

vington
CONSERVATION AREA

A Technical Assessment



Winchester
City Council

June 1997

Contents

OVINGTON CONSERVATION AREA - A TECHNICAL ASSESSMENT

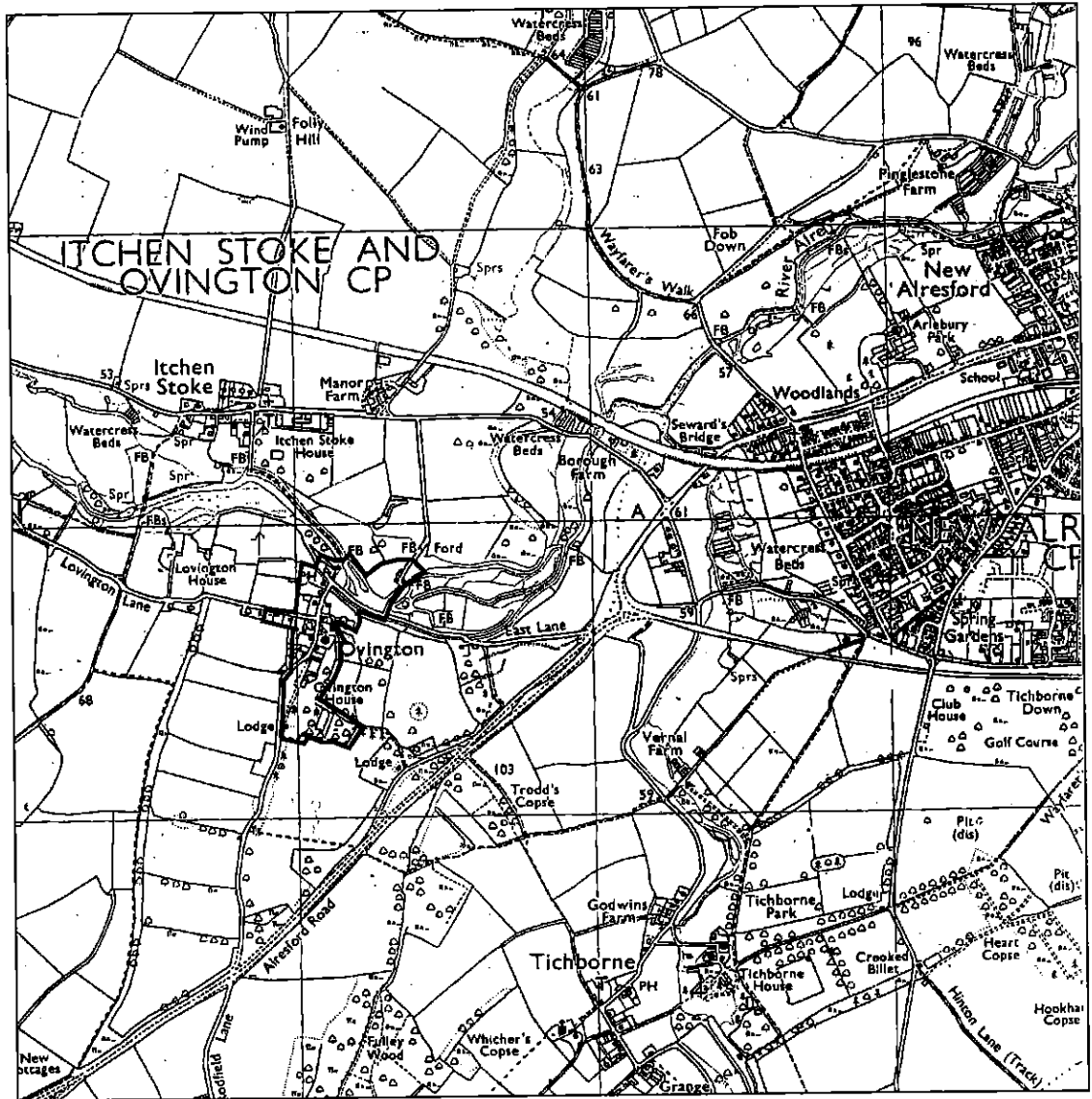
	page no.
1. Introduction	1
2. Location and Designations	3
3. Origins and Development of the Settlement	5
4. The Conservation Area and its Setting	7
5. Architectural and Historic Character	9
6. Built Characteristics	15
7. Local Details and Features	17
8. Trees	19
9. The Character and Relationship of Spaces	23
10. Detractors and Enhancements	27
11. Conclusion	29
REFERENCES	31

- 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 Ovington Conservation Area and is based on a detailed analysis of the area. It defines and records the distinctive features of Ovington 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 Ovington'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.

OVINGTON Conservation Area

MAP 1 Location Map

Licence Number LA 0861
© Crown Copyright reserved.
With the permission of the Controller of Her
Majesty's Stationary Office.
Unauthorised reproduction may lead to
prosecution or civil proceedings.

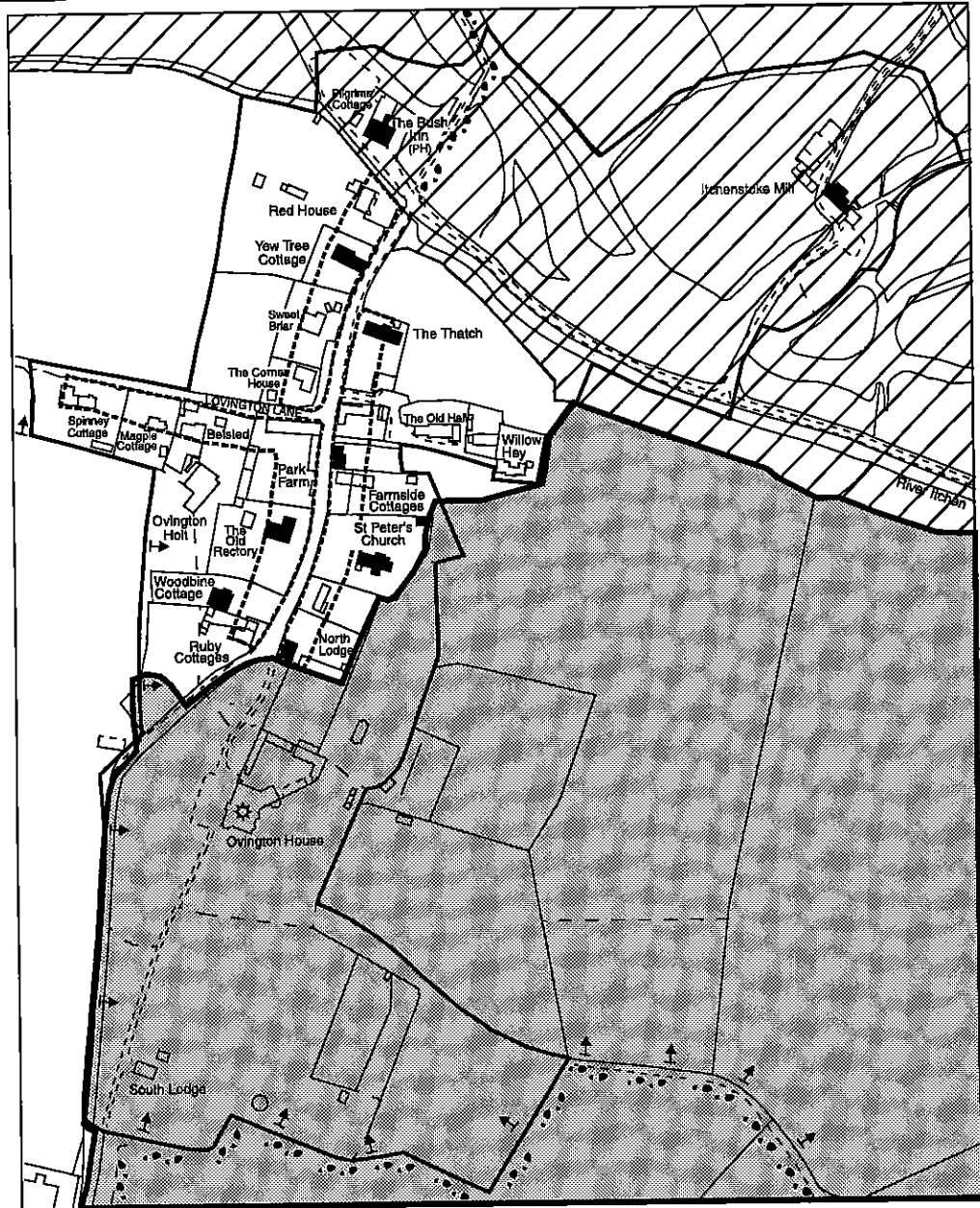


- 2.1 Ovington is situated in mid Hampshire (Grid Reference SU5631) between Winchester to the west and Alresford to the east. Part of the Parish of Itchen Stoke and Ovington, it lies on the southern banks of the River Itchen (see Map 1). The conservation area was designated in July 1985 and amended in 1996. It stretches from the South Lodge of Ovington House, down to and across the River Itchen, to include Itchen Stoke Mill (see Map 2).
- 2.2 It falls within the proposed Itchen Valley Area of Special Landscape Quality (ASLQ), where the combination of landscape types and features comprises an area of high scenic quality and a strong sense of place. Ovington 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.
- 2.3 The River Itchen dominates the northern 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 removing permitted development rights relating to development of the land for the purposes of fish farming. The clear, flowing water, together with the wildlife and lush riverside vegetation, provides an attractive tranquil character.
- 2.4 Ovington House, to the south of the conservation area, comprises the principle residence of the Ovington Park Estate. Ovington Park is not listed in the English Heritage Register of Parks and Gardens of Special Interest. Nonetheless, it is a late 18th Century parkland which includes various trees, shrubbery, allee, ha-ha and walled garden. Hampshire County Council has, therefore, identified this parkland as one of Hampshire's Historic Parks and Gardens, worthy of conserving for the future.
- 2.5 South of the river, the land rises and is characteristic of an undulating chalk and clay landscape, where arable fields are separated by tree belts and hedgerows. The conservation area itself has a wooded character and is very compact. The trees of Ovington Park at the south and east of the conservation area are protected by a Tree Preservation Order. In winter months, glimpses of properties along Lovington Lane and 'Old Hall' may be viewed from the main B3047 road to the north of the river. However, the tree coverage is such that for most of the year, long views into the conservation area are restricted. It is only when you are actually within the village, that you become aware of the presence of buildings.
- 2.6 From within the main part of the conservation area, views are mostly short and internal, with only an occasional glimpse out northwards towards Itchen Stoke House at Itchen Stoke. Landmarks of Ovington include St Peter's Church, Park Farm, Ovington House and its western boundary wall, the Bush Inn and Itchen Stoke Mill.

OVINGTON Conservation Area

MAP 2 Existing Designations

Licence Number LA 0861
© Crown Copyright reserved.
With the permission of the Controller of Her
Majesty's Stationary Office.
Unauthorised reproduction may lead to
prosecution or civil proceedings.



 Conservation Area Boundary

 Listed Buildings

 SSSI & Article 4 direction

 Area covered by Tree Preservation Order 14

 Winchester District Local Plan Policy Frontage

 Footpath

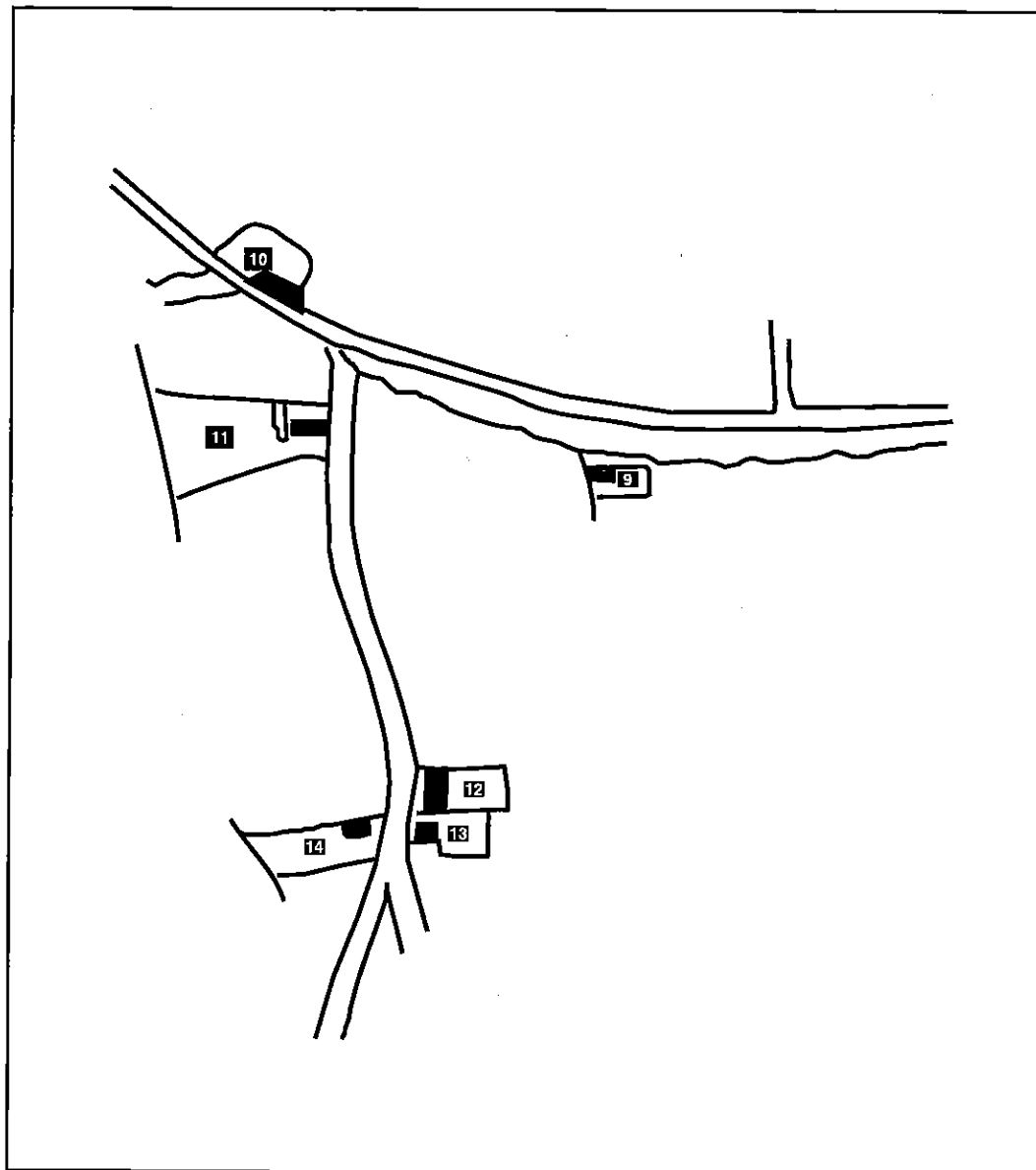
 Hampshire County Council Historic Park & Garden

 Land within proposed Itchen Valley Area of Special Landscape Quality

- 3.1 Known as Edintune in the 11th Century and Edyneton in the 13th Century, today's Ovington probably received its name from its location near the river.
- 3.2 Ovington is mentioned in the Saxon Charters and twice in the Domesday Book, firstly as being held by the Bishop of Winchester and secondly by St Mary's, Winchester. The revenues from the Manor of Ovington supported the nuns of St Mary's until 1284 when it was sold to the monks of St Swithun's Priory. The dissolution of the monasteries saw the manor transferred to the Dean and Chapter of Winchester Cathedral. After a period of conflict of ownership, the estate passed onto the Hewson family in the 1860's.
- 3.3 It is thought that prior to the battle of Cheriton (1644), some of the outposts of the royal army under Hopton, were on the ridge of Ovington Down. A field referred to as Butcher's Close is where cattle were collected and slaughtered for the army.
- 3.4 Miss Elizabeth Hammond of Ovington Park, who later married Captain Hewson, funded the construction of the new church and provided the land for it. The original church was demolished in 1865, but its entrance archway remains today, to the north of the new church. The new church was based on 14th Century architecture and constructed of flint and ashlar stone. It was completed a year after the foundation stone was laid by Miss Hammond (1865). The church was dedicated to St Peter because the patron saint of the old church was unknown.
- 3.5 The 1851 tithe map details very few buildings within the village (Map 3). An 1869 Ordnance Survey Map shows most of the development to be focused along the main street between Ovington House and the river. Most of the development formed part of the Ovington Estate, until almost the whole of the village was auctioned by Order of A.H. Hoare Esq, of Ovington Park in 1949. Prior to the sale, Arthur Hoare gave land for the construction of a village Hall which was opened in 1924, now a private residence.

OVINGTON Conservation Area

MAP 3 Tithe Map & Award 1851 (Extract)



9

10 House & Garden

11 House & Orchard

12 Cottage & Garden

13 House & Garden

14 Cottage & Garden

- 4.1 The footbridge over the river by the Bush Inn, provides pedestrian access to the village of Itchen Stoke and also affords impressive views of this important river valley landscape (Photograph 1). To the west, the meandering river can be appreciated from the riverside walk forming part of the Itchen Way and Pilgrims Way. To the north, views are gained across the grazed meadows and hedgerow boundaries.

*Photograph 1*

- 4.2 To the east, views open out across the river and wide floodplain, towards Itchen Stoke Mill (Photograph 2). Here the conservation area boundary follows the field boundary round to the north of the mill, abutting the wooded area before turning southwards back over the river at the Listed red brick bridge.

*Photograph 2*

- 4.3 The conservation area boundary follows the access which serves Old Hall, Tree Tops Cottage and Willow Hey, and is marked by a post and wire fence (Photograph 3). Views are gained out over the rising grass fields and isolated trees which are protected by a Tree Preservation Order. The land formed part of the parkland to the original estate.

*Photograph 3*

- 4.4 Perhaps the best vantage point for Ovington House is from a track on raised ground, south east of the conservation area (Photograph 4). A row of coniferous trees partly obscures the view of the house and the conservation area boundary, which follows the extent of the estate pleasure grounds.

*Photograph 4*

- 4.5 In the south west corner of the conservation area, the southern elevation of South Lodge can be seen from the Itchen Way footpath, against the wooded backdrop of parkland trees (Photograph 5). The remainder of the southern boundary of the conservation area is clearly defined where the dense woodland abuts the gently rolling arable field. Apart from views of South Lodge, there are no views into the conservation area at this point due to the density of the woodland.



Photograph 5

- 4.6 The south west boundary of the conservation area is marked by the flint boundary wall of Ovington House (Photograph 6). This together with the dense tree coverage, prevents views into the conservation area at this point. However, long views are gained from the adjacent road, across the undulating chalkland landscape to the west and north of the conservation area.



Photograph 6

- 4.7 When approached from the west along Lovington Lane, views are gained across the arable fields southwards towards the prominent boundary wall of Ovington House (Photograph 7). The land rises where the property 'Woodpeckers' is clearly visible to the east, marking the start of the built part of the conservation area. The sloping gradient to the north, allows views across the well-treed river valley over to the rising chalkland towards Manor Farm at Itchen Stoke.



Photograph 7

- 5.1 Apart from Park Farm at the 'centre' of the village, and the Bush Inn near the river, the prevailing use is residential, occurring mostly as detached properties.
- 5.2 There are perhaps three, subtle zones of development within Ovington. Firstly, the oldest properties follow a linear form along the main road through the village (the main road forms part of the Pilgrim's Way). These properties span the 17th, 18th and 19th Centuries, with some later alterations and additions.
- 5.3 A drive to the east of this road serves three properties and forms the second zone. 20th Century detached properties, very individual in their style, have artificial slates and grey concrete tiles, brick or colour washed walls and white, casement windows. The third area relates to the linear properties to the south of Lovington Lane. Large, one and a half, and two storey properties, with hipped brown tiled roofs. These properties have no obvious architectural link with the older part of Ovington.

Listed Buildings

- 5.4 A number of properties in the village are included on the statutory list of buildings of special architectural or historic interest, in recognition of their national significance. These 'Listed Buildings' are identified on Maps 2 and 7 and are described in more detail below.
- 5.5 Itchen Stoke Mill (18th Century) is set back from the main road to the north of the village, on a narrow lane which leads to Itchen Stoke. It once housed the water pumping installation and generating plant which supplied electricity to the major portion of the estate, and is recorded as an industrial archeological site. The two storey residential property is constructed of brick with an old plain clay tiled roof. The windows are 20th Century oak framed with leaded lights.
- 5.6 The 18th Century Bush Inn is a popular public house, perhaps due to its picturesque setting and proximity to the river. It comprises a two storey gabled building with plain tiled roof and white colourwashed walls and two external gable chimney stacks. A variety of window styles are present, including 16-pane sashes, all painted white. To the rear of the Inn, is a one and a half storey building named on the Ordnance Survey map as 'Pilgrims Cottage', perhaps reflecting its position along the Pilgrims Way. Although not specifically identified in the statutory list, it is afforded protection as a Listed Building by virtue of being within the curtilage of the Inn. This building now serves an ancillary use to the Bush Inn. The walls are colourwashed white. The roof has plain clay tiles with black horizontal weather boarding at the gables. The dormers are gabled, again with the black boarding, and the windows are leaded, 3-lights. There is a timber porch with glazed panels and a tiled roof.
- 5.7 Yew Tree Cottage, now a single residence, is orientated end on to the road. It dates from the 15th/16th Century and originated as a timber framed open hall house. It was subsequently altered and extended in the 17th, 18th and 19th Century when for a time it functioned as two cottages. In the later part of this century, the property fell vacant for many years and was in a run down and deteriorating condition. In 1991/92, with the cooperation of the then owner and with financial assistance from the City and County Councils, the property was repaired and restored to its current condition. As part of the more recent works, a 19th Century lean-to addition was removed and the asbestos slate roof covering replaced with thatch. Both north and south elevations are clearly seen in the street scene and make a positive contribution to it. The renovation of the cottages has enhanced this part of the conservation area.
- 5.8 Thatch Cottage is a one and a half storey, timber frame building with white colourwashed brick infill. It incorporates a thatched roof with hood dormers, two chimney stacks, and 2-light casement windows. The property has various 20th Century alterations and additions, particularly to the rear. It is this northern elevation which is most visible from the street, its prominence emphasised by its elevated position and framing by two significant trees. The southern, more

decorative elevation, is largely obscured from public view by the hedge, Hazel and Sycamore trees along the western boundary.

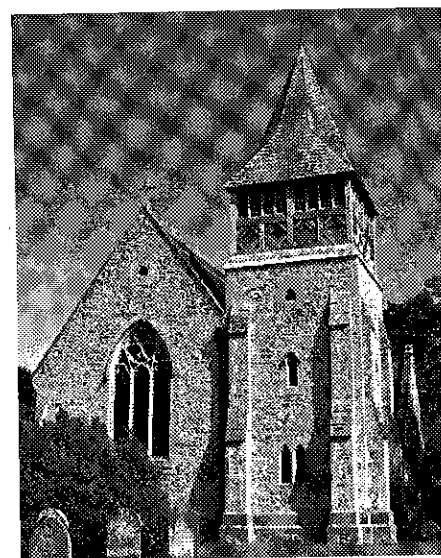
- 5.9 No.3 Farmside Cottage is an 18th Century, one and a half storey building which was extended in the 19th Century. It is orientated onto the road and is constructed of plain clay tiled roof, red brick walls and 3-light casement windows. The gabled dormer on the front elevation has decorative bargeboards and a 2-light window with a gothic glazing pattern. A number of tie plates occur across the camber headed casements on the front elevation.
- 5.10 Church Cottage is prominently located to the south of the church and facing on to the road. It is a one and half storey timber frame building with white colourwashed brick infill. The gabled roof has plain and fishscale tiles, three chimney stacks and gabled dormers, each with a clay finial. The windows are mostly 2 and 3-light, 6-pane casements.



Photograph 8

- 5.11 North Lodge (Photograph 8) is a highly decorative building with strong symmetry and detailing, constructed of rubble flint with brick dressing. The roof has plain and fishscale tiles with decorative ridge tiles and a central chimney stack. The windows at ground floor level are strong features of this property, gothic 3-light leaded casements with brick surrounds. The gabled dormers have carved bargeboards and finials, decorative ridge tiles and gothic 2-light leaded casements. Architecturally, it is an important building within the street scene. It is also important due to its historical role as the northern Lodge to Ovington House.

- 5.12 Woodbine Cottage is set back from the road and is a detached, two storey, 18th Century property. It has a plain tiled roof with oversailing gables and offset cornice eaves with brick dentils. Windows are 3-light leaded camber head casements and there is a dovecote located centrally over the door.
- 5.13 The Rectory is an 18th Century, two storey property, located opposite the Church but mostly obscured by a hedge. It has a shallow hipped slate roof with three tripartite sashes with paralleled pilasters between lights, at first floor level.
- 5.14 The Church of St Peter was built in 1866 by John Colson. It is constructed of rubble flint with stone dressings, and a roof covered with old plain and fishscale tiles and unusual ridge tiles. The tower incorporates a decorated timber top stage and a wide broach spire with oversailing eaves.



Photograph 9

Unlisted Buildings

- 5.15 Many of the buildings within the village make a positive contribution towards the overall character of the conservation area, a number of which are listed buildings and a 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 Map 4, and are detailed below.
- 5.16 Ovington House (Photograph 10) is approached by the north and south drives, each with their own Lodge. Constructed of red brick, the house dates from the 18th Century but has since been much altered. It now comprises a two and a half storey



Photograph 10

property with shallow tiled hipped roof and numerous, mostly 12 and 18-pane, sash windows. Although hidden from public view it is nevertheless an important building. The grounds of Ovington House also include a number of important curtilage buildings. Constructed of brick and flint with half hipped, plain clay tiled roofs, they can be seen against the long flint wall when viewed from the North Lodge entrance to the House.

- 5.17 Lane End Cottage, formerly Lilac Cottage (Photograph 11), has been substantially extended. The western elevation is an extremely prominent feature, particularly when approached from Lovington Lane, as it provides a visual 'stop' to the street scene.
- 5.18 Park Farm (Photograph 12) comprises an important group of brick and flint buildings, set around a partly concrete courtyard and paddocks. Centrally located within the village, the farm made an important contribution to part of the estate. The buildings are strong visual elements within the conservation area, particularly the high flint walls which dominate the junction with Lovington Lane.



Photograph 11

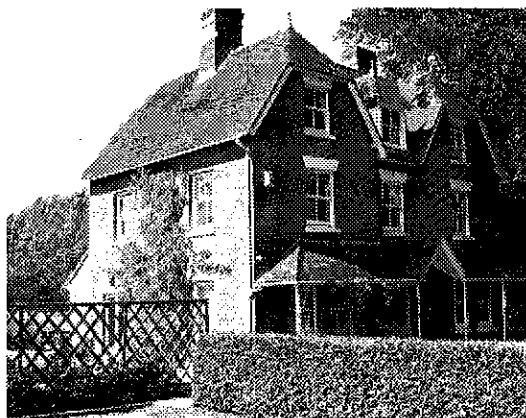
- 5.19 1 & 2 Farmside Cottages (Photograph 13) are one and a half storey cottages, orientated end on to the road. No.2 is a red brick property which incorporates a plain and fishscale tiled gabled roof with decorative ridge tiles, and gabled dormers with carved bargeboards over 3-light casement windows. No.1 has brick and flint walls, and a plain tiled roof without dormers on the southern elevation. There are two end and one central chimney stacks along the ridge of the roof. The cottages are partly obscured by the mature hedge adjacent to the road but nevertheless, are seen as a group with No.3 Farmside Cottages which is a Listed Building. All three cottages once formed part of the lease of Ovington Park Farm.



Photograph 13



Photograph 12



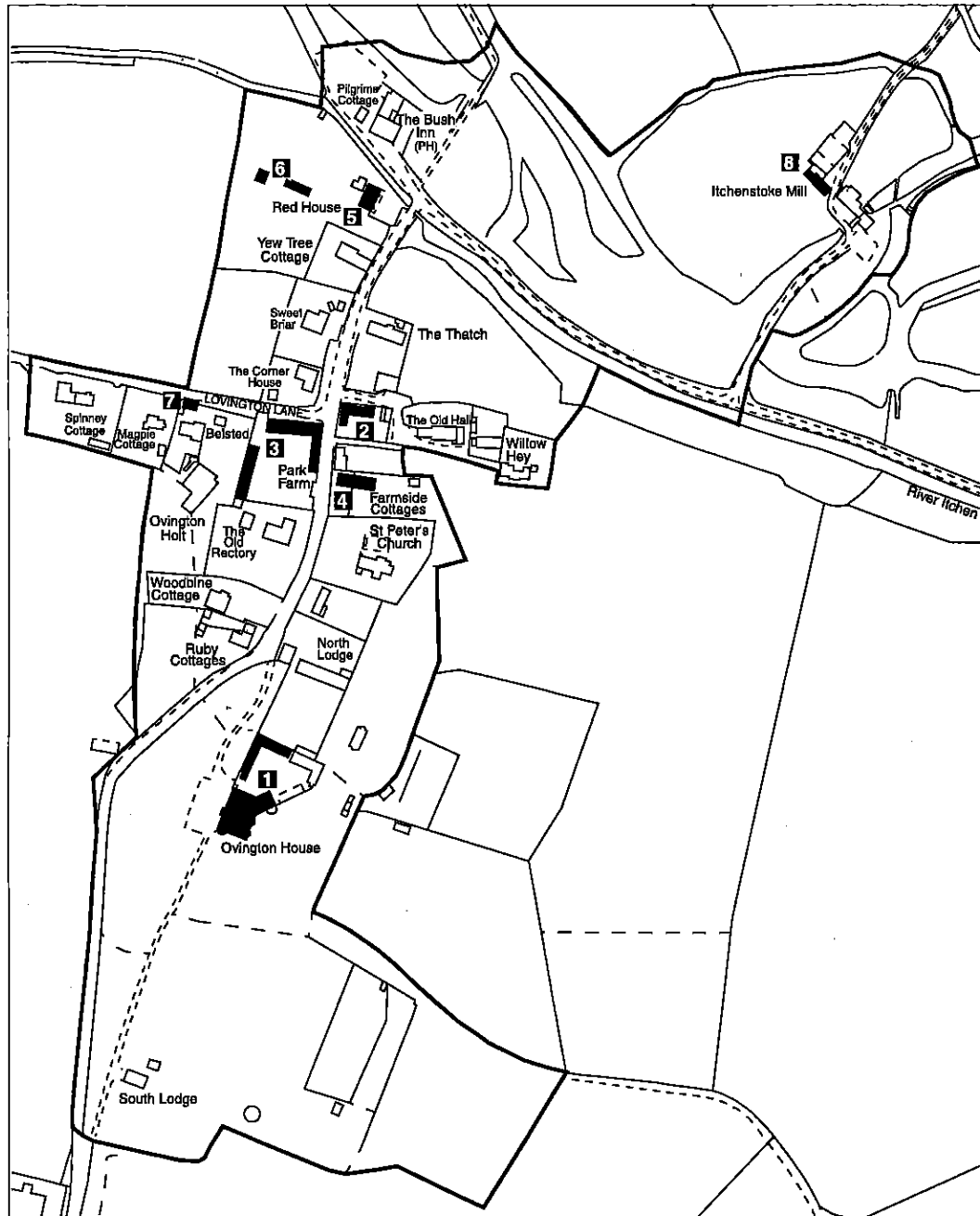
Photograph 14

- 5.20 The Red House (Photograph) 14), once leased as the farmhouse to Ovington Park Farm, is an imposing and prominent two and a half storey Victorian property with strong symmetry to its front elevation. It has an interesting plain tiled, half hipped roofscape with decorative clay finials, two brick chimney stacks and a gabled dormer.
- 5.21 The recessed windows are uniform, 4-pane sashes painted white. A tiled canopy porch with barley twist pole supports, stretches across the width of the property. It forms one of the last properties in the street scene before reaching the river. Its distinctive architectural form is a marked contrast with the more usual low, one and a half storey cottages of the village.
- 5.22 Other important unlisted buildings include:
- the small flint and stone outbuildings to the rear of the Red House;
 - the small brick and flint building to the front of Belsted, Lovington Lane. This single storey building once comprised the parochial boys and girls school;
 - the flint and brick stable block at Itchen Stoke Mill, incorporating a pantile roof, stone plaque (G.F.H 1872) and a weather vane.

OVINGTON Conservation Area

MAP 4 Important Unlisted Buildings

Licence Number LA 0861
© Crown Copyright reserved.
With the permission of the Controller of Her
Majesty's Stationary Office.
Unauthorised reproduction may lead to
prosecution or civil proceedings.



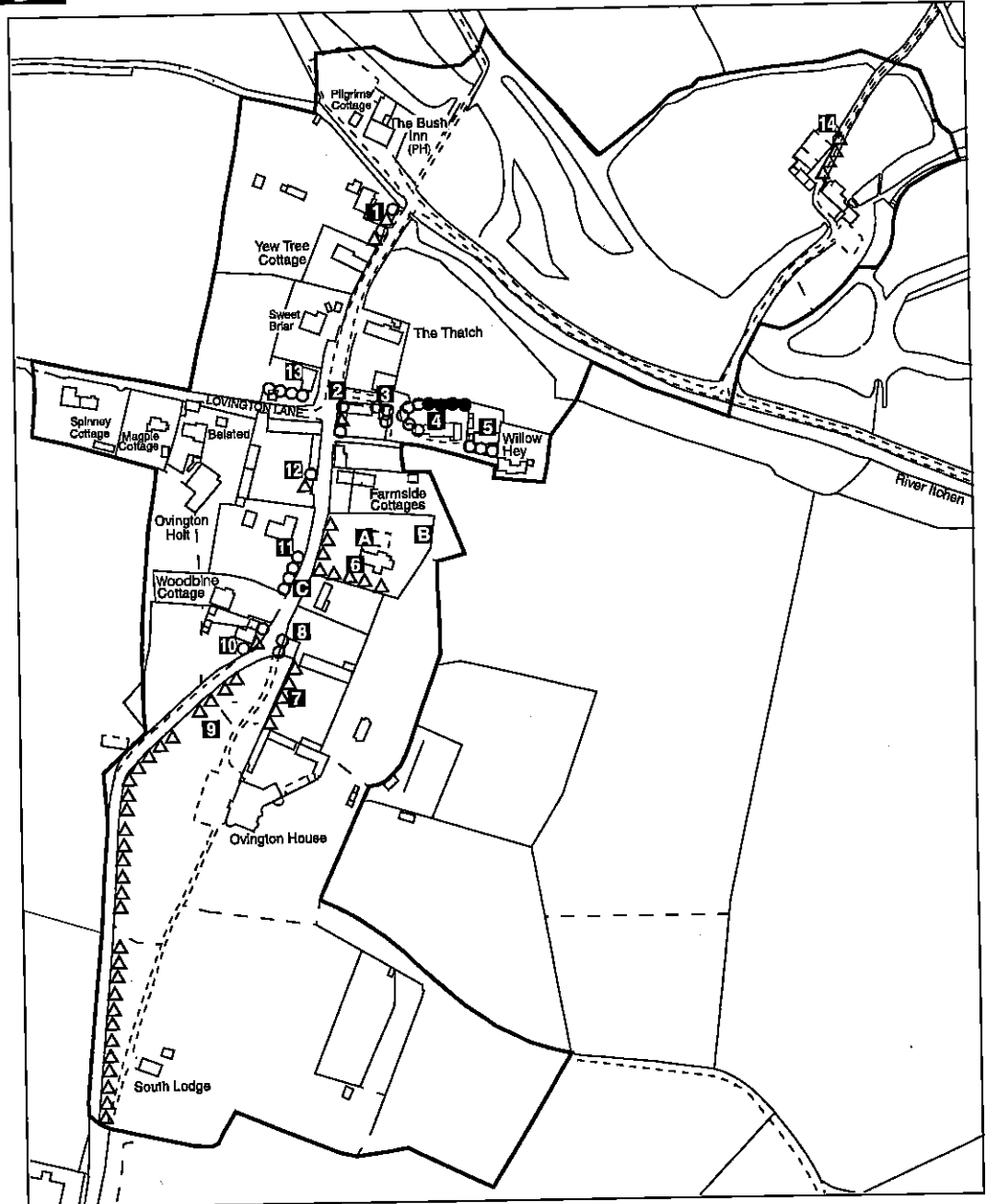
- | | | | |
|----------|-------------------|----------|-----------------------------------|
| 1 | Ovington House | 5 | Red House |
| 2 | Lane End Cottage | 6 | Red House Outbuildings |
| 3 | Park Farm | 7 | Former Parochial School |
| 4 | Farmside Cottages | 8 | Stable Block
Itchen Stoke Mill |

- 6.1 The overall impression of Ovington is that the detached properties are very individual in their style, with little homogeneity. However, some of the older properties, particularly the 17th/18th Century cottages, do exhibit some common characteristics which help to unify the built character of Ovington. These tend to be one and a half storeys, with either gabled red plain tiled, or thatched roofs. The remaining pre 20th Century properties are larger, mostly two storey gabled dwellings. 20th Century properties show greatest individuality. The hipped roofs of properties on Lovington Lane do not follow the sectional pattern of the older properties. Walls show greatest variety, including red brick, sometimes colourwashed, half timber, and flint and brick.
- 6.2 Whilst there is a predominance of red plain tiles, some properties have decorative fishscale tiles. The older cottages have gabled dormers set across the eaves line, some with decorative bargeboards (Ruby Cottages) and finials (Church Cottage). Brick chimney stacks occur on most properties and are an important part of the architectural quality of the area. Some chimneys still have their clay pots.
- 6.3 It is thought that the unusual gothic window detailing once occurred on a number of properties. However, only No.3 Farmside Cottage and North Lodge, now display these features. The Red House and Bush Inn have sash windows. However, there is a predominance of two and three light casement windows with a range of different numbers of panes. The majority of windows are wooden and painted white. However, Spinney Cottage (20th Century) has white, non-timber frames, and the brown frames of Belsted (20th Century) stand out as non-traditional.
- 6.4 Properties which incorporate unusual and/or decorative elements are listed below.
- Thatch Roofs:**
Yew Tree Cottages
Thatch Cottage
- Fishscale Roof Tiles:**
North Lodge
Church Cottage
2 Farmside Cottage
- Ornate Ridge Tiles:**
North Lodge
1-2 Farmside Cottages
Church
- Finials:**
Church Cottage
North Lodge
Red House
- Decorative Bargeboards:**
Ruby Cottages
North Lodge
2-3 Farmside Cottages
- Gothic detailing:**
North Lodge
3 Farmside Cottage
- Leaded Windows:**
Woodbine Cottage
North Lodge
Pilgrim Cottage
- Sash Windows:**
Red House
Bush Inn

OVINGTON Conservation Area

MAP 5 Important Walls & Features

Licence Number LA 0861
© Crown Copyright reserved.
With the permission of the Controller of Her
Majesty's Stationary Office.
Unauthorised reproduction may lead to
prosecution or civil proceedings.



- Walls**
- △△△ Predominantly Flint
 - ooo Red Brick
 - Red Brick with Railings
 - o△o Flint and Brick

- Features**
- A Old Church
 - B Tombchest
 - C Post Box

- 1 Red House
- 2 Lane End Cottage
- 3 Lane End Cottage
- 4 The Hall
- 5 Tree Tops Cottage
- 6 St Peter's Church
- 7 Ovington House
- 8 North Lodge
- 9 Ovington House
- 10 Ruby Cottages
- 11 The Old Rectory
- 12 Park Farm
- 13 The Corner House
- 14 Ichenstoke Mill

7.1 There are a number of boundary walls along the main street through the conservation area which provide a visual link and enclosure to the street. Mostly constructed of course flint with brick coping, they add to the variety of texture within the conservation area. Some of the most prominent boundary walls are listed below and are identified on Map 5. Lack of specific reference within this section does not necessarily imply that a wall is unimportant or unworthy of retention.

- Flint buttress wall in the southern part of the conservation area. This forms the western boundary to Ovington House and stretches between the southern and northern gateways. The wall provides a strong visual feature, emphasised by the contrast in colour of the flints against the greens of the tree canopies behind. The drive entrances are marked by brick pillars topped with stone ornaments, and black wrought iron gates. These elements should be retained and maintained as important local features which contribute to the distinctiveness of Ovington.
- Internal flint walls to Ovington House. As the drive sweeps down from the northern entrance to Ovington House, the flint garden wall to the left provides privacy and a visual link to the main house. Together with its gateway and planting, this is an important feature visible from the main street.
- Brick and flint wall, No.2 Ruby Cottages. Although this wall has regular square flint panels with brick surrounds and a harsh 20th Century feel, it nonetheless provides visual continuity with the strong wall features opposite.
- Flint boundary walls to the Church, The Rectory (which incorporates the post box) and Lane End Cottage. Cumulatively, these provide important continuity with the dominant flint and brick walls of the Park Farm buildings at the junction with Lovington Lane.
- The low flint wall with brick coping and brick pillars, fronting the Red House.
- Flint wall adjacent Itchen Stoke Mill.

7.2 The more recently constructed flint wall at the entrance to Park Farm lacks the craftsmanship found in earlier walls.

7.3 The grounds to Ovington House have various features of interest but are not readily accessible to the public. However, features include: bell on roof at rear of the house and a sundial with the inscription "make time, save time, while time lasts, all time is no time, time is past".



Photograph 15

7.4 In the churchyard to the north of the Church of St Peter, lies the remains of the western doorway to the old church, a Grade II Listed Building (Photograph 15). The stone tombchest to Sir Thomas Richard Dyer dated 1838 can also be found within the churchyard, a Grade II Listed Building (Photograph 16).



Photograph 16

The chest has inscriptions on each side and an urn on the top, with lion's feet at the corner of its base. The tomb is surrounded with iron spear railings.

- 7.5 A number of buildings within the conservation area incorporate stone tablets with initials and dates:

North Lodge: T.R.D 1837

Church Cottage: G.F.H 1867

Stable at Itchen Stoke Mill: G.F.H 1872

Park Farm: T.R.D 1837

Two buildings of Park Farm: Two tablets, T.R.D, date unclear.

- 8.1 The mature tree coverage of the Ovington Conservation Area is an extremely important part of its character and setting. A variety of species occur but those most frequently found include Sycamore, Yew, Ash and Lime. The trees, together with the hedges and grass roadside verges, contribute to the rural nature of the area. Many specimen trees help to frame properties, for example, the Yew tree adjacent to North Lodge. They also provide a contrast of colour against the greys and reds of hard surfaces and buildings.
- 8.2 There are two major areas where the general tree coverage is important, rather than individual specimen trees. In the south, much of the land around Ovington House is densely treed with mixed deciduous species and an evergreen understorey of Yew and Holly. This major tree group extends to the east of St Peter's Church and provides a distinct backdrop to the various properties along the narrow lanes of the village. These trees, together with specimen trees in the fields to the east of Ovington House, and a belt of trees to the west of the conservation area, are protected by a Tree Preservation Order. This Order helps to protect the historic parkland features of the estate, which are such an important part of the character and setting of the conservation area.
- 8.3 The northern part of the conservation area is dominated by the River Itchen. This second area of general tree coverage, extends along the southern banks of the river and the road. Species include Maple, Ash, Beech and riparian species including Willow and Alder.
- 8.4 There are numerous trees along the narrow lanes of Ovington which form a vital part of its character. It would be very difficult to identify and describe all 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.

Individual Trees

1. Walnut, Bush Inn
2. Alder, Red House
3. Sycamore, Red House
4. Sycamore

5. Beech, Sweet Briar
6. Sycamore, Thatch Cottage
7. Ash, Thatch Cottage
8. Plum, Corner House
9. Hazel, Thatch Cottage
10. Sycamore, Thatch Cottage
11. Eucalyptus, Old Hall
12. Unknown
13. Sycamore, Farmside Cottage
14. Hazel, Farmside Cottage
15. Yew, St Peter's Church
16. Cherry, St Peter's Church
17. Yew, North Lodge
18. Sycamore, North Lodge
19. Sycamore, Ovington House
20. Cedar, Ovington House
21. Two Ash, Ovington House
22. Lime, Ovington House
23. Ash, Ruby Cottage
24. Sycamore, Ruby Cottage
25. Sycamore, Woodbine Cottage
26. Lime, Woodbine Cottage
27. Unknown
28. Sweet Chestnut, Ovington Holt
29. Hawthorn, Magpie Cottage
30. Oak, Magpie Cottage
31. Beech, Magpie Cottage
32. Fruit Tree, Spinney Cottage
33. Ash, Spinney Cottage
34. Unknown
35. Unknown
36. Unknown
37. Unknown

Tree Groups

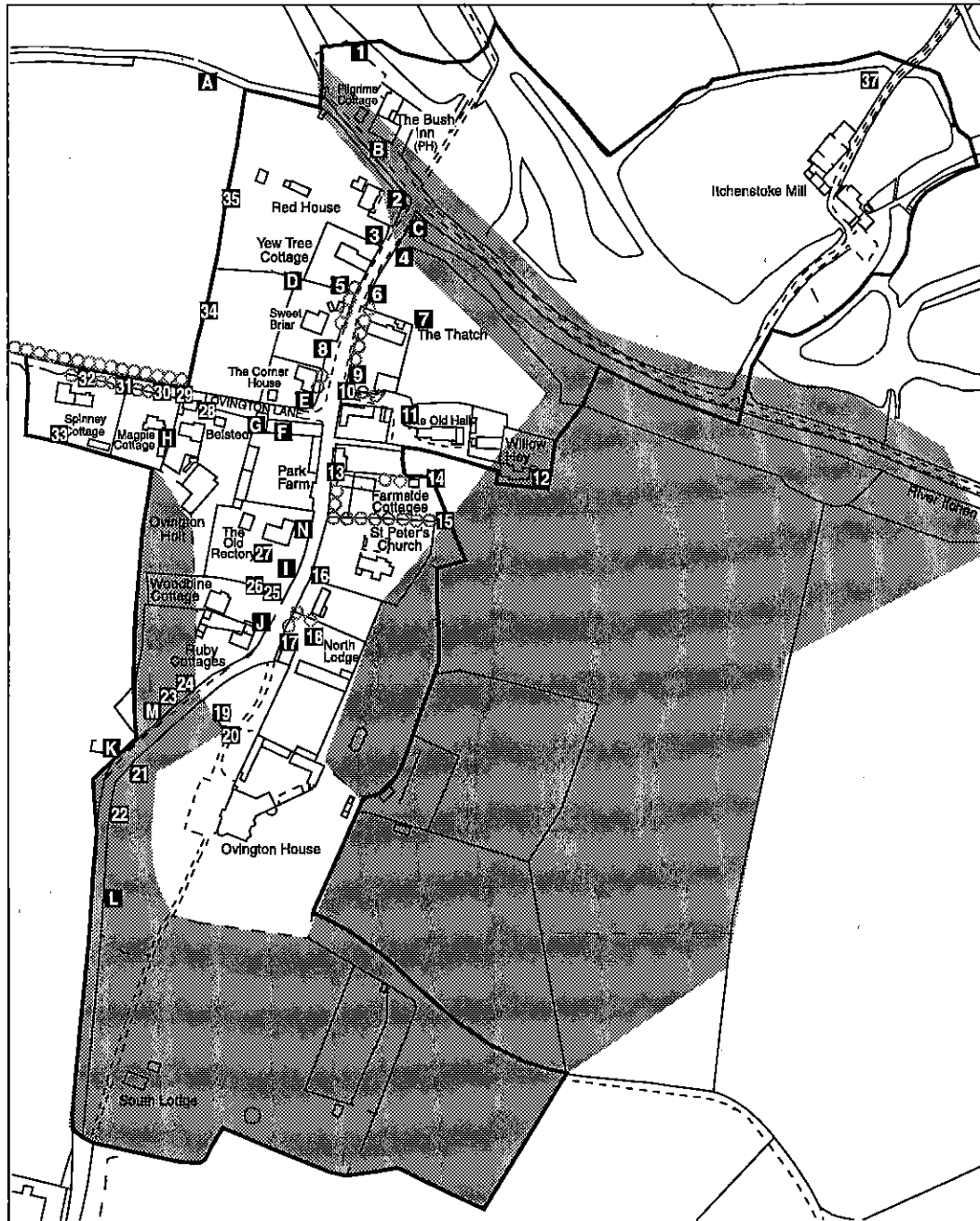
- A. Row of Poplars
- B. Maple, Ash, Beech
- C. Hornbeam
- D. Yew
- E. Cypress
- F. Sycamore





- G. Sycamore
- H. Sycamore
- I. Lime
- J. Yew
- K. Elm, Sycamore, Field Maple
- L. Various
- M. Mostly Sycamore
- N. Yew, Hornbeam, Plum

OVINGTON Conservation Area

MAP 6 Significant Trees & Tree Groups

Licence Number IA 0861
© Crown Copyright reserved.
With the permission of the Controller of Her
Majesty's Stationary Office,
Unauthorised reproduction may lead to
prosecution or civil proceedings.



-  General Tree Coverage
-  Hedges
-  Individual Trees
-  Tree Groups

9

The Character and Relationship of Spaces

- 9.1 Views in and out of the conservation area, together with boundary details, are discussed at Section 4.
- 9.2 Approached from the south along a narrow rural lane, Beech trees guide the route towards the southern gateway serving Ovington House and the southern boundary of the conservation area.
- 9.3 The high flint wall, brick pillars with stone ornaments, black wrought iron gates and dense mature trees, creates a strong enclosure to a private space (photograph 17). Looking through the gateway, an avenue of trees line the southern drive which disappears at an oblique angle to the main road. The effect at this point is to create a sense of importance, though no glimpse of the house, or its South Lodge, can be gained.

*Photograph 17*

- 9.4 Following the road past the southern entrance, the enclosure to the right continues as the wall, which is occasionally interrupted by panel fencing, sweeps around this western boundary to Ovington House. This enclosure is in contrast to the open, dramatic panorama across the undulating downland of the Itchen Valley, to the west.
- 9.5 As the road sweeps further round to the right, a series of short internal views begin to unfold as one approaches the heart of the conservation area. The flint wall to the right and mature trees to the left, recapture attention away from the wider landscape setting. Views are channelled forwards towards the village, only to be stopped by No. 2 Ruby Cottage (Photograph 18). The significance of this building is

emphasised by the arched canopies of the trees which appear to frame the gable end.

*Photograph 18*

- 9.6 Closer to Ruby Cottage, the view is deflected off to the left, inviting further investigation as the roof of Church Cottage and the wide broach spire of the Church comes into view (Photograph 19). Guarded by the gothic architecture of North Lodge, the northern gateway to Ovington House marks an important part of the street scene. Although there are no footpaths to the lanes of Ovington, the road at this point has a wide sweep. However, it is spatially contained by the walls of Ovington House, the boundary to Ruby Cottage, and North Lodge. Visual continuity within this grouping is achieved by the flint detailing.

*Photograph 19*

- 9.7 The northern gateway, together with its North Lodge, conveys that this is the entrance to an important private area. However, the reduced tree coverage and glimpses of the main house and outbuildings, does not produce the same level of seclusion as the southern drive. Indeed, the greater degree of openness suggests that this is the main approach to the house (Photograph 20).



Photograph 20

- 9.8 Moving northwards towards the Church, properties are set back a little from the road. The space this creates, together with abundance of trees and hedges, softens the overall appearance at this part of the conservation area. Here views tend to be short and internal, as mature trees to the rear of properties prevent long east-west views.
- 9.9 Although retaining its specific identity, contained by peripheral trees, hedges and Yew bushes, the churchyard of St Peter's Church provides a wider space within the street scene. This together with the openness created by the Park Farm courtyard opposite, helps spatially to provide a central area to an otherwise strictly linear village form.
- 9.10 The flint walls of the outbuildings to Park Farm, suddenly about the road and the sense of enclosure immediately returns. At the junction with Lovington Lane, the gradient of the road changes and begins a fairly steep descent towards the river. The older one and a half storey cottages occur end on to the road, facing up towards the main part of the village and Ovington House. Trees, hedges and grass verges dominate this part of the conservation area, obscuring the view of properties within the street. As the road deflects off to the right, only the half hipped end of Yew Tree Cottages steps out into view (Photograph 21).



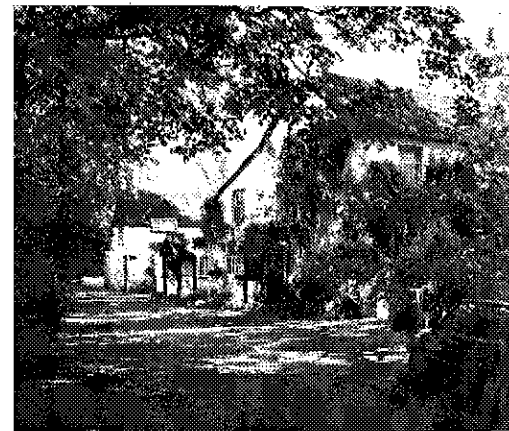
Photograph 21

- 9.11 Through an arch of Hazel and Sycamore, the space provided by the little wooden gate on the right, allows a secret glimpse of the decorative front elevation to Thatch Cottage (Photograph 22).



Photograph 22

- 9.12 Approaching the bridge further north, the renovated elevations of Yew Tree Cottages come into view, as does the imposing Victorian Red House. Turning to look back the hill, the rear elevation of Thatch Cottage stands dramatically on raised ground, framed by two mature trees (Ash and Sycamore). In full public view, the openness of this elevation is in stark contrast to the front of the property which is hidden and very private.
- 9.13 The brick bridge over the stream, by the Red House, leads to a densely wooded, dark yet peaceful riparian landscape. Turning left the Bush Inn nestles amongst the trees by a porch. Positioned close to the river crossing on part of the Pilgrim's Way, it provides a popular stopping point in this very scenic part of the conservation area (Photograph 23).



Photograph 23

- 9.14 Almost opposite the road bridge is the narrow, dark, canopied footpath to the wooden footbridge over the river. An important river crossing, it also provides a

tranquil place to linger, absorbing the ambience of the river and its wider landscape.

9.15 Back along the road travelling eastwards, the dense tree coverage and steep embankment inhibits views into the village. A turning off to the left follows a track to Itchen Stoke Mill. It crosses a Grade II listed, late 18th Century bridge which has three brick arches of unequal size with pilasters between each, and a tall brick parapet at each end.

9.16 Itchen Stoke Mill provides a visual stop and there is a strong sense that this track comprises a private space. In fact, the lane winds through the complex of buildings and heads northwards across a ford to the B3047. It is, therefore, an important public access between the villages of Ovington and Itchen Stoke.

9.17 As described above, this route through Ovington from Ovington House in the south, to the river in the north, focuses on the oldest part of the village. However, approached from Lovington Lane there is a different feel. As the lane rises, Woodpeckers stands prominently at the start of the built form. A number of 20th Century detached properties stand back from the road in private spaces. Individual in design and materials, they have little architectural association with the older part of the village. As the road levels off, the flint walls of Park Farm provide the first link to the older part of the conservation area. A tempting glimpse of the Church spire may be caught through a group of Sycamore trees adjacent to the flint walls. Suddenly, the 1980's western elevation to Lane End Cottage occurs as a prominent and abrupt visual stop to the street scene.

9.18 A narrow, gravel drive between Lane End Cottage and the hedge to Thatch Cottage winds round to serve three individual properties (Photograph 24). There is no continuation of this access and the space has a very private feel. This drive does, however, allow views out of the conservation area over fields with specimen trees that once formed part of the Ovington Estate. The trees now form an important contribution to the setting of the conservation area.



Photograph 24

Detractors

- 10.1 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.**
- 10.2 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 toward improving existing/known problems, in order to achieve an enhancement of the conservation area.
- 10.3 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, inappropriately designed garages or inappropriate use of materials, can jar with the architectural features of an area.
- 10.4 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.

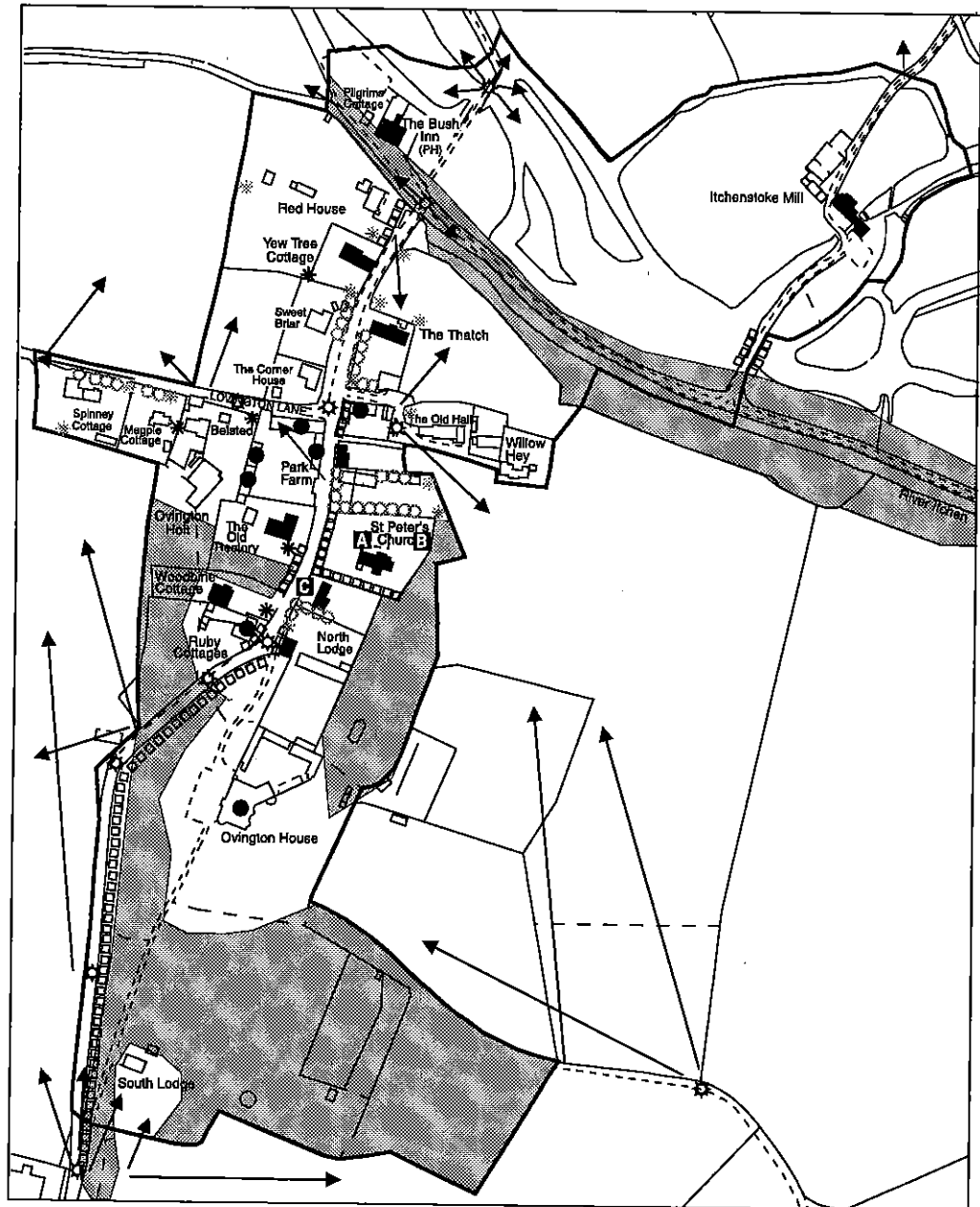
Enhancements

- 10.5 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.
- 10.6 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 Ovington are mature. Long term tree management and planting needs to be given careful attention to ensure this valuable resource is sustained. It is, therefore, important to promote the planting and replanting of locally indigenous trees, shrubs and ground flora, where appropriate. Similarly, it is important that the planting of alien species is discouraged where they would have an adverse impact on the landscape or undermine the character of the area.
- 10.7 The traditional management of riverside vegetation is promoted, to encourage native riparian species in order to conserve the landscape character and benefit wildlife.
- 10.8 The construction and maintenance of flint walls is a skilled task requiring close attention to the selection and use of materials. There are a number of instances of walls in the conservation area 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.
- 10.9 The car park to the Bush Inn comprises a large expanse of hard surfacing which could be broken up with additional planting.
- 10.10 Other enhancement measures which should be considered include repairs to the long flint wall of Ovington House which has been breached with panel fencing; repairs to the listed Tomb in the churchyard where damaging ivy growth is taking hold; maintenance of the footbridge over the river near the Bush Inn, and the undergrounding of overhead cables where appropriate.

OVINGTON Conservation Area

MAP 7 Important Qualities

Licence Number LA 0861
© Crown Copyright reserved.
With the permission of the Controller of Her Majesty's Stationary Office.
Unauthorised reproduction may lead to prosecution or civil proceedings.



Important Features

- Walls
- Hedges
- * Trees Groups
- * Individual Tree
- ▨ General Tree Coverage of Importance
- Listed Buildings
- Important Unlisted Buildings
- ⊛ Focal Point
- Views

Local Elements

- A Old Church
- B Tomb
- C Postbox

11 Conclusion

Character

- 11.1 A deeply wooded settlement surrounded by open downland, Ovington lies on the southern banks of the River Itchen. It is a calm, quiet village of a domestic scale consisting of mainly detached dwellings in individual plots. Strongly associated with the Ovington Estate, the southern part of the conservation area is dominated by Ovington House and its Lodges; to the north, by the tranquil River Itchen and Itchen Stoke Mill.
- 11.2 The Ovington Conservation Area encompasses a rural, historic settlement that has remained largely unspoilt. The cumulative contribution of its narrow lanes, prominent trees, mature landscape setting, delightful river crossings, high flint walls and decorative cottages all add to the character and unique charm of this area.

Reasons for Designation

- 11.3 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." Ovington is a most picturesque village with several 17th Century cottages and the popular Bush Inn on the banks of the River Itchen. Architecturally, the village incorporates a variety of styles and ages, and many of the properties are Listed Buildings. Some of the more unifying characteristics include: one and a half storey sections, gabled red plain tiled roofs, chimneys, gabled dormers, and white timber small pane two or three light casement windows. Many properties incorporate decorative features, with North Lodge displaying many elements of gothic design. The reconstructed remains of the west doorway of the 14th Century church are found within the churchyard, and the church together with the flint buildings comprising Park Farm, rest at the heart of the village. Taken together these features produce an area of distinct architectural quality in a rich rural setting. The development of the village at an important river crossing, and its association with the Ovington Estate, also provides an historical interest.
- 11.4 Given the above, it is considered that there is sufficient architectural and historical interest to justify the designation as a conservation area. As such, it is desirable to protect and
- enhance those qualities which contribute towards the character and appearance of the conservation area.

Boundary Justification

- 11.5 Ovington's Conservation Area was originally designated in 1985 and includes the main part of the Ovington Estate and encompasses the village, Ovington House, part of the River Itchen and Itchen Stoke Mill. The Mill and River Itchen are included due to their historical significance to the village and the vital contribution they make to the overall setting and approach to the settlement.
- 11.6 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. In terms of Ovington, 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 boundary is drawn reasonable tightly round the village and uses well defined features including the river, well marked property and field boundaries, a section of the Itchen Way public footpath and the road, as far as is practical.
- 11.7 When the conservation area was originally designated, part of the western boundary along Lovington Lane was drawn close to Spinney Cottage itself. However since then, Spinney Cottage has been extended to provide an additional unit of accommodation which comprises 'Woodpeckers'. The western curtilage boundary is marked by a fence and planting, just west of the driveway. In 1996 it was, therefore, considered appropriate to rationalise the conservation area boundary at this point by extending it slightly to follow the clearly defined curtilage boundary.

Opportunities for Enhancement

- General tree management/appropriate planting.
- Traditional management of the riverside vegetation.
- Traditional repairs to flint walls.
- Planting at Bush Inn Car Park.
- Repairs to flint wall of Ovington House.
- Repairs of the Listed tomb in the churchyard.
- Maintenance of the footbridge over the River Itchen near the Bush Inn.



References

- The Winchester District: the archeological potential, R.T Schadla-Hall.
- Hampshire Treasures Winchester City District northern parishes, Hampshire County Council.
- Sketches of Hampshire, J.Duthy, 1972.
- The Parish Church of St Peter at Ovington, article in the Parish Magazine, May 1987.
- It Happened in Hampshire, WG Beddington & EB Christy.
- Sale particulars of Ovington Park, 1949.