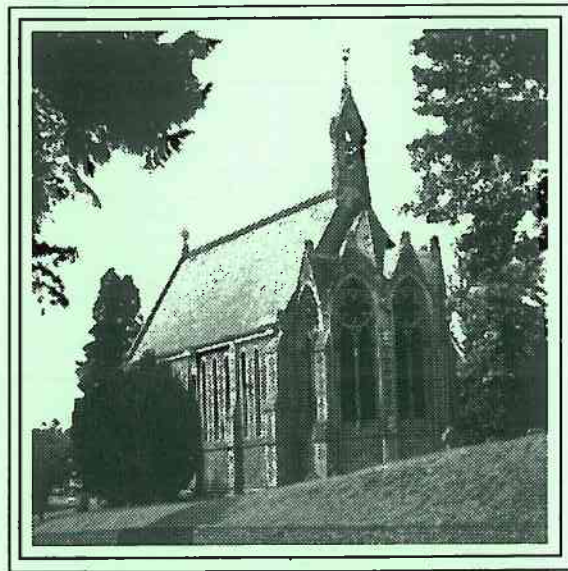


CD10-35



# *Itchen* *Stoke*

*CONSERVATION AREA*

*- A Technical Assessment*



**Winchester**  
City Council

*June 1997*

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## ITCHEN STOKE CONSERVATION AREA - A TECHNICAL ASSESSMENT

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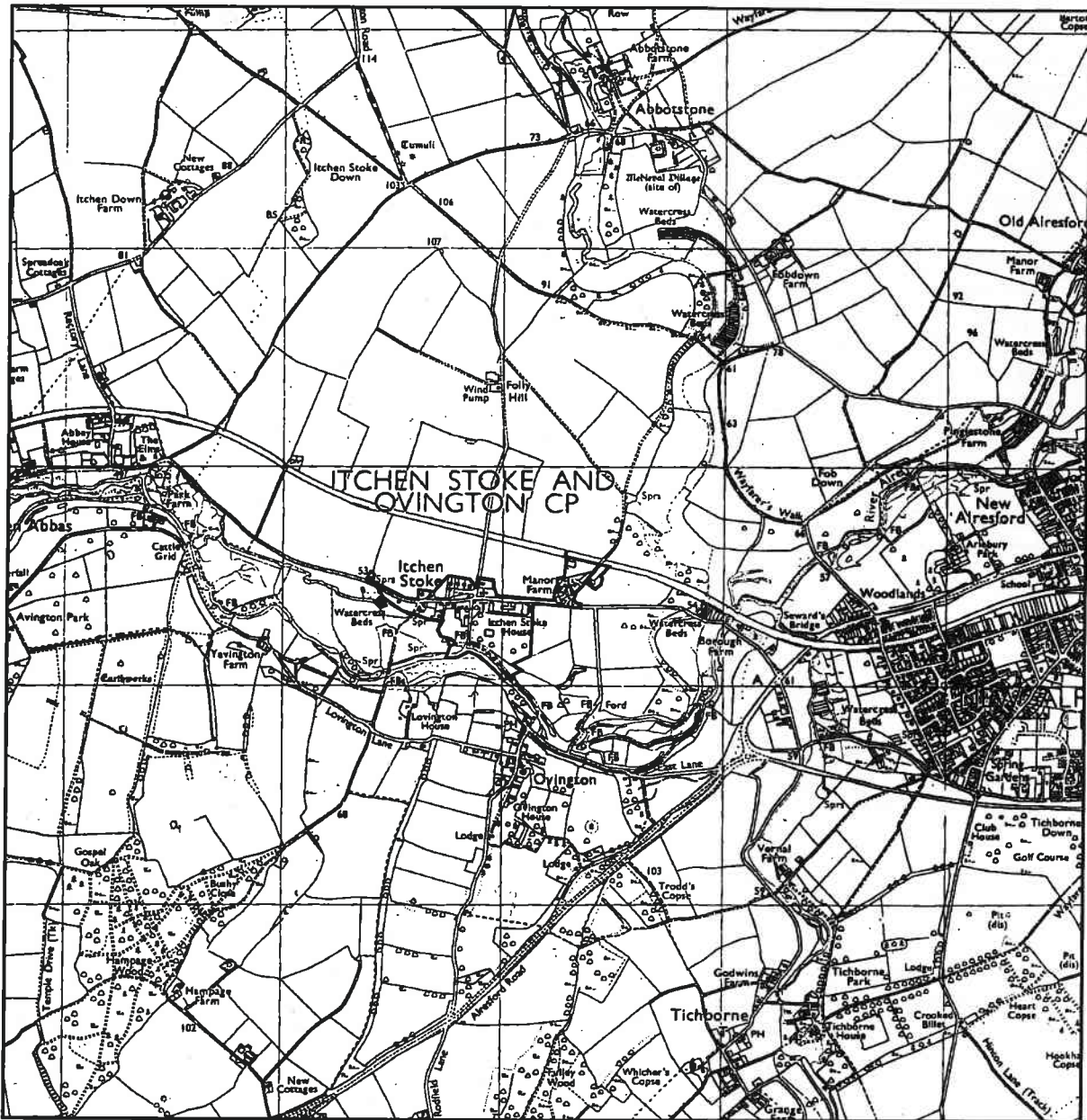
- 1.1 The 1990 Planning (Listed Buildings and Conservation Areas) Act places a duty on every local planning authority to determine which parts of their area are "areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance" and to designate 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 Itchen Stoke Conservation Area and is based on a detailed analysis of the area. It defines and records the distinctive features of Itchen Stoke 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 Itchen Stoke'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 November 1995 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 which 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 This Technical Assessment and the proposed enhancements contained within it, was the

subject of a six week period of public consultation during autumn 1996.

# ITCHEN STOKE Conservation Area



**MAP** Location  
**1** Map



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






- 2.1 Itchen Stoke is situated in mid Hampshire (Grid Reference SU5532) and straddles the main B3047 road between Winchester (6 miles to the west) and New Alresford (1.5 miles to the east). It lies to the north of the River Itchen on a rising gradient (see Map 1).
- 2.2 Following the consideration of three boundary suggestions, the conservation area was eventually designated in its current form in July 1985. It stretches from No.135 to the far west, through the village to the Manor Farm complex to the east and includes Itchen Stoke Manor.
- 2.3 It falls within the proposed Itchen Valley Area of Special Landscape Quality (ASLQ), where the river valley landscape type comprises an area of high scenic quality. Itchen Stoke 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 The River Itchen dominates the southern part of the conservation area and 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. An area to the south west of the conservation area, adjoining the SSSI, has been designated a Site of Importance for Nature Conservation (SINC) (see Map 2). This relates to an area of unimproved grassland close to a spring where the land supports flora and fauna characteristic of unimproved and waterlogged conditions. The clear, gently flowing river, together with the wildlife and lush riverside vegetation, provides an attractive tranquil character and a strong sense of place.
- 2.5 Due to the elevated position, the properties of Itchen View stand out prominently from long views south of the River. St Mary's Church and Itchen Stoke House are also

clearly seen from the village of Ovington. Landmarks of Itchen Stoke include St Mary's Church, The Bungalow/School House, Itchen Stoke House and its northern boundary wall, the area centred around the 'green', and the Manor Farm complex.

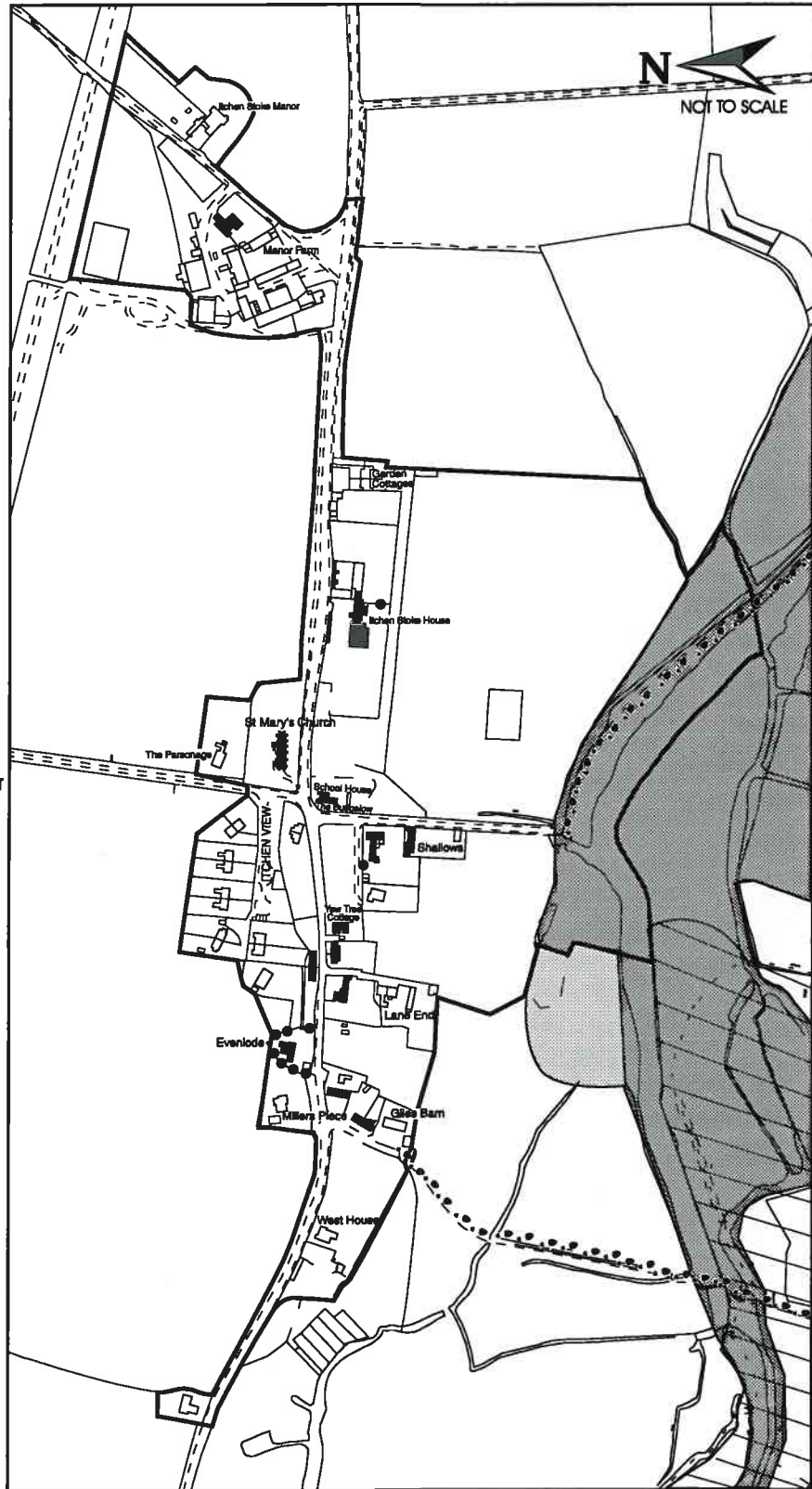
# ITCHEN STOKE Conservation Area

## MAP 2 Existing Designations

-  Conservation Area Boundary
-  SSSI & Article IV Direction
-  TPO 31
-  Listed Buildings
-  SINQ
-  Tree Preservation Order
-  Footpath

Note: All of the area falls within the Ichen Valley Proposed Area of Special Landscape Quality (ASLQ)

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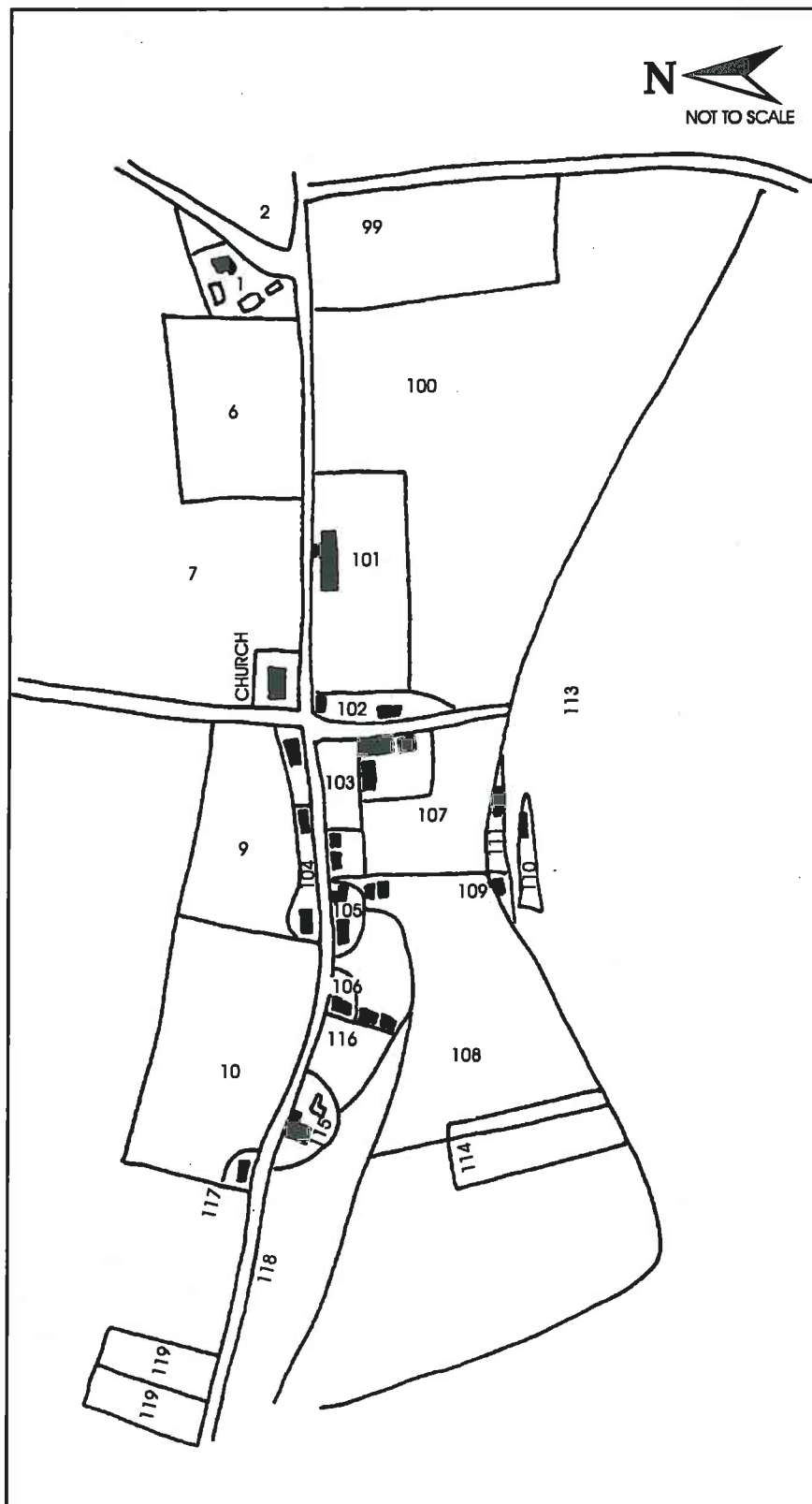
- 3.1 I. Sanderson has written a comprehensive book of local history, which would be of use to anyone wishing to pursue this area of interest further. The book is referenced at the end of this document. For the purposes of this particular assessment, it is sufficient to give a summary of the history of Itchen Stoke, focusing on its origins and development.
- 3.2 Itchen Stoke lies to the north of the River Itchen. There have been Bronze Age and Neolithic finds within the Itchen Valley along with some Roman material. The site of the medieval village of Abbotstone lies to the north of Itchen Stoke. Evidence has been found of an unenclosed settlement to the west of the village and a circular enclosure to the north. The earliest surviving charter dates from 960 when King Edgar granted land in Ytinstoce to the Bishop of Winchester. By the time of the Domesday Survey of 1086, the manor 'Stoche' is mentioned as being held by the Abbey of Romsey in the Bountisborough Hundred. It remained in the hands of the Abbey until the dissolution of the monasteries by Henry VIII.
- 3.3 In 1539, the manor was granted to Sir William Paulet, who became Marquis of Winchester in 1551. In 1650 a large part of the property fell into the hands of the Parliamentarians. The Marquis of Winchester was succeeded by his son, who was created Duke of Bolton in 1689. It remained in the Duke of Bolton's family until it was sold to Alexander Baring who became Lord Ashburton in 1835.
- 3.4 The Tithe Map and Award of 1838, shows a development pattern which is not dissimilar to the layout of Itchen Stoke today, with development focused along the main road (B3047) (see Map 3). The Tithe Map, which can be viewed at the Hampshire County Records Office, shows Hampage Wood and Sanderson suggests that much of the timber used for the construction of the timber framed houses might well have come from here.
- 3.5 Although some of the land was owned by Winchester College, Lord Ashburton was the landowner for much of the village. He was responsible for the building of many of the brick and flint properties, known as 'cottages of the green'. Three cottages are shown grouped together at the south of the village close to the river, none of these exist today.
- 3.6 Most inhabitants except the schoolmistress and parson, worked on the land in an open field system. In about 1787 the common fields and meadows became enclosed. Sanderson indicates that the sale details of the manor revealed that Manor Farm had increased its landholdings having taken over most of the former smallholdings.
- 3.7 At about 1270, note is made that a church of Norman architecture occupied land close to the river. This was demolished in the 19th Century when Alexander Baring gave land for a new church to be built on higher ground away from the damper conditions of the meadow. The 'Ashburton' Church is indicated on the Tithe Map and lasted some 35 years before being demolished to make way for another new church to be constructed on the same site. In 1866 Henry Conybeare, brother of Rev. Charles Ranken Conybeare, built the church which stands today. The imposing design is said to be based on that of La Saint Chapelle in Paris.

# ITCHEN STOKE Conservation Area

**MAP**  
**3** Tithe Map &  
Award 1838  
(Extract)



- 115 - Homestead
- 116 - Orchard
- 117 - Meadow
- 102 - School House Cottage
- 103 - 117 Cottages of Green
- 101 - Vicarage
- 1 - Homestead





- 4.1 Properties in Itchen Stoke fall within 3 main periods, each displaying their own particular characteristics. A number of properties are included on the statutory list of buildings of special architectural or historic interest, in recognition of their national significance. Some of the properties described below are Listed Buildings and are identified on Maps 2 and 7.

#### 16th-18th Century

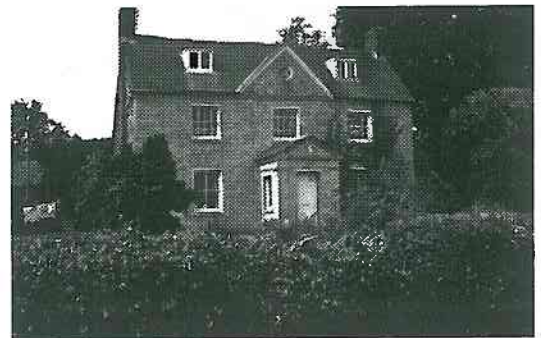
- 4.2 Most properties of this period occur to the west of the village. They comprise one and a half, to two storey timber framed buildings where the wattle and daub has been replaced with brick infill. Apart from The Shallows and Manor Farm, all have thatched roofs, usually hipped and often swept over outshots. Many have decorative ridge pieces and some incorporate eyebrow dormers. Windows tend to be either 2 or 3-light and may have 2 to 6-panes.
- 4.3 Evenlode Cottage (Listed), formerly Yew Tree Cottage, has undergone a series of later alterations. Its thatched roof with decorative ridge piece and two brick stacks are important features in the street scene. The property incorporates a clay finial on the porch, and the original well is retained in the garden.
- 4.4 Yew Tree Cottage (Listed) was originally a pair of cottages, one of which was the village post office. The property was remodelled in the mid 20th Century. It incorporates white plaster infill, 2 and 3-light leaded casements, eyebrow dormers and a central brick stack.
- 4.5 140 Rivers Keep (Listed) was once occupied by the River Keeper (Photograph 1). A very



*Photograph 1*

prominent property within the street scene with a high degree of symmetry. The detail of the ridge piece is reflected in the thatch detail of the hipped porch which is a 20th Century addition.

- 4.6 Other properties of this period include No.135 which has been extensively altered; 145-146 (Listed) with its dominant thatched roofscape and tie plates; and The Shallows (Listed), originally two cottages, which has been colourwashed and incorporates a tiled roof. 144 Forge Cottage (Listed) is either late 18th or early 19th Century, has brick and flint walls and includes 3-light oriel windows.
- 4.7 Manor Farmhouse (Listed), formerly Stoke Manor Farmhouse, is a two and a half storey property which was rebuilt in the 18th Century and is encased in brick and mathematical tiles with a slate roof. It incorporates 16-pane sashes, lead flat roofed dormers and a bull's eye attic window (Photograph 2).



*Photograph 2*

#### 19th Century

- 4.8 The 19th Century properties are scattered throughout the village but in particular, tend to be grouped around the church and the 'green'. Materials show a significant move away from the thatched cottages of earlier periods. A much greater use of flint, and gabled roofs of plain clay tiles prevail.
- 4.9 Located to the south of the green and along Water Lane, the two pairs of cottages comprising 153-156 (Listed) are typical of this period (Photograph 3). Constructed of flint with brick dressings, these one and a

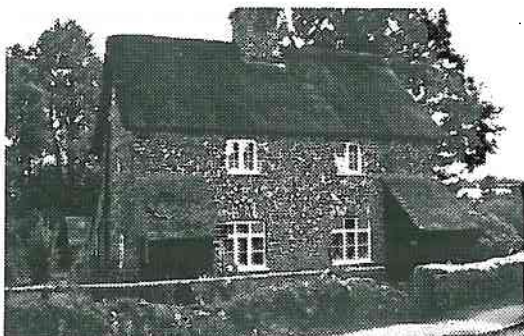
half storey cottages have gabled plain tiled roofs with simple patterned bargeboards. The roofscape incorporates a central brick ridge stack and small gabled dormers with 2-light, 6-pane casements which are set across the eaves. At ground floor level the windows are 3-light, 6-pane casements and these, together with the central solid wooden doors, have cambered brick arches.



*Photograph 3*

4.10 This general form is repeated at 148-149 (Listed) and 151-152. However, both pairs of cottages have had replacement windows which has, unfortunately, lost the interest created by the small panes seen at 153-156. 151-152 has also lost the small gabled dormers, and a concrete panel between the ground and first floor windows disrupts the flint detailing of the front elevation.

4.11 As well as the cottages detailed above, this period also saw the construction of quite individual buildings. Firstly, the Old School and School House (Listed), built by the first Lord Ashburton in 1830 (Photograph 4). A most distinctive two storey building with rustic flint nodule walls, a thatched gabled roof with simple block cut ridge and large central ridge flint stack. The front elevation incorporates two weatherboarded porches with fishscale tiled roofs. The rear elevation has been extended using red bricks, some flint detail, and plain clay tiled roofs. The building was converted into two cottages after the school closed in 1947.



*Photograph 4*

4.12 Itchen Stoke House (Listed) was built as a vicarage by Alexander Baring, the son of Rev. Baring. A two storey brick stuccoed building with service wings, low pitched slate roof and 12-pane sash windows. The rear elevation of this property is seen from the riverside walk, but the dominant (Listed) roadside wall obscures the view of the house from the main road.

### 20th Century

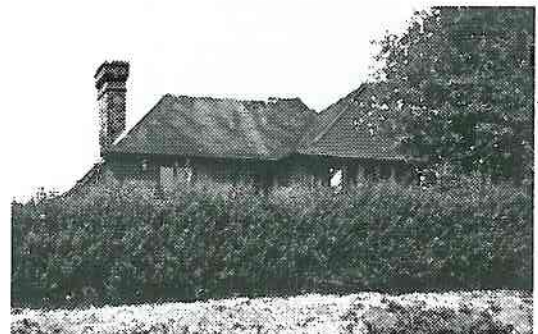
4.13 Apart from Grasslands and Garden Cottages, most of the post war development occurs to the north of the B3047. Overlooking the centre of the village, properties of Itchen View are dominant in long views from across the valley, due to their elevated position rather than any particular architectural merit.

4.14 The area served by the Itchen View cul-de-sac has a distinctive 20th Century feel which is very different to the older core of the conservation area. Built as Local Authority housing, Itchen View comprises a number of semi-detached, two storey houses and one storey bungalows (Photograph 5). The houses are mostly constructed of brown brick, hipped plain brown tiled roofs, central stacks, hipped tiled and brick porches, brown casement windows and modern wooden panel doors.



*Photograph 5*

4.15 Millers Piece, reflects the name of the old field boundary on which it now stands. It is a detached, unashamedly modern two storey brick building to the west of the village, in



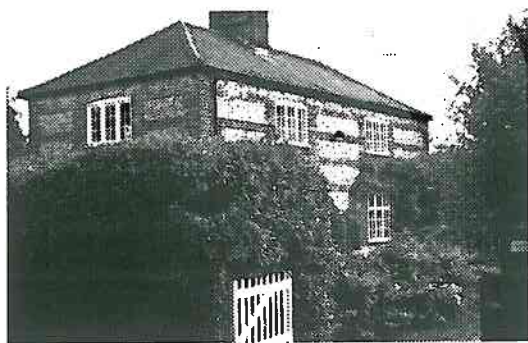
*Photograph 6*



an area dominated by older cottages (Photograph 6). It has brown casement windows, brown brickwork and brown roofing tiles. Other properties of this period include the new vicarage, built on behalf of Lord Ashburton, Grasslands and Garden Cottages.

### Unlisted Buildings

- 4.16 Many of the buildings within the village make a positive contribution towards the overall character of the conservation area. A number of the significant buildings are Listed and have been detailed above. Of the non-Listed Buildings, there are a number of properties which make a particularly strong contribution to the character of the area. These are identified on Map 4, and are detailed below.
- 4.17 West House (No.137) comprises a brick and flint, two storey property which is orientated end on to the B3047 behind a hedge (photograph 7). It incorporates a grey plain tiled hipped roof with a central stack, and white painted, 3-light, 6-pane camber headed windows. In the grounds to the west of the house are two tiled outbuildings. These together with the wall, and West House itself, constitute important built features within the street scene. A glimpse of the eastern roofscape of West House may be seen above a boundary hedge, from the lane opposite Millers Piece which leads down to the river.



*Photograph 7*

- 4.18 Giles Barn, once a barn as the name suggests, was converted to residential use in the 1980's (Photograph 8). It comprises a single storey timber framed building with brick infill and a hipped tiled roof. The garage has flint and brick walls with a half-hipped tiled roof. A flint and brick boundary wall abuts the public footpath which leads to the river. Framed by Silver Birch, Ash and Eucalyptus trees, Giles Barn provides

interesting built features at the end of this rural lane.



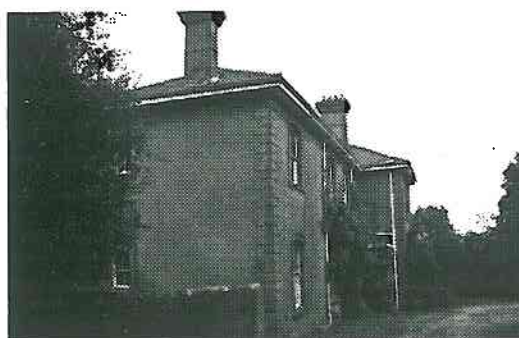
*Photograph 8*

- 4.19 Lane End, formerly Poplars Farm, is a two storey detached property of brick with a slate roof (Photograph 9). A local historian has cited this property as a former shop and post office. The eastern elevation can be seen from across the old cricket ground at the bottom of Water Lane.



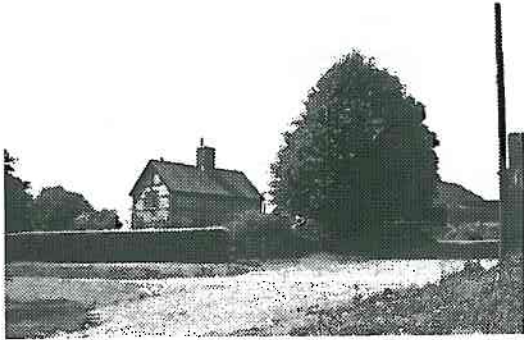
*Photograph 9*

- 4.20 Itchen Stoke Manor is a two storey stone built property with a stucco finish to the front elevation, incorporating a plinth and stone quoins (Photograph 10). Timber sashes are set in deep stone reveals with a semi circular arch. The property has a shallow hipped slate roof with overhanging eaves and two stone chimney stacks. It is located at the far east of the conservation area, opposite the Manor Farm complex.



*Photograph 10*

4.21 Manor Farm includes a variety of buildings of various ages and materials (Photograph 11). Some of the older buildings can be seen from the lane and represent an intriguing group of barns, granary, and outbuildings. The flint and brick used for the construction of the house at the road junction, is reflected in the construction of the adjacent barn, both of which are prominent from the main road.



*Photograph 11*



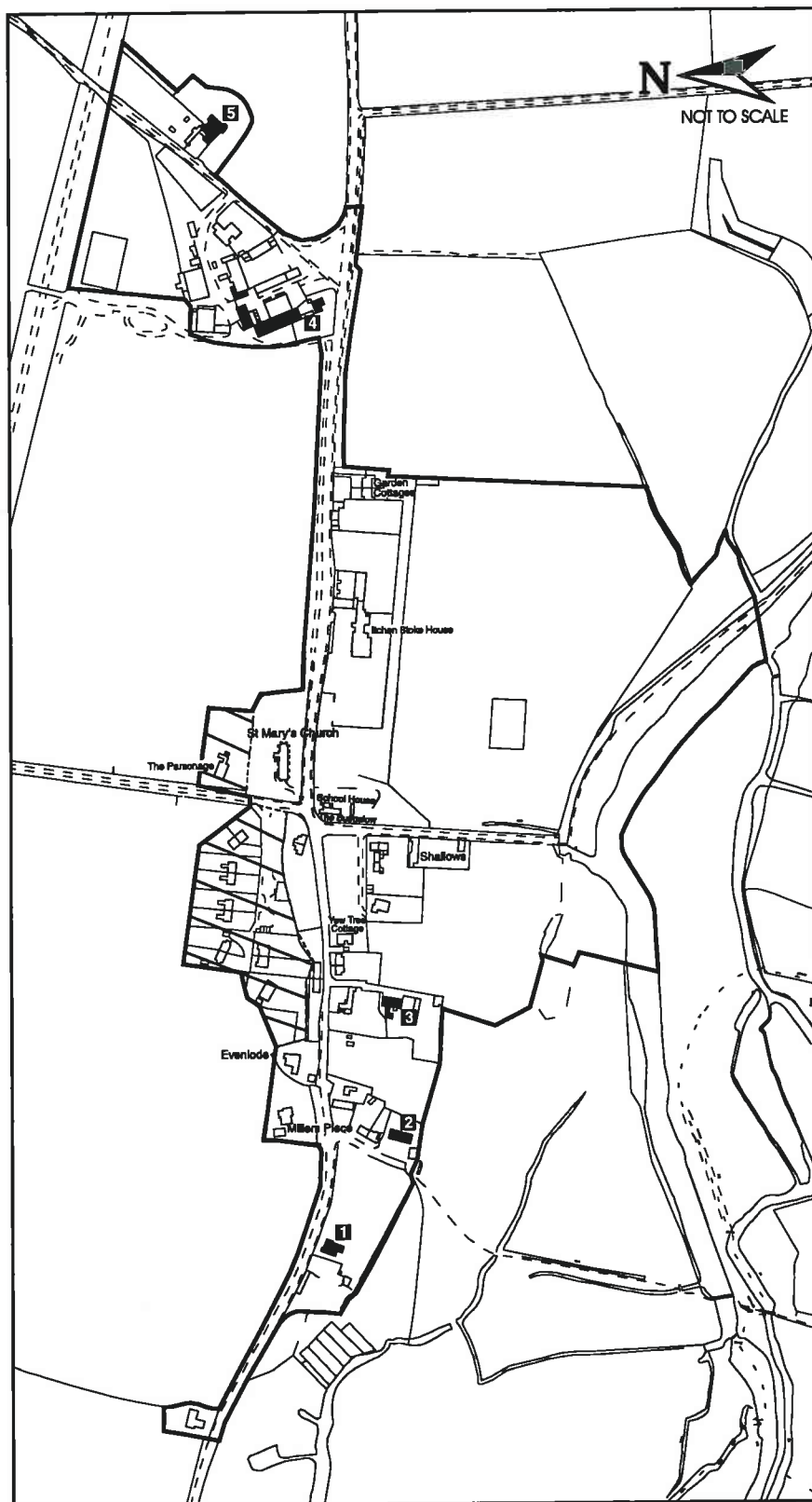
# ITCHEN STOKE Conservation Area

**MAP 4** Important Unlisted Buildings and Distinct Zones

//// Distinct Zone (Itchen View)

Important Unlisted Buildings

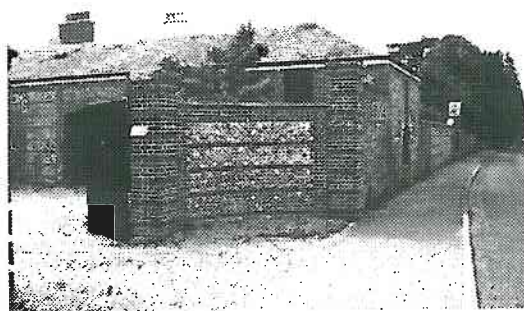
- 1** West House
- 2** Gilles Barn
- 3** Lane End
- 4** Manor Farm Complex
- 5** Itchen Stoke Manor



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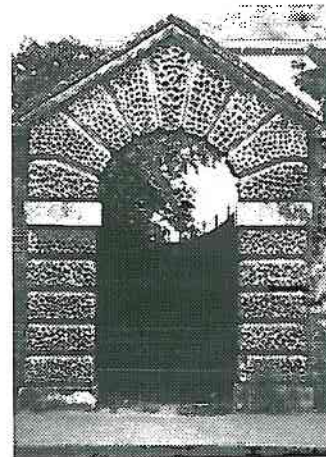
- 5.1 There are a number of boundary walls throughout the conservation area which provide interest and enclosure to the street. The most prominent walls are identified on Map 5. Lack of specific reference within this section does not necessarily imply that a wall or other feature is unimportant or unworthy of retention.
- 5.2 The roadside wall to West House comprises one of the first built features of the conservation area when approached from the west. It is constructed from rubble flint with brick dressings and coping. Part of the wall incorporates an outbuilding to West House, with the moss covered slate roof overhanging the wall. To the west of the house gate, the wall is lower in height and almost lost beneath the dominant hedge (1 on Map 5).
- 5.3 The front boundary wall to 145/146 is constructed of red brick with half-round brick coping. Two courses of flint provides interest and continuity with the use of flint in other boundary walls (4 on Map 5).
- 5.4 Low irregular flint retaining wall to the churchyard of St Mary's Church incorporating a timber gate (5 on Map 5).
- 5.5 Rubble flint wall to the School House, irregular and in need of repair (6 on Map 5). It contributes an element of continuity with the flint wall of the churchyard opposite.
- 5.6 Flint and brick boundary wall to Giles Barn. This compliments the garage of Giles Barn and constitutes an important feature at the end of this rural lane which leads out of the conservation area. It provides a contrast of colour within an extremely well vegetated area.
- 5.7 The 19th Century roadside wall to Itchen Stoke House dominates the street scene to the east of the conservation area (7 on Map 5). In the recent past this wall has been altered with the vehicular access relocated. The new sections of wall have however, been constructed to a high standard so that the visual integrity of the wall is maintained. In the rebuilding, the unfortunate strap pointing found in other sections of the wall, has been consciously avoided. The detailing and length of the wall exudes a sense of

importance. Constructed of rubble flint with brick dressing and stone coping, it incorporates a stone pediment archway with vermiculated rustication and a round arch. The archway together with the black wrought iron gate forms a point of interest in the street (B on Map 5, Photographs 12 and 13). The end of a wing to Itchen Stoke House forms part of the wall. At the far east, the flank wall of 3 Garden Cottages, which incorporates an external brick stack, brings this wall to an end.



Photograph 12

- 5.8 The conservation area includes a number of features which provide a point of local interest. The K6 telephone box across the green, adjacent



Photograph 13

153-156, was installed on 1st October 1938. It is one of a range of standard designs by the eminent architect Sir Giles Gilbert Scott and is afforded protection by inclusion on the Statutory List. The village green includes a well which was used up to about 1950 and is now filled in and covered with concrete. Other points of interest include an old AA sign on one of the farm buildings of Manor Farm, and the small brick arch over the ditch adjacent Water Lane.

# ITCHEN STOKE Conservation Area

**MAP  
5**

## Important Walls and Features

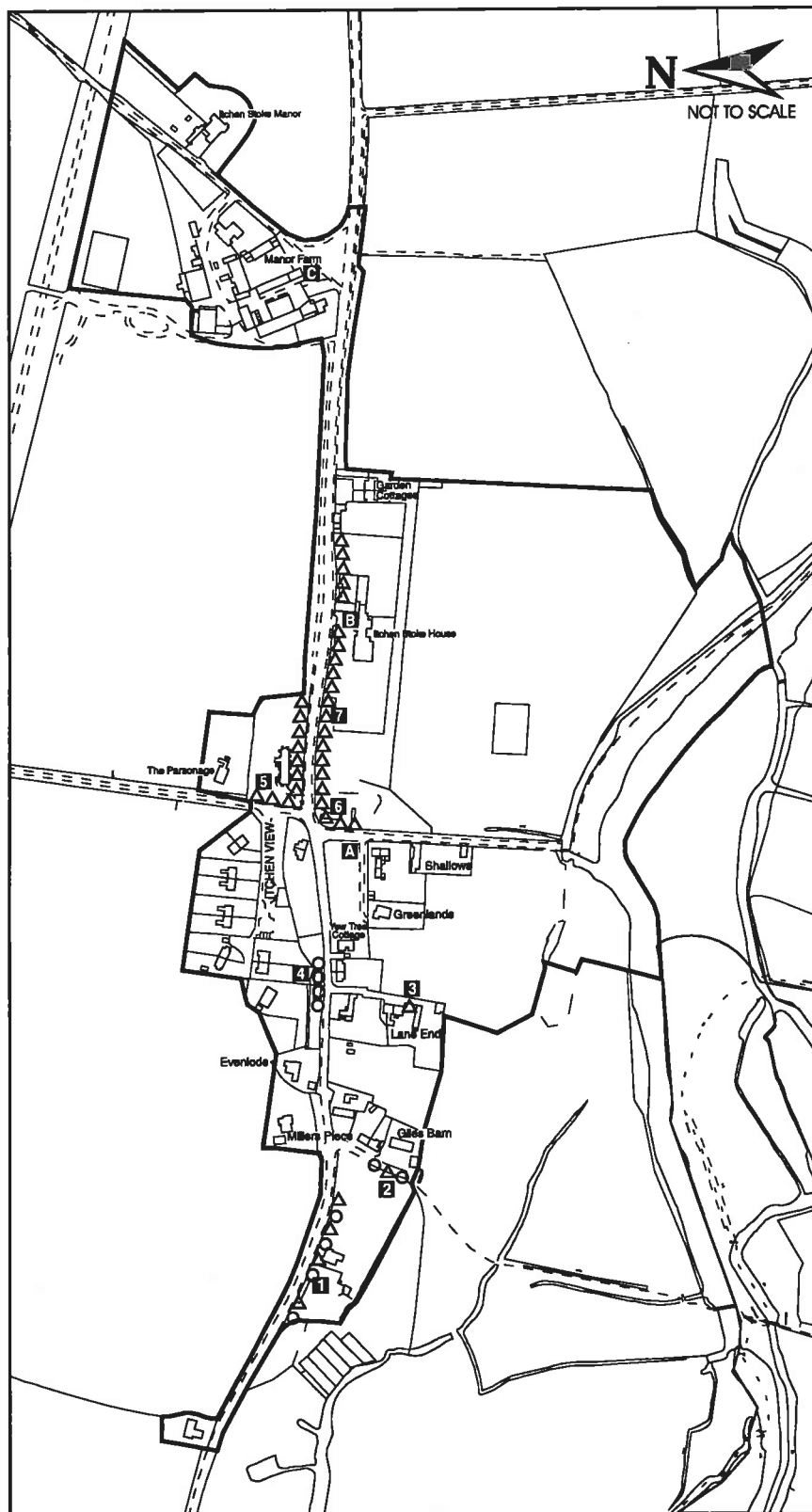
### Walls

- △○△ Brick and Flint
- △△△△ Predominantly Flint
- Predominantly Brick

- 1** West House
- 2** Gilles Barn
- 3** Lane End
- 4** 145-146
- 5** St Mary's Church
- 6** School House
- 7** Itchen Stoke House

### Features

- A** Phone Box
- B** Gateway
- C** AA Sign



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- 6.1 As with many other conservation areas along the Itchen Valley, mature tree coverage is an extremely important part of the character and setting of the Itchen Stoke Conservation Area. A variety of species occur but those most frequently found are Yew and Ash. The trees, together with the hedges and grass roadside verges, contribute to the rural nature of the area. Many specimen trees are seen in association with particular buildings, or provide a focal point of the street scene in their own right. They also provide a contrast of texture and colour against the built features and hard surfaces of the conservation area.
- 6.2 There are numerous trees along the lanes of Itchen Stoke which form a vital part of its rural character. It would be very difficult to identify and describe all the trees that make a positive contribution to the conservation area. However, the most significant individual trees and tree groups are listed below and are identified on Map 6.

#### Tree Groups

- A: Roadside bank topped with a Field Maple hedgerow. This provides an enclosure to the street at the west of the conservation area and restricts northward views.
- B: A group of predominantly Yew trees which are subject to a Tree Preservation Order. The Yew trees stand out as significant features of the street scene and help to frame the attractive, thatched roofed, property known as Evenlode Cottage.
- C: Mature mixed group of native deciduous trees including Hazel and Sycamore, contributing a wooded character at Water Lane. This group also serves as a backdrop to the 'green' and its surrounding properties. The tree group includes a very significant London Plane tree which comprises a prominent feature seen from various parts of the conservation area.
- D: Group of evergreen trees including Yew, Cypress and Holly, behind part of the roadside wall of Itchen Stoke House. The significance of these trees relates to their height and dominance of the street scene. They also provide an element of all year

colour which contrasts against the dark road surface and the greys and reds of the wall. Together with the trees opposite, they frame an important street scene view of the church.

A mature specimen Cedar tree (24 on Map 6) can be seen through the canopy of this tree group from the main road fronting Itchen Stoke House, and from in front of 151-152 against the west elevation of the Old School House. From the parkland area to the rear of Itchen Stoke House and from the riverside walk, the distinctive shape of the Cedar contributes significantly to views.

- E: Mixed native hedgerow bank includes Hawthorn, Hazel and Bramble.
- F: Distinct row of Elm.
- G: Very mature hedgerow of trees including Sweet Chestnut, Sycamore, Oak and Holly.

Tree groups E,F and G, provide a distinctly rural approach to the central part of the conservation area.

#### INDIVIDUAL TREES

- |               |                  |
|---------------|------------------|
| 1. Oak        | 16. Sycamore     |
| 2. Yew        | 17. Yew          |
| 3. Ash        | 18. London Plane |
| 4. Plum       | 19. Yew          |
| 5. Yew        | 20. Lime         |
| 6. Ash        | 21. Maple        |
| 7. Ash        | 22. Red Oak      |
| 8. Eucalyptus | 23. Tulip        |
| 9. Beech      | 24. Cedar        |
| 10. Yew       | 25. Cypress      |
| 11. Yew       | 26. Ash          |
| 12. Yew       | 27. Yew          |
| 13. Yew       | 28. Oak          |
| 14. Beech     | 29. Yew          |
| 15. Plum      | 30. London Plane |



31. Oaks

32. Lime

33. Field Maple

34. Horse  
Chestnut

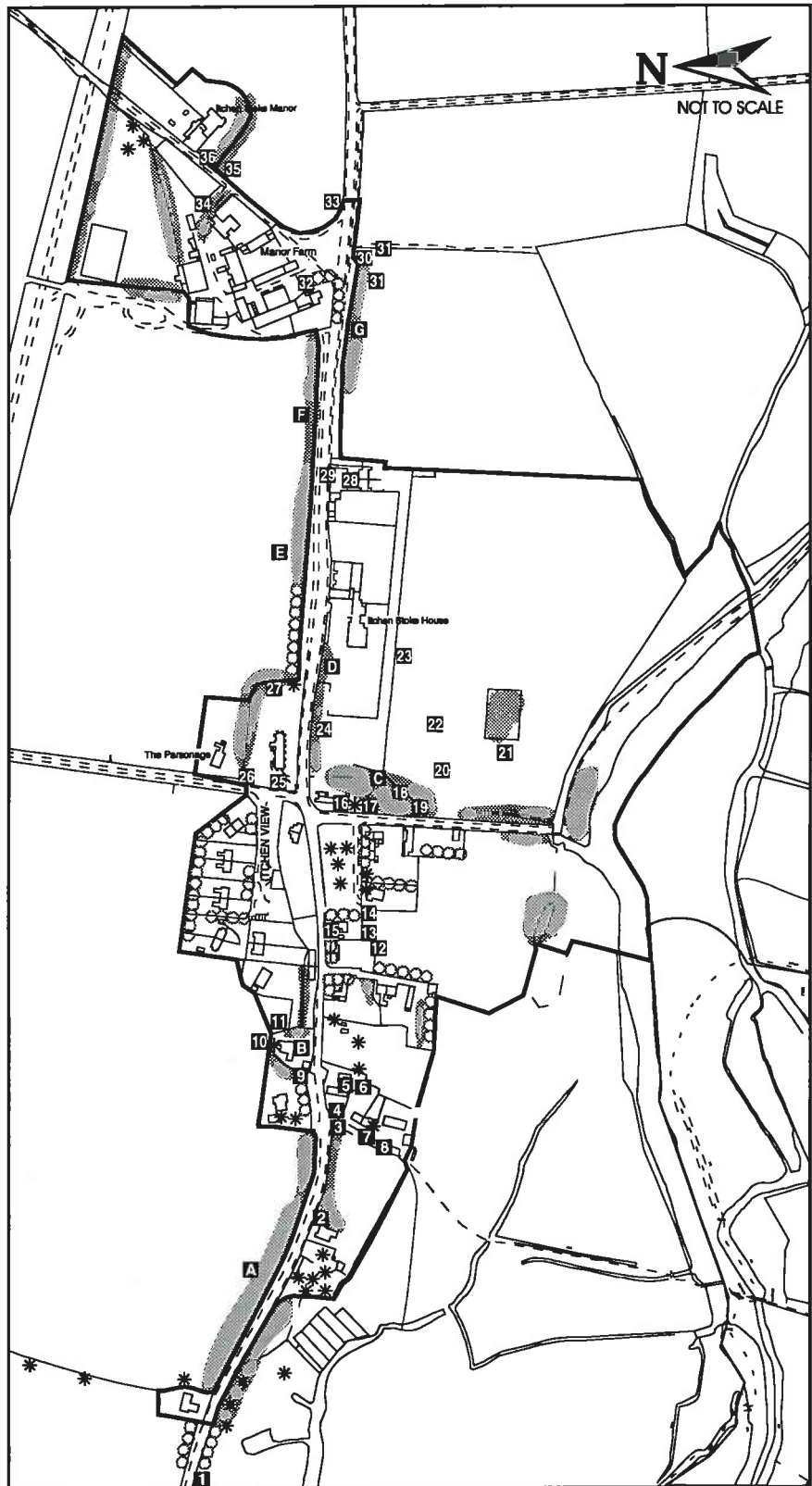
35. Tulip

36. Cypress

# ITCHEN STOKE Conservation Area

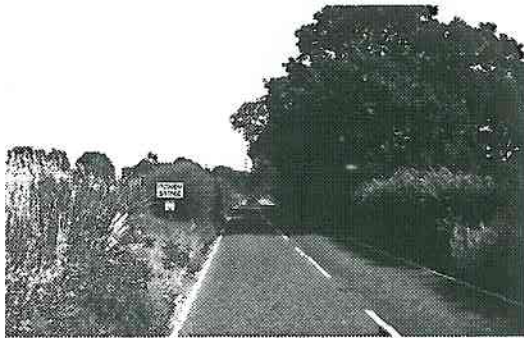
## MAP 6 Significant Trees and Tree Groups

- Hedges
- \* 2 Individual Trees
- Tree Groups  
(Refer to the text  
for Identification)



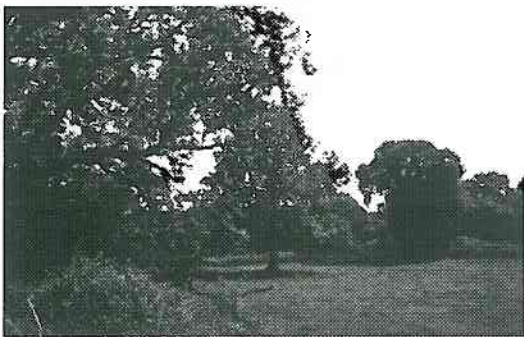
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- 7.1 A mature Oak tree and thatched roof on No 135, frame the western approach to the conservation area (Photograph 14). The importance of trees generally throughout the area is epitomised by the significance of this tree. Although it falls outside of the defined conservation area, its stature and visual association with No 135 makes it an extremely important part of the setting to the conservation area.



*Photograph 14*

- 7.2 The rising land to the north provides only short views over a field, contrasting with the much wider views to the south. From 135, the vista opens out across the flat river valley. Across watercress beds, pasture and trees, the upper floors and roofscape of Lovington House appears through tree canopies, all contributing to a most scenic setting to the conservation area (Photograph 15).

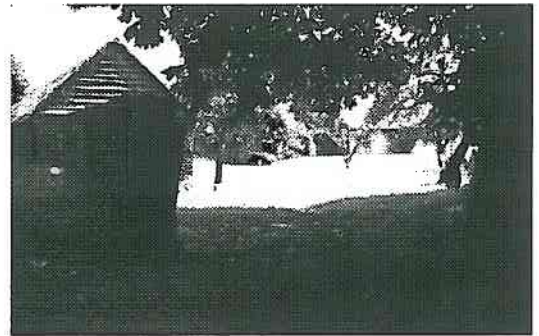


*Photograph 15*

- 7.3 Beyond 135, the openness previously encountered is replaced by roadside enclosure. The short, steep bank with Field Maple hedgerow, together with the varied hedgerow and long flint wall to the south, channels the view forward. At this point, attention is focused towards the approaching

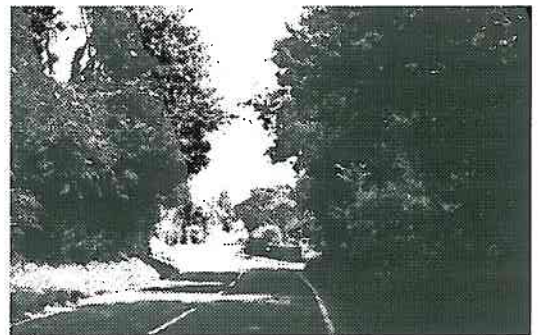
village rather than its wider landscape setting.

- 7.4 A fleeting glance through a field gate is a reminder that behind the roadside enclosure lies the openness of the river valley (Photograph 16). The sloping roof of the outbuilding, which overhangs the wall, scoops attention back to the narrowness of the road and the sense of enclosure returns.



*Photograph 16*

- 7.5 As the road gradually meanders through the village, a sequence of internal views begin to unfold. Viewed from West House, the road is deflected off to the left, enticing further exploration. Such curiosity is fuelled by a glimpse of the architectural detail being displayed by Rivers Keep, as it comes partially into view.
- 7.6 Closer to the junction with the lane, the steep grass banks and trees dominate the north, as properties are set back from the road. In the distance, the view is stopped by the gable end of the old School House and 145-146 (Photograph 17). Veering off to the right, down the lane, thatched cottages and Giles Barn face onto an open area of pasture; hidden from the main road by a hedge.



*Photograph 17*

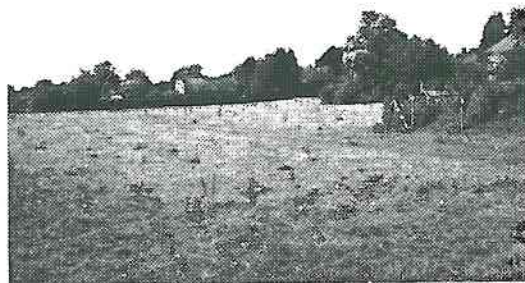


- 7.7 Millers Piece stands prominently on raised ground. The old orchard between 140 and 144 provides space within the street scene and comprises spatial continuity with the openness of the river valley. Looking eastwards, attention is again restricted to the narrowness of the road, the colourful foliage of a Plum tree adjacent Yew Tree Cottage stops the view where the road bends to the left.
- 7.8 At the next junction with a lane that veers off to the right, high roadside hedges maintain the privacy of No 144 Forge Cottage. Only the gap created by the gate allows a glimpse of the architectural detail of this property. The lane, lined with hedges and trees, has a very private feel, providing access to, and ending with, the property Lane End.
- 7.9 Back on the main road No. 145-146, with its dominant thatched roofscape and brick with flint boundary wall, maintains the confinement of space adjacent to the road itself. Looking eastwards, the view is further channelled forward. However, the tall trees which come into view, together with the gable end of the School House and the steep roof of the church and its tall open belfry, contribute a vertical element to the street scene.
- 7.10 In contrast to the prevailing sense of enclosure so far encountered, the space suddenly opens out at the village green. This is an important space, providing a 'centre' to the village and a setting to the brick and flint cottages and to the church. The space is contained by the cottages and the mature trees along Water Lane, which act as a strong backdrop.
- 7.11 The well-treed, rural lane comprising Water Lane invites further discovery. The lane gradually descends past the 'green', brick and flint cottages and the timber framed Shallows which protrudes out into view (Photograph 18). At the bottom of the lane,



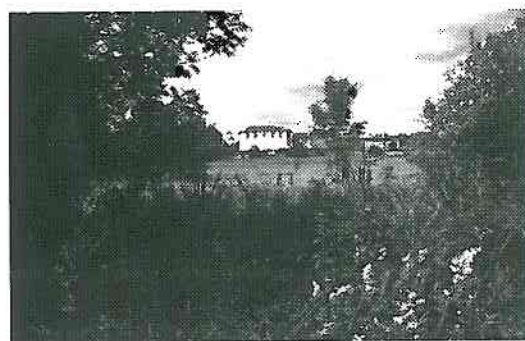
*Photograph 18*

there is a westerly view over a gently sloping field. This was once the local cricket ground and is today an important open area which adds to the setting of the buildings within the conservation area (Photograph 19). From here, the eastern elevation of West House can be seen, together with the thatched roof of Forge Cottage and the rear elevation of Grasslands.



*Photograph 19*

- 7.12 This rural, leafy lane leads to the River Itchen riverside walk which is part of the Itchen Way and Pilgrims Way. Here the gently flowing river and its riparian vegetation can be enjoyed in peaceful, calm tranquillity. The river walk allows views into the heart of the conservation area, across reed beds and gently rising parkland landscape to the rear elevation of Itchen Stoke House (Photograph 20).

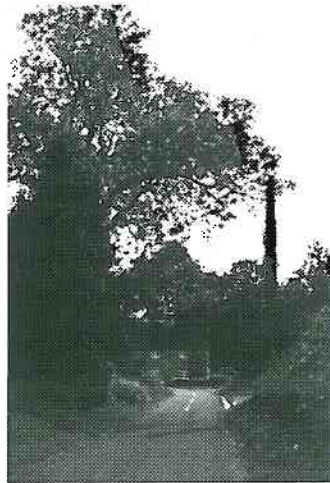


*Photograph 20*

- 7.13 Retracing steps back up Water Lane, St Mary's Church stands prominently on raised ground. Its steep roof and large rose window add to the imposing, dominant nature of this church. The space created by the church yard is contained by peripheral trees and the retaining wall along the roadside.
- 7.14 Approached from the north, the new vicarage and rooftops of the Itchen View properties come into view across gently undulating fields. Moving down the lane towards the village green, the steep banks on either side of the road channel the view

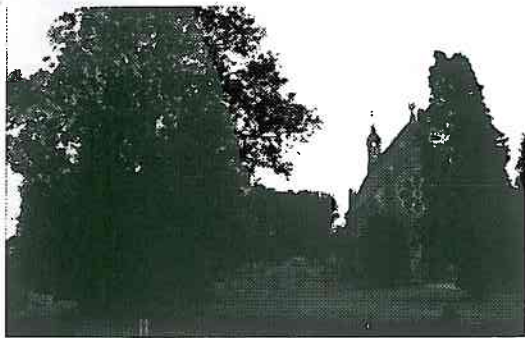


forwards. This view is abruptly stopped by the Old School House with its distinctive use of materials (Photograph 21).



*Photograph 21*

- 7.15 The properties of Itchen View provide containment of the immediate space in front of them, and to this part of the conservation area as a whole. Long views are gained over the main part of the village below, and across the wider river valley. Looking eastwards from this cul-de-sac, the church again dominates the view, partly framed by the mature Ash and Cypress trees within the church yard (Photograph 22).



*Photograph 22*

- 7.16 Back along the main road, the roadside enclosure experienced at the western part of the conservation area returns. This time created by the Listed wall serving Itchen Stoke House, and the native hedgerow bank and Elms to the north, limiting the extent of view to the roadside only. An arch formed



*Photograph 23*

by the trees behind the wall and trees of the church yard, frame an important view of the eastern elevation of the church (Photograph 23).

- 7.17 Garden Cottages mark the south eastern extent of the conservation area. Views towards the trees by the river may be gained across the gently sloping parkland landscape. The enclosure created by the wall, is replaced by a mature tree belt, and there is a sense of leaving the main part of the village.
- 7.18 The Manor Farm complex, including Itchen Stoke Manor, break this narrow enclosure as a triangular grassed area, forming a junction, creates a more open feel. The track that runs between Manor Farm and Itchen Stoke Manor has a very private feel but nonetheless provides access towards the disused railway and paths to the north. Only vestiges of the old railway track alignment now remain with most of the cutting filled in.

**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. communal areas, roadside parking, boundary treatments, fences, general property maintenance)
- **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. Inappropriate replacement windows, for example, can seriously erode the architectural quality and historic reference of a property. This can be detrimental to both the property itself and the overall quality of the 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 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, an inappropriately designed garage or the unsympathetic use of materials, can jar with the architectural features of an area. The inappropriate use of paving stones or

fencing can produce alien features within the street scene, often detracting from the positive characteristics of an area.

- 8.4 Flint walls form quite a characteristic feature of the conservation area. The construction and maintenance of flint walls is a skilled task requiring close attention to the section and use of materials. There are some walls in the conservation area which are in need of careful repair and others where inappropriate mortars or pointing techniques have been used. These are matters on which the Conservation Section of the Planning Department can offer advice.
- 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 The council wishes to encourage enhancement proposals which are either aimed at the reinforcement of some of the special qualities of the area or, relate to matters which seriously detract from the character of the conservation area.
- 8.7 A major contributor to the quality and character of the conservation area is the general tree coverage and significance of individual trees. Most of the important trees within and around Itchen Stoke are mature. Long term tree management and planting needs to be given careful attention to ensure this valuable resource is sustained.
- 8.8 The 'green' provides an important open space within the village, providing a focal point and a setting for buildings, including the church. It is unfortunate that this open space has been partly enclosed by a fence. If this has been done to stop parking, alternative measures to prevent the parking of cars and caravans, which detract from the importance of this area as an open space, need to be investigated.
- 8.9 Whilst the difficulty of providing off street parking and garaging is accepted, the excavation of ground levels and nature of the retaining walls adjacent to Evenlode is a most unhappy arrangement. It disrupts the continuity of the street at this point in a most

unfortunate manner. It is hoped that in time, grass will grow through the concrete blocks thus obscuring them. However, consideration should be given to finding alternative retaining methods to replace the concrete slabs at lower level. Appropriate planting in front of the concrete panel fence would also improve the visual outlook onto this area.

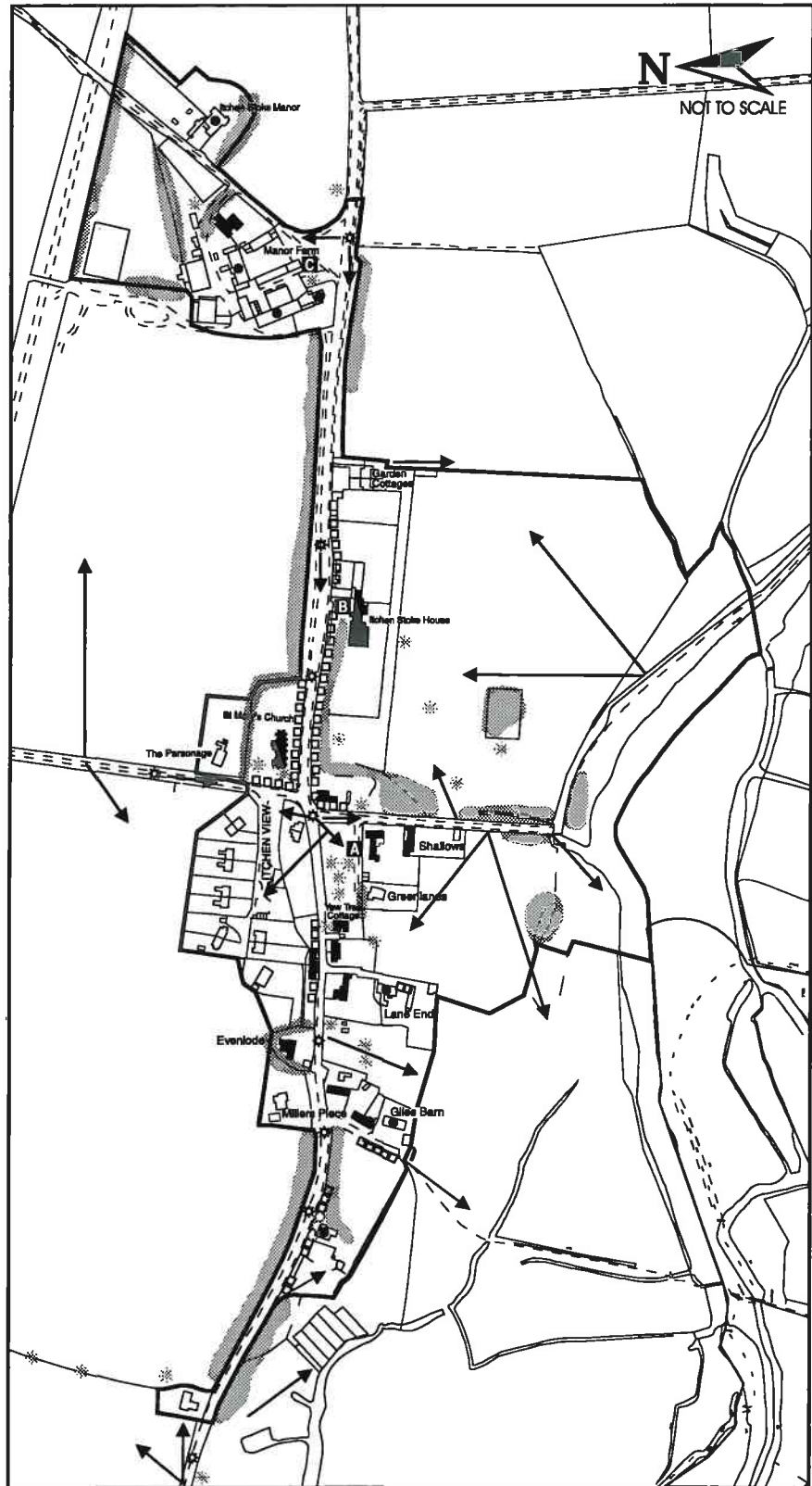
8.10 Other general enhancement measures might include:

- Hedgerow planting of rear curtilage boundaries and removal of old householder equipment from rear boundaries.
- Reinstatement of flint wall at the old School.
- Reinstatement of features which have been lost through inappropriate replacement.
- Undergrounding of overhead wires and cables that criss cross the main road through the village.

# ITCHEN STOKE Conservation Area

## MAP 7 Important Qualities

- ▣▣▣▣▣ Walls
- ○ ○ ○ Hedges
- \* \* \* Individual Trees
- ▨▨▨▨ Tree Groups
  
- Listed Buildings
- Important Unlisted Buildings
- Views
- ⊛ Focal Points
  
- A** Phone Box
- B** Gateway
- C** AA Sign



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### Character and Reasons for Designation

- 9.1 Itchen Stoke is a very rural village, closely associated with the river which forms its backdrop. It contains many buildings of quality both listed and unlisted and benefits from a rich landscape. Vegetation is an important feature of the conservation area with both individual and belts of trees making a significant contribution. Hedges and short steep grassy banks, often topped with trees, provide interest and height, helping to emphasise the rural qualities of the area. This is further emphasised by the narrow leafy lanes leading down to the main road towards the river. The main disruption to this peaceful village is the B3047 which meanders through, cutting it in half.
- 9.2 The centre piece of the village is marked by the church and nearby area of open green. It is this combination of quality buildings, the network of spaces, walls and mature landscape which makes the village distinct and worthy of special protection.

### Boundary Justification

- 9.3 The conservation area was designated in July 1985 and as currently drawn, stretches from No 135 at its western extremity to Manor Farm and Itchen Stoke Manor in the east. The conservation area encompasses the historic core of the settlement and extends to the south as far as the River Itchen, which as well as its historical associations is also a crucial part of the setting.
- 9.4 One of the key criteria used in defining the boundary has been to choose, wherever possible, significant features which are both readily recognisable and offer a degree of permanence.
- 9.5 The buildings of Itchen View form a distinct entity and have little association with the buildings found throughout the rest of the settlement. Furthermore, the buildings are less architecturally distinct either individually or as a group. A firm line separates this development from the main part of the settlement and it is considered that this area should be identified as a 'distinct zone'.
- 9.6 Although there is less architectural or

historical interest than elsewhere in the conservation area, this area of elevated land is very important to the overall setting of important listed buildings and the village in general. It is particularly prominent in long views. Any proposals for the development or redevelopment of this land, therefore requires careful scrutiny to ensure there is no adverse impact resulting from it. Indeed, every opportunity should be taken to enhance the quality of the area.

- 9.7 The Manor Farm buildings are included for their architectural quality and historical association with the development of the village. Although appearing somewhat detached from the main settlement on plan, they are visually linked by the strong sense of enclosure provided by the tree topped steep bank to the north and the wall and buildings to Itchen Stoke House on the southern side of the road.
- 9.8 The River Itchen forms the natural boundary to the conservation area in the south. The Itchen Way public footpath provides important views of the settlement from the south with fields on either side of Water Lane being a fundamental part of its setting. Where possible, field boundaries are used to define the limits of the conservation area at this point. However, there is no obvious feature to mark the eastern boundary and rather than including a larger area of land than necessary, the boundary is drawn in a straight line up to Garden Cottages.
- 9.9 No 135 at the western extremity forms the natural start of the conservation area when approached from this direction. The boundary follows the well treed roadside boundary until the main part of the settlement is reached.

### Opportunities for Enhancement

- Tree/hedgerow planting and management.
- Maintenance of the 'green' as an open space.
- Alternative retaining wall measures and new planting adjacent Evenlode Cottage.

- Hedgerow planting of rear curtilage boundaries and removal of old householder equipment from rear boundaries.
- Reinstatement of flint wall at the Old School.
- Reinstatement of appropriate features which have been lost, eg windows.
- Undergrounding of overhead wires and cables that criss cross the main road through the village.

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