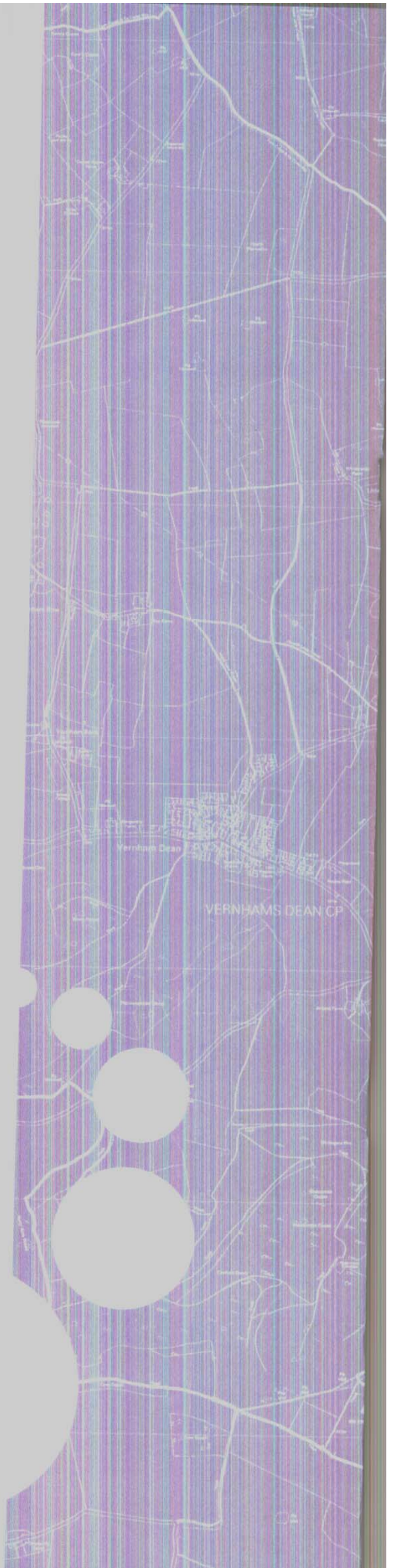
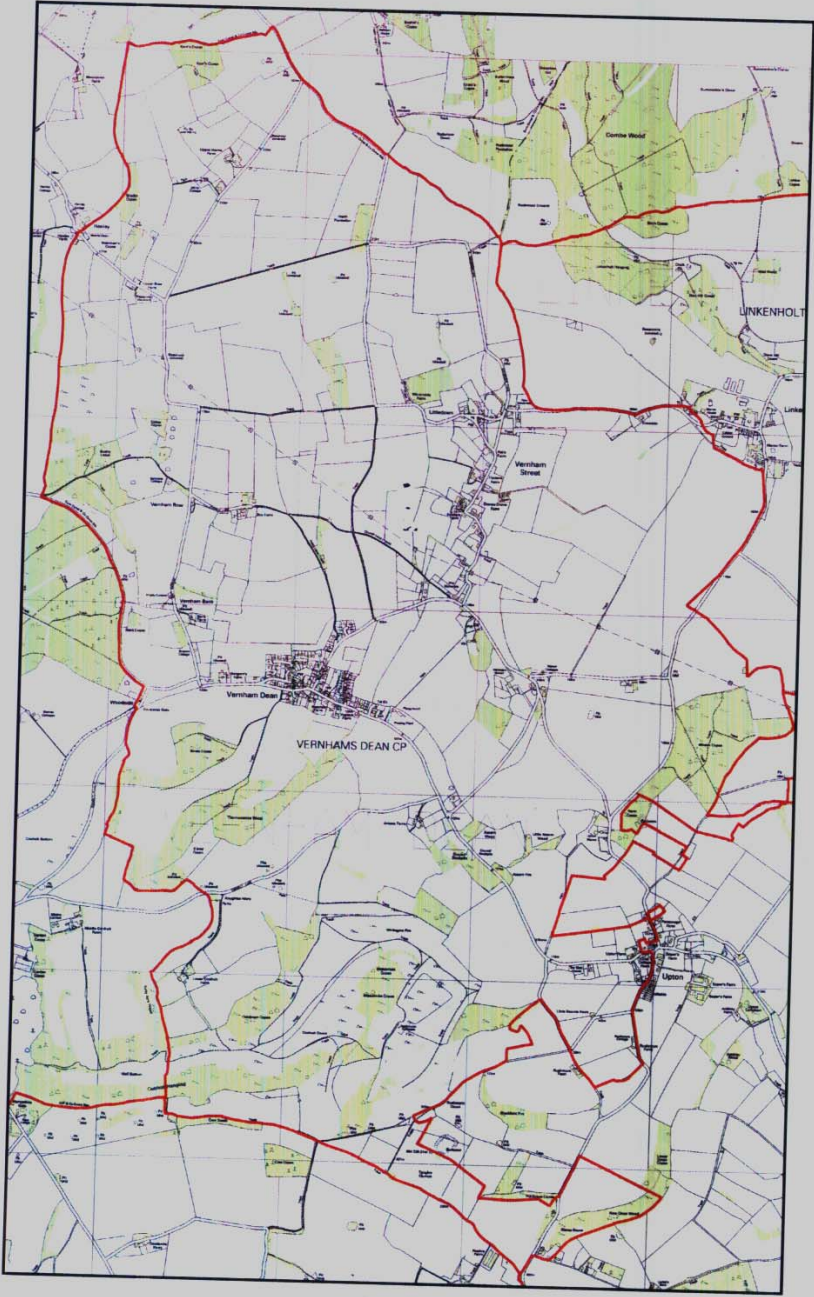


## **Village Design Statement for the Parish of Vernhams Dean**

**Adopted by Test Valley Borough Council  
as Supplementary Planning Guidance on**

**6 November 2002**







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and the many other Parishioners who assisted with the Project.

References within the Design Statement to the TVBC Local Plan relate to the Plan dated August 1996.

The local plan also contains a number of policies prefixed D on general standards, which apply to all development.

Please note the Local Plan is under review and policies may be subject to change. For further information please contact Test Valley Borough Council's Planning Service on 01794 527816. A sheet summarising any revisions to policies is available.

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# Introduction



Vernham Dean Village Pond with "The Firs" and "Old Mission Hall" circa 1900

## The Village Design Statement and its Purpose

This Village Design Statement provides a description of the natural and man-made features of the villages and hamlets that make up the Parish of Vernhams Dean, which include part of Upton, Littledown, Vernham Street, Vernham Row, Henley and Vernham Dean.

The members of the community regard the features of the Parish to be particularly distinctive. The document provides a guide to ensure that future development and change is managed to respect and preserve the character and distinctiveness of the Parish. It should thus contribute positively to protecting and enhancing the special nature and qualities of the community that is Vernhams Dean Parish today.

## How it was Produced

All the residents of Vernhams Dean Parish were invited to contribute to the Statement through public meetings, a questionnaire, surveys, workshops and an exhibition. Then the document itself was produced by members of the Village Design Team to reflect the views of the residents expressed during this consultation process.

## The Aim of the Document in the Planning Process

Test Valley Borough Council has shown the need to protect the local features and environment by designating part of the Parish as a Conservation Area. The Parish lies in a designated Area Of Outstanding Natural Beauty.

The purpose of this document is to guide future development by providing a descriptive framework of the distinctive features that have shaped the Parish in the past and which are viewed as important today. It represents a distillation of the views of the residents of Vernhams Dean Parish that can be referred to by architects, builders, and by the Parish Council and Test Valley Borough Council the local planning authority, when considering planning applications. The document has been produced with a view to its formal adoption by the local authority as Supplementary Planning Guidance.

## Who is it For?

The Village Design Statement is for everyone involved in the inevitable process of change as it may affect the villages and their surroundings. This document is important, not only for any new developer, but also for every resident in the villages who may be considering making changes to their homes and gardens.

## The Location of Vernhams Dean Parish

The Parish of Vernhams Dean is set in the north-west corner of the Test Valley in Hampshire. Located 10 miles north of Andover and 15 miles from Newbury, it has a series of attractive villages and hamlets including the village of Vernham Dean, part of Upton, and the hamlets of Vernham Street, Vernham Row and Littledown. A large part of the village of Vernham Dean lies within a Conservation Area while the Rivers Swift and Bourne, which run through the Parish, are tributaries of the River Test.





# History and Settlement

## A Brief History of Vernhams Dean Parish

Upton and Vernham Dean (the "village in the valley of the ferns") were once thriving farming communities, both tracing their history far back. A set of Bronze Age hand axes was found at Vernham, and part of Upton was owned by Edith, wife of Edward the Confessor.

A Tithe Map of Upton, dated 1735, shows land worked today in a very similar format to the 18th century layout. The village did not entirely escape the Civil War for a field hospital was housed in the "Deer's Leap", one of the thatched cottages of considerable antiquity.

Neither did it escape the plagues. Rumour has it that the main village used to be sited up a hill, near the Elizabethan manor and the church, only to move into the valley on the orders of the priest who thought to save people from infection. The two villages reflect the history of the Hampshire countryside. Vernham, surrounded by great estates, remote from urban life, yet epitomised the effects of rural prosperity and decline. The advent of new housing from the 1960s gave another lease of life to the village, whilst Upton's old brick and flint cottages mingle with a few modern additions.

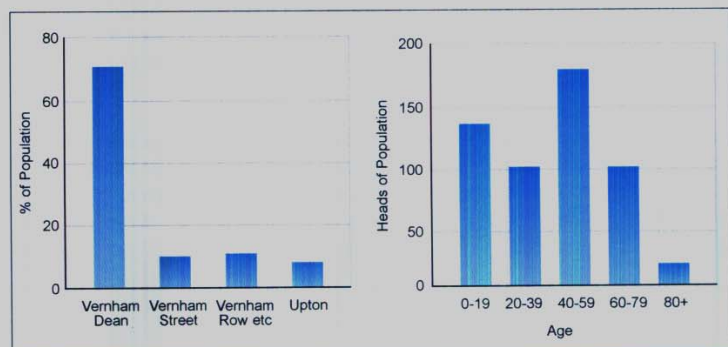


Bronze age hand axes on view in Andover Museum



## The Population of the Parish

The population of the Parish of Vernhams Dean, recorded in 1801, was 459. By 1851 the population had risen to 744 while by 1961 it had dropped back to 361. In 1965, with the development of the Parish, the population began to rise to its September 2000 level of 542 with the majority living in Vernham Dean. Most of the community have lived in the Parish for over 10 years while many of those who live in the Parish work in Andover and other parts of Hampshire. It is encouraging to note a reasonably equitable distribution of age groups throughout the Parish population suggesting that there is education, work, entertainment and prosperity for all ages within the Parish.





# Landscape and Surroundings

## The Countryside Surrounding the Villages

The dominant feature is the largely dry downland valley extending roughly east west, with fairly steep sides, all part of the North Wessex Downs Area of Outstanding Natural Beauty. The villages of Vernham Dean and Upton lie largely at the base of this valley. The communities of Vernham Street and Littledown extend on the south facing slope although Littledown is characterised by a contributory dry valley. The boundaries of the village with the open countryside are irregular and the latter intrudes into the settlements so that dwellings and amenities are closely integrated with the open countryside itself. Almost all the countryside is in agricultural use but large sections of the valley sides are given over to woodland. The communities are well served with footpaths, a bridleway and some byways. A particular attraction of the area is the facility for villagers and visitors to access the separate parts of the Parish both for recreation and otherwise, by the use of non-metalled highways.

The agricultural uses are characterised by large field patterns, consistent with exploitation of the natural assets by substantial farming units. By virtue of these agricultural units all the countryside is well managed with maintained hedgerows, fencing and buildings.

## Area of Outstanding Natural Beauty

The North Wessex Downs Area of Outstanding Natural Beauty (AONB) was designated in 1972 under Section 87 of the National Parks and Access to the Countryside Act 1949. The area, which stretches from the edge of Swindon in the west, to Wantage and Wallingford in the north, the edge of Reading in the east and to the edge of Hatherden and Harewood Forest in the south, has the highest status of national protection in terms of landscape quality. Responsibility for designation is vested in the Countryside Agency. The downlands character of the Parish forms an important part of this AONB.

## Flora and Fauna

The Parish countryside, although mostly arable farmland, is studded with many tree plantations, woods and copses with oak, ash and beech being the predominant native species. The typical woodland composition is an oak-ash canopy with hazel under-storey. Other species less frequently noted include field maple, wild cherry, wych elm and whitebeam. These wooded areas provide valuable shelter and habitat for a wide variety of wildlife. The hedgerows within the Parish contain those species typically found on chalk including hazel, blackthorn and dogwood. Some of the hedgerows are situated on old hedgebanks - often denoting ancient boundaries. Associated ground flora includes; bluebell, primrose, wood anemone, lesser celandine and solomon's seal. The re-introduction of traditional coppice management locally is beginning to occur, to help maintain these hazel copses and hedgerows.

The winterbourne which flows periodically during the winter months creates an important temporary riverine habitat for many aquatic invertebrates, amphibians (frogs and toads) and water birds (heron, moorhen, coot, mallard).

Some areas within the river valley have retained many elements of an unimproved grassland sward and support a range of wildflowers - many of which would have been typically found along much of the river valley in years gone by. Plants noted include; early-purple orchid, harebell, devil's-bit scabious, yellow rattle, wild parsnip and lady's bedstraw. In addition, the scrub community has been allowed to develop naturally over time and as a result, a mosaic of different shrub heights, ages and species are now present, many of which only occur on light chalky soils. This subsequently supports a wide variety of birds including; bullfinch, song thrush, fieldfare and redwing.

Much of the local area is characterised by the surrounding arable landscape and grazed chalk downland. There are many species that are dependent on this 'open' landscape. Farmland birds recorded in the locality include; lapwing, linnet, yellowhammer, fieldfare, redwing, skylark, meadow pipit and buzzard. Brown hares, deer, foxes and badgers are also frequently seen.

On some of the less improved chalk downland slopes, a range of chalk grassland plants have been recorded such as; cowslip, birds foot trefoil, marjoram, meadow vetchling, quaking grass, oxeye daisy and field scabious.







### The Character of the Parish

A strong influence on the visual quality of the communities is the preponderance of mainly 18th and early 19th century dwellings, constructed of local materials including flint, brick and timber with thatched roofs, alternatively traditional tiles or slates. The result is picturesque yet practical. The majority of dwellings have been extended but sympathetically so, with the result that the conservation area aims and objectives are largely achieved, not only within the formal conservation area but elsewhere.

More modern extensions to Vernham Dean, whilst initially providing an inconsistent tone, have now matured. A major contribution here has been the copious planting of trees and shrubs, indeed all the communities are rich in mature and semi-mature planting.

A particular feature of the Parish is a series of formal and informal open spaces, some private which serve to provide a sense of expansiveness in an otherwise close knit series of villages. It is desirable that these open spaces should be maintained. Examples include not only the Vernham Dean village pond area but also the paddocks lying to the south of parts of the Dell and on either side of Bulpits Hill in Vernham Dean.



The George Public House viewed from the pond

### Views into and out of the Parish

Most of the approach roads to the villages are narrow country lanes, often flanked by hedgerows, trees and shrubs. Whether one enters by road, or by one of the footpaths the approach is rural. From the majority of vantage points on the edge of the Parish, little of the villages can be seen as they lie in a hollow and are screened, from spring onwards, by mature trees and ancient hedgerows. One would not know that there was a significant settlement within the surroundings. From elevated points within the Parish, the high ground of the surrounding countryside, with its open farmland and wooded areas, presents a rural and tranquil view.





## Patterns & Content of the Settlement

### Village Amenities

The Vernham Dean Millennium Village Hall is a new brick building in the heart of the village which replaces an old wooden construction. Much fund raising, together with money from the National Lottery and other grants, enabled completion in the year 2000.

The Hall, with stage and kitchen, is used by many village organisations including the Theatre Group, Women's Institute, Sunday School Club and many other private and public social events.

The sports pavilion, which serves the Village Playing Field, is also a new build, again made possible by considerable fund raising and grant aid. The pavilion offers extensive facilities for the village football teams and, in addition, the playing field also offers netball and tennis facilities as well as a children's play area. Annual events held here include the Village Fete, a Sports Fun Day and Guy Fawkes night celebrations.

The George public house in Vernham Dean and The Crown in Upton both have car parks, gardens and extensive menus providing further important focal points for village life. The combined Post Office and Village Store in Vernham Dean, although a much smaller establishment than in the past, remains a vital amenity serving, in particular, those unable to drive or take public transport into Andover.

### Places of Worship

There are three places of worship in the Parish.

The Church of St Mary the Virgin (Church of England) is on the top of the hill overlooking the valley, near to Vernham Street. At Littledown there is an active Methodist Chapel. The Gospel Hall is on the main road through Vernham Dean and is also the venue for the playgroup for several mornings each week.

St Mary's also provides a public burial ground for the Parish, which has recently been extended and will accommodate burials for in excess of the next twenty-five years.

### Vernham Dean Village School

The village school was established in 1800 and has become very popular. Temporary portakabins have now been replaced by a new purpose built building that pays respect to the architectural vernacular of the village. This improved facility includes 4 new classrooms, a library, administration areas and has a capacity for 106 pupils.

### Roads and Traffic

The narrowness of the local roads particularly leading to the main highway running east/west along the valley floor makes it essential that any further development within the communities should have full regard to the impact on these country lanes and community served by them.

### Footpaths and Access

The Parish has an extensive network of bridle-ways and footpaths. These enable villagers and visiting walkers to move around the villages, covering the Parish from Upton in the east to Conholt Hill to the west, from Rockmoor Pond on the northern boundaries to Ankers Farm and beyond to the south. This can be done with a minimum need to walk on the roads and enables walkers to enjoy unspoilt views of the villages and the surrounding countryside.

### Public Areas

There are three public areas within the Parish – the Burydene Recreation Ground, the Village Pond area and Rockmoor Pond. The Burydene provides an open area of land when approaching Vernham Dean from the Upton direction and attracts families with young children to the reasonably well equipped playground and sports people to the tennis court and the very active football clubs. This facility provides a very important amenity to the Parish villages. The Village Pond, now without water and used as flood overflow from Bulpits Hill, provide a very picturesque setting with the surrounding houses.



The "Burydene" and Sports Pavilion  
- Vernham Dean



The Millennium Hall  
- Vernham Dean





### Buildings

Buildings outside the settlements are almost exclusively current or previous farm dwellings and associated largely traditional barns and out buildings. From time to time modern large barns may be seen but siting and visual treatment have resulted in their being successfully integrated into the local scene without undue impact in visual terms.

### Services

As is common in isolated rural communities the services are few; there is no mains drainage or gas supply. In addition, the absence of street lighting, seen by many as an advantage, minimises the amount of light pollution emanating from the village at night, maintaining its unobtrusiveness within the landscape. An intrusive characteristic of some parts of the Parish is the series of overhead lines serving electricity and telephone. Some progress with the under-grounding of these services was made in the mid-1990s in Vernham Dean, with resulting improvements in the overall appearance of the street scene. It would be desirable to attend to the rest of Vernham Dean, Upton and the other communities as the opportunities arise.

### Highway Signs

It is the aim of the Parish Council to keep the amount of visual clutter to a minimum. The Parish is fortunate in that the directional signs generally pre-date the modern signage, being of the older armpost type. These older signs add character to the roads in the Parish. Any new or replacement directional signs should follow the pattern of the existing ones. Ideally the 30mph repeater signs could be attached to lower more attractive cast iron style posts.

The Parish Council would encourage the introduction of traffic calming measures provided they were not unsightly and out of character with the rural nature of the Parish. Additionally the Council is concerned that research has shown that such measures increase vehicle emissions and noise, both of which would be detrimental to the community.

### Street Lighting and Pavements

The Parish Council is aware that Vernhams Dean is a very rural area in an Area of Outstanding Natural Beauty. For this reason the introduction of pavements and street lighting are considered inappropriate as they would detract from the visual amenity of the communities and, in the case of street lighting, would increase light pollution and the unnecessary use of energy.

### Security Lighting

The Parish Council will monitor and encourage residents to ensure that there is no light spill from such lighting beyond the curtilage of their properties, and in particular that they do not cause light to shine onto neighbouring properties or cause a road traffic hazard.

### Mobile Communication Masts

Any proposal for the location of mobile communication masts or transmitters must take account of the location of the Parish in an Area of Outstanding Natural Beauty. Such installations must therefore be unobtrusive in the landscape. The erection of such masts, where they are not shared between network operators, will be discouraged.



Aerial view of Littledown and Vernham Street



Aerial view of Upton



Aerial view of Vernham Dean



# Development

## Conservation Area

The whole of the Parish lies within the North Wessex Downs Area of Outstanding Natural Beauty. Part of Vernham Dean and all of that part of Upton within the Parish boundary are designated as Conservation Areas (Vernham Dean and Upton Conservation Areas respectively). **TVBC Local Plan** notes at **para 4.25** that views into and out of a conservation area may extend beyond its boundary. Particular care must therefore be taken not only with the siting and design of buildings within the conservation areas, but also regard must be taken of the views into them. There is a presumption against buildings of inappropriate design and against extensions or alterations to buildings that are visually out of character with the other buildings in the particular conservation area. Generally the design parameters outlined in this document will meet this requirement. It is especially important that buildings or alterations to them within the conservation areas are in context with other buildings in their respective conservation areas.

## Affordable Housing

Construction of affordable housing in the Parish will be welcomed, provided that it meets certain criteria. **TVBC Local Plan Policy C5** sets out parameters by which applications for affordable housing will be assessed. It is considered that in the case of this Parish account should particularly be taken of **Policy C5 paras a.i, a.ii and a.iv** (people resident in the Parish, people who have lived in the Parish and have strong family connections with it or people with a demonstrable need to live in the village to be close to relatives). For the benefit of the community account should also be taken of **paras b, c, e, f and g** of that Policy. Paragraph (b.) seeks to establish that affordable housing is viable in itself and does not require cross subsidy, paragraph (c) seeks to maintain affordable housing as such, paragraph (e) limits the size of such development, paragraph (f) requires the affordable housing to be part of an established settlement and paragraph (g) relates to the siting and design of affordable housing, which should be in accordance with the guidance set out in following sections of this document.



## Garden Enclosures

Planning legislation requires that boundary walls, gates and fences do not exceed 1m in height on boundaries fronting public highways, without the consent of the Local Planning Authority. Consent is also necessary to demolish a gate, fence, wall or railings over 1 metre in height next to a highway (including a public footpath or bridleway) or open space, or over 2 metres elsewhere within a conservation area. Listed building consent would be needed if the building was listed. Within plots, and between them, the legislation covers walls, fences and gates exceeding 2m height. Notwithstanding this requirement consideration should be given to the nature of the enclosure of gardens. The natural and most suitable means of enclosure is a hedge of indigenous species such as holly, beech, hawthorn and yew planted in a double row to a staggered pattern. An alternative would be a rose hedge. Whilst the hedge grows to maturity it may be necessary to enclose that property with a wire mesh fence, which should be removed once the hedge is mature. Otherwise, a flint and brick or cob construction wall may be appropriate, but this will generally only apply in the main village clusters.

It is essential, from the point of view of the visual appearance of the settlements in the parish, that the use of pre-fabricated timber fencing is avoided, as it is not only out of character with the area but is also unsightly. It is worthwhile considering the maintenance requirements for the three alternative means of enclosure. The pre-fabricated fence will have the shortest life, and will deteriorate relatively quickly to a point where replacement has to be considered. A hedge will require cutting at least annually. A wall is virtually maintenance free.



Vernham Dean Conservation Area



Upton Conservation Area



A traditional, well considered garden wall



The fence looks too modular - and will not last



## Siting of Development

Based on the foregoing analysis the following guidance may be used in designing new buildings or alterations to existing ones.

1. **Background:** In considering the design of buildings within the Parish two major factors have to be taken into account. The first of these is the siting of development and layout on its site of any extension, new building or group of buildings and the second is the nature of the built form.
2. Siting is essential in determining the overall visual fabric of a village or group of buildings within the landscape. In the case of Vernham Dean this is particularly important because it is possible to look down onto the village from the surrounding hills. Similarly, in north Hampshire it is historically unusual for buildings in villages to break the skyline. This is the case with Vernham Dean, although some recent developments have been permitted that have this effect and in future this should be avoided. (TVBC Local Plan: Policies E5, E7).



The angularity of the building breaking the skyline clashes with the natural shape of the landscape

3. Historically main rural settlements developed in an unplanned manner, generally along primary and secondary roads leading to other places. Vernham Dean and Vernham Street are both linear settlements. Upton grew organically about a cross-roads.
4. Historically land owners were able to take pragmatic decisions to carry out a development. Thus, in most villages, areas remained undeveloped, providing open space and contributing to the pattern of rural settlements. Thus economically driven development contributed to the visual diversity of a community's building stock, so that some buildings are sited in places that now seem to be slightly illogical. It is this historical organic growth that bequeathed to us the shape and character of our villages. In Vernham Dean examples are the residual paddocks behind Masons and The George, the school at one end of the main settlement, and the positioning of the old Methodist Chapel immediately in front of Cheney Cottage. Littledown Methodist Chapel is a further similar example.



A Chapel in the Garden

5. Inappropriate in-filling smaller parcels of land remains a threat to the appearance of a village. In some cases development continues the natural pattern of settlement along road frontages, leaving an open area behind. However, frequently a paddock or large garden is over-developed by the construction of a number of dwellings at a density out of context with the area. An example in Vernham Dean has been the piecemeal development over an extended period of the original paddock behind Masons and the more recent proposals for development of the remaining land. (TVBC Local Plan: Policy C5).



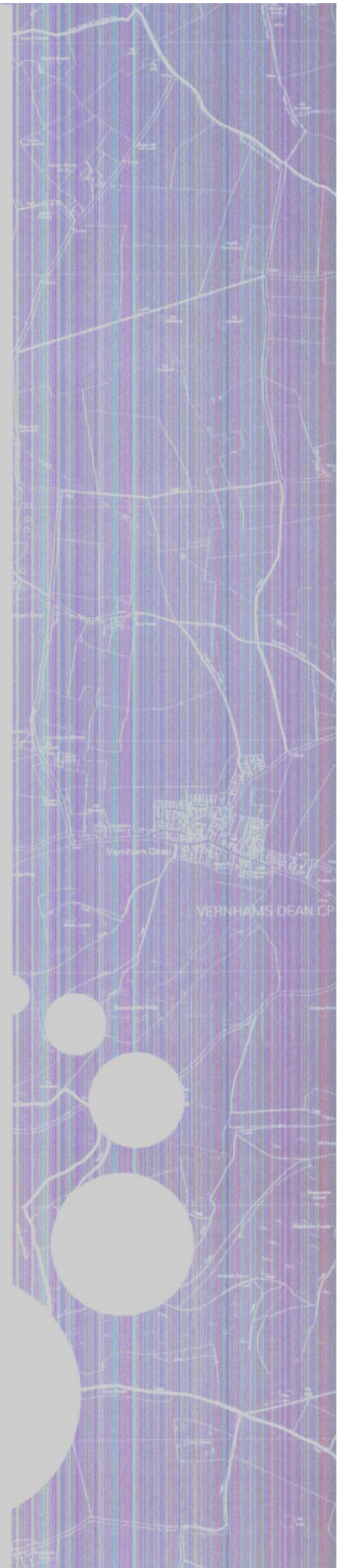


Piecemeal development of land

6. The development of large parcels of land with a number of houses of similar size and homogeneous design is out of context with the history of community development and can cause significant harm to the visual fabric of settlements. Further, the application of standardised highway requirements, such as kerbed pavements and minimum road widths, further erode the visual fabric, as well as giving rise to eccentricities such as a road 6 metres wide, with kerbs and pavements, leading into a 3.25m wide lane. Vernham Dean has seen the construction of several such developments, notably Haydown Leas, The Dell, Shepherds Rise and Botisdone Close. **(TVBC Local Plan: Policies C7, C8 and E5).**
7. Development of the type outlined in the preceding two paragraphs threatens the historical and contextual fabric of the settlement by producing development in depth as a departure from the main pattern of settlement. **(TVBC Local Plan: Policies C7, C8 and E5).**
8. In Vernham's Dean Parish there are three main settlements (Vernham Dean, Littledown and Upton [part]) with a number of other areas of grouped dwellings, notably Vernham Street and Vernham Bank. The presumption for further development within these areas should be for a continuation of the historic linear development pattern. Existing open, undeveloped areas within these settlements should remain undeveloped, or be developed with single dwellings following the existing road frontages without in-depth infilling. There is a presumption against the multiple development of larger parcels of land. **(TVBC Local Plan: Policies G1, C2).**
9. New development should provide dwellings of different sizes and contrasting design in juxtaposition, to reflect the essential dichotomy that is critical to the maintenance of village character. This will be irreparably eroded in the near future if there is a continuation of the recent policy of permitting the building of multiple dwellings of repetitive, homogeneous and non-contextual design that do not respect the local vernacular. **(TVBC Local Plan: Policies G1, C10[2]).**
10. As important to the visual fabric of the Parish is the manner in which individual buildings are positioned on their sites. The way buildings relate to each other should be considered in their design. Older buildings were frequently built at odd angles to the road, or to their neighbours, a taller building could stand alongside a smaller one. The space between buildings is as important as the buildings themselves and this feature is essential to maintaining the rural character of the area. **(TVBC Local Plan: Policies G1, C1[b]).**
11. On individual sites preference is given to asymmetrical positioning of buildings, in particular with regard to the layout of the site. There is a presumption against multiple developments where buildings are set parallel to highways, have a uniform spacing from the highway edge or have a uniform spacing between buildings. **(TVBC Local Plan: Policies C1[b], C2, C7).**



"Suburbia in rures". Precise planning is not the traditional rural character





# The Design of Buildings

## 1.0 Materials

1.01 The historically indigenous building materials in the Parish are chalk cob and flint and hand made brick walls, thatched or slate covered roofs and painted timber windows. There is a presumption in favour of the use of these materials or those that can be used in sympathy with them in both extensions to existing properties and in new development. There is also a presumption against the use of materials more commonly associated with urban and suburban development. The use of materials is discussed in greater detail in the following paragraphs.

## 2.0 Building Design - General

2.01 The buildings in the Parish can broadly be defined as pre-1850, 1850 – 1939 and post-war. Each of these periods has contributed buildings with a distinct aesthetic.

## 3.0 Roofs

3.01 One of the most important elements of a building is the pitch of its roof. Until the middle of 19th century straw thatch was the indigenous roofing material, which meant roofs were pitched at approximately 55°. When Welsh slate became a possibility a number of houses in the Parish were built or re-roofed using slate with a pitch of about 40°. Both before and after the introduction of slate some local clay tiles were used, but buildings with this type of roof are part of a small minority in the Parish. Examples are Underwood and St Mary's Church.



A steeper roof pitch with hand-made tiles adds character

3.02 From the 1960's use has been made of concrete tiles and lightweight trusses which decrease the roof area. The reduced pitch caused buildings with it to appear wholly out of context with the area.



A shallow pitch, concrete tiles and sand faced bricks detract from individuality



- 3.03 There are a number of modern developments and buildings in the Parish that have this dramatically out of character reduced roof pitch, notably The Dell (Phase 1), Haydown Leas and Botisdone Close. There should be a presumption against buildings with such low roof pitches and against flat roofed extensions to buildings pre-dating 1960. Such extensions are obviously out of character with the original construction, as can be seen with Myrtle Cottage and The Lodge. (TVBC Local Plan: Policies G1, C1[b], C10).



Flat roofed extensions to older properties destroy their character

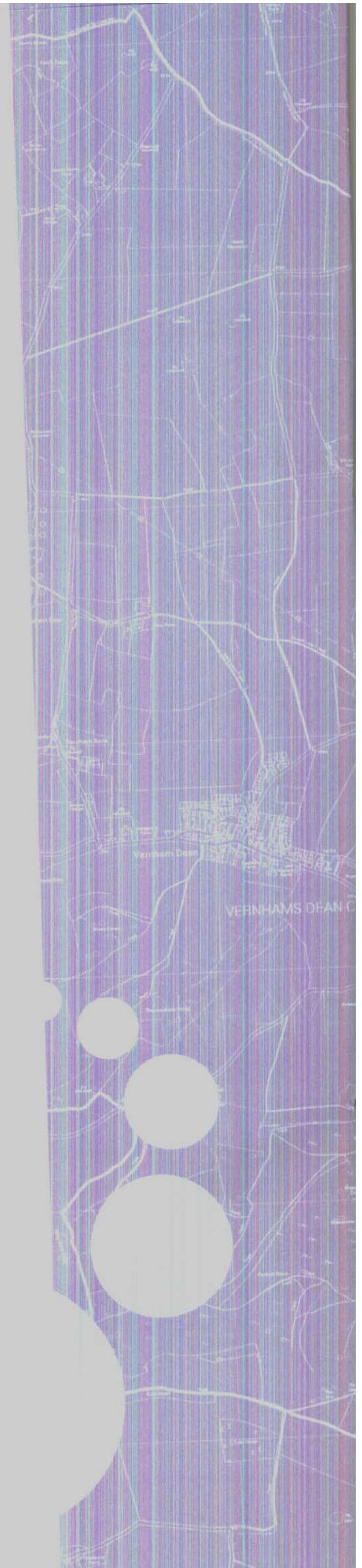
#### 4.0 Walls

- 4.01 Walls are another primary element of building design. The original indigenous materials in this area were timber and chalk cob. Few original buildings have survived. Construction techniques moved on to use flint with local bricks for plinths, quoins, window surrounds and eaves. Both these older construction methods produced a small unevenness in the texture of construction that throws small shadows on facades in sunlight. They weather to produce a mellow effect. It is notable that a number of recent buildings and extensions have used flint and brick very successfully, in particular Ashton Cottage, Sargents Farm and Upton Cottage.



Using traditional materials in a slightly different way from the original sympathetically expresses the extension of an older building

- 4.02 Cob construction is now generally not acceptable as a material acceptable under the Building Regulations, except in the repair of listed buildings. However, in extending cob buildings the appearance of cob work can be replicated by rendering blockwork with a render comprised of sand, cement and lime, which is applied with an uneven texture. Potential alternatives to cob walls on listed buildings is a matter to be considered on its merits, the proposed alternatives may not be acceptable.





4.03 In contrast, some buildings have been constructed locally that do not respect the indigenous materials. They appear inappropriate in the context of the established vernacular, in particular where bricks provide colour through dyes or sprayed sand. Such bricks, available in colours such as lavender and purple, are not appropriate for this area. Bricks used in work that will be visible externally should be genuine hand made red facing bricks. Machine made bricks with artificial embossing to imitate hand made bricks should be avoided, as they produce a façade with a mechanical texture.



Pastel coloured sand faced common bricks are inappropriate in a flint and brick area

4.04 Where it is intended to replicate flint and brick work, bricks should be selected as outlined above. Generally buildings should be constructed, altered or added to (eg Ashton Cottage) with facing work that is in character with the vernacular, other than very large houses where such construction would not have been used in the past for historical reasons. (TVBC Local Plan: Policies G1, C1[b], C10[2], E5 & E7).



Carefully selected hand made bricks with considered detailing work well on this new house



## 5.0 Windows

- 5.01 In the design of new buildings, extensions or adaptations the disposition of fenestration is of great importance. Until about 1825 buildings in this area had windows inserted in positions as required or as was structurally viable. After that date there was a conscious effort to align windows both horizontally and vertically. Alterations and extensions to buildings pre-dating that era should therefore respect the fenestration tradition of the time of the original construction. (TVBC Local Plan: Policies G1, C1[b], C10[2], E5 & E7).



The height to width ratio of the panes of glass are incorrect in what is otherwise a sympathetically considered new window

- 5.02 Similarly, the detailing of windows should respect the period of the original building if alterations or extensions are carried out. For example sliding sashes or casements with glazing divided by glazing bars should be used for properties pre-dating about 1965. Consideration should be given to the recessing of the frames into the openings by between 50mm and 90mm, so that some shadow is cast by the reveals. Equally the disposition, size and profile of glazing bars should also recognise the parameters set by the original. It would be aesthetically incorrect on an older building to replace a small paned window with a modern, single pane one. Where a window frame was painted it should not be replaced with a stained timber one. (TVBC Local Plan: Policies G1, C1[b], C10[2], E5 & E7).



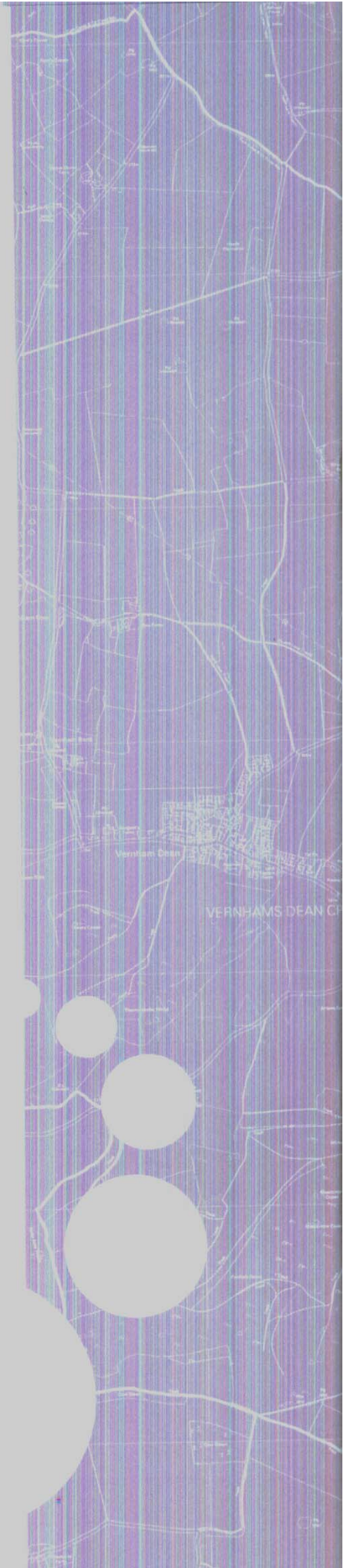
The pane sizes vary, the frame members are oversized and the shallow reveals make this window appear to be almost part of the wall

## 6.0 Eaves

- 6.01 Eaves detailing is also an important part of the vernacular and should also follow the pattern established by earlier work on buildings. (TVBC Local Plan: Policies G1, C1[b], C10[2], E5 & E7).



Three examples of eaves exhibiting character and sympathy





## 7.0 Specific Points Relating to New Buildings

7.01 In the case of entirely new buildings these should respect the local vernacular unless of exceptional contemporary design. This would mean that new dwellings should not be designed as standard, out of context, 'executive' style houses. Contemporary amenities can be contained within an envelope that is sympathetic to the existing aesthetic of the area.



An excellent example is the group of houses built above Ibthorpe during the last decade, which have merged into the landscape very well. This is not the case with other buildings in the area that have been designed purely to suit a common denominator market, and therefore display characteristics that are wholly out of context, for example The Dell, Botisdone Close and Shepherd's Rise. (TVBC Local Plan: Policies G1, C1[b], C10[2], E5 & E7).



7.02 There is a strong case for designs of merit that are able to stand on account of their design and the manner in which they take account of its siting and context. Thus a fully glazed cube or a house set into a hill with grassing over is likely to be more acceptable than a building constructed with a concrete tiled pitched roof, non-local bricks and aluminium or plastic window frames glazed with single panes. (TVBC Local Plan: Policies G1, C10[2]).



## Siting

### Guidance Notes

- Consider all round visibility – including when seen from above from surrounding hills (TVBC Local Plan: Policies G1, C7, C10[2])
- Respect the historic pattern of development in the settlement – generally linear, not in depth (TVBC Local Plan: Policies G1, C2, C7, C10[2])
- New development should be contextual with the historic density of development (TVBC Local Plan: Policies G1, C2, C7, C10[2])
- Open parcels of back land should not be over developed (TVBC Local Plan: Policies G1, C2)
- Multiple development of large parcels of land is out of context with the area (TVBC Local Plan: Policies G1, C2)
- Where more than one building, particularly dwellings, are built as part of a single development they should be of different sizes and contrasting in design (TVBC Local Plan: Policies G1, C10[2], E5)
- Consider the location of the building on the plot. Asymmetry is preferable to preserve the contextual relationship between buildings (TVBC Local Plan: Policies G1, C10[2], E5)

## Building Design

### Guidance Notes

- Roofs – consider the pitch that is appropriate to the vernacular (TVBC Local Plan: Policies G1, C7, C10[2], E5)
- Walls – the construction should be harmonious with the building to which an extension is built or an adaptation is made. New buildings should respect the vernacular (TVBC Local Plan: Policies G1, C7, C10[2], E5)
- Windows – should be multi-paned and the size of glazing bars must be considered. Reveals should be well expressed (TVBC Local Plan: Policies G1, C7, C10[2], E5)
- Eaves details – should follow the patterns established by earlier buildings – deep eaves boards are out of character (TVBC Local Plan: Policies G1, C7, C10[2], E5)
- Extensions to buildings should follow the principles established by the design established by the vernacular, but do not need to produce pastiches of the original (TVBC Local Plan: Policies G1, C7, C10[2], E5)
- There is always a place for benchmark contemporary design statements of outstanding quality, whether as new buildings or as extensions (TVBC Local Plan: Policies G1, C7, C10[2], E5)





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