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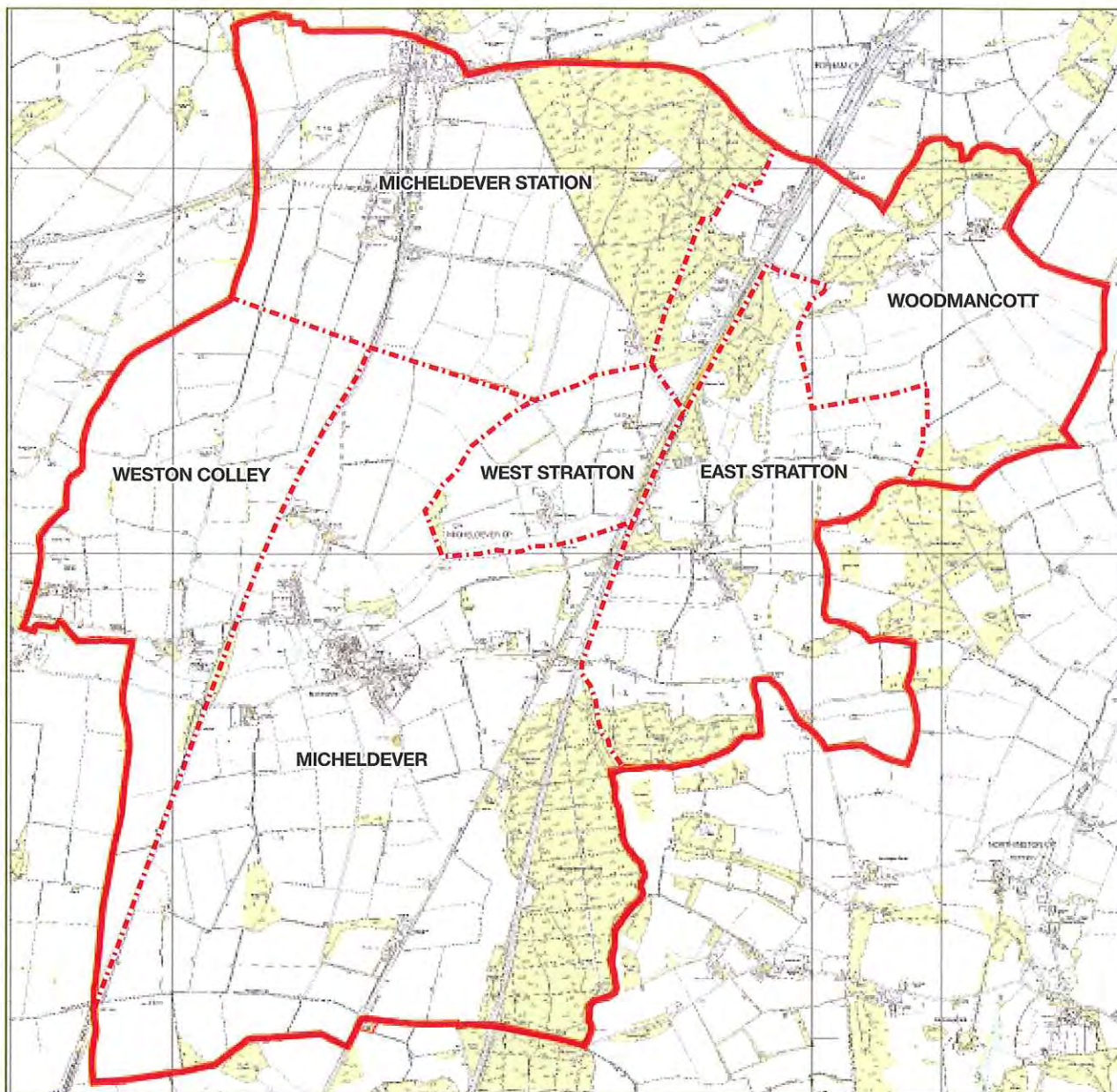


# Micheldever Parish

VILLAGE DESIGN STATEMENT

2002

## Micheldever Parish localities



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### PHOTOGRAPHIC ACKNOWLEDGEMENTS

The Micheldever Photographic Group, consisting of Peter Bell, Allan Croombs and Alison Meredith, made available to the VDS team their extensive library of photographs of parish buildings and landscape views, and took other specific photographs at the team's request.

Some photographs taken by VDS team members or other local residents were also selected for publication. The photographers were Pat Craze, Clive Dixon, William Gill, William Helen, Bryan Lacey, Pam Lang, Gregory Park, Caroline Tolleyfield, Richard Vellacott and Pelham Warner. Pat Craze also provided copies of some historic photographs and postcards held in his personal collection.

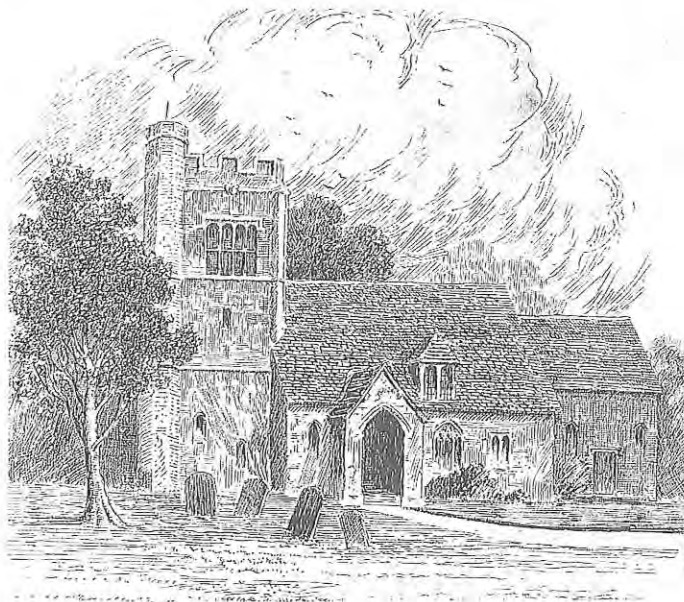
Karen Parker, the Keeper of Local Records at Winchester City Council's Historic Resources Centre, researched the Winchester Museums Service photographic collection, and some of the City's photographs that were originally part of the Savage collection (dated 1870) have been used in the centre pages.

John Bosworth, of Bishops Waltham, has a remarkable collection of historic photographs of Hampshire. He kindly researched his files for postcard and other images of Micheldever from the early 1900's and provided copies. These also appear in the centre pages.

The grateful thanks of the VDS team are extended to all these individuals for their invaluable assistance to the VDS project.

**No photographs should be reproduced without the permission of the photographer, or Winchester Museums Service (the 1870 photographs on pages 16 and 17), as appropriate.**

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MICHELDEVER CHURCH IN 1730

(An artist's Impression)

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## INTRODUCTION

Creating a Village Design Statement (VDS) is a community project. In the case of Micheldever Parish a very large number of residents, drawn from all the parish communities, became involved after the idea was first raised at the annual Parish Assembly in April 2000. Initially this led to a Parish Appraisal being undertaken, the findings of which were published in March 2001. The Parish Council then asked Councillor Paul Knight to oversee a VDS project. By public notices and at a public meeting all residents were invited to participate. There was a huge response that, in turn, led to the creation of a VDS Steering Committee consisting of:

Sue Bell	Allan Croombs	Liz Hawkesworth	Bryan Lacey	Richard Vellacott
Phil Bryant	Brett Gill	Paul Knight	Greg Park	Pelham Warner

The Steering Committee appointed Phil Turner, a Chartered Town Planner, as the facilitator of the project, and his professional assistance in guiding the committee and in running public workshops was invaluable and much appreciated. A large number of residents, who subsequently undertook surveys and took hundreds of photographs, attended the workshops, with many also helping by reading and amending drafts or supporting the VDS in a number of other ways.

Winchester City Council, and in particular the Forward Planning Officer, Steve Opacic, gave regular professional help to the project, including making many suggestions on the structure of the report drafts. Graphic design was by Niki Mein of Adams Hendry, Chartered Town Planners, of Winchester.

The total cost of the project was a little in excess of £4,000. A major part of the fund-raising came from the National Lottery "Awards for All" scheme. Following the adoption of the VDS as Supplementary Planning Guidance, Winchester City Council awarded £1,000 towards the publication costs. The balance was provided by a large number of parish residents and local business owners. These were (in alphabetical order):

Box-It Ltd, Countrywide plc, Dever Society, EuropSave (Importers of Ford Motor Cars, Calvert Centre), Brett Gill, Keylink (Mercedes Benz Specialists, Calvert Centre), Loyaltrade (Protective Clothing and Tools, Burcot Farm), Micheldever Tyres Ltd, ParkSteele Chartered Surveyors, SCATS Countrystores plc, Telegesis UK Ltd (Calvert Centre) and Brian Wallis.

Grateful thanks are extended to all the individual and businesses named above and to the large number of parish residents who helped in so many ways with the VDS project.

# 1 What is a Village Design Statement?

Village Design Statements (VDS's) are published to provide guidance for development and changes to buildings in a village and, in association with the parish council and district council, to influence the way the planning system works locally. They provide a means of ensuring that any new developments are designed and located in a way that reflects both the local characteristics and the qualities that local residents value in their village and its surroundings. Currently, residents and the parish council may only hear about proposals for development when the design is finished. This means that they often do not have the opportunity to offer any positive input on planning applications, particularly on the design details, or "how it will look". A VDS helps to overcome this problem and will ensure that future development is compatible with local historical and architectural features.

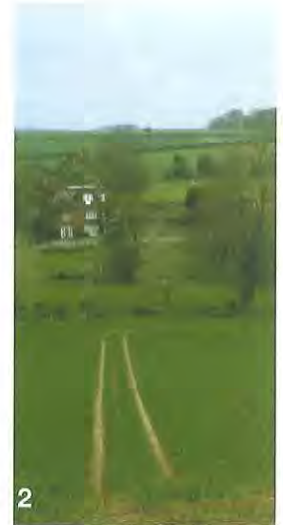
Local residents have been actively involved and consulted at all stages of the VDS project by means of:

- public meetings and workshops
- consideration of comments recorded in the Parish Appraisal 2000 Report by more than 75% of residents
- publication of a draft VDS on which all local residents were invited to comment
- consultation with Winchester City Council Planning Officers
- active and enthusiastic support of Micheldever Parish Council and Winchester City Council



The villages as they are today are described in the VDS and the architectural or landscape qualities most valued by residents are highlighted. Villagers, in their preparation of the written guidance notes, have addressed the character of the buildings, the open areas and the landscape settings. The text and photographs seek to identify this character. Residents, property owners, builders, architects, planners, and others involved in the inevitable and necessary process of change should find this helpful when formulating building designs that will ensure the retention of a distinctive local architectural character. It is acknowledged that residents are merely the current stewards of Micheldever's wonderful architectural heritage and that they have a responsibility, collectively and individually, to conserve, protect and develop appropriately.

If the detailed Guidance Notes that accompany the text are incorporated into design proposals they should assist applicants to obtain planning permission, both for new housing and for alterations and improvements to existing houses. The VDS is also intended to encompass building and landscape issues that might otherwise fall outside the criteria for residents to seek formal planning permission. In these cases, property owners are asked to ensure the special character of the village in which the house is located is given due recognition by following the relevant Guidance Notes in any subsequent building or landscape work.



1. Micheldever allotments
2. View to Weston Colley
3. View to Micheldever Station
4. Children's play area





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Whenever owners alter, improve or develop properties it is important that the characteristics, which have helped to create the vernacular architecture of the parish, are retained. The VDS seeks to encourage design that will reflect the best of the building traditions, form, proportions, materials and details, which are present in the villages. It is particularly important to note that:

- Modern design is welcomed if it respects local building traditions and features
- Energy conservation and the use of regionally-sourced materials are important issues
- Standard features drawn from a national pattern book, which do not take into account the need to reduce consumption of non-renewable energy and are not designed with vernacular building form and landscape setting in mind, will not be welcomed.

The long-term aim of the VDS is for it to become a practical tool, capable of influencing decisions affecting future building design and development in all the villages and hamlets. It will assist Micheldever Parish Council and Winchester City Council when they are considering planning applications. Following its adoption as Supplementary Planning Guidance, Winchester City Council will know what is acceptable to the local community, both in architectural and landscape terms.

On 17th April 2002 Winchester City Council confirmed its adoption of this Village Design Statement as Supplementary Planning Guidance under the Winchester District Local Plan. This acknowledges that the views and the involvement of local residents is integral to the planning process.

5. *The Calvert Centre, Woodmancott*

6. *Stratton Park, Woodmancott*

7. *The Old Bakehouse and The Old Post Office, Micheldever*

8. *Manor Farm Barns, Micheldever*

9. *Duke Street and Southbrook Cottages, Micheldever*

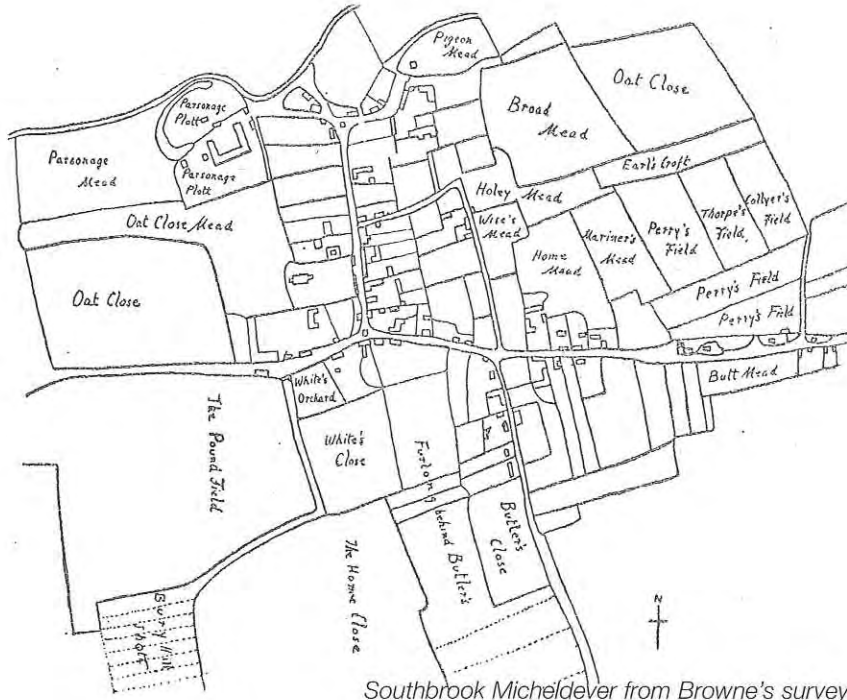


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# 2 The Historical and Landscape Setting



Southbrook Micheldever from Browne's survey 1730

Micheldever is situated in an entirely rural location that has been in continuous occupation as agricultural settlements since pre-historic times. Farms, forests and woodland continue to dominate the landscape, and account for more than 90% of the parish territory. There are the remains of a Roman villa in Micheldever Woods and of an Anglo-Saxon cemetery at Weston Farm, Weston Colley. Micheldever was a personal land holding of King Alfred the Great in 899. It is thought that William the Conqueror accepted the surrender of the city of Winchester while encamped at Micheldever in 1066, and the parish was subsequently recorded in the Domesday Book. It is stated in the "History of Micheldever" (by Rev. A B Milner, 1924) that the parish has the honour of having been the home of two Lord Chancellors of England – Hamulton, Chancellor to Edward I in 1285 and Wriothesley, Chancellor to Henry VIII in 1540.

Since medieval times the agricultural estate has had many owners. The Victoria County History of Hampshire records that Alfred the Great held Micheldever and granted it to the monks of Hyde Abbey on his death in 899. It

subsequently passed through the hands of various influential families until Lord Northbrook sold most of the estate in the 1920's. At present the land is under the stewardship of four principal landowners. One owns the farmland to the south-west; another owns the farmland to the east. Forest Enterprise owns and manages most of the forest and woodland in the south, east and north; and an insurance company owns the farmland lying in the western and north-western segment around Micheldever, Micheldever Station, Weston Colley and West Stratton.



1. Oilseed rape field
2. Log pile
3. Woods in snow
4. Entrance to Black Wood, Micheldever Station

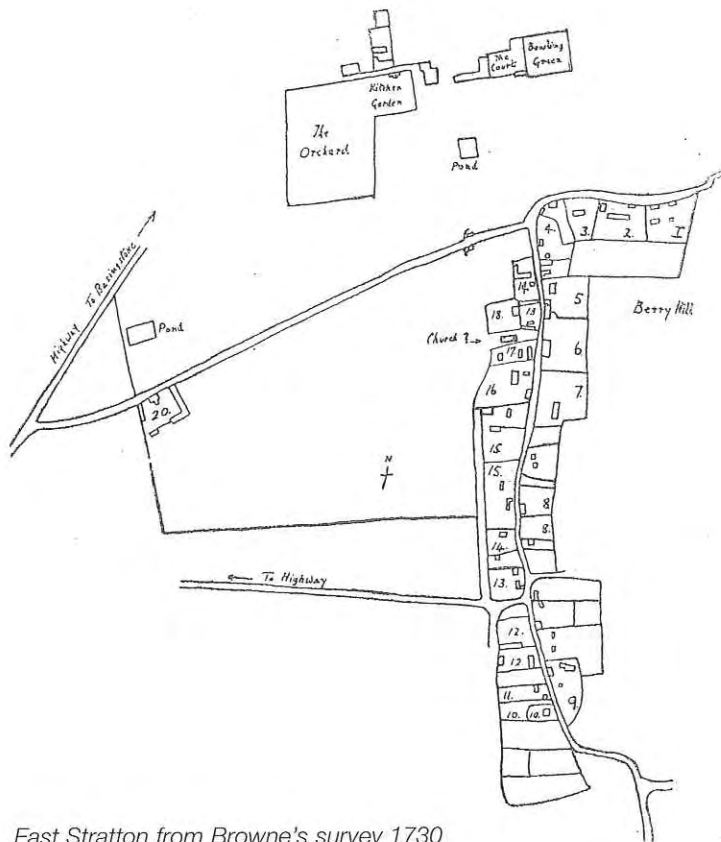
- 5. View from Andover Road, Micheldever Station
- 6. Deer's Leap, Micheldever
- 7. Shillingbury Cottage, Micheldever
- 8. Coffin Walk, Micheldever
- 9. Warren Farmhouse, Micheldever Station



**Micheldever** village has an impressive architectural heritage. It contains houses built in every century from the fifteenth to the twentieth. The older dwellings are mainly clustered within the Conservation Area at the core of the village around Church Street and Duke Street, and this area has a wealth of Grade II Listed buildings as well as many other buildings of great visual merit. St Mary's church was rebuilt during the reign of Henry VIII in about 1532, but with 13th century elements, and on the site of an earlier Saxon church. Further major structural changes were made to the chancel in 1880 (by Coulsen) and to the nave in 1908 (by Dance). The original two medieval hall houses at The Crease date from the 15th century - tree ring dating carried out in 1988 by Nottingham University indicated that Shillingbury Cottage dates to the latter part of the 15th century, between 1463 and 1496. The construction of the railway line and its embankment, in the middle of the 19th century, physically separated Weston Colley from Micheldever and removed what must have been a wonderful view from Micheldever down the Dever valley to Stoke Charity and Hunton. Arable farmland surrounds the village.

**Micheldever Station** did not exist as a settlement until the railway station was built in the 1840's. Before 1840 the only dwellings in the locality were at Warren Farm. Warren Farm House underwent major structural changes in 1775 with a new front elevation, but the farmhouse and two cottages are believed to date from the 17th century or earlier. The architecture of the housing at Micheldever Station is varied. The most notable buildings are the railway station and the original hotel, now known as "The Dove" public house. Sir William Tite designed the station building, and it is described in "Southern Main Line - Woking to Southampton" by Vic Mitchell and Keith Smith as "unquestionably the most appealing architecture on the London-Southampton route". The yellow brick quoins are important architectural features, as is its all-round veranda. Arable farmland and woodland surround the village.





East Stratton from Browne's survey 1730



10. Northbrook Arms and 22-31 East Stratton Lane, East Stratton



11. Cold Harbour, East Stratton

12. Aerial view of East Stratton

**East Stratton** is one of the finest examples in Hampshire of an "estate" village, and is also a Conservation Area. At the northern end of the village thatched cottages dating from the 17th and 18th centuries border Old School Lane that leads to the entrance to Stratton Park. Stratton Park itself is an important country estate and deer park that has been in the ownership of the Baring family for almost two centuries. In Stratton Lane there are five pairs of estate cottages and the Northbrook Arms public house, all of which were built in the 19th century when the landowner "moved" the village from his parkland. Church Farm and All Saints Church were also built at that time. Most of the old buildings in East Stratton are considered to be of special architectural or historic interest, the majority of them with a Grade II listing. The whole village is surrounded by parkland, arable farmland and woodland.





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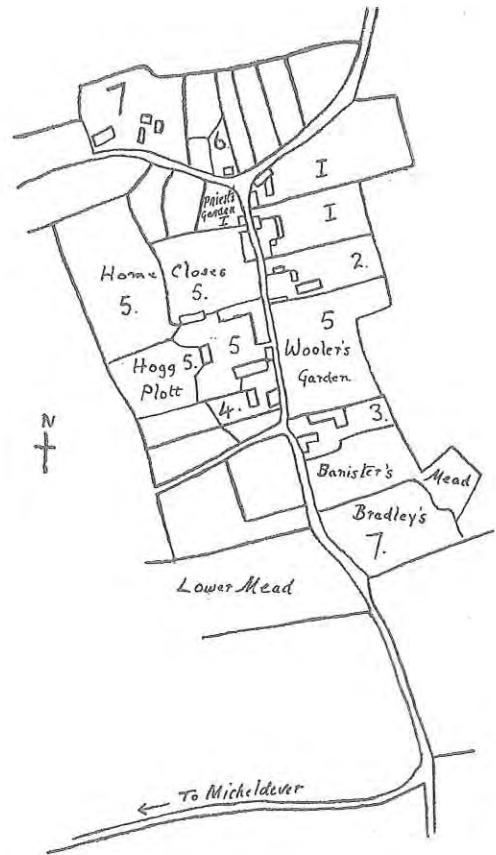
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13. Old pump house at Weston Colley Mill

14. West Stratton Cottage, West Stratton

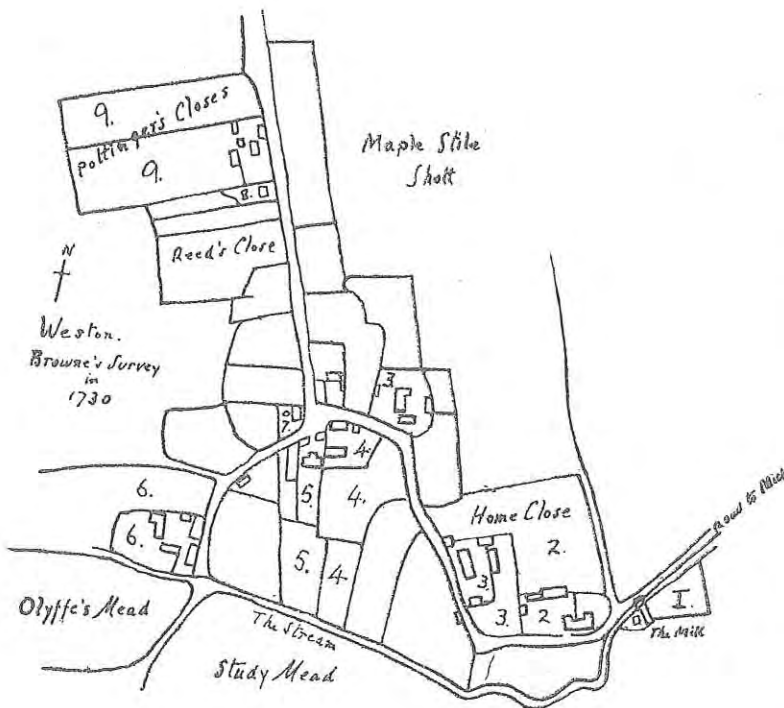
15. Old Mill Cottage, Weston Colley

**Weston Colley, West Stratton and Woodmancott** are three smaller settlements containing no more than a couple of dozen dwellings in each. Each hamlet grew around the farm with which it is associated, presumably with the original housing being erected for the farming families and their workers. Virtually all the homes are now privately owned although the farms continue as working agricultural units. The Domesday Survey indicates there has been a mill on the site of Old Mill Cottage, in Weston Colley, since the 11th century. The existing building may be the oldest dwelling in the parish, dating from the 15th century or earlier. At West Stratton most housing is clustered in West Stratton Lane, but Park Hill Farm, with its five cottages, also forms part of the settlement. In Woodmancott, which incorporates the small settlements at Bradley Farm and Innersdown, St James' church is at its heart, providing a focus for fundraising and community events. Arable farmland surrounds all three settlements, with woodland on the western and southern borders of Woodmancott.



West Stratton from Brown's survey 1730

All settlements nestle in undulating Hampshire downland and throughout the locality there are outstanding long views incorporating mature trees, open ditches, banks and hedgerows, and extensive areas of woodland. Character studies of The Dever River Valley and The Stratton Woodlands have been undertaken by the City Council in its preparation of the Winchester District Local Plan.



Weston Colley from Brown's survey 1730



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# 3 Settlement Patterns

Most of the settlements in Micheldever parish grew in their diverse ways to suit the needs of the agricultural population of times past, but Micheldever Station only came into existence to serve the railway station following its construction in 1840. The countryside in which the villages sit, together with the narrow meandering hedge-lined lanes connecting the settlements, are possibly the only common feature. All the settlements lie in their own shallow valleys or between ridgelines, and are visually hidden from each other, and from passing traffic.

**Micheldever** village, including Northbrook, is constructed in a winding linear format. Four short culs-de-sac have been built off Church Street, Duke Street and Winchester Road. The core of the village is a Conservation Area. There are few paved footways. Most plot sizes are generous, and properties are usually bordered with hedges or rustic fencing. There are five entrance roads to the village, with four of these being narrow and hedge-lined. The fifth enters through an area of common land that is an impressive avenue with wide grass verges. Footpaths and bridleways circle the village. There are two large open spaces for sporting activities. Villagers enjoy the benefits of a church, shop and post office, primary school, village hall, public house and a weekly doctor's surgery. Almost 50% of the parish housing is located in Micheldever village.

**Micheldever Station** is also established in linear format with three principal roads and two culs-de-sac. Housing generally lies on one side only of the principal roads from one of which,



Overton Road, there are particularly impressive views to the ancient woodland of Black Wood. There is a main-line (London to Southampton) railway station with a marshalling yard and fuel depot facility (both now virtually disused), a public house, a sports ground and a community centre. A substantial proportion of the commercial activity of the parish is undertaken at Micheldever Station and the settlement accounts for almost 25% of the parish housing.

**East Stratton's** settlement pattern is a north/south linear format with houses either side of a wide village road. Almost all the properties are contained within the Conservation Area, and most properties have views over adjoining countryside. Hedges and trees line the three roads into the village with footpaths and bridleways radiating out. To the south lies Micheldever Forest and to the north is Embley Wood. East Stratton residents support a thriving church, a village hall and a public house. The village contains almost 20% of the housing in the parish.



1. New Road, Micheldever Station
2. Larkwhistle Farm Road, Micheldever Station
3. The Surgery, Micheldever
4. Aerial view of Micheldever





**West Stratton** is an agricultural hamlet of about twenty houses grouped in West Stratton Lane and around Park Hill Farm, which is separated from East Stratton by the A33 and the M3. It is about one mile north-east of Micheldever on the northern bank of the River Dever, and is surrounded by arable farmland and pasture.



**Weston Colley** is another hamlet of about twenty houses, located to the west of Micheldever and separated from it by the railway embankment. The hamlet runs east/west along the northern bank of the River Dever in a linear format. From the settlement there are fine open views across rolling arable countryside to the north and south, and also to the west, along the Dever Valley.



**Woodmancott** village centre has only fifteen houses, a church and a small commercial/industrial complex. A further fifteen houses border the A33 at Innersdown and Bradley Farm, separated from the village by the M3 and A33. The village is within a mixed arable farming landscape.

5. Aerial view, West Stratton
6. View to Weston Clump from Weston Down Lane, Weston Colley
7. Bradley Cottages, Woodmancott

#### DESIGN GUIDANCE NOTES

- SP1** the linear format of the villages should be maintained
- SP2** the gaps between settlements should be maintained
- SP3** the lanes connecting settlements should be conserved with their existing rural character and should not be provided with inappropriate urban-style kerbing and street lighting
- SP4** the relationship of buildings to the spaces they occupy should be maintained
- SP5** walls, hedges, woodlands and mature trees, should be conserved (if lost naturally or by development of adjoining land they should be replaced)
- SP6** existing verges, bridleways and footpaths should be retained in any new development
- SP7** paved footways, if installed, should be edged with "countryside" kerbing
- SP8** street furniture, fingerpost direction signs and road/lane hard landscaping should be consistent throughout the villages and be designed for their rural context, not standardised solutions used in urban areas
- SP9** new development should not result in roads being widened or straightened
- SP10** commercial or light industrial development should take account of the character of the residential community within which it will be set

## 4 Open Areas and Open Spaces

Within this VDS "Open spaces" are sporting and recreational areas, while "Open areas" are defined as the large tracts of forest and farmland with associated hedgerows and tree lines. Both are important because they provide memorable views as well as a sense of peace and tranquillity. Micheldever is richly endowed with such landscape features, both within the villages and hamlets and between settlements. They are a vital feature of the rural environment that serves to create this special identity.

**Open spaces.** Each of the larger villages has recreational open space that it is important to retain.

- In Micheldever the open space includes an impressive approach to the village along Cowdown with its wide grass verges and newly re-planted avenue of beech trees. The cricket ground behind the Half Moon & Spread Eagle public house provides a quintessential English scene in summer and is a tranquil spot to be preserved. The allotments that adjoin the cricket field are a part of the open space pattern and the Lord Rank Playing Field in Duke Street is an important and very well used open space.
- At Micheldever Station the Warren Playing Field provides about a hectare of recreational open space, and there is a recreational grassed area in the centre of the Brunel Close development.
- In East Stratton recreational open space is limited. The "green" opposite the pub, where the landlord has provided a volleyball net and petanque pitch for the enjoyment of customers and villagers, is a valued area of community space. The small grass area behind the village hall is also important, being the site for the annual village fete.



**Open areas.** The farmland and woodland surrounding Micheldever is rich in flora and fauna. Most of the area is chalk downland supporting a vast array of wild flowers with their attendant insects, butterflies and birds. The uncultivated borders of tracks are particularly noteworthy for their cowslips, primrose, scabious, knapweed, agrimony, lady's bedstraw, campion, marjoram, and many other wild flowers and herbs. During the past 15 years local farmers have undertaken small-scale planting of deciduous trees, some of which, in the winter, provide berries for wildlife. In spring many woodlands sport an extensive carpet of bluebells, following the glorious display of snowdrops and cowslips that are a feature of the three local churchyards and many roadside verges. Farm hedges, consisting mainly of hawthorn, field maple, blackthorn, spindle and hazel, are generally well maintained. Bird life includes lapwing, red-legged partridge, pheasant, yellowhammer, sparrow hawk, buzzard and skylark. It is thought that some of these may be diminishing in numbers, possibly due to more intensive farming practices, but the rare stone curlew returns to breed in selected areas each spring. Small mammals are also widespread, with foxes, badgers and deer present in different locations throughout the parish.

The extensive open farmland and natural woodland that is evident throughout the parish contains numerous bridleways and footpaths linking and surrounding the villages. Some paths are long and straight, such as Coffin Walk linking East Stratton to Micheldever, and these give a tunnelling effect when bounded by hedges or woods.



1. The River Dever at Micheldever
2. View (east) from Borough Arch, Micheldever
3. Swans on River Dever
4. Cricket field, Micheldever





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Others traverse open ground and give stunning landscape views. From the higher ground around Micheldever Station, for example, Cheesefoot Head and the hilly ridge to the south of Winchester can be seen, while from Weston Clump on the northern boundary of the parish the downs on the Isle of Wight can be seen on a clear day. Looking north from Micheldever, Coxford Down forms the horizon three miles away, and from rising ground above Northbrook there is an outstanding view north-east to Black Wood and east towards the Strattons. The view to the west from Borough Arch, along the Dever Valley to Stoke Charity and Hunton is also worthy of mention.

**The Dever River Valley.** The River Dever, with its natural wildlife ponds, runs from West Stratton through Micheldever and Weston Colley to join the River Test at Wherwell. It supports a variety of water fowl and other birds, including swan, geese, kingfisher and heron, all of which are seen in places along the river from West Stratton to Weston Colley. Trout, sometimes 10" or more in length, are also commonly seen.

**The Stratton Woodlands** comprise extensive tracts of forest. Micheldever Forest (359 hectares) and Black Wood (276 hectares) are ancient semi-natural woodlands (ASNW's) that have been in existence since before 1600. Embley Wood (30 hectares) and Rownest Wood (23 hectares) are also part of the Woodlands that are owned and managed by Forest Enterprise, who recognise the social and environmental issues associated with their management. A large part of this area, particularly within Micheldever Forest is of considerable archaeological interest and has been designated a Scheduled Ancient Monument (SAM 588). Winchester City Council and Hampshire County Council, working in partnership with Forest Enterprise, have created an archaeological trail (that contains the site of a Roman settlement) in Micheldever Forest. Over a period of time the restoration of the woodlands as ancient semi-natural woodlands and PAWS (plantation on an ancient woodland site) is part of the management strategy. Black Wood consists of mixed deciduous and coniferous trees providing ample tracks and rides for recreation. It is flanked on the west by an old drover's track providing a fascinating walk with woodland on one side and wide-open areas on the other, with long views northwards and westwards. In addition to the forestry plantations many copses and trees are dotted around the landscape, while the well-wooded railway embankment is an impressive sight at various points on its route through the parish.

*(Character studies for the Dever River Valley and the Stratton Woodlands, which give greater detail about these important landscape features, are reproduced in Appendix A, with the kind permission of Winchester City Council).*

5. Black Wood, Micheldever Station
6. View to A303 from Park Hill Farm, West Stratton
7. Ancient Oak, Peverill, Micheldever

**DESIGN GUIDANCE NOTES**

- OA1 footpaths and bridleways should be kept open to the public and maintained in good repair
- OA2 proposals to provide additional footpaths and bridleways should be encouraged
- OA3 planting of native tree species should be undertaken to create windbreaks and wildlife habitats
- OA4 conservation strips around the perimeter of fields and open spaces should be created and maintained
- OA5 the open areas that exist within, and surround, the settlements should be maintained for the enjoyment of future generations
- OA6 the River Dever valley should be conserved as a wetland habitat and maintained as part of the strolling route around the villages
- OA7 the recreational open spaces that exist are invaluable to the settlements and should be maintained and enhanced to provide additional sporting and recreational activities
- OA8 the conservation of the open landscape character to the west of the ancient drover's track, that borders the edge of Black Wood is important. Large areas of tree planting or the placing of buildings or structures in this open land should be avoided

## Viewpoints around the Parish



**PANORAMIC VIEWS AROUND THE PARISH.** Degradation of these views by inappropriate new structures should be avoided

1. Borough Arch, Micheldever, northwards to Coxford Down and eastwards over Micheldever village.
2. Borough Arch, Weston Colley, westwards over Weston Colley and towards Stoke Charity.
3. Weston Down Lane/Windmill track, Weston Colley, northwards to Weston Clump beside A303.
4. Weston Arch, Northbrook, northwards to Coxford Down and southwards to Alresford Drive.
5. Northbrook Lane, Northbrook, 220° arc containing views taking in wooded railway embankment, Micheldever Station, Coxford Down, Black Wood, Park Hill and Micheldever village.
6. Northbrook Lane, Micheldever Station, southwards over farmland to Micheldever Forest and village.
7. Andover Road, Micheldever Station, southwards towards Alresford Drove and Winchester skyline.
8. Black Wood drove track, Micheldever Station south to Cheesefoot Head and west towards Stockbridge.
9. West Stratton Lane, West Stratton, westwards along the Dever River valley.



**PANORAMIC VIEWS AROUND THE PARISH.** (continued)

- 10. Vicarage Farm Lane, Woodmancott, north-westwards towards Popham.
- 11. Woodmancott Lane, Woodmancott, northwards and southwards over rolling Hampshire downland.
- 12. Embley Wood entrance, Back Road, Woodmancott, southwards over rolling Hampshire downland.



**VIEWS INTO AND OUT OF THE PARISH.** New landscape features should not significantly alter these views, nor should they be obstructed by the installation or erection of inappropriate structures

- a. Weston Down Lane, Weston Colley, southwards over Weston Colley to the Alresford Drove
- b. Northbrook Farm public footpath, south-eastwards over river valley and Micheldever village
- c. Coffin Walk, Micheldever, westwards towards Micheldever village
- d. Winchester Road, Micheldever, eastwards towards Cowdown
- e. Warren Farm, Micheldever Station, southwards towards Alresford Drove and Winchester
- f. Park Hill Farm track, West Stratton, westwards towards Micheldever Station
- g. East Stratton Lane, East Stratton, westwards towards Micheldever Forest

*Aerial photography by ukperspectives.com supplied by courtesy of Hampshire County Council GIS Team. January 2001*

## 5 The Form and Style of Buildings



The villages and hamlets that comprise Micheldever parish have evolved as diverse agricultural communities over many centuries, and consequently a great variety of buildings, building materials and architectural details are present in the housing stock.

**Micheldever.** There are many thatched properties, some dating from the 15th and 16th centuries. Virtually all are "individual" in design. Thatched dwellings are usually timber framed and in-filled with brick or flint. Often the exterior walls are painted white, but there are examples of other light pastel colours being used. Some weatherboarding, usually painted black, has been used in buildings dating from the 16th century onwards. Other properties, some large and impressive, date from the 17th, 18th and 19th centuries. Many have been extended, to meet the demands of their owners, using 20th century materials to incorporate increased accommodation or additional modern facilities.

A little more than half the village houses were built in the 20th century, often replacing more ancient dwellings that were not considered worthy of renovating and improving. While individual in style, many modern properties contain features compatible with the older housing stock. They tend to be set back from the road, usually screened by walls or hedges. Plot sizes are generous. Most buildings are single or double storied, with very few of three stories.

There are no large modern estates. Local authority housing, constructed in stages at Southbrook Cottages, some built of brick and others of timber, was designed to integrate well with other village homes. Hawthorn Close is a

small development of ten modern "executive" homes tucked away off Winchester Road. A development of about 20 low-cost affordable houses, built in 1990/1 at Dever Close, is recognised as a good example of how to integrate affordable housing into a rural setting.

**Micheldever Station** has a variety of housing styles and materials, but few properties hold much architectural interest. The exceptions are the railway station, the public house, and 17th century Warren Farm House, the latter lying within and retaining its traditional farmyard atmosphere. In addition, The Tower House, Northbrook Farm House and Bridge Cottages are noteworthy. They were constructed in Queen Victoria's diamond jubilee year in 1897 and were entered in a National Farm Building Competition in that year. The most recent significant modern housing development occurred in 1990/1991 at Brunel Close consisting of about 40 houses. The style of these modern houses, set into a discrete cul-de-sac, is in keeping with the rest of the parish architecture and residents believe this is also a sympathetic and well-integrated development.

**East Stratton** housing consists mainly of thatched properties, most of which were built in the 19th century, but many 17th and 18th century buildings also exist. The majority of dwellings are Grade II Listed and the village is an important Conservation Area. In the middle of the 20th century the District Council and the Forestry Commission erected a dozen "modern" homes. These properties extended the village southwards as far as Cold Harbour. The village is an architectural gem to be zealously guarded and conserved.



1. Tower House, Micheldever Station

2. Manor Farm Cottages, Woodmancott

3. West Stratton Manor

4. Stratton Close, East Stratton

5. Bridge Cottage, Micheldever Station

6. 39, Northbrook, Micheldever



**Conversion of agricultural and other structures into private residences.**

In recent years some redundant farm buildings have been converted into residences. The conversion of the redundant barns at Manor Farm, Micheldever into three large private homes in 1992, is a fine example of the way that such work should be undertaken. Even more impressive is the conversion of the redundant barns and farm buildings at Church Bams, East Stratton into half a dozen dwellings, completed in 1999/2000. Two barns have been converted into cottages in West Stratton. The former school at Micheldever Station, and the Forge at The Crease, Micheldever, have also been converted to private residences.



**Commercial and light industrial buildings.**

Commercial and light industrial buildings are generally nondescript with little architectural merit. Exceptions are the conversion into offices of a single-storey redundant farm building at Cowdown Farm, Micheldever; a conversion of farm buildings at Burcot Farm, East Stratton; and the construction of light industrial units at the Calvert Centre, Woodmancott, on the site of a former piggery. The conversion of a barn into offices at Warren Farm Lane, Micheldever Station, is also noteworthy. It was moved, timber by timber, from Borough Farm Micheldever and reconstructed on site at the end of the 1980's. These four different design approaches to the conversion or re-use of redundant agricultural buildings are excellent models for future conversion proposals.

In the following pages attention is drawn to specific features of the vernacular architecture of the parish, with Guidance Notes that suggest how new buildings or developments might be designed to incorporate these.

- 7. Old School House, Micheldever Station
- 8. Bradley Farm Barns, Woodmancott
- 9. The Barn, Warren Farm Lane, Micheldever Station
- 10. Burcot Farm, East Stratton
- 11. Cowdown Farm, Micheldever



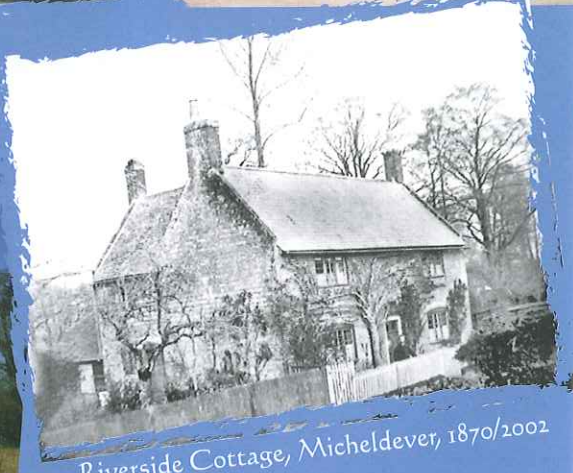
# Micheldever P



Northbrook Farm, Micheldever 1870/2002



The Cottage, East Stratton, 1946/2002



Riverside Cottage, Micheldever, 1870/2002

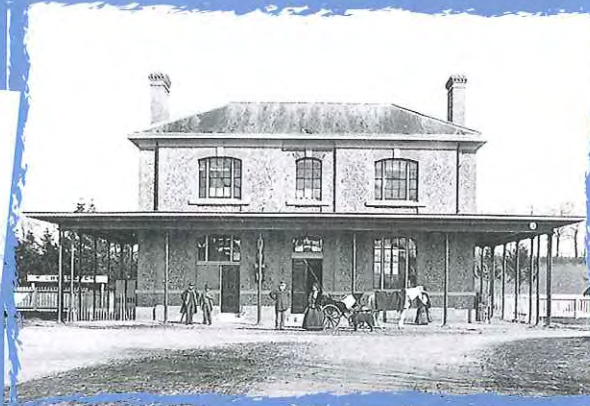


Baileys End, Bramble and Homa Cottages, East Stratton, 1920/2002



This montage records some parish buildings in 2002 together with earlier photographs dating from about 1920 and 1946 (supplied by Pat Craze). Together they show how the district has changed throughout

# Parish 1870 - 2002



Micheldever Station building 1870/2002



Rose Cottage, Micheldever, 1870/2002



The Dove Inn, Micheldever Station, 1870/2002



Micheldever School, 1870/2002



1870 (supplied by Wichester Museums Service). The two early East Stratton photographs of parish architecture, that is identified in this Village Design Statement, has been retained for the 21st Century.



**Roofs.** There are many properties with thatched roofs in Micheldever. Other roofs generally use natural slate, small hand-made clay tiles or other forms of plain or interlocking tiles. There is a variety of gables, half gables, hips and half-hips, the pitches varying with the materials used. Many eaves are open with exposed rafter ends, while others are enclosed with soffits and fascias. There are few examples of decorative bargeboards, but where these appear they create a distinctive feature, such as at Old School House, East Stratton, and at Bridge Cottage, Micheldever Station.

**Walls.** The walls of timber-framed houses usually comprise infill elevations of flint, facing brick or painted brickwork, and some are rendered and painted. Walls of many other houses are also rendered and painted, usually white. A small amount of weatherboarding, frequently painted black, can be found on 16th century through to 20th century dwellings. Facing bricks are generally multi-coloured red/brown. Tile-hanging to the upper storey is featured on some dwellings, employing both rectangular and decoratively shaped plain tiles.

**Windows.** "Georgian" casement, usually painted white, is the predominant window type. Some properties retain leaded lights featuring either small rectangular or diamond panes. There are some flat dormer windows but gabled dormers are more common and are considered more suitable. Only a small number of properties feature sash windows.

**DESIGN GUIDANCE NOTES**

**Roofs**

- SB1** thatching should, wherever possible, be undertaken in the Hampshire tradition, preferably using long straw. Combed wheat reed is an acceptable alternative
- SB2** thatched ridges are not traditional, but are now commonplace and feature on many properties
- SB3** clay tiles or natural slate should be utilised, if thatch is not appropriate
- SB4** concrete tiles should be avoided



**DESIGN GUIDANCE NOTES**

**Walls**

- SB5** red/brown bricks with traditional flint elevations should be utilized whenever possible
- SB6** associated tile-hanging to the elevations of a building should be compatible in style, size and colour
- SB7** in some locations timber weatherboarding may be used to clad walls, garages and outbuildings as an alternative to the materials mentioned above, where this is characteristic of the locality



**DESIGN GUIDANCE NOTES**

**Windows**

- SB8** should match the existing type on the same or neighbouring buildings
- SB9** if dormer windows are included in a design they should be gabled





**Doors.** There are many different door types throughout the parish reflecting the changing construction techniques over the centuries, with a particularly wide variety on modern houses. Those built during the latter half of the 20th century have doors ranging from fully glazed to solid flush, with many designs imitating to a greater or lesser extent the traditional forms. Earlier properties usually feature planked, braced and battened doors.

**DESIGN GUIDANCE NOTES**

**Doors**

- SB10** planked, braced and battened doors should be used in new and renovated buildings
- SB11** the inclusion of small glazed panels within the door, at head height, is common, is suitable for existing housing stock and for new buildings, and should be included if possible
- SB12** fanlights, if used, should be above the door head, not integral in the door



**Porches & Conservatories.** Porches on older buildings vary in character both in materials and formality, reflecting the design of the buildings they serve. Thatched, tiled and slated porches exist, usually with a pitch that compliments the roof pitch. Flat roofed porches are uncommon, unless they are leaded. Conservatories tend to be modern, and the use of UPVC is almost universal.

**DESIGN GUIDANCE NOTES**

**Porches and Conservatories**

- SB13** porches should be constructed to give the appearance of being part of the original structure
- SB14** conservatories should be visually unobtrusive, built behind the building line
- SB15** glazing should compliment the building's glazing pattern
- SB16** should have a similar roof pitch falling in the same direction as the building's roof



**Chimneys.** All the older properties and many of the 20th century houses have chimneys with pots in a wide variety of styles. There is no traditional "Micheldever" chimney pot. The resulting diversity of styles and sizes adds to the village scene, and the retention of chimneys and their pots is to be encouraged. The absence of a mains gas supply means that many householders continue to use wood and coal to heat their homes, so that chimneys are an essential architectural feature.

**DESIGN GUIDANCE NOTES**

**Chimneys**

- SB17** whenever possible new dwellings should include chimney stacks and pots
- SB18** the removal of existing chimney stacks and pots should be avoided





**Domestic garages.** Garages are, of course, a 20th century feature and a wide variety of types ranging from timber to concrete to brick exist in the villages. Most have been built on or behind the building line of the property to which they belong, and this is to be encouraged. Those that have been built in front of the building line tend to be more intrusive on the street scene. Some have been built with storage rooms or small "home offices" in the roof space. Generally these have been sympathetically designed. Recently a number of garages have been built that are similar in structure to farm buildings or small barns, and these make a pleasing addition to the street scene in the villages.

**DESIGN GUIDANCE NOTES**

**Domestic garages**

- SB19** garages should be sited on or behind the building line
- SB20** materials used should harmonise with and reflect the style of the property served



**Driveways.** These vary in construction from flint to shingle, from tarmacadam to block paving. Materials are generally appropriate to the local scene and to the building that the driveway serves.

**DESIGN GUIDANCE NOTES**

**Driveways**

- SB21** should be constructed to prevent the materials used from migrating on to the public highway
- SB22** that consist wholly of brick paving or brick imprint concrete should be avoided

**Plot Boundaries.** Low boundary walls in brick and flint (or plain brick) often with pointed or "half round" capping, are common within the parish. Short traditional picket fences front many properties. Hedges are frequently used to mark plot boundaries, and when kept short they enhance the rural nature of our settlements. These varied plot boundary treatments contribute significantly to the local character. While high hedges do front some properties, they can cause great vision difficulties and arouse traffic accident fears for pedestrians, children and horse riders.

**DESIGN GUIDANCE NOTES**

**Plot boundaries**

- SB23** low boundaries of natural features (brick, flint, picket fences, hedging) should relate to the boundary materials of neighbouring plots
- SB24** walls, hedges and picket fences are preferred to close-boarded timber fencing in defining boundaries that are visible from highways and footpaths
- SB25** hedging should be planted using indigenous plants, with the hedges set back from the road to give adequate sight-lines for vehicles exiting from properties, and for pedestrians in the road



**Alterations to existing properties – general comments.** When designing alterations to existing houses, the owners, designers and developers need to be sensitive to the existing local environment. They should ensure proposals are in harmony with the local context, protect local character, and visually improve areas where local character might have previously been eroded. Innovation is generally welcomed, particularly when it acts to reflect the building traditions of Micheldever and can be recognised as relevant to the locality. Each proposal to alter or improve a property should be considered on its merits. It is important that good quality materials are used. Sufficient details should be included in the design to ensure, while maintaining individuality and style, that any alteration results in the dwelling integrating well with the original structure and its surroundings.

**DESIGN GUIDANCE NOTES**

Proposals to alter, extend, convert or sub-divide existing properties should:

- SB26** use materials and components that match or enhance the existing building
- SB27** aim to conform with existing proportions of window to wall, and the design of the roof, especially where they impact on the existing "street-scene"
- SB28** reflect the character of adjacent frontages, where properties form part of a group
- SB29** ensure existing walls, boundary hedges and trees are retained where possible, or replaced
- SB30** conserve the existing open areas and views from the property to be altered
- SB31** not increase on-street parking requirements
- SB32** ensure that large dwellings, even when converted, retain the existing curtilages

1. *The Forge, Micheldever, 1995*
2. *The Smithy, Micheldever, 2001*
3. *The Old Bakehouse, Micheldever, 1995*
4. *The Old Bakehouse, Micheldever, 2001*
5. *Stratton House & portico, East Stratton*



## 6 Future Development

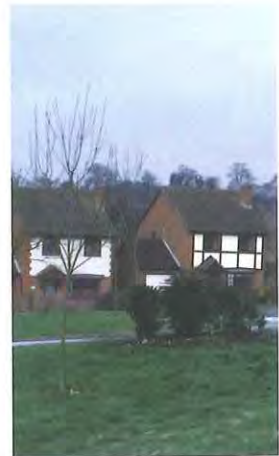
**New housing.** In submitting proposals for new houses or a new development, architects and designers should take account of the scale and characteristics of adjoining buildings and those in the vicinity. The "palette" of materials, colours and components, such as doors and windows, should be used sparingly while reflecting existing styles. Sites should be laid out to permit a reasonable level of tree and shrub planting. The meandering linear form of the villages should be retained. In-filling should be sympathetic to existing buildings and the surrounding areas.



### DESIGN GUIDANCE NOTES

#### New housing proposals should:

- FD1** be small in scale
- FD2** sit well within the recognised policy boundaries, or development frontages
- FD3** be designed to be compatible with the characteristics of adjoining buildings
- FD4** incorporate architectural features that reflect existing styles
- FD5** recognise and make provision for the absence within the parish of utility services such as mains gas, mains drainage and surface water drainage
- FD6** incorporate tree and shrub planting proposals as appropriate and ensure the retention of those that exist where they make an important contribution to the environment
- FD7** avoid disturbing or obscuring landscape views that have existed for generations
- FD8** be designed to ensure safe pedestrian and vehicular access
- FD9** ensure that roads do not need to be widened or straightened



Photographs of new housing at New Road, Brunel Close and Andover Road Micheldever Station





Dever Close, Micheldever

**Low cost affordable housing.** The Micheldever Parish Appraisal 2000 Report revealed an urgent need for more low-cost affordable housing. If sites can be found for low cost housing they should be on small plots in closely related units, with a design and layout sympathetic to its immediate surroundings. The objective should be to ensure the development will be readily assimilated into its village or hamlet.

**DESIGN GUIDANCE NOTES**

**Low cost affordable housing proposals should:**

- FD10** ensure properties are designed to prevent extension at a later date on a scale that could result in the loss of the original purpose
- FD11** be located on small plots in closely related units
- FD12** be designed in a style that is sympathetic to its immediate surroundings



**Commercial premises.** It is anticipated that any proposals to develop business premises will be small-scale. The re-use of redundant agricultural buildings for light industrial use (such as those at Park Hill Farm, West Stratton) is an option in a rural parish and it is anticipated this will be the only form of commercial development that will be undertaken in the foreseeable future. The conversion or re-use of such buildings should be in a manner reflecting the rural characteristics of their surroundings.

**DESIGN GUIDANCE NOTES**

**Commercial premises proposals should:**

- FD13** conform with the character of existing buildings and the local environment
- FD14** ensure the siting of power, telephone and similar services is underground
- FD15** ensure light and noise pollution is minimised



**OTHER DESIGN GUIDANCE NOTES**

**Traffic signs and road nameplates should:**

- FD16** be used sparingly to prevent visual clutter, particularly in the conservation areas
- FD17** be supplied in a "traditional" rural style, particularly in the conservation areas

**Overhead power and telephone lines should:**

- FD18** whenever possible be sited (or re-sited) underground, particularly within the conservation areas of Micheldever and East Stratton and in areas with outstanding landscape views
- FD19** electricity and telephone companies should be encouraged to share their poles
- FD20** visually intrusive gantries on the railway line and railway embankment should be avoided or sympathetically sited within the tree lines

**New mobile phone masts, where possible, should:**

- FD21** be shared between phone providers
- FD22** be made unobtrusive by siting within tree lines

**Light pollution**

- FD23** external lighting of properties should be limited to the minimum required for security and working purposes

**Noise pollution should:**

- FD24** be an important consideration when the surfacing/re-surfacing of major roads is planned close to the villages, and a noise inhibiting material should be used



## 7 Conclusions

Residents are very proud of their individual villages, the wonderful countryside and the historic architectural heritage of their former agricultural communities. While only a small number of villagers are now engaged in agricultural work, most residents have chosen to live in Micheldever to enjoy a rural life-style and to be at one with the countryside. As detailed earlier in this VDS the heritage of Micheldever can be traced to Roman and Anglo Saxon roots. Almost a quarter of the 469 houses in the parish are listed buildings, some of which date from the 15th century, and there are many more buildings of great visual merit.

Architectural changes have occurred over the centuries and the future will, inevitably, bring more changes, but at Micheldever a parish character has been created that has evolved into a thriving community with a rural heritage in the heart of Hampshire. Working together, the residents, Micheldever Parish Council and Winchester City Council can ensure the conservation of this magnificent heritage for the enjoyment of future generations.

In the years ahead Winchester City Council and Micheldever Parish Council will need to work in close partnership when considering building plans and proposals, and be alert to any adverse impact on the landscape that could arise from a planning application. The principal objective to be borne in mind is to ensure any proposed changes will be managed in a way that preserves the rural nature and special architectural and landscape character of Micheldever for the enjoyment of future generations.



Current residents, during their relatively short period of residency in a property, are merely stewards. It has become apparent, during the twelve months it has taken villagers to prepare this VDS, that they willingly accept a responsibility to maintain and enhance the wonderful architectural, landscape and historical features they inherit as a consequence of residing in the parish. Collectively and individually they wish to ensure its conservation.

It is important to emphasise to residents and property owners who are considering altering or extending their homes, or undertaking a new building project, that good design does not necessarily involve greater long-term cost. Employing an architect and using better materials may initially cost a little more, but a well designed and well constructed new building or extension/alterations to an existing building, is likely to cost less to maintain and will, almost certainly, increase its value.



1. Barley field at Micheldever Station
2. View to St Mary's Church from Borough Arch
3. Aerial view of Micheldever village centre



In the Micheldever Parish Appraisal 2000 Report, published in March 2001, it was recorded that **small-scale** development of affordable housing within the environs of the villages is particularly needed at the current time, and will generally be welcomed by residents.

This Village Design Statement has, among many other issues, explored the landscape characteristics of the area and draws the conclusion that any **large-scale** development on the agricultural land surrounding the villages would impact adversely on the character of the parish and its natural landscape. This coincides with another finding of the Parish Appraisal 2000 Report where it was recorded that 87% of the respondents expressed opposition to any large-scale development at Micheldever Station.

The Design Statement Team therefore concludes that conservation of the character of Micheldever parish will be best achieved by the retention of the existing landscape and open areas and by the use of traditional materials in its buildings, such as brick and flint, with roofs of thatch, slate or clay tiles. Local architectural features and details should be incorporated where possible to enhance the design of new buildings. In this way the villages will retain their individual characters and will avoid being slowly converted into clones of many other Hampshire villages that have become, architecturally, both mediocre and uninspiring.

The VDS is a guide to assist all current and future residents, the Parish Council, Winchester City Council, planners, property owners, designers, architects and developers to understand what is so special about the local natural and "built" environments of the parish.

The longer-term objective is for it to become a valuable reference book and a source of ideas to ensure that existing local building design and landscape traditions will be continued into the future.

It is hoped that the Micheldever Village Design Statement 2002 will play a significant part in helping to retain the special and unique character of Micheldever parish throughout the 21st century.



4. Harvest time

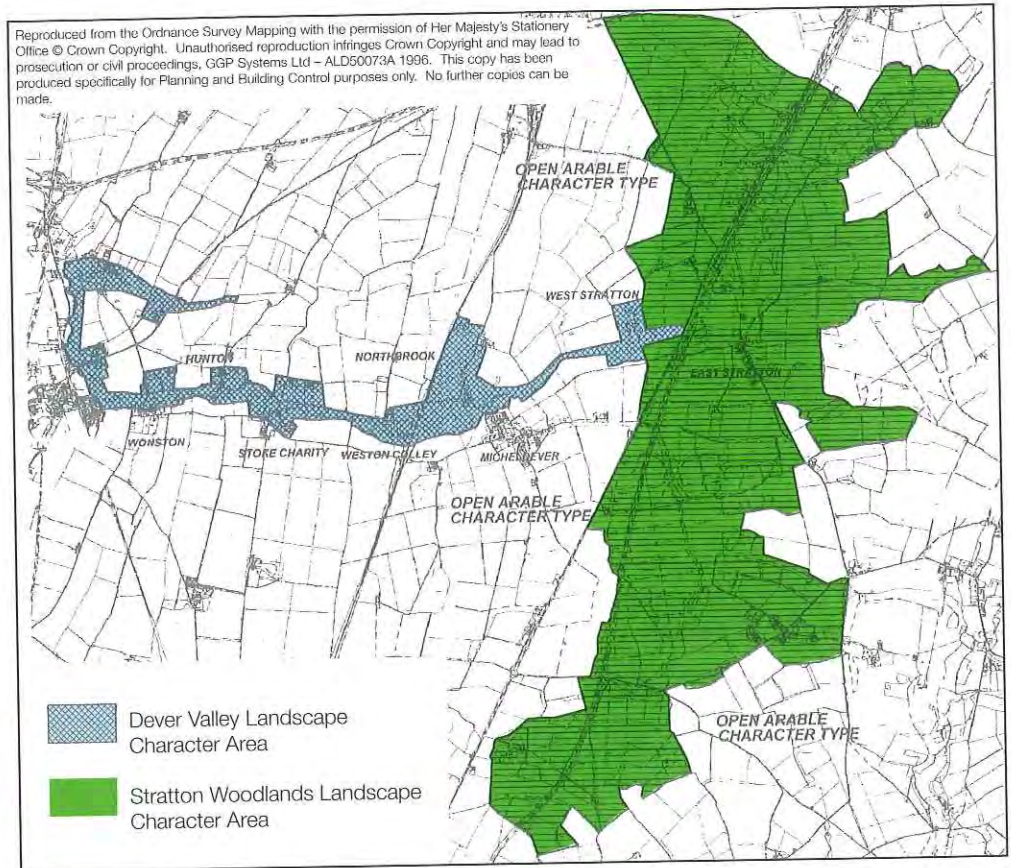
5. Harvest spectator



# A Appendix A

## LANDSCAPE CHARACTER AREAS

Winchester City Council is currently undertaking a Landscape Character Assessment for the whole of the Winchester District, in accordance with Hampshire County Council and Countryside Agency guidance. This will ultimately divide the District into a series of 'Landscape Character Areas', each with their own Key Characteristics and Landscape Management Strategies (including, within Micheldever parish, the Dever River Valley and the Stratton Woodlands). The creation of landscape character areas will guide development, in accordance with Proposal C.6 of the Winchester District Local Plan.



Until the Landscape Character Assessment has been completed, the Key Characteristics and Landscape Management Strategies for the Dever River Valley and the Stratton Woodlands should accord with the 'Landscape Character Assessment Pilot Study' (Winchester City Council, 2000).

### 1. Dever River Valley:

#### Landscape Character Area Key Characteristics

- The River Dever meanders through a relatively narrow valley, creating a distinct human-scale, enclosed landscape.
- Clear, alkaline, nutrient-rich spring river supporting a rich aquatic flora and fauna, including watercress beds, and luxuriant riverine vegetation.
- A predominantly agricultural landscape (Grade 4), with pasture on the flood plain.
- Small, irregular fields along the riverbanks, with no obvious field pattern. Remnant hedgerows enclose many fields.
- Small copses, carr\* and isolated trees are characteristic of the area. These are predominantly water-associated native species, such as willow, sallow, ash, poplar and oak.
- The central section of the valley has an unspoilt, remote, and tranquil character. The A33 and A34 main roads reduce this at the eastern and western ends of the Landscape Character Area respectively.
- Minor roads run along the river valley sides linking the various settlements.
- Large manor houses and country residences with associated parkland are features of the northern side of the river valley, some of which are associated with earlier settlement.
- A number of small villages and hamlets are located along the valley, either clustered at river crossings, such as Micheldever, or along the valley side, such as Wonston.
- Traditional building materials are a common feature of the Character Area, including thatched timber framed and brick cottages, many of which are listed. Many settlements are noted for their special architectural and historic interest and are designated as Conservation Areas.

(\* Carr – Woodland that has developed on fens and wetlands. Predominantly scrub species and colonising trees such as alder)

**Dever River Valley: Landscape Management Strategies**

Maintain and enhance the distinctive sense of place of the Character Area. In particular through the:

- conservation of the rich biodiversity associated with the clear nutrient-rich spring water;
- conservation of the structure and condition of field patterns, through the replanting and management of locally indigenous tree and shrub species (such as poplar, willow and ash);
- conservation of the linear pattern of settlements along the course of the valley and historic character of the lanes and roads;
- restoration of disused watercress beds;
- conservation of the diverse range of wildlife habitats including unimproved grazing, ponds, hedgerows, woodland and carr\*;
- conservation of the generally unspoilt, quiet rural character of the valley away from the noise intrusion and urban influences of major roads and major towns;
- conservation of the generally small-scale enclosed and intimate character of the valley;
- conservation of the loosely structured landscape with occasional hedges and woods and single trees or tree lines along water courses including willow and poplar;
- improvement of public access to the riverside.

**2. Stratton Woodlands: Landscape Character Area Key Characteristics**

- Characteristic buildings within the village include 17th century timber framed thatched cottages, and 19th century brick and thatch estate cottages. Other buildings within the area are generally concentrated around farmyards, or have developed in association with the A33.
- The roads are generally quite narrow, but are straight and direct, as associated with medium rectangular parliamentary field enclosure patterns.
- Ancient woodland is a key feature of this area, including Micheldever Wood (mainly ancient replanted woodland), Black Wood, Rownest Wood and Shroner Wood (ancient semi-natural assorted woodland.)
- Mixed-species hedgerows are frequent, and are generally quite tall and dense. Oak and beech are the principal hedgerow trees, although ash and field maple also occur widely.
- The extended historic deer park, Stratton Park

**Stratton Woodlands: Landscape Management Strategies**

Maintain and enhance the distinctive sense of place of the Character Area. In particular through the:

- conservation of the generally high degree of enclosure and seclusion created by the numerous woodlands and hedgerows;
- restoration of the biological diversity and the patchwork appearance of the landscape within areas of intensive arable farming, by replanting hedgerows and woodlands where they have been removed, and allowing wider headlands around fields;
- conservation and restoration of the structure and condition of the woodlands, hedgerows, and historic parkland, which contribute to the biodiversity and character of the landscape, through the appropriate management and replanting of locally indigenous species including oak, beech, hazel, ash, and field maple;
- restoration of neglected oak-hazel coppice with appropriate management plans;
- conservation of the character of various archaeological sites and historic field patterns and character of roads, lanes and tracks;
- conservation of the pattern of isolated settlements and traditional building materials, including brick and timber-frame buildings and thatched roofs.

## B Appendix B

### SCHEDULED ANCIENT MONUMENTS (SAMs) and OTHER SITES or BUILDINGS OF HISTORIC INTEREST

All six villages and hamlets forming the parish of Micheldever have impressive historical associations. Small communities of Bronze Age, Iron Age, Roman, Saxon, Medieval and post-Medieval people have settled in the Micheldever area over successive centuries, each leaving their distinctive marks on the landscape.

There are four Scheduled Ancient Monument (SAM) sites in the parish – one each at Norsebury and Bazeley Copse and two at Micheldever Forest. Norsebury Ring hill fort (SAM 34140) is an Iron Age hill fort. Bazeley Copse (SAM 525) contains the site of a Roman settlement, and to the west of the copse SAM site is evidence of an earlier Celtic field system and an Iron Age banjo enclosure. Micheldever Forest has two SAM sites (one of which has a number of elements to it) within which have been found remains and settlements dating from the Neolithic, Bronze Age, Iron Age and Roman periods, including an excavated Roman villa. An Iron Age settlement (SAM 512) is within the western fringe of Micheldever Forest, while another SAM site there (SAM 588) consists of round barrows and earthworks.

It should be noted that these SAM sites could be revised as part of the ongoing Monuments Protection Programme carried out by English Heritage. Additional sites may also gain Scheduled Status in the future as a result of this programme. Further information may be sought from the Hampshire County Archaeologist and from Winchester Museums Service.

The Sites and Monuments Record maintained by Winchester Museums Service records details of 314 historical items within Micheldever parish. These comprise archaeological sites, find spots and historic buildings. Records of particular interest include:

- Reference to a Royal Palace in Micheldever in the 9th and 10th century – did Alfred the Great, who held Micheldever during his reign, live in this palace?
- West Stratton contains the site of a shrunken medieval village
- East Stratton contains the site of a fully deserted medieval village
- There is a Saxon cemetery at Weston Colley, where a Saxon brooch, ring, bead, sword, spear, knife, shield and tweezers were found during excavation
- At Micheldever Station there are several Bronze Age round barrows, an Iron Age enclosure and field systems
- There is evidence of Iron Age settlements at Woodmancott
- There have been Iron Age and Roman finds at Stratton Park and East Stratton
- At Northbrook Farm, Micheldever, a recent dig revealed Saxon and Roman finds

A survey of 1730 (held by the County Record Office) indicates that remnants of the medieval system of common fields survived at that time. The boundaries of these common fields are still reflected in the existing hedgerows in parts of the parish.

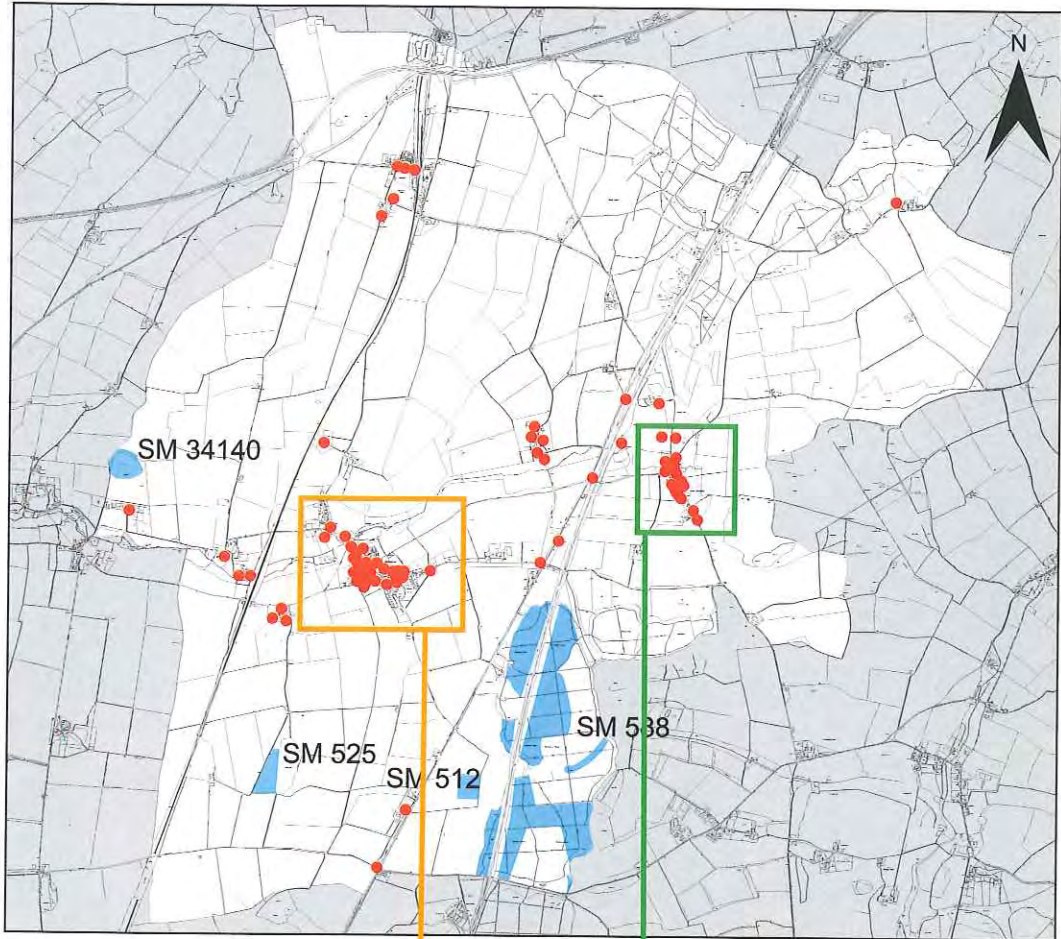
In addition to these very ancient finds and sites, there are well over a hundred individual buildings of historical interest, which have been granted a Grade II Listed category. (These are recorded in Appendix C)

The Grade II Listed buildings and structures, the SAM sites and the Conservation Areas of Micheldever and East Stratton are recorded on the map.

Enquiries regarding the archaeological resource of Micheldever parish should be directed to the Sites & Monuments Officer, Winchester City Council, at the Historic Resources Centre, 75 Hyde Street, Winchester.

# SCHEDULED ANCIENT MONUMENT SITES, LISTED BUILDINGS & CONSERVATION AREAS - PARISH MAP

-  Conservation area
-  Listed building
-  Scheduled Ancient Monument

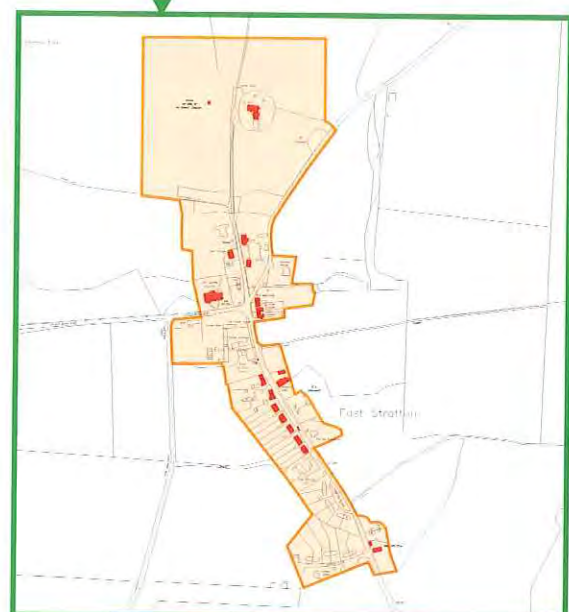
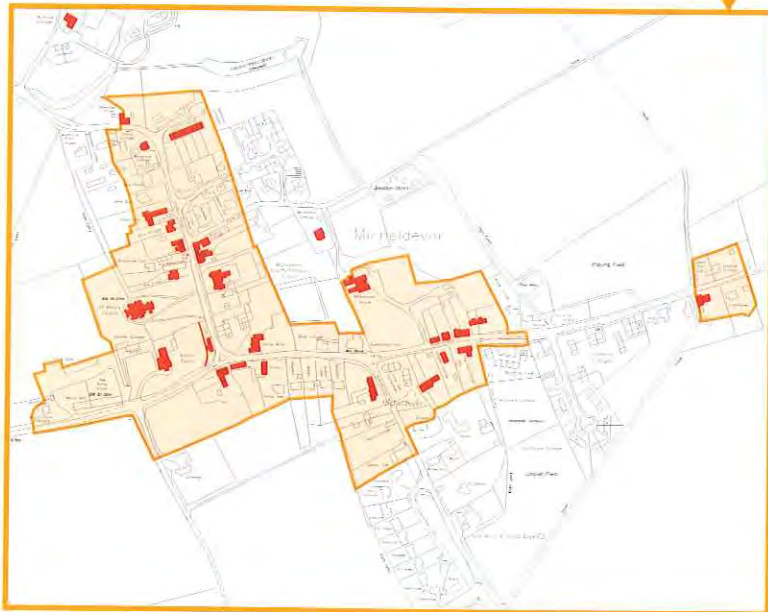


Source. Hampshire County Council

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Conservation area Micheldever

Conservation area East Stratton



# C Appendix C

## THE LISTED BUILDINGS OF MICHELDEVER PARISH

The parish of Micheldever contains a wealth of historic buildings built between the 13th and 19th centuries. St Mary's church is the most important, being listed Grade II\*. There are 469 dwellings in the parish, with over 110 homes being listed Grade II, and more than twenty other structures that are also Grade II listed. The VDS team draws the attention of residents to the historical heritage in which they live by recording the listed buildings of the parish within this VDS Report.

<p><b>Micheldever.</b></p> <p><b>Church Street</b>                      Riverside Cottage, late C18                      1-6 Waterloo Cottages, C19                      Westbrook Cottage, C17                      Barn, attached to Field Barn, C17                      Barn Cottage, C16                      60 Church Street, C17                      Gardeners Cottage, C17                      Corner Thatch, C17                      The Old Post Office, C16                      The Limes, C16                      The Old Bakehouse, C16</p> <p><b>Winchester Road</b>                      Griffin Cottage, C17                      Norsebury Cottage, C17                      98, Winchester Road, C19                      99, Winchester Road, C19                      100, Winchester Road, C19                      101, Winchester Road, C19                      102, Winchester Road, C19                      103, Winchester Road, C19</p>	<p><b>London Road (A33):</b>                      Newdown Farm House, C18</p> <p><b>Rook Lane</b>                      The Cottage, C16                      Southbrook Farm House, C16                      Micheldever Cottage, C16                      Bryony Cottage, C18</p> <p><b>The Crease</b>                      Heather Cottage, C16                      86 The Crease, C16                      Lilliput Cottage, C16                      Shillingbury Cottage, C15                      Corner Cottage, C15                      Forge Cottage, C17                      The Smithy, C18                      Perry's Acre, C15</p> <p><b>Northbrook</b>                      Jasmine Cottage, C16                      39, Northbrook, C17                      40, Northbrook, C17                      41, Northbrook, C17                      Northbrook House, C18</p>	<p><b>Sloe Lane</b>                      Borough Farm Ho, C18                      The Barley House, C18                      Manor Barn, C18                      Manor Farm House, C18</p> <p><b>Duke Street</b>                      Micheldever House, C19                      Farthings, C17                      Fardells, C17                      Bluebell Cottage, C17                      Old Cottage, C17                      St Cross Cottages, C16                      Marigold Cottage, C17                      Primrose Cottage, C17                      Pedlars Cottage, C17                      Bramley Cottage, C17                      115, Duke Street, C17                      116, Duke Street, C17                      Reapers, C17</p> <p><b>Bilberry Lane</b>                      1-4 Waterside Cotts, C17</p>															
<p><b>Micheldever Station</b>                      The Dove Inn, 1850                      1-2 Old Stores, 1896                      1-2 Warren Farm Cottages, C17                      Warren Farm House, C17</p>	<p><b>Weston Colley</b>                      1-2 Weston Colley, C16                      Old Mill Cottage, C16                      Old Mill House, C18</p>	<p><b>West Stratton</b>                      West Stratton Manor, C19                      The Mount, 1880                      West Stratton House, C18                      Stratton End, C17                      1-3 Shepherds Close, C17</p>															
<p><b>East Stratton</b></p> <p><b>Stratton Park</b>                      Stratton House portico, 1803                      London Lodge, 1806                      Middle Lodge, circa 1850                      Parkside Lodge, C19                      Winchester Lodge, C19                      The Bothy, C19                      Old School House, 1850</p>	<p><b>Stratton Lane</b>                      44-48, East Stratton, C17                      The Cottage, East Stratton, C17                      42-43, East Stratton, C19                      Bramble Cottage, C17                      Homa Cottage, C17                      Orchard Cottage, C18                      Sweet Briar Cottage, C16</p>	<p>Cold Harbour, C17                      35, East Stratton, C17                      22-31 East Stratton, C19</p> <p><b>London Road (A33):</b>                      133-134 London Rd, C18                      Highway Cottage, C19</p>															
<p><b>Public and Other Buildings and Monuments</b></p> <table border="0"> <tbody> <tr> <td>St Mary's Church, Micheldever, C13</td> <td>St James Church, Woodmancott, 1835</td> <td>All Saints Church, East Stratton, 1885-90</td> </tr> <tr> <td>6 tomb chests, St Mary's, 1795-1838</td> <td>Micheldever School, 1850</td> <td>Station building, 1849</td> </tr> <tr> <td>Cross, East Stratton, 1840</td> <td>4 milestones, A33, C19</td> <td>3 telephone kiosks, type K6, C20</td> </tr> <tr> <td>Garden wall, Manor Farm House, C18</td> <td>Barns/stables, Warren Farm, C19</td> <td></td> </tr> <tr> <td>Granary/barns/stables, Borough Farm, C17, C18, C19</td> <td></td> <td></td> </tr> </tbody> </table>			St Mary's Church, Micheldever, C13	St James Church, Woodmancott, 1835	All Saints Church, East Stratton, 1885-90	6 tomb chests, St Mary's, 1795-1838	Micheldever School, 1850	Station building, 1849	Cross, East Stratton, 1840	4 milestones, A33, C19	3 telephone kiosks, type K6, C20	Garden wall, Manor Farm House, C18	Barns/stables, Warren Farm, C19		Granary/barns/stables, Borough Farm, C17, C18, C19		
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1. Shillingbury Cottage, The Crease, 15th century



2. Heather Cottage, The Crease, 16th century



3. St Cross Cottage, Duke Street, 16th century



4. Reapers, Duke Street, 17th century



5. Stratton End, West Stratton, 17th century



6. Gardeners Cottage, Church Street, 17th century



7. Borough Farm House, Sloe Lane, 18th century



8. Ice House at Northbrook House, Northbrook, 18th century



9. Middle Lodge, West Stratton, circa 1850








10. 24 and 25 East Stratton Lane, East Stratton, 19th century



11. Type K6, 20th century

# D Appendix D

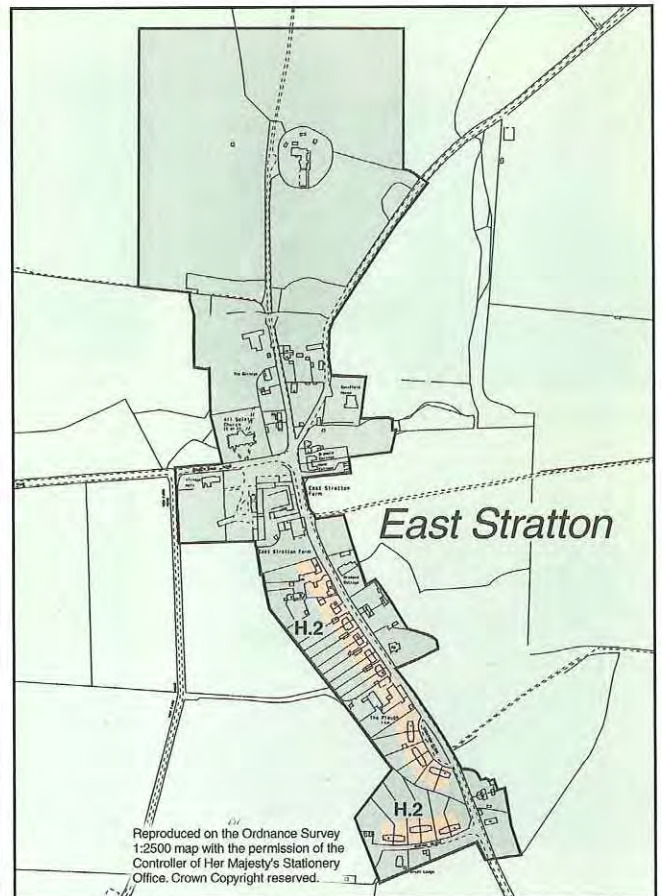
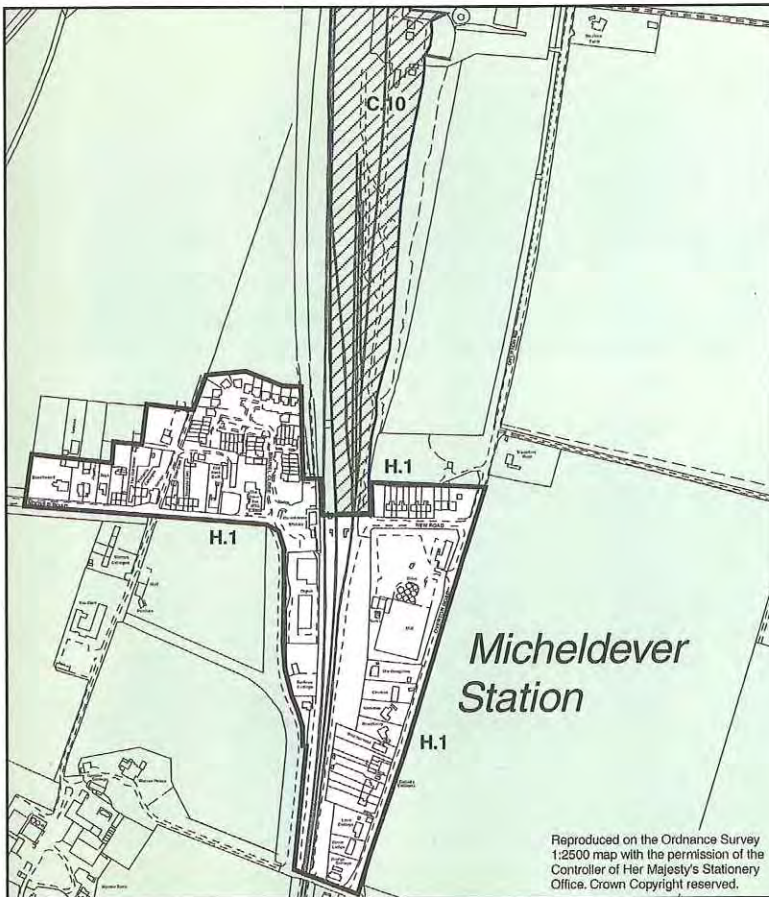
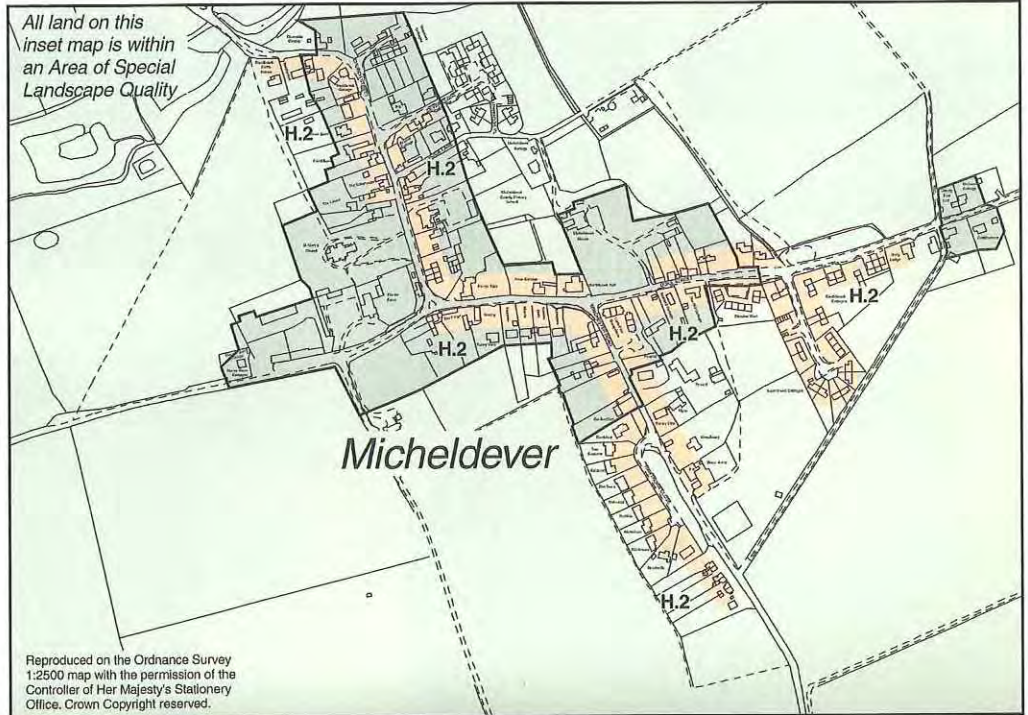
## POLICY BOUNDARY AND DEVELOPMENT FRONTAGES OF THE PARISH under the Statutory Winchester District Local Plan 1998

-  Policy Boundary (H.1)
-  Development Frontage (H.2)
-  Countryside Proposals Apply (C.1 - C.24)
-  Conservation Area (HG.5)
-  Micheldever Railhead (C.10)

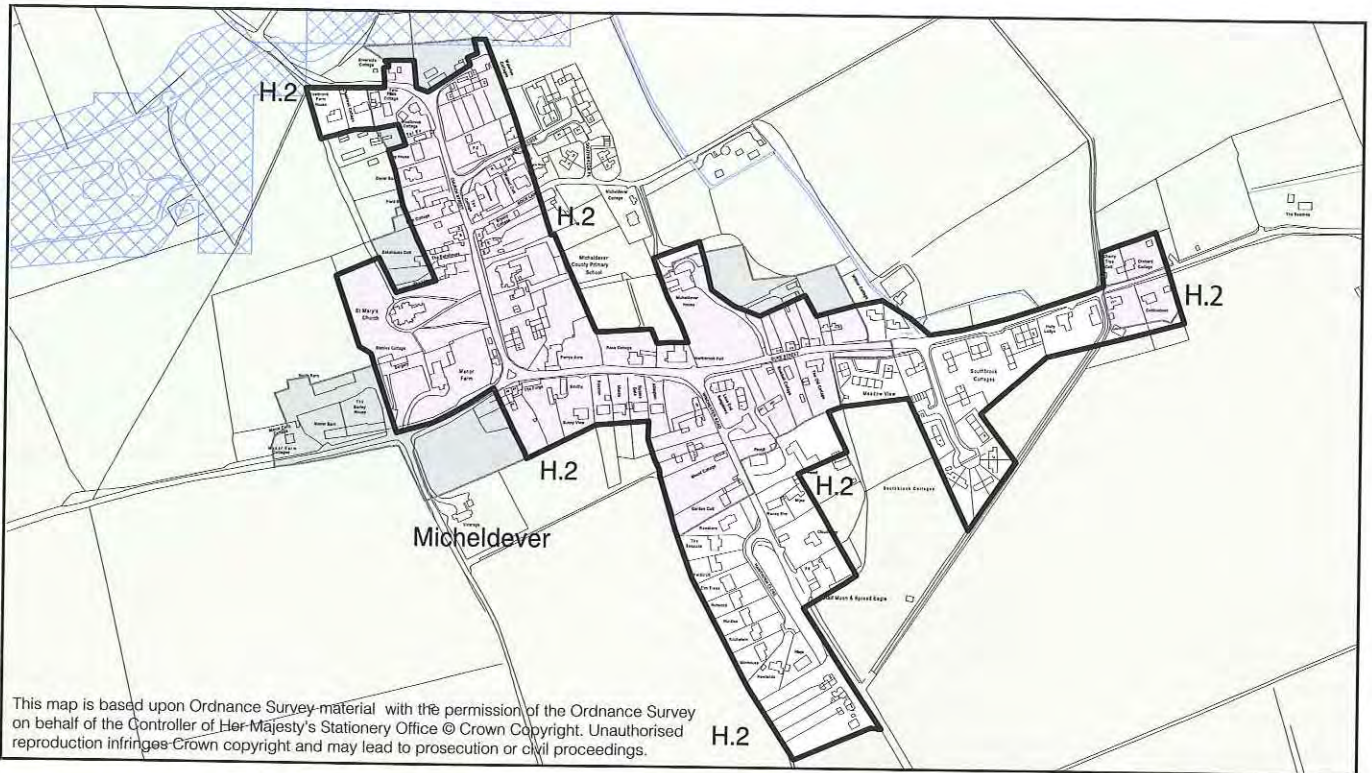
Reference numbers relate to Proposals in Written Statement

Within the policy boundaries and development frontages of the settlements, the following general proposals may apply:  
 HG.1-HG.24, EN.1-EN.17, H.1-H.2, H.4-H.5, H.7-H.9, E.1-E.2, FS.1-FS.4, FS.7-FS.8, RT.1-RT.3, RT.11-RT.12, RT.14, T.1, T.4-T.12

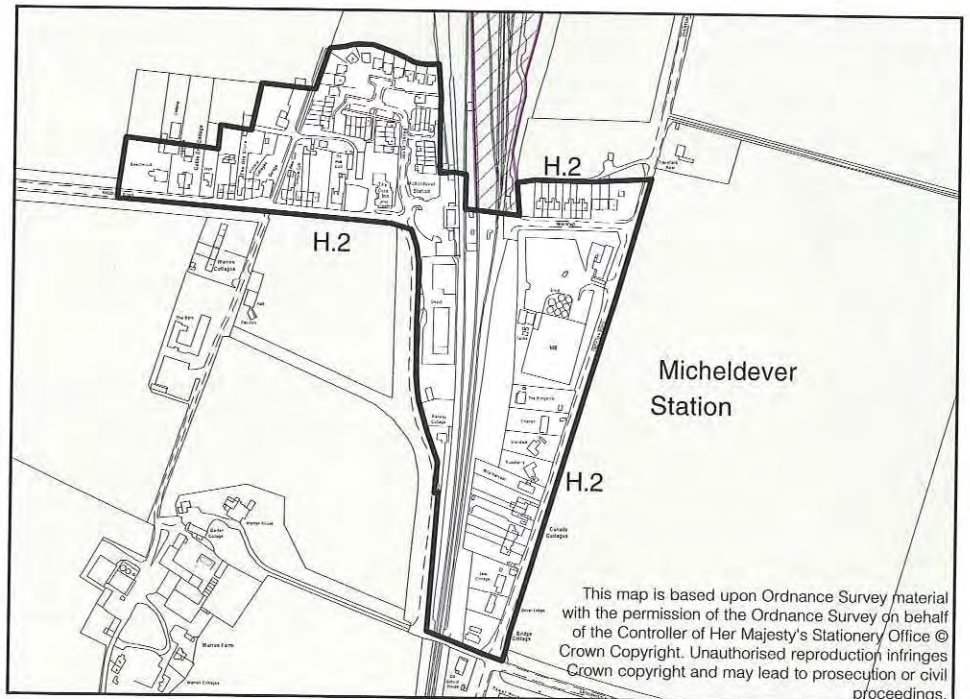
Within the countryside, outside the policy boundaries and development frontages of the settlements, the following general proposals may apply:  
 C.1-C.24, HG.1-HG.16, HG.18-HG.24, EN.3-EN.17, H.3-H.7, H.9, E.2, FS.2-FS.7, RT.1-RT.10, RT.13-RT.16, T.1-T.13.



# PROPOSED POLICY BOUNDARIES OF MICHELDEVER AND MICHELDEVER STATION under the emerging Winchester District Local Plan Review (Deposit October 2001).



-  Policy area boundary
-  Countryside policies apply
-  Conservation area
-  Micheldever railhead
-  Environment Agency indicative floodplain



Extracts from the Winchester District Local Plan Review - Deposit 2001

- Note: **Policy boundaries** - These usually contain the built-up area of a settlement and define the area within which suitable development may be permitted.
- Development frontage** - A substantially built-up frontage where development may be permitted in gaps in the frontage.
- Note: Under the new WDLP proposals East Stratton is deleted as a settlement where infilling will be allowed.

## Public Consultation Supplementary Report

Between April 2000 and June 2002 the residents of Micheldever parish worked diligently, as a community, to undertake both a Parish Appraisal and a Parish Village Design Statement. All residents and parish-based businesses known to the Parish Council were invited to participate. Nearly 20% of the adult population of the parish volunteered to help, and many locally based business enterprises made financial contributions towards the cost of the project.

When published, in March 2001 and June 2002 respectively, the Reports were distributed free of charge to every household. Subsequent to publication of the VDS Report, in an innovative move for the parish, a database is being constructed recording every business enterprise located within the parish boundaries. Each business owner is being sent a copy of the Report with a request to complete and return a short questionnaire, and to include comments on the content of the Report. The Parish Clerk will hold copies of the responses.

This Supplementary Report details the extent of the public consultation involved in the two projects.

**Micheldever Parish Council and Winchester City Council have accepted this addendum as a Supplement to the Micheldever Parish Appraisal 2000 and the Micheldever Parish Village Design Statement 2002 Reports, the latter being adopted as Supplementary Planning Guidance by the City Council on 17 April 2002.**

The Village Appraisal and Village Design Statement (VDS) processes started at the Micheldever Parish Assembly in April 2000 when a video presentation about VDSs, published by the Countryside Commission, was shown. This prompted a lively discussion among the fifty residents in attendance. As a result the Parish Council was asked to arrange a public meeting to determine the extent of support for undertaking a VDS. In June 2000 about one hundred villagers (more than 10% of the adult population of the parish) attended the first public meeting, when over fifty residents offered their help.

On the advice of Steve Opacic, a senior planning officer with the City Council, the Parish Council agreed to undertake a Village Appraisal before embarking on the VDS project. Sixty-six villagers eventually volunteered to help with the Appraisal project, which was completed within seven months. More than 75% of parish households completed and returned the Appraisal questionnaire. The Appraisal Report was published in March 2001, with about 130 people attending the launch party.

In January 2001 work started on the parish VDS. Public notices were posted throughout the parish and in the monthly Dever Magazine, to which most residents subscribe. A further public meeting was called, following which a Steering Committee was formed. Two well-attended Saturday morning workshops were held. Subsequently the Steering Committee met on ten occasions to review progress and to receive reports from various local working parties that met in their own localities to allot tasks, and to present their ideas and





conclusions. These meetings extended over a period of more than twelve months. In June 2002 more than one hundred villagers attended the VDS launch party.

The Steering Committees of both projects not only conducted meetings with residents, but also extended their consultation process to include local organisations and commercial concerns in the parish. In fact, the first contributor towards the cost of both the Appraisal and the VDS was a local employer, Micheldever Tyres Ltd.

Subsequently ten other parish businesses made financial contributions in support of the VDS.



The Dever Society, a local environmental protection group, also made significant financial contributions to both projects, and the officers of the Society gave unstinting support throughout, including articles in the Dever Society Newsletter that goes to all 8,000 members. Local churches, clubs and sporting organisations were invited to contribute and many of their members served on the Steering Committees or as other volunteers. Farmers, landowners and their agents were advised of the projects and invited to contribute to the debates.

Reports on progress were published in the parish's monthly Dever Magazine and in the twice-yearly Parish Council Newsletter distributed to every household. The Parish Council, which was responsible for promoting both projects, gave enthusiastic support to the two Steering Committees, debated progress at each of their monthly Council meetings (also attended by interested residents), and on the completion of each project Parish Councillors were pleased to accept the two published Reports on behalf of the Parish.

Officers and staff members from the Chief Executive's, Planning, Engineering and Museums & Historic Resources departments of Winchester City Council were regularly consulted. Their professional advice was frequently sought and their comments requested on early drafts of both Reports. Their suggestions for improvements and changes to both texts made valuable contributions to the accuracy and the professional content of the two publications.

Advice was also sought from, and regular discussions held with:

- Our elected Winchester City District Councillor, Stuart Newton, OBE
- Our elected Hampshire County Councillor, Sue Glasspool, DL
- Adams Hendry, Chartered Town Planners
- Phil Turner, Chartered Town Planner (who acted as the Facilitator of our VDS project)
- Community Action, Hampshire
- The Countryside Agency
- Cheltenham & Gloucester College of Higher Education
- National Lottery Awards for All Scheme

**(Further detailed information is contained within the published Reports to which attention is drawn)**

Paul L Knight  
Chairman, Parish VDS Steering Committee

Pelham A Warner  
Chairman, Parish Appraisal Steering Committee



Cover photograph : Aerial View of East Stratton showing Whiteways Farm in the foreground, extending to Micheldever Forest in the background.

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