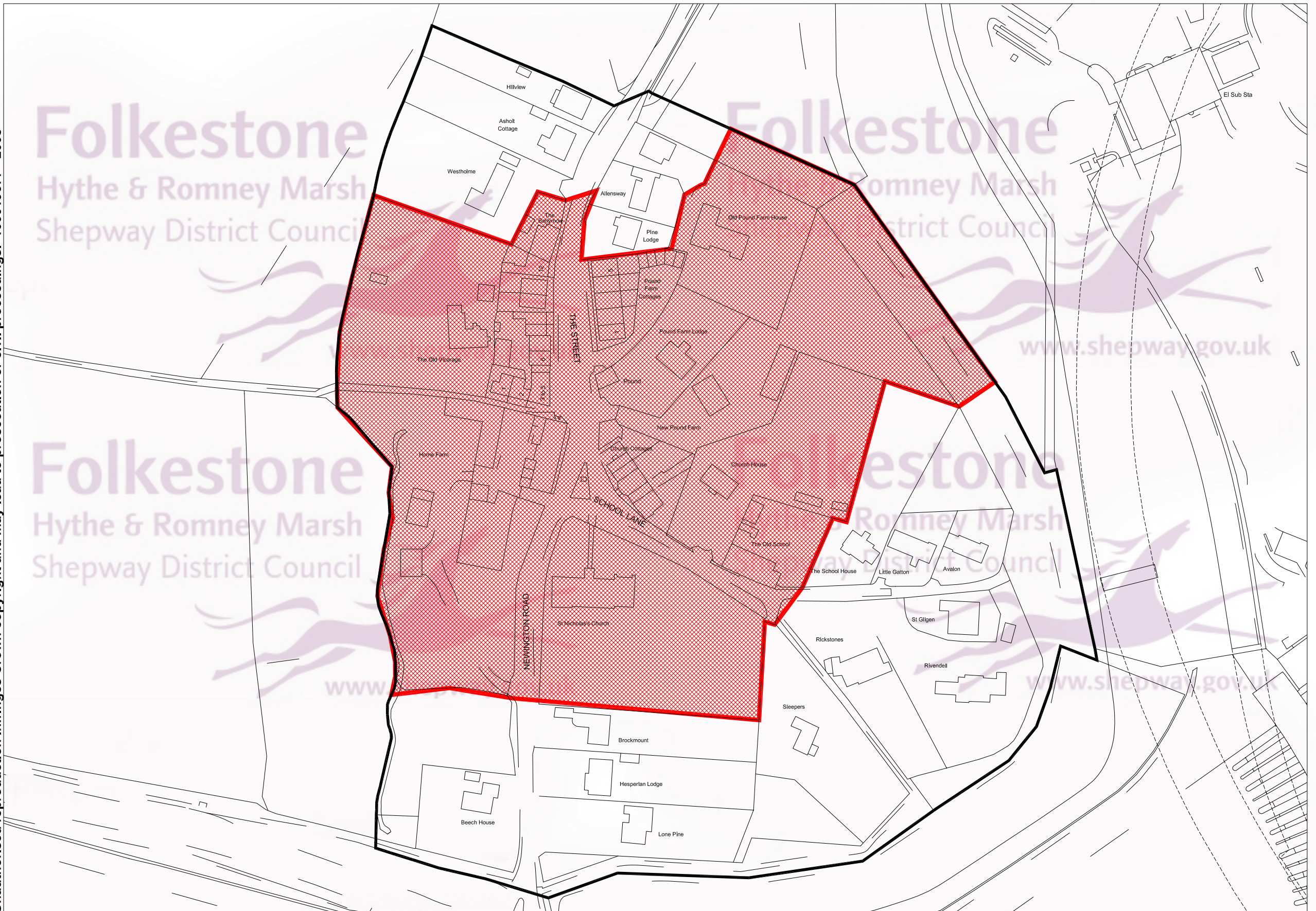

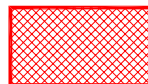


NEWINGTON
CONSERVATION AREA APPRAISAL
APPENDIX 2
ANALYSIS MAPS


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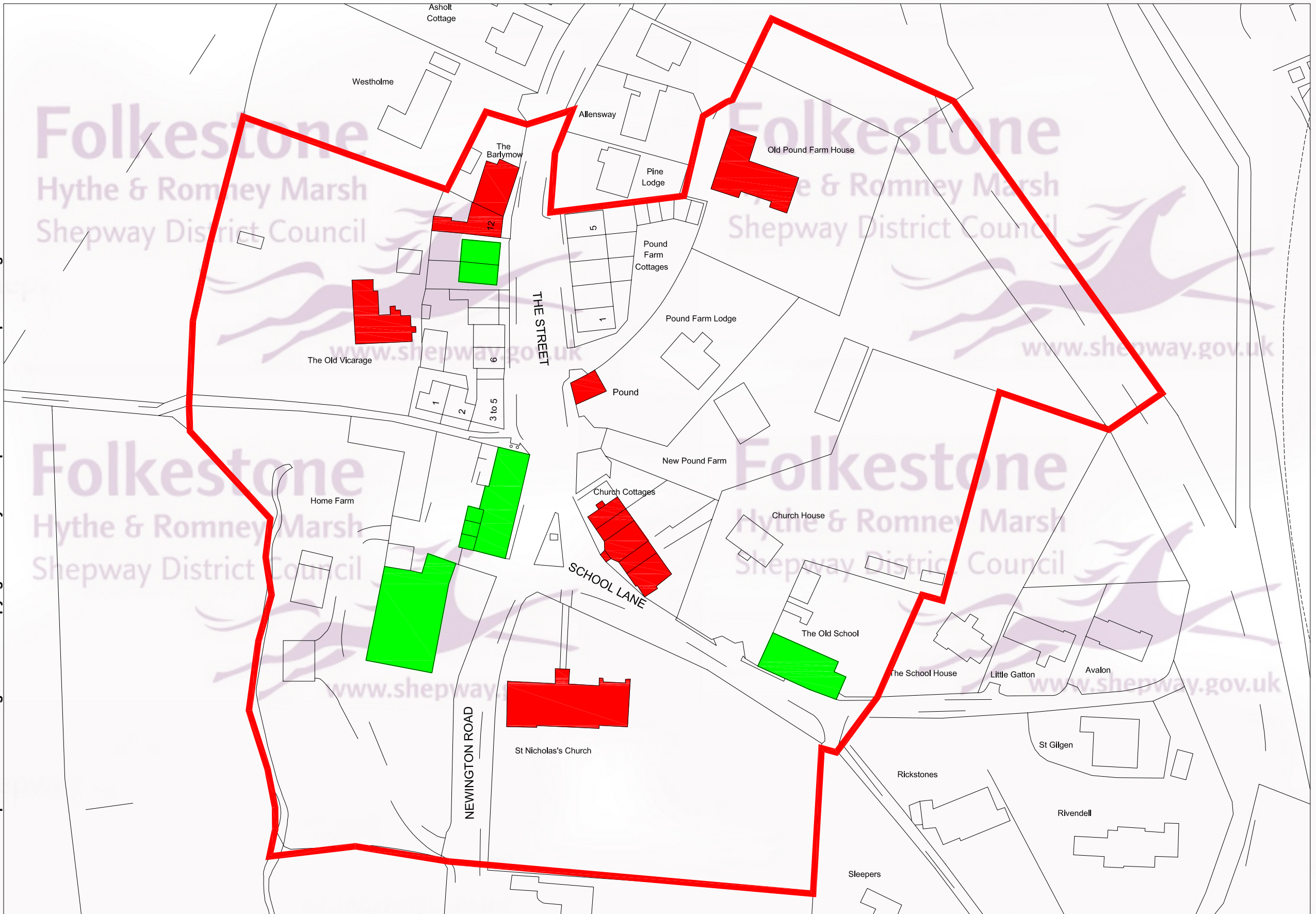
NEWINGTON SUGGESTED BOUNDARY CHANGES 2007

-  Existing conservation area boundary (2006)
-  Conservation area proposed 2007



Conservation Architecture & Planning  Wey House Standford Lane Headley Hampshire GU35 8RH Telephone 01420 472830 Fax 01420 477346		
JOB TITLE Newington Conservation Area		
DRAWING TITLE Boundary Review		
SHEET SIZE A3	DATE March 2007	SCALE NTS
DRAWN SEB		

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NEWINGTON HISTORIC ENVIRONMENT ANALYSIS 2007

- Listed buildings
- Conservation area proposed 2007
- Local buildings of merit



Conservation Architecture & Planning		
	Wey House Headley Hampshire GU35 8RH Telephone 01420 472830 Fax 01420 477346	Standford Lane
JOB TITLE		
Newington Conservation Area		
DRAWING TITLE		
Historic Environment		
SHEET SIZE	DATE	SCALE
A3	March 2007	NTS
DRAWN		
SEB		

Appendix 3

Summary of Newington Stakeholder Consultation

1. Please list any special qualities, distinctive features or areas, which you consider make a positive contribution to the Conservation Area.

- *As a whole the village exudes a tranquillity and calmness which is in direct contrast with the massive Channel Tunnel site 'just over the fence'. The older properties, Church Cottages, Barley Mow, The Old School and the Old Vicarage give the village its charm.*
- *The whole area possesses a special quality which is its relative calm of stone, flint and weathered clay brick/tile structures, juxtaposed with the steel and concrete of the Channel Tunnel. It is a haven for villagers and those passing through, made even more surreal by passing under 3 stark Eurotunnel bridges over the A20, turning into the village and to instant tranquillity..*
- *The Church, the Old School, the Pound and Old Pound Farm House, part of the Western street scene, the yew tree, War Memorial, Church Cottages, the Barley Mow and the Old Vicarage. All are distinctive and make a positive contribution to the area.*

2. Can you identify any key features that you feel have been eroded over time?

- *Home Farm has sadly fallen into disrepair. The wall bordering the road into the village has been plundered of much of its stone and the lack of barn roof can only speed up the process of erosion. The barn's roof should be repaired*

3. Can you identify any development that has taken place since designation, which you feel has had a negative effect on the Conservation Area?

- *When WAS it designated? Pound Farm Cottages & Manor Lodge in particular do nothing to enhance the village's appeal and are not in keeping with the other properties. The white road markings outside clash with the village, as do the newer properties with their 'Georgian' style window panes – all in a vain attempt to fit in. I personally prefer an 'honest building'.*
- *The house opposite Hill View (Manor Lodge?) is far too large and overpowering.*

4. Can you identify any areas on the attached map that you consider should be included or excluded from the Conservation Area? Please give your reasons.

- *I would like to see the allotments and the King George V playing field included within the conservation area. These are areas which should be protected for the enjoyment and use of future generations. The lane to Peene should be included because a village or conservation area can't be experienced in isolation like a twee 'theme park'. The routes in and out are also important.*

5. **In your opinion, how effective do you consider the present controls over development to be? Please explain.**
- *The controls are as effective as the people who set them; as people change so do considerations. Some might consider that a building with a modern theme is acceptable because it meets all the regulatory criteria; others might be more sympathetic to the surroundings and reject it.*
 - *They are not very effective because you can't express subjective objections. If our Parish Committee has any concerns about a development it must be for such bald reasons as access, sight lines, parking, drains etc.*
 - *By and large we consider the controls to be erratic and inconsistent and deplore that insignificant notice is taken of local opinion.*
6. **Are there any buildings or structures that you consider are of note for their architectural or historical importance? Please list.**
- *The Church, Church Cottages, the Old Vicarage, the yew tree, the War Memorial and, if in better repair, Home Farm. But they would diminish in importance without the Old School, the Pound, the Barley Mow etc. which transform old buildings into a real village, complete with children, animals and beer-drinking adults. A fancy keystone in a building is useless without the mundane old bricks keeping it in place.*
7. **Can you identify any open spaces, significant trees or hedges that you feel make a contribution to the special character of the Conservation Area? Please list.**
- *The Yew tree in the churchyard is the most amazing thing, to have been there for so long and seen so much (if it could only talk!). It has seen pagan times, the birth of Christianity, Romans, Normansfor over 2,000 years. The little old tree in the front corner of Pine Lodge, because it is beautiful in the Spring, and is still an important part of the Newington street scene throughout the year. However, not only is it very pretty, it does much to calm the traffic through the village, with cars parked on the other side of the road single lane traffic is imposed. Also, the 'church bank' to Newington Road and School Lane, the trees either side of The Street and in particular the tree opposite the Barley Mow.*
8. **What would you say were the most significant views, vistas or panoramas, either within, into or from the Conservation Area? Please specify.**
- *Stand by the notice board and look across towards the Church. The war memorial in the centre, Church Cottages on the left, the Church to the right, and School Lane disappearing off to who knows where*
 - *The War Memorial and Church viewed from the Barley Mow. The village and beyond seen from the Church gate.*
 - *The view through the village from the northern end of 'The Street' looking towards the Church and War Memorial, and the view at the church as seen from the A20*
 - *The hills to the back of the village and the views westward. The view of the church and The Street when looking south, and the view from the Church gate. Also the views of Ashley Woods and the meadows between Newington and Frogholt.*

9. In your opinion, what impact does road traffic have upon the Conservation Area?

- *We are fortunate at present, through-traffic is limited. The main problem seems to be generated by lorry drivers who do not read a map or observe road signs. Traffic destined for the Channel Tunnel, continues, despite our representations for improved signage, to erroneously enter the village. With a few traffic movements the area is not affected, but the faster, heavier and more frequent the traffic, the greater the negative effect. However, there is a dearth of parking areas available and there are too many parked cars in the area. Dustcarts and other large lorries damage the church bank and War Memorial, leaving only tyre marks, so redress is impossible.*

10. Do you think that there are any areas that would benefit from being 'car-free'? If so, please describe.

- *What parking areas do you refer to? Residents have major problems with parking, particularly when events are held at the Church or the Village Hall. The Hall has its own car park but this overflows at busy times (jumble sales.....etc)*
- *The village needs a parking area, possibly near the start of the bridle path. The Street is our only option.*

11. Do you feel that sufficient Conservation Area guidance exists to guide development proposals (however small or large)? If not, what would you like to see?

- *Probably, but we would like to see planners' question whether a development will truly complement its setting or be just another 'blot on the landscape'*
- *We would like planners to be obliged to ask themselves. 'Are we exercising enough respect for the environment, the residents and their feelings?'*