

*A*vington

CONSERVATION AREA

A Technical Assessment



Winchester
City Council

March 2002

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AVINGTON CONSERVATION AREA - A TECHNICAL ASSESSMENT

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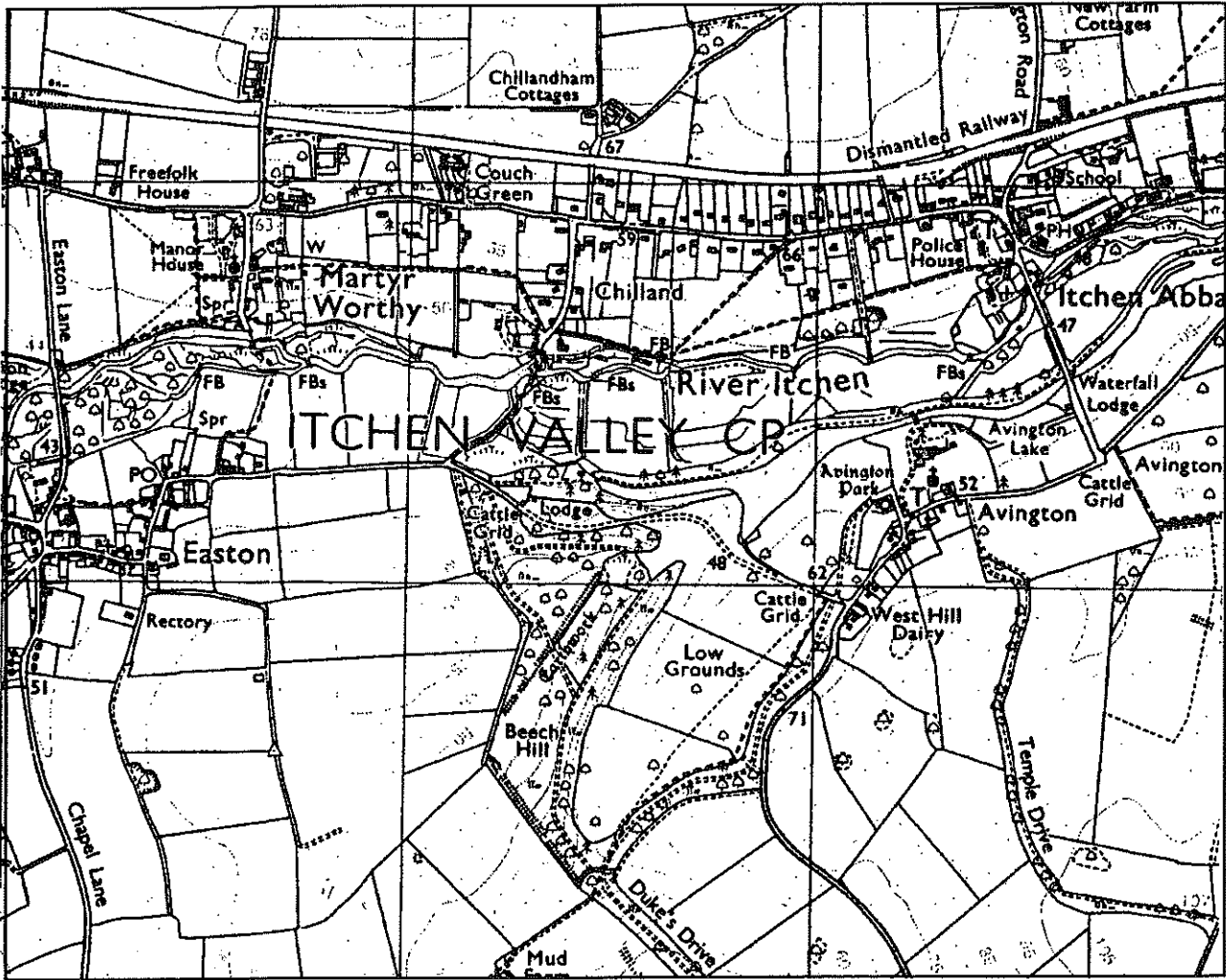
Introduction

- 1.1 The 1990 Planning (Listed Buildings and Conservation Areas) Act places a duty on every local planning authority to determine which parts of their area are "areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance" and to designate them as Conservation Areas. The Act and recent Government advice (Planning Policy Guidance Note 15) also states that the local planning authority should, from time to time, formulate and publish proposals for the preservation and enhancement of these conservation areas.
- 1.2 This document is a technical appraisal of the Avington Conservation Area and is based on a detailed analysis of the area. It defines and records the distinctive features of Avington and attempts to be as factual and objective as possible. To achieve this in a manageable form, the assessment is divided into a series of sections which examine the various elements that comprise Avington's special character and appearance. However, it is the combination of these features which justifies the designation of the conservation area, rather than the importance of any one particular feature.
- 1.3 The document seeks to increase awareness of these special qualities to ensure that as the area evolves, it does so in a sympathetic way so that the essential character of the area is sustained for future generations. As part of this, a number of enhancement measures are suggested, to be addressed as and when the opportunity arises.
- 1.4 The information contained in this assessment was collected during March/April 1996 and is believed to be correct at the time of compilation. Given the complexity of the area, every attempt has been made to highlight those features that are particularly significant. However, the omission of any feature or features from the text and/or accompanying maps should not be regarded as an indication that they are necessarily without significance or importance in conservation and planning terms.
- 1.5 Avington Conservation Area was first designated in 1985. In 1998 the boundary was extended to include the lake, parkland and grounds to the east and south west. The current boundary is identified on map 2.
- 1.6 This Technical Assessment and the proposed enhancements contained within it, was the subject of a six-week period of public consultation during December 1996.

AVINGTON Conservation Area



MAP 1 Location Map

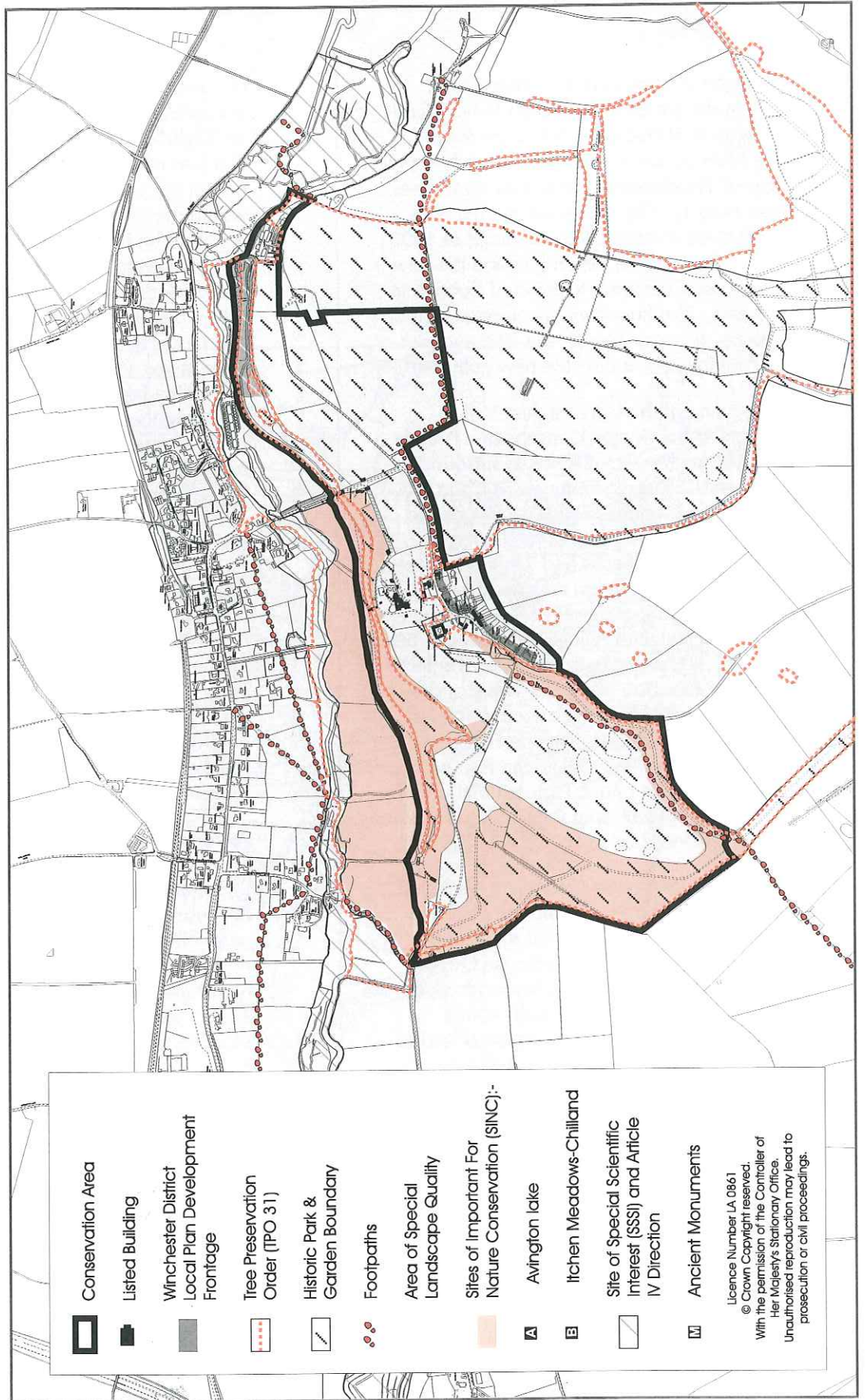


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prosecution or civil proceedings.

- 2.1 Avington is situated in mid Hampshire, within the parish of the Itchen Valley (Grid Reference SU5332). It lies to the south of the River Itchen and is approximately 4 miles east of Winchester, accessed by rural lanes (see Map 1). The conservation area was designated in May 1985, extended in 1998 and stretches from Beech Hill and the Low Grounds in the west, to Sawmill Cottage in the east. The boundary encompasses the village, Avington House, the lake and part of the parkland including the new golf course.
- 2.2 Like many of the Upper Itchen Valley settlements, Avington Conservation Area is almost visually secluded by its surrounding environs. Glimpses of Avington Church tower and Avington House can be gained from the footpath north of the Itchen between Itchen Abbas and Chilland. Once inside the conservation area approaching from Yavington, glimpses of the white gate piers and Lodge of Avington House can be gained. It is possible to see uninterrupted views of Avington House by virtue of the sunken fences along the eastern boundary of the House. Views of Avington House, in its valley and parkland setting can also be gained from the public footpath that crosses to Yavington Farm from the south east corner of the conservation area.
- 2.3 The main designations relating to Avington are identified on Map 2 and are detailed below. Avington falls within the Itchen Valley Area of Special Landscape Quality (ASLQ), where the river valley landscape type comprises an area of high scenic quality. Indeed, William Cobbett is said to have described Avington as "one of the prettiest places in the country". Avington also falls within the Itchen Valley Countryside Heritage Area, a Hampshire County Council designation to promote conservation and management of its special mosaic of landscape types, wildlife and historic features. In particular, the Itchen Valley CHA was designated because of the chalk stream with unimproved grassland, meadows, carr and reed beds.
- 2.4 Avington Park has been identified by Hampshire County Council as one of the County's Historic Parks and Gardens worthy of conserving for the future. It has also been accorded national recognition by inclusion on English Heritage's Register of Parks and Gardens of Special Interest. A significant part of the parkland has been included within the conservation area. The parkland is said to be in the style of Capability Brown. The land within the designated conservation area includes Avington House (part of which is now divided to form flats), the two lodges and landscaped features which embrace the wide lawns around the house, ha-ha, serpentine lake, waterfall, woodland and Lime Avenues. The parkland area now falls within a number of ownerships including a recently developed golf course. An extensive Tree Preservation Order protects the trees of Avington Park, including trees both in and out of the conservation area boundary.
- 2.5 Although outside the conservation area boundary, it is noted that the River Itchen to the north forms part of the Itchen Valley Site of Special Scientific Interest (SSSI). It is also the subject of an Article 4 Direction, which came into operation on 20 February 1981, and removes permitted development rights relating to development of the land for the purposes of fish farming.
- 2.6 Avington Lake has been identified by Hampshire County Council as a Site of Importance for Nature Conservation (SINC) because it is a site which supports one or more notable species. Immediately to the north of the conservation area is the Itchen Meadows Chilland SINC. This relates to an area of semi improved grassland which supports one or more notable species and has a flora and fauna characteristic of unimproved and waterlogged conditions.
- 2.7 A number of extensive earthworks within the woodland of Beech Hill are thought to be an early medieval boundary and are afforded protection as a Scheduled Ancient Monument.

AVINGTON Conservation Area

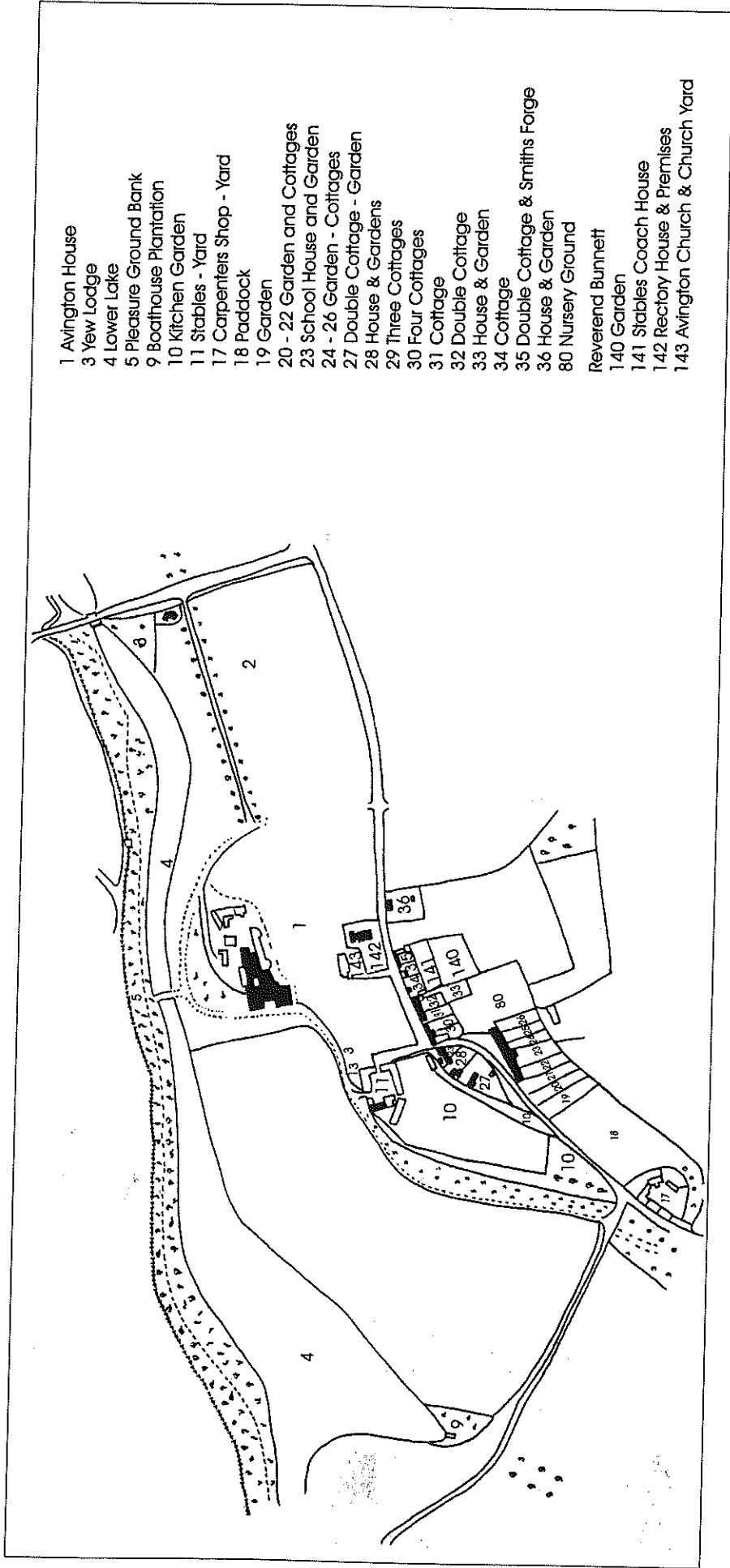
MAP 2 Existing Designations



3

Origins and Development of the Settlement

- 3.1 Various archaeological finds help to establish a long history of activity around Avington. A strip of contour lynchets to the west of Avington Park, at Beech Hill, is thought to be of the Iron Age.
- 3.2 Avington as an Anglo-Saxon settlement is mentioned in the Domesday Book and Saxon Charters. The wooded area of Beech Hill is thought to contain a pagan cemetery and the various earthworks are protected as a Scheduled Ancient Monument. Of more recent history, an old military railway line, constructed during the First World War from Winchester to Avington, was later disused and dismantled. It is recorded as an industrial archaeological site although its course is barely visible today.
- 3.3 At about 961 King Edgar granted the manor of 'Afintun' to the Bishop of Winchester and later St Swithun's Priory. Although not dissolved with other monasteries, Henry VIII did eventually order that the estate be surrendered to the Crown in 1545. Edmund Clerke subsequently bought the estate and built the first main house. Between 1670-1680 and under the ownership of George Rodney Brydges, the house was extended primarily to provide accommodation for Charles II and his guests whilst the palace was under construction in Winchester. During this period a bathing pool was said to have been constructed for Nell Gwynne, to the west of the park.
- 3.4 In 1751 James Brydges, the 3rd Duke of Chandos, had the park landscaped in the style of Capability Brown and constructed the kitchen garden, boundary walls, and lake as well as planting the avenues of Lime trees. Following the death of the Duke in 1789, the house passed to Lady Anne Elizabeth Brydges who married Richard Earl Temple, and the building work continued without major alterations to the landscaped parkland. By the 1820-1830's the landscaping had matured substantially.
- 3.5 Following various changes of ownership the estate was eventually bought by the Shelley family. In the 1920's, Sir John Shelley replanted the avenue of Limes following storms that destroyed the avenue originally planted by the Duke of Chandos. In 1952, the estate was subdivided into various lots and sold off.
- 3.6 The tithe map and award of 1838 (Map 3) shows a development pattern that is not dissimilar to the form found today. Indeed, the area to the north of the main street has changed very little apart from the loss of a terrace of three houses close to the 'Ramblers'.
- 3.7 To the south of the main street, two rows of cottages shown on the tithe map no longer exist. The parochial school for girls and boys is shown as occupying part of 'The Row'. The carpenter's shop and yard is shown to have been located in a group of buildings which is referred to on the 1869 Ordnance Survey Sheet as Pits Farm (now called West Hill Dairy). The 1869 map also identifies a number of draw wells to serve the village.



- 1 Avington House
- 3 Yew Lodge
- 4 Lower Lake
- 5 Pleasure Ground Bank
- 9 Boathouse Plantation
- 10 Kitchen Garden
- 11 Stables - Yard
- 17 Carpenters Shop - Yard
- 18 Paddock
- 19 Garden
- 20 - 22 Garden and Cottages
- 23 School House and Garden
- 24 - 26 Garden - Cottages
- 27 Double Cottage - Garden
- 28 House & Gardens
- 29 Three Cottages
- 30 Four Cottages
- 31 Cottage
- 32 Double Cottage
- 33 House & Garden
- 34 Cottage
- 35 Double Cottage & Smiths Forge
- 36 House & Garden
- 80 Nursery Ground
- Reverend Bunnett
- 140 Garden
- 141 Stables Coach House
- 142 Rectory House & Premises
- 143 Avington Church & Church Yard



NOT TO SCALE

AVINGTON Conservation Area

MAP
3
Avington Tithe Map
- Award 1838

- 4.1 Apart from the Pinder Centre, which is a non-residential centre for hydrotherapy, physiotherapy and remedial swimming, the prevailing use at Avington is residential. The shape and size of plots varies and there is a mixture of detached, semi-detached and terraced properties. Most are two, or one and a half storeys, with gabled or hipped roofs. The most frequently found materials are red brick (occasionally painted), and plain clay tiles. However, Avington House, Easton Lodge, Avington Lodge, the Rectory and farmhouse at West Hill Dairy, all have slate roofs. Ivy Cottage has pantiles, Ramblers is thatched and The Cedar House and Woodside both have concrete tiled roofs. Flint work is found on some properties.
- 4.2 All early properties of the estate, spanning the 17th, 18th and 19th Centuries, are included on the statutory list of buildings of special architectural or historic interest, in recognition of their national significance.
- 4.3 Early-Mid 20th Century development occurred along the roadside in two locations. Firstly, two pairs of semi detached properties called New Cottages near The Row and secondly, a number of detached properties on the former area of paddock between The Row and West Hill Dairy. An isolated property now called Woodside has been built to the south of Ivy cottage.
- 4.4 In the latter half of the 20th Century, infill development has occurred to the south west of The Row. The Cedar House is set back behind a bank and is largely hidden from view whereas Longbow is a much more prominent building. The overall design, scale and rhythm of these buildings is uncharacteristic of the area and relates poorly to the more traditional form of the surrounding properties. The recent development of Chandos Terrace has been built on the former nursery garden to the south east of The Row. Previous to which Lake House was built in the former estate orchard in 1968. Another recent addition is the prominent detached property Jubilee Cottage situated on the corner opposite the southern driveway to the Pinder Centre. The more modest garage block serving New Cottages is less successful. The fenestration

in the northern elevation is particularly incongruous.

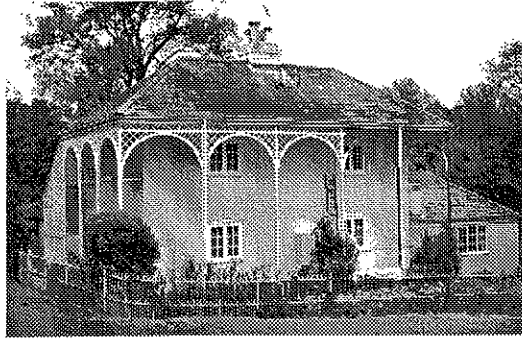
Listed Buildings

- 4.5 Many of the buildings that make a positive contribution towards the overall character of the conservation area are Listed Buildings. These are identified on Maps 2, 6 and 7, and are detailed below.
- 4.6 Avington House (Photograph 1) formed the principal residence of the Avington estate. The principal staterooms remain part of the main house although some sub-division has taken place to create flats in other parts of the building. Most of the original 16th Century house was rebuilt and has been extended over the years. It is a two-storey building of red brick with stone dressings and a shallow hipped, slate and lead roof. A balustraded parapet runs between the tall pilasters, which are surmounted by urns. The windows are mostly 12-pane sashes set within deep recesses.



Photograph 1

- 4.7 The main entrance to the house is recessed and 4 columns support a pediment which in turn supports three leaded figures, said to represent the Goddesses Minerva, Juno and Ceres. The south eastern elevation, to the rear of the house, comprises a pair of conservatories with an orangery between. The cast iron and glass conservatories have a round-headed glazing pattern and 2 tier domed roofs in the style of Joseph Paxton.
- 4.8 Easton Lodge was a lodge to the old Avington estate, at the western end of the park (Photograph 2), complete with remains of a gateway across the road. Originally built in the 18th Century, it was later remodelled and has been considerably



Photograph 2

altered and extended on the western side. It is a two-storey, painted brick building with 2-light casement windows. Easton Lodge is an unusual and distinctive property because of the 19th Century timber trelliswork veranda with 5 and 3 arches, which support a hipped slate roof. It also has very attractive railings surrounding the property.

- 4.9 Avington Lodge at the eastern end of the park was built in the 19th Century with various later extensions and minor extraneous additions. It is a single storey, c-shaped building which faces inwards towards the main house. The roofscape dominates the view from the road, being a slate covering with the series of gabled ends predominating.
- 4.10 The Old Coach House and stables were built in the 18th Century and includes buildings grouped around a quadrangle. The south east elevation facing the main house is partly seen from the road and once had archways, which are now filled in with brick, and sash windows. The roof is hipped with old plain tiles and small 2-light, round lead roofed dormers above the moulded cornice. The complex of buildings now comprises a private residence and The Pinder Centre.
- 4.11 St Mary's Church was built between 1768-1771 of brick with stone dressings and an old plain tiled roof with a battlemented parapet. The church has a moulded brick plinth and bays divided by pilasters. The leaded windows are set within arched openings of brick with stone key blocks. It was planned and paid for by the Marchioness of Caernarvan whose husband became the 3rd Duke of Chandos. It is a very important building and one of the most intact Georgian churches in the country, complete with many original features such as box pews and hat pegs.
- 4.12 The Old Rectory (former Rectory) is a 19th Century, two storey building with a hipped

slate roof. The walls are of yellow brick, possibly from the Beaulieu brickworks. The windows are mostly 4-pane sashes, two blind openings are incorporated on the roadside elevation for aesthetic affect. The roofscape incorporates four brick chimneystacks with pots.

- 4.13 The Row comprises a terrace of 7, two storey cottages (Photograph 3). They were built in the 18th Century of brick with flint bands, hipped old plain tiled roof and hand painted clay chimney pots, planked doors and 2-light steel casement windows. The casement windows are clearly a more modern replacement of earlier windows, but their uniformity throughout the terrace does give them added value and importance. The central cottage projects slightly and incorporates a brick pediment with dentilled architrave. Ridge stacks occur on party walls between some of the cottages.



Photograph 3

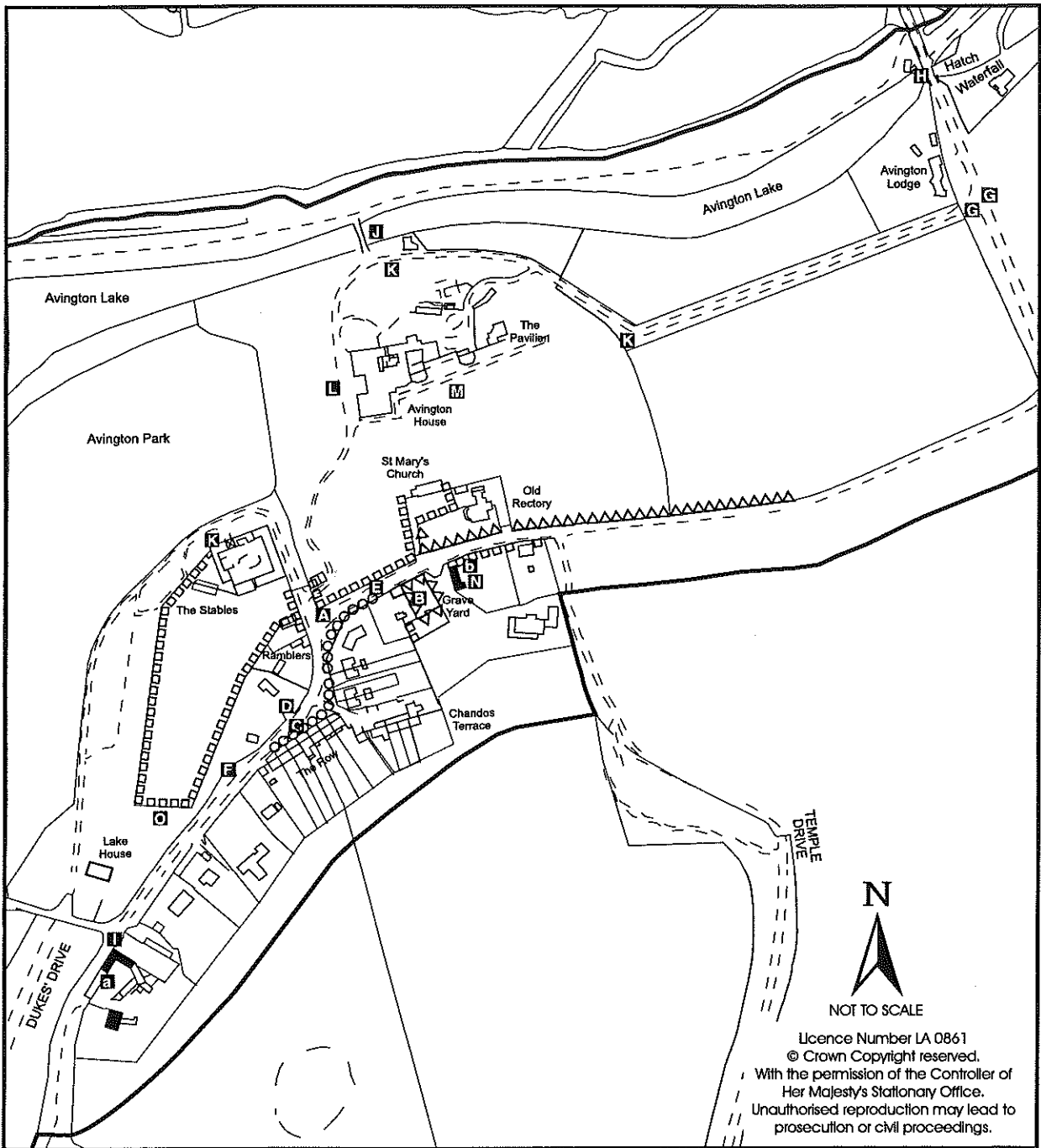
- 4.14 The Cottage fronts the south side of the street, opposite the Listed boundary wall of Avington House. It is a one and a half storey property built in the 19th Century of red brick and a half hipped, old plain tiled roof with an end stack. The windows at ground floor level are 3-light timber casements. The front roofscape incorporates two gabled dormers with decorative bargeboards.
- 4.15 Ivy Cottage, further east, is a two-storey cottage of the 18th Century built from red brick with blue headers. At first floor level there is a blue header band and central, blue header panel. The roof is gabled with pantiles and incorporates an external end stack and a second stack at the rear.
- 4.16 The Ramblers, to the north side of the road, close to the Pinder Centre, is mostly hidden from view. It was built in the 17th Century and comprises a one and a half storey, timber framed building encased in colourwashed brick, with 2-light steel

casement windows. The hipped, thatch roof incorporates eyebrow dormers and an end of ridge stack.

- 4.17 Yew Tree Cottage is also of the 17th Century and obscured from the road. The timber frame is exposed on one elevation and the half-hipped roof has dormers set across the eaves.
- 4.18 Sawmill Cottage is located at the eastern end of the conservation area, on the northern side of the road from Yavington. It is a late 18th Century brick building with a plain tile roof. It has later 19th Century additions and a number of 20th Century steel casement replacement windows.

Unlisted Buildings

- 4.19 Of the non-Listed Buildings there are a number which provide an interesting contribution to the conservation area. These are identified on Map 4 and are detailed below.
- 4.20 West Hill Dairy includes a farmhouse constructed of brick and flint with gabled slate covered roofs and small pane windows. A group of farm outbuildings are sited around a courtyard and are of various shapes and materials. Given its prominent location at an important road junction, the weatherboarded barn with plain clay tiled roof is perhaps the outbuilding of most interest. This together with the flint farmhouse provides an interesting group of buildings at the south east boundary of the conservation area.
- 4.21 In 1997 the site saw the conversion of some of the outbuildings to garaging and residential accommodation. Those outbuildings that were not converted were demolished. Some new build was also included within the site boundary.
- 4.22 A single storey building, on the south side of the road, opposite the Old Rectory is built of brick with a hipped, slate roof and is an important feature within the street scene. It incorporates large timber gates and a weather vane on the roof.
- 4.23 Beech Hill, in a prominent location at the western entrance to the conservation area from Easton, is a replacement dwelling for the Old Power House that one occupied the site, and uses materials in a sympathetic design for the area.



AVINGTON Conservation Area (PART)

MAP 4 Important Walls, Local Features and Important Unlisted Buildings

Walls

- Brick
- △△ Flint
- ∞∞ Pallsade Fence

Important Unlisted Buildings

- Ⓐ West Hill Dairy
- Ⓑ Single storey building opposite Old Rectory

Features

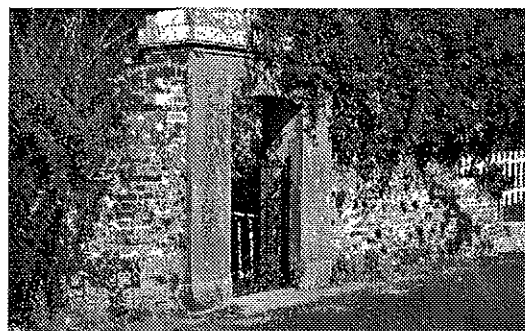
- Ⓐ Post Box
- Ⓑ Graveyard
- Ⓒ Well Cover
- Ⓓ War Memorial
- Ⓔ Telephone Box
- Ⓕ Pump
- Ⓖ Gates
- Ⓗ Bridge
- Ⓘ Sign Post
- Ⓝ Cast Iron Bridge
- Ⓚ Lanterns
- Ⓛ Sun Dial
- Ⓜ Fountain
- Ⓝ Pump
- Ⓞ Ice House

5

Local Details and Features

- 5.1 Many of the local details and features of the conservation area have a strong historical association with the Avington estate and the historic park and garden. As such they are important elements which contribute towards the distinctiveness of the Avington Conservation Area.
- 5.2 There are several boundary walls which form strong features throughout the conservation area, affording continuity with the buildings through the choice of materials, and a strong sense of enclosure to the street. Constructed of brick, flint and stone, they add to the variety of texture within the conservation area. Some of the most prominent walls are detailed below and are identified on Map 4. Lack of specific reference within this section does not necessarily imply that a wall is unimportant or unworthy of retention.
- 5.3 The boundary wall to the grounds of Avington House is Listed in the statutory register. It was built in the 18th Century at the time when the Duke of Chandos instigated the landscaping of the parkland. The wall is constructed of red brick in Flemish bond with random blue headers and incorporates the village post box (A on Map 4). The main part of the wall stretches for some 120 metres along the north side of the road and is approximately 3.5 metres high.
- 5.4 At the western end, the wall turns northwards towards the southern driveway of Avington House. Here, the wall is lower in height and incorporates 19th Century wrought iron gates. At the eastern end, the wall turns northwards, eventually joining with a corner of the Church. This section of the wall is approximately 2 metres high and forms the western boundary of the churchyard. The wall is a prominent, visual feature within the street scene, emphasised by the contrast in colour between the expanse of brickwork and the greens of the tree canopies behind.
- 5.5 From the south eastern corner of the church, a red brick wall approximately 1.8 metres high continues to the east and southern boundary of the churchyard. At this point, the wall turns southwards and is constructed of flint with brick coping. It then forms the southern boundary to the Rectory along the

north side of the road. Much of this section has been rebuilt and has two courses of brick beneath the brick coping. The wall curves around a mature Copper Beech tree, before continuing its straight course. At the far eastern end of the flint wall there is a stone pediment gateway which leads to the Old Rectory (Photograph 4).



Photograph 4

- 5.6 After a gap for the driveway to the Old Rectory, a long visually dominant wall continues on the north side of the road, stopping at a group of Lime, Ash and Horse Chestnut trees. The wall comprises blocks of coarse flints with three courses of brick occurring about a third of the way from the ground and two courses of brick beneath the brick coping. This wall is a particularly strong feature at this part of the conservation area because it is the only built feature along this stretch of road, amongst the soft landscaping of the park. Sections of wall capping and areas of flintwork are in need of careful repair. Unfortunately, past patched repairs have been carried out using cement rich mortars and strap pointing. This detracts from the appearance of the wall and has the potential for causing more lasting damage by trapping water within the core of the wall.
- 5.7 At the western end of the village, the wall around the kitchen garden, attached to the Old Coach House, is of the 18th Century and is Listed on the statutory register. It encloses approximately one hectare of land and is about 3 metres high. The wall was probably constructed at the time the parkland was being landscaped. It is built of red brick and runs with the land with generally a simple mortar capping. Most of the wall is hidden from public view. However, from Pipits Hill the southeastern wall can clearly be seen sited at an oblique angle to the main street.

- 5.8 The wall enclosing the old graveyard, opposite the church on the south side of the road, is very distinctive. It is built from flints with stone plinth, coping and piers and the gateway incorporates black spear wrought iron gates. The east and west boundary walls step upwards as the gradient rises. The graveyard includes the Shelley family tomb (B on Map 4).
- 5.9 The wall fronting Ivy Cottage was built approximately four years ago. Careful selection of materials, brick bond and attention to detail has ensured that it has readily settled into the general environment and become an asset to this part of the conservation area.
- 5.10 In addition to the walls, there are a number of features that also provide a positive contribution to the conservation area. As such, these points of local interest, mentioned below, should be retained and maintained.
- 5.11 In front of No.4 The Row, stands a very prominent decorative well cover which is Listed on the statutory register and dates to the early 20th Century (C on Map 4, and Photograph 5). It has a square plan with four timber corner posts on padstones, corbelled braces and an interesting fretwork of stars and hearts. The old plain tiled roof is hipped with a carved acorn finial. In recognition of its importance to the village scene, the City and County Councils provided financial assistance to the Parish Council for its repair in 1987.



Photograph 5

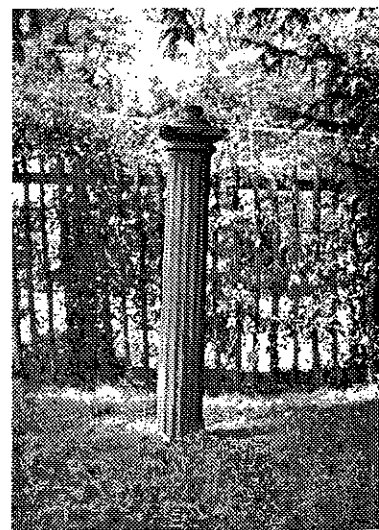
- 5.12 To the north of the road, opposite The Row, stands a war memorial to commemorate the men of Avington who gave their lives in the first and second World Wars (D on Map 4, and Photograph 6). It is Listed on the statutory register and is built from brown Guildford sandstone. The base comprises 3 octagonal steps and an octagonal plinth with

inscriptions. This supports an octagonal lozenge section with stylised early English cross.



Photograph 6

- 5.13 The K6 telephone box in front of the boundary wall to the grounds of Avington House, is dated to 1935 and is one of a range of designs by the eminent architect Sir George Gilbert Scott (E on Map 4). This distinctive red, cast iron kiosk with domed roof and George VI crowns is afforded protection by its inclusion on the statutory list. Just to the left of the kiosk, a section of the boundary wall has been rebuilt following storm damage in the late 1980's.
- 5.14 Part of an old pump stands to the north of the road, opposite 'Longbow' (F on Map 4, and Photograph 7).

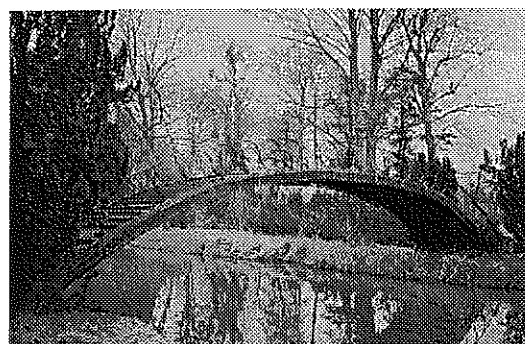


Photograph 7

- 5.15 The gates and piers at the eastern end of the grounds to Avington House, comprise one of the landmarks of Avington and are Listed on

the statutory register (G on Map 4). The decorative wrought iron gates, which incorporate a taller central carriage gate, are of the 18th Century and were originally located on the Winchester-Alresford road. The stuccoed brick piers both incorporate ball finials on the coping. Beyond the piers are 19th Century railings and cast iron piers. This gateway provides the main drive to Avington House and its grounds.

- 5.16 Across the road are further gates and piers that are simpler in design to those serving the main driveway. Nonetheless they comprise important local features and are protected by their inclusion on the statutory register.
- 5.17 The road bridge over the cascade/waterfall, north of Avington Lodge, towards Itchen Abbas, is Listed on the Statutory register and is of the early 19th Century (H on Map 4). It is an arched brick bridge and the criss crossed timbers of the balustrade provide a particularly distinctive feature at this part of the conservation area.
- 5.18 Other features within the main part of the village include the palisade fencing which comprises the front boundaries to New Cottages and The Row, and an old fashioned signpost at West Hill Dairy which provides directions to Easton and Winchester (I on Map 4).
- 5.19 The grounds of Avington House are occasionally open to the public and contain a number of important local features that are Listed. The late 18th Century bridge is believed to be quite a rare example of its type (J on Map 4). It employs the early use of cast iron in a bridge structure and is designed as a feature of great delicacy. This though has been an inherent weakness causing the structure to become unusable until its recent restoration with the aid of financial assistance from English Heritage, the City and County Councils. The bridge has a balustrade in the form of linked circles, decorative grills for the treads and bronze embellishments (Photograph 8).



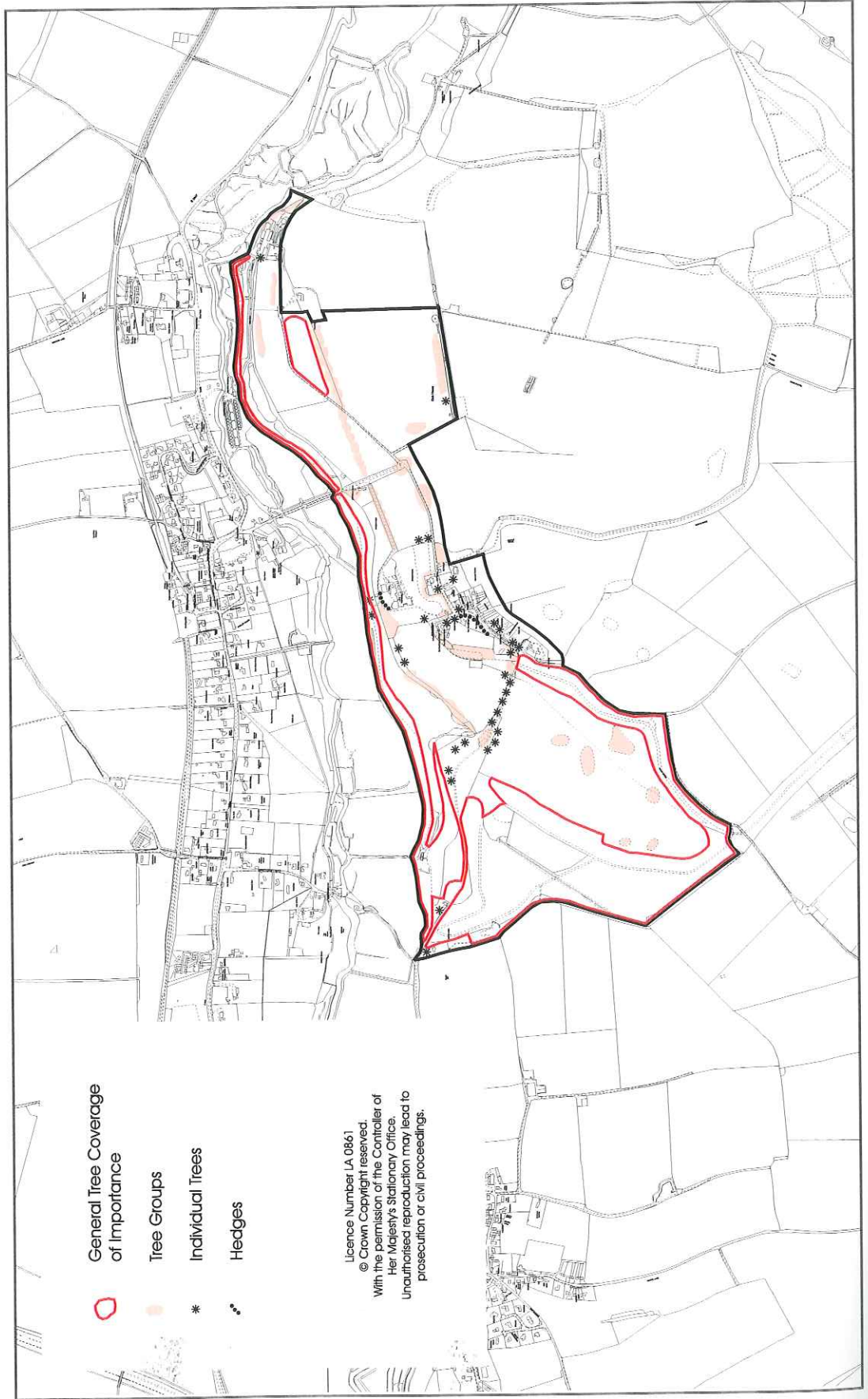
Photograph 8

- 5.20 19th Century, cast iron carriage lanterns are found along the driveway to the main house (K on Map 4). The design incorporates a decorative plinth with a glass sided case around the lamp. A similar lantern is also located on the driveway to the Old Coach House.
- 5.21 A sundial on the front lawn to the house comprises a bronze plate on a marble pedestal on a square base of 2 stone steps (L on Map 4).
- 5.22 A fountain to the south east of the house was restored in 1983 and comprises a decorative octagonal bowl and a foliage fountainhead (M on Map 4).
- 5.23 Other local details and features include the water pump in the yard opposite the Old Rectory (N on Map 4) and the Ice House in the grounds of Lake House (O on Map 4).

AVINGTON Conservation Area

MAP
5

Trees



General Tree Coverage
of Importance

Tree Groups

Individual Trees

Hedges

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- 6.1 Avington benefits from a well-treed character where both groups and individual trees are important. Indeed, the quality and presence of trees is one of the most important characteristics of the conservation area. The prevailing parkland species are a legacy of the 18th Century landscape, created by the 3rd Duke of Chandos, which once incorporated many Cedar, Elm, Lime and Yew trees. The area is characterised by woodland, individual trees and tree clumps within grassed fields. Most of the trees of this historic park and garden are protected by Tree Preservation Order 31 (refer to Map 2). This Order covers the woodland in the west of the conservation area and the trees within the grounds of the old Avington estate, but excludes trees along the main street through the village. It would be very difficult to identify all of the trees that make a positive contribution to the conservation area. However, those of particular prominence are detailed below and are identified on Map 5.
- 6.2 The general tree coverage of the area is important because it emphasises the distinctive nature of this conservation area. The more natural wooded area along the northern boundary of the conservation area provides an important backdrop to the lake and grounds of Avington House.
- 6.3 Poplars are associated with river courses. However, the uniform row of Poplars adjacent to the lakeside is uncharacteristic of this historic parkland and as such appears somewhat incongruous. The trees are starting to block important views to and from Avington House, which is unfortunate, because the historical association between the house, its grounds and the lake, is a particularly important and distinctive characteristic of the conservation area.
- 6.4 Two mature Lime trees stand as significant specimen trees within an open area of grass to the south west of the lake. They are extremely prominent and help to frame a distant view of the house when approached along the lane from the west of the conservation area.
- 6.5 A tree group to the west of the walled garden inhibits long views of the old stable block and coach house, and the main part of the village. This group comprises a variety of species including significant Lime trees along the driveway to the old stable block.
- 6.6 A group of mature trees behind the flint roadside wall creates a landscape boundary to the grounds of Avington House. This group includes Yew, Sycamore and Lime trees and provides height and a contrast of colour with the wall.
- 6.7 The trees, predominantly Yew, around the churchyard comprise an important group which helps to provide a wooded setting for the church and the Old Rectory.
- 6.8 The junction with the lane that leads to Ovington is marked with prominent trees including Yew, Lime, Oak and Elm. Other significant tree groups and individual trees include:
- the various specimen trees within the grounds of Avington House;
 - the striking Avenues of Lime trees, near the main entrance to Avington House;
 - group of Yew, Lime and Hazel trees at the humped road bridge north east of Avington Lodge;
 - a mature Ash tree on the bank in front of The Cedar House which is a very significant feature in the street scene emphasised by its height and stature;
 - Yew trees around the war memorial which help to frame this important local feature;
 - a specimen Yew tree in front of Longbow, seen in association with the Yew trees across the road near Yew Tree Cottage and the war memorial;
 - a specimen Yew tree at Ramblers which is very prominent in the street scene when viewed from the east;
 - a young Horse Chestnut (planted to commemorate the Queen's Silver Jubilee) on the triangle of grass in front of Jubilee Cottage. This together with the Yew tree at Ramblers help to frame a view of The Row from the street near the post box,

and contribute to the general tree coverage at the central area of the village;

- a mature and very significant Copper Beech tree is located behind the Old Rectory boundary wall. The tree dominates the street scene at this point and its large canopy overhangs the width of the road;
- the distinctive form of a Cedar tree at Old Rectory which can be seen from the street near Ivy Cottage;
- a large Horse Chestnut tree along the road to Easton, just west of Lake House and a row of new planting between Lake House and the car parking area;
- a mature Oak tree adjacent to Easton Lodge;
- the clipped evergreen hedging running along the north side of the road between the pump and Ramblers is a distinctive feature at the central part of the village;
- a Tulip tree at rear of No 1 New Cottages;
- distinctive rows of Lime trees to the north and west of Sawmill Cottage together with row of Hornbeams;
- single mature specimen trees including Yew, Beech and Oak plus important areas of new planting within the golf course;
- the Low Grounds is an area of significant landscaped parkland, bounded by mixed conifer/deciduous trees along the skyline with specimen Beech and Oak groups strategically placed within the farmland.

7

The Character and Relationship of Spaces

7.1 Approaching Avington from the north west along the Easton Road, the character of the area changes dramatically from the farmland valley floor of the River Itchen to the strong sense of enclosure of mature woodland on reaching the conservation area boundary. The narrow lane climbs gently towards Easton Lodge, which nestles in a clearing surrounded by trees. This small clearing provides an opportunity to view the buildings interesting architectural detail, particularly the arched verandah and distinctive railings. Beyond the lodge the lane continues to wind a narrow route through this densely wooded area.

7.2 Leaving the narrowness of the woodland, a cattle grid, itself a form of enclosure, marks a spatial change in the character of the area. A wide vista opens out, revealing one of the most memorable and distinctive panoramas of the conservation area (Photograph 9). Avington House is seen across the lake and fields, the whole area appears to be spatially contained by groups of mature trees. It is an historic landscape of high scenic value and a picturesque picnic location, managed by Hampshire County Council.



Photograph 9

7.3 As the lane, bisecting the Parkland of Avington House, bends round to the right, the undulating fields stretching southwards create a powerful managed landscape statement contained by the woodland of Beech Hill. Looking northwards, the lake now dominates with a backdrop of parkland trees. Two specimen Lime trees add height to the foreground. The space is tranquil and supports a variety of wildlife (Photograph 10).



Photograph 10

7.4 Another cattle grid occurs just beyond the car parking area and there is a sense that the two grids are also defining the extent of free public access. From here the spaces become more enclosed and private and although the earlier view of the house and lake enticed further exploration, the area is in fact private and therefore mostly inaccessible to the general public.

7.5 As the lane begins a gentle rise in gradient, an expected glimpse of the lake does not really emerge. This is partly due to the slope of the land and also due to a row of Poplars along the waters edge which shorten and confine the view to the grassed area south of the lake. Returning back to the lane, a glimpse of Lake House is caught amongst a backdrop of trees (Photograph 11).

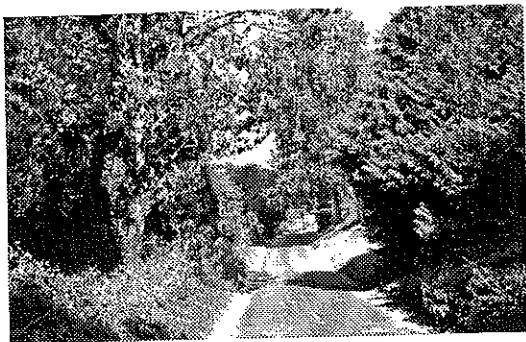


Photograph 11

7.6 The lane rises as it approaches a junction and a tree group of mixed species encloses the space, channelling views forward to the converted outbuildings and new build of West Hill Dairy. The buildings are spatially contained within an old chalk pit. The weatherboarded and brick walls about the road and enclose an internal courtyard

arrangement. The flint farmhouse stands back from the road. On the opposite side of the road leading south from Avington a strong band of trees enclose the Low Grounds beyond.

- 7.7 Looking north eastwards along the lane at West Hill Dairy, the lane cuts through steep banks with Sycamore trees almost creating a tunnel of foliage (Photograph 12). Beyond a group of Cypress trees a longer street scene view emerges and is stopped by the elevation of New Cottages. This view is characterised by strong boundary fences, hedges and trees and is dominated by the height and stature of a multi stemmed Ash tree (Photograph 13).



Photograph 12



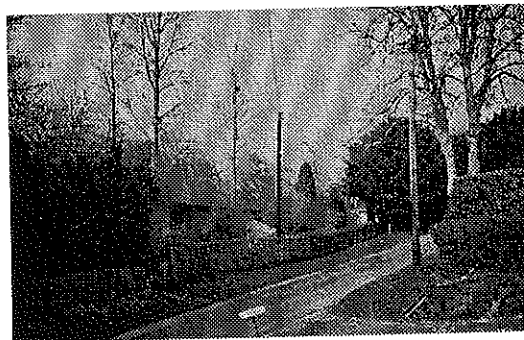
Photograph 13

- 7.8 Off to the right, a tall fir tree marks the position of a narrow lane which goes up the steep bank and runs parallel to the main lane heading back towards the chalk pit. This provides access to a number of properties located at the top of the bank (Photograph 14).



Photograph 14

- 7.9 Back along the main street, the brick boundary wall of the old kitchen garden stretches away at an oblique angle to the road providing a strong enclosure to a private space (Photograph 15). In front of this, a picket fence provides a weaker boundary along the roadside. Yew trees which form a roadside boundary to Yew Tree Cottage, and a specimen Yew in front of Longbow, arch over the lane framing a view of New Cottages and the well cover (Photograph 16). To the left, a small space bounded by hedges and Yew trees provides a quiet area where the war memorial stands.



Photograph 15



Photograph 16

- 7.10 The narrowness of the street opens out to a wider area contained by New Cottages and The Row, located at almost 90 degrees to each other. A drive to the side of No1 The Row leads to the 1990's development of Chandos Terrace, which also creates a courtyard effect around the parking area (Photograph 17).



Photograph 17

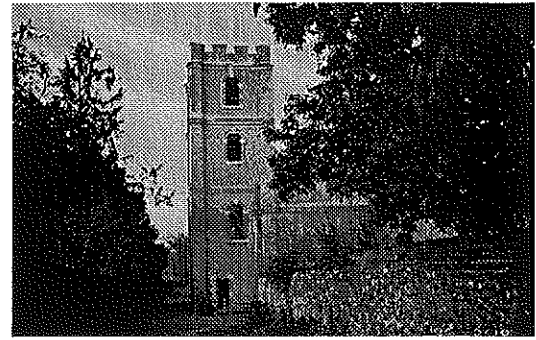
7.11 The main street bends sharply to the left then immediately right but leading off from here is a private drive serving the Old Coach House and Avington Park House. The view at the end of this drive is stopped by a mature Lime tree. The drive is narrow, enclosed on one side by the long south east elevation of the old Coach House, and the other side by a group of trees comprising mostly Yew and Sycamore. Two further driveways emerge from this point, one serving the Pinder Centre, the second through a gateway providing private access to Avington House. The access to Avington House has been widened to provide for emergency and similarly large vehicles, unable to negotiate the main entrance.

7.12 To the north of the road, the long high brick wall and mature row of trees behind forms a strong enclosure to the grounds of Avington House and to the main street (Photograph 18). Through a small gate, old gravestones form a path to the church. This space is narrow, confined by walls, and focusing attention forwards towards the battlemented tower of the church (Photograph 19). At the end of the flint wall the space opens out to a walled graveyard. Set back from the main street, this churchyard space feels private and peaceful.



Photograph 18

7.13 This contrasts with the graveyard to the south of the road which, although it is contained



Photograph 19

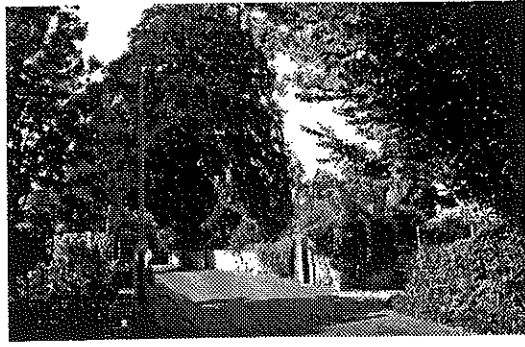
by walls, is much more open to public view. Indeed, the terracing of the slope emphasises the prominence of this area. The strong boundary containment, gates and steps leading to the Shelley tomb give this area a sense of importance and the feeling of a more private space. A further terraced area behind the tomb leads to a simpler graveyard, bounded by hedges and trees (Photograph 20).



Photograph 20

7.14 To the south of the road, opposite the Old Rectory, a single storey building stands behind a brick wall within an area characterised by a gently sloping grassy bank with many young trees and shrubs which are clearly seen from the road.

7.15 The enclosure to the northern side of the road continues with the boundary wall of the Rectory, which incorporates an arched gateway and wrought iron gate. A very significant Copper Beech tree stands behind the wall, dominating the street scene due to its height and stature (Photograph 21).



Photograph 21

7.16 After a gap to provide a driveway, the flint wall continues along the northern side of the road, narrowing the street and containing the wide open space to the north which form the grounds to Avington House. A group of Lime and Ash trees mark the end of the wall. Ivy Cottage marks the end of the village and the trees that continue along the southern side of the road emphasise the rural character of the area (Photograph 22).



Photograph 22

7.17 From here, the lane has hedgerows and trees on both sides of the road, before lower hedges and post and wire fences afford views out across the undulating fields to the south and parkland to the north. The road bends sharply to the left and another road continues off to the east at this point, towards the village of Ovington. Significant trees including Lime, Yew, Oak and Elm (Photograph 23) mark this junction.



Photograph 23

7.18 Travelling northwards, views open out across the grounds of Avington House, a space previously hidden by the roadside walls of the village. A striking avenue of trees directs attention towards the rear elevation of the house and its domed conservatories (Photograph 24). The black wrought iron gates frame a view down the avenue of Lime trees (Photograph 25). This provides the main driveway to the house and the space has a strong sense of importance. The avenue continues across the road. However, the trees here are in need of management and replanting. The avenue of trees continues eastward into the conservation area adding to the landscape grandeur.



Photograph 24



Photograph 25

7.19 Moving past Avington Lodge, the Yew, Hazel and Lime trees arch over the road creating a narrow, dark tunnel over the bridge (Photograph 26). The sound of rushing water encourages a glance over the bridge to a shallow waterfall.



Photograph 26

- 7.20 The avenue of Lime trees lines the driveway, the end of which is marked by a lantern. As the drive bends off to the right it passes a menage and a peacock house on the right and a domestic hedge on the left which encloses a private area. As the drive sweeps round to the left and towards the front of the house, the decorative cast iron bridge stands prominently against a backdrop of parkland trees.
- 7.21 From the front of the house, views open out across the parkland but the main body of the lake is not visible. The church tower and old stable house can be seen but there are no views into the village itself, from Avington House.
- 7.22 The road from Yavington to Avington runs parallel to the River Itchen and crosses the avenue of trees which from the grand vista from the main gates of Avington House. To the south of the road the converted parkland, now a golf course, rises gently, still managing to maintain the appearance of parkland with mature specimen trees and much new tree planting to enhance the area.
- 7.23 Low open meadowland to the north of the Yavington Road is supported by a backdrop of riverside trees on the northern boundary of the conservation area. Sawmill Cottage, outbuildings to Park Farm and dense woodland and understorey form a tight eastern entrance into the Avington Conservation Area.

8

Detractors and Enhancements**Detractors**

- 8.1 Over time, the visual quality and character of a conservation area can be eroded by the cumulative effects of such things as:
- **minor alterations**
(eg. replacement windows, doors, roofing materials, insensitively sited meter boxes, balanced flues and similar services)
 - **inappropriate extensions/conversions**
(eg. scale, spaces, design, materials, satellite dishes, wires)
 - **removal and/or inappropriate replacement of features**
(eg. walls, railings, hedges, trees, points of local interest)
 - **inappropriate street furniture**
(eg. litter bins, shelters, barriers, hoardings)
 - **poor maintenance, eyesores**
(eg. roadside parking)
 - **demolition and the creation of a 'gap' within the street frontage.**
- 8.2 Seemingly minor alterations can be sufficient to detract from the qualities of a building, or a focal part of the conservation area. Where the opportunity arises, attention should be focused towards improving existing/known problems, in order to achieve an enhancement of the conservation area.
- 8.3 The construction and maintenance of flint walls is a skilled task requiring close attention to the selection and use of materials. There are instances where inappropriate hard mortars have been used in patch repairs or where insufficient attention has been paid to the coursing of flints. These are matters on which the Conservation Section of the Planning Department can offer advice.
- 8.4 The long term aim is for everyone to take responsibility for maintaining the area's special qualities. In particular, by giving careful consideration to the appropriateness of alterations and new development. For example, inappropriately designed garages, inappropriate use of materials or replacement

features such as doors, can jar with the architectural features of an area.

- 8.5 It is, therefore, important to ensure that as an area evolves, it does so in a sympathetic way so that the essential character of the area is sustained for future generations.

Enhancements

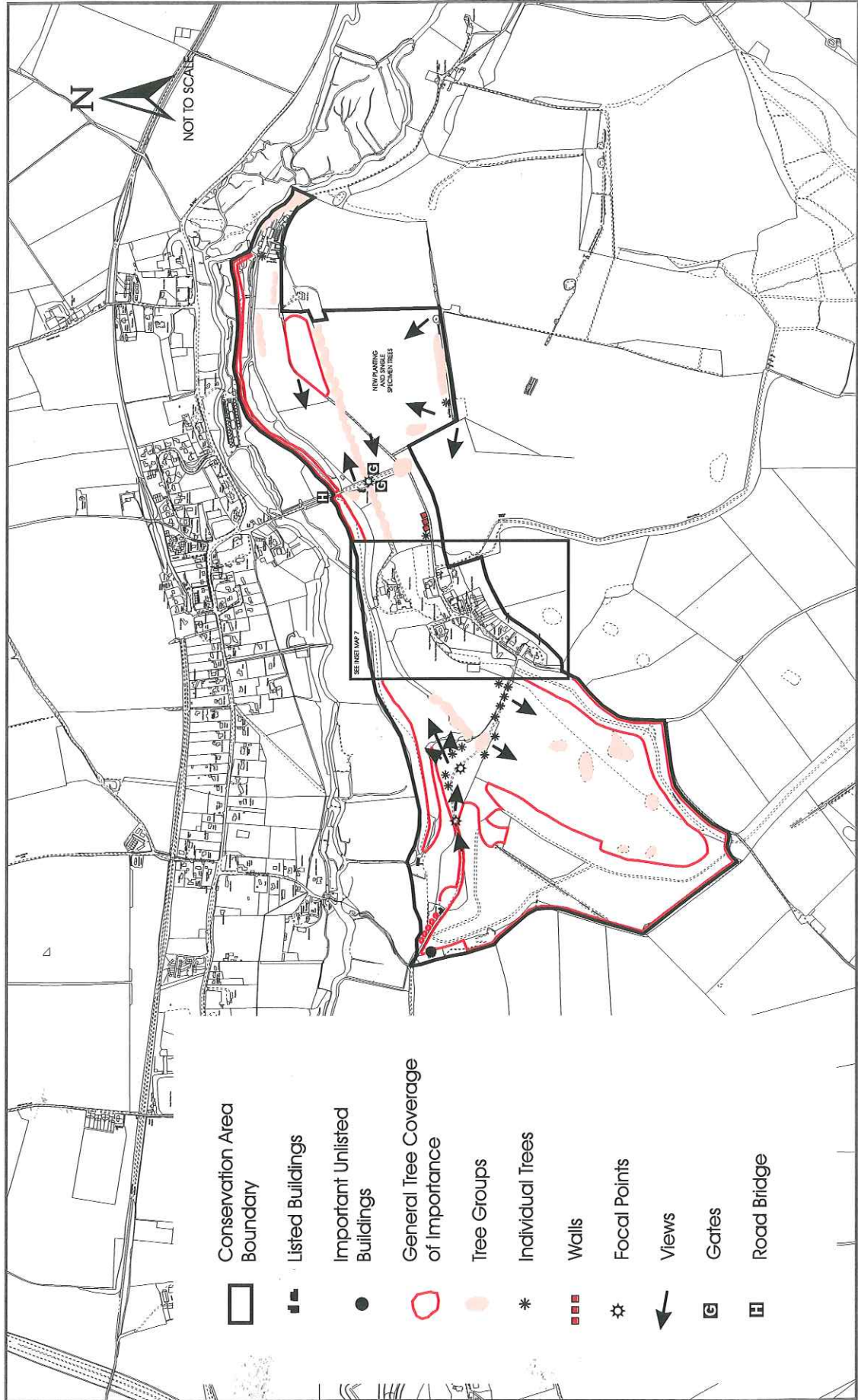
- 8.6 A major contributor to the quality and character of the conservation area is the general tree coverage and significance of individual trees within the Historic Park and Garden. Most of the important trees within and around Avington are mature and with a significant number suffering storm damage in recent years. Long term tree management and planting needs to be given careful attention to ensure this valuable resource is sustained for the future.
- 8.7 Given the national significance of this historic landscape, it is important to promote the planting and replanting of specimen trees, shrubs and ground flora, which would be appropriate to the style of the original landscaped parkland. Similarly, it is important that the planting of species which are alien to the locality and/or the historic parkland be discouraged where they would have an adverse impact on the landscape or undermine the character of the area. Advice regarding the suitability of tree planting can be gained from the landscape section of the City Council or Hampshire County Council.
- 8.8 The lake is one of the significant features of the historic park and of the conservation area, it is also a Site of Importance for Nature Conservation. Expert advice and guidance is required regarding its long term maintenance, which may include dredging to prevent it from silting up.
- 8.9 A number of overhead cables criss-cross the village in various places. Where possible, consideration should be given to the undergrounding of wires and cables to prevent aerial clutter, but having regard to preventing disturbance to tree roots.
- 8.10 Monitoring of possible subsidence of the War Memorial and necessary prevention measures taken to stop further movement if required.

AVINGTON Conservation Area

MAP
6

Important
Qualities

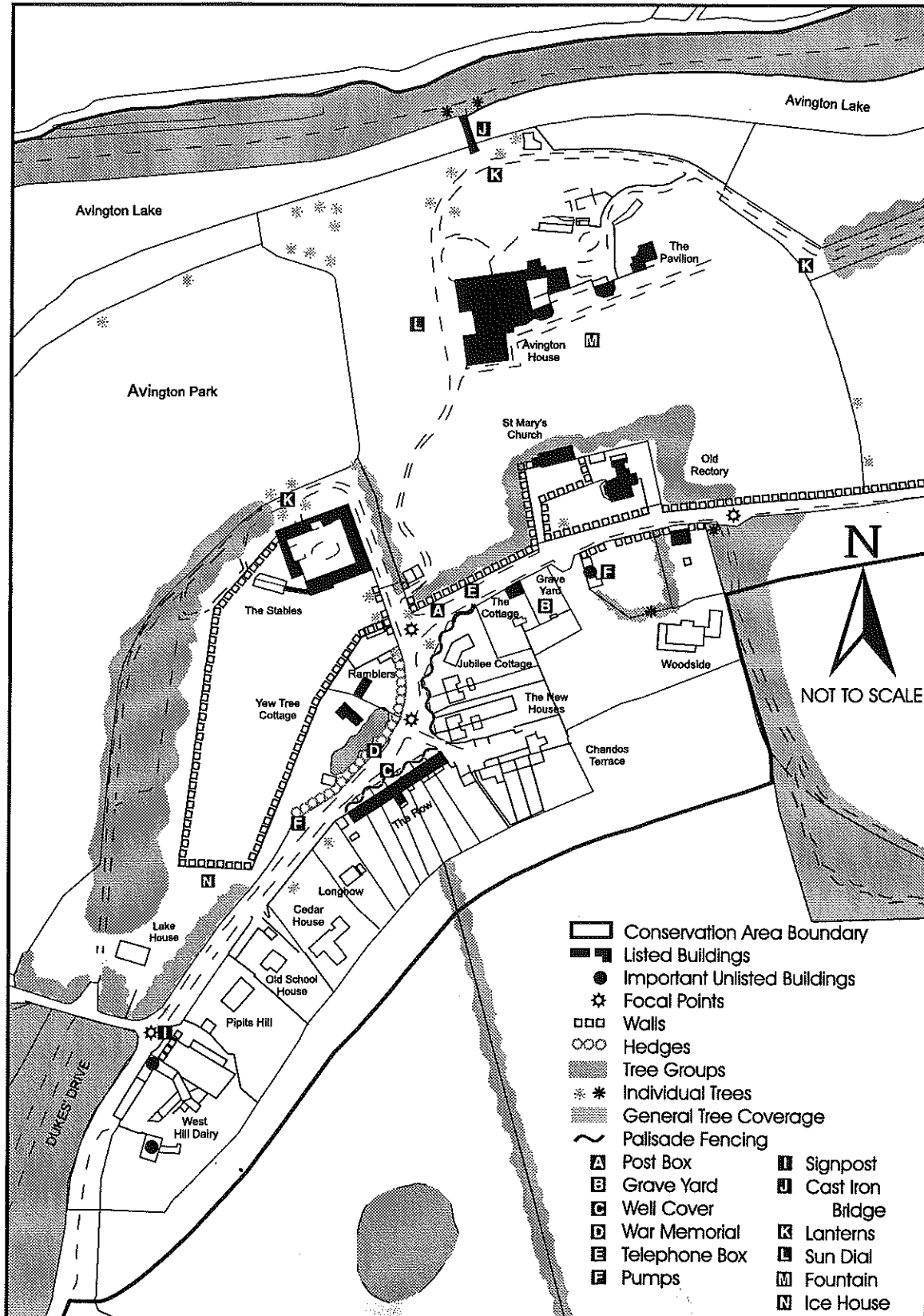
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AVINGTON Conservation Area (Part)

Inset MAP 7 Important Qualities

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Character and Reasons for Designation

- 9.1 Avington is a picturesque area to the south of the River Itchen, set within gently undulating countryside and the planned parkland of the Avington estate. The area contains the large country house (Avington House), the centrepiece of the original estate, with its fine lakes, gardens and parkland. It also includes a very good stable block (now converted to the Pinder Centre and a private residence), and kitchen garden walls.
- 9.2 The estate village to the south is laid out in a linear pattern, with the 18th Century estate cottages (The Row) and well head at it's centre. There are a variety of 17th and 19th Century buildings and a very fine Georgian Church. The area has maintained this historic street pattern and enjoys a mature landscape setting with many good trees, hedges, banks and brick/flint walls. There are some modern properties of mixed quality, but the prevailing character is set by the older buildings, many of which are listed as being of special architectural or historic interest.
- 9.3 A conservation area is "an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance". Given the above, it is considered that there is sufficient architectural and historical interest to justify the designation of a conservation area. Designation provides some additional controls which will aid the protection and enhancement of those qualities which contribute towards the special character and appearance of the area.

Boundary Justification

- 9.4 Avington's Conservation Area was originally designated in 1985, extended in 1998, and includes much of the old Avington estate. The quality and disposition of the built and natural environment is such that it is considered appropriate for the conservation area to include the whole village. The defined area also includes much of the Historic Park and Garden including Avington House, the lake, parkland and grounds to Sawmill Cottage to the east and the Low Grounds to the west.

- 9.5 Wherever possible, the boundary has been defined against significant features which are both readily recognisable and offer a degree of permanence. It is drawn reasonably tightly around the village, following fences and hedges which mark both field boundaries and some curtilage boundaries. To the south east of the village the boundary encompasses the new golf course then runs parallel with the Yavington Road until Sawmill Cottage where it encompasses the outbuildings to Park Farm. The boundary then follows the northern edge of Avington Lake, crossing the road from Itchen Abbas at a point of the humped road bridge. It then follows the line of parkland trees adjacent to the stream along the northern side of the lake. The boundary includes the curtilage of the new property of Beech Hill to the west and then follows the tree belts, field boundaries and lane around the Low Grounds until it reaches West Hill Dairy. This area is included as it is considered to define the start of the village as well as containing buildings which are visually important to the general townscape. The more open fields surrounding the settlement, although important to its setting, lack the distinctiveness found elsewhere and provide a less coherent basis for a strong boundary. For this reason they have been excluded.

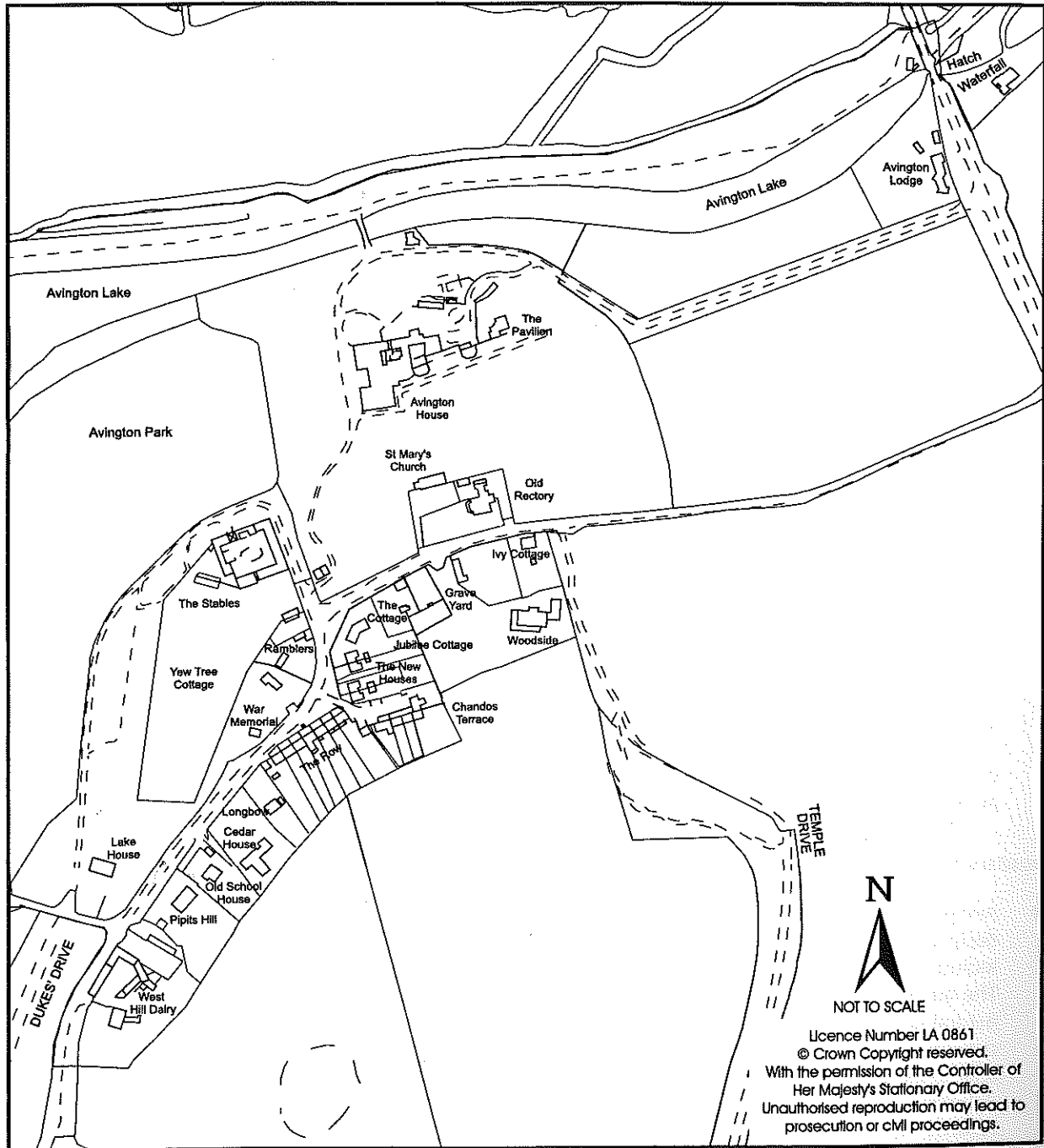
Opportunities for Enhancement

- Tree management and tree planting appropriate to the Historic Park and Garden;
- Management and maintenance of the lake;
- Consideration to the undergrounding of wires/cables;
- Monitoring subsidence of the war memorial and undertaking any necessary repair works.

Appendix 1

AVINGTON Conservation Area

MAP 8 Identification of Properties - House Names



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