

East Meon
Pattern Book

Consultation
Draft

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A Patternbook for EAST MEON

Detailed Characterisation Study

This Pattern Book was
produced for East Meon with
the help of its residents in May
2016 by Jackson Planning Ltd

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Executive Summary

despite significant relatively recent change retains its historic street pattern and form; it is an ancient settlement and was recorded in the Domesday Book when it had 138 households (although this figure relates to a vastly larger area than today's East Meon).

This study has been developed alongside the Neighbourhood Plan and includes a review of the 1999 village design statement and fulfills a guidance role on characterisation of the village to assist in guiding future development. The characterisation study is presented as a Pattern Book it is a focused objective assessment of local distinctiveness of village based on detailed study of its streets.

The pattern book builds upon previous characterisation studies including the Village Design Statement and the Conservation Area Appraisal.

The survey of character was carried

out using a detailed street survey, which was then recorded in a tabular format with reference photographs. This provides a detailed reference of the key streets. The street survey forms a record of character for the village

Characterisation is considered at four scales:

1. Settlement Scale (The village)
2. Spatial Scale (Layout/ Townscape)
3. Building Scale (Streets)
4. Detail Scale (Buildings)

The pattern book considers the development at all these scales.

The key findings at each level of characterisation supported by the evidence from the street surveys was recorded as follows:

Settlement Scale – defined by the River Meon and Park Hill

Layout/ Townscape – Retention of

the original grid and clusters beyond this

Building Scale – Streets are fine-grained with strong building lines, generally two storeys, strong enclosure at the centre, and loosening up on the periphery, a cohesive range of materials reflecting the local geology.

Detail Scale -Buildings – Simple rural vernacular rather than highly ordered proportions.

The study of the character has led to development of three very specific policies two covering new build and one for replacements or extensions.



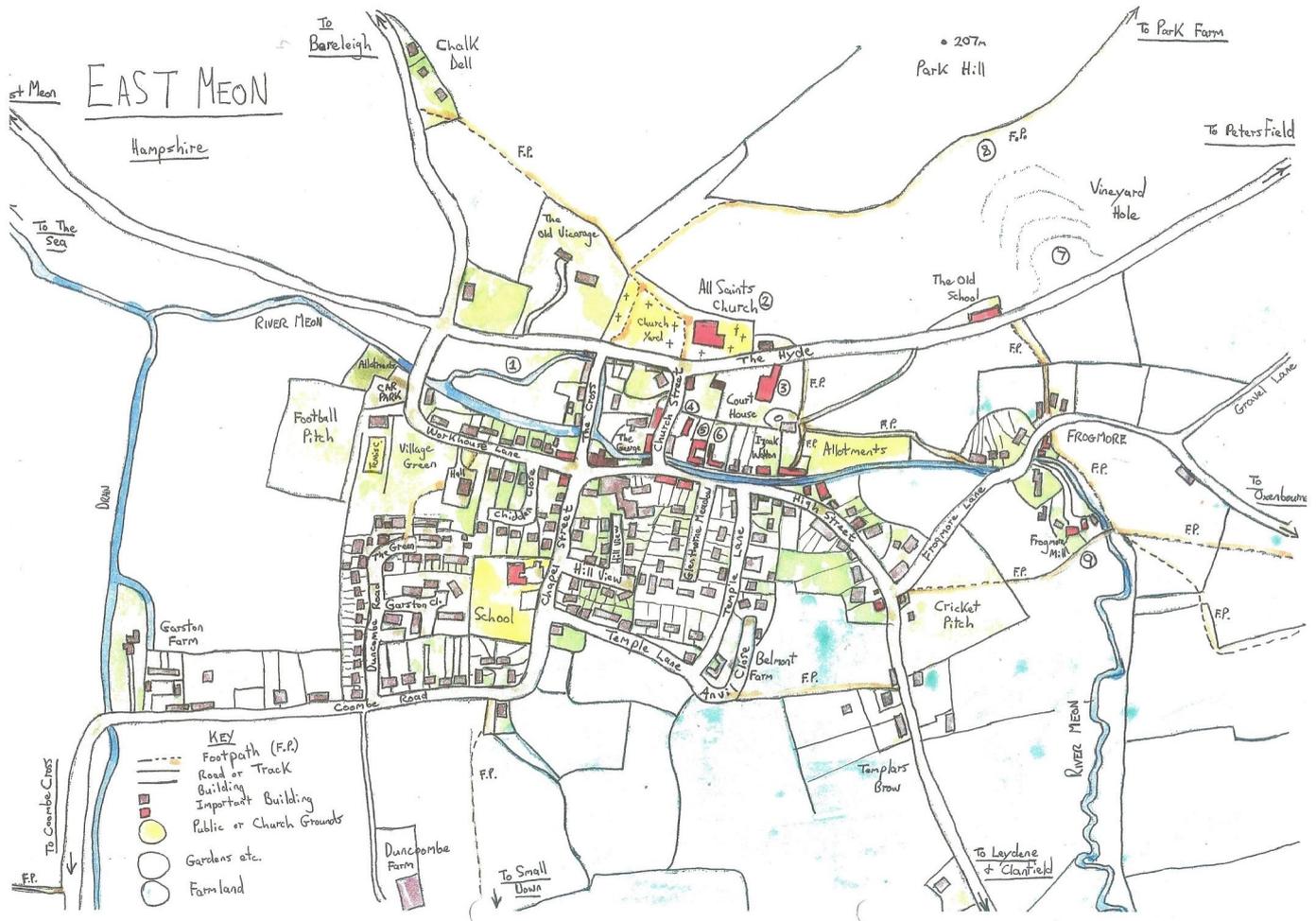


Image above is hand drawn map of the key characteristics of the village as identified by a resident

Introduction

This pattern book has been developed to support the neighbourhood plan for the village.

This objective assessment of the village character will inform the design solutions for future development so as to ensure that it is locally distinctive and recognisable as 'of East Meon'.

The pattern book has been developed to assist with the housing development sites allocated in the Neighbourhood Plan and has set out a

series of rules that can be checked against this pattern book by anyone assessing the submissions made by applicants for planning consent.

It will also assist with redevelopment proposals, infill proposals and extensions to dwellings.

The policies apply to the area within the settlement boundary and the allocated development sites.

Pattern Book SECTION ONE



“Most of the views of the village and its surroundings are harmonious – a pleasing balance between the downs, fields, hedges, woods and isolated trees, the course of the River Meon, the farms and then the buildings and open spaces which make up the village itself. This balance must not be disturbed.”

VDS 1999

Village Design Statement Previous Studies (VDS) 1999

The first VDS for the village was developed in 1999 to record what the people who lived in the village felt was special about it and to make recommendations for future change. At 17 years' old the VDS is nearly a mature adult and despite advances in time and technology many of same themes persist in the village.

The VDS was adopted in 1999. This current characterisation study does not need to repeat the background history and findings in detail, these remain valid in the original VDS, this review allows a retrospective of the effectiveness of the first VDS to help develop stronger policies to protect the village.

The VDS remarked in 1999 that it had few open spaces and no central green or square. The more recent development "The Green" created that village focus and generally in spatial terms is considered a success for the village.

The VDS identified the key open spaces in the village: including the northern end of Glenthorne Meadow, the allotments, the recreation ground and cricket pitch. The two fields between Frogmore and East Meon were identified as important in dividing these two areas.

The VDS went beyond issues of just design and were a pre-cursor to the NDP.

Key findings relevant to future

development were as follows:

- The open ground separating is East Meon from Frogmore should be protected
- Any new settlement must contain only a small number of units
- The design of any new building or modification to be a contemporary design but in sympathy with the past and proportionate in size
- New buildings must use high-quality materials which blend sympathetically with present structures
- The compact development pattern of East Meon and must be maintained and the current boundaries strictly observed
- Should any new construction be sanctioned it must not harm the delicate balance of open and built-up spaces, particularly on the perimeter of the village
- New development should not always attempt to mirror what already exists – diversity should reflect the current period, not the past
- However, it is important that the design and construction of new buildings should match the quality and diversity of the past; architects and designers should be encouraged consistently to use natural and where possible local materials and to continue the tradition of interesting detail to retrieve architectural

blandness.

- New buildings should reflect both the size and scale of existing buildings and their position within the building plot.
- Height to eaves should not normally exceed 5 m, pitched should be a minimum of 35° and a maximum of 50°; overall height of a two story house should not normally exceed 8 m, excluding chimney stacks.
- No building over three stories should be permitted.
- Any new building, extension or conversion must observe the high standards of design and materials, which should reflect the vernacular of its surroundings.
- Due regard should be paid to fencing or hedges, streetscape roofline and siting on the plot.
- New buildings and alterations should avoid elevations which are unrelieved by variations in design and plain; where there is more than one building, roof lines should be similarly varied. Flat roofs should be avoided.
- All building should incorporate design details as part of the structure, but simply take them on as afterthought.

Recommended design details are:

curved lintels, brick or wooden windowsills, tile hangings, dormer windows where they match the period of the building, small windows.

- Details to be avoided except where there is a strong argument in their favour are: large picture windows, pre-fabricated conservatories in prominent positions, which do not complement the style of the building to which they are attached.
- New buildings and extensions or modifications should be designed with close attention to using local materials and detail so that they integrate with the present pattern of the village
- Recommended materials are: for walls knapped flints, quality stock bricks with complimentary mortar, wood cladding and render panels, chalk block.
- For roofs: Slate, thatch and clay tiles
- Other elements timber and PVCU windows, painted or stained appropriately, timber framing with brick in-fill.
- Materials to be avoided except where there is a strong argument in their favour: concrete tiles, aluminium windows, PVCU boarding, mortar which clashes with the colour of the bricks, large expenses of anodised aluminium, stone cladding.
- Street layout should conform to the

existing patterns and should not put stress on the existing lanes and main street. It is important that any new development reflect the grid and cluster layout which match the settlement pattern as it grew along the banks of the River Meon.

- New development should contain only a small number of units so as not to destroy the present pattern of the development of The Green, the largest Village. The 1999 VDS has been tested by the development of The Green, the largest of recent development schemes within the village. The scheme splits opinion in the village. Generally the location and form of the development and the significant gain of the village green have been supported, however, the over fussy detail, the use of dormers to create third floors in dwellings and the use of garish render, parapets and bow windows that are not found in the village.

This suggests that the design policies need either to be stricter or applied more rigorously, or potentially both.

The retention of the grid and cluster layout is the key consideration to be taken forward in the new plan.

Many of the aspirations of the village are reflected in the current wishes and aspirations of the neighbourhood plan and are being carried forward in the draft. The Green Spaces identified as important to character are those that were identified in the consultation events.

The strong guidance that developments could only be small scale to be properly assimilated in village character remains the key theme of the consultation for the drafting of the neighbourhood plan.

Previous Studies

Conservation Area Appraisal

A new and updated Conservation Area Appraisal and Management plan (CAAMP) was drafted in March 2015 by SDNPA, it was adopted by the Council in November 2015.

The CAAMP notes the following about the village. East Meon is especially notable for:

- Its striking and unspoiled location on the upper reaches of the Meon Valley
- The Twelfth Century Church of All Saints, one of the finest parish churches in Hampshire
- A long association with the Bishops of Winchester
- The late Fourteenth Century Court House, an exceptional survival of medieval domestic architecture
- A varied collection of timber-framed domestic architecture from late medieval and post medieval periods
- Wide survival of a thatch tradition in a village context
- Glenthorne, an imposing example of a brick built house of 1697
- A varied sample of well preserved Eighteenth and Nineteenth Century cottages, houses and villas
- Linked nodal historic development at Frogmore
- Survival of public houses and retail businesses, serving the village and its hinterland

Whilst the conservation area covers the core of the village, there equally is as much built development outside the conservation area that is not designated. The proposed new development to be allocated in the neighbourhood development plan will fall outside the conservation area.

In addition the CAAMP does not provide specific design advice on proposals that could affect the character of the conservation area or the wider village. The CAAMP does offer some useful exploration of historical development of the village repeated here, and then explores in detail the significant listed buildings with a good photographic record. This is a useful resource when considering change to the notable buildings in the conservation area.

Historical Development of the Village

The following was kindly provided by the East Meon history group.

Early societies built settlements near the sources of rivers, and many traces have been detected near the source of the Meon of prehistorical and then Roman occupation. In Saxon times, the Meons were given as a christening present from King Wulfhere of Mercia (656AD to 675) to King Adelwalh of Sussex. Then East Meon was part of a Royal Manor belonging to King Alfred the Great. In 970 AD, the Saxon King Edgar granted 'that famous place which the locals have always called Aet Meon' to his grandmother Eadgifu, the widow of King Athelstan.

East Meon was then a Minster, administering a Hundred, which reached the border with Sussex. There were two manors of East Meon, both owned by the Bishops of Winchester. These are recorded in the Domesday Book, which lists seven mills (the remains of three of which still survive within today's parish).

An important Norman church and mediaeval Hall were built by successive Bishops of Winchester, including Henri of Blois, who also contributed the Tournai Font, and William of Wykeham, who constructed the Court House in the 1390s. These were almost certainly built on the remains of Saxon predecessors.

The two manors (East Meon, and East Meon Ecclesia) were administered by the Bishops, or more often their Stewards, from the Court Hall; their records are in the Winchester Pipe Rolls. The structure of other hall houses survive from this time, most notably Forge Sound and Riverside, located at the point where the river could be forded.

In the late 16th and early 17th centuries, population and prosperity grew, and a number of yeomen were able to build substantial cottages (some very close

together, in defiance of the Act of Settlement, which stipulated that each should own at least four acres ...) The Tudor House was rebuilt from its original hall house in the 1580s, Heycroft House built at around the same time, helping define The Square, which was a focal point of the village; just down The Cross, the Angel Inn was built (now Cross Cottages), and Kews Cottages further down what was then Cross Lane. Forge, Hockley and Old Bell Cottages date from this time.

During the Civil War, the Parliamentary General Sir William Waller mustered his troops "on a heath adjoining East Meon – probably near Langrish - and the cavalry at Frogmore. On his way towards the Battle of Cheriton, the entire 12,000 strong army marched through the village.

After the Restoration, the Bishop of Winchester was restored as Lord of the two Manors, but tenancy of the land was granted by the King to his financier Stephen Fox. The tenancy passed to another Norfolk family, the Sharrocks, who in turn rented it to East Hampshire landlords. Several new large estates grew around the village, including Westbury House, Bereleigh, Oxenbourne, Langrish and Bordean. The Tithe Apportionments of 1852 show that a small number of local dignitaries, including Viscount Gage, John Bonham Carter, Sir William Joliffe, let the land and buildings to farmers and residents.

During the 19th century, the population trebled, while agricultural work declined in the Meon Valley as elsewhere in Britain. The end of the Napoleonic Wars, the repeal of the Corn Laws, the Inclosures (which were enacted here in the 1850s) and increased mechanisation of transport and farming reduced the capacity of the land to sustain large workforces. Refrigeration and steam transportation led to increasing exports from the New World. To accommodate unemployed or underpaid farm workers who had lost their homes, many houses in the village were divided up.

The village Workhouse had been run by the parish since 1727 but was closed down in the 1839 and the residents moved to the Union Workhouse in Petersfield. The National School was built in 1845 and as many as 177 pupils were registered at one time (paying fees of 1d a week). The registers show how mobile families were, travelling wherever work was available. In 1894, Langrish parish was created, reducing the parish of All Saints to its present size. The Bishops of Winchester finally lost their manorial rights to the Crown Commissioners in the 1920s.

A number of village buildings had suffered from dereliction and were either burned down or demolished. Many were owned by the Portsea Island Mutual Cooperative Society. Some derelict cottages were bought and restored by the owner of The Court House, Morley Horder, who also did substantial and sensitive work on The Court Hall itself.

The High Street during the late 19th and early 20th centuries was a busy centre for trades and shopping; from brewing to butchery (including slaughtering) to wheel-wrighting, every need was catered for at a time when few had the means of travelling to the nearest town.

From the mid 19th century to the 21st, the size of the settlement doubled, Post-war growth saw considerable development with council housing (later, social housing) being built to the south and south west of the village. In the 1950s, the river Meon was re-engineered along the High Street to prevent the flooding which had frequently engulfed housing on both sides; the present harsh brick and concrete walls were built and a culvert introduced parallel to Workhouse Lane. The 1960s saw new housing, including bungalows, along Workhouse Lane and up Chapel Street, as well as new Village Stores at the end of the High Street and a new Primary School on Chapel Street.

The Village Institute, built in 1887, had become unsustainable by the 1960s, and its site was sold off to help

pay for a new Village Hall on ground to the south of Kews Meadow on Workhouse Lane.

In 1986, East Meon was chosen as 'The Domesday Village', because its layout and character reflected that of the 11th century; it has over 50 grade I and II listed buildings. In 1999, East Meon produced a Village Design Statement, and the last significant development, on what had been Kews Meadows, in 2002 observed the spirit and the letter of its recommendations.

The arrival of the internet has helped change the pattern of employment in East Meon, which introduced its own broadband network in 2002, in advance of BT introducing it to rural communities. Many now work from home, as does a number of skilled trades-people whose vans are their livelihood.

The **CAAMP 2015** identified the following from regarding historic development:

Settlement Form

The river Meon flows through the centre of the village, along most of the High Street it divides when it meets The Cross. At the northern end of The Cross, the river doglegs again and resumes its Westerly flow. A new culvert was dug in 1955 in response to severe flooding.

The prominence of the river valley in the villagescape is marked in contrast with other villages in the valley.

Frogmore is a quite separate node from the main village well to the east and linked to it by a lane leading to High Street at its eastern end by the village forge.

The conservation area appraisal records, with the exception of a few examples, that most of the buildings within the village are relatively modest, two storey and the domestic in character. Timber frame construction is found throughout the village with

examples from the 14th century to the 18th century.

There are 50 listed buildings in the village which contribute significantly to the built character and settlement form and there are more surviving Hall Houses relative to the size of the village than elsewhere in Hampshire.

The painting of brick elevations is a fairly common occurrence within the village where this follows the habitual application of limewash over protracted periods it has some historical precedent.

Flint is often used for boundary walls within the village and makes an important contribution to the character of the conservation area. It is used rather more sparingly for buildings, however with the notable exception of the Court House, the Forbes almshouses and Flint cottage.

Typically for the Meon Valley, roof coverings are normally plain clay tile or thatch. Evidence from old photograph suggests that thatch much more common than is seen today and traditionally within the village thatch utilised long straw.

Where traditional joinery survives it is typical range of timber sliding sash and casement windows and timber board panel doors.

The conservation area appraisal also identifies negative issues and opportunities that affect the character of the conservation area. The western end of the High Street has been affected by the loss of traditional buildings and the replacement with much less synthetic might development.

The conservation appraisal identifies that as an historic settlement of this age, it has archaeological potential for below ground historic remains as well as

historic buildings and structures. There are areas of high archaeological potential from around the Church southwards through Court House and the High Street.

The management plan section of the conservation area appraisal identifies that the special character of the area can be degraded through the loss of architectural features and traditional materials, particularly roofing materials.

Individual changes maybe relatively minor but taken collectively they can represent a real threat to the special character; however this study does not go on to suggest any proactive policy in this regard.

There are no suggestions regarding the design of extensions or new proposals within the conservation area appraisal.

Landscape Character

The landscape character based analysis of potential housing sites in East Meon by David Hares 2015 for the preparation of the neighbourhood plan gives a thorough exploration of the landscape character. The following is the key extract from this.

The South Downs Integrated Landscape Character Assessment (SDILCA) identifies the village as being set within an area of Chalk valley system surrounded by Downland mosaic and overlooked by Major scarp to the North.

The village is also identified in the more local HCC Landscape Character Assessment. The village falls within two zones the Meon Valley and Meon Valley Floor, described as follows:

A fairly narrow major river valley with a relatively narrow valley floor, which passes through downland, lowland mosaic and coastal plain landscapes. Southern valley sides are indented by dry valleys and scarp faces in the downland section. Increasing proportion of grazing

and improved grassland land on the valley side from the downland to the lowland landscapes. Woodland is common on the steeper slopes and is a particular feature where the Meon passes through the lowland mosaic and coastal plain landscapes.

Internationally significant coastal habitats in its lower reaches and other nationally valued woodland and chalk grassland sites. Extensive informal enclosure field patterns and significant water meadows (fairly simple layout) survive in the downs section while assarts and formal parliamentary enclosures dominate the lowland mosaic section.

Strong pattern of nucleated settlements within the valley at strategic river crossing points with relatively little 20th century expansion.

The work by David Hares identified that although the village fell into two character areas in the HCC study, the character of the village is consistent and falls within the valley floor zone. This consistent landscape character is an important driver in considering appropriate new sites and reinforces the cohesive nature of the settlement.

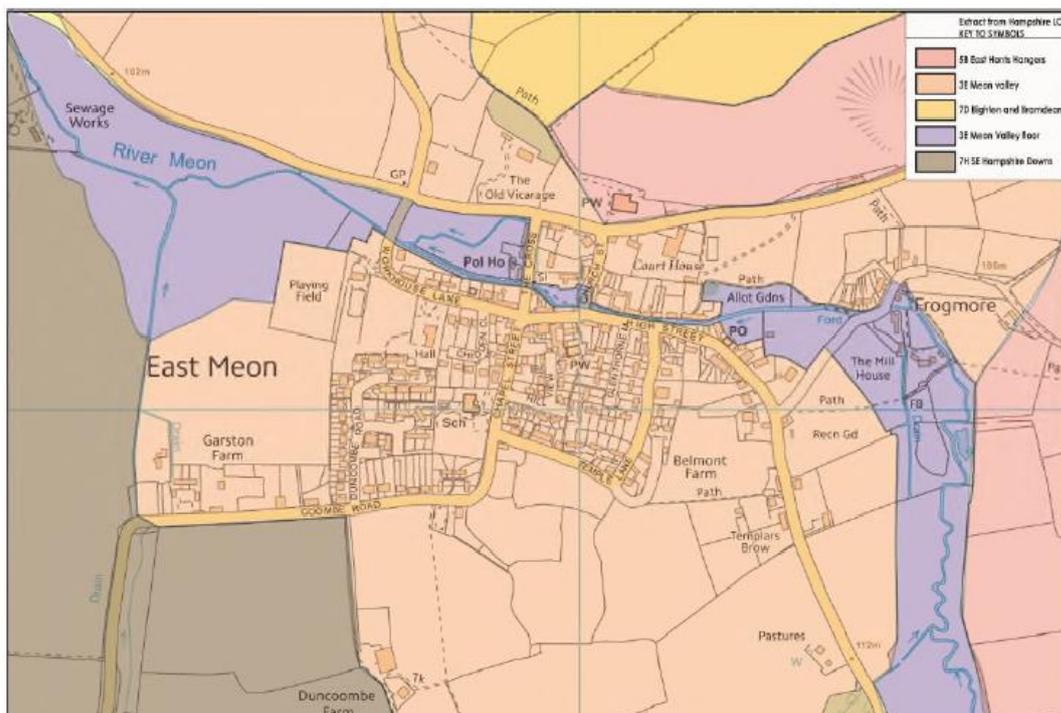
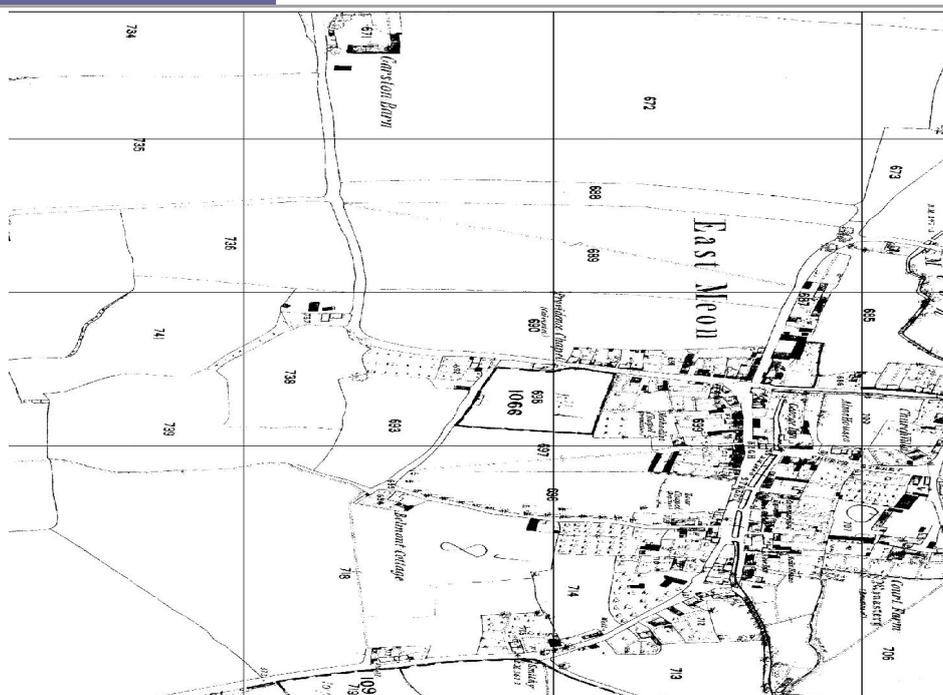


Figure 7 showing local landscape character areas based on a modification of the HILCA study



I. Settlement Scale Characterisation

The Village

The conservation area appraisal records the character analysis of the settlement

The core of the village lies south of the main road running down the valley and does not have to accommodate significant through traffic.

The topography of the River Valley location gives the village a broad East West axis within that overall form

however street pattern which appears on the tithe map is essentially that of a grid. It is later construction of housing in the 20th century that saw part of the looser grid in-filled.

Mediaeval and early modern (16th and 17th century) building is often found throughout the street grid suggesting that its origins are early. There are no formal open-spaces in the village.

The key organising influences are the river and the very early street grid.

The survival of the original form is rare and this is an important part of the village character today.

The prominence of the river in the village-scape is in marked contrast with the other villages of the valley and is a very strong character feature within the settlement.

The separation of Frogmore from the main village is a key feature clearly still visible from the vantage point of Park Hill. See photo below



The 20thC additions to the village were primarily local authority housing laid out with little regard to historic form and landscape character. The developments still look incongruous when viewed from in the context of the historic core. The 21st C addition, namely The Green has been more successful in that its form paid regard to typical Hampshire village forms that fronted village greens, however, the formally fronted open space was not a traditional feature of the East Meon grid and cluster.



Works envisaged to naturalise the River in the 1998 Village Design Statement being implemented Summer 2014.

“Although the basic Street plan of the village is a formal grid, the highways twist and curve sympathetically following the contours of natural slopes and the course of the River Meon; there are tiny lanes like The Cross and sweeping main streets with flint walls and no pavements.”

VDS 1998

2. Spatial Scale Characterisation

Townscape/ Layout

Generally buildings face the road, but there are a number of houses that are at 90 degrees to the road. Within High Street the buildings have strong enclosure based on a lack of formal segregation of pavements and front gardens, elsewhere the enclosure is much less evident as the development moves to lower density and more outward looking on the periphery of the

settlement. This has been subject of criticism at Anvil Close where the true form of the cluster is lost in a more outward facing cul-de-sac.

The exception to this is the clusters which were often the original farmsteads grouped around a functional courtyard

Layout and Grain

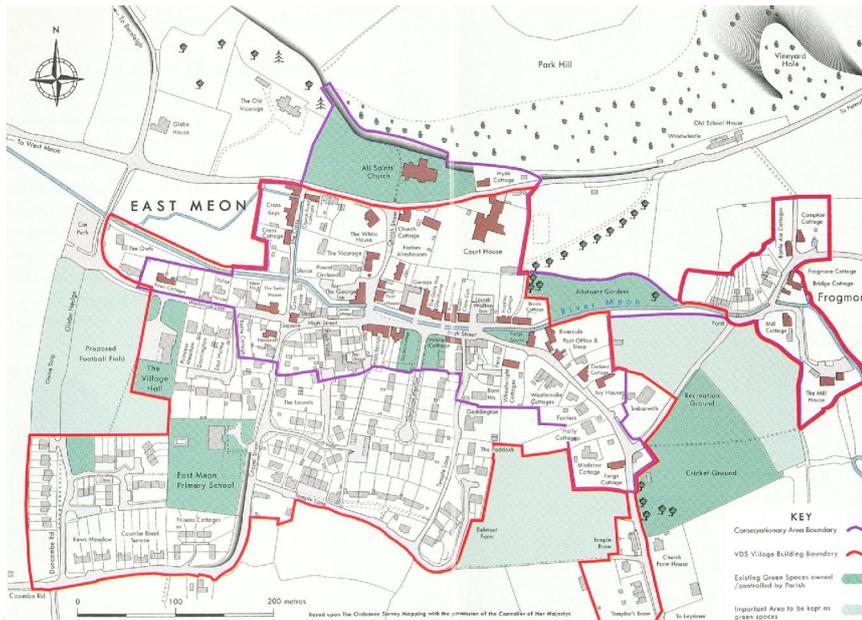
The characteristic parts of the village are fine-grained, both in layout and building detail terms.

The layout is a deformed grid with sweeping corners, rather than true grid, it is only the later 20th C forms that are more regimented.

“Temple Lane- where it flanks the southern edge of the housing in East Meondemonstrates how latter-day developments crammed along the fringe of a village can produce unattractive results.”

VDS 1998

3. Street Scale Characterisation



Street Types:

- Village Street
- Original grid
- Extended grid
- Infill grid
- Cluster
- Extended cluster (cul-de-sac)

This characterisation study has examined building types in broad categories as part of the street survey. The street survey of the key character streets found a number of street types:

- ◆ Village Street
- ◆ Original grid
- ◆ Extended grid
- ◆ Infill grid
- ◆ Cluster
- ◆ Extended cluster (cul-de-sac)

The historic core of the village is formed by the original grid, which was surrounded by outlying clusters mostly

farm building groups – the village has expanded from the original grid with infill on the same orientation, this infill has then gone on to subsume clusters for example at Belmont Farm (Anvil Close) and along Coombe Road where the original farm buildings now form part of the street scene.

The river remains a key feature of street characterisation in East Meon and dominates High Street and The Cross in particular.

The original grid dominates the conservation area, outside the historic

core the grid has been expanded and infilled by later 20thC particularly planned local authority housing. More recent developments have been relatively small in scale which has preserved the grid and cluster form, the largest of the recent schemes being the Green which is partially successful in responding to the village character.

Boundary walls are important part of the street scene character within East Meon especially along Church Street and Workhouse Lane.





4. Building Detail Scale Characterisation

The characterisation study has examined building types in broad categories as part of the street survey.

East Meon is entirely domestic in its scale a two-storey village with the occasional use of the attic with isolated examples of small dormers, roof-lights or gable windows. There are no full three-storey buildings in the village. As identified in the VDS the only dominant building is the Church.

The roofscape is extensively viewed from vantage points on Park Hill (see photo above) and is critical that form and colour are consistent to allow assimilation of new development.

There is extensive use of chimneys and these create a varied roofscape when viewed from wider landscape.

Windows are most traditionally sliding sash or timber casement with small panes and doors are timber panels.

The Conservation area contains good examples of the varied materials and details typical of the village these are recorded in the photo record of the CAAMP.



“The strength of East Meon’s buildings lies in the diversity of periods, the range of sizes, the wealth of details, the mixture of street patterns and the mingling of built and open spaces. Apart from the church no building dominate the village.”

VDS 1998

Design Policies

This stage of characterisation is part of the ongoing process to help East Meon retain its local distinctiveness, the application of the 'design policies' found in the built environment needs to be employed by the designers of the developments within the village and are proposed for inclusion in the neighbourhood plan so they can be applied rigorously.

These policies are intended for proposals within the settlement boundary and the allocated sites. They are essential to ensure that buildings blend in to the established village scene. This is particularly important given the elevated views of the village form as seen from Park Hill, the cohesive nature of the village in character terms, the limited palette of materials and the complete survival of the grid and cluster form of the village. These policies are based on evidence from the detailed street surveys.

New Build Policy

Policy DPI

Layout and Form

All new buildings will be located in the established settlement pattern of the grid or within clusters. All new buildings must conform to the following design parameters for form: all new buildings will have a pitched roof of between 37 and 45 degrees, no more than two storeys. Accommodation in the roof of new buildings will only be permissible when it does not involve a dormer window to create the accommodation, only small dormers that provide light not floor space will be permitted.

Policy DP2

Building Materiality and Detailing

Roofs of new building will be covered in Thatch, clay tile or slate, facing walls of buildings will be finished in flint, brick, chalk blocks, render, or rustic timber cladding. Windows and doors will be finished in timber or metal, generally they will be small paned windows, especially in established street frontages, window openings should not dominate a facade unless the requirement for larger glazing expanses can be demonstrated as critical for thermal performance through modelling.

Policy DP3-

Outbuildings and Enclosure

All new dwellings will have enclosed front and rear private garden areas, they will have a suitable form of enclosure which will be either native hedging, timber post and rail or brick or flint walls. Outbuildings must be sympathetic to the host building and should generally have a pitched roof and be finished in the same palette of materials set out in policy DP2.

Extensions and Alterations Policy

Policy DP3

Any extension or alteration to a building within East Meon must be sympathetic to the host building in terms of scale, proportion, materials and details and sympathetic to neighbouring buildings where these are viewed together. The contextual characterisations are recorded for most parts of the village in the street surveys in the East Meon Pattern Book and in more general terms in the Village Design Statement. Proposals must demonstrate that they have considered the recorded character and village design statement guides, as set out in the East Meon Pattern Book. Those proposals that do not respect the village character will be refused.

Materials - Visual Reference



“Throughout, there is a wealth of diversity of building materials and details, notably flint walling, handmade bricks, clay tiles, Welsh slates and thatch. The stone of the great Hall of the Courthouse was followed by brick, timber beams and some Flint. Then comes the timbers of the many Tudor buildings, notably Heycroft, the Tudor house and forwards cottage, followed by the brick of church cottage, cross keys and Glenthorne. Flint walls are a feature of all periods – of which the most notable example is the Victorian almshouses. Some old buildings and many modern houses have boarded exteriors.”

VDS 1998

Pattern Book

SECTION TWO



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Anvil Close

Type: Extended Cluster

Street Name	Anvil Close
Description –Extended Cluster/ Modern cul-de -sac	Extended cul-de sac, form former farm yard cluster outward facing to downs, visually dominant – unsympatheic modern forms
Location: Rural, Edge, General, Centre, Core	
Typology: Block,Terrace, Semi, Villa, Townhouse, Cottage, House	
Conservation Area Yes/ No	

Location, Layout and Setting	
Block structure, plan form and dimensions	Cul-de-sac, a former cluster around Belmont Farm
Vehicular routes hierarchy + connections	Dead end
Land form and relation to contours	Valley floor
Junction positions	Awkward curved entrance from Temple Lane
Street frontage plot widths	5-10m
Plot depths	25m
Gaps between buildings % of openness	<10%
Pavement	None
Landscape Setting	Open on edge of village to the Downs
Level changes	None
Density	Medium
Regularity of space	Regular



Townscape/ spatial analysis	
Enclosure ratios	NA
Connections/ links	None
Spaces	None
Tree/Vegetation Cover	None
Views and Vistas	South views of the Downs



Roofscape and Skyline	Controversial dormers on more recent dwellings
Roof forms and orientation	Dormers consented against Parish advice
Pedestrian desire lines	None
Corner buildings/ markers and focus points	Former Belmont Farm Buildings
Activity/ prevailing uses	Residential
Parking	On plot



Detail	
Dominant architectural style/ age	20thC
Key architectural devices	None
Fenestration	Stained and painted small pane casements
Porch details	Simple lean to style
Building Line	None
Set-back from pavement	2-3m
Boundary treatment – heights, materials	None
Storey heights	2 – with exception of roof dormers
Colour and Materials -elevations	Brick and render
Colour and Materials - streetscape	Block paving
Street Furniture	None
Visible Sustainability Features	Some solar panels



Pattern Book Lessons		
Typology – extended cluster	Key Features –dominated by 20 th C dwellings lacking contextual design and materials	Lessons- Key lesson is the inappropriate use of roof accommodation and impact on outer edge of village, poor use of street materials – highly suburban in character

Type Village Street

Chapel Street

Street Name	Chapel Street
Description	Very busy village street leading to Hill View, Coombe Road, Duncombe Road, Garston Close, The Green and out of the village
Location: Rural, Edge, General	
Typology: Bungalow, Cottage, House, School	
Conservation Area north end only	

Location, Layout and Setting	
Block structure, plan form and dimensions	Village street with irregular sited buildings. The school, a mix of bungalows and houses and a 17 th C cottage, wood built bus shelter
Vehicular routes hierarchy + connections	Heavy traffic due school and route to Hill View, Coombe Rd, Duncombe Rd, Garston Close, The Green and out of the village to the south. T junction to Hill View, From the corner the street becomes Coombe Rd
Land form and relation to contours	Rises from river valley to the north
Junction positions	informal crossroads at the Square, T junction to Hill View which is used as a turning area for the school bus, road changes name to Coombe Rd at corner
Street frontage plot widths	From 22.4 to 15.3 metres
Plot depths	From 23.9 to 28.9 metres
Gaps between buildings % of openness	Very irregular, 50% open
Pavement	On the east side from the Square and into Hill View then on the west side continues into Coombe Rd
Landscape Setting	On land rising to the south
Level changes	Rise of road to south, land rises to east and west – gardens and buildings above road.
Density	low
Regularity of space	Very irregular



Townscape/ spatial analysis	
Enclosure ratios	Enclosed at north end
Connections/ links	Linked to the Square, Hill View, Coombe Rd
Spaces	School playing field on west side
Tree/Vegetation Cover	grass verges and small trees, Dense group of trees at corner of street, Garden and school land vegetation
Views and Vistas	To the south dense trees at corner stop view. To the north view down The Cross other views stopped by Cross House on the Square
Roofscape and Sykline	Chimneys
Roof forms and orientation	Pitch roof parallel to building line, some hipped [gable ends, one dormer. One thatched roof. Clay tiles, slate
Pedestrian desire lines	Due to change of pavement from east to west pedestrians cross the road randomly.
Corner buildings/ markers and focus points	At the north end 16thC house which fronts onto Workhouse Lane
Activity/ prevailing uses	Residential, educational
Parking	in garages & driveways, layby near school and on the road



Detail	
Dominant architectural style/ age	Predominantly 19 th C & 20 th C, one 17 th C cottage
Key architectural devices	none
Fenestration	White painted wood and uPVC, small panes, casement, fixed and bay windows
Porch details	One – wood, pitched roof
Building Line	Very irregular
Set-back from pavement	2.2 to 8.2 metres front gardens
Boundary treatment – heights, materials	Low brick and flint walls. low and high evergreen hedges
Storey heights	One and two storey,
Colour and Materials -elevations	Brick, flint, painted brick & flint [various colours], some clay tile hanging and timber cladding
Colour and Materials - streetscape	Tarmac with grass verges
Street Furniture	3 street lights
Visible Sustainability Features	none



Pattern Book Lessons	
Typology	Key Features Loose village structure has developed with no regularity of plots or buildings
	Lessons- Respect for scale, retains village feel

Chidden Close

Type Unadopted Cul-de-Sac

Street Name	Glenthorne Meadow
Description	Quiet road with bungalows and one 19 th C house
Location: Rural, General, Centre, Core	
Typology: Semi, flats	
Conservation Area No except for Bottle Cottage	

Location, Layout and Setting	
Block structure, plan form and dimensions	L-shaped road. buildings sited on the south side of the second half of road, single house at junction of Workhouse Lane end
Vehicular routes hierarchy + connections	No through road, connects to Workhouse Lane
Land form and relation to contours	Rises from Workhouse Lane to corner then flat to end
Junction positions	T junction with Workhouse Lane
Street frontage plot widths	Predominately between 14 to 18 meters one 50 meters
Plot depths	Predominately 51.4 meters one 11.8 meters
Gaps between buildings % of openness	Between bungalows 15% otherwise 75%
Pavement	none
Landscape Setting	On land rising to the south
Level changes	Bungalows above level of house at Workhouse Lane end
Density	low
Regularity of space	Bungalows regularly spaced



Townscape/ spatial analysis	
Enclosure ratios	Closed at Workhouse Lane end
Connections/ links	Linked to Workhouse Lane
Spaces	Large grass verge to west
Tree/Vegetation Cover	Small trees & bushes in verges, large trees & bushes in gardens, ivy on house- heart shaped on wall
Views and Vistas	North Park Hill above buildings, south gardens back onto school land
Roofscape and Skyline	chimneys
Roof forms and orientation	Most pitched roofs parallel to road, one at 90 degrees. Clay and concrete tiles
Pedestrian desire lines	Road is a shared space
Corner buildings/ markers and focus points	Bottle Cottage on corner of Workhouse Lane
Activity/ prevailing uses	residential
Parking	On plots



Detail	
Dominant architectural style/ age	20th C, one 19 th C
Key architectural devices	none
Fenestration	White uPVC and painted wood, small panes, casement, fixed
Porch details	One enclosed pitched roof
Building Line	Bungalows regular
Set-back from pavement	No pavement, front gardens 7.5 to 10.7 meters
Boundary treatment – heights, materials	High and low brick walls, high and low hedges, some trimmed, others untrimmed mix ed deciduous & evergreen
Storey heights	Predominately one storey one two storey
Colour and Materials -elevations	Red brick, flint
Colour and Materials - streetscape	Tarmac and grass verges
Street Furniture	No lighting. Electricity transformer on north side towards the end of the road
Visible Sustainability Features	Solar & photovoltaic panels on south facing tiled roof



Pattern Book Lessons		
Typology	Key Features	Lessons-
M Modern grid extension/ cluster hybrid	Low rise development	Appropriate scale and planting integrate the development within village character

Church Street

Type: Connecting grid street

Street Name	Name
Description	An original connecting n/s oriented shorter street, key entrance to village centre – dominated by listed buildings, flint dominates as a facing material
Location: Rural, Edge, General, Centre, Core	
Typology: Block, Terrace, Semi, Villa, Townhouse, Cottage, House	
Conservation Area Yes/ No	

Location, Layout and Setting	
Block structure, plan form and dimensions	Part of original grid N-S link
Vehicular routes hierarchy + connections	Connects to main through route at north, High Street to south
Land form and relation to contours	Valley Floor
Junction positions	Wide sweeping T junction with main road
Street frontage plot widths	Varied
Plot depths	Varied
Gaps between buildings % of openness	30-40%
Pavement	Narrow pavement one side
Landscape Setting	Downs and Hangars N and S
Level changes	None
Density	Medium
Regularity of space	Irregular



Townscape/ spatial analysis	
Enclosure ratios	
Connections/ links	Key vehicular linking route north and south
Spaces	None
Tree/Vegetation Cover	Good boundary vegetation on east
Views and Vistas	Strong vista to the Church
Roofscape and Skyline	Dominated by the spire of the Church, and strong chimneys
Roof forms and orientation	In line with the road
Pedestrian desire lines	Along pavement
Corner buildings/ markers and focus points	The White House – strong corner building. The Church
Activity/ prevailing uses	Residential
Parking	Significant on-street parking



Detail	
Dominant architectural style/ age	1800s
Key architectural devices	Use of flint
Fenestration	Painted timber sliding sash and casements
Porch details	Simple square hoods
Building Line	Not regular
Set-back from pavement	Yes- Varies
Boundary treatment – heights, materials	Highly attractive low flint walls with coping
Storey heights	Single and two
Colour and Materials -elevations	Flint and render
Colour and Materials - streetscape	Tarmac
Street Furniture	None
Visible Sustainability Features	None



Pattern Book Lessons		
Typology –Grid Street	Key Features – Dominant views of the Church	Lessons-harmonious use of materials and high quality enclosure

Coombe Road East

Street Name	Name
Description	Part of the extended grid of the village, dominated by 20thC housing
Location: Rural, Edge, General, Centre, Core	
Typology: Block, Terrace, Semi, Villa, Townhouse, Cottage, House	
Conservation Area Yes/ No	

Location, Layout and Setting

Block structure, plan form and dimensions	Single sided street	
Vehicular routes hierarchy + connections	Route out to Coombe	
Land form and relation to contours	Land rising to south	
Junction positions	Curved join with Chapel Street	
Street frontage plot widths	10 metres	
Plot depths	Very deep plots 40m+	
Gaps between buildings % of openness	<15%	
Pavement	Limited section only	
Landscape Setting	Sweep from the downs opposite	
Level changes	Rising land	
Density	Medium	
Regularity of space	Regular	

Townscape/ spatial analysis

Enclosure ratios	None	
Connections/ links	None	
Spaces	None	
Tree/Vegetation Cover	Rear Garden trees –some of maturity	
Views and Vistas	Open view to south to the Downs	
Roofscape and Sykline	Simple pitched roof with gable end chimneys, some mansard	
Roof forms and orientation	Some mansards and simple pitch, ridge in line with road	
Pedestrian desire lines	None	
Corner buildings/ markers and focus points	None	
Activity/ prevailing uses	Residential	
Parking	Mostly at rear – some on frontage	

Detail

Dominant architectural style/ age	20 th C Municipal housing
Key architectural devices	
Fenestration	UPVC windows
Porch details	Simple open hood
Building Line	Staggered
Set-back from pavement	5-8m
Boundary treatment – heights, materials	Picket fencing and hedging
Storey heights	2
Colour and Materials -elevations	Red brick, clay tile
Colour and Materials - streetscape	tarmac
Street Furniture	None
Visible Sustainability Features	Some PV panels

Pattern Book Lessons

Typology – Extended grid	Key Features – linear pattern,	Lessons-The dominance of incongruous roof forms
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Coombe Road West

Street Name	Name		
Description	Part of the extended grid of the village, dominated by 20thC housing infilling to farm cluster		
Location: Rural, <u>Edge</u> , General, Centre, Core			
Typology: Block, Terrace, Semi, Villa, Townhouse, Cottage, House			
Conservation Area Yes/ <u>No</u>			
Location, Layout and Setting			
Block structure, plan form and dimensions	Converted farm buildings, a pair of Victorian semis and a small development of social housing on one side only		
Vehicular routes hierarchy + connections	Minor exit route to the hamlet of Coombe heavily used by farm vehicles		
Land form and relation to contours	Steep fall to the west and the valley bottom		
Junction positions	None		
Street frontage plot widths	12 – 20 M		
Plot depths	16 – 64M		
Gaps between buildings % of openess	50%		
Pavement	None		
Landscape Setting	On the side of a valley with high ground to the south and west		
Level changes	Lies within valley bottom, gentle rise		
Lo	Low		
Regularity of space	Irregular		
Townscape/ spatial analysis			
Enclosure ratios	NA		
Connections/ links	Linked to Chapel St., and to the hamlet of Coombe		
Spaces	None		
Tree/Vegetation Cover	Occasional small trees to the south, more mature trees in gardens		
Views and Vistas	Views south over fields to Small Down, view north to Park Hill and view west to Hen Wood –highly visible group		
Roofscape and Sykline	Chimneys and small dormers		
Roof forms and orientation	Ridge mostly in line with road with some gables at 90 degrees		
Pedestrian desire lines	Used by walkers to the South Downs Way		
Corner buildings/ markers and focus points	Modern Hawthorn Cottages at N/E corner		
Activity/ prevailing uses	Residential		
Parking	All properties have their own parking.		
Detail			
Dominant architectural style/ age	Brick and flint, red brick some rendered		
Key architectural devices			
Fenestration	Modern upvc with some stained hardwood		
Porch details	Limited side porch		
Building Line	Irregular		
Set-back from pavement	Two extremes, no set back and some 50 m		
Boundary treatment – heights, materials	Mostly mixed hedging		
Storey heights	2		
Colour and Materials -elevations	Red brick, some rendered, some brick and flint		
Colour and Materials - streetscape	None		
Street Furniture	None		
Visible Sustainability Features			
Pattern Book Lessons			
Typology- extended grid	Key Features – varied forms	Lessons- Scale important, as this group is exposed to significant views, any new development must consider this.	

Duncombe Rd.

Street Name	Name
Description	20thC extension to the formal grid, well executed social housing
Location: Rural, <u>Edge</u> , General, Centre, Core	
Typology: Block, Terrace, <u>Semi</u> , Villa, Townhouse, Cottage, House	
Conservation Area Yes/ <u>No</u>	

Location, Layout and Setting	
Block structure, plan form and dimensions	Linear Street, single sided development
Vehicular routes hierarchy + connections	Tertiary route leads to The Green but no through road for vehicles
Land form and relation to contours	Relatively steep on valley side down to the north.
Junction positions	T junction with Coombe Road
Street frontage plot widths	Pairs of semi detached houses width of each 5m
Plot depths	20m
Gaps between buildings % of openness	Less than 20%
Pavement	Pavement on one side with grass verge and trees
Landscape Setting	Valley side, enclosed by rising land to south
Level changes	Dwelling step down the slope
Density	Medium
Regularity of space	regular Street pattern –highly planned



Townscape/ spatial analysis	
Enclosure ratios	Only enclosed on one side
Connections/ links	Linked to The Green and Garston Close
Spaces	On both sides of the entrance to Garston Close on opposite side to dwellings
Tree/Vegetation Cover	Small street trees on west, more substantial tree cover to east
Views and Vistas	Views south to farmland- land rises to contain views
Roofscape and Skyline	Regular with chimneys and some gables
Roof forms and orientation	Ridge in line with road, some gables at 90 degrees to road
Pedestrian desire lines	Route to the Green
Corner buildings/ markers and focus points	None
Activity/ prevailing uses	Residential
Parking	At the side of the house, some frontage, plus on street overflow



Detail	
Dominant architectural style/ age	1980s
Key architectural devices	None
Fenestration	Two distinct styles- white painted small panes, dark stained large panes
Porch details	Limited side porch- open hoods
Building Line	Generally conform with limited variation
Set-back from pavement	Large frontage set backs of 10m
Boundary treatment – heights, materials	Mixture of hornbeam hedges and low timber rails
Storey heights	2
Colour and Materials -elevations	Mixed soft buff and red brick with red banding plus hung tiles, some clay , some concrete
Colour and Materials - streetscape	Tarmac and grass
Street Furniture	Municipal galvanised lighting columns
Visible Sustainability Features	None

Pattern Book Lessons		
Typology –Cul –de –sac	Key Features –Spacious Layout	Lessons-

Open space and opportunity for planting help the scheme to sit well with village character

Garston Close

Name	Garston Close
Description	20 th C cul –de –sac of social housing, mixed access arrangements, high density
Location: Rural, Edge, General, Centre, Core	
Typology: Block, Terrace, Semi, Villa, Townhouse, Cottage, House	
Conservation Area Yes/ No	

Location, Layout and Setting

Block structure, plan form and dimensions	Cul de sac for vehicles but footpath to 2, 4 and 6 Duncombe Rd.
Vehicular routes hierarchy + connections	Accessed via Duncombe Rd.
Land form and relation to contours	Slight rise to the East
Junction positions	Tee junction with Duncombe Rd
Street frontage plot widths	5-9 m
Plot depths	25 to 30 m
Gaps between buildings % of openness	Less than 2%
Pavement	Tarmac both sides with grass and trees
Landscape Setting	Land rises slightly to south
Level changes	Small
Density	High
Regularity of space	Regular street pattern, highly planned



Townscape/ spatial analysis

Enclosure ratios	Enclosed
Connections/ links	Linked to Duncombe Rd.
Spaces	Small area of grass on south
Tree/Vegetation Cover	Trees to south
Views and Vistas	None
Roofscape and Skyline	Regular with some gables
Roof forms and orientation	Ridge line with road with some gables at 90 degrees
Pedestrian desire lines	Route to Duncombe Rd
Corner buildings/ markers and focus points	None
Activity/ prevailing uses	Residential
Parking	Some front plus off road parking bays



Detail

Dominant architectural style/ age	20thC
Key architectural devices	None
Fenestration	Stained casements
Porch details	Simple lean to style
Building Line	Regular
Set-back from pavement	2-10m
Boundary treatment – heights, materials	Some low fences and hedges
Storey heights	2 –
Colour and Materials -elevations	Brick and render
Colour and Materials - streetscape	Tarmac
Street Furniture	Standard street ligts
Visible Sustainability Features	Some solar panels

Pattern Book Lessons

Typology – extended cluster	Key Features	Lessons- Well planned layout
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Glenthorne Meadow

Type Cul-de-Sac

Street Name	Glenthorne Meadow	
Description	Mix of private and social housing of similar 20thC construction	
Location: Rural, General, Centre, Core		
Typology: Semi, flats		
Conservation Area No		
Location, Layout and Setting		
Block structure, plan form and dimensions	One block of 4 flats otherwise semis on both sides of road and round turning circle at south end. Electricity substation set back on east side at north end	
Vehicular routes hierarchy + connections	Connects to High Street at north end	
Land form and relation to contours	Rises to the south from the river	
Junction positions	T junction with High Street	
Street frontage plot widths	9.2 to 12 meters	
Plot depths	38.7 to 45.0 meters	
Gaps between buildings % of openness	40%	
Pavement	Tarmac with grass verge	
Landscape Setting	Sited on rising land from the river valley	
Level changes	At north end land above road on both sides, slight stepping of houses sited east and west, flat at south end	
Density	medium	
Regularity of space	Regular street pattern	
Townscape/ spatial analysis		
Enclosure ratios	Enclosed to south, east and west	
Connections/ links	Road linked to High Street, also footpath from west side of turning circle leads to garages at Hill View and to the High Street	
Spaces	grass areas on raised land each side of north end used as play area	
Tree/Vegetation Cover	Mature trees on grass areas, hedges and garden vegetation	
Views and Vistas	To north Park Hill through the trees, south views stopped by buildings were gardens back onto Temple Lane gardens	
Roofscape and Skyline	chimneys	
Roof forms and orientation	Pitched, parallel to the building line except round the turning circle	
Pedestrian desire lines	Route to housing and pathway at south end	
Corner buildings/ markers and focus points	The mature trees at either side of the north end are focus points	
Activity/ prevailing uses	domestic	
Parking	On plots and the road	
Detail		
Dominant architectural style/ age	1950s	
Key architectural devices	none	
Fenestration	uPVC frames, small panes, casement and fixed	
Porch details	Simple flat metal and wood, pitched tile, occasional enclosed	
Building Line	Generally conforms	
Set-back from pavement	Frontage set backs, gardens 5.7 to 20.5 meters	
Boundary treatment – heights, materials	Low brick walls, low & medium evergreen hedges, low panel fences	
Storey heights	Two storey	
Colour and Materials -elevations	Red brick, clay & concrete tiles	
Colour and Materials - streetscape	Tarmac and grass	
Street Furniture	2 street lamps, 2 wood & metal traditional benches	
Visible Sustainability Features	none	
Pattern Book Lessons		
Typology	Key Features	Lessons-
Modern Grid	Spacious layout	Dwellings need visual interest and variety to work with village character

High Street East

Type Main street through village

Street Name	High Street
Description	Main through street to the east leading to Frogmore, Ramsdean, Leydene, Clanfield & the A3. 7 listed timber frame buildings including oldest in the village, 6 thatched. 2 terraces & semi/detached houses, some listed 14thC -20thC
Location: Centre, Core	
Typology: Block, Terrace, Semi, , Townhouse, Cottage, House	
Conservation Area Yes	

Location, Layout and Setting		
Block structure, plan form and dimensions	Village street with irregular sited buildings mid 14 th to 20 th C	
Vehicular routes hierarchy + connections	Busy street leading to Frogmore, the cricket field and out of the village	
Land form and relation to contours	Short run along river then rises to the east out of the village. Land rises to varying heights above the street to the north and south -1 - 2 metres	
Junction positions	T junction at Temple Lane, offset T junction at Frogmore Lane	
Street frontage plot widths	4.92 to 80.31 metres	
Plot depths	24.08 to 103.18 metres	
Gaps between buildings % of openness	Very irregular – 50% open	
Pavement	Short pavement from telephone box to Forge Sound	
Landscape Setting	Crosses east-west through the village center along river then rises to the east	
Level changes	Where land rises buildings to the south sit above the road	
Density	medium	
Regularity of space	irregular	
Townscape/ spatial analysis		
Enclosure ratios	Becomes progressively more enclosed as the road rises to the east	
Connections/ links	Linked to Temple Lane & Frogmore Lane	
Spaces	Washers Triangle next to river, grass areas of unfenced gardens, Cricket Field north at top of rise	
Tree/Vegetation Cover	.high hedges of mixed evergreen as road rises, single tree in open garden oposite Forge Sound, 6 large trees on south bank as road leaves village, spinney of small trees on north	
Views and Vistas	North - Park Hill, beyond buildings, south - houses & gardens, east - farmland & Butser Hill, west - blocked by buildings	
Roofscape and Sykline	chimneys	
Roof forms and orientation	All pitched parallel or slightly off parallel to road. 6 thatched, slate, old & new clay tiles, 1 corrugated concrete	
Pedestrian desire lines	Narrow tarmac pavement along Washers Triangle to Forge Sound. Otherwise pedestrians walk in the road	
Corner buildings/ markers and focus points	Forge Sound [14thC] & Forge Cottage	
Activity/ prevailing uses	Residential, public house, sports	
Parking	Garages, driveways, parking layby, on bridge, pub car park	
Detail		
Dominant architectural style/ age	traditional village buildings of varying types. 14 th to 20 th C	
Key architectural devices	none	
Fenestration	Generally white painted wood, some uPVC, casement, sash, fixed, small panes	
Porch details	Small number of wood/pitched slate. 1 decorative timber	
Building Line	irregular	
Set-back from pavement	Set back from road 2.06 to 29.71 metres	
Boundary treatment – heights, materials	Low/medium flint/brick walls with mixed evergreen hedges above - up to 1.80 mts above road, wood panel, wood rail	
Storey heights	Predominantly 2 occasional 2 1/2 and 3	
Colour and Materials - elevations	Flint, old/new brick, painted plaster/brick [cream, blue, pink	
Colour and Materials - streetscape	Tarmac	
Street Furniture	phone box, 2 wood/metal benches, new street lighting	
Visible Sustainability Features	None	
Pattern Book Lessons		
Typology	Key Features	Lessons-
Part of original grid	Irregular plots and varying ages and types of houses lead to an interesting streetscape with several listed buildings which forms the centre of the village	Variety of styles, materials and forms help to create visual interest



The Green

Type Courtyard development

Street Name	The Green
Description	20 th C development of 20 houses sited round parking/turning area south of the green.
Location: Rural, Edge, General, Centre, Core	terrace, semi, detached houses
Typology: Block, Terrace, Semi, Villa, Townhouse, Cottage, House	
Conservation Area Yes	



Location, Layout and Setting	
Block structure, plan form and dimensions	Buildings sited north, south and west sides of parking/garage area
Vehicular routes hierarchy + connections	Accessed via Duncombe road
Land form and relation to contours	Slight fall to the north
Junction positions	Duncombe road continues directly into the Green
Street frontage plot widths	From 6.5 to 10.6 metres
Plot depths	From 14.7 to 22.6 metres
Gaps between buildings % of openness	North & south 1%, irregular to the west
Pavement	none
Landscape Setting	Sited south of the green. Open fields and Hen Wood to the west, Park Holl to the north east
Level changes	Slight fall towards the river valley
Density	medium
Regularity of space	Regular planned street-like pattern north & south. Irregular to west



Townscape/ spatial analysis	
Enclosure ratios	Open to the west
Connections/ links	Linked to Duncombe road
Spaces	village green to the north
Tree/Vegetation Cover	Few small trees and bushes, small grassed areas & garden vegetation
Views and Vistas	North the green, Workhouse lane, mature trees & Park Hill West –the Glebe strip high hedges, open fields & Hen Wood
Roofscape and Sykline	Varying roof forms and chimneys form interesting skyline
Roof forms and orientation	Clay tile & slate, pitch roofs parallel with building line, some gable ends at 90 degrees, some cat slides, dormer windows..occasional decorative barge boards
Pedestrian desire lines	Frequently used unmarked route from Duncombe Road across parking area to the green pathway via tarmac path between houses on the north side
Corner buildings/ markers and focus points	none
Activity/ prevailing uses	residential
Parking	In garages & designated places



Detail	
Dominant architectural style/ age	20 th C use of traditional features
Key architectural devices	traditional
Fenestration	White painted wood, uPVC, small pane, sash, casement, bow, bay, small round. Some use of heavy window sections has resulted in windows that hardly fulfil their function
Porch details	Simple flat, pitch, enclosed
Building Line	North & south regular, west irregular
Set-back from pavement	No pavement One to two metre front gardens
Boundary treatment – heights, materials	Low & medium brick and flint walls with metal gates designed by the local primary school, medium ht wood panel, low post and rail
Storey heights	Predominately two storey with occasional two and a half and three storeys
Colour and Materials -elevations	Flint, red brick, painted render, creams, blue
Colour and Materials - streetscape	Dark block paving, some grey areas, some sand coloured semi permeable areas
Street Furniture	None, no street lighting
Visible Sustainability Features	Black framed photovoltaic panels on south facing slate roof



Pattern Book Lessons		
Typology	Key Features	Lessons-
Modern grid extension	A successful 20 th C development despite the use of some urban features such as parapits and bow windows which are not found in the village.	Too many urban features would result in an unsuitable development for a rural location.

Hill View

Type 20th C planned layout

Street Name	Hill View
Description	20th C authentic earliest
Location: Rural, Edge, General, Centre, Core	
Typology: Block, Terrace, Semi, Villa, Townhouse, Cottage, House, Bungalow	
Conservation Area Yes/ No	
Location, Layout and Setting	
Block structure, plan form and dimensions	
Vehicular routes hierarchy + connections	
Land form and relation to contours	
Function positions	

Street Name	Temple Lane
Description	Part of original grid modern infill
Location: Rural, Edge, General, Centre, Core	
Typology: Block, Terrace, Semi, Villa, Townhouse, Cottage, House	
Conservation Area Yes/ No	
Location, Layout and Setting	
Block structure, plan form and dimensions	
Vehicular routes hierarchy + connections	
Land form and relation to contours	
Function positions	

Part of original grid

Poor layout leaves an inconsistent street form, access is very poor.

The Cross

Type –original linking street

Street Name	The C
Description	Histc orien and e grid
Location: Rural, Edge, General, Centre, Core	
Typology: Block, Terrace, Semi, Villa, Townhouse, Cottage , House	
Conservation Area Yes/ No	
Location, Layout and Setting	
Block structure, plan form and dimensions	
Vehicular routes hierarchy + connections	
Land form and relation to contours	
unction positions	

Type Village Street

Workhouse Lane

Street Name	Workhouse Lane	
Description	<p>Busy lane runs along side of the village green. Two 16th C houses & 17th C cottages mixed with 20th C bungalows and houses</p>	
Location: Rural, Edge, General, Centre, Core		
Typology: Block, Terrace, Semi, Villa, Townhouse, Cottage, House		
Conservation Area Yes		
Location, Layout and Setting		
Block structure, plan form and dimensions	Village street with irregular sited buildings. 16 th C to 20 th C	
Vehicular routes hierarchy + connections	Used as a rat run from main road to centre & routes through the village, also access to village hall, pavilion & football pitch, car park and Chidden Close	
Land form and relation to contours	Slight fall from main road junction to corner then slow rise to the Square. To the south land rises above the lane at the green and levels out from Chidden Close junction	
Junction positions	T junction with main road and Chidden Close Informal cross roads at the pavilion and the Square	
Street frontage plot widths	16.9 to 22.3 meters	
Plot depths	South side 65.1 to 27.7 meters. North side 37.8 to 25.7 meters	
Gaps between buildings % of openness	irregular	
Pavement	None	
Landscape Setting	Sits in the river valley below Park Hill to the north with open land to the west	
Level changes	Bungalows on south side land rise sited above the lane	
Density	low	
Regularity of space	irregular	
Townscape/ spatial analysis		
Enclosure ratios	Enclosed at the village end of the road	
Connections/ links	Linked to main road, the Square and Chidden Close	
Spaces	The village green south of the lane	
Tree/Vegetation Cover	Attractive mature trees north of the river, new trees on the green to the south. Large ash tree by the green, well kept evergreen hedges along lane	
Views and Vistas	Towards Park Hill above trees to north east, towards Hen Wood to the west and to the green to the south	
Roofscape and Skyline	Attractive thatched roof, chimneys	
Roof forms and orientation	Thatched with hipped gable ends, old and new clay tiles, slate, concrete tile. Most ridges parallel to the lane	
Pedestrian desire lines	The lane is a shared space much used by pedestrians	
Corner buildings/ markers and focus points	Listed 16 th C houses on either side of the village end of the lane	
Activity/ prevailing uses	Residential, sports, community activities	
Parking	On plots, in car park, on the road which slows traffic in this narrow lane	
Detail		
Dominant architectural style/ age	Very mixed 16 th C to 20 th C	
Key architectural devices	mixed	
Fenestration	White painted wood, uPVC casement, fixed, medium and small panes, occasional large window	
Porch details	Few – thatched hood, simple flat, pitched, some enclosed	
Building Line	Irregular – some directly on lane others set back	
Set-back from pavement	No pavement. Front gardens 2.9 to 6.1 meters	
Boundary treatment – heights, materials	Low walls in brick and flint, medium height hedges, low post and rail fence	
Storey heights	Predominately 2 and a half with occasional 3 storey	
Colour and Materials -elevations	Timber frame with flint, simple & herringbone brick infill, old & new red brick, white painted brick, flint & render, tilehanging	
Colour and Materials - streetscape	Tarmac and grass verges	
Street Furniture	Municiple signage, limited lighting - 1 street lamp at village end, three lamps attached to telegraph poles	
Visible Sustainability Features	none	
Pattern Book Lessons		
Typology	Key Features	Lessons-
Part of the original grid	Very loose village structure, individual building types and positions on plots	Mixed character is combined by consistent layout and cohesive street

