

Wonston Conservation Area



Wonston is a pleasant, small village in the Dever Valley. There are several interesting buildings dating from the 16th to the 19th centuries, an important mediaeval hall-house, formerly the Rectory, and the earliest mentioned church in Hampshire.

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

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Winchester City Council

Wonston

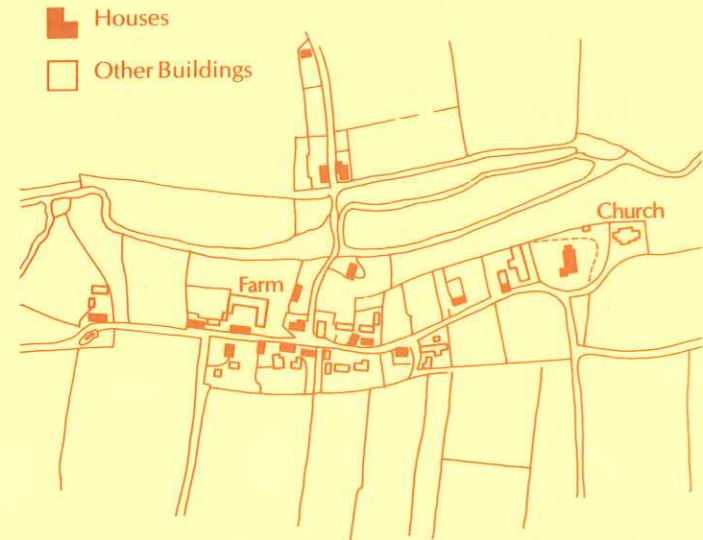
Wonston is a linear village alongside the road from Sutton Scotney to Stoke Charity. In the centre is a small green where the road to Norton and Hunton joins the main street. North and south the land rises onto the chalk downs, but immediately north of the village street the River Dever winds through tree-lined watermeadows which provide a fine natural setting for the village.

The main street is bordered by pleasant houses and cottages: several are listed but there are a number of others, mainly 19th century, which add to the character of the village. Eastwards from the Wonston Arms the street leads down to the church, bordered by thick hedges and tall spreading trees which are an essential part of the charm of the village and which the Conservation Area designation will help to retain. Most of the modern houses are hidden by trees and hedges.

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

History

The manor of Wonston was granted in AD 901 by King Edward the Elder to the New Minister of Winchester (Hyde Abbey), though by the time of Domesday the manor had passed to the Prior and Convent of St Swithun (the Old Minster). At the Dissolution Henry VIII gave the manor to the Dean and Chapter of Winchester in whose hands it has remained ever since.

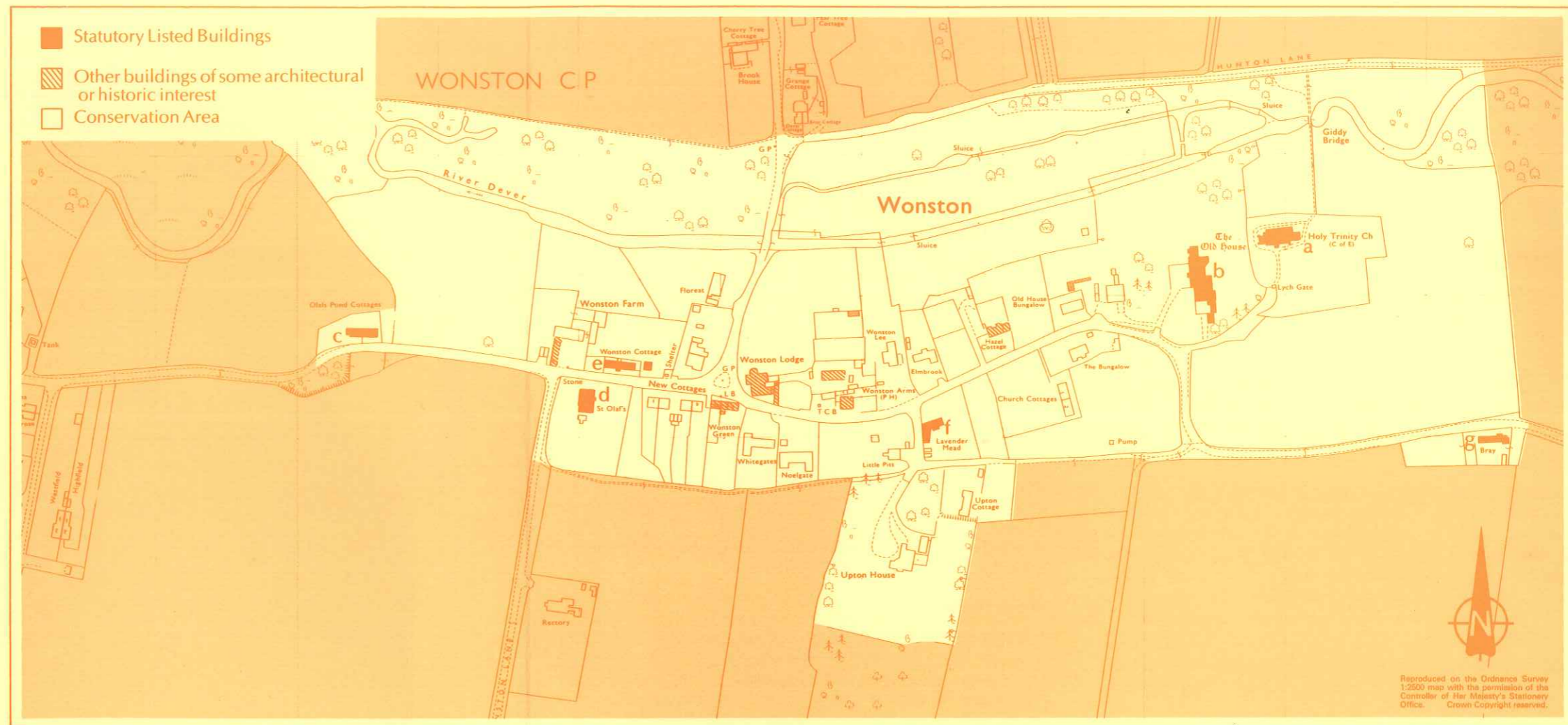


Tithe Map 1838

Over the years the manor has been held of the Dean and Chapter by several families and the manor farm let to various tenants. The mediaeval manor house is said to have been in the field next to the church. The church lands have been farmed for three generations by the Gray family who have the present manor house south of the village.

In the middle ages it is likely that the village clustered more round the church than it does now. The open land now partly occupied by Church Cottages and The Bungalow may well once have had cottages on it.

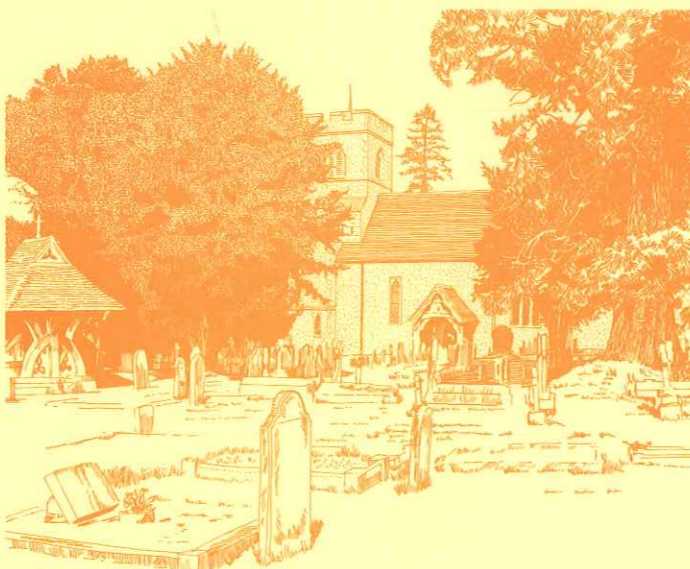
In 1838 it was noted that the rental value of the parish was comparatively poor, much of the higher parts being inferior land, "though about the village at the Church it is richer and sheltered with timber." In 1867 the principal crops were wheat, barley, oats and turnips.



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There was a village school, built in 1830 for £324, and a school-house which cost £150. The school closed before the Great War. Old photos show the buildings were thatched and stood where Briar, Dever and Grange Cottages now stand.

A comparison of the present map with the Tithe Map of 1838 shows how the village has changed in the last 150 years with a number of 19th and 20th century houses filling the gaps or replacing older buildings. In 1838 there were many barns and outbuildings, now almost all gone. Around the green only Wonston Green Cottages survive. However, except for a few large houses extending the village north and south, the layout of the village has changed only little since the 19th century.



Holy Trinity Church and Lych Gate

Buildings

A number of buildings are listed as being of special architectural or historic interest (Grade II). The Church and The Old House are extra special and are graded II*. Each of the buildings is described below and identified on the map by a letter.

- a **Holy Trinity Church** 12th century: flint and stone with plain tile roof. South door, with consecration crosses and mass clocks, and chancel arch c 1150. Chancel walls and side windows mainly 13th century, west tower c 1500. North aisle added 1830. The church was twice restored after disastrous fires, in 1714 and 1908.
- b **The Old House** Formerly the Rectory. Incorporates a late 14th century flint and stone built hall (formerly open) with two-storey crosswings. At the south end of the hall a screens passage gives access to pantry and buttery and passage to kitchen. At the north end, a withdrawing room with chamber over, and a further two-storey extension originally with outside stair. The house was enlarged in the 16th century and has a Georgian stuccoed west front. Interior mainly 18th century.
- c **Olafs Pond Cottage** Late 17th Century thatched house, timberframed with brick infill: "baffle-entry" type with the door opposite the chimney stack. Inside the door are carved heads on brackets.
- d **St Olafs** Early 19th century colourwashed, rendered brick house with plain tile gabled roofs. Incorporates a 17th century house of which some timberframing survives.
- e **Wonston Cottage** Formerly Wonston Farm. 16th century timberframed thatched house, encased in brick in the 18th

century. Central "baffle-entry" door with 19th century porch. Three wide sash windows with cambered heads and three eyebrow dormers. At the rear, a lean-to dairy with an 18-light window. Adjoining is a 19th century weatherboarded timberframed granary.



Lavender Mead

- f **Lavender Mead** A late 18th century encasing of an earlier building. Mainly colourwashed rubble flint with brick dressings and a thatched roof.
- g **Bray Cottage** Early 19th century pair, now one: built of cob, rendered and colourwashed with a thatched roof. Erected by the Dean and Chapter for labourers on the Manor Farm.

Other buildings of some interest, but not listed, include Wonston Green Cottages, Hazel Cottage, Wonston Lodge, The Wonston Arms with the barn at the rear, and the cob and thatch barn west of Wonston Cottage. New Cottages, built in 1936 to replace old cottages are in pleasant village style.

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.

