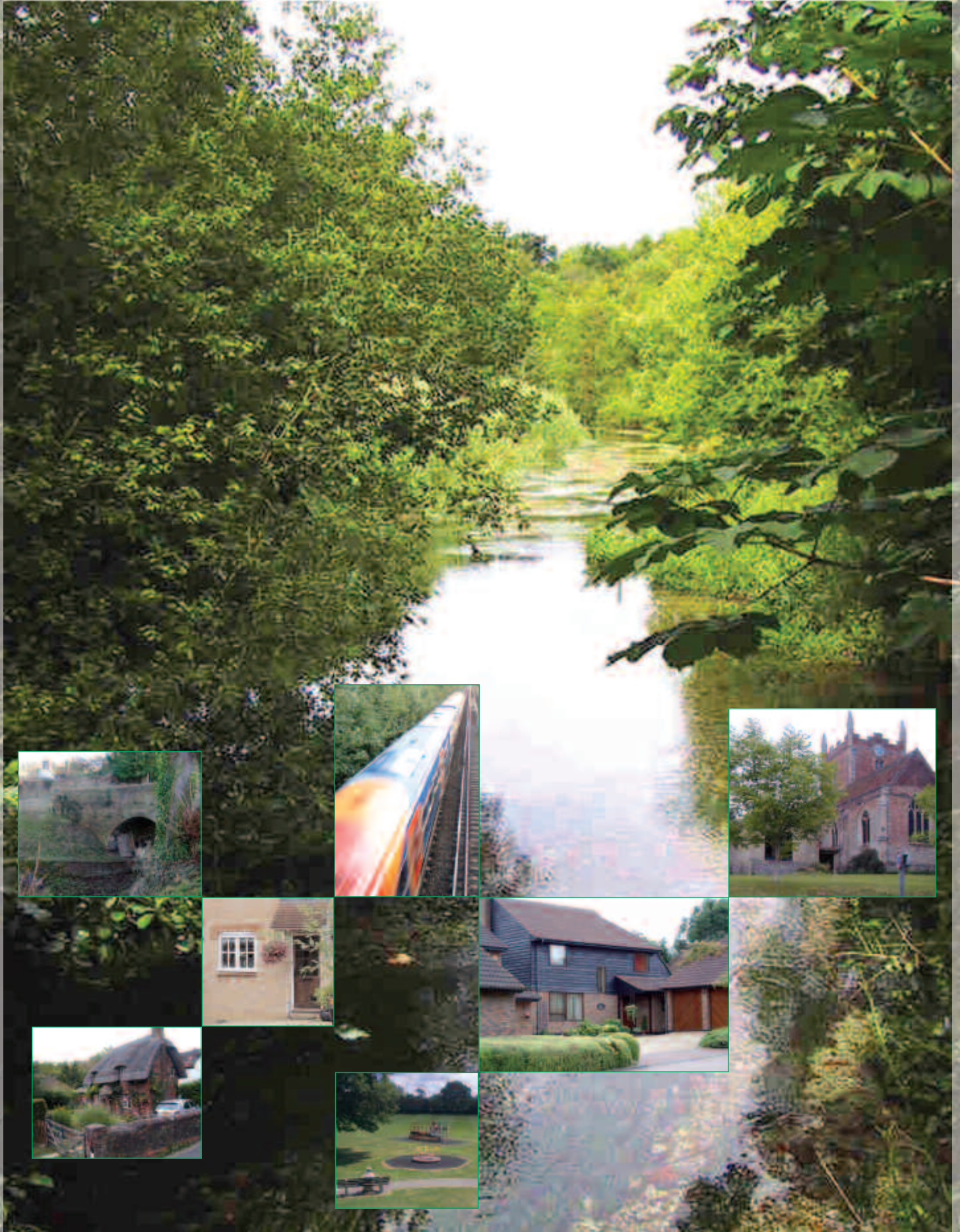


OLD BASING & LYCHPIT

VILLAGE DESIGN STATEMENT 2006





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INTRODUCTION

Purpose of the Village Design Statement

This Village Design Statement describes the natural and man-made features of Old Basing and Lychpit, which its residents regard as especially distinctive.

Its purpose is to guide future developments and changes so that they respect and maintain the character and integrity of the village and its community.

The way it was put together

All the residents of Old Basing and Lychpit were invited to contribute to the Design Statement through public meetings, workshops, and working groups. A survey was sent to every household. This document is a distillation of the many views expressed through the consultation process. It was written by the Design Statement team.

The Design Statement and the planning process

The purpose of this Design Statement is to guide future development in the Old Basing and Lychpit Parish in a way that is specific to the settlement and the wishes of its community. It is structured to provide a set of descriptions of the features that have helped to shape the village in its past, and which are important today and in the future. These views of its residents should be referred to by developers, architects and builders, owners and tenants of land and buildings in the Parish, as well by the Parish and Borough Councils when evaluating planning



Workshop at Lychpit Hall

applications. This document was adopted by the Borough Council on 15th December 2005 as informal planning and design guidance pursuant to Objective 8 of the Basingstoke & Deane Local Plan Review.

The Borough Council will continue to work with the residents and Parish Council of Old Basing and Lychpit to adopt the VDS as a supplementary planning document in the future.

Location

Old Basing and Lychpit is a large and historic village set in the valley of the River Loddon 5 kilometres east of the town of Basingstoke in northeast Hampshire. A significant part of the settlement lies within the Old Basing Conservation Area.

Population

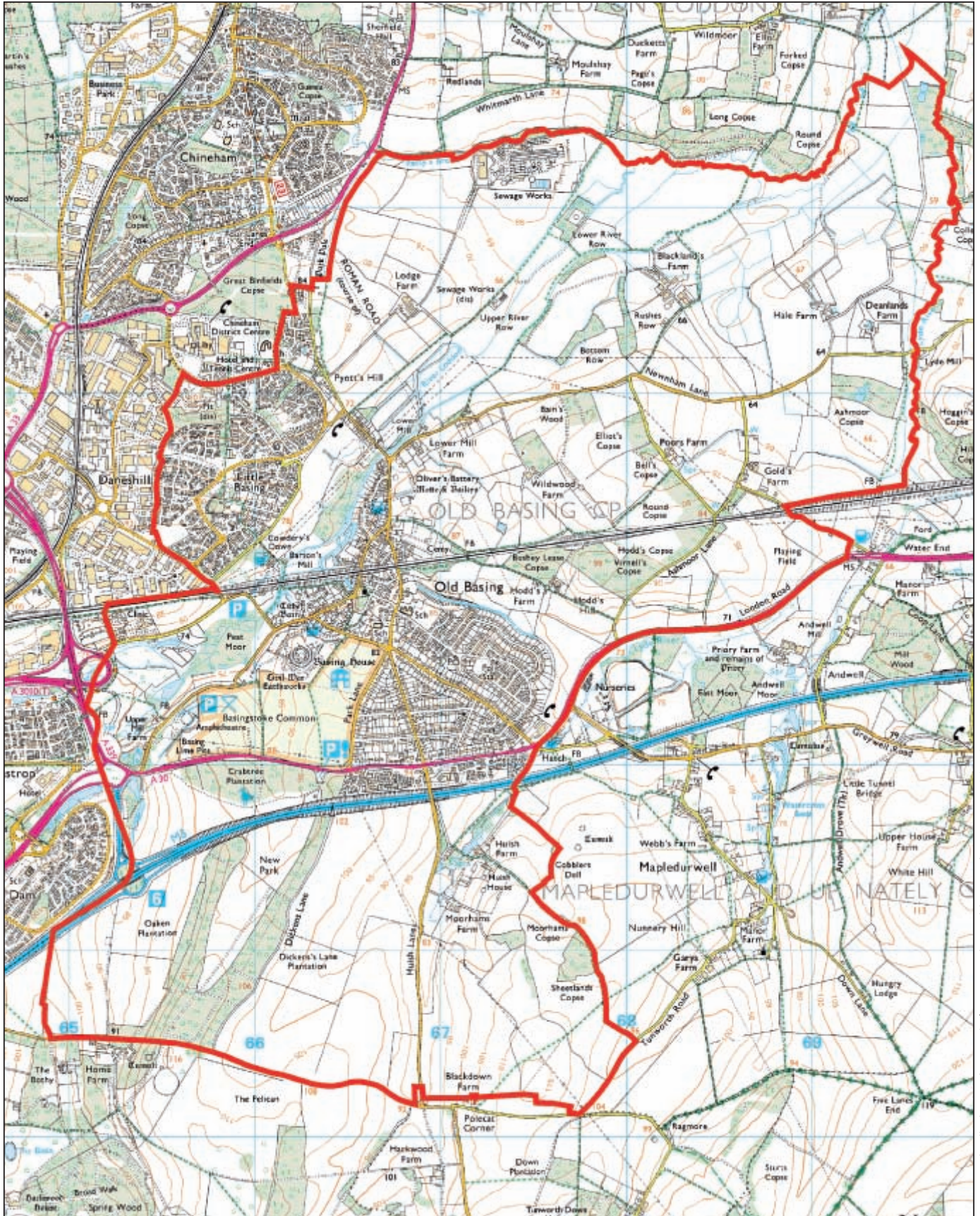
At the time of the 2001 Census, the population was 7,230. In 1998, about 1,020 people lived within the Conservation Area.



'Buildings and materials' group at Village Hall



PARISH MAP



HISTORY OF OLD BASING AND LYCHPIT

There have been people around Old Basing since the earliest times. Flints from the Stone Age were picked up at Wellock's Hill near The Lime Pits on the Common. From the Bronze Age (c.3500 years ago) we have had two excavated sites. Several cremation burials were discovered during the building of Great Binfields Road; a bigger site was excavated before house building at Lychpit. This same multi-period site, called Cowdery's Down by archaeologists, also had evidence from the later prehistoric and Roman periods. In the Roman period, the Silchester to Chichester road ran through the Parish. Roman finds include: brick and tile, suggesting substantial buildings; also coins and non-local pottery, indicating contact with a market economy.

In the late 6th century, in the Saxon period, Cowdery's Down was chosen for a high status settlement of three large timber halls within fenced enclosures. It grew to 10 buildings before being abandoned c.800 A.D. These must have been very impressive buildings (the largest over 22 metres long) and a testimony to the wealth of the owner. The village name indicates settlement in the early 6th century by the followers of Basa. Basing survived, and King Ethelred and his brother Alfred fought the Vikings here in 871, as recorded in the Anglo Saxon Chronicle. The Battle of Basing may have been lost but Alfred was eventually victorious and Basing continued to grow, following the River Loddon just above the flood plain.



Lychpit Hall

At the time of the Norman Conquest in 1066, Basing was one of many Hampshire estates given to Hugh de Port, loyal supporter of William. He settled at Basing House and constructed a ringwork, a variant of the more usual motte and bailey castle. His successors rebuilt the house and, as feudal overlords, dominated the life of the village throughout the Middle Ages. One surviving monument from this period is the Park Pale, the bank and ditch enclosing the lord's hunting park, best seen behind the gardens on the east of Pyotts Hill.

The ultimate version of Basing House was created by Sir William Paulet, Master of the King's Wards - a powerful position of financial administration. In 1531 he started rebuilding the House in the local red brick. In 1549 he became Lord Treasurer. He entertained Henry VIII and Edward VI at Basing, and the House was chosen by Mary I for her honeymoon with Philip of Spain. He received Queen Elizabeth I at Basing House on several occasions. He died in 1572 at the great age of 87, one of the premier nobles in the land, and Basing House one of the largest in the kingdom. When the Civil War started in 1642, John Paulet, 5th Marquess of Winchester and a catholic, retired to his house at Basing. From the summer of 1643 several attempts were made by Parliamentarians to capture Basing House. It fell to Cromwell and his troops on 14 October 1645 and the ruins were demolished by Charles Paulet (6th Marquis of Winchester and Duke of Bolton) to create a garden and vineyard.



Gateway to Basing House

THE GROUNDS OF BASING HOUSE



Recreated period garden



Replica civil war gun



Main kitchen area of Basing House ruins



Norman ditch around Basing House



VDS QUESTIONNAIRE FEEDBACK

St Mary's Church, its surroundings, and the view from the top, head the list of residents' favourite views across the Parish.



4 & 6 Milkingpen Lane



Grange Farm



7 The Street

Hampshire County Council purchased the site from the Hon. Christopher Orde-Pawlet in 1972. The nearby Great Barn, which is still intact and stands in the grounds of Grange Farm, was probably used for the storage of grain and dates from 1535. Also intact are two towers dating from the 1530s and converted into dovecotes in the late 17th century.

St Mary's Church is today the most historic and interesting standing building in the Parish. The earliest surviving parts of the structure are the Norman arches at the tower crossing. Most of the present building dates from the 16th century when John Paulet and his son William rebuilt it in brick. During the Civil War, it was used as a fortified outpost by both sides in the conflict. With the coming of Nonconformity, two chapels were built, one for the Primitive Methodists in 1867 in The Street, and an Independent chapel in Pyotts Hill in the following year, which was converted into a house in 1955.



Great Barn

After the fall of Basing House, an Act of Parliament permitted the removal of building materials from the ruins. The Tudor bricks can still be

recognised in cottages today where they replaced wattle and daub panels in the timber framework, were used in rebuilding chimneys, and in other fundamental improvements. In the mediaeval period, the open fields around the village were worked from farms within the village, but after enclosure in the 18th century new farmhouses were built within their landholding for greater convenience e.g. Blacklands Farm, Hodds Farm, Poors Farm etc. Sheep were reared for wool for the cloth trade in the 16th century and barley grown for malt for the brewing industry in the 19th century.

The River Loddon has been used throughout Basing's history for supplying water, fishing and fowling, powering mills and managing fishponds and watercress beds. At Domesday, there were three mills in the village, possibly on the same sites as the three we know of today - Upper Mill (now demolished) by the watercress beds near



St. Mary's Church

the Lime Pits play area; Bartons Mill; and Lower Mill on Newnham Road which was converted to steam power and worked until the First World War.

One of the two forges opposite the church was still working until 1969. The mellow red brick - the signature of the village - was made locally from the geological deposits associated with the Reading Beds that run diagonally across the Parish north-west to south-east. There were brickworks in Riley Lane in the 19th century. In the early 20th century, the famous Daneshill Brick Company produced specialist bricks for the architect Lutyens, who designed Daneshill House.



River Loddon

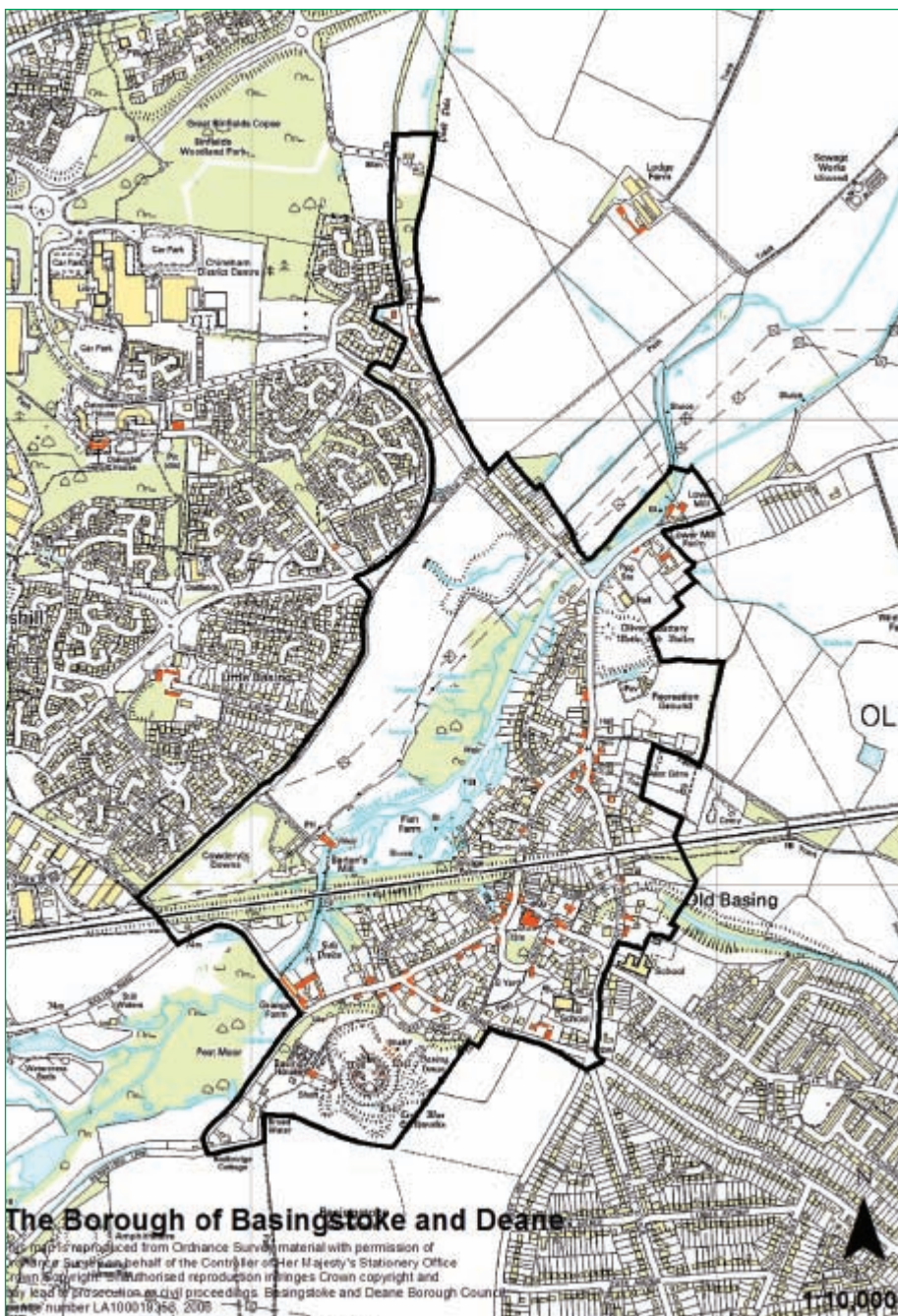


The Well House

Before the Education Act of 1870, the schooling of children was provided by Dame Schools: boys at the Well House next to the Bolton Arms, and one for girls opposite the Garrison Gateway. The church organised a school in the Bolton chapel and then in 1866 built the present school with funds raised by subscription. This building is still in use after a number of additions and is today called St Mary's Church of England Junior School. The Infant School was built across the road in the 1970s in response to the expanding population.

The 37-mile Basingstoke Canal opened in 1794. It was driven through the ruins of Basing House, causing considerable damage, and on through the heart of the settlement to form an eastern boundary near The Hatch. Commercial traffic ceased in 1908 and from the 1950s sections were filled in and built over. A significant stretch runs behind Cavalier Road and still holds water for part of the year. The railway from London was opened in 1839 by the London and South West Railway Company. It passed through the heart of the village on an embankment, with bridges over Milkingpen Lane and The Street and a four arch viaduct over the Loddon Valley. The Great Western Railway's line to Reading followed in 1848.

Many properties in the village have had other uses in their past: several barns are now used as domestic or commercial premises; cottages have served as shops or inns. In the 1950s, large housing developments took place to the south and east of the settlement. The M3 motorway cut through the southern end of the Parish in 1971. The Old Basing Conservation Area was designated in 1973 and its boundary amended in 1981 to include most of the original village. In the early 1980s, more major housing developments followed in the Chineham and Lychpit parts of the Parish. In 1986 a separate Parish of Chineham was created, while Lychpit was retained within Old Basing. The original Parish was left with 4,338 voters and 2,403 went into Chineham.



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Old Basing Conservation Area



VDS QUESTIONNAIRE FEEDBACK

The river, Bartons Mill and the nearby Mill Field area are rated second highest across the Parish as 'our favourite view'.



Cowslips in the Mill Field area



Hedge laying



Dog walking



Bartons Mill

VDS QUESTIONNAIRE FEEDBACK

The Common ranks well ahead as the favourite landscape view in the Parish.

LANDSCAPE AND SURROUNDINGS

The countryside around the village

Old Basing and Lychpit is strongly influenced by the River Loddon: a large part of the settlement lies in a bowl bisected by the river. Most of its surroundings are open countryside, the exception being the north western quadrant where modern housing developments run close to industrial estates of the nearby town of Basingstoke. The countryside is dominated by mixed farming but also contains important tracts of common land. Trees and hedgerows are an important part of the landscape.



Moorhams Farm

The area to the east and north of the London to Southampton railway line is entirely low lying farmland stretching about 3 kilometres east-west and 2 kilometres north-south within the Parish boundaries. Six working farms within this area are engaged in mixed arable and pasture. This land is part of a larger area of open countryside stretching 6 kilometres eastwards to the settlements of Newnham and Hook. Several copses break up the pattern of fields and hedgerows are confined mainly to lane edges. One public road runs from Newnham into Old Basing: it is narrow and tree-lined for much of its length. The River Loddon flows north-east from the village and the River Lyde marks the eastern Parish boundary. A number of streams and ditches drain into these rivers from marshy pastureland.

South of the railway and east of the village is more rolling, mixed farmland enclosed by hedges and divided by quiet, leafy lanes. Two major roads also run through this area: the A30 in the southern part of the settlement and the M3 just outside the south of the village. Views of farmland out of the settlement are obscured by ridges at Hodds Hill and just south of the M3. There are five copses; other woodland screens the railway and settlement area and provides important habitat for a variety of wildlife, including deer and hare. The Basingstoke Canal encloses the main settlement to the east and is lined by mature trees.

Further south and west of the village is an area of about 2 square kilometres of gently rolling arable land with large fields and few hedgerows. It includes three areas of mixed woodland: Crabtree, Oaken and Dickens Lane plantations. From Polecat Corner on the southern Parish boundary it is just possible to see the rooftops of new housing between the A30 and M3. The southern approach to the village is along Huish Lane and passes two farmhouses.





Basingstoke Common lies north of the A30 and offers views of the western edge of the village and the woodland screening Basing House, as well as the town of Basingstoke in the distance. To the north of Redbridge Lane is an area of marshy land near the River Loddon stretching back to the Basingstoke ring road. The north western edge of the settlement is the relatively recent housing development of Lychpit, which abuts the industrial estates of the eastern part of Basingstoke.

Views into and out of Old Basing and Lychpit

From most directions, views into the village are obscured by trees and the fact that much of the settlement lies in a hollow. Approaches by road from the east and the south are through significant tracts of farmland that confirm the rural setting.

Views out of the village are also defined by the many mature trees (oak, ash, chestnut, for example) lining the roads within the Conservation Area and the deliberate planting of hedges and trees within the Lychpit Development. One of the best vantage points is from a train passing over the high railway embankment on its way into neighbouring Basingstoke. This offers views of St Mary's Church, Basing House and much of the older part of the village. Park Lane looks out across Basingstoke Common towards Basingstoke town centre.

Significant features of the local ecology

A variety of orchids thrive on Basing Fen, numerous bat species live in the semi-ancient woodland throughout the Parish, and the Mill Field has an excellent butterfly population, notably the Brown Argus, Silver Washed Fritillary and Marbled Whites; the Mill Field also has many species of bee. Among summer bird visitors are the Celtic Warbler and Little Egrets.

Guidelines

1. Landscape is an integral and vital part of the settlement and should be reflected in the overall design of any new or existing development. Buildings and landscaping should be designed to reduce the visual impact of any development when viewed from the surrounding area.
2. Communal open spaces have established a distinctive, well landscaped character in the settlement. For new housing schemes the area allocated to principal communal landscaped areas, not including amenity planting (e.g. shrubbed areas fronting houses and around houses), should generally conform to the minimum national guidelines established by the National Playing Fields Association.
3. Retain and manage all footpaths shown on the Parish Footpath Map to ensure continuing access to and through the surrounding countryside.



Chaldon Green



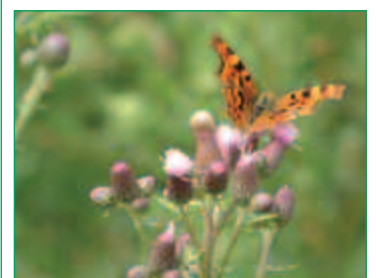
Grange Field



Cowdery's Down

VDS QUESTIONNAIRE FEEDBACK

85% said that 'the village environment' had been important in their decision to locate to Old Basing.



VDS QUESTIONNAIRE FEEDBACK

95% feel that open spaces and rural footpaths are important to their household's lifestyle.



VDS QUESTIONNAIRE FEEDBACK

A massive 97% regard the retention of a peaceful setting as important to their household's lifestyle.

EXAMPLES OF LOCAL PLANTING IN LYCHPIT



4. Retain and maintain the remnants of the old Basingstoke Canal route. Retain and manage the mature trees to continue screening and defining the eastern boundary of the settlement along the canal route.

5. Make provision for the screening between the settlement and the major roads, where appropriate, by advanced planting of trees and shrubs, other than fast-growing conifers (because they take away light and moisture from the surroundings and deplete the soil). This is to aid noise reduction and soften the visual impact of the major roads.

Main estate roads and distributor roads should have wide landscaped verges, planted with trees and hedgerows to screen the houses behind.

6. Wherever possible hedgerows should be of native species such as yew, holly, hawthorns, dogwoods and hazel.

7. Similarly, wherever possible, native trees should be planted, such as oak, yew, hawthorn, horse chestnut, crab apple and beech.

8. Advance planting prior to any new development is seen as highly desirable, especially in the following areas: in skyline locations; in exposed locations to protect existing residents; between proposed housing and employment areas as a 'cordon sanitaire'.

9. Hedgerows and important blocks of woodland should be retained and replanted to provide habitat for wildlife and conserve established patterns of settlement around the village. In the Conservation Area the lines of old hedgerows should be maintained as they are the traditional boundary lines. Replanting should be with species consistent with existing hedges and woods, and not fast-growing conifers.

10. Planning applications for any developments within the settlement and the Parish should show the relationship of the proposal to the settlement and surrounding contours. These should demonstrate clearly the effect on public views outwards and into the settlement.

11. Retain important public views by preventing the erection, alteration of buildings or structures, or any change to the landscape setting that would cause material harm to views of the landscape.



Basingstoke Canal at Basing House bridge



Daneshill Woods

PATTERN AND CONTENT OF THE SETTLEMENT

Important open spaces

The Parish benefits from an abundance of open areas throughout the settlement that define its character and provide residents with important amenities. Some of these are 'natural': common land, river frontages: and others are man-made: recreation grounds, wide verges and landscaped areas between buildings.



Cricket at the Recreation Ground

Basingstoke Common covers some 40 hectares and lies west of the settlement with views to Basingstoke. It is well used by villagers for recreation. The historic Lime Pits at the southern end contain a substantial children's play area. The *Peat Moor* is an area of marshy land bounded by the A30, Basing Road and Redbridge Lane. The *River Loddon* arises from several springs in this area and emerges as a clear Hampshire chalk stream as it passes eastwards under Swing Swang Lane. It is bounded by



Consultation at Mill Field

footpaths for part of its length and forms a substantial 'green corridor' as it passes through the village into an area of open land extending from Cowdery's Down to Pyotts Hill and known as the *Mill Field*. It lies on the northern side of the River Loddon adjacent to Lychpit

and is classified as a Site of Important Nature Conservation; Basingstoke & Deane Borough Council is applying for Local Nature Reserve Status, reflecting the Borough's Landscape & Biodiversity Strategy. Originally arable farmland, it now provides an important habitat for wildlife and is a well-used, informal recreational area, with well-maintained footpaths and

boardwalks to allow passage across marshy parts. Among species of national importance sighted here are the Grasshopper Warbler and the Woolly Thistle. *Daneshill Woods* was declared a Local Nature Reserve in 2003 and contains areas of Ancient Semi-Natural Woodland and Orchard, as well as important wildlife species. Metalled paths give access to the woods and nature boards provide information. Local people carry out maintenance work, including coppicing. Apart from its wildlife significance, Daneshill Woods forms an effective screen and barrier between the residential development of Lychpit and the industrial estates that lie immediately to the west. Within Lychpit there is now a series of mature landscaped areas with grassland, trees and shrubs, breaking up the higher density of housing in this part of the Parish. These are served by metalled footpaths, linking the whole area.

The Conservation Area includes two Scheduled Ancient Monuments: *Basing House* and its associated land and *Oliver's Battery*, land used by Parliamentary forces in the Civil War. The *Recreation Ground* is adjacent to Oliver's Battery and came about through the donation of land in 1980 by two local residents: Lord Bolton



Basing House

and Mrs Betty Holmes MBE. It is a large open space accommodating tennis, bowls, rugby, soccer, cricket, archery and a children's play area. It has extensive views across farmland to the north and the allotments to the south; these are intensively cultivated. The *Great Barn* occupies another substantial area of open land near the River Loddon and *St Mary's Churchyard* is a significant, partly wooded area in the heart of the village. The areas around the *junctions* of The Street and Milkingpen Lane, and The Street and Church Lane,

contribute to the village scape. The route of the *Basingstoke Canal* and its effect on the pattern of settlement is still evidenced by a series of small open spaces. An example is the cutting to the north of Brown's Farm.



River Loddon



VDS QUESTIONNAIRE FEEDBACK

The Recreation Ground and Village Hall are ranked by the Parish as two of the most important amenities.

THE RECREATION GROUND



Other amenities

Old Basing Village Hall occupies a site near the northern edge of Oliver's Battery and the Recreation Ground. It was built with funds raised locally and is important for cultural, sporting and social activities. The *Pavilion* is nearby and provides accommodation and changing facilities for the various sports activities.

Lychpit Community Hall is one of three farm barns sensitively converted and now set in the midst of a modern development. The *Royal British Legion* building and extensive car park is located on the edge of Basingstoke Common. *St Mary's CE Junior School* in Belle Vue Road and *Old Basing Infant School* in Milkingpen Lane serve the community, with other schooling being outside the Parish.

St Mary's is Church of England but also used for Catholic services. There is a *Methodist Chapel* in The Street and the Baptists meet in Lychpit Community Hall. There are *shops* at Lychpit, Belle Vue Road, Linden Avenue and in The Street. Five *public houses* are spread across the Parish: Bolton Arms, Crown, Hatch, Cromwell Inn and Millstone (with adjacent Bartons Mill restaurant). Riley Lane gives access to a large number of much cared for allotments.



St Mary's CE Junior School



The Millstone public house

Trees, hedgerows and boundaries

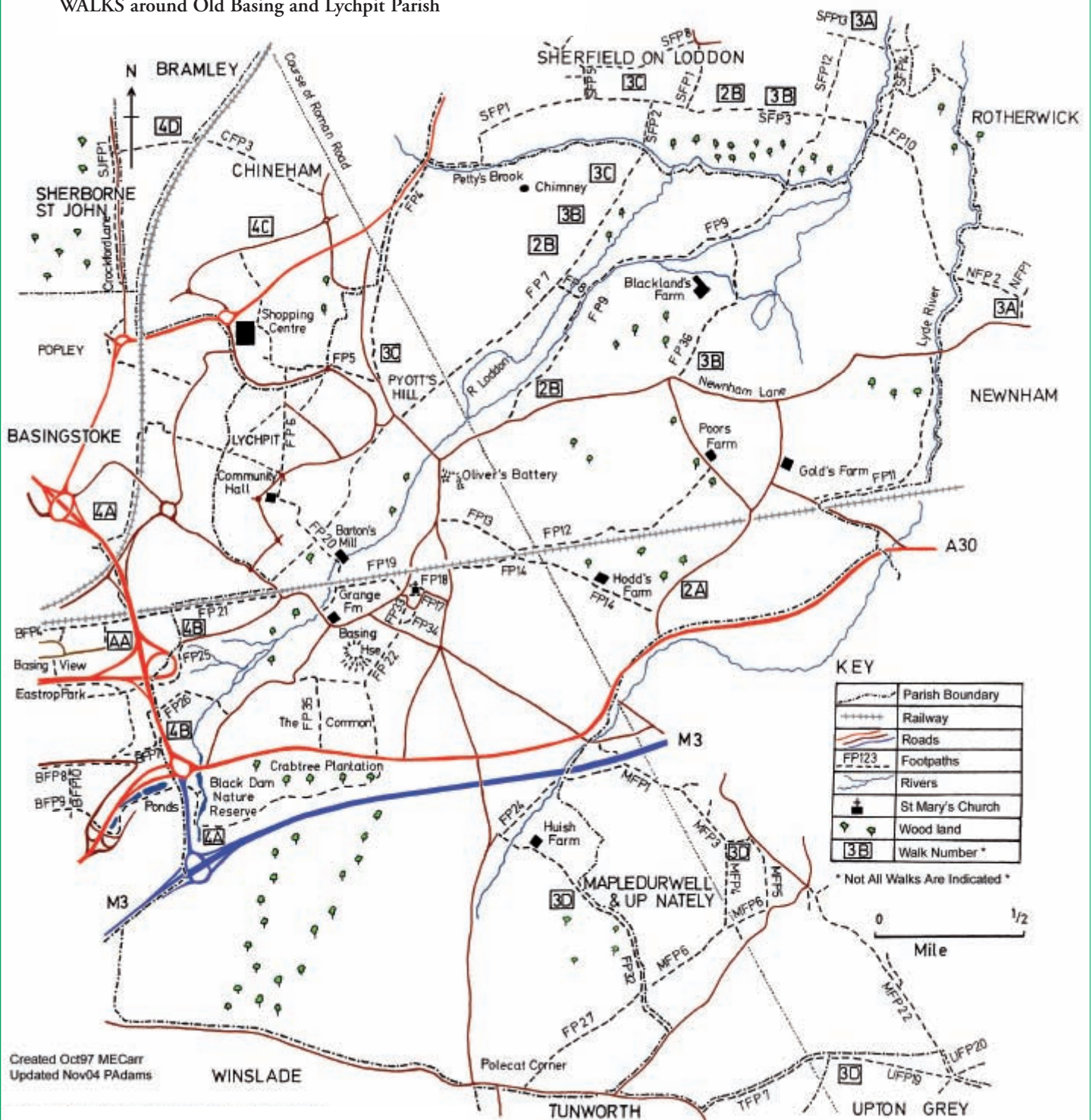
Broad-leaved trees such as ash, oak and lime are dominant in the Conservation Area, along with sycamore, beech, birch, horse chestnut, holly, yew and Scots pine. Tree cover by the River Loddon is significantly different and includes alder, white and weeping willows, and hybrid black poplar plus crack. Ancient thorn hedges are notable in Church Lane.



Allotments



WALKS around Old Basing and Lychpit Parish



Footpaths

There is a well-developed network of paths within Lychpit and in the Conservation Area e.g. through the churchyard, behind The Street to the River Loddon and from there into Lychpit. Public footpaths extend beyond the settlement in all directions.



VDS QUESTIONNAIRE FEEDBACK

84% of the Parish think that rural footpaths are one of our most important amenities.



Mill Field

VDS QUESTIONNAIRE FEEDBACK

70% of the Parish say youth facilities need improvement in the future.



Play area at the Recreation Ground



Play area near Bartons Mill

Guidelines

- The form and layout of major new housing developments (five or more dwellings), or any commercial development, should harmonise with the surrounding land uses, integrating physically and visibly with adjacent schemes of developments and existing settlements. Where appropriate they should:
 - respect the existing pattern of open spaces and include features to improve the environmental, social and community standards of the scheme:
 - encourage the retention of existing public facilities, community facilities, retail facilities and schools and additional services relevant to the local community:
 - make provision for grass verges and networks of footpaths, local parks, playing fields and recreational space for all ages, as well as adequate off-road parking.
- New developments should include a mixture of open spaces with vegetation and materials that wear well over time, and housing groups should be set within a framework based upon trees and hedgerows that form the boundaries of the site. Open spaces should incorporate a mixture of hard and soft landscaping, with safe play areas.
- New boundaries and changes to existing boundaries should be of similar design and materials to those of their immediate surroundings.
- Hedges and trees should be local and/or indigenous species, as described.



Broadhurst Grove

VDS QUESTIONNAIRE FEEDBACK

71% support the above statement.

- Important open spaces on the existing perimeter of the settlement should be retained to secure the separate identity of the Parish.
- The integrity of open spaces with particular biodiversity or environmental features should be retained.



Ash Grove



BUILDINGS AND MATERIALS

The distinctive aspects of the Old Basing and Lychpit Parish are retained in the traditional characteristics of mid-Hampshire dwellings as reflected in the general palette of soft red bricks, small wooden casement windows and pitched clay tiled roofs.

Old Basing and Lychpit embraces a rich variety of building types and forms, particularly within the older part of the settlement. The newer developments are more homogenous in character, and each phase has its own recognisable pattern. Many residents regard the diversity as a virtue. It is clear that, with sensitive design and suitable materials, modern houses and commercial premises can blend in without losing the essential character of the settlement.

Style and form

There are three broad clusters within the Parish, representing successive phases of growth:

The Conservation Area



The Old Basing Conservation Area was designated in 1973 and extended in 1981 to include most of the original settlement, the Loddon Valley Open Space and the Pyotts Hill Area. It is characterised by narrow, winding lanes centred upon The Street and St Mary's Church, often without footways and fronted by an eclectic mixture of buildings, representing the past five centuries of development.



It includes a number of thatched-roof and timber framed cottages, weather-boarded barns, terraces of 17th, 18th and 19th century cottages, a substantial stucco house and 20th century infilling with houses generally on substantial plots. There are many fine old brick buildings, some constructed with materials from the ruins of Basing House, and others from more recent local bricks, all of a mellow orange hue. Small wooden white painted casement and sash windows are commonplace, together with plain clay tiled roofs of red/brown colour. Some of the older buildings have been modified at different times to accommodate changes in their use or in architectural fashion. Re-fronting in brick or tile to existing timber frames was especially common in the 18th century. However, many of the listed buildings have retained fully their vernacular form and materials.

65 buildings or structures within the Conservation Area are included on the Statutory List of Special Architectural or Historic Interest, the majority being Grade II. There are also several unlisted buildings dating from the 19th and



early 20th centuries, scattered amongst the listed buildings. These are mostly constructed of vernacular materials and strongly reinforce the street pattern of the village. The quality, both of the individual buildings and the open spaces they occupy, is what gives the Conservation Area its special value and significance.





1940s-70s developments

Substantial development to the south of the settlement took place in the early to mid 20th century. It was characterised predominantly by houses and bungalows of relatively uniform design and appearance, laid out in linear fashion with mainly straight roads and large, long plots. Deep front gardens and grass verges contribute to an open and uncluttered view to the street scene. There are pavements throughout these estates and, in most roads, no street lighting. In the 1960s phase of development, the plot sizes were decreased and front gardens reduced significantly, compromising the sense of openness. The straightness of the roads encourages high-speed traffic.



The buildings are generally of red/brown brick walls, with pitched roofs of concrete or clay tiles. Many of these properties have been modified in recent years by the addition of extensions, conservatories, loft conversions and more major transformations of bungalows into 2-storey dwellings. Some of these changes (such as using similar materials, brick bonds, windows of matching proportions and design, keeping below original ridge lines, etc) have been rendered sympathetically to the original dwelling and street pattern: others less so.

There is a small cluster of commercial premises in Belle Vue Road and in Linden Avenue but, generally, the proportion of commercial buildings and public amenities is less than in the Conservation Area. In addition, the ratio of private plots to public open spaces is high.

Late 20th century developments

Within the last two decades, housing design and planning has shifted to address the issue of speeding traffic, improve the environment and foster a sense of community in new developments. This has underpinned the large development to the west and northwest in Lychpit. Narrow, winding streets in small, inward-looking clusters with careful attention to surrounding landscaping were designed to promote a sense of security and community spirit. Additionally, the layout was intended to act as a physical constraint on traffic speed.

Whilst plot sizes are smaller the ratio of public open spaces to private plots is now higher than in the mid 20th century developments. In Lychpit, greater emphasis was given to providing communal spaces and areas where communities can mix and interact naturally and safely. By laying out houses around small courtyard areas or open public grassland, the



sense of a village and its green has been recaptured. Again, echoing the variety of the architectural styles in the Conservation Area, these developments incorporate a variety of house style in each road, and employ a wide range of variations in detailing and fronting materials. Variety in the use of road materials is used to define changing exterior spaces e.g. gravel, tarmac, cobble-lock. Sealed footpaths are used extensively to link one road to another by pedestrian access,



and to traverse the settlement to shops and other amenities. Trees and hedgerows have been planted extensively, significantly the result of excellent advanced perimeter planting prior to the original development taking place.



Lychpit has incorporated a number of Grade II listed buildings that provide continuity between old and new: Lychpit Farmhouse, West Barn (now the Cromwell Inn), North Barn (now the Lychpit Community Hall) and East Barn (the doctors' surgery). New designs for both residential and commercial properties have also received awards e.g. Lychpit Local Centre; Daneshill House office complex; Little Fallow (Danes Mead Phase 1); Higher Mead/Upper Fallow (Danes Mead Phase 2).

Significant historical buildings

St Mary's Church is a substantial building on raised land, dominating the village; its tower is a prominent landmark.



It was originally a cruciform church with a central tower and dates from the 12th century. The present rectangular structure derives from aisles and chapels added to the nave, with

triple gables at the east and west ends. It was badly damaged in the Civil War and later rebuilt in brickwork around the surviving medieval flint work and stone. The 17th century tower is of red brickwork with a crenellated parapet. It is listed as Grade I (outstanding national importance).



The Great Barn near Basing House dates from 1535 with a smaller 17th century unit at its west end. A large rectangular building, with red brick elevations and buttresses, it has two arched entrances. Massive timbers support the steeply pitched, red clay tiled roof. It is a Scheduled Monument, a Grade 1 listed building and one of the finest examples in England.

The Dovecote (Grade II*) also dates from the 16th century and is located on an angle of the garden wall of Basing House. It is an irregular octagon shape built of red brickwork in English bond and is another village landmark.



Significant modern buildings

The Village Hall, entirely locally funded, was constructed in the 1980s using red brick and a large span of clay-tiled roof with dormer windows allowing a low roofline. The Barn Animal Hospital is a more contemporary example, employing half-hipped roofs to break the bulk, and using vernacular materials.



The Barn Animal Hospital

Materials

One notable characteristic of the settlement is the quality and extent of the brickwork used in many forms in its buildings. The 17th century buildings in the Conservation Area widely incorporated Old Basing bricks taken from the demolished Basing House. These small bricks also found their way into boundary walls and paving. Local bricks continued to be made until the first part of the last century.



In the early buildings brick was often combined with other materials such as stone, flint, timber frames, rendered or painted facades, ruddy red clay roof tiles and thatched roofs. Again, within the Conservation Area historic joinery is reflected in sash windows, doors and porches.



Cromwell House

Subsequent developments have, less sympathetically, used mainly red/brown bricks from sources well beyond the village, and some new homes built within the Conservation Area have used reclaimed historic bricks from other regions, including the London area. Roof tiles have included flat clay, bold roll interlocking tiles, slate and concrete. A characteristic of the middle and late 20th century buildings is the mixture of window finishes, including white painted wood, dark stained wood and white uPVC. Metal windows from the mid 20th century have largely been replaced by uPVC or coated aluminium double-glazed units.



Doorway of doctor's surgery behind Lychpit Hall



VDS QUESTIONNAIRE FEEDBACK

More than two-thirds of people in each of the three Parish areas (Old Basing Conservation Area / rest of Old Basing / Lychpit) want development to continue in the style already established in that area, or return to more traditional style.

VDS QUESTIONNAIRE FEEDBACK

A significant majority in all three Parish areas, (Old Basing Conservation Area / rest of Old Basing / Lychpit) think that new development should encourage the use of natural finishes.

VDS QUESTIONNAIRE FEEDBACK

Flat roof dormers received a very negative response across the Parish - between 64% and 81% depending upon area were opposed - and more than half of respondents cited flat roofs and dormers generally as their pet hates.

VDS QUESTIONNAIRE FEEDBACK

Strong support (84% in Conservation Area) and majority support (65% - 68% in other areas) that their own areas should encourage the use of 'traditional exterior building finishes' for new developments.

Guidelines

1. Any new development or extension to an existing property, residential or commercial, should blend in with the immediate surroundings in that particular part of the settlement. This should be in terms of design and form, scale and materials, and should harmonise with the original features and details of the existing properties and adjacent buildings. Walls, fences and garages should be seen as an integral part of the overall design of any development.
2. Two storey buildings should be encouraged. Currently, wide fronted houses predominate, thus when a new building is proposed to run parallel with the frontage, narrow/tall houses ('gable-fronted') should be avoided where it undermines the characteristic village street scape.
3. Where a number of new properties is involved, common design elements should be encouraged and half-hipped roofs, patterned brickwork over windows, raised eaves, and curved or pitched roof dormers should be used to contribute to variety and reflect the appearance of existing properties, where appropriate.
4. All roofs, including conservatories, should be pitched not flat. Buildings should have a mix of rooflines to add variety; gable ends should not predominate in number and concentration.
5. Existing plot ratios which provide parts of the village with its essential landscape character (mature trees, shrubs and hedges) should be maintained, discouraging subdivision of larger plots.
6. The choice of materials in residential and commercial properties is vital to maintain coherence with existing structures. The use of orange/red stock bricks, reclaimed or hand-made, should be encouraged strongly. The use of concrete and re-constituted stone should be discouraged, where visible. Feature arches, plinth reveals and colour bands should be incorporated to provide variety. Pitched roof and dormers should use materials such as plain clay red tiles, slate, or thatch with lead, bonnets or clay ridge tiles on ridges, hips and valleys.
7. In general, windows and doors should be of a design characteristic of the immediate surroundings, examples of which are shown in the pictures below. A mixture of sash and casement windows should be incorporated for variety between properties.
8. Bus shelters should continue to be built of orange/red brick in the Conservation Area.





TRAFFIC AND VEHICLES



Motor vehicles are acknowledged as an essential part of life in a village and should be allowed for in all future development. However, a distinction has to be drawn between the needs of local traffic and those of through traffic. Major roads carrying *through traffic* surround Old Basing & Lychpit: the M3, A30, A339 and A33. The character of the village is incompatible with current levels of through traffic and is struggling to accommodate

even local vehicular traffic and parking. Traffic calming schemes have induced 'spot' speed reductions but have not reduced volumes. At peak times in every working day, the village is used by through traffic avoiding hold ups on the main roads; this is exacerbated by parents driving children to school, with a loss of amenity and safety implications.

Throughout the Parish, off-road parking predominates and mature screening of parking areas maintains the character of the settlement. However, the highways in the Conservation Area are narrow, unlit and with few pavements. Heavy motor traffic and on-road parking presents a serious loss of amenity to pedestrians, and a particular hazard for children and older people.

The needs of the motor vehicle should be regarded as less important than the conservation of the character of the Parish, and the use of its amenities. It should be recognised and respected that the requirements of pedestrians and cyclists may need to have priority over those of motorised traffic, except for emergency vehicles. It is notable that there is a regular public transport service to and from Basingstoke, every day of the week.

Guidelines

1. Unnecessary road signs should be removed and others standardised to produce minimal environmental impact. The use of road marking should be minimised. Excessive installation of street furniture such as bollards should be discouraged, and where possible they should be constructed of traditional materials as referenced in the Highway Authority guidance documents (Hampshire County Council 1993) 'The Highway Environment; design guidelines for special areas: a guide to good practice', and (Hampshire County Council July 2002) 'Traditional Materials: a guide to the use of natural materials in the Highway'.
2. Existing paved footways within the Conservation Area in Crown Lane, Milkingpen Lane and The Street should be maintained and, where possible, extended. They should be in keeping with the character of the settlement.
3. Street lighting in the Conservation Area should be discouraged in order to minimise light pollution, unless there is an over-riding case for the safety of road users, especially pedestrians.

VDS QUESTIONNAIRE FEEDBACK

72% of the Parish want a reduction in street furniture; this rises to 83% in the Conservation Area.

VDS QUESTIONNAIRE FEEDBACK

Two thirds of the Parish think that pavement provision is inadequate



VDS QUESTIONNAIRE FEEDBACK

Traffic represents the biggest concern to residents. 76% think traffic volumes are too high, and 87% to 59% across the Parish complain about traffic speed.

When asked 'what one thing would you change in the Parish' a massive 245 households cited the village 'rat run', traffic speed and volume.

4. In any new development on-road parking should be discouraged and adequate off-road parking provided. Mature screening of off-road parking should be retained wherever possible and car parking integrated into the landscape design to avoid large areas of tarmac.



5. The layout of all roads within a new development should seek to encourage slow traffic speeds and give priority to pedestrians over vehicles. The layout should be such that no housing area can be used as a 'rat-run'.

Other traffic related issues of local concern

1. The current bus service should be retained, using smaller vehicles whenever appropriate.
2. Heavy Goods Vehicles damage buildings through vibration and also compromise safety and the use of amenities. The Highway Authority should urgently consider imposing a weight limit, except for access, throughout the village.
3. It is necessary, particularly in the vicinity of schools, to achieve a material decrease in the traffic flow through the Parish by the introduction of traffic reduction measures.
4. The existing speed and parking restrictions in the Parish should be maintained and, where appropriate, extended.





APPENDIX

Questionnaire July 2005 - Summary of Findings

All householders in Old Basing and Lychpit were invited to assist in the preparation of a Village Design Statement and to ensure the incorporation of as many views as possible, questionnaires were distributed to every household. 870, or 29%, of the households in the Parish completed them, with each part of the Parish well represented. This is statistically well beyond the numbers required to indicate that the opinions expressed were a sound indication of the views of the Parish as a whole.

Quality of neighbourhood keeps people here

The Parish population is relatively stable. Of those who responded, 9% of parishioners have lived here all of their lives. 28% of the residents of Old Basing and the Conservation Area have lived here for 25 years or more, and around two-thirds have lived here for 10 years or more. In Lychpit, the 10 year plus figure is 59%.

When asked why they originally chose to come here, 96% cited the quality of neighbourhood, 94% the quality of housing, 85% the 'village' environment and open spaces, and 69% the convenience of commuting and the availability of local shopping.



River Loddon

Do we provide sufficiently for our young people?

Across the Parish 57% thought current youth facilities inadequate. This area was the 4th biggest response to the question: 'what ONE thing would you change in the Parish?'

When asked about the next 5-10 years, 71% said youth facilities needed some or great improvement; this opinion was fairly evenly spread across the Parish, though highest in Lychpit at 75%.

The rural dimension

Nearly 100% of respondents rated a peaceful setting and the abundance of surrounding countryside as important to their lifestyle. Ecology and wildlife was cited by 88%, woodlands by 95%, and surrounding countryside by 98%.

95% of respondents thought rural footpaths and open spaces extremely or quite important to their household members'

lifestyle. 50% said cycle paths were important, and when asked 'what ONE thing would they change?' a cycle path from Lychpit to Old Basing was one of the most frequently mentioned items.

78% noted recreational areas as important, with Crabtree 67%, Mill Field 77%, the Recreation Ground 82%, and the Common at 88% all being highly rated, as was Old Basing Village Hall with 81%.

Local favourites

There was a high degree of agreement about favourite places.

When asked for their favourite *view*, just short of 200 respondents mentioned St. Mary's Church, its surroundings, and views from it. Over 100 cited the Millstone pub, Bartons Mill, the nearby river and Mill Field. Views across and around the Common came next, closely followed by more general views of the River Loddon. The older part of The Street below The Crown public



View of the Grange area from Basing House

house and, similarly, the old houses and cottages around the Green near the Bolton Arms pub were also regularly mentioned.

The favourite *landscape view* was the Common and areas around it - by far the most popular with over 150 nominations. The River Loddon figured highly again, and Crabtree Plantation was well up the list, as was the Recreation Ground with its views across surrounding fields. Several noted the view from the London train across the village. Landscape views in and around Basing House were also popular.



The Common

Buildings and development

There was a broad consensus on general future building style with 69% saying that the style established in an area should continue; that opinion was evenly spread across the Parish. Within the Conservation Area, 89% thought that when new development takes place it should match the original style, harmonise with neighbouring properties (81%) and encourage the use of traditional exterior building finishes (84%). By contrast, the rest of the Parish recorded just over 60% in these categories.

Preferences on boundary design were evenly spread, with most believing that this should be the choice of the resident. However, 71% were in favour of hedges being restricted to local/indigenous species.

Flat dormer roofs drew negative opinion in all quarters. 81% living in the Conservation Area thought they should be discouraged in that area, whereas 64% of the rest of Old Basing thought the same of their own area, and 68% of Lychpit residents agreed for their area. When asked 'what style do you find unappealing in your local area?', 284 (more than half) cited flat dormers, flat roof elevations, or new dormers of any variety.

Other trends and styles that were criticised were properties over-extended for the size of plot; flats and town houses; and conversion of bungalows to houses. These 3 categories accounted for a further 130 written replies.

72% of respondents across the Parish (83% in Conservation Area) wanted a reduction in street furniture in the future, and 69% wanted to encourage more grass verges.

The prospect of more large scale housing development within the Parish concerned 93% of respondents, and 95% were concerned (75% greatly so) about the loss of open spaces and landscapes. 93% were worried that more development could exacerbate the volumes of traffic even further.

Traffic is a major concern across the Parish

76% across the Parish thought that traffic *volumes* were too high. This varied from 90% of the population of the Conservation Area, 86% of the rest of Old Basing, to 64% of the residents of Lychpit. Traffic *speed* was also a similar concern with a range of 87% to 59% across the Parish. When asked the question 'what ONE thing would you change about the Parish' 245 respondents, almost as many as all other categories added together, referred to the village being used a 'rat run', traffic noise and traffic volumes.

On traffic calming measures, the overall response across the Parish was evenly divided between those wanting more and those wanting no



change. However, 61% of those living within the Conservation Area wanted more (32% against), and 49% living in Old Basing wanted more with 39% against. Lychpit residents voted 59% for and 38% against further measures. 26 respondents (half in Lychpit) wanted to get rid of traffic calming all together.

Facilities for pedestrians drew a significant response: two-thirds of the Parish as a whole felt that pavement provision is currently inadequate; this opinion was fairly evenly spread across the Parish. A similar percentage called for improvement in this provision over the next 5-10 years. In response to the question: 'what ONE thing would I change?' 20 identified 'make Milkingpen Lane safe for pedestrians'. 52 nominated 'more street lighting'; however, there was a sharp divergence with 27 in Lychpit, 19 in Old Basing, but only 6 in the Conservation Area. An irritation for some was the prolonged parking of vehicles on verges and pavements.

73% thought public transport links important but they were fairly evenly split on the adequacy of current services. However, 60% felt that services over the next 5-10 years were in need of some or great improvement.

Summary

- The residents liked the Parish and rated very highly its rural setting.
- They were concerned about the lack of facilities for young people.
- In general, they wanted any new building to reflect and harmonise with the area in which it is sited.
- They were very concerned about traffic speed and volumes and the lack of provision for pedestrians.



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