

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.

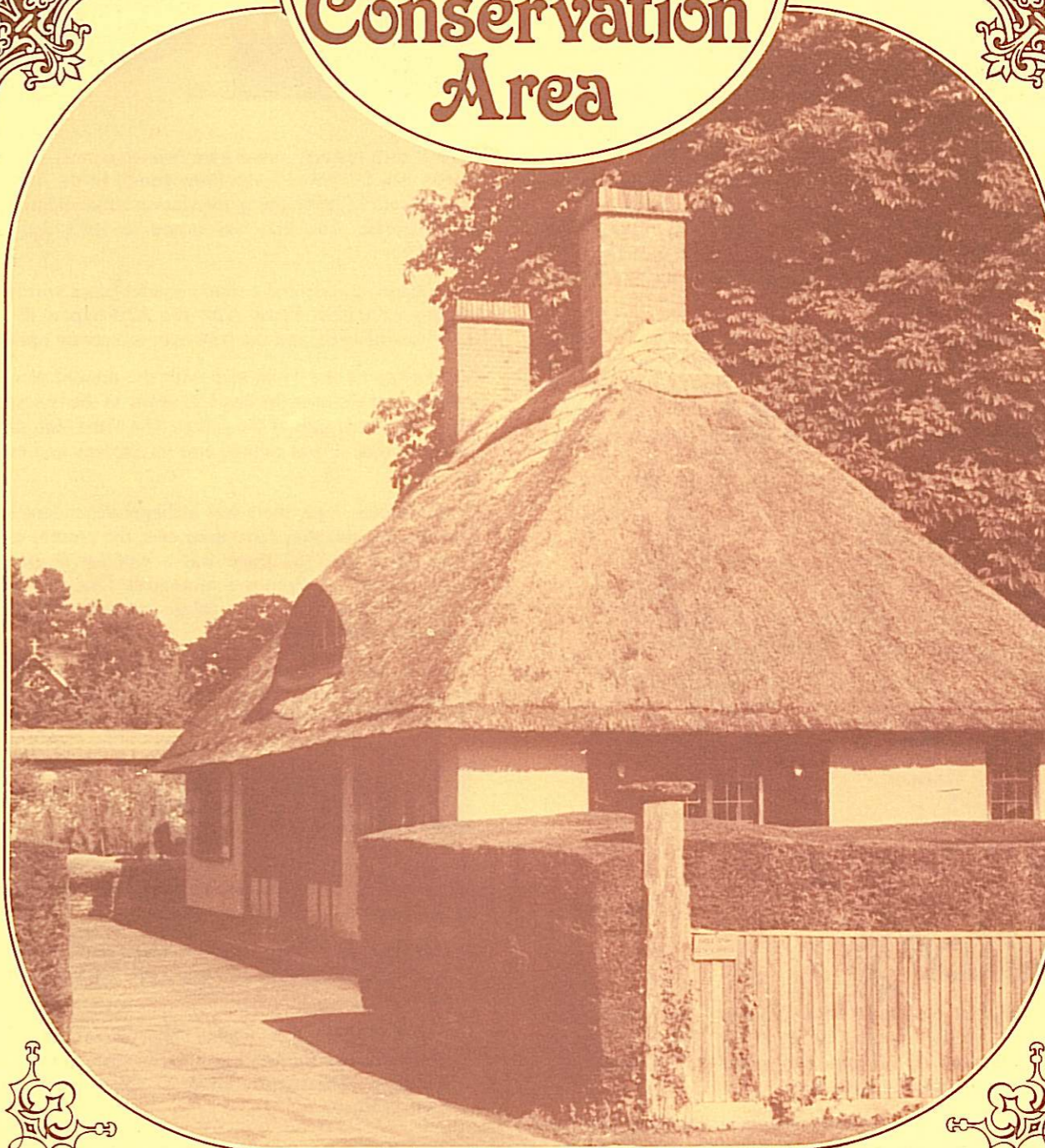
Victoria County History of Hampshire and the Isle of Wight – (Ed) Page W. 1900–1912.

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.



The Square

Sutton Scotney Conservation Area



Sutton Scotney is an old village, extended in modern times, at the meeting point of roads. There are several interesting houses and cottages and a large manor house, now an arts centre, set in fine grounds.

Winchester City Council considers the old village of Sutton Scotney to be of special architectural and historic interest and has designated it as a Conservation Area.

Published 1985

Winchester City Council

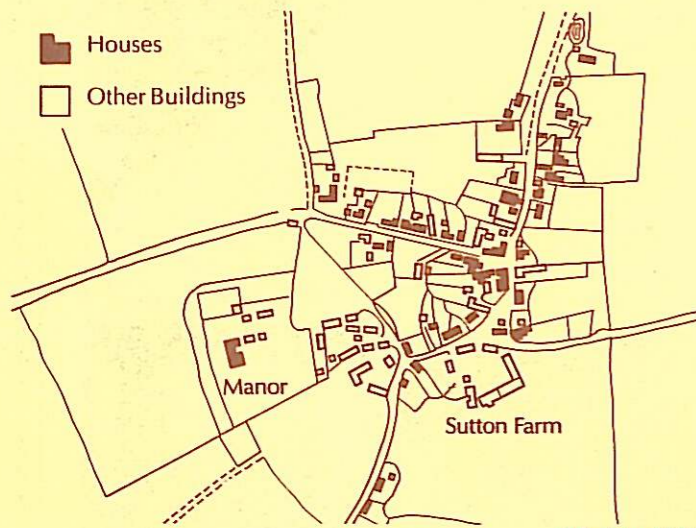
Sutton Scotney

The village stands at the junction of the old Winchester to Oxford and London to Salisbury roads. A minor road to Micheldever branches to the east. The old village and manor are now bounded on three sides by bypasses and a disused railway, though none impinges much on the village. East of the railway is the 20th century extension of the village, bounded in part by the River Dever.

The grounds of Sutton Manor provide a splendid setting for the village with many fine trees and, at the south end of Oxford Road, a good group of estate cottages in traditional style.

Of the two village streets, Stockbridge Road has retained more of its old character, with buildings of all ages. Oxford Road, largely of modest late Victorian character, was blighted by heavy traffic but is now starting to improve: already a small development – White Swan Court – has taken place which will help restore the former character of The Square. The City Council will give every encouragement to schemes to enhance the village further.

New development in the villages is now strictly controlled through structure and local plans. There is some scope in Sutton Scotney for residential development or redevelopment and for small scale industry. Any development in the Conservation Area would have to be in accord with the policies in this leaflet.



Tithe Map 1838

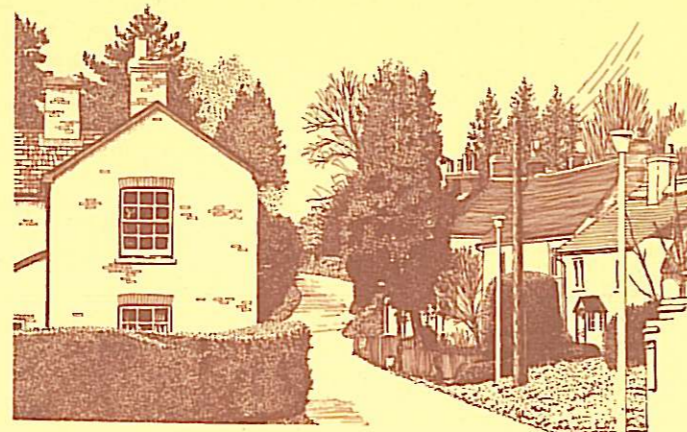
History

During the Middle Ages the manor of Sutton was divided. One half was held by the Scotney family in the 13th Century and later by the Suttens. In 1545 the manor was unified when John Twyne of Norton acquired both parts.

After passing through many hands the manor was bought by the first Lord St. Leonards in 1868. It was later owned by the Courage family who sold it in 1933 to J. Arthur (later Lord) Rank. In 1981 the manor was bought by the Sutman Trust.

Situated at the junction of major roads, Sutton Scotney must always have been a busy place. It became a local market centre: a list of residents in 1859 included tailors, shoe makers, shopkeepers, carriers, blacksmiths, a plumber, surgeon, saddler, butcher and coal merchant.

The Tithe Map of 1838 shows two open areas in the centre – The Square and a triangle to the south. Originally it may have been one large market place and there is a suggestion of mediaeval town planning in the layout of the market place and building plots.



Stockbridge Road

By the 18th century there were two large inns – the Coach and Horses and the White Swan (now gone). In the 1880's the railway arrived: in its heighday the station handled quite substantial goods traffic. The line was closed in 1964 and the station removed.

The village has become a much quieter place with the removal of through traffic, firstly with the A30 bypass in the 1930's, itself now relieved, and the A34 bypass recently opened.

Comparison of the Tithe Map with the present plan shows substantial changes over the last 150 years, in the roads and railway and in the expansion of the village. The Tithe Map shows Sutton Manor before it was rebuilt and its gardens and estate houses laid out.

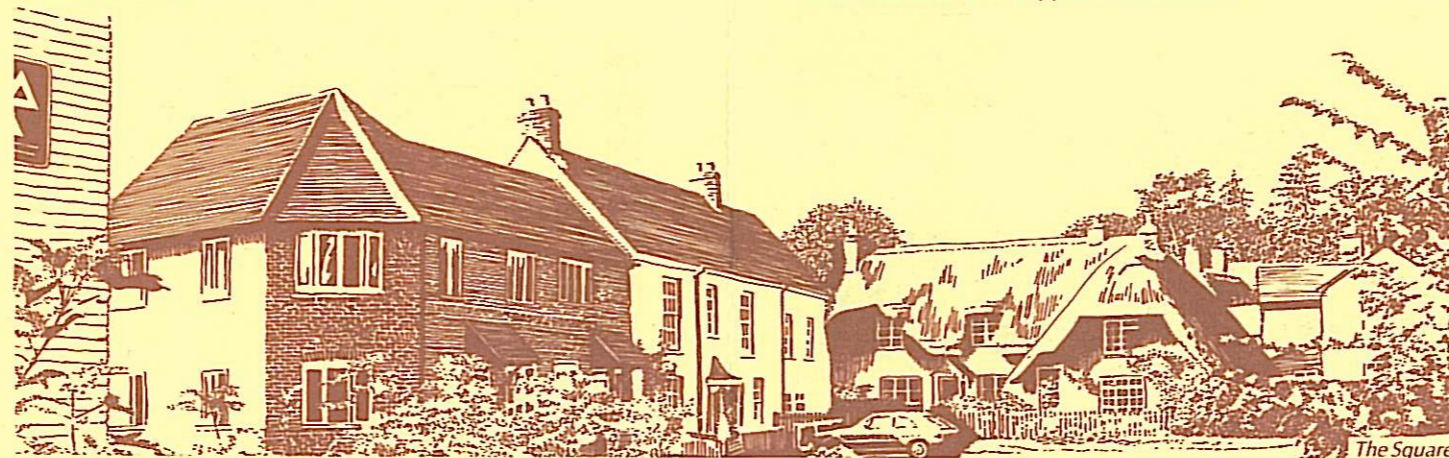
In the Middle Ages there was a chapel dependent on Wonston Church: the site may have been near the present estate office. From 1895 to 1982 there was a wooden chapel in Oxford Road. There is a Primitive Methodist Chapel, built 1888 to replace a smaller one, and a village hall built 1897 in honour of Queen Victoria's Jubilee.

A school was in existence in the early 19th century. This was replaced in 1857 at a cost of £393 and enlarged in 1895 to take 200 children. The school only recently closed.

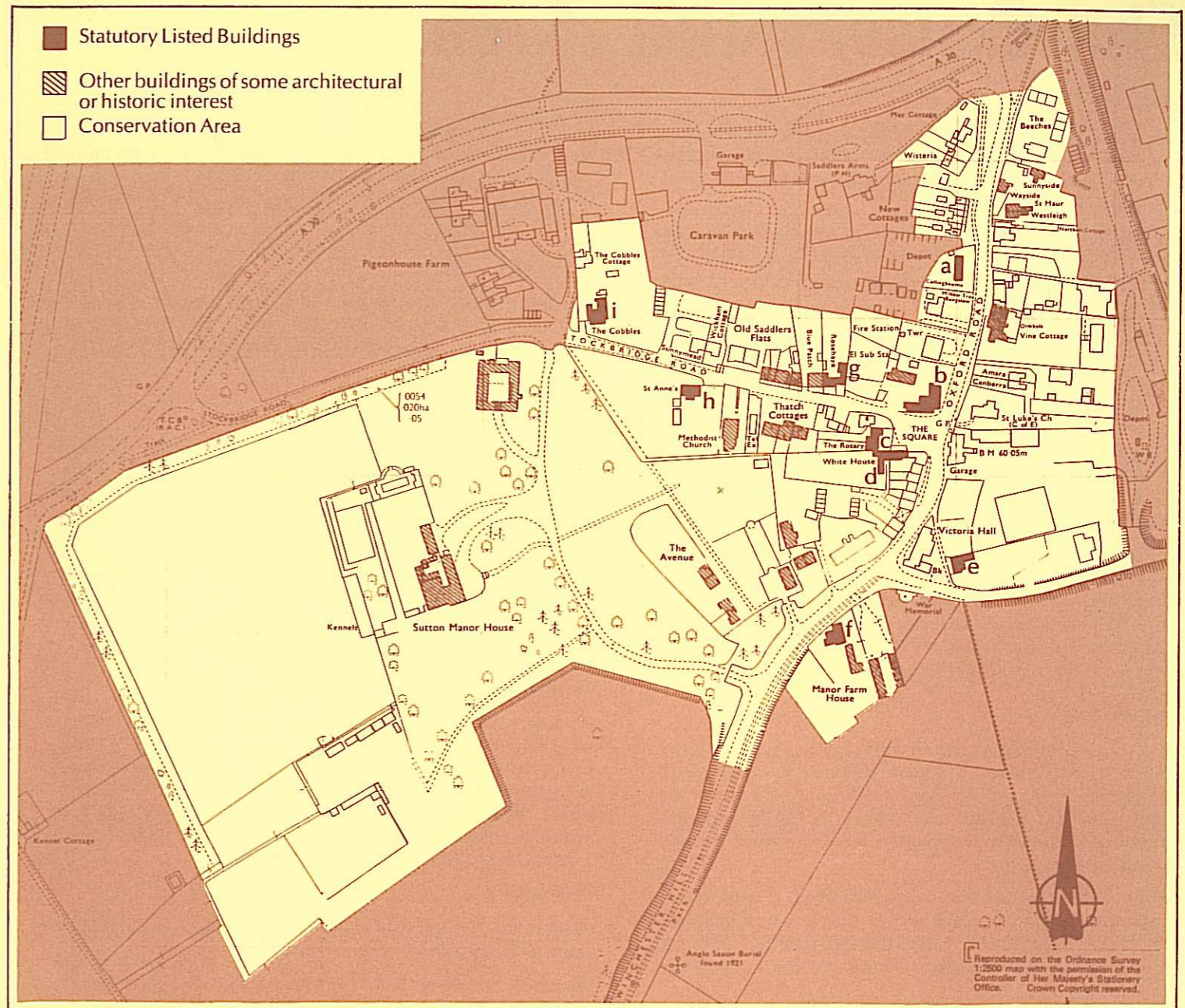
Buildings

A number of buildings are listed as being of special architectural or historic interest (Grade II): they are described below and identified on the map by a letter.

- a Collingbourne 16th century timberframed, thatched cottage with central screens passage. One original 4-light mullion window.
- b Coach and Horses Facing The Square, a 17th century timberframed building refronted in brick in the 19th century. An early 18th century wing, of colourwashed brick, fronts Oxford Road.



The Square



- c Witts Cottage 16th and 17th century timberframed cottage. Eyebrow dormers with casements and an original mullion window in left gable.
- d Manor Farm House Mid 18th century, brick with flint bands and tile roof. Adjoining is a long range of 19th century thatched farm buildings.
- e The White House 18th century building with refronted earlier wing to right. Colourwashed brick with tile roof. Interesting interior including crinolen room and dog leg stair with Chinese Chippendale baluster.

- f Rosary and Brightwells Late 17th century with 18th century cross-wing, now two dwellings. Cob and brick with thatched roof.
- g Ivy Cottage and Rosehaye 17th and 18th century cottages, timberframed and cob, with thatched and slated roofs.
- h St. Annes Dated 1703, probably refronting of earlier house. Brick with tile roof and 19th century casement windows.
- i Cobbles Former farmhouse. 18th century, brick with stucco front and tile roof. Nice early 19th century lead "tent roof" verandah.

Much of the village's character derives from later buildings, not listable though certainly worth conserving, including:–

Sutton Manor, Coachhouse and Estate Cottages: The house originally 18th century, largely rebuilt c 1900, the Coachhouse and stables late 19th century timberframed and brick. The estate cottages, in vernacular style with yellow ochre walls and thatched or tiled roofs date mainly from 1930 to 1980, designed for the Rank Estate by Winchester architects, A.T. Mort and (later) A.H. Howard.

In Stockbridge Road: Nos 2–5 and Blue Patch, Methodist Church 1888 and the barn behind the pub.

In Oxford Road: Sunnyside, Wayside, St. Maur and Westleigh, the Post Office, Ormbula and Vine Cottage.