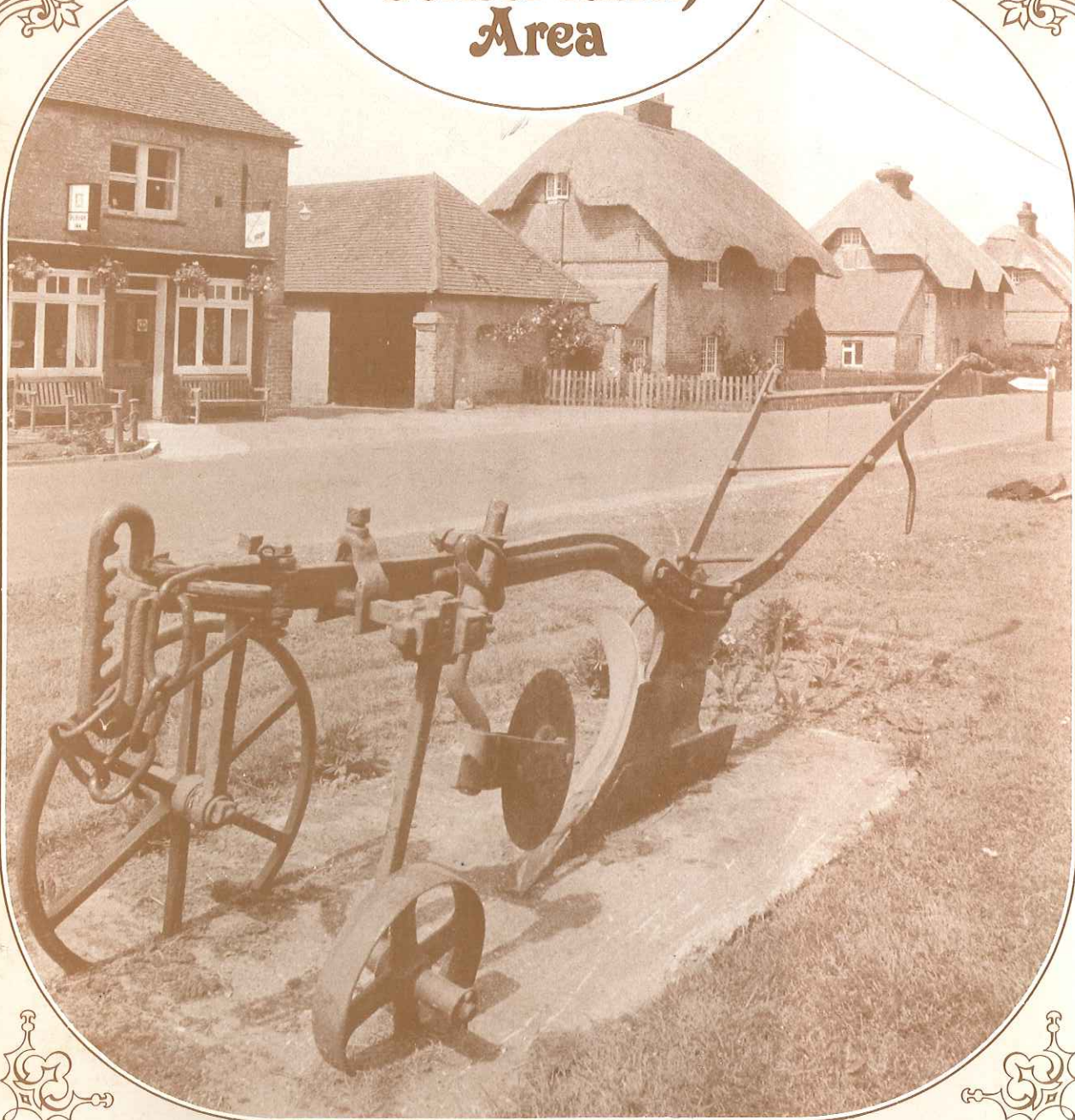


# East Stratton Conservation Area



East Stratton is a picturesque estate village situated at the entrance to the landscaped grounds of Stratton Park, some eight miles north of Winchester. Both park and village are of great interest and demonstrate the evolution of a landscape directed by three eminent families – Wriothsley, Russell and Baring – during the 17th, 18th and 19th centuries.

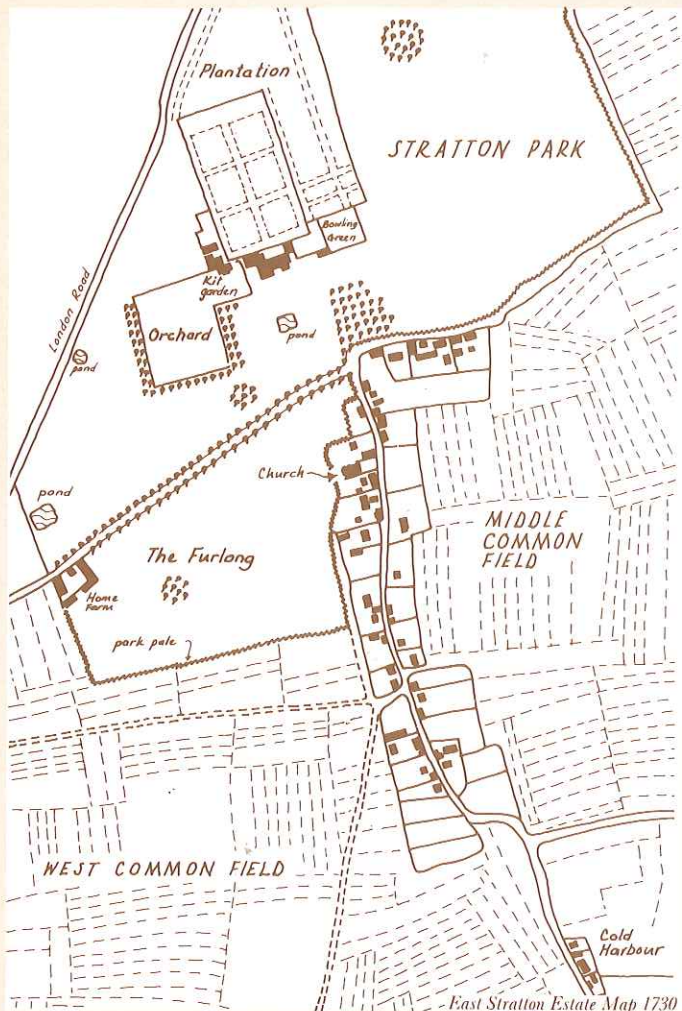
Winchester City Council considers East Stratton to be of special architectural and historic interest and has therefore designated the village as a Conservation Area.

# East Stratton

In East Stratton can clearly be seen a sequence of village development stretching over four centuries. At the northern end, thatched cottages dating from the 17th and 18th centuries border the lane which sweeps down to the entrance gates of the Park. Around the village cross-roads and War Memorial are grouped other cottages and the 'new' 19th century church and farm. Further south are five pairs of early 19th century estate cottages and the 19th century Plough Inn. A dozen houses erected in this century by the Rural District and Forestry Commission now extend the village as far as Cold Harbour, once a small separate hamlet.

The Conservation Area extends northwards into the Park to include the picturesque 19th century schoolhouse and the site of the old church, and to take in the extent of the village as it was in the 17th and 18th centuries and of which evidence can still be seen in scatters of bricks and tiles on the ground.

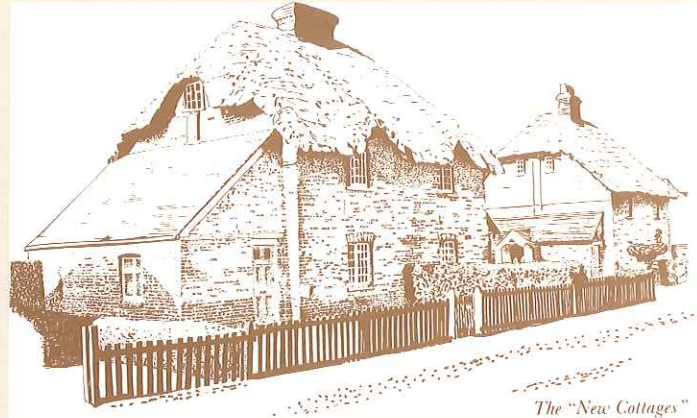
Housing development in rural areas is now strictly controlled through structure and local plans. Any further development at East Stratton would be restricted to infilling only and would have to be in accordance with the policies set out in this leaflet.



## History

The Manor of East Stratton was granted to the New Minster (Hyde Abbey) about AD900 by King Edward the Elder and remained in the Abbey's hands until the Dissolution. In 1546 the manor was purchased for £1,318 by Sir Thomas Wriothesley, later Earl of Southampton (d.1550). The last earl, Thomas (d.1667), made "the house at Stratton Park one of his chief seats in the Country." He was probably responsible for first enclosing the park.

In 1667 the manor passed to Thomas's daughter Lady Rachel and her husband William, Lord Russell who is said to have "pulled down part of the town or hamlett of Stratton and laid it into his Deer Park." Lord and Lady Russell improved the estate and house and laid out "orchards, gardens and avenues, planted groves, wildernesses and other ornaments to adorn and accommodate this beautiful and pleasant scene." William Russell was executed in 1683 for complicity in the Rye House Plot but Lady Rachel Russell continued to look after the estate until her death in 1723.



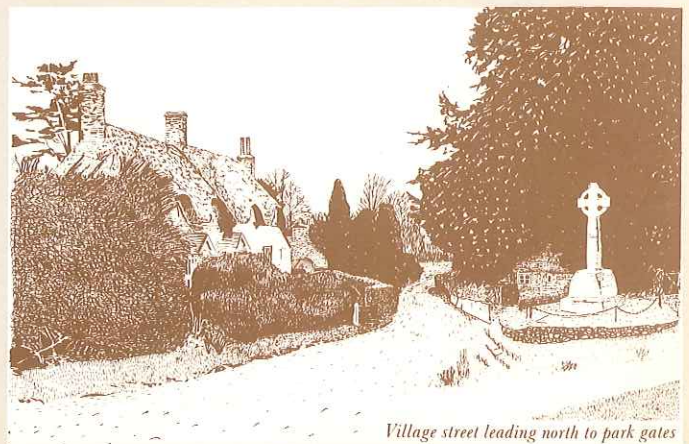
The "New Cottages"

In 1723 the estate passed to Lady Russell's grandson Wriothesley, who became Duke of Bedford. He is generally accredited with the demolition of "a great part of the ancient mansion at Stratton Park lest it should cause the magnificent residence at Woburn Abbey to be neglected . . ."

In 1801 Sir Francis Baring purchased the estate at a cost of £150,000 and the Baring family has owned Stratton ever since. Sir Francis immediately set about improving the estate. The old house was remodelled in classical style in 1803-4 to the design of George Dance Jnr. (1741-1825) whose office also designed the 'new cottages'. In the 1920's the house became for a short time The Vyne Stratton School. Of Dance's house now only the portico survives, as a piece of garden scenery to a new house

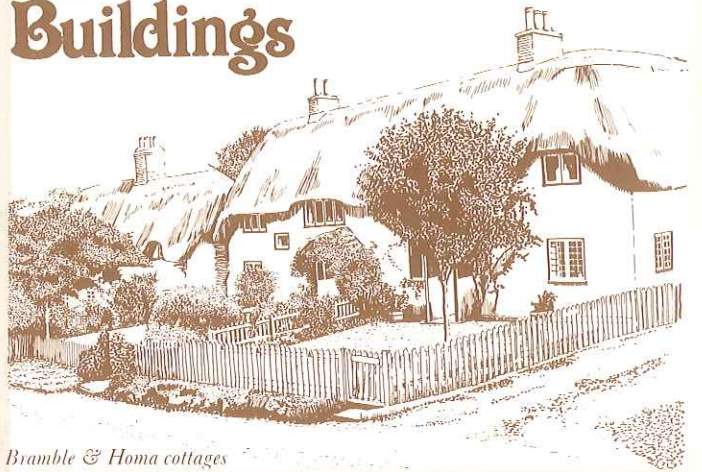
The estate map of 1730 shows Stratton Park as laid out by Lady Rachel and Lord William Russell and the park and village as they existed in the 17th and 18th centuries. The modern map shows how much was changed in the 19th century.

The open fields had been enclosed by about 1800, but there are still some well preserved strip lynchets on the eastern edge of the park. Between 1800 and 1850 the park was twice extended southwards. Church Bank Road became the main road connecting the village to the turnpike and the old roads through the park were erased. New estate cottages and the Plough Inn were erected at the south end of the village, East Stratton Farm in the centre and a new road laid to the New Farm. By the middle of the century a considerable part of the old village had been removed for improvements to the park.



Village street leading north to park gates

# Buildings



*Bramble & Homa cottages*

Most of the old buildings are listed as being of special architectural or historic interest (Grade II). The buildings described below are identified on the map by letters.

**a Stratton House** Portland stone portico c 1803 by George Dance Jnr. New house by Gardiner and Knight (1963–5).

**b Cross** Erected 1890 on site of old church.

**c Old School House** Built 1846 in Elizabethan style. Rendered brick with tile roof, decorated ridges and barge boards, diamond shaped chimneys and leaded windows.

**d 47 & 48 East Stratton** 17th century timberframed thatched cottages, later brick casing. In 1870 No 47 was the Post Office.

**e The Cottage** 17th century timberframed thatched cottage, encased in brick in 18th century.

**f 46 East Stratton** 17th century timberframed thatched cottage encased in brick, with early 19th century extension in thin timberframe.

**g 44 & 45 East Stratton** 17th century timberframed thatched cottage (44) encased in brick and pebble dashed. 18th century brick addition (45). Note the well-head.

**h All Saints Church** 1885–90 by Sir T G Jackson in 15th century style. Chalk, cased with knapped flint and Chilmark stone dressings. Tile roof with cedar-shingled broached spire. Inside, memorials to Barings, unaltered furnishings and early electric light fittings. Original cost £4,500.

**i 42 & 43 East Stratton** Formerly two cottages, 16th/17th century timberframed, and 19th century brick. Thatched.

**j Bramble and Homa Cottages** 17th century timberframed (Bramble) and 19th century brick (Homa). Rendered walls, thatched roof.

**k 35 East Stratton** 17th century timberframed thatched cottage with 19th century brick additions.

**l Orchard Cottage** Originally two cottages, 18th and 19th centuries. Leaded casements and thatched roof.

**m Sweet Briar Cottage** Extended 16th century timberframed thatched cottage with plaster infill and leaded windows.

**n 22–31 East Stratton** Five pairs of early 19th century brick and thatch estate cottages by office of George Dance Jnr. Eyebrow dormers, horizontal sliding ('Yorkshire') sashes and large chimney stacks.

**o Cold Harbour Cottage** 17th century timberframed thatched cottage with thatched weatherboarded garage.

There are several buildings, mostly of 19th century date, which are interesting but not listed. These include Parkside (formerly the Parsonage), East Stratton Farmhouse and buildings, Nos 33 & 34, and Nos 37 & 39 East Stratton. Both the Post Office and Plough Inn have old shop fronts.



Conservation Area



Statutory Listed Buildings



Other buildings of interest

Opposite the Church a new school was built by Sir Thomas Baring in 1846 "a neat building in Elizabethan style" which still stands in the Park. This school could accommodate 150 children and replaced one built in 1814 which had burnt down. In 1903 the average attendance was 60 but the school closed in the 1920's. Finally, the old church, which had been largely rebuilt in 1810 and now stood isolated in the Park, was demolished and a cross erected in its place. The new church was built in the village and opened in 1888.

## Acknowledgements

Thanks are due to the Hampshire Record Office for permission to reproduce the 1730 Estate Map (original in possession of Lord Northbrook) and to Krysia Bilikowski (Hampshire County Council) for research in the history of Stratton Park.

# The Conservation Area

## Conservation Policies

It is the Council's policy to encourage the retention of those things which make a conservation area special: not only historic buildings but also natural features, trees, hedges, walls, fences, open areas and archaeological sites.

In some areas improvements might be desirable: the City Council will welcome suggestions for improvements and would hope to join with the parish council and local people in schemes to enhance conservation areas.

A full statement of the Council's conservation policies is set out in the book "Hampshire's Heritage and a Policy for its Future". There are, however, certain policies of particular importance to villages and these are set out briefly below, together with a number of legal provisions which relate specifically to conservation areas and listed buildings.



All Saints Church

## Control of Demolition

No listed building or part of it may be demolished without the consent of the City Council. The same applies to non-listed buildings with a cubic content exceeding 115 cubic metres. Consent will normally be granted only where it can be shown that the building is beyond repair or incapable of reasonable use, or where its removal or replacement would benefit the area.

## Listed Buildings

An up to date Statutory List of Buildings of special architectural or historic interest ("Listed Buildings") has now been approved. All the listed buildings are shown on the Conservation Area Map (see over) and all are legally protected. The Statutory List can be inspected at the offices of the City Planning Department.

Anyone wishing to demolish a listed building, or alter (internally or externally) or extend one in such a way that affects its character, must obtain "Listed Building Consent" from the City Council. The procedure is similar to that for planning applications.

## New Development

New buildings and alterations or extensions to existing buildings must respect the character of the area in terms of scale, grouping, design and materials. Facing and roofing materials traditional to the locality will normally be required. Walls and fences should also be of traditional type and materials.

This means that "outline" planning applications will not normally be accepted: detailed information regarding the proposed design, adjoining buildings, levels, planting and materials to be used, must be submitted at an appropriate scale.

## Publicity

Applications for development which would significantly affect the character of the area will be advertised in the local newspaper and in notices displayed on site. The public's views have to be taken into account by the City Council before deciding whether to grant permission.

## Protection of Trees

Six weeks notice must be given to the City Council of any intention to remove or lop any trees (except fruit trees) so that the Council can decide whether to make a Tree Preservation Order.

## Grants

The County and City Councils have a joint scheme for grant aiding the repair, maintenance or restoration of historic buildings. Buildings of outstanding interest (usually Grade I) may qualify for grant aid from the Historic Buildings and Monuments Commission for England (English Heritage).

These grants are quite separate from Home Improvement Grants made under the Housing Acts, but they may be complementary since improvement grants are for conversion and improvement of residential property whereas historic building grants are for repairs but not improvements.

## Further Advice

If further advice or guidance is required about the availability of grants, the submission of applications, the felling of trees or any other aspect of conservation, please contact the Planning Department, Winchester City Council, City Offices, Colebrook Street, Winchester, SO23 9LJ (Tel: Winchester 68166). For advice on Housing Act grants please contact the Environmental Services Department (Tel: Winchester 68166).



Sweetbriar Cottage

## References

Hampshire's Heritage and a Policy for its Future – Hampshire County Planning Department, revised 1984.

Hampshire Treasures, Vol 1, Winchester City District – Hampshire County Council 1979.

Victoria County History of Hampshire and the Isle of Wight – (Ed) Page W. 1900–1912.

The main statutory provisions relating to listed buildings and conservation areas are contained in the Town and Country Planning Act 1971 (as amended), DOE circular 12/81 (Historic Buildings and Conservation Areas) and DOE Circular 23/77 (Historic Buildings and Conservation Areas – Policy and Procedure). The latter contains a useful Appendix setting out the Department of the Environment's advice on alterations to listed buildings.