

BURGHCLERE DESIGN STATEMENT

BURGHCLERE DESIGN STATEMENT

The object of this Design Statement is to reflect the views of those living in the parish of Burghclere as regards the existing and future housing, business facilities, recreational and other amenities of the parish as a whole, thereby helping to ensure that any new developments are sympathetically designed and located so as to fit in with those qualities and local characteristics that are particularly valued by residents.

How was it produced?

Following an open meeting on the 29th November 2000 a committee of volunteers worked for over a year to produce the design statement. Consultation with residents was carried out throughout the period using a variety of means including a questionnaire, a project day, exhibitions and meetings with interested groups. The working draft was made available to the parish for comment via the Burghclere web site and in printed form. Responses to the draft have been taken into account in this statement.



Villagers attend the workshop held in the Portal Hall May 2001

Who approved it?

First, the residents of Burghclere, secondly, the Parish Council and finally, Basingstoke and Deane Borough Council.

What influence will it have?

The Burghclere Design Statement was adopted by Basingstoke & Deane Borough Council as Supplementary Planning Guidance for this area. This means that it will be referred to by the Planning Officers before they make a planning decision that affects this area and it will also be expected that applicants will consult the guidance before preparing proposals. So, for the first time all members of our community have had the chance, through our Burghclere Design Statement, to have a direct input into establishing guidelines in advance of applications being received. It is designed to help manage change, at whatever scale it occurs in this area and it is about how planned development should be carried out in the parish. This will help to ensure that any development is in harmony with our local setting and makes a positive contribution to our local environment.

History

The parish has a long history. There are Bronze Age barrows to the south of Beacon Hill, where there was an Iron Age settlement. There is mention of a church at Burghclere in the Domesday survey. It is thought that the parish developed at the southern end with the mediaeval village at Old Burghclere. Following The Black Death this was deserted and is now only visible as irregularities in the ground. The oldest building is the Church of All Saints started circa 1100 and built in stages until the 14th century. It has an aisle-less Norman nave restored in 1861.

Close by is the Manor House dating back to the 14th Century. In the 16th and 17th centuries buildings were erected along Whitway and West Street, many of which are still standing. Many of these are amongst the some fifty listed buildings in the Parish, the majority being south of Harts Lane. These range from modest farm buildings and cart sheds to cottages, larger houses and public buildings including The Church of the Ascension in Burghclere Village circa 1838, the Primary School circa 1837 and the Portal Hall opposite.



Burghclere Primary School



Parsons Corner



Sandham Memorial Chapel

One of the finest examples of an early Primitive Methodist Chapel, built by The Reverend Thomas Russell in 1864, can be seen in Harts Lane, it has recently been converted to a residence known as Parsons Corner.

The Sandham Memorial Chapel, built in the 20th Century, contains the internationally important paintings by Sir Stanley Spencer undertaken between 1926 and 1932.

Development began to accelerate during the early to mid 19th century, after which the arrival of the Didcot to Southampton railway in 1885 with its two stations, ("Highclere Station" for Burghclere Village and "Burghclere Station" for Old Burghclere) was probably the catalyst which brought about the enlargement of the settlements. This started with some late Victorian houses, continuing with the steady growth of building before the First World War. This development continued both between the wars – when The Highclere Estate sold a large tract of land to pay death duties in 1925/6 - and shortly after the Second World War. Thus, over the centuries the population has moved from the high chalk in the south to the lower lying areas in the north.

Open spaces



Rhododendron walk – Herbert Plantation

Throughout the parish there is a feeling of space with views to the Downs through and across the open aspects which are of great importance in maintaining the rural character of the area. Some of these areas achieve a degree of seclusion and identity due to mature trees of mainly indigenous species. The agricultural and equine fields within and around Burghclere village create a rural feel, an involvement with the countryside and provide attractive views and vistas.

Of particular significance are those opposite the rectory, on either side of the church, adjacent to Spring Lane, opposite the Sandham Memorial Chapel and adjoining Coopers Lane. For many years Burghclere Parish Council has fought hard to retain these "fingers of countryside" which all penetrate to the heart of the village. Together with the open areas found to the north side of the village centre these are largely responsible for its rural aspect, which can be clearly seen on the village centre map. It is worth mentioning that 65% of all questionnaire responses emphasised the importance of the views to the Downs and 33% of those specifically mentioned the field opposite Breachfield, with the views it can afford and the space it provides halfway along the main village road.



View 5 from Harts Lane

In many of the settlements, housing development has taken place only on one side of the road, which creates a feeling of space when travelling through the area. Many properties have open land behind or adjacent and this also adds to the feeling of space. This can be clearly seen on the village centre map. Whitway/West Street and Old Burghclere are surrounded by open fields, which emphasise the rural character of these settlements. The playing fields belonging to both The Clere School and to the Primary School together with the Recreation Ground with its sports pavilion and children's playground form an integral part of the village character and it is important that they are retained in their entirety for their current use. The Recreation Ground is a designated Village Green and is identified as Open Space in the Local Plan. Burghclere Common, Earlstone Common and the Herbert Plantation provide attractive areas in which to walk and enjoy the wildlife. All three sites are Countryside Heritage Sites and The Herbert Plantation is designated a Local Nature Reserve having flora of particular importance in the county. Beacon Hill also has public access and affords some interesting flora, as well as panoramic views.

The Landscape setting

The parish of Burghclere runs (except for the Newtown enclave) from the River Enborne in the north to Ladle Hill in the south-east and beyond Beacon Hill in the south-west. It is a large parish covering some 2075 hectares (5,270 acres.) From a height of 262 metres (842 ft.) in the south it descends to under 80 metres (262 ft.) in the north. The soils of the parish are predominantly chalk in the south and gravel overlaying greensand in the north, giving rise to alkaline and acid conditions respectively and hence to a wide diversity of flora and fauna.



View 19 Over Ridgemoor

Although the parish is predominantly rural, the spread of development over the years has created several distinct settlement areas. The largest is Burghclere village itself, whilst Old Burghclere lies to the south and Whitway/West Street is to the west. Northern settlements include Tothill, Sheepwash Lane, Heatherwold, Adbury Holt and Aldern Bridge. These settlements are indicated on the main Burghclere map. There are farming and equine premises generally throughout the parish.

There are numerous large and small areas of woodland, and extensive planting has been carried out as part of the screening of the Newbury bypass and the Whitway diversion of the A34 further to the south. There are lengthy, broad hedgerows, some of which are ancient, many with mature trees growing in or near them. Burghclere village itself is so well provided with trees that even in winter it is largely concealed from the surrounding countryside. There are springs and many streams in the lower part of the parish that feed into the river Enborne, and early houses and farms were sited to make extensive use of them.



View 7 Looking towards Watership Down



Earlstone Common

Approximately half of the parish lies within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). Its boundary within the parish is shown by the dotted green line on the main Burghclere map. Within the AONB are several Sites of Special Scientific Interest (SSSI). Burghclere village directly abuts open countryside on all sides as do the other settlements and isolated dwellings. The Basingstoke and Deane Landscape Assessment also recognises the strong character and sense of place of the surrounding countryside.






View 4 from Harts Lane

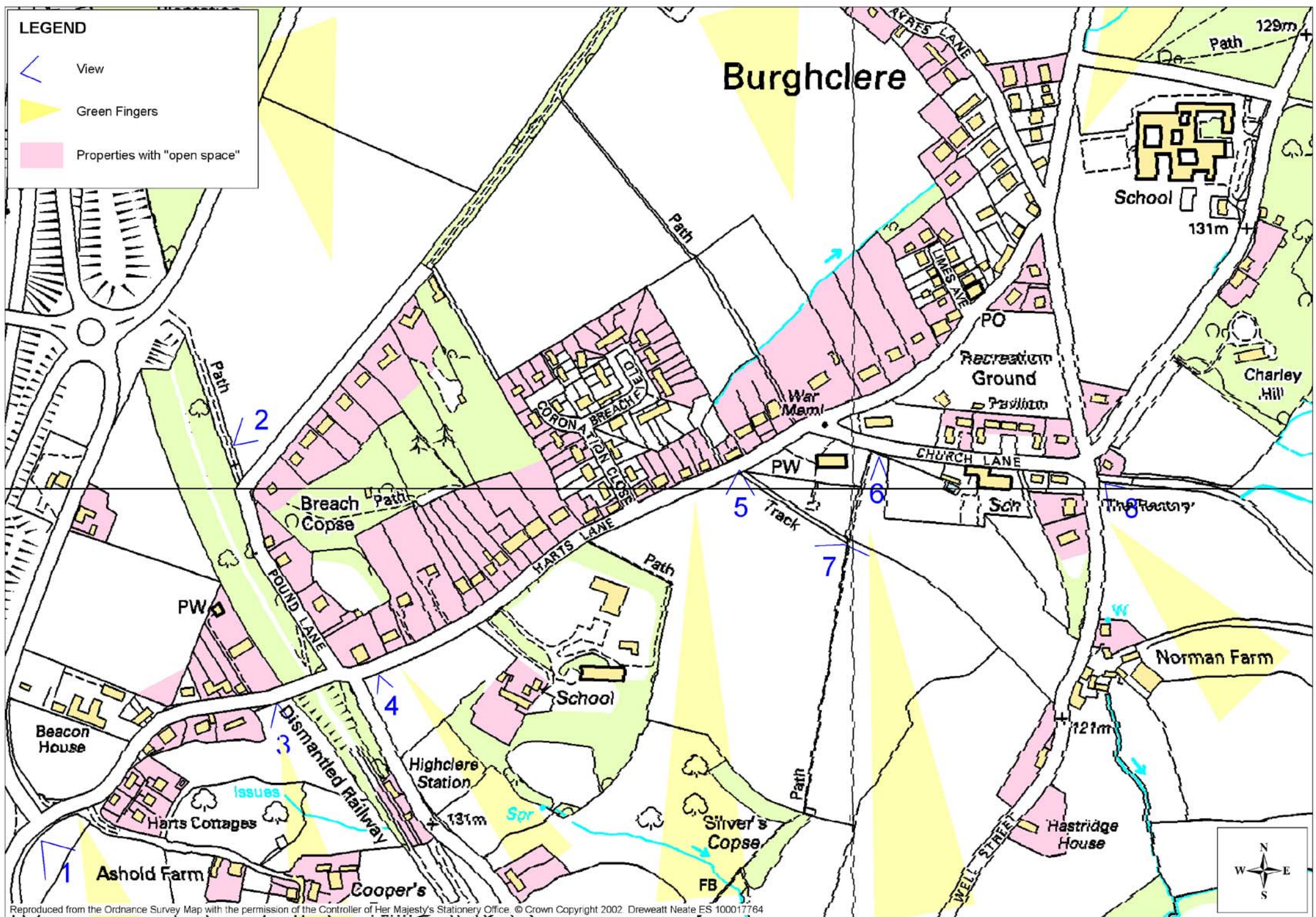
List of important views into and out of the area.

Views 1 to 8 are marked on the central village map.

- 1 From Harts Lane looking south east to Hannington and Watership Down over the AONB. *Grid reference 461 606.*
- 2 From the Pound Lane footpath, looking north east between Hopping Common and the Oxdrove. *Grid reference 463 611.*
- 3 From opposite The Sandham Memorial Chapel, looking south over the AONB. *Grid reference 464 607.*
- 4 From opposite Grange Cottage, looking south towards the Downs. *Grid reference 465 608.*
- 5 From Harts Lane, opposite Hannington View and Church View cottages, looking south east towards the downs. *Grid reference 469 610.*
- 6 From the start of footpath 13 in Church Lane, opposite The Portal Hall, looking across the glebe field towards the Downs and view point 7. *Grid reference 470 610.*
- 7 From footpath 13, just south of the churchyard. A panoramic view from west, through south to east over open country to the downs. *Grid reference 470 609.*
- 8 From Reeves Cottage, east of the junction of Well Street and Church Lane, which affords views east over open farmland, south to Watership Down and south west to the dismantled railway line. *Grid reference 473 610.*

LEGEND

-  View
-  Green Fingers
-  Properties with "open space"



THE PARISH OF BURGHCLERE

Scale:

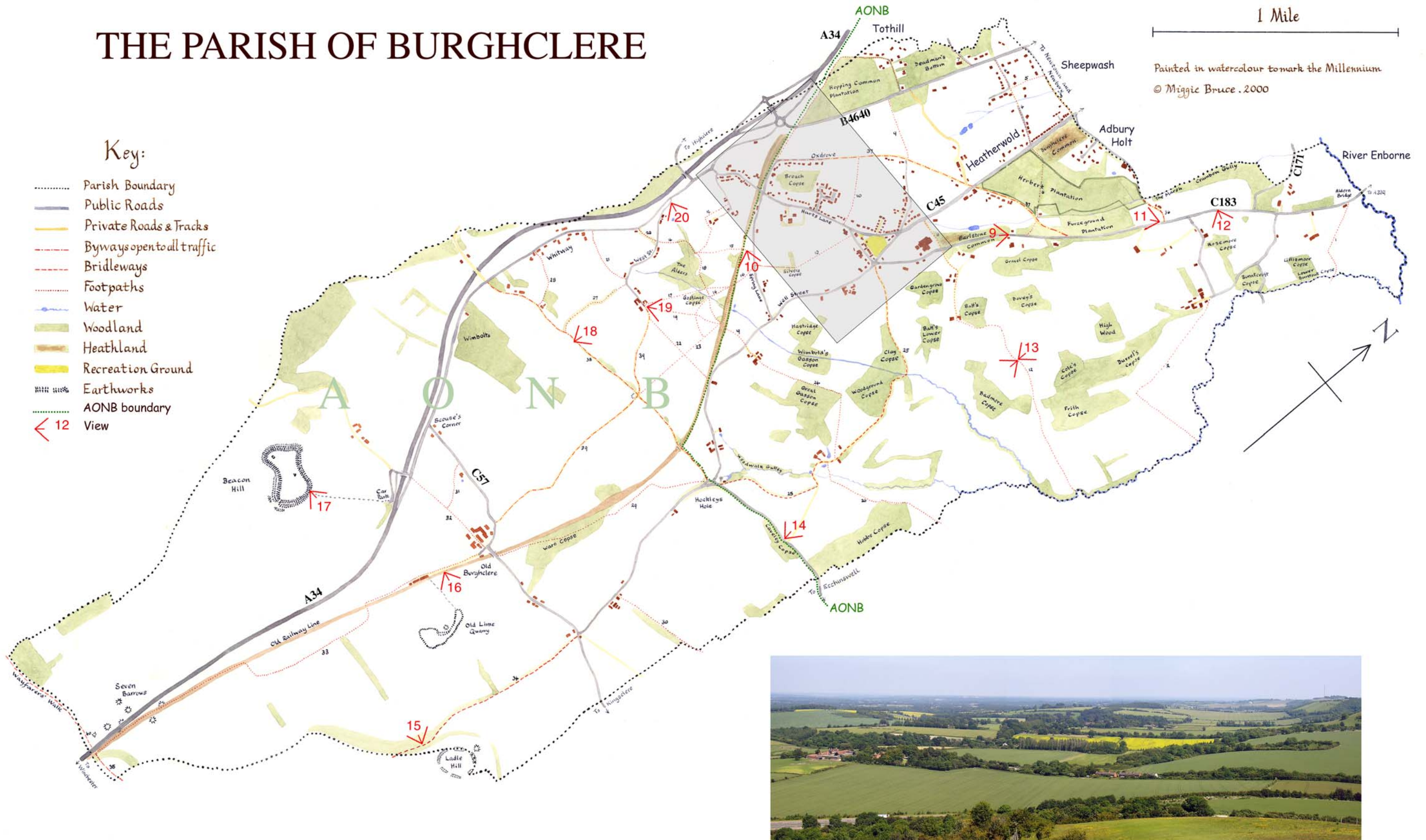
1 Mile

Painted in watercolour to mark the Millennium

© Miggie Bruce . 2000

Key:

- Parish Boundary
- Public Roads
- Private Roads & Tracks
- - - Byways open to all traffic
- - - Bridleways
- - - Footpaths
- Water
- Woodland
- Heathland
- Recreation Ground
- Earthworks
- AONB boundary
- ← 12 View



View 17 looking east from Beacon Hill



View 20 from West Street

List of important views into and out of the area (continued)

Views 9 to 20 are marked on the main Burghclere map.

- 9 From Earlstone Common, on the Adbury Road, looking towards the village of Burghclere itself. *Grid reference 477 618.*
- 10 From footpath 15 between Spring Lane and the old railway line. South east over Dodds Farm and beyond to Watership Down. *Grid reference 467 604.*
- 11 From Broken Way, near the junction with the Adbury road, looking to The Herbert Plantation and Burghclere Village. *Grid reference 483 626.*
- 12 From the Adbury Road, looking south east across Adbury Park towards The Downs. *Grid reference 485 630.*
- 13 From footpath 12, looking both north and south. *Grid reference 482 613.*
- 14 From the Ecchinswell Road, at the junction of the driveway to Earlstone Manor, looking towards Ridgemoor Farm, Burghclere Village, Adbury Park and across to Greenham Common. *Grid reference 482 593.*
- 15 From the west bank of Ladle Hill, north west towards Old Burghclere. *Grid reference 477 568.*
- 16 From Old Burghclere, looking south east towards Ladle Hill. *Grid reference 469 577.*
- 17 From the top of Beacon Hill looking across Old Burghclere. *Grid reference 459 573.*
- 18 From just east of the junction between Stubbs Lane and BOAT 38, looking north over the AONB towards both Burghclere village and Greenham Common. Even in winter Burghclere is largely hidden by trees. *Grid reference 463 592.*
- 19 From junction of footpaths 17 and 19 opposite Ridgemoor Farm house, looking east to the dismantled railway line and south east to Hannington and Watership Down. *Grid reference 465 597.*
- 20 From the junction between the old Winchester Road and West Street, looking east and south east to Hannington and Watership Down. *Grid reference 461 603.*

Transport and roads



Junction of Church Lane and Well St

The B4640 (previously the route of the A34) still attracts a considerable and growing volume of traffic, often to feed into the Newbury bypass (A34T) at Tothill. The increased traffic flow and further development at New Greenham Park pose a threat to local lanes and this is already apparent in terms of vehicle movements on the C57 from Kingsclere to Beacon Hill.

There is a network of rural lanes in the parish, which form attractive approaches to Burghclere village with views over the surrounding countryside. Many have wild flowers in their verges, and some form hollow ways. These lanes reflect the history of the parish. West Street, for example, follows an ancient route to Winchester, which has since been superseded.



Well Street

Footpaths and byways



'Green Lane' BOAT 38

The rural nature of the parish is enhanced by extensive views over the countryside, which constitute a valuable and beautiful amenity. The preservation of these views is important. A list is given in the appendix and they are also identified on the main Burghclere map as well as the village centre map.

The parish is honeycombed with over forty footpaths, bridleways and byways, which are noted on the main Burghclere map. All are much used by the inhabitants of the parish and visiting walkers from further afield.



BOAT 39 looking south

Architectural characteristics and settings

There are domestic and rural buildings dating from the 17th century or earlier. Buildings in the Georgian period have sash or casement windows, hipped roofs, some with slate coverings and overhanging eaves. Late Victorian buildings are mainly in red wire cut bricks having typically Victorian ornate gables and other embellishments (such as denticulation).



Many of the older cottages and some more recent buildings have roofs with hipped ends, most being covered with plain clay or concrete tiles. There are a number of properties with interesting and ornate chimneys, and a number of the traditional farm buildings have weather boarded elevations. Some of the older buildings are thatched, adding to the diverse character of this rural parish.

Brick is the predominant material used, being of a variety of colours and sometimes colour washed. Some buildings have tile hung elevations. There are slate coverings to some of the late Victorian and early 20th century buildings especially those in Heatherwold.



Many of the original modest houses have been considerably extended, some to a high standard so as to blend in with the original building and harmonise with the surrounding properties, but there are examples of poor quality extensions with architectural features out of keeping with the original building. Infilling has occurred on some of the larger plots, without detriment to the spacious character and appeal of the settlements.

Many residents have commented that some of the more recent buildings do not blend in well with nearby properties. Design guidance should in future avoid buildings that do not blend in well with nearby properties and are not compatible in terms of style, setting and proportion.



A common feature running through most of the settlement areas within the parish is the means of enclosure of the dwellings. Many are enclosed by broad leafed hedging, shrubs and mature or maturing trees giving the appearance of a woodland setting even in the main settlement of Burghclere Village.

The use of close-boarded and panel fences to frontages is comparatively rare, and should be discouraged as it has an urbanising influence. There is some post and rail fencing interspersed with shrubs and bushes and a few examples of brick walls.



Building form



Most buildings were completed during the late nineteenth and twentieth centuries with many different styles typified by the fashion and vogue of the time they were built.



There are, however, pockets or groups of dwellings with similar architectural features and age. Examples are turn of the 20th century houses in Heatherwold, bungalows in Limes Avenue and Pinewood Drive, and detached houses at Adbury Holt built in the 1960s.



A common feature running through the parish is that houses or bungalows when built were set well apart, with space between their neighbours of at least half the building width allowing for good landscaping features and privacy even for quite modest and architecturally plain buildings.

Many dwellings are of two storeys but there are a large number of single storey dwellings built between the 1920s and the 1960s. There are relatively few terraced houses except for some small groups built at the end of the 19th century or early 20th century. Semi-detached houses are scattered throughout the parish but are few in number.



Breachfield is the one development within the parish that was built as a relatively large housing estate by the Council either side of World War II.

Most buildings in the parish were built individually over the years with comparatively few of recent origin. Where footways exist, they usually have grass verges, and are found only on one side of the road. Few roads and lanes have hard kerbs, maintaining the rural feel of the area.



Building guidelines

New development should be individual dwellings or small groups. They should be of a scale in keeping with the village and surrounding settlements. Any development should include a variety of house sizes and reflect the need for smaller houses for sale or rent.

New buildings should generally be single or two storey incorporating interesting and sympathetic architectural details and features, using materials appropriate to the locality.

The scale and proportion of new buildings and extensions should harmonise with neighbouring properties, retain a spacious feel between nearby dwellings and relate to the landscape settings. It is recommended that illustrations accompany planning applications, where appropriate, to show how new buildings will relate to their neighbours and the street scene. This will allow better assessment to be made of the character of any new development.

Extensions should be sympathetic with the existing architectural features of the building and fit in with the character of the neighbourhood. They should not be of a size or number resulting in an overdeveloped site, which loses the sense of the original house being detached from its neighbours.

Flat roofs and over-large dormer windows should be discouraged as they are generally uncharacteristic of buildings in Burghclere.

Garden enclosures should preferably be with broad-leaved hedging, trees and shrubs, but where appropriate, timber post and rail could be used. Gates should be in keeping with the size and style of the dwelling.

Landscaping should retain existing mature trees and shrubs where possible. New planting should be of indigenous species where it adjoins public spaces or the adjoining countryside.

Any development of residential or non-residential brownfield sites, particularly where they are in the AONB should fit in with the surroundings and not detract from the beauty or amenities of the countryside within the parish. Any such redevelopment should accord with the landscape guidelines set out below and the other guidelines and principles contained herein and within other Supplementary Planning Guidance. Conversions of non-residential buildings should also have regard to the guidelines in this Design Statement.

When renewing utilities, underground routing is preferred in order to reduce the visual impact of poles and overhead lines. Electricity and telephone companies should be encouraged to share their poles. Mobile phone companies should also be encouraged to share masts.

Where roads have buildings on one side only, it is important that this feature should be retained in order to preserve the rural feel within the area. This applies particularly to the centre of the village and is illustrated on the village centre map.

Landscape guidelines

The rural nature and quality of the AONB and other unspoilt landscape within the parish should be preserved. This should not preclude alterations, improvements, other buildings or structures as long as the proposed changes are in keeping with their immediate surroundings and do not detract from the beauty or amenities of the countryside within the parish. Nevertheless the planning policies which apply to these landscape areas should be strictly applied throughout the parish.

Proposals that have an urbanising influence on the character of both the landscape and the settlements are not appropriate within the parish. An example would be the provision of street lighting. The Highway Authority should ensure, in accordance with its own guidelines for special areas (HCC, "The Highway Environment, Design Guidelines for Special Areas, a guide to good practice", 1993), that the essential rural character of roads and lanes in Burghclere is protected.

No developments should take place that obstruct existing views into or out of settlements from roads, footpaths or other local rights of way. This is particularly important for views of the Downs and across the rural gaps

The preservation of open spaces and maintenance of wooded areas, trees and spinneys, including Burghclere Common, The Herbert Plantation, Earlstone Common and the disused railway line is of vital importance.

The playing fields at The Clere School and The Primary School, together with the recreation ground, form a valuable amenity and it is important that they are preserved in their present form and use.

The "exception" policy in the Local Plan, which may permit affordable or low cost housing within or immediately adjacent to rural settlements, is subject to the development being sympathetic to the character and appearance of adjoining countryside. It should not result in the loss of a gap which provides attractive views into or out of a settlement.

Transport and Roads guidelines

The network of narrow rural lanes with hedges and grass verges that are characteristic of the Parish of Burghclere should be retained and protected and reference should be made to "The Highway Environment: Design Guidelines for Special Areas; a guide to good local practice", HCC, 1993.

The hedges and grass verges that border many of our rural roads and lanes are the habitat of an abundant variety of flora and fauna and should, wherever possible, be protected. Inappropriate traffic, whether by reason of excessive weight or length, should be discouraged from using the parish's narrow rural lanes in order to protect their fragile verges.

Development that will cause inappropriate traffic, whether by excessive weight or length, to use the parish's narrow rural lanes including the C45, C57 & C183 should be discouraged.

The introduction of kerbs on both sides of the roads would be inappropriate as it would have an urbanising influence. Again the Highway Authority should ensure that these should be in keeping with its design guidelines for rural areas.

The introduction of new footways should be avoided in order to maintain the rural feel and look of parish roads unless such footways are required for safety reasons and their design and specification is appropriate to the rural context

The use of rural routes through the parish by through traffic should be discouraged by appropriate road signage. These include the C45 from Harts Lane to Newtown, the C183 from Harts Lane through to the A339 and the C57 from Kingsclere to Beacon Hill.



View 10 from footpath 15

Acknowledgements

We would like to acknowledge the following contributions to the Burghclere Design Statement :-

The residents of Burghclere.

Burghclere Parish Council.

Basingstoke and Deane Borough Council and in particular Andy Trotter for his help and guidance.

Miggie Bruce for permission to use her millennium map of Burghclere.

The members of the Burghclere Design Statement Committee for their contributions and perseverance.

ECP Video Ltd for their invaluable help with the graphics.