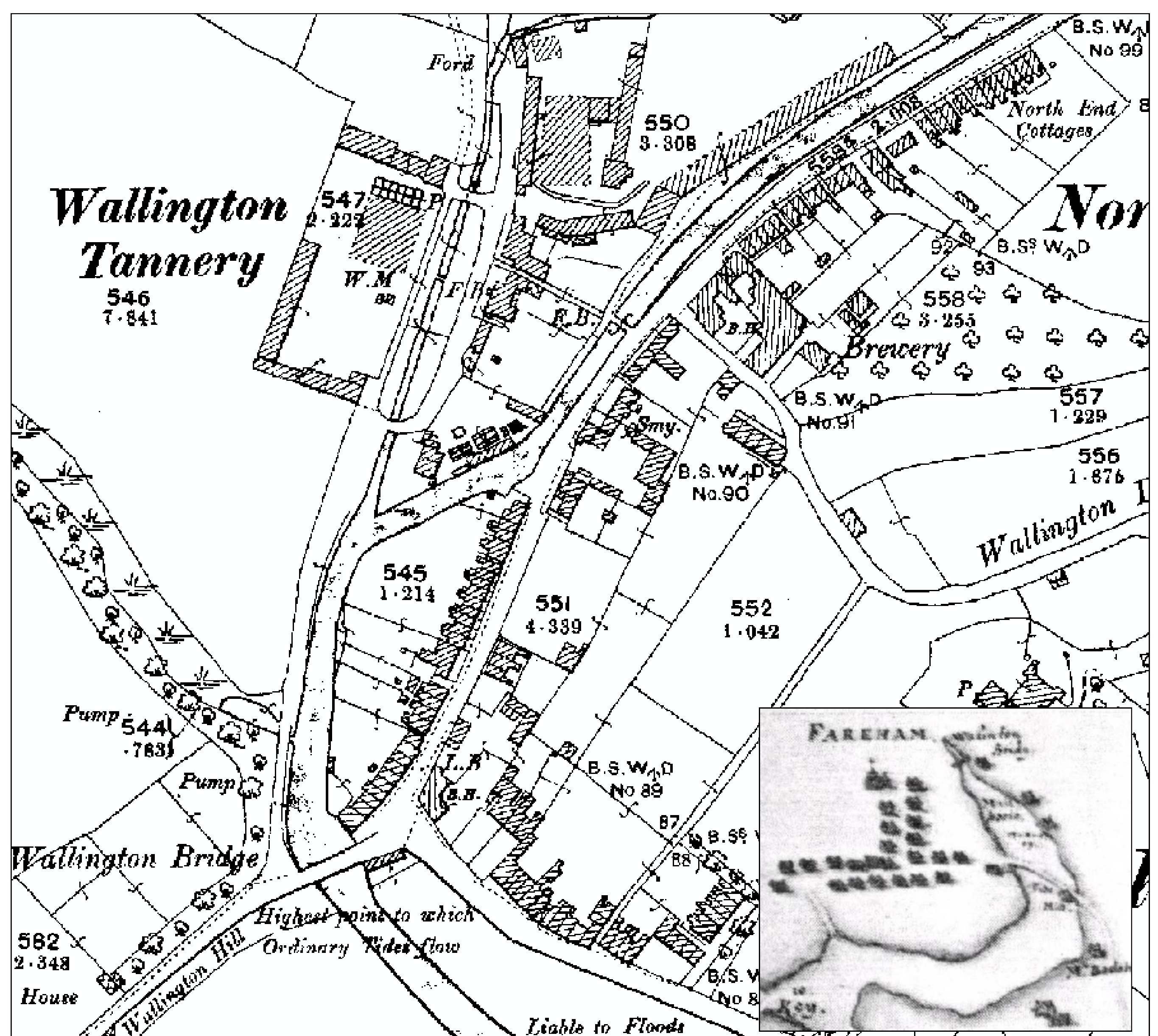
The Wallington pottery, owned by J Oliver, on Wallington Shore Road, was one of a number to make the red 'Fareham Chimney Pot'. With distinctive white slip bands around the top these can be seen on historic buildings throughout the village, Fareham and many towns along the South Coast.



View across the Wallington valley to Fareham (19th century engraving)



View from Wallington Bridge looking north
(1908)

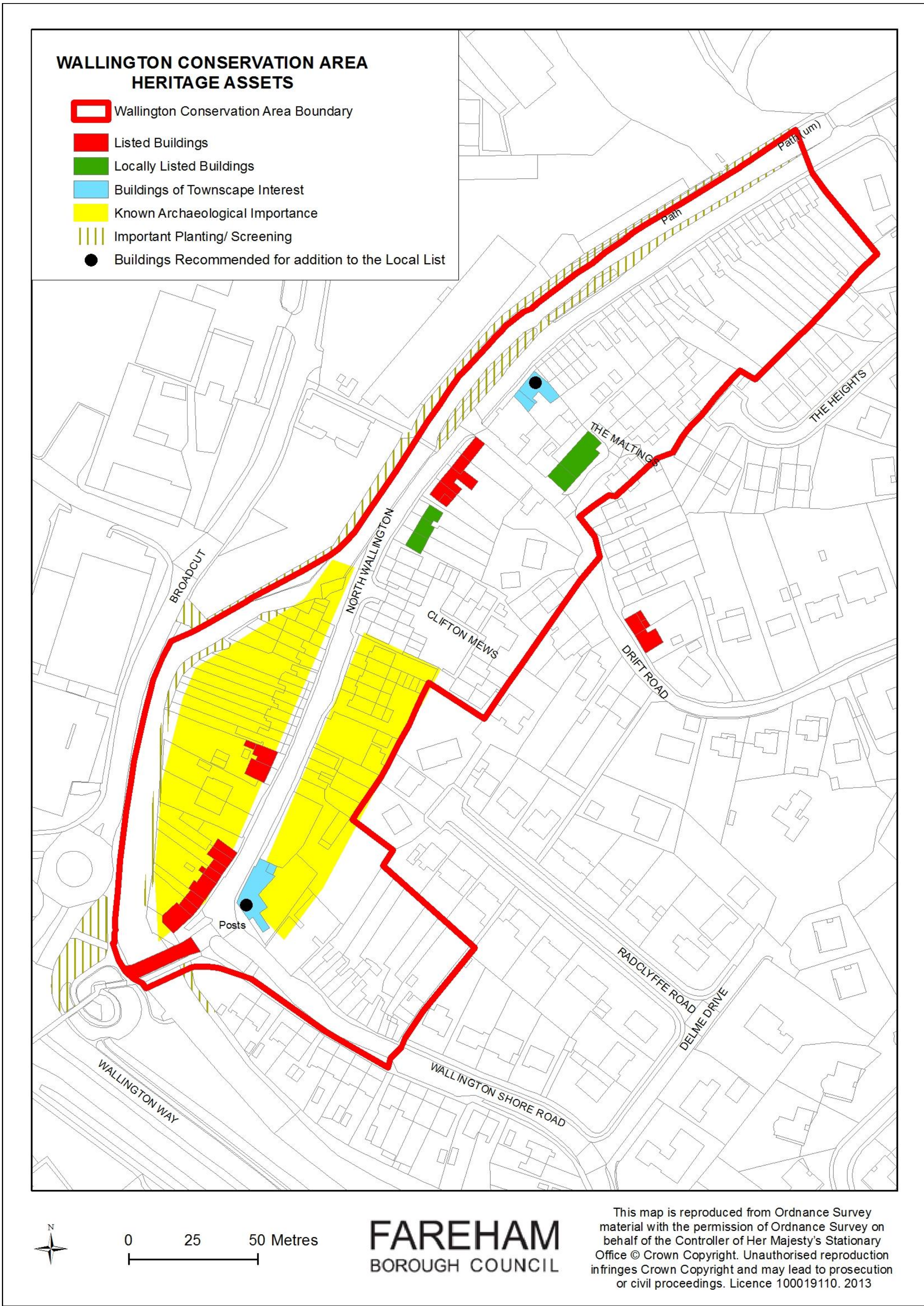


Ordnance Survey map of 1898 showing the 19th century settlement,
brewery and tannery buildings. Inset map of Fareham dates from 1665.

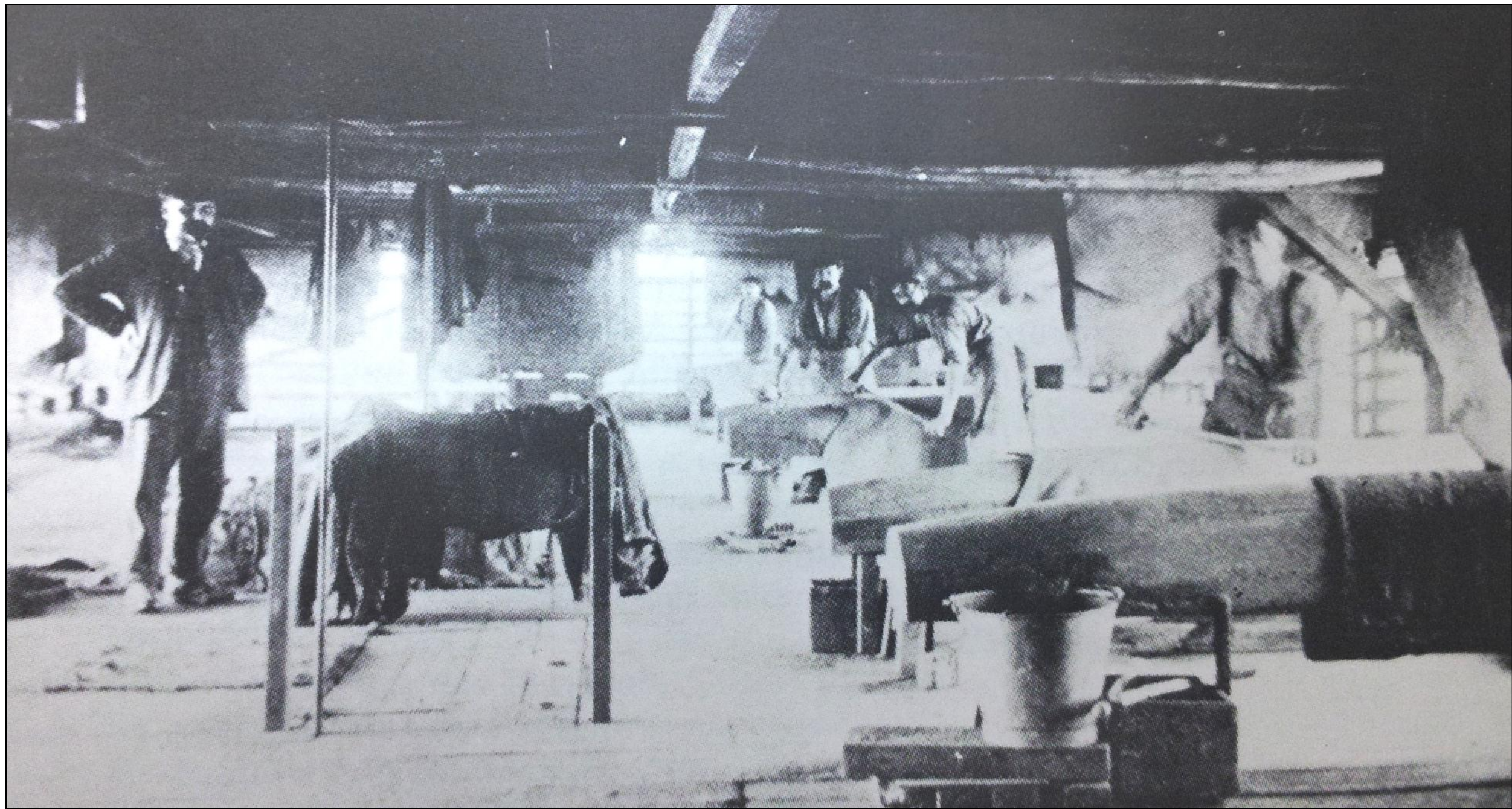
Character Appraisal

A conservation area character appraisal is a planning document that describes the special architectural and historic interest of a conservation area. It is used to help manage the conservation area and in making planning decisions. There are many aspects of a historic area that can contribute to its character and appearance such as its origins and history, its surviving historic street pattern and the age and architecture of the buildings. We think the key features important in Wallington Conservation Area are:

- The traditional 18th & 19th century linear development along the river valley.
- The small scale residential character of the settlement including the 19th century terraced houses.
- The important group of buildings comprising the early 19th century bridge over the Wallington River, the listed cottages adjacent and The Cob and Pen public house.
- The rural character of North Wallington north of Riverside Avenue.
- The many boundary walls that contribute to character.
- The variety of historic and traditional architectural features, details and materials, including windows, chimneys and historic chimney pots.
- Trees and vegetation that contribute to character and/or screen industrial sites on the west side of the river.
- The contribution of the water meadow to the setting of the conservation area.



The listed row of cottages, The Cob and Pen Public House and Wallington Bridge are an important group of historic buildings.



Wallington tannery (early C20)



Saunders brewery (early 20th century)

Managing the Conservation Area

The management strategy explains how we plan to conserve the character and appearance of the conservation area including:

- using the local planning process to manage development.
- identifying opportunities for enhancement.
- monitoring change.

Opportunities for Enhancement

The following opportunities for enhancement have been identified in Wallington:

- Retention and improvement of architectural detailing, particularly windows and doors, to prevent further harm to character and appearance including recommending the use of an **article 4 direction** (see below).
- Improvements to signs and street surfacing.
- Maintenance of the planting that screens the industrial and retail development to the west.
- The removal of overhead cables on North Wallington.

What is an Article 4 Direction?

An article 4 direction removes ‘permitted development rights’ from buildings. These allow a variety of alterations and extensions to be made without the need for a planning application and in a conservation area their use can be harmful to character and appearance. An article 4 direction requires a planning application to be made instead and allows the design of any changes and their likely impact on the character and appearance of the conservation area to be considered.

Local List

The Council keeps a list of buildings that are of local architectural or historic interest. It is recommended that two buildings currently identified as being of townscape interest should be added to the list;

- The Cob & Pen Public House.
- The former Brewery Manager’s House, 45 North Wallington.

Find Out More?

Please take a copy of the draft document and a comment sheet from this display or download one from the council’s website at www.fareham.gov.uk/consultations.

How Can I Comment ?

We are especially interested in your comments concerning:

- The key features identified in the document that should be preserved and enhanced.
- The opportunities identified in the management strategy for enhancing character and appearance.
- The proposed use of an article 4 direction to control potentially harmful alterations to buildings by removing permitted development rights and requiring a planning application.

Send a completed comment sheet to the Conservation Officer, Fareham Borough Council, Civic Offices, Civic Way, Fareham, PO16 7AZ. Alternatively you can fill in an online comments form at www.fareham.gov.uk/consultations.



The Cob & Pen Public House



45 North Wallington, former Brewery Manager’s House



The old Saunders brewery building



The rural character of Waterside Lane



Historic decorative brickwork



Traditional window types & Fareham chimney pots





Important tree screening



Poorly located signage



Overhead cables



Untidy surfacing

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