



*Basingstoke  
and Deane*



## Appendix 14 – Countryside Design Summary



September 2008

# Appendix 14

## Design and Sustainability SPD

### Countryside Design Summary 2008



*Note: This document forms an appendix to the SPD on Design and Sustainability, which can be viewed on the borough council's website at the following address: [www.basingstoke.gov.uk/planning/localplan/spd/designandsustainabilityspd](http://www.basingstoke.gov.uk/planning/localplan/spd/designandsustainabilityspd) Copies can also be obtained from the Forward Planning Team on (01256) 845532 or 845796.*

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## 1. Introduction

Centuries of human activity interacting with natural processes has resulted in a varied landscape within the Borough of Basingstoke and Deane. From the wide open spaces of the chalk downlands, to the complex enclosed landscapes of the river valleys, this variation gives rise to distinctive landscape character areas. These character areas are defined by a combination of landform, geology, soil, field patterns, woodlands, rivers, farmsteads, settlement patterns and the style and materials of buildings.



*Ellisfield*

The local distinctiveness of the landscape is fundamental to creating a 'sense of place' and it makes an important contribution to the quality of life enjoyed by the borough's residents and visitors. However, these qualities are under threat – not from change itself, but from standardisation. There has been an erosion of local character, in recent years, through standardised building design that has failed to respond to local traditions. This suggests that the borough council needs to be more explicit in setting out the components of the high design standards that we seek.

To address this issue, the council has prepared this Countryside Design Summary (CDS), to show how new development can be accommodated in such a way that the distinctive and diverse characteristics of the countryside and rural settlements are sustained and enhanced.

The Basingstoke and Deane CDS explains, in simple terms, the essential design relationship between the borough's landscape, settlement patterns and buildings. It provides design criteria against which any future development can be assessed and aims to ensure that careful consideration is given to the way in which new development will relate to its surroundings.



*Houses on Laverstoke Lane, Laverstoke*

Whilst the CDS emphasises good design in terms of traditional building forms, the council does not wish to inhibit good modern design or limit progress on sustainability issues, such as improved energy efficiency. Modern design that reflects local style and is responsive to local character is to be welcomed, and on some sites innovative contrasts can be an appropriate and acceptable response to the specific location.

If a proposal relates to the development, alteration or conversion of a farmstead or farm building, the reader is also referred to the council's supplementary planning document [Farm Diversification and Traditional Farmsteads \(2007\)](#). Each farmstead is unique and will have different capacities for change relating to, for example, landscape setting, views, completeness of the group, relationship to access routes, condition and date of the buildings. In the guidance, a framework is set out to help those considering changes to farmsteads or farm buildings and the options for development.

Most villages in the borough are designated as conservation areas. Each conservation area has a character appraisal which describes in detail the typical building types, forms and materials in each settlement. All appraisals can be found on the council's web site.

Where a proposal relates to a village for which a Village Design Statement has been produced, this should be read in conjunction with the CDS.



*Hannington*

### **Countryside Character**

The Borough of Basingstoke and Deane lies across the boundary of two distinct geological formations, which have a strong influence upon the character of the area. The southern part of the borough is dominated by high chalk downlands, which fall southwards away from a steep chalk escarpment. The northern part of the borough is underlain by clay, sand and gravel.

Some twenty Landscape Character Areas have been identified within the

borough and are described in the Basingstoke and Deane Landscape Assessment (2001). For the purpose of this document, Landscape Character Areas that have the same implications for the design of new buildings in the countryside have been amalgamated to form six Countryside Design Areas, which are shown on Map 1.

**Area 1:** Lowlands and Heath

**Area 2:** Loddon and Lyde Valley

**Area 3:** North Wessex Downs

**Area 4:** Test and Bourne Valley

**Area 5:** Chalk and Clay Downs



*Candover Valley*

## **Area 6:** Candover Valley

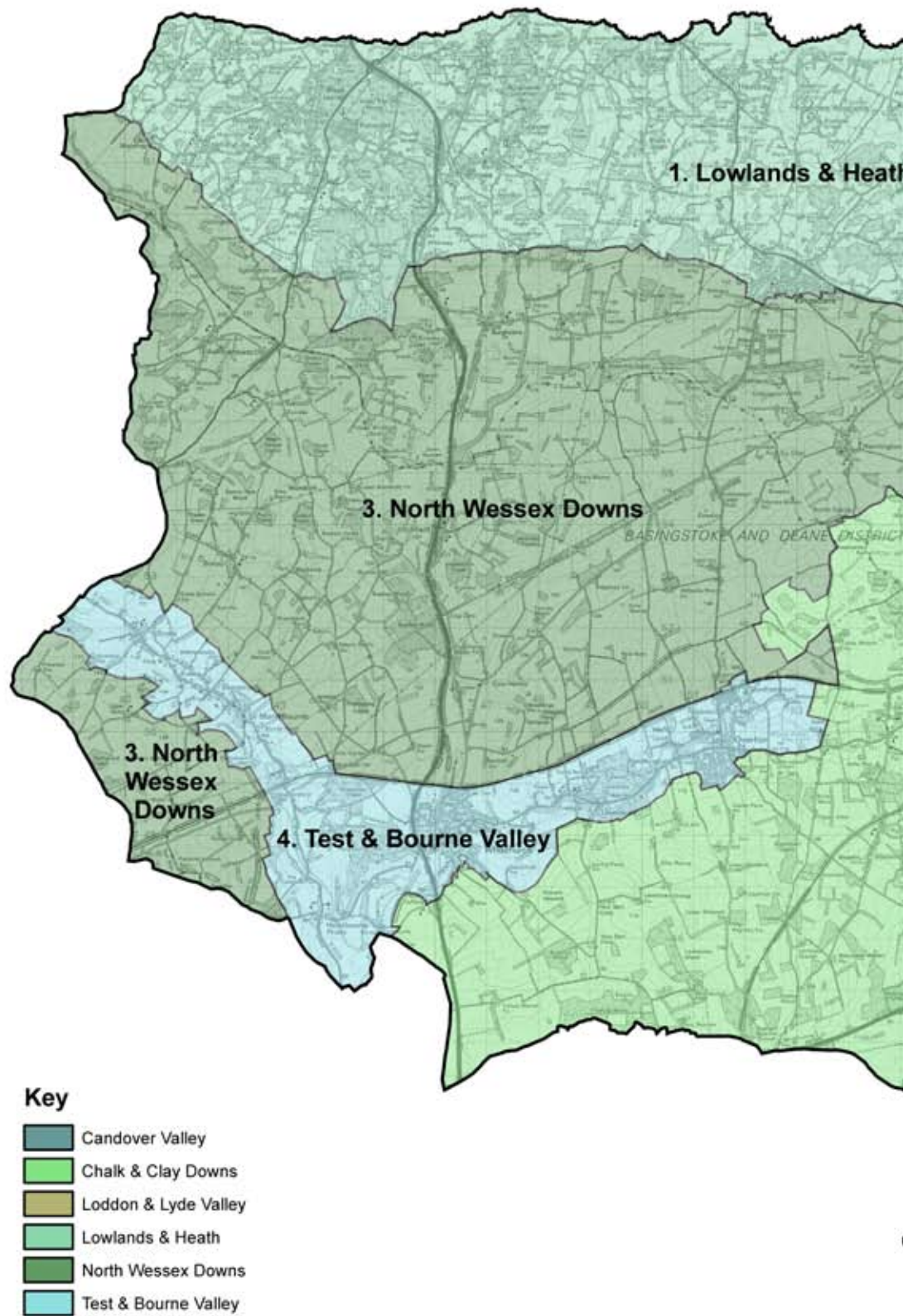
The areas have been defined by analysis of the design relationship between: **landscape** - geology, landform, vegetation and ecology, land use, roads, paths and landmarks; **settlement patterns** – settlement form, location, density, history and patterns of growth; and **building types and materials** - types, heights, massing, materials and detailing.

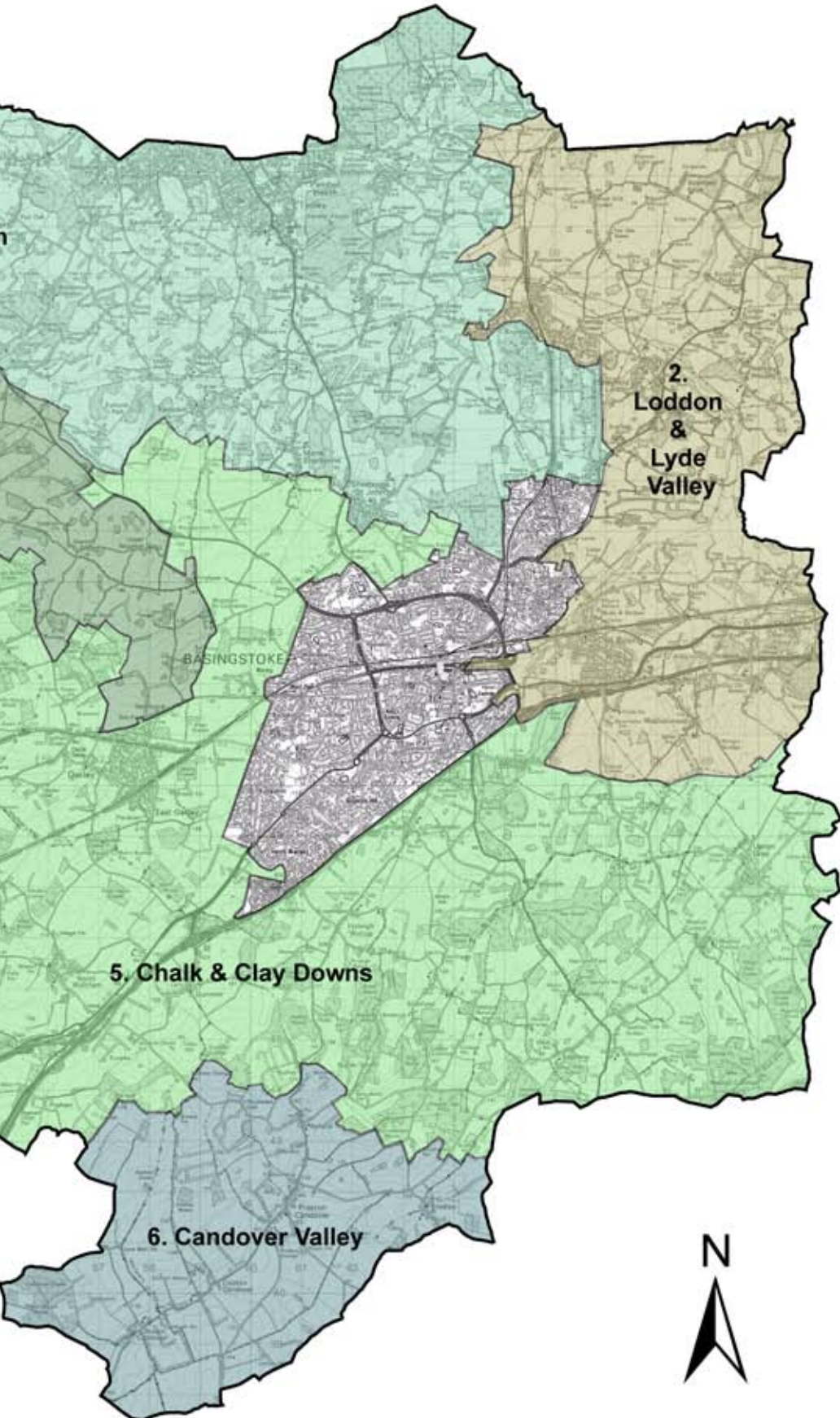
Each area reflects similarities in the relationship between its landscape, settlement patterns and buildings, and has its own distinct set of characteristics.

Analysing and defining the six Countryside Design Areas has enabled the identification of design implications for each area. These principles can be used to guide the form and appearance of new development in the countryside, encouraging a more locally-based approach to design and planning in the borough. The following chapters examine each character area in more detail.



# Map 1: Countryside Design Areas





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# 1. Lowlands and Heath

## General Description

A low, gently undulating landscape that contrasts with the steep chalk scarp and downs to the south. There is mixed use of the landscape, with fields of small to medium size used as pasture and arable land. There are numerous woodlands. Settlements are scattered throughout, with a greater number of settlements in the west of the area, just south of Newbury. The North Wessex Downs Area of Outstanding Natural Beauty (AONB) covers the area west of the A34, including Highclere and Woolton Hill, and also the area east of the A34 to the south and west of Burghclere.

## Landscape

Clay, permeable sand and gravel have formed a low, undulating landform. Many streams run south-north across the area, fed by a line of springs, which arise at the junction of the chalk and clay.



*Landscape near North Sydmonton*

Much of the area is covered by mixed farmland and woodland and is relatively enclosed. Fields are generally small to medium scale with a strong structure of hedgerows and trees. There are many broadleaf woodlands and copses, particularly in the area around Wolverton. The predominant tree cover is Oak, with Alder growing in the wetter areas.

Typical hedgerow species include Hawthorn, Blackthorn, Hazel, Dog Rose and Holly. The farmland is mostly pasture or arable, with numerous paddocks and stud farms in the west of the area.

Gravel in the north has given rise to heath soils. Extensive areas of coniferous woodland and heath associated vegetation are found around Highclere and Burghclere in the north-west, and Silchester in the north-east. Silver Birch, Scots Pine and Oak are the dominant tree species in these areas. Hawthorn, Blackthorn, Holly, Alder, Blackthorn and Gorse are typically found on the heath soils.

Distinctive parkland landscapes are found at Highclere (Grade I), The Vyne (Grade II), Beaurepaire Park and Ewhurst Park.



*Kingsclere is so well integrated into the surrounding landscape that it can barely be seen from White Hill*

The roads are relatively straight and direct within the coniferous plantations around Silchester. Elsewhere, narrow winding lanes, many of which follow the south-north running valleys, connect the scattered settlements. There is a dense network of public paths across the area.

There is some visual and noise intrusion from the A34 in the west of the area. There are many Scheduled Ancient Monuments in the east. Of particular importance is the preserved Roman town of Calleva Atrebatum (Silchester) and its associated earthworks, which were built on an existing Iron Age settlement.

Examples of scarce habitat types have been designated as Sites of Special Scientific Interest (SSSIs) and Sites of Importance for Nature Conservation (SINCs), including ancient semi-natural woodland, unimproved meadows, heathland and neutral acidic unimproved grasslands.

### **Settlements**

There are many farms and individual properties scattered across the area. Villages have developed on sites raised above the streams, away from the risk of flooding, for example, Headley, Ball Hill and East End.

There is a series of spring-line settlements in the south of the area, approximately one mile to the north of the scarp. This follows a secondary ridge where the chalk meets the low-lying clay. Ecchinswell, as the name suggests, is one of these settlements.

Around Highclere and Woolton Hill in the west of the area, the local population is relatively high with numerous small villages, hamlets, farms and residential properties.

The villages are characteristically surrounded by woodland and have many mature trees within them. Consequently, they are well integrated into the surrounding landscape.

The scarp slope forms a backdrop to many of the villages in the south.

Streams and ponds are important features in Ecchinswell, Sherborne St John and Kingsclere. The former market area in Kingsclere is a distinctive focal point.

Village greens form the centre of East End and Silchester.

Near the centre of Kingsclere, continuous built frontages face on to the streets and are an important characteristic of the settlement. Within the smaller villages, such as Ramsdell, Ashford Hill and Highclere, buildings are traditionally set back from the road with small front gardens, and there are often fields between adjacent buildings.

Much development has taken place over the last forty years, largely due to the growth of the Atomic Weapons Establishment and the former Greenham Common Air Base to the north of the borough. Development has occurred in and around Tadley and new settlements have been created at Bishops Green and Penwood.



*Continuous built frontages face directly on to Swan Street, Kingsclere*

These recent developments have tended to ignore traditional building materials, styles and layouts. There are Conservation Areas in Kingsclere, East End and North End, Ecchinswell, Monk Sherborne, Tadley, Silchester, Ramsdell and Sherborne St John.

### **Buildings**

Buildings are generally two-storey or single-storey with dormer windows. They are domestic in character and predominantly detached or semi-detached.

Most buildings are brick built, reflecting the proximity of the local clay fields. Red brick has commonly been used in all types of building.

Red brick with blue brick patterning is a particular feature across the area, most notably in and around Kingsclere where grey bricks made from a mixture of chalk and clay are also well used. Traditionally, limited use has also been made of yellow bricks and 'specials' for decoration.

In Kingsclere, near the chalk scarp and downlands, there has been limited use of flint in older buildings.

Timber framed buildings are characteristic of the area, often combined with brick infill and thatch.

Plain red clay roof tiles are the predominant roofing material, but slate and thatch have also been used. Cat slide roofs are a feature of some of the older buildings in Kingsclere.

Vertical clay tile hangings are a particular feature on wall elevations in East End, Highclere and Ashmansworth.

Windows are traditionally casement and sash.

Boundary walls are traditionally constructed of red brick and these are a particular feature in Sherborne St John. Brick and flint have occasionally been used together in the south of the area.



*Vertical clay tiles and a red clay tile roof by the village green in East End*

## Design Implications

The west of the area lies within the North Wessex Downs AONB, where extensive development would not be considered.

The many woodland blocks and mature trees in this area are important features within and around the settlements and should be maintained.

Siting of any new development should take into account views to and from the scarp and the wider landscape.

New development should be associated with existing settlements and sited above the many streams that cross the area to reduce the risk of flooding. Wherever possible, existing woodlands, hedgerows and trees should be used to integrate new development into the landscape.

Where necessary, new development should allow sufficient room for a framework of trees and shrubs to be planted, to integrate the built form into the surrounding landscape. Native trees and shrubs should be planted around developments adjacent to open countryside.

The density of new development should be in keeping with that in the existing settlements. Buildings should generally be two-storey and face onto the road. Boundaries facing onto the road should be marked by hedgerows or red brick walls as appropriate to the local area.

Public paths should be retained and new development linked to the wider countryside wherever possible.

New development should reflect the form, scale and proportions of existing vernacular buildings in the area and pick up on the traditional building styles, materials, colours and textures, as set out above.

Narrow country lanes should be protected from unnecessary improvements and urbanisation.



*Red brick boundary walls are a particular feature in Sherborne St John*

## 2. Loddon and Lyde Valley

### General Description

**This area contains the broad valley of the rivers Loddon and Lyde, which rise at the junction of the chalk and clay, and run south-north. It is a diverse landscape with varying land cover, ranging from mixed farmland and woodland to open arable fields. Settlement density is low, with a number of villages and isolated farms scattered throughout the area.**

### Landscape

The broad and gentle slopes of the Lyde and Loddon river valleys are predominantly underlain by clay.

The Lyde rises on the north-facing chalk slope in the south of the area, where the change in geology is marked by larger-scale, open arable fields.

Enclosed fields with a stronger hedgerow structure and an increased percentage of woodland cover, form the mid-section of the area.



*View from Long Bridge by Longbridge Mill, Sherfield on Loddon*

In the north of the area, there are large arable fields, low well-trimmed hedgerows with isolated oak trees, and limited woodland cover.

The valley floor pasture has a distinctive pattern of willow-lined watercourses, drainage ditches, water meadows and watercress beds. Much of the land is subject to localised flooding or standing water, especially in winter.

Typical hedgerow species include Hawthorn, Blackthorn, Hazel, Dog Rose and Privet.

The rivers restrict cross-valley routes, and settlements are linked by a small number of narrow winding lanes. Many farm tracks and public paths cross the area.



*Valley Floor, north of Sherfield on Loddon*

There are many Scheduled Ancient Monuments.

The remote and quiet character of the valley is disturbed where the A33, A30 and M3 roads cross the area. There is also visual intrusion in some areas by a railway line, electricity pylons and the incinerator.

The empty channel of the Basingstoke Canal is a feature of the landscape in Mapledurwell and Old Basing.

There are three SSSIs in the area, at Mapledurwell Fen, Stanford End Mills and the Greywell Tunnel.

### Settlements

Away from the adjoining urban areas of Basingstoke and Chineham, settlement density is low.

The dispersed villages were originally centred around road junctions. There are isolated hamlets and farms throughout. The settlements are located on slopes above the valley floor to avoid the risk of flooding.

Houses face onto the large village greens in Bramley, Sherfield on Loddon and Newnham. The greens are important focal points in these settlements.



*Houses facing on to the large village green at Newnham*



*The village pond and river are important features in Mapledurwell*

Village ponds are characteristic of many of the settlements.

The rivers and the associated watercress beds are important features in Mapledurwell and Old Basing.

Development over the last forty years has led to the significant expansion of Bramley, Sherfield on Loddon and Old Basing. The developments have tended to ignore the traditional building materials, styles and layouts in the area, and in some cases have detracted from the original character of the settlements.

There are Conservation Areas in Old Basing, Mapledurwell, Sherfield-on- Loddon, Bramley, Up Nately and the Basingstoke Canal.

### **Buildings**

Buildings are generally two-storey and domestic in character. They are predominantly detached or semi-detached.

Red brick is used extensively throughout the area, reflecting the fact that the valley is underlain by clay. In Old Basing, brick has been used in all types of building work and bricks from the demolished Basing House were widely used in the 17th Century.

Red brick has occasionally been used with blue headers.

In and around the chalk landscape in the south of the area, flint has been used more frequently in buildings and boundary walls. For example, Up Nately, Mapledurwell and Old Basing.

Historically, the quality of the farmland supported some good traditional farm buildings, many of which were timber-framed. There are many examples in Old Basing.

Typical roof coverings are red clay roof tiles, slate and thatch. Thatch is a distinctive characteristic of Mapledurwell. Hipped and half-hipped roofs are common throughout.

Tile hung facades with scalloped bands are a feature in Bramley.



*Timber framed and thatched house in Old Basing*



*A typical casement window in a vernacular red brick and clay tile house, Old Basing*

Windows are traditionally casement and sash.

Many of the vernacular buildings have large central or end chimney stacks. A number of buildings have them at each end of the main facade. Some early chimney stacks are ornate, with twisting, interconnected chimneys.

### **Design Implications**

The water meadows and watercress beds are important features of the river floodplain and should be retained and maintained.

Siting of new built development should reflect the way in which the existing settlements relate to the surrounding landscape. It should be kept on the lower valley slopes, away from the risk of flooding.



*Local materials were used in this vernacular building*

Where necessary, new development should allow sufficient room for a framework of trees to be planted, to integrate the built form into the surrounding landscape. Native trees and shrubs should be planted around developments adjacent to open countryside.

Existing public paths through the settlements should be linked to new development and the surrounding countryside wherever possible.

New development should reflect the form, scale and proportions of existing vernacular buildings in the area and pick up on the traditional building styles, materials, colours and textures, as set out above. Buildings should be two-storey and face the road.

Boundaries should be marked by hedgerows, brick walls, or by brick and flint walls as appropriate to the local area. Native hedges should be planted adjacent to open countryside.

Narrow country lanes should be protected from urbanisation.



*Half-hipped clay tile roof, Old Basing*

### 3. North Wessex Downs

#### General Description

The area comprises high open chalk downs and a plateau dissected by the Test and Bourne river valleys, which form a separate character area. In the north of the area, a steep chalk scarp falls northwards, away from the high downs, to a small area of sandstone, west of Kingsclere.

Areas where deposits of clay and flint overlay the chalk downs are generally more elevated, wooded and enclosed. Settlement density is very low, with small villages, hamlets and farms scattered across the area. Much of the area lies within the North Wessex Downs AONB.

#### Landscape

Low or infrequent hedgerows and little woodland cover over the high chalk downs form a very open landscape with long views over large-scale arable fields. A patchwork of arable fields and woodland blocks leads down to the Test and Bourne Valleys in the south of the area, creating a more enclosed landscape. Beech and Ash predominate, with Lime well represented in some of the villages.



*Long views to Hannington over large arable fields*

Hedgerows are typically species-rich, with chalk-loving species such as Wayfaring Tree, Spindle, Dogwood, Purging Buckthorn and Field Maple.

The scarp slopes are covered by open pasture with scrub and occasional woodland blocks.

Gallops are a prominent feature in the north of the area, near Kingsclere.

There is a relatively sparse road network. Routes are straight and direct on the high downs, but in the lower rolling chalkland, winding country lanes tend to follow the dry valley bottoms to link farms and hamlets. On the scarp slope, the lanes are sunken and overhung by woodland.

The Wayfarers Walk long distance footpath crosses the area, following the scarp line in the north, before dropping below Hannington to North Oakley.

The mast at Cottingtons Hill and the pylons that cross the area detract from its natural qualities, as does the A34 in the west. Elsewhere, there is limited intrusion from people and traffic and a sense of remoteness.

There are a great number of Scheduled Ancient Monuments across this area, many of which are round barrows on the ridges and hilltops. There is an Iron Age Fort at Beacon Hill. The Harroway and Portway Roman Road cross the area. Sidley Wood SSSI, south of Ashmansworth, contains an ancient hornbeam coppice. The chalk grassland on the steep scarp slopes includes six SSSIs, for example at Ladle Hill.



*Hannington is centred around a village green on a high clay plateau*

### **Settlements**

Settlement density is low, particularly on the areas of open chalkland surrounding White Hill and the chalk scarp.

Villages and hamlets are infrequent and widely scattered. The villages of Hannington and Ashmansworth have developed on high clay plateaux and are centred around village greens. Other settlements are often loose-knit groups of cottages and farms that have developed along dry valley floors and are linear in nature (e.g. Binley and Egbury). Sydmonton and Old Burghclere are the only settlements on the sandstone in the north.

Farms are scattered across the area, with large-scale farms dispersed across the open chalk downs.

Small copses are associated with many of the hamlets.

Recent development has been very limited and small-scale. There are Conservation Areas in Hannington and Ashmansworth.



*Flint and brick farm cottage, Binley*

## **Buildings**

Many buildings were traditionally farmhouses, farm workers cottages or barns. Houses are generally two-storey. Flint has been used extensively for all building types, reflecting the underlying geology of the area. Similarly, some of the older buildings have chalk cob walls, coated with a lime plaster.

Flint with red brick dressing is widespread. Red brick is common and blue brick header and stretcher patterning has been used in some areas.

Timber frame buildings with brick infill are found throughout, particularly in the older farm buildings.

Greensand stone has been used in a very small area around Old Burghclere, where there was a quarry for the stone.

The prevalent roofing materials are orange-red clay roof tiles, thatch and some slate. Hipped and gabled roofs are common.

Windows are traditionally casement and sash.



*Brick and flint farm building with a half-hipped slate roof, Egbury*

Barns are traditionally brick and flint or weatherboard. Buildings are generally set back from the road with small front gardens. Hedges, brick walls, and brick and flint walls are common boundary features.

## **Design Implications**

Hedgerow restoration, and hedgerow and woodland management, are required to provide a stronger landscape framework.

A large proportion of this area lies within the North Wessex Downs AONB where extensive new development would not normally be considered. New development should be small-scale, reflecting the traditional patterns of settlement growth. Siting of new built development should take into account long views to and from the open downs and scarp.



*Village green, Ashmansworth*

Development should be associated with existing settlements and be placed carefully in relation to existing woodland, trees and hedgerows. Where necessary, it should be accompanied by native tree and shrub planting to create shelter and screening.

The traditional building styles and materials used across the area should be reflected in new development.

Narrow country lanes should be protected from urbanisation.

## 4. Test and Bourne Valley

### General Description

**The River Test and the Bourne Rivulet rise from the underlying chalk beds and dissect the North Wessex Downs character area. The valleys contain many woodland blocks and narrow woodland belts, which together with the sloping valley sides, form an enclosed landscape. The valleys widen and the landscape becomes more open, as the two rivers converge to the southwest of Whitchurch. Settlements are frequent along the valley floor and are characteristically linear in nature.**

**The Bourne Valley lies within the North Wessex Downs AONB.**

### Landscape

The valleys cut through an underlying geology of chalk beds, with small areas of clay deposits on higher ground.

Alluvial loams and valley gravels have been deposited by the rivers in the valley bottoms, resulting in vegetation that is very different from that of the surrounding chalkland. The valleys have flat floodplains with braided channels, watercress beds and water meadows used for grazing. The sloping valley sides are mostly used for pasture and arable farming.



*The River Test, Freefolk*

Small blocks of woodland are found throughout, particularly on the steeper valley sides where Beech and Ash predominate. Next to the rivers, there are many linear bands of Willow and Alder, together with some commercial Poplar plantations. Larger woodland blocks are found in and around the listed parkland landscapes of Laverstoke Park and Hurstbourne Park.

Hedgerows contain chalk-loving species such as Dogwood, Wayfaring Tree, Spindle, Privet, Field Maple and Hazel.

The main roads run along valley floors and lower valley sides. Minor roads are relatively infrequent and tend to cross the valleys at right angles.

The A34 cuts across the Test valley to the west of Whitchurch and has a significant impact upon the landscape, particularly where it is raised above the valley floor.

The embankments and structures associated with the London-Salisbury railway line are also important features of the landscape, most notably the viaduct at St Mary Bourne.

Public paths and byeways follow the same pattern as the roads. The Test Way long-distance footpath follows the floor of the Bourne Valley for a short distance through St Mary Bourne.

The River Test has been designated as an SSSI, along with East Aston Common and Bere Mill Meadows.

### Settlements

Settlement density is fairly high, particularly in the Test Valley.

Settlements have developed along the valley floor and lower valley sides and, as a result, are generally of a linear nature. Whitchurch and Overton show nucleated growth around important river crossing points.

The river channels, associated bridges and mills are important characteristics of the settlements. Watercress beds and water meadows form important open spaces.



The linear settlement of Stoke, on the floor of the Bourne Valley

Mature trees and woodland are a particular feature within and around the settlements in the Test Valley.



Buildings of different ages, styles and materials create an interesting street scene in the centre of Whitchurch

The historic cores of Whitchurch and Overton are focused in the valley bottom, not far from the river. Overton was a 13th century planned settlement laid out on a grid pattern.

As the towns have grown they have expanded outwards and recent development has tended to take place higher on the valley sides. This development has occasionally had an adverse impact on the wider landscape.

Large houses set in extensive grounds are found adjacent to the valley roads, together with their associated lodges, gates and driveways.

Narrow streets with continuous built frontages are found in the centre of the settlements with buildings often facing directly onto the street.

Numerous closes and small yards, surrounded by housing, are a feature in the centre of Whitchurch. For example, Laundry Yard and Vinery Close.

There are Conservation Areas in Whitchurch, Overton, Tufton, Hurstbourne Priors, St Mary Bourne and Stoke.

## Buildings

Buildings are generally two-storey or single-storey with dormer windows. Terraced houses are common throughout.

Buildings of different ages, styles and materials create interesting street scenes in the centre of the settlements. Roof lines are broken by dormer windows, the varying pitches of the roofs, buildings of different heights, and houses occasionally set gable-end to the road. Flint has been used extensively for all building types, reflecting the underlying geology of the area. Similarly, some of the older buildings have chalk cob walls, coated with a lime plaster.



Coursed, knapped flints are a particular feature in Hurstbourne Priors

Flint has been used either as random walling or as more ordered, coursed work characteristic of the 19th century. Coursed, knapped flints are a particular feature of the buildings in Hurstbourne Priors. The flint is most commonly used with red brick dressing.

Mellow red brick is a particular feature of this area and red brick is found widely throughout. Blue brick patterning has also been used, but is less common. Timber-framed buildings with brick infill are St Mary Bourne.

Brick, stucco or render painted in muted colours, contrasts with the bare brick.



Traditional sash window

Hipped and half-hipped roofs are common. Roofing materials are usually orange-red clay roof tiles, slate or thatch, the latter being particularly important in St Mary Bourne.

Flint and brick walls are common boundary features. Cob walls are less common, occasionally with thatch coping, for example in Tufton and Stoke.

Windows are traditionally casement or sash.

Many of the residential buildings constructed over recent years have been built in materials and styles that are not traditionally associated with the area.

### **Design Implications**

The water meadows and watercress beds are important features of the river floodplain and settlements, and should be maintained.

The woodland blocks on the valley sides and linear bands of trees associated with the river, are important features within and around the settlements and should be maintained.

The Bourne Valley lies within the North Wessex Downs AONB, where extensive development would not normally be considered. The intimate scale of the landscape throughout the Test-Bourne Valley makes this area particularly sensitive to any form of large-scale development.

New development should allow sufficient room for a framework of native trees to be planted, to integrate the built form into the surrounding landscape. Native trees and shrubs should be planted around developments adjacent to open countryside.

Siting of new built development should take into account views from the wider landscape. Development should be kept on the lower valley slopes away from the risk of flooding and should be consistent with the existing linear form of the settlements. The coalescence of neighbouring villages and hamlets should be avoided.

The density of new development should be in keeping with that in the existing settlements. Buildings should generally be two-storey and face directly onto the road, or be located close to the street, with small front gardens.

Existing public paths through the settlements should be linked to new development and the surrounding countryside, wherever possible.

New development should reflect the patterns and proportions of existing vernacular buildings in the area and pick up on the traditional building forms, materials, colours and textures, as set out above.

Boundary walls should be built out of materials that are characteristic of the area, such as flint with red brick dressing or orange-red brick. Narrow country lanes should be protected from unnecessary improvements and urbanisation.

## 5. Chalk and Clay Downs

### General Description

**This area comprises rolling chalk downland with deposits of clay and flint. There is a flat clay plateau in the east, which merges southwards into a distinct ridge and valley landscape. The area is distinguished from the North Wessex Downs by the greater degree of woodland cover, trees and hedgerows, which create a more enclosed landscape. Settlements are small and dispersed.**

### Landscape

There is a pattern of medium to large-scale arable fields with large woodland blocks on the areas underlain by clay and flint. There are many trees and hedgerows throughout and varying intervisibility across the area.

Frequent blocks of ancient semi-natural woodland provide a sense of enclosure around Steventon and Oakley in the west and Upton Grey and Ellisfield in the east.



*View from College Lane, Ellisfield*

Beech and Ash predominate, with Oak on the higher areas where clay and flint overlay the chalk. Lime is well represented in some of the villages. Hedgerow species are typically Hazel, Hawthorn, Blackthorn, Field Maple, Spindle and Wayfaring Tree.

There are eight historic parkland landscapes in the area, including Hackwood Park in the east, and Oakley Park in the west. The associated gates, lodges and park fencing are important characteristics of the area.

The area has a generally quiet, unspoilt rural character but with visual and noise intrusion from the three major roads (M3, A303, A30) in the south of the area.

Away from the main roads, narrow winding lanes tend to follow dry valleys through the landscape, linking the dispersed settlements. These are sometimes sunken lanes, with high hedge banks.

There are many public paths in the area. The Wayfarers Walk longdistance footpath crosses the area just south of Oakley, passing through Dummer and down to the Candover Valley.

The spoil heaps at Micheldever form the only SSSI in the area.

The two railway lines and associated embankments and tunnels are features in the landscape.

## Settlements

Settlement density is fairly low and dispersed.

There are few long views of the settlements, which are well integrated into the landscape through their positioning in relation to landform, woodland, hedgerows and trees.

Villages and hamlets have tended to develop along the bottom of dry valley floors, for example, North Waltham, Deane, Steventon and Ellisfield and only occasionally on higher ground, for example, Dummer and Herriard. The settlements are generally linear in nature.

Buildings of different ages, styles and materials create interesting street scenes in the centre of Oakley, North Waltham and Upton Grey. Roof lines are broken by dormer windows, the varying pitches of the roofs and buildings of different heights. The majority of these buildings face onto the road and have small front gardens.

Village ponds are an important focal point in many of the settlements, such as Cliddesden, Upton Grey and Oakley.

The railway lines, tunnels and embankments in and around Oakley and Steventon are important characteristics of the settlements.

There are Conservation Areas in North Waltham, Worting, Church Oakley, Dummer, Steventon, Upton Grey, Tunworth, Deane and Ellisfield.

Recent development has largely taken the form of detached housing built around wide culs-de-sac.

The developments have tended to ignore the traditional building materials, styles and layouts in the area, and in some cases have detracted from the character of the settlements.

## Buildings

Buildings are generally two-storey and domestic in character. Many were built as farmhouses and farm workers' cottages.



*The village pond is an important focal point in Oakley*



Typical two-storey farmworkers' cottages in Tunworth

Red brick has been used throughout and blue brick header and stretcher patterning is characteristic of this area. Flint has traditionally been used in combination with red brick and some of the older buildings have chalk cob walls, reflecting the underlying geology. A large number of the older vernacular buildings have timber framing with brick infill and occasionally rendered wattle and daub. White painted brickwork and render contrast with the bare brick walls.

Mellow red bricks and orange-red roof tiles have been used in Deane and Oakley. Decorative tile hangings are locally important in Deane and Upton Grey, and there is also some use of decorative bargeboards in Upton Grey.

There are many examples of timber framed barns with weatherboarding. Hipped and half-hipped roofs are widespread and roofing materials are traditionally red clay tile, thatch and slate. Many buildings in Tunworth and Upton Grey have large chimney stacks.



Decorative tile hangings are a local characteristic of Upton Grey



Traditional sash window (North Waltham)

Casement and sash are the traditional styles of windows.

Flint and brick boundary walls are important features in many of the settlements, but hedges are the most common form of boundary treatment.

### Design Implications

The woodlands, trees and hedgerows should be managed and conserved, to retain the sense of enclosure and avoid opening up long views.

The historic parkland landscapes and associated lodges and gateways should be appropriately managed and maintained.

New development should be carefully sited in the landscape with consideration for long distance views and traditional settlement form. Development should generally be located along the lower valley slopes, and be placed carefully in relation to existing woodland, trees and hedgerows.

Where necessary, new development should allow sufficient room for a framework of trees to be planted, to integrate the built form into the surrounding landscape. Native trees and shrubs should be planted around development adjacent to open countryside.



Timber-framed barn with weatherboarding (Tunworth)

Consideration should be given to views of the countryside from the railway lines and from the Wayfarers Walk.

Narrow country lanes should be protected from unnecessary improvements and urbanisation.

New development should reflect the traditional building styles, materials and colours. Boundaries should be marked by hedgerows or by walls that are built out of materials characteristic of the area, for example brick and flint.

## 6. Candover Valley

### General Description

**The Candover valley is a well-defined valley with sloping sides and a narrow bottom. It is underlain by chalk, with occasional deposits of clay and flint. The landscape is diverse with farmland, woodland and parkland unified by the valley form. Small villages have developed along the valley floor and are characteristically linear in nature. Elsewhere, farms and individual properties are widely dispersed.**

### Landscape

Large arable fields are found on the upper slopes, where there is limited woodland, low hedgerows and few hedgerow trees. Views from the upper slopes are open.

The lower slopes and bottom of the valley are more enclosed with smaller fields and a stronger hedgerow structure. There is increased pastoral use on the lower



Candover Valley

valley slopes and bottom, and distinctive wetland vegetation is found on the valley floor, south of Preston Candover. Views from the lower valley are restricted by the hedgerows, trees and valley sides.

Hedgerow species are typically Hawthorn, Blackthorn, Field Maple, Spindle, Hazel and native Privet.

Parkland is a feature along much of the valley floor, giving the sense of a well managed landscape. A number of formal gateways lead off the main road, together with neat hedges and verges, large boundary walls, iron park fencing and some formal tree planting.

There are many Scheduled Ancient Monuments in the area.

The main road runs along the valley floor and the few minor roads that join it tend to follow the route of tributary valleys, meeting the main Candover Valley at right angles.

Public paths and byeways tend to follow the same pattern as the roads. The Wayfarers Walk long-distance footpath passes through Brown Candover.

There is limited intrusion from people and traffic.

The Candover stream runs adjacent to the main road towards the southern end of the valley.

### Settlements

A series of linear villages have developed along the valley floor beside the main road. Settlement on the surrounding valley sides is restricted to isolated farm buildings. The village of Bradley has developed at the head of a smaller, tributary valley, which joins the Candover Valley at Preston Candover.

Large houses set in extensive grounds are a feature of the valley, with smaller properties tending to form the centre of the villages.

The villages are predominantly residential in character, although large agricultural buildings are also present.

The Candover stream and associated vegetation are important features in Chilton Candover and Brown Candover.



*Jack Stevens War Memorial is a landmark feature in Axford*

Many settlements have a focal point/landmark feature, for example, the Jack Stevens War Memorial Pavilion at Axford, the village pond at Bradley and the village pump and War Memorial on the green at Preston Candover.

Fields and mature trees between the groups of houses within each settlement, integrate the built form into the landscape.

There are Conservation Areas in Bradley, Preston Candover, Brown Candover and Chilton Candover.

### Buildings

Buildings are generally two-storey, although the larger houses are frequently two storey with dormer windows. They are predominantly detached or semi-detached properties.



*Large chimneystacks are a particular feature in Chilton Candover*



*Iron park fencing is a boundary feature along the valley floor*

Large domestic buildings are a feature. Old halls and manor houses, together with their associated lodges and farmhouses are found along the valley floor.

Old farmhouses, farm workers' cottages and barns are all built in traditional materials.

The prevalent traditional materials are red brick, flint with red brick dressing, thatch (notably long straw in Preston Candover), red clay tiles and slate. Blue brick patterning has occasionally been used.

Brick frontages painted in pale colours, contrast with the bare brick and flint. Gable, hipped and half-hipped roofs are common. Large chimneystacks are a particular feature in Chilton Candover.

Traditionally, casement windows have been used throughout. Brick, flint and chalk cob have traditionally been used in the extensive boundary walls. There are also stretches of iron park fencing.

### **Design Implications**

Mature trees, woodlands and hedgerows within and around the villages should be conserved and managed to retain the existing character of the settlements. The stream and associated wetland vegetation are important features in and around Chilton Candover and Brown Candover, and should be appropriately managed and conserved.



Flint and brick have frequently been used in boundary walls such as this one in Nutley

The parkland landscapes and associated gateways and lodges should be appropriately managed and maintained.

New development should reflect the linear form of the existing villages and should be kept on the valley floor and lower valley slopes, away from the risk of flooding. Development should be small-scale and should reflect the proportions of existing vernacular buildings in the area, picking up on the traditional building styles, materials and colours, as set out above.

Linear development on the edge of the settlements should be avoided to prevent the coalescence of neighbouring villages and hamlets. Hedgerows, or brick and flint boundary walls, should mark boundaries adjacent to the road.

Native trees and shrubs should be planted in association with development adjacent to the open countryside, to integrate the new buildings into the landscape. Sufficient space should be allowed to plant large tree species.

# Typical Building Styles and Materials

## 1. Lowlands and Heath



Highclere. Half-hipped roof with red clay tiles.



East End. Vertical clay tile hangings.



Kingsclere. Traditional materials.



Highclere. Typical use of brick and clay tiles with sash windows.



Ecchinswell. Patterned brickwork.



Highclere. Red clay tile hangings.

## 2. Loddon and Lyde Valley



Old Basing. Brick boundary wall and buildings.



Stratfield Saye. Distinctive casement windows.



Old Basing. Many of the traditional buildings have first floor casement windows immediately beneath the eaves.



Old Basing. Timber frame and thatch.



Bramley. Clay tile hanging.



Old Basing. Traditional brick buildings.

### 3. North Wessex Downs



Egbury. Bands of brick and flint are a feature of many vernacular buildings.



Ashmansworth. Red clay tiles are a traditional roofing material.



Ashmansworth. Hipped roofs are common.



Binley. Bands of brick and flint, with a dentil course of bricks below the gabled roof.



Hannington. Hedges and brick walls are common boundary features.



Cole Henley. Traditional sash windows with flint and red brick dressing.

### 4. Test and Bourne Valley



St. Mary Bourne. Terraced houses are common throughout the Test and Bourne Valley.



Stoke. Traditional sash windows and a low brick boundary wall.



Stoke. Traditional casement window and chimney detail.



Laverstoke. Dormer windows are characteristic of the village.



Hurstborne Priors. Flint with redbrick dressing



Hurstbourne Priors. Coursed, knapped flints are a particular feature.

## 5. Chalk and Clay Downs



North Waltham. Example of a typical single storey property with dormer windows.



North Waltham. Sash windows are common.



Upton Grey. Clay tile hangings.



Steventon. Flint and brick boundary wall.



North Waltham. Flint with red brick dressing around a casement window.



Tunworth. Brick patterning is characteristic of the area.

## 6. Candover Valley



Brown Candover. Brick and flint boundary walls at a formal gateway.



Brown Candover. Large domestic buildings are a feature of the Candover Valley.



Preston Candover. The War Memorial is a focal point in the linear village.



Axford. Iron park fencing and lodge houses are a feature of the valley.



Brown Candover. Red clay tiles, brick and flint are common materials.



Brown Candover. Larger houses are frequently two storey with dormer windows.

## Examples of Good Development in the Borough



Binley. An example of innovative sustainable design.



Freefolk. Small development in keeping with the scale of building, design details and materials traditionally found in the Test and Bourne Valley.



Whitchurch. Two and three storey development in the town centre on the site of an old jam factory. Three storey buildings are distinctive features in the centre of Overton and Whitchurch.



Cliddesden. Small development in the centre of the village, which is in keeping with the traditional building styles of the area.



Cliddesden. The new village hall has picked up on local design details.



Preston Candover. Two storey brick and flint house of a style and scale that adds to the scene along the main road through the village.



Laverstoke. New flint and brick housing detailed with gabled dormers. These add to the street scene and complement the style of the older houses in the background.



St Mary Bourne. High quality materials have been used to build a large house adjacent to the valley road.



Bradley. Traditional materials and interesting detailing on a relatively new property overlooking the village pond.



Brown Candover. An individual style of flint and brick house with a hipped roof.



Overton. Infill terraced houses in the village centre give continuity to the street scene by picking up on local building styles and scale.



Whitchurch. Although the windows are not traditional in design, the scale of the building together with the colour and style of materials used ensure that it fits in with the general street scene.

## Conclusion

The council strongly supports the concept that new development in the countryside can, and should, contribute to a sense of local identity and diversity. The CDS (along with other relevant documents such as village design statements, conservation area appraisals and the *Farm Diversification and Traditional Farmsteads* SPD) will provide guidance for designers and planning professionals who are proposing development, and for parish and town councils commenting on development proposals. The principles outlined in the document will help encourage a more locally-based approach to design and planning, and all future relevant planning applications will be expected to respond to the guidance. The document will also provide an objective basis for the preparation of any site-specific development briefs, and assist in forward planning by ensuring that design impact is considered when potential development sites are identified. Local communities involved in the preparation of Village Design Statements will be able to use the CDS as a framework for their work and as a link to relevant design-related planning policies. The description of appropriate forms of development in the CDS does not, in itself, imply that any particular development is acceptable. Development would have to comply with all the relevant planning policies to be considered appropriate.

## Annex 1: Glossary

**Bargeboards.** Projecting boards placed against the incline of the gable of a building, hiding the ends of the horizontal roof timbers.

**Casement window.** A window with the glazed frame hinged to open outwards or inwards.

**Catslide roof** A long, sloping roof, especially one where the main roof-slope on a two-storey building is continued down to cover a single-storey outshot.

**Cob.** Walling material made of chalk or clay mixed with straw, gravel and sand.

**Course.** A parallel layer of bricks, blocks, tiles etc.

**Dormer window.** A window placed vertically in a sloping roof and with a roof of its own.

**Gable.** The triangular upper portion of a wall at the end of a pitched roof.

**Gable roof.** A roof with gables at one or both ends.

**Half-hipped roof.** A gabled roof but with a small hip at the highest point.

**Header.** A brick laid across a wall to bond together its two sides.

**Hipped roof.** A roof which has four slopes instead of two. The shorter sides are roofed with sloping triangles – the hipped ends.

**Knapped flint.** Flint split in two and laid so that the smooth black surfaces of the split sides form the facing of a wall.

**Sash window.** A window with two sliding glazed frames that open by sliding vertically.

**Special brick.** A brick which is not the usual rectangular shape.

**Spring-line settlements.** In chalk landscapes, settlements that were originally based around springs that lie at the foot of scarp slopes, where the chalk rests on impermeable rock, such as clay.

**Stretcher.** A brick laid lengthways in a wall.

**Tile hanging.** A wall covering of overlapping rows of tiles on a timber structure.

**Vernacular.** A term to describe local regional traditional building forms and types, constructed using locally available materials, following traditional building practice and patterns.

**Wattle and Daub.** A method of wall construction consisting of branches (wattle) roughly plastered over with mud or clay (daub).

**Weatherboarding.** Overlapping horizontal boards covering a timber framed wall.

## **Annex 2: Further Information**

### **Appendix 4 - The Historic Environment: Conservation Areas**

Guidance on protecting the unique character of the conservation areas within the borough. Adopted as SPD in 2007/8 as part of the council's Design and Sustainability SPD.

### **Appendix 7 - Places to Live: Urban design guidance for residential development**

The council's aim is to inspire, encourage and support more sustainable and attractive places, which respond to their context and make efficient use of land. To help achieve this, the document sets out design guidance on structuring development, arranging buildings, detailing and the design of public areas. A detailed analysis of the character of the urban area of Basingstoke is available in the *Urban Character Study for Basingstoke*. For further detail contact the Neighbourhood Development unit at the borough council, or visit the council's website (forming part of the council's draft Design and Sustainability SPD).

### **Appendix 11 - Industrial Development Planning and Design Guidance**

The council believes that industrial development should make a positive contribution to creating attractive and sustainable places. The document sets out a number of layout and design principles that encourage a more pleasant business environment that will attract inward investment (forming part of the council's draft Design and Sustainability SPD).

### **Appendix 13 - Extending Your Home**

This design guide sets out advice on the design of domestic extensions so that they improve the appearance of the main building and add to the character of the area, without adversely affecting neighbouring properties (forming part of the council's draft Design and Sustainability SPD)

### **Conservation Area Appraisals**

The council's Conservation Area Appraisals contain more detail on the special architectural and historic interest of each Conservation Area. To obtain details regarding Conservation Area Appraisals, contact the Neighbourhood Development unit at the borough council, or visit the council's website.

### **Farm Diversification and Traditional Farmsteads (2007)**

Supplementary planning document outlining the important contribution of farmsteads to the character of the rural landscape and what to take into account when considering a diversification scheme or other changes to a farmstead or an individual farm building.

### **Village Design Statements**

Some communities have prepared a Village Design Statement (VDS), which describes the character of their village and sets out simple guidance for the design of any new development. To obtain details regarding VDSs, contact your local parish council or the Neighbourhood Development unit at the borough council, or visit the council's website.

## **Borough Landscape Assessment (2001)**

The CDS has been prepared within the context set by the Basingstoke and Deane Landscape Assessment. It develops some of the key issues identified in the Assessment and relates to the Assessment's landscape character descriptions. A copy of the Assessment is available in local libraries and can be viewed at the Civic Offices.

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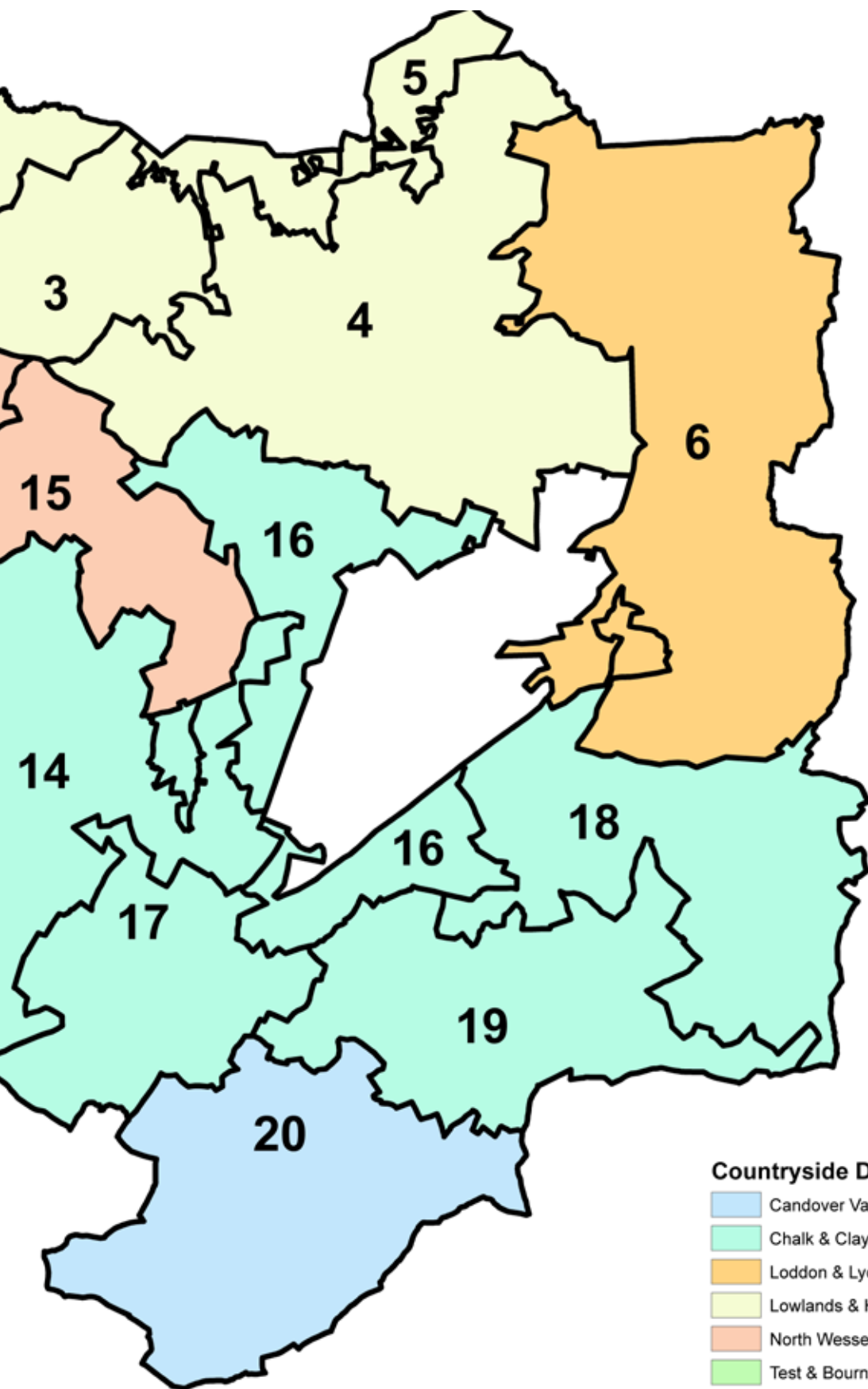
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## Annex 3: Relationship Between Countryside Design Areas and Landscape Character Areas



### Landscape Character Areas

- |   |  |
|---|--|
| 1. Highclere and Burghclere                   | 11. Wyke Down                          |
| 2. Echinswell                                 | 12. Test and Bourne Valley             |
| 3. Wolverton                                  | 13. South Test Down                    |
| 4. North Sherborne                            | 14. Oakley /Steventon Down             |
| 5. North Silchester                           | 15. Hannington Down                    |
| 6. Loddon and Lyde Valley                     | 16. Basingstoke Down                   |
| 7. The Clere Scarp                            | 17. Dummer and Popham Down             |
| 8. Great Litchfield Down and Willesley Warren | 18. Tunworth and Upton Grey Down       |
| 9. Ashmansworth and Binley Down               | 19. Ellisfield Clay Plateau and Valley |
| 10. Litchfield Down                           | 20. Candover Valley                    |



**Countryside Design Areas**

- Candover Valley
- Chalk & Clay Downs
- Loddon & Lyde Valley
- Lowlands & Heath
- North Wessex Downs
- Test & Bourne Valley