

# Micheldever conservation area



Cover: Numbers 62 and 63 Church Street, Micheldever.  
Photograph by courtesy of the Southern Sentinel.

## Introduction

Micheldever is situated 6 miles north of Winchester at the junction of two minor roads; one running northwards from the A.33 to Overton and the other in an east - west direction from the A.33 to Sutton Scotney.

There are many fine buildings in the village and two groups of special importance; one immediately north of the school on Church Street (see cover) and the other comprising a number of thatched and half timbered cottages east of the Winchester Road/Duke Street junction.

St. Mary's Church has an interesting tower which dates from the time of Henry VIII, but the body of the Church which was destroyed by fire in 1806 was rebuilt by George Dance in 1810 and was further restored in 1880 by the Winchester Architect, Mr. Colson. There is much recent development in the village but the abundance of trees, hedges and high banks in some cases softens this intrusive element.

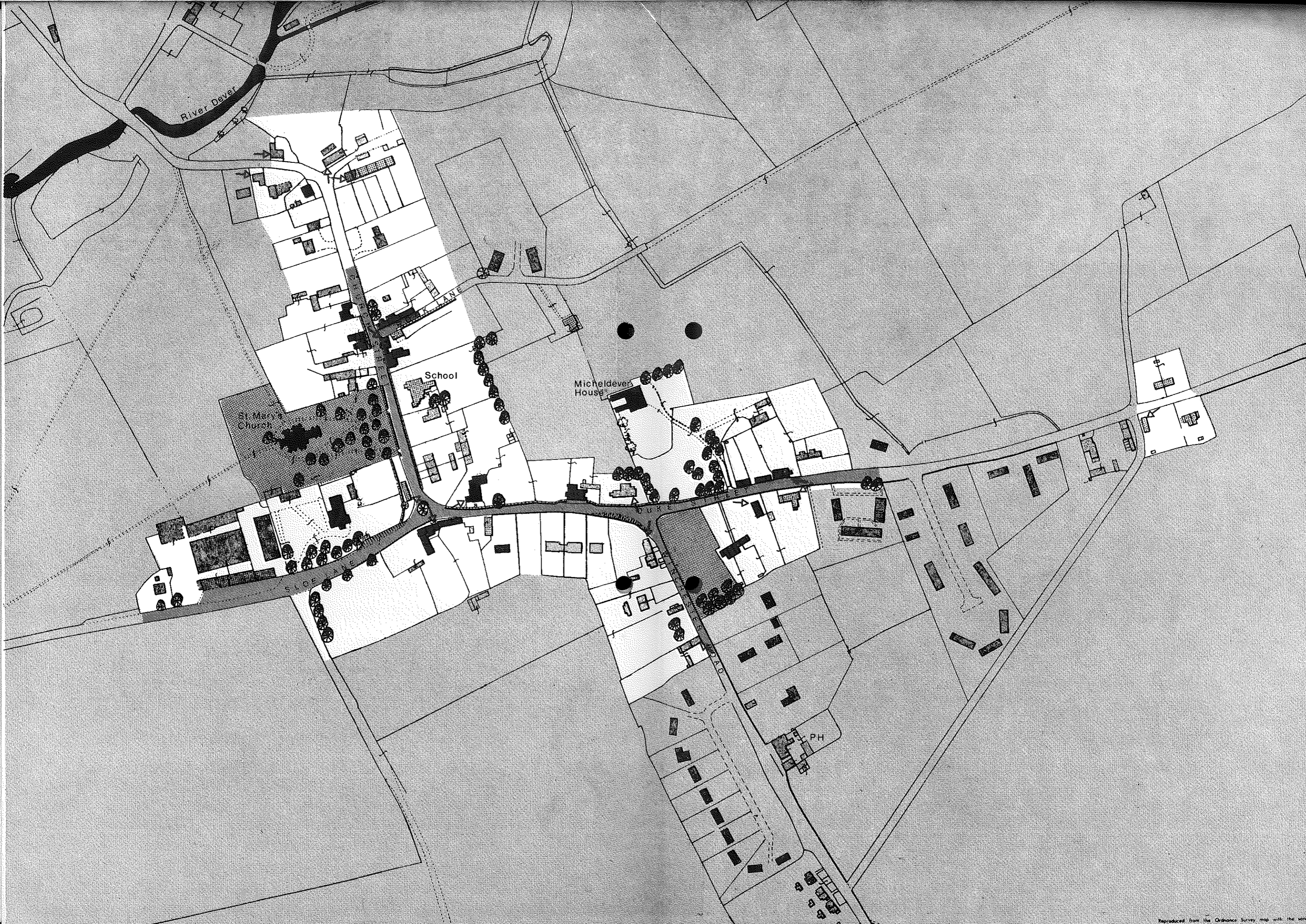
Certain buildings have been highlighted on the accompanying map due to their prominent position. Some, like the cottages south of The Crease, make a positive contribution to the street scene while others may do nothing or even detract from the visual appearance of the village.

The Local Planning Authority feels that the character and appearance of this village should be preserved and enhanced and has therefore designated the area, illustrated on the accompanying map, as a Conservation Area under Part I of the Civic Amenities Act, 1967.

## Policy

1. The attention of owners, occupiers and potential developers of buildings listed as being of Special Architectural or Historic Interest is drawn to Part V of the Town and Country Planning Act, 1968, which introduced a new code of procedure designed to protect such buildings when either alteration, demolition or extensions are proposed.
2. Uses within the Conservation Area which generate unreasonable noise, or other nuisance or would result in untidy sites, or considerable traffic generation will not normally be permitted and any existing uses of this nature will not usually be allowed to expand.
3. The scale and relationship of buildings in the village is very important and may be destroyed if street widening occurs, if the building line is not maintained, or if certain trees and walls are removed. Where it is necessary to replace a building the position, scale and massing of the original should, in most cases, be reproduced. It is therefore proposed to retain the existing frontage where indicated on the Map, although in the interests of road safety some minor road improvements may be necessary.
4. The replacement of buildings will be permitted when it can be shown that the existing building is of an inappropriate character or wholly beyond repair. New buildings or additions to existing buildings will be permitted only where they will make a positive and appropriate contribution to the design of the area or will be entirely unobtrusive.
5. Permission in outline form will not normally be given for building development in the Conservation Area; detailed plans including elevations showing the new building with details of adjoining properties and particulars of colours, materials, existing trees and proposed landscape treatment will usually be required. Particular care will be exercised to ensure that inappropriate materials or colours are not used and that advertisement signs, if found necessary, are carefully designed for their purpose and position. Informal consultations will however be encouraged with the Local Planning Authority to assist applicants at the stage when outline permission would normally be sought.
6. The County and Rural District Councils may make grants or loans in appropriate cases towards the repair or restoration of buildings of Special Architectural or Historic Interest under the Local Authorities (Historic Buildings) Act, 1962. Buildings on the Statutory or Supplementary List are indicated on the Conservation Area Map. The List will be reviewed and if necessary a revised list will be submitted to the Secretary of State for the Environment.
7. The Conservation Area Proposals are not intended to supersede general policies of the Local Planning Authority as set out in the Country Conservation Policy\*, but to highlight and safeguard the special features which are important to the character of the village. The Conservation Area includes open areas in private ownership which are significant in relationship with village building groups and masses. These areas are shown on the Map.
8. The Map shows the approximate position of mature trees and tree groups which make a contribution to the character of the village. If necessary, the Local Authority will consider making Tree Preservation Orders and may also encourage the planting of new trees and hedges.

\*Published by Hampshire County Council, June 1969, price 10p.



River Dever

St. Mary's Church

School

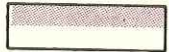


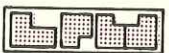
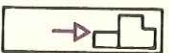

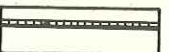


Micheldever House

S. OLE

ROAD

PH

## Notation

boundary of Conservation Area	
buildings of architectural or historic interest on the statutory list	
buildings on the supplementary list	
other buildings of visual merit	
other buildings on prominent sites	
existing building frontage and road line should be retained	
important wall or hedge	
important open space	
trees or tree groups of visual importance	

scale 1:2500 