

Stoke Charity Conservation Area



Stoke Charity is an ancient village lying on the edge of the downs in the valley of the River Dever. There is a good group of old cottages, a fine old farmhouse, interesting rectory and one of the best and least restored village churches in Hampshire.

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

Published 1985

Winchester City Council

Stoke Charity

The village lies at the meeting point of roads to Hunton, Wonston, Micheldever and Winchester. On the north side, the River Dever winds its way along a narrow valley: to the south the land is open, rising onto the chalk downs. Timberframed and brick cottages, mostly thatched, are grouped at the northern end, with others – Wells and Kirby's – on the road to Wonston. The former village school and the Rectory are now both private residences.

Opposite the Rectory is the Church, approached by a footpath across a field. It is believed that the mediaeval manor house stood in the "Pretty Meadow" west of the church. Further north were the manorial fishponds, now watercress beds. East of the church is Michaels, a fine timberframed house. The open area around the church is very important historically and also for the visual character of the village. Disturbed ground either side of the church path suggests that the mediaeval village was more closely grouped around the church.

Dwellings erected for estate workers and by the Rural District Council, in the post war period, extend the village along Old Stoke Road.

The one feature which detracts from the appearance of the village is the number of overhead wires, and it is proposed to investigate the possibility of removing or replacing them.

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



The Church and Michael's across the 'Pretty Meadow'

The family fortunes declined in the 17th century, partly as a result of the Civil War. Sir James Phelyppes (died 1690) was the last lord of the manor to live at Stoke Charity. The manor house was later pulled down and the village sank into peaceful obscurity with no resident squire and often no resident rector.

In 1737 the manor was brought by Sir William Heathcote of Hursley and remained in the family for 150 years. Much of the land is now in the ownership of Eagle Star Insurance Co. and is farmed by John Rowsell Ltd. from West Stoke Farm.

After 1750 the farms were gradually absorbed by the Bailey family who remained the principal tenant farmers for a century and a half. William Cobbett visited Stoke Charity in 1828 and remarked that "Where there used to be ten well fed families . . . now all are half starved except the curate and the farmer"

The Tithe Map shows the village as it was in 1838. Two or three cottages have disappeared, where Glebe and Forge Cottages now stand, but also a number of barns – notably the great tithe barn and granary by the church and the barn at the Rectory.

There was a village school, built in 1815, which still stands. In 1901 the average school attendance was 28 children.

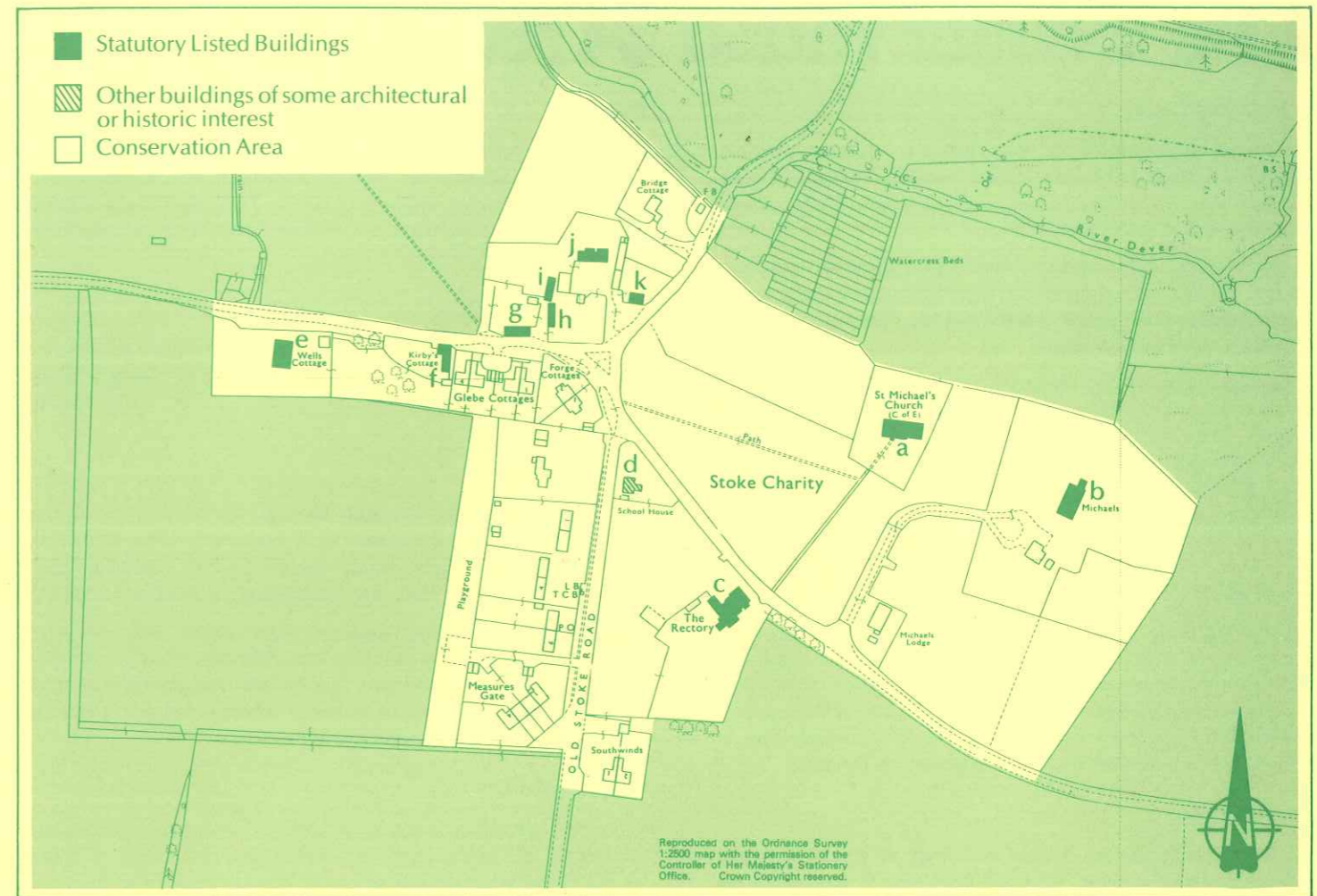
In 1838 the population of the parish was 135 and remained very much the same in 1932 when the Civil Parish was amalgamated, along with Hunton, into Wonston Parish.

Buildings

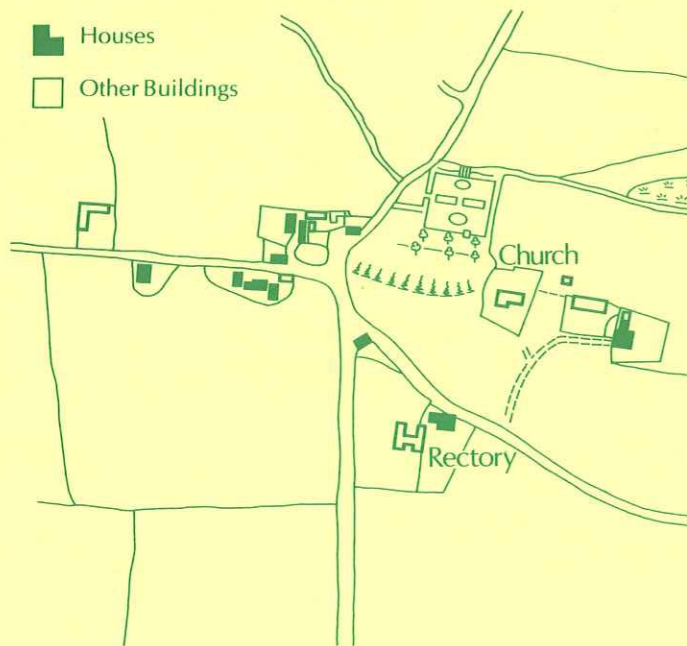
Most of the old buildings are listed as being of special architectural or historic interest (Grade II). Each of the buildings described below is identified on the map by a letter.



Cottages, Stoke Charity



Reproduced on the Ordnance Survey 1:2500 map with the permission of the Controller of Her Majesty's Stationary Office. Crown Copyright reserved.



Tithe Map 1838

History

Stoke Charity almost certainly had its origins in Saxon times, though the first reference to the village appears in the 11th century. The name was first recorded in the 16th century and may be derived from Henri de la Charité, a 13th century lord of the manor: earlier the village was called Old Stoke.

In 1334 the manor came into the possession of the de Hampton family who, with their descendants the Wallers and the Phelyppes, held it for nearly four hundred years. The Hamptons in particular left their mark in the two great restorations of the church in the 14th and 15th centuries.

- a **St. Michael's Church** Flint rubble with stone dressings, old tile roof, and squat broach spire with oak shingles. Nave, north arcade and chancel arch circa 1190: chancel rebuilt 1225–50 and north aisle and chapel rebuilt or restored later. The church is remarkable in that so much early work remains, having escaped the excesses of Victorian restoration, and in containing so many interesting features including 12th century font, ancient stained glass and fragments of wall paintings. Very important are the 15th century sculpture of the Mass of St. Gregory and the remarkable series of tombs and monuments to the Hampton, Waller and Phelyppes families. Listed Grade I.
- b **Michaels** Probably originally the manor farm: timberframed with plain tile roof. Earliest part is a three bay 16th century house with parallel 17th century range. Inside are 17th century panelling and early 18th century panelled doors and staircase. Refurbished in the 1930s.
- c **The Rectory** Originally a late 15th century timberframed two bay open hall house with screens passage and service bay: a timberframed cross wing added in the 17th century. Framing visible inside with remains of arch braced roof. Extended and encased in brick in 1853 at a cost of £1,000.
- d **Old School House** Originally built 1815 as a school for 36 children. Red brick in English bond with some diaper work, and tiled roof with patterned ridge. Windows have Tudor style drip-moulds. Recorded as being repaired in 1843 at a cost of £40. Not listed.
- e **Wells Cottage** Earliest part is 16th century, timberframed, refronted in the 18th century. A parallel range added in the 17th century and extended later. Gabled roofs with Marseilles tiles. Inside are heavy chamfered beams in former 16th century parlour.
- f **Kirby's Cottage** 17th century thatched, timberframed house with brick infill and later additions, all colourwashed. Some 19th century cast iron casement windows.
- g **Old Keepers Cottage** 17th century house with timberframed rear and later brick front. Marseilles tile roof with three 19th century dormer windows.
- h **Alleyn Cottage** Timberframed thatched house of the 17th and 18th centuries encased in flint with brick dressings, with a recent extension in brick and weatherboard.
- i **No. 9 Stoke Charity** Mid 18th century thatched, brick-built cottage of two bays and an outshot.
- j **Old Post Office Cottage** Timberframed 17th century house encased later in brick, with plain tile roof and three 19th century dormers.
- k **Cottage on the Green** Timberframed thatched cottage with brick front added circa 1800. Recently extended at the rear in brick and thatch.

The Conservation Area

Conservation Policies

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

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

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

Control of Demolition

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

Listed Buildings

An up to date Statutory List of buildings of special architectural or historic interest ("Listed Buildings") was approved in November 1983. All the listed buildings are shown on the Conservation Area Map (see over) and all are legally protected. The Statutory List can be inspected at the offices of the City Planning Department.

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

New Development

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

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

Publicity

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

Protection of Trees

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

Grants

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

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

Further Advice

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

References

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

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

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

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



Cottages, Stoke Charity