

Micheldever Parish Village Design Statement 2019

1 What is a Village Design Statement?

Village Design Statements (VDS) 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.

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 Parishes 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.

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:

- (o) Modern design is welcomed if it respects local building traditions and features
- (o) Energy conservation and the use of regionally-sourced materials are important issues
- (o) 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 the current Village Design Statement as Supplementary Planning Guidance under the Winchester District Local Plan. This document updates and replaces the current VDS in light of any changes that have occurred since its adoption in 2002.

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 estates have 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 the Sutton Scotney Estate, owned by the Magnier family, manages the farmland lying in the western and north-western segment around Micheldever, Micheldever Station, Weston Colley and West Stratton.

Micheldever village has an impressive architectural heritage. It contains houses built in every century from the fifteenth to the twenty first. 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. 'The Old Stores' and Victoria Cottages were designed by Sir Edwin Lutyens in 1896 for Lord Northbrook. Arable farmland and woodland surround the village.

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.

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 has now been developed and 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. 'Carousel Park', a site which gained planning permission on the understanding that it would be used solely for occupation by 'travelling show people' is situated within the locality.

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.

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, primary school, village hall and public house. 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 Portsmouth Harbour/ Southampton) railway station with a disused marshalling yard and fuel depot facility, 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 has a church, a public house and a new village hall of which it is rightly proud. This was built following huge fund raising efforts by the local community strongly supported by the Parish Council and local councillors. The village contains almost 20% of the housing in the parish.

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, plus a farm grain store and weighbridge. 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.

DESIGN GUIDANCE NOTES

SP1 the linear format of the villages and existing village boundaries 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 relative proportions of buildings and green space within the villages 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

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 tranquility. 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.

(o) In Micheldever the open space includes an impressive approach to the village along Cowdown with its wide grass verges and avenue of beech trees. The allotments that adjoin the disused 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 and has been protected for future generations through a Deed of Dedication with Fields in Trust. The play area was refurbished in 2008 as a result of the Parish Council's commitment to our young people.

(o) At Micheldever Station the Warren Playing Field, which has also been protected through a Fields in Trust dedication, provides about a hectare of recreational open

space, and there is a recreational grassed area in the centre of the Brunel Close development. A new Warren Field children's play area and adult fitness equipment was built by the Parish Council in 2019.

(o) In East Stratton recreational open space is limited. The "green" opposite the pub, is a valued area of community space and is used for the village fete. The small grass area behind the village hall is also important for community use.

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 25 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, red kites, 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.

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 Wherewell. 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, which is also now the site for a Forest Holidays development, 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).

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

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. The Parish Council has promoted the development of much needed affordable housing, most recently with the first phase of Barron Close which, it is hoped, will be further developed shortly.

Micheldever Station has a variety of housing styles and materials. Buildings of interest include the railway station, the public house, the 'Old Stores' and adjoining cottages built in 1896 and designed by Edwin Lutyens for Lord Northbrook 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. A significant modern housing scheme 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. New mixed housing developments have been built at Mill Place, Beech End and most recently at Ellis Drive, providing quality housing and incorporating some affordable properties.

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.

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 Barns, 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.

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. The use of solar panels should be introduced to the existing street scene with sensitivity. 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, feature on many properties and are acceptable
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 sympathetic to the style of the existing property and avoid overlooking neighbours, in which case a 'velux' type window may be considered more appropriate.

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.

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.

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

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 suitable for existing housing stock and new buildings and should be included if possible

SB12 fanlights, if used, should be above the door head, not integral in the door

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 complement the building's glazing pattern

SB16 should have a similar roof pitch falling in the same direction as the building's roof

DESIGN GUIDANCE NOTES

Chimneys

SB17 whenever possible new dwellings should include chimney stacks and pots

SB18 whenever possible the removal of existing chimney stacks and pots should be avoided

Domestic garages. Garages are, of course, a modern 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.

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.

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 sight-line difficulties and arouse fears of traffic accident for pedestrians, children and horse riders.

DESIGN GUIDANCE NOTES

Domestic garages

SB19 garages should usually be sited on or behind the building line

SB20 materials used should harmonise with and reflect the style of the property served

DESIGN GUIDANCE NOTES

Driveways

SB21 should be constructed to prevent the materials used from migrating on to the public highway

DESIGN GUIDANCE NOTES

Plot boundaries

SB22 low boundaries of natural features (brick, flint, picket fences, hedging) should relate to the boundary materials of neighbouring plots

SB23 walls, hedges and picket fences are preferred to close-boarded timber fencing in defining boundaries that are visible from highways and footpaths

SB24 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 subdivide existing properties should:

SB25 use materials and components that match or enhance the existing building

SB26 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"

SB27 reflect the character of adjacent frontages, where properties form part of a group

SB28 ensure existing walls, boundary hedges and trees are retained where possible, or replaced

SB29 conserve the existing open areas and views from the property to be altered

SB30 not increase on-street parking requirements

SB31 ensure that large dwellings, even when converted, retain the existing curtilages

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 and proportionate to the size of the village

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

Low cost affordable housing. The Micheldever Parish Appraisal 2000 Report revealed an urgent need for more low-cost affordable housing. A number of small developments, most notably at Barron Close in Micheldever have since been developed. 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.

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. Wherever possible, any new proposals should encourage rural employment opportunities. Commercial properties should not increase light pollution within the parish.

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

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. The source of lighting should not be visible from the public highway, or jeopardise the rural nature of the parish, especially from the viewpoints mentioned in Section 4.

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

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. The large majority of residents remain opposed 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 2019 will play a significant part in helping to retain the special and unique character of Micheldever Parish.

Appendix A

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

- (o) The River Dever meanders through a relatively narrow valley, creating a distinct human-scale, enclosed landscape.
- (o) Clear, alkaline, nutrient-rich spring river supporting a rich aquatic flora and fauna, including watercress beds, and luxuriant riverine vegetation.
- (o) A predominantly agricultural landscape (Grade 4), with pasture on the flood plain.
- (o) Small, irregular fields along the riverbanks, with no obvious field pattern. Remnant hedgerows enclose many fields.
- (o) 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.
- (o) 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.
- (o) Minor roads run along the river valley sides linking the various settlements.
- (o) 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.
- (o) 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.
- (o) 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:

- (o) conservation of the rich biodiversity associated with the clear nutrient-rich spring water;
- (o) 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);
- (o) conservation of the linear pattern of settlements along the course of the valley and historic character of the lanes and roads;
- (o) restoration of disused watercress beds;

- (o) conservation of the diverse range of wildlife habitats including unimproved grazing, ponds, hedgerows, woodland and carr*;
- (o) 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;
- (o) conservation of the generally small-scale enclosed and intimate character of the valley;
- (o) conservation of the loosely structured landscape with occasional hedges and woods and single trees or tree lines along water courses including willow and poplar;
- (o) improvement of public access to the riverside.

2. Stratton Woodlands: Landscape Character Area Key Characteristics

- (o) 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.
- (o) The roads are generally quite narrow, but are straight and direct, as associated with medium rectangular parliamentary field enclosure patterns.
- (o) 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.)
- (o) 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.
- (o) 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:

- (o) conservation of the generally high degree of enclosure and seclusion created by the numerous woodlands and hedgerows;
- (o) 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;
- (o) 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;
- (o) restoration of neglected oak-hazel coppice with appropriate management plans;
- (o) conservation of the character of various archaeological sites and historic field patterns and character of roads, lanes and tracks;
- (o) conservation of the pattern of isolated settlements and traditional building materials, including brick and timber-frame buildings and thatched roofs.

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:

- (o) 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?
- (o) West Stratton contains the site of a shrunken medieval village
- (o) East Stratton contains the site of a fully deserted medieval village
- (o) There is a Saxon cemetery at Weston Colley, where a Saxon brooch, ring, bead, sword, spear, knife, shield and tweezers were found during excavation
- (o) At Micheldever Station there are several Bronze Age round barrows, an Iron Age enclosure and field systems
- (o) There is evidence of Iron Age settlements at Woodmancott
- (o) There have been Iron Age and Roman finds at Stratton Park and East Stratton
- (o) 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.

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.

Micheldever.

Church Street

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

Winchester Road

Griffin Cottage, C17

Norsebury Cottage, 01 7

98, Winchester Road, C19

99, Winchester Road, C19

100, Winchester Road, C19

101, Winchester Road, C19

102, Winchester Road, C19

103, Winchester Road, C19

London Road (A33):

Newdown Farm House, C18

Rook Lane

The Cottage, C16

Southbrook Farm House, C16

Micheldever Cottage, C16

Bryony Cottage, C18

The Crease

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

Northbrook
Jasmine Cottage, C16
39, Northbrook, C17
40, Northbrook, C17
41, Northbrook, C17
Northbrook House, C18

Sloe Lane
Borough Farm Ho, C18
The Barley House, C18
Manor Barn, C18
Manor Farm House, C18

Duke Street
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

Bilberry Lane
1-4 Waterside Cotts, C17

Micheldever Station
The Dove Inn, 1850
1-2 Old Stores, 1896
1-2 Warren Farm Cottages, C17
Warren Farm House, C17

Weston Colley
1-2 Weston Colley, C16

Old Mill Cottage, C16
Old Mill House, C18

West Stratton
West Stratton Manor, C19
The Mount, 1880
West Stratton House, C18
Stratton End, C17
1-3 Shepherds Close, C17

East Stratton

Stratton Park
Stratton House portico, 1803
London Lodge, 1806
Middle Lodge, circa 1850
Parkside Lodge, C19
Winchester Lodge, C19
The Bothy, C19
Old School House, 1850

Stratton Lane
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
Cold Harbour, C17
35, East Stratton, C17
22-31 East Stratton, C19

London Road (A33):
133-134 London Rd, C18
Highway Cottage, C19

Public and Other Buildings and Monuments

St Mary's Church, Micheldever, C13
6 tomb chests, St Mary's, 1795-1838
Cross, East Stratton, 1840
Garden wall, Manor Farm House, C18
Granary/barns/stables, Borough Farm, C17, C18, C19
St James Church, Woodmancott, 1835
Micheldever School, 1850

4 milestones, A33, C19
Barns/stables, Warren Farm, C19
All Saints Church, East Stratton, 1885-90
Station building, 1849
3 telephone kiosks, type K6, C20

-