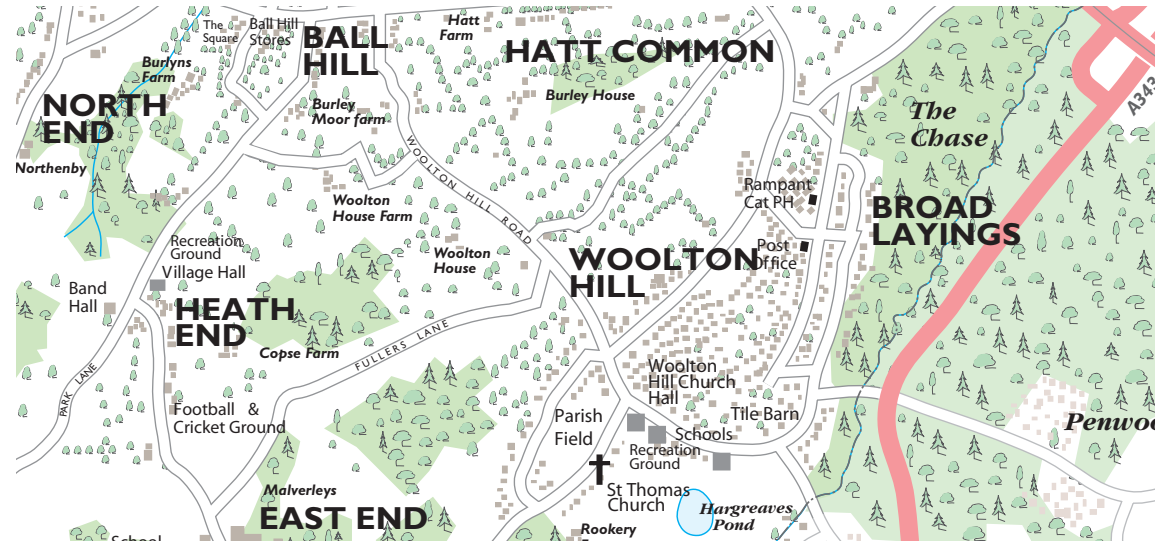




The Parish of East Woodhay
Village Design Statement
 For Woolton Hill and the Hamlets



What the next generation say



“The park has a big climbing frame, a slide, there’s high bars, monkey bars and a roundabout”

“The roundabout sometimes makes you dizzy.”



“There’s lots of grass and wild flowers, lots of mini beasts and lots of room to play and not too close to the road.”

“There are benches and you can have a picnic in the park on a summer’s day.”



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Throughout this publication you will find unedited comments taken from the Parish Appraisal

A brief history

The Parish of East Woodhay, within the North Wessex Area of Outstanding Natural Beauty, dabbles its feet in the clear water of the River Enborne and has its head in the air at Pilot Hill (286m), the highest point in the county of Hampshire. From this 'Northwest Frontier' we look north, out over the Enborne and Kennet Valleys to the Berkshire Downs, resisting advances from our northern neighbours even into modern times.

The geology of the area is complex with a number of clays in the low areas changing to chalk downland in the south. A green and pleasant land with large and small fields, woodland and hedges providing a home for a wide variety of wildlife. A number of small streams drain the land to the River Enborne, the Thames and on to the North Sea.

The Parish is dotted with small Hamlets which have gradually expanded over the years. Sprinklings of thatched cottages have survived down through the ages; some stand alone, others in the Hamlets which are typical of an area which had been part of the great hunting forest of Chute. Historically, the economy of the area has relied upon agriculture, probably from Neolithic times up to the 1950s when the great estates of the area - Stargroves, Hollington, Hazelby, Malverleys, Woolton House, Tile Barn and Hayes were split up.

During the second half of the 20th century Woolton Hill took on a more suburban appearance, changing the character of the area forever. The south and west of the parish retains the rural landscape that we hope will last another thousand years.



What is a Village Design Statement?

It is a document to record the features that are seen by the local community as contributing to the distinctiveness of Woolton Hill and the East Woodhay Hamlets.

The Village Design Statement (VDS) is produced by residents, not the Parish Council, after widespread consultation.

It reflects local opinion about a number of aspects including the built environment, the natural environment, views and open spaces, commercial facilities and recreational facilities of East Woodhay Parish as a whole.

Using text and pictures, it records the important features which should be maintained or enhanced.

It provides guidelines to support the planning process by assisting property owners, the Parish Council, Basingstoke and Deane Borough Council, utility companies, and potential developers to maintain or enhance the distinctiveness of Woolton Hill and the East Woodhay Hamlets by making informed decisions.

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

HOW WAS THE VILLAGE DESIGN STATEMENT PRODUCED?

The first step was the Parish Appraisal that was distributed to all homes in the Parish in August 2002, to which there was a 55% response rate (over 500 responses). From the 76 questions asked there was a wide range of responses, many that have been used as the basis for a significant part of the document. Following the appraisal, the idea of producing a VDS for Woolton Hill and the East Woodhay Hamlets was first discussed at a public consultation meeting in October, with a follow up meeting in November. Around 30 people attended each of these meetings, and a good level of support was voiced to create a VDS.

This was followed by two workshops in January and February 2003 where two teams were established, one for Woolton Hill and one for the East Woodhay Hamlets, to ensure the contrasting characteristics of the areas were captured. Within these teams, people worked on different aspects of the VDS. The first draft was then made available for public consultation during the summer at a number of local events, including the Village Fete, School Fetes and Community events. The text was also placed on the Parish website to encourage feedback.

“Woolton Hill must maintain an identity separate to Newbury”

All comments and general inputs were then incorporated into the document during the autumn of 2003. Finally, in February 2004 two exhibitions were held to allow the residents of the Parish to have a final review. The exhibitions attracted 64 people who all spent time reviewing and adding to the content. The comments from the exhibitions were then reviewed and incorporated into the final draft document which was produced for review by Basingstoke and Deane Borough Council, ahead of submission for formal adoption. All of the activity throughout the various stages was heavily advertised in the Parish monthly magazine, Spectrum, which has a circulation of 800 (reaching 76% of all Parish homes).

HOW WILL THE VILLAGE DESIGN STATEMENT INFLUENCE DEVELOPMENT?

The VDS will not affect whether development should take place in Woolton Hill and the East Woodhay Hamlets; that is the role of the Local Plan. However, it will help to ensure that future development is appropriate and reflects the local community's wishes.

The VDS cannot prevent change, but it can help to manage it.

“Keep it a rural community”



1. East Woodhay Parish - the natural environment

GEOGRAPHICAL CONTEXT AND CHARACTER

The Parish comprises the village of Woolton Hill and eight smaller settlements (Ball Hill, East End, East Woodhay, Gore End, Hatt Common, Heath End, Hollington and North End), referred to hereafter as 'the Hamlets', together with a number of more isolated farmhouses and cottages. Woolton Hill contains more than half the population of the entire Parish.

The Hamlets are located at the north eastern foot of chalk downland. Soil conditions are mainly acidic clays, but there are significant pockets of alkaline chalk soils, with corresponding changes in vegetation.

The main landscape feature is the escarpment of the Downs rising to Pilot Hill, the highest point in Hampshire. Most of the hillsides are grazed by sheep, though there is woodland on the steepest slopes. At the foot of the Downs are copses interspersed with fields, but towards the River Enborne there are fewer copses; hedgerows and individual trees become a more significant feature.



Looking over the parish from Wayfarers' Walk

FEATURES

- 001 The land drains in a north easterly direction from an elevation of 280m on the Downs to an elevation of 90-110m at the River Enborne which forms the northern boundary of the Parish.
- 002 The water table in the chalk varies significantly over the year, causing changes in stream flow and leading to waterlogging of low lying ground in the winter, some areas remaining marshy through the summer. The spring line appears to lie at about elevation 150m in winter, dropping to about 130m or lower in the summer. The three Hamlets nearest the downs, (East Woodhay, East End and Hollington), all lie just above the 150m contour. North End, Gore End, Ball Hill and Hatt Common (and Woolton Hill) all lie on ridges of high ground with streams to both the

northwest and southeast. There are relatively few houses, and no significant settlements, in the valleys adjacent to streams.

GUIDELINES	
003	Any development below the spring line or in the valleys should take due account of the varying groundwater regime and the impact on drainage and other ground conditions.
004	Any proposed development should address and consider the varying groundwater levels, and take into account local knowledge of drainage patterns and drainage problems identified by adjacent property owners.
005	Clearance of silted up ditches, over distances of several hundred metres and in multiple land ownership, may be a pre-requisite for development.

FEATURES

006 Within recent memory mixed farming predominated and elm trees were a significant feature of hedgerows. There are now few cattle in the Parish; arable farming, pheasant shooting and horse and sheep grazing predominate, with noticeable areas of “set-aside”. The rural nature of the Parish still gives rise to tranquillity, clean air and dark night skies.

GUIDELINES	
007	Developments which imply significant changes in use of land and buildings should seek to minimise traffic movements, noise, air pollution and light pollution.

VIEWS AND OPEN SPACES

FEATURES

008 From within the Hamlets the views are a constantly changing mix of buildings, fields and copses, with the Downs looming to the southwest. From the Wayfarers Walk, on the bridleway running along the crest of the Downs, the landscape appears to be heavily wooded. Copses hide Woolton Hill and the Hamlets from many angles, though individual houses (particularly farm complexes) stand out, and the landscape appears to be heavily wooded.

“If the community is attractive to families it will thrive”

GUIDELINES	
009	Visual impact of any development in the long established copses should be carefully controlled, since this could significantly change the visual appearance of the Parish from the Wayfarers Walk.
010	Visual impact of any development on the sloping face of the Downs should be carefully controlled due to the potential for adverse visual impact from the Hamlets.
011	New buildings, extensions and groups of buildings as well as changes to the field patterns should seek to harmonise with the landform so as to avoid adverse impact on the landscape. Buildings should be sited so that they are viewed to sit below the ridgelines and scarps of the downs and should maximise the use of existing and enhanced tree cover.

FEATURES

- 012 Important landscape views from public rights-of-way are from the Wayfarers Walk down onto the Parish, and from various points in the Parish up to the Downs.
- 013 Within the more heavily developed area of Woolton Hill, the provision of open spaces becomes more important to the character of the village because the open land complements the built areas. These include:
 - The Parish Field, by restrictive covenant, to create an open green lung in Woolton Hill;
 - The Chase - National Trust woodland;
 - School playing fields, church ground, recreation ground and the Gainsborough Stud.

GUIDELINES	
014	Any proposed development should consider both the important landscape views and the significant local views.
015	If it is concluded that screening is needed, this should be in the form of new copses rather than lines of trees. The new planting should contain a significant element of native species.
016	Open spaces within the village of Woolton Hill should be retained, and any new open spaces should provide facilities for youngsters as part of any future significant new development.

FEATURES

017 With limited external lighting and street lighting, the view of the night sky remains good.

GUIDELINES

- 018 External lighting should be selected to minimise light pollution of the night sky. External lighting, including security and alarm lights, should be time switched to reduce both light pollution and annoyance to neighbours.

FEATURES

- 019 Most of the fields and copses are long established and are named on the 1837 tithe map and catalogue. The Enclosure Award of 1819 names many of the roads and lanes, as well as indicating responsibilities for hedge and ditch maintenance. Both these documents are held in the County Archive in Winchester.

GUIDELINES

- 020 Using the historic place names, such as those described in the documents above, can help to maintain local distinctiveness when naming any new developments or roads.

FOOTPATHS AND RIGHTS OF WAY**FEATURES**

- 021 There is a good network of footpaths, though they do not always connect in a sensible arrangement. There are a limited number of bridle paths and byways.

GUIDELINES

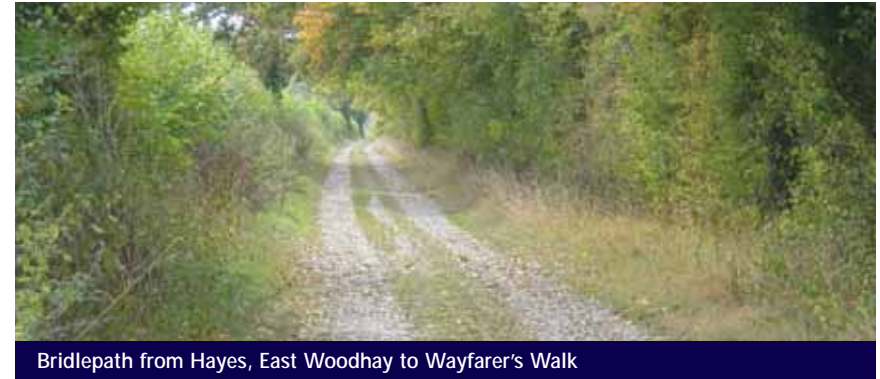
- 022 All footpaths and bridleways should be kept open and maintained, with signing appropriate to the rural setting.
- Schemes to promote the use of rights of way and to provide new footpaths, cycle paths and bridleways should be encouraged.

WILDLIFE AND BIODIVERSITY**FEATURES**

- 023 Trees in the copses are generally native hardwood species, though there is other planting including some modern softwood plantations. Hedgerows are also predominantly native species, primarily thorn, with isolated trees. Post and rail fencing is used at many equestrian properties. Many ponds shown on maps up to 1950 have been infilled over the last half century.

GUIDELINES

- 024 Field boundaries of hedge (thorn and other appropriate native species), with associated headlands on arable land should be encouraged, to support diversity of flora and fauna. The use of impermeable boundaries (walls, panel fencing) should also be discouraged.
- Landowners should be encouraged to establish new ponds to replace those lost over the last half century.



Bridlepath from Hayes, East Woodhay to Wayfarer's Walk

OTHER**FEATURES**

- 025 There is believed to be a medieval village (also known locally as the Bishop's Palace) with a sunken road, to the northwest of the road from East Woodhay to Heath End.

GUIDELINES

- 026 Development between Heath End and East Woodhay, which may have an archaeological impact, should take into account the possible need for site investigation of the medieval village.

FEATURES

- 027 Bricks were manufactured at Hollington from about 1750 to 1920. One of the clay pits was subsequently used as the village rubbish dump, several have been filled and reclaimed as agricultural land, while others are now the sites of copses.

GUIDELINES

- 028 Any development at Hollington should take into account the geotechnical and environmental impacts of infilled clay pits, and should consider the possible need for archaeological investigation of former village rubbish dumps.

2. Woolton Hill - the built environment

ROADS AND PAVEMENTS

FEATURES

029 Roads in Woolton Hill differ in their character. Whilst some roads are more urban in appearance with kerbs and pavements, many roads retain soft grass verges, bounded by hedgerows and trees. Where there are pavements and kerbstones, they tend to be only on one side of the road.

Lanes are an important element of the rural landscape and provide important habitats for both fauna and flora. Increased traffic is now using the rural lanes, which can damage banks and roadside vegetation. Hedge and tree management is an integral part of maintaining these lanes.

GUIDELINES

030 The effect of development on road safety and congestion should be given careful consideration as part of an overall environmental assessment used in determining planning decisions.

031 Road design should encourage traffic calming. Further urbanisation of roads and verges with kerbs and pavements, and general widening of roads, should be avoided unless required for safety purposes. Hedgerows, grass verges and ditches should be retained and protected where possible and roadside hedge trimming must be of a high standard.

FEATURES

032 There is no overall cohesive style in street furniture; some are rural in appearance but others seem more urban. Modern street signs and furniture have become a little intrusive in the interests of road safety. This can detract from the rural lanes particularly in the older parts of Woolton Hill, although the traditional finger signposts indicating directions and distances to the surrounding villages and towns are cherished by the local community.

GUIDELINES

033 New signs and street furniture should be limited except where required for safety, and any redundant signage removed where no longer required. The traditional finger signposts should be maintained. Street lighting should be installed only where required for safety as it does detract from the rural atmosphere.

PROPERTY MIX

FEATURES

034 Woolton Hill has a variety of property types, mainly domestic. Some properties date from the nineteenth century and some even earlier (the oldest is the thatched cottage in Tile Barn c.1450), although the majority of dwellings date from the twentieth century, particularly post 1950s. The property mix includes flats, terraces, semi-detached, detached and bungalows. There has been a tendency to build detached three/four bedroom houses in recent years and there is a wide range of plot sizes each of varying age, size and location. Almost all properties are one or two storeys with only a very few exceptions having three floors, such as Tile Barn House and Broadmead Nursing Home in Broad Layings.



035

Older properties tend to be spread around the village in small groups located adjacent to where they were needed for local employment before the advent of the motor car.

GUIDELINES

036 As houses have been amalgamated or extended over the years, the village has lost a significant stock of smaller houses. The construction of one to three bedroom terraced houses and semi-detached cottages is strongly preferred to larger houses with four or more bedrooms. However, any significant development should contain the full range of property types in an appropriate mix, including low-cost smaller properties intended for first-time buyers.

037 The use of cellars (or basements) should be encouraged, to increase property sizes while maintaining external appearance, scale and plot ratio.

038 Cul-de-sac developments should be avoided to maintain existing property layouts and vistas.

FEATURES

- 039 Recently erected buildings do not always blend well with nearby properties. Some have been built or extended sympathetically, but others less so. One development built in the earlier part of the twentieth century is White City, which comprises semi-detached houses rendered and painted. The biggest of the developments has been Greenacres and Harwood Rise, which comprise over one hundred homes, built in the 1970s and 1980s. The most recent is Woolton Lodge Gardens a development of ‘executive’ style houses built in the 1990s.
- 040 There are some local authority housing developments in the village, in Copnor Close and Tile Barn Row. These are distinctive, determined by the time at which they were built. The houses and their arrangement within each development have common materials and characteristics, and some developers have attempted to incorporate variations on the basic style. A good example of this is the ‘Dutch’ style houses in Fairacre, which have brick walls using two colours of brick, hanging tiles on the first floor at the front of two colours, and railings across the main upper window creating a false balcony.

GUIDELINES

- 041 New developments should provide for individual or small groups of dwellings that avoids the appearance of large-scale estates. Development in accordance with the development plan is encouraged and should consist of a mix of housing including lower cost properties which would be terraced, multi-unit or semi-detached and of two storeys or less, to complement existing properties.
- 042 Modernisation, extensions and maintenance should retain and/or match existing features and use original or modern materials that are sympathetic to the surrounding built environment.
- 043 New developments and associated landscaping should maximise any benefits from the topography in terms of aspect, slope and views, whilst screening from existing properties should be taken into account.

FEATURES

- 044 The character of Woolton Hill has evolved in the last hundred years and is now a blended mix of terraced housing, modern estates, traditional cottages and large detached houses. The gradual infilling on the larger plots has started to blur the defined spaces that exist in some roads and lanes. This is eradicating cherished views and vistas between buildings and also restricting space for the trees and shrubs which assist in screening and integrating the buildings into the landform.

“Keep it as it is!”

GUIDELINES

- 045 New development should not adversely affect alter the context of the built environment.
- 046 New dwellings should be of a size appropriate to their plot and the character of the surrounding area. A visual separation between individual properties, where this contributes to the character of the locality, should be maintained.
- 047 Development should take into account the visual impact in relation to the size, height and positioning of the plot and neighbouring buildings.



Houses at “White City” in Woolton Hill with distinctive ridge decoration



Greenacres in Woolton Hill

FEATURES

- 048 Bungalows were commonplace in parts of Woolton Hill, for example in Longmead and Church Road, but many have been extended or a second floor added in the roof space and in some cases entirely demolished. These properties are then replaced with bigger detached houses or the plot split and more than one property built.



Falcon House Gardens

GUIDELINES

- 049 Redevelopment and extension of single storey buildings should recognise the need to maintain ease of access from the external entrance to a range of living rooms, bedrooms and bathrooms all situated on the same level.

BUILDING DESIGN

FEATURES

- 050 There is a diverse mix of building forms and materials. Variability is an important part of the character and appearance of the village. No single type dominates, but there are a number of distinctive characteristics associated with properties built in developments or groups around the same time, and also some themes which link properties over the years. The use of hanging clay tiles can be seen both in the old Hollington brick houses and modern properties.
- 051 The older houses and some of the newer properties have a number of characteristics. The majority are generally made of traditional materials with red or grey brick. Some have hanging clay tiles and red clay tile or



The Coach House, Tile Barn

slate roofs. Some properties have brick walls painted in light colours, usually white or cream. Other have mixed brick and render (to the first floor) painted in light colours or mixed tiles (in red Hollington or slate) with painted walls, such as the Rampant Cat public house.

GUIDELINES

- 052 New developments should utilise building elements characteristic of the area and materials but avoid a cocktail of features. Use of more modern materials and features is acceptable if sited away from historic properties; however, designers should avoid the use of mock effects
- 053 New housing must be encouraged to meet high standards in terms of resource conservation with particular attention paid to maximising solar gain and recycling rainwater and "grey" water.

FEATURES

- 054 While dedicated drives and garages are commonplace on the modern estates, such as Greenacres, many of the older properties have added garages or converted pre-existing outbuildings. The size varies with the scale and age of the property, although they are usually constructed of the same or similar materials.
- 055 There are a significant number of houses without garages, some of which have parking bays or shared parking areas. Elsewhere, cars tend to be parked in the road. Car ownership is important in the village as public transport runs to a limited timetable and multi-vehicle households are becoming the norm.

GUIDELINES

- 056 New developments or conversions should minimise the visual impact of parked cars and ensure adequate garages, off-road parking for residents and visitors, taking into account the continued growth in the average number of cars per household.
- 057 Garages and outbuildings should complement existing buildings and use similar materials, be well screened and be located to minimise visual intrusion. Converting garages to accommodation should be discouraged, where this will result in inadequate parking provision.

WALLS, WINDOWS AND DOORS

FEATURES

- 058 The majority of properties are of red brick, sometimes with a second colour used in a specific or random pattern. Older properties tend to be Hollington red, often incorporating vitrified purple headers, although some, for example Tile Barn House and The Coach House, are grey with a red pattern. Hung tiles are common in various forms such as whole wall,

upper storey or in gable detail. These tiles vary both in colour and shape (rectangular, scalloped, etc). The Rampant Cat in Broad Layings is a mix of slate tile and painted brick while in Falcon House Gardens there is a blend of clay tile and brick

GUIDELINES
 059 Wall material type and colour should be sympathetic and match commonly used existing materials such as red brick and hung tiles.

FEATURES
 060 Some walls are painted white or cream either directly over brick or after rendering or pebbledash; this can be seen at White City. There are also examples where this style is mixed with others, for example a painted upper storey with a lower brick storey.

GUIDELINES
 061 Where walls are painted or rendered and painted, colours should complement those already used in the village or immediate surrounding area.

FEATURES
 062 Older properties generally have smaller windows, and windows split into a number of equal size panes while some have bay windows. Some modern properties have attempted to emulate this. Most properties have windows with white-painted timber or UPVC frames, although there are a few exceptions where windows use dark coloured wood such as Days Meadow.



The Rampant Cat public house

GUIDELINES
 063 The use of smaller panes should be encouraged in keeping with the predominance of this type in the village properties. Window frames, whether of wood or UPVC, should usually be white to match the majority of existing windows.

FEATURES
 064 Porches are common but usually small in scale.

GUIDELINES
 063 Porches should reflect the small scale of existing designs

ROOFS

FEATURES
 065 Roofs are generally of red clay plain tile or grey slate, and there are a couple of older properties which are thatched. There is a mix of hips and gable ends and a variety of pitch. Some roofs have dormer windows which are usually gabled. Many older properties use the Hollington red tile with some decorative tiles and distinctive patterns. An interesting example is the use of grey tile with a red crisscross pattern found on The Coach House and Tile Barn House. There is a variety of chimney and pot designs.



The former Coopers Arms Public House, now a private dwelling

GUIDELINES
 066 Roof materials should match commonly used existing materials.
 067 The variety of roofs and dormer windows with varying ridge heights is to be encouraged in new developments. Thatched roofs should be retained and flat roofs should be avoided. Roof design should reflect the historical styles in the village.

BOUNDARIES AND SCREENING

FEATURES

- 068 A variety of methods are used to delineate boundaries and provide screening. Mixed hedges, fences and walls are all important to the definition of plots and structure of the village, as well as giving shelter and privacy.

GUIDELINES

- 069 Existing hedgerows used for boundaries or screening should be retained and maintained. New developments should use hedgerows or hedgerows with post and rail fencing in preference to brick walls or other boundary materials. The use of close-boarded and panel fences should be particularly discouraged for frontage or facing open spaces where practical.



A good example of a hedge of mixed native species

FEATURES

- 070 Many frontages have hedges or fences using post and rail, or chain link with hedging, as their boundary. These hedges use a variety of species including beech, laurel and conifers. Other properties have no hedge or fence denoting their boundary which helps to create a community feel. However, these properties tend to have shrubs and trees to break up and screen the spaces between properties.

GUIDELINES

- 071 Hedges used for boundaries and screening should be of species common to the local area. The long-term impact of plants used in hedging and screening on the vicinity and landscape should be considered, for example shrubs or trees which could grow excessively high or wide, should be avoided.

RECREATION FACILITIES

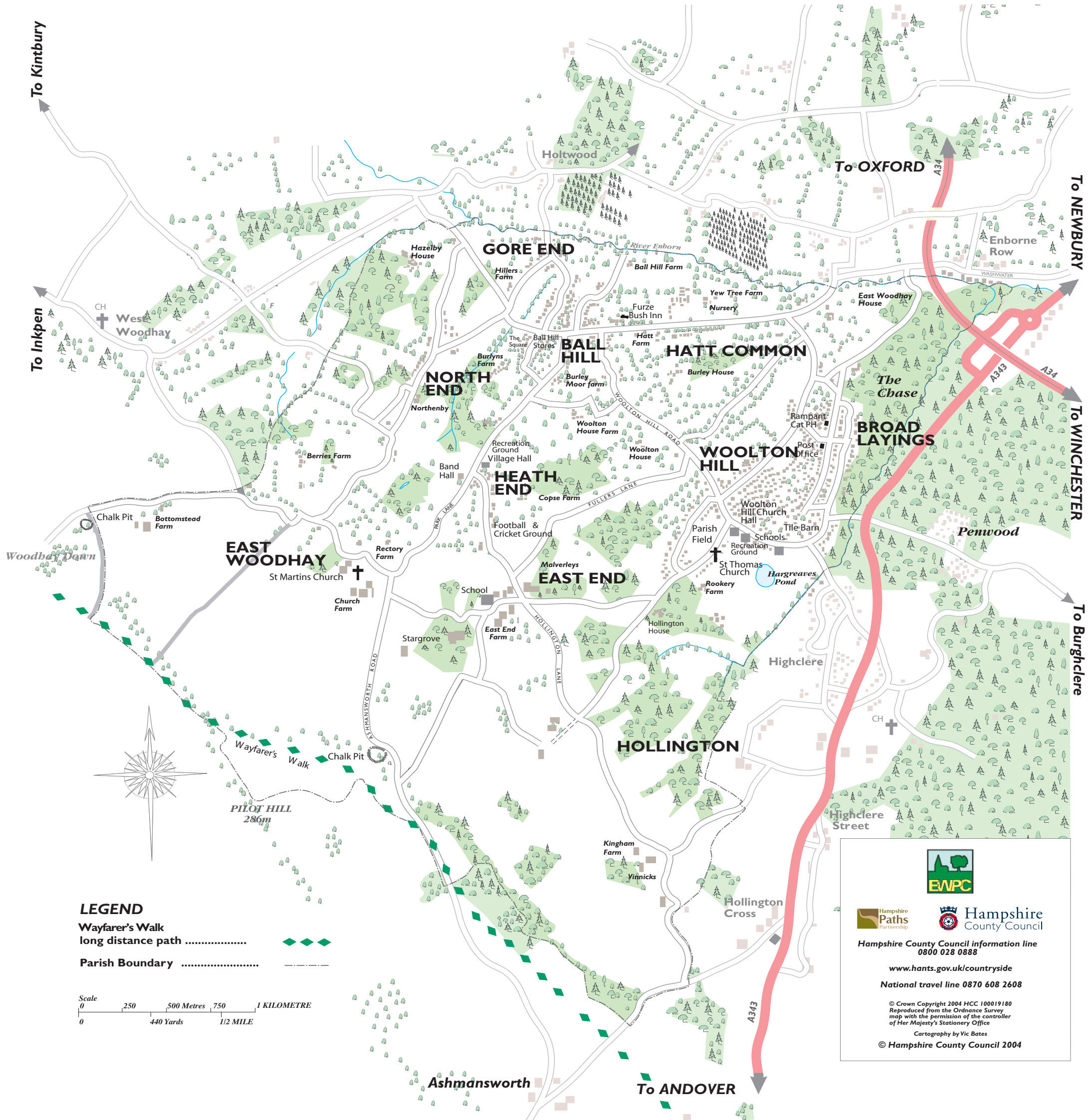
FEATURES

- 072 Larger developments such as Harwood Rise and Greenacres do not incorporate recreational areas despite the fact that the properties are primarily family houses.

GUIDELINES

- 073 Additional recreational areas and in particular, children's play areas (with safe access routes) should be considered in any new housing developments.

“We should encourage youngsters to remain in the area to keep a thriving community”



LEGEND

- Wayfarer's Walk
long distance path
- Parish Boundary



Hampshire County Council
 Hampshire County Council information line
 0800 028 0888
www.hants.gov.uk/countryside
 National travel line 0870 608 2608

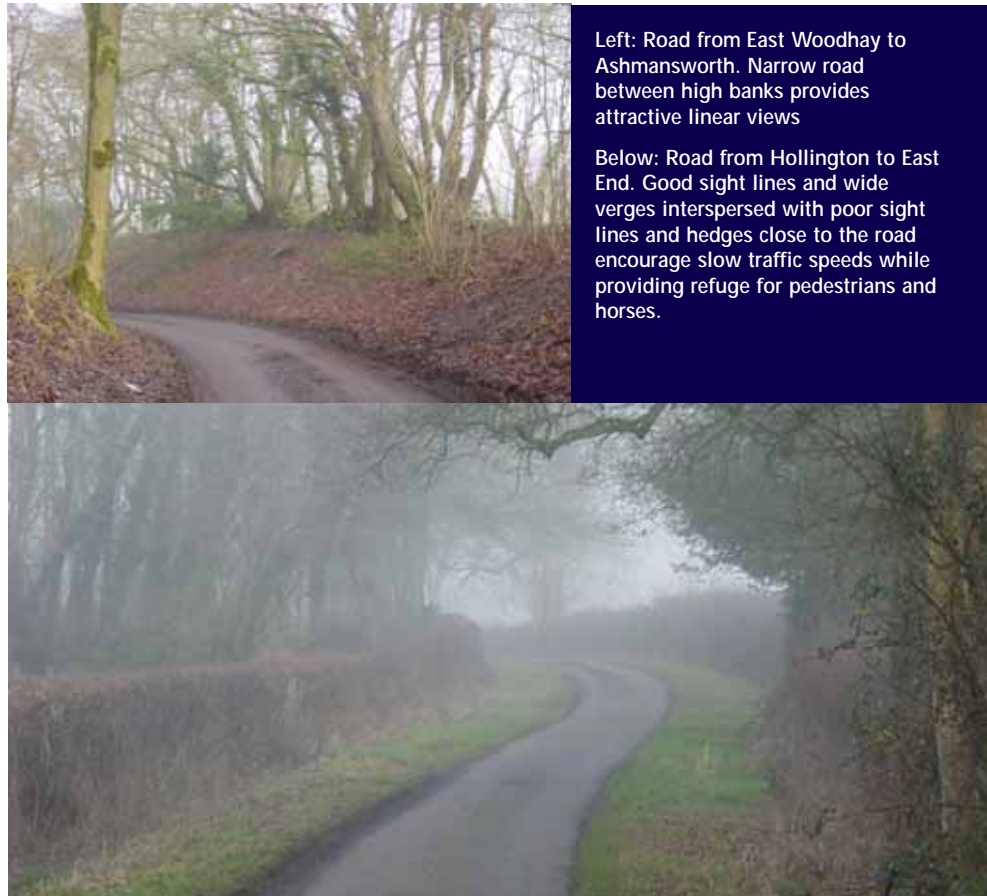
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3. The Hamlets - the built environment

ROADS AND PAVEMENTS

FEATURES

- 074 Roads are typically of variable width (often single track) with random obstructions. Several factors encourage traffic calming and slow speeds:
- Narrow roads with insufficient or limited space to pass at many locations;
 - Poor sight lines and multiple bends;
 - Walls, hedges, ditches and banks, sometimes close to the carriageway;
 - No pavements and corresponding driver awareness that there may be pedestrians or horses in the roadway;
 - Parked vehicles.
- 075 However, the roads used by buses are an invariably wider, encouraging higher speed, which is seen as a problem. Three way junctions are typically triangular in form, with a triangle of grass between the roadways.



Left: Road from East Woodhay to Ashmansworth. Narrow road between high banks provides attractive linear views

Below: Road from Hollington to East End. Good sight lines and wide verges interspersed with poor sight lines and hedges close to the road encourage slow traffic speeds while providing refuge for pedestrians and horses.

GUIDELINES

- 076 Any new roads or revised road layouts should incorporate passive traffic calming measures, obstructing vehicle movements but providing plenty of refuges for pedestrians, cyclists and horses. However, design should recognise the rural context.
- 077 Single-track roads, with passing places and triangle junction features should be adopted where possible, and not extended to multi-track roads.
- 078 Outside the Hamlets, verges of various widths should be provided.

FEATURES

- 079 There are no streetlights, kerbs or pavements and road markings are limited to those showing priority at junctions. This approach ensures the rural look and feel of the Hamlets is maintained which is highly valued by local people as key feature of a hamlet.

GUIDELINES

- 080 Kerbs, pavements, road signs, road markings and street lighting should be restricted to the legal minimum.
- 081 Signs (and associated posts) no longer needed should be removed.
- 082 Responsibilities for sign maintenance and cutting back of vegetation obscuring signs should be clarified.
- 083 Where pavements are provided, they should be well clear of the stems of any adjacent hedge to allow for growth, without obstructing the pavement.
- 084 Street light fittings should be selected to minimise light pollution of the night sky.

FEATURES

- 085 Some roads have been informally widened over the years, with inadequate foundations, adversely affecting adjacent verges, ditches and hedges.

GUIDELINES

- 086 Where a ditch runs alongside a road, adequate clear space should be maintained between the main stems of any adjacent hedge and any paved surface (road or pavement) to allow adequate space for ditch maintenance whilst preserving safety. If a road alongside a ditch is to be widened and such a reserve cannot be maintained, piped drainage should be installed with adequate provision for maintenance.



Park fencing and ditch at Northenby in North End

DRAINAGE

FEATURES

- 087 The main surface water drainage network is formed of streams which flow in a north-easterly direction. Roadside ditches and seasonal springs, streams and waterlogging do not, generally, appear on the maps. Roadside drainage ditches have been poorly maintained in recent years. They are commonly obstructed by the debris from hedge flailing, road debris or garden waste leading to siltation, infilling and blockage. There are a few surface water gullies in roadways and many of these tend to block easily and frequently.

GUIDELINES

- 088 Property owners should be made aware of their obligations for maintenance of hedges, ditches, culverts and verges adjacent to the highway (including obligations in the 1819 enclosure award) and should also be made aware of current best practice for hedge maintenance. Traditional hedge laying practices should be encouraged on an appropriate cycle.

FEATURES

- 089 Ball Hill, Gore End, Hatt Common and parts of East End and Heath End are connected to foul drainage networks leading to waste treatment plants. Elsewhere, foul drainage is usually to septic tank and soakaway. However, with increasing population densities and water consumption, this is known to give problems in low-lying parts of Hollington, Ball Hill, East End and Heath End. Testing of soakaway capacity tends to be in summer, while the high water table particularly (in chalk) and waterlogging of overlying soils is a typical winter problem.

GUIDELINES

- 090 As houses have been amalgamated or extended over the years, the Hamlets have lost a significant stock of smaller houses. Development of one to three bedroom terraced houses and semi-detached cottages is strongly preferred to detached houses with four or more bedrooms. Developments should contain a mix of property types.
- 091 Any future development should have high standards of wastewater disposal (both surface and foul) which should not negatively impact on the drainage of existing properties.
- 092 Developers should take into account the higher water table issues experienced in the wetter months.

PROPERTY MIX

FEATURES

- 093 Property mix typically includes a few large houses, substantial farm houses with associated farm buildings, and numerous cottages and terraced houses with good sized gardens. Over the years many houses, cottages and terraces have been extended and enlarged.
- Cottages and terraced houses are generally on two floors. The grand houses and some larger farm houses are on three floors, sometimes with cellars as well.

GUIDELINES

- 094 The use of cellars (or basements) should be encouraged, to increase property sizes while maintaining external appearance, scale and plot ratio.
- 095 Three storey buildings should be limited to where these would make a positive contribution to the character of the village and would not be out of scale with their neighbours.

FEATURES

- 096 Most houses, reflecting their origins, have relatively substantial gardens by modern standards, although infilling development has reduced the average garden size in recent times. In general terraced houses occupy not more than 25% of the plot area, semi-detached cottages not more than 20% of the plot area and detached houses not more than 10% of the plot area, though there are exceptions.

GUIDELINES

- 097 Plot ratios should be maintained, so far as possible. This will allow detached houses to sit within a landscaped setting in which mature trees are a significant features. Additionally, this allows views from public lanes between houses towards the countryside.

BUILDING DESIGN

FEATURES

- 098 The appearance of the Hamlets is strongly influenced by the products of Hollington Brick Works which produced most of the locally used bricks and tiles until about 1914, primarily red stretchers and vitrified purple (blue) headers with tiles in the same colours. Small amounts of yellow brick have also been used.
- 099 The predominant colours are
- Hollington red: a dull red with a mauve tinge appearing on bricks and tiles;
 - Slate: either natural slate, Hollington vitrified purple brick, or Hollington blue tile, all of which are a similar colour;
 - White paintwork on timber and on render;
 - Black paintwork on timber and on rainwater goods.
- 100 Particularly noteworthy is the use of red stretchers mixed with vitrified purple (blue) headers in various bonding arrangements to create polychrome patterns, with further pattern effects achieved with decorative shaped tiles.
- 101 Development over the last 10 years has generally been sympathetic, though some earlier building work was less in keeping. Modern construction has tended to use stretcher bond, in bland colours, or reclaimed brick. Neither of these approaches is considered to add to the architectural merit of the buildings.

GUIDELINES

- 102 Materials used in new developments should maintain the existing colour palette of the surrounding buildings.
- 103 New developments and alterations should aim to complement the predominant scale and style of the hamlet, with care being taken to use existing colour palettes, materials and techniques. Architectural styles and features should be of good quality to provide interesting houses with limited repetition or commonality. There is some scope for a limited amount of innovative design of high quality.
- 104 Modernisations or extensions should retain and/or match existing features. For extensions, the use of well matched modern bricks and tiles is preferred to the use of reclaimed bricks and tiles, as the latter are often stained with paint, soot or mortar and can be inconsistently coloured or sized due to multiple sourcing. If reclaimed bricks are used, great care needs to be taken in selection.
- 105 Where matching or mirror image houses are extended, there are advantages if the extensions can be made to match each other, in a manner subservient to the original design.

- 106 Where existing features are of poor quality, of either design or construction, favourable consideration should be given to demolition and replacement. This primarily applies to post-war extensions or reconstructions in timber, concrete block and sheeting.



Wellington Cottages, Ball Hill. Hedge to road frontage. Terraced houses. Chimneys, low height to ridge and eaves. Windows in reveals. Cantilvered roof over doors



New Villa, Gore End. Slate roof, substantial chimney stacks. Decorative and plain hanging tile in bands

FEATURES

- 107 The large estate houses and farms generally have garages, or agricultural buildings used for this purpose, set well back from the road. Although some village houses, cottages and terraces have garages, again set behind the building line, many do not and cars are parked in the roadway. Given the narrow roads, this contributes to traffic calming as vehicles slow to avoid the obstruction. It also ensures that garages are not a prominent feature as they are often in converted buildings set well back from the public roads.

GUIDELINES

- 108 So far as practical, garages should be set back behind the building line so that they do not become a prominent feature. There should be sufficient space to park a second vehicle, where necessary, in front of the garage without obstructing other access.



Vinnicks, Hollington (early C18) - formerly Hollington Farmhouse. One of the few three-storey buildings easily visible from the public highway. Garden walls and gates. Third floor built into roof void using dormer windows, so no overall increase in height of building. Substantial chimneys. Black rainwater goods. White window frames with small panes. Canopy over front door.



Dower House, North End. Hollington brick in header bond with architectural features in stretcher bond. Hipped roof in Hollington tile, chimney stacks. Windows in reveals. Porch with decorative hung tile.



Rectory Cottages, East Woodhay. Good example of recent extension (left) using carefully matched materials and features. Ornamental ridge tiles. Chimney. Canopy over door. Fence and gates



Victoria Cottages, East End. Decorative and plain Hollington tile in contrasting bands of colour. Hollington brick in English bond to give contrasting stripes of colour. Variable roof geometry, chimneys. Tiled canopy over door



Northways, East Woodhay (2002/3). A Huf House. Glass and timber frame over concrete substructure.



Rowan Cottage, Ball Hill. Variable geometry hipped and half hipped roof. Dormer windows. Black rainwater goods over black facia. Brick feature at first floor level. Large windows with false diamond leadwork. Stained timber. Garage set well back from building line.



Acorn Cottage, Ball Hill. Small plot ratio, but well disguised by good landscaping. Variable geometry, half hipped roof, dormer window. Black rainwater goods, white facia. Well-matched bricks, band of blue brick at first floor level, rough arch plain and decorative hanging tiles. Small window panes. Garage set back behind building line.



Gore End Road, Ball Hill. Semi-detached cottages, good plot ratio, garages set back behind the building line. Variable roof geometry, substantial chimneys, walls finished in brick or paint, white window frames with small panes. Porches, garden hedges

WALLS, WINDOWS AND DOORS

FEATURES

- 109 Structural wall features:
- Patterned brickwork using traditional bonds, with small amounts of timber frame and of brick and flint;
 - Tile-hung, weatherboarding and painted render are all used over suitable substrates;
 - Rubbed arch, gauged arch and rough brick arch used over doors and windows in the older properties. Modern properties use lintels, often with soldier bond;
 - Modern housing tends to use brickwork in stretcher bond, though there are some examples of other bonds used for visual effect. Some recent building has used mottled red/blue brickwork; while this can be a good colour match to local brickwork, it does not give the appearance of traditional bonds in different coloured brick.



The Old Sun Inn, East End (early C19). Variable roof geometry, hipped, half-hipped dormer windows. Low height to eaves and ridge. Slate roof to rear. Painted render walls. Canopy on brackets over door. Windows in reveals



The Forge (C17) and The Court (C19), East End. Variable roof geometry, dormer windows, Chimneys. Low heights to eaves and ridge. Slate roof to rear. Painted render walls. Canopy on brackets over doors, porch over door. Triangle junction in foreground



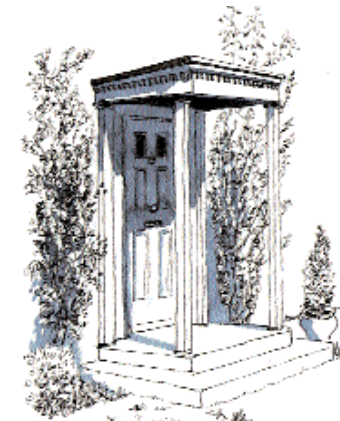
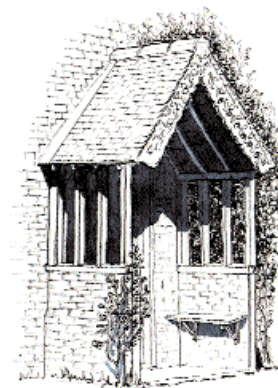
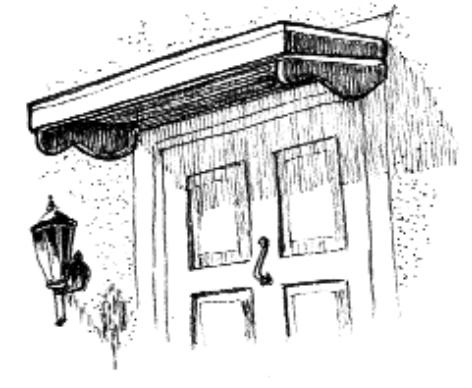
Beavers Lodge, Heath End (early C19, rebuilt as a terrace in 1998). Structure abuts roadway. Hollington brick and tile. Half-hipped roof, modern soldier lintels, modern porches reflecting traditional style

GUIDELINES

The use of bold brickwork patterns will often be appropriate, but copies or pastiche should be avoided.

Large expanses of stretcher bond in single brick colours should be avoided.

Artificial features, such as non-structural timber framing or plastic reproductions, should be avoided.



FEATURES

110 Most houses were built with, and retain, timber sash or casement windows with small panes of glass. There are some excellent examples of both traditional and modern hardwood windows. Good examples of UPVC frames exist and are often difficult to differentiate from a distance. The predominant frame colour is white, though agricultural buildings and some modern buildings use brown stain. In the older houses windows are set back in reveals to create strong shadow lines.

GUIDELINES

111 While hardwood windows and doors, ideally in local oak, are preferred, well designed UPVC frames may be preferable to short lived softwood frames.

FEATURES

112 Porches with pitched tile roofs, or cantilevered canopies in lead or tile over front doors, are common.

GUIDELINES

113 Porches and canopies, if provided, should be in the local styles.

ROOFS AND CHIMNEYS

FEATURES

- 114 Roof features:
- Hipped, half-hipped with flying gable, dormer windows, changes in roof geometry;
 - Ornamental ridge tiles, substantial chimney stacks and pots;
 - Low height to eaves and ridge with accommodation filling much of the roof void;
 - The roofs of older houses feature large overhangs, without fascia boards, to black gutters, creating a strong shadow line;
 - Mainly Hollington red plain tile with some decorative tile and blue tile; some slate; some asymmetric roofs with tile to the front and slate to the rear;
 - Some modern houses use concrete tiles, but these do not age well.

GUIDELINES

115 The use of half-hipped roofs and dormer windows, with relatively low ridge heights, should be encouraged.

116 Using building structure and form to contribute to the use of renewable energy is encouraged. Integrated photovoltaic materials on windows and roofs are preferable to solar panels with visible pipes which tend to disrupt the appearance of plain surfaces.

BOUNDARIES AND SCREENING

FEATURES

117 Until the early 1990's, cattle were still driven along the lanes, even in the Hamlets. Hence properties generally have walls, fences or hedges, with robust gates, adjacent to the roadway. An alternative common feature is building with a face abutting the roadway and the main entrance in a face at right angles to the road. Often several buildings will face a narrow track.

GUIDELINES

118 Where properties have boundaries to roads, lanes and public space, they should be enclosed with a suitable wall, fence or hedge that reflects those traditionally found in the Hamlets.



A wide range of boundaries and screening is to be seen throughout the Hamlets

“The structure of the parish works well and is an attractive place in which to live”

4. East Woodhay Parish - the community

COMMUNITY LIFE

The community of the Parish of East Woodhay is a friendly and thriving one. Everyone has a responsibility towards the future success of his or her Parish, and the maintenance and survival of amenities depends on the support of local people. There are many clubs and societies, forming an important element of the fabric of Parish social life. These include the Gardeners' Club, the Winemaking and Social Circle, the Local History Society, the East Woodhay Silver Band, the Twinning Association, Women's Institute, Scouts and Guides, the Junior Football Club, the tennis club, the cricket club and several others. There are also a number of community and self-help groups, several associated with one or other of the Churches: Chattabox, Mothers' Union, Neighbourcare, the East Woodhay Charities, Spectrum (the Parish magazine) and two fete committees, one for each of the churches. All rely on volunteers and local people for their support and membership.

COMMUNITY FACILITIES

FEATURES

- 119 Community activities tend to be focused around the churches, the schools, the halls and the sports grounds. In Woolton Hill these are fairly close together while in the Hamlets the facilities are more dispersed. Public community facilities may be summarised as:
- Churches: St Thomas, Woolton Hill, and St Martin's, East Woodhay;
 - Schools: Woolton Hill Junior, St Thomas' Infants at Woolton Hill, St Martin's Primary at East End;
 - Halls: Woolton Hill Church Hall and East Woodhay Village Hall, at Heath End;



Above left, Church Hall, Woolton Hill. Above right: East Woodhay Village Hall, Heath End

- Recreation grounds: Woolton Hill and Heath End, each with a tennis court and children's playground and with a football pitch at Woolton Hill.

Privately owned facilities providing a service to the community include:

- Doctors' surgery and pharmacy in Trade Street, Woolton Hill;
- Nursery schools in both Woolton Hill and the Hamlets;
- Tennis club in Woolton Hill;
- Cricket ground at East End;
- Band Hall at Heath End;
- Shop and Post Office in Woolton Hill and a shop in Ball Hill;
- Residential care homes: Enbridge in Church Lane and Broadmead in Broad Layings, both in Woolton Hill.

- 120 Parking is an issue at most of these facilities since few have sufficient off-road parking to cope with maximum demand. The number who travel by car is high given the large area served; traffic congestion is an issue at the start and finish of the school day and during special functions and can be an issue at the Halls during major events.

GUIDELINES

- 121 Existing community facilities should be preserved. Consideration should be given to the need to expand such facilities in the future and, if necessary, allocate sufficient land through the Local Plan process. New development should provide open green spaces, recreation space and facilities for children, where appropriate. Provision across the Parish of sports facilities, community halls, shops, medical services etc. should always be maintained and should be considered as part of any planned development.
- 122 All plans for sites adjacent to community facilities, existing or new, should address the traffic and parking issues arising at times of heavy usage.
- 123 The absence of sheltered accommodation for elderly residents who wish to continue living in the Parish has been highlighted through the Parish Appraisal (2002) and the consultation for this Village Design Statement. Therefore such development should be encouraged in appropriate locations, where it will satisfy local needs.

COMMERCIAL FACILITIES

FEATURES

- 124 Commercial enterprises include:
- Public Houses: the Furze Bush (including hotel and restaurant facilities) at Ball Hill and the Rampant Cat including restaurant facilities in Woolton Hill;

- Shop and post office in Woolton Hill and a shop in Ball Hill;
- Light industrial estate at Ball Hill;
- Garage and bodyshop in Ball Hill;
- Commercial estate in Trade Street, Woolton Hill;
- Garden Centre and associated businesses at Hatt Common;
- Builders, plumbers, electricians and painters;
- Farms, estates, equestrian and veterinary businesses;
- Estate agent at East End;
- Nursery schools in both Woolton Hill and the Hamlets.

125 Although there has been some support expressed by residents for light industrial development (to provide employment and services), anecdotal evidence suggests that the existing light industry provides minimal local employment while servicing a much larger area than the parish.

Architectural evidence suggests that the oldest agricultural buildings in the parish (pre 1750) were of thatch over timber frame, with timber boarding and some brick infill, though none survive in this form. By the 1800's tile over brick, brick and flint or weatherboarding was common, and many such buildings remain in use.

126 The smaller commercial facilities from earlier centuries have almost all been converted to private houses, generally indistinguishable from other houses though often with some unusual internal features. These include forges, bakeries, workshops for a variety of tradesmen, shops, ale houses and Public Houses.

127 Within the last ten years some landowners have worked to improved standards. Recent new buildings include a large barn in tile over timber frame and weatherboarding, and an industrial building and a private museum in tile and brick. Renovations include the use of tile effect roofing and weatherboarding (see photo below) to cover underlying steel and concrete structures.



Recently constructed timber frame barn at Stargroves, East End

GUIDELINES

- 128 New commercial developments, and conversions, should use the guidelines for the built environment presented above for Woolton Hill and the Hamlets. Exposed concrete, steel and metal sheet may be cheaper, but they are considered unsightly and recent developments have demonstrated that external finishes (and even the underlying structures) in traditional materials and colours can be commercially viable.
- 129 Designs for new or converted agricultural buildings, equine field shelters or stables should allow for associated vehicle access, storage of equipment, machinery, fodder, bedding and tack; and disposal of liquid, bio-degradable and solid waste. The visual impact of such provision should be considered. A few large developments may be preferable to multiple single developments and any development should be considered in relation to its impact on the landscape.
- 130 Within the settlement boundaries offices, workshops or light industrial development should be in purpose built developments with adequate provision for vehicle access, parking and turning. Such developments should be located in or on the edge of existing developments where they will not adversely impact significant landscape views. Illuminated advertisements and displays should be discouraged, but where present they should be switched off outside working hours.
- 131 The large expanses of paving required for vehicle access and parking are likely to prove attractive to children and teenagers as play areas outside working hours. Such usage should be recognised by the designers and, if necessary, prevented through design rather than by visually obtrusive security measures.

UTILITIES

FEATURES

- 132 In addition to the buried and overhead utility infrastructure, there are a number of structures owned by utility companies:
 - The telephone exchange in Woolton Hill;
 - Various sewage treatment plants, the locations generally dictated by topography;
 - Various semi-buried water storage tanks, and one elevated (disused) tank at Hollington House;
 - Various electrical transformers;
 - A gas facility (on a long distance high pressure pipeline) at Hollington.

Given their semi-industrial nature, most of these structures are generally innocuous and unobtrusive. The telephone exchange (exposed concrete panels, 1960s) and the sewage treatment plant at Blind Man's Gate, both adjacent to the main access road into Woolton Hill are of little

architectural merit. There is one mobile phone mast in the Parish. There are no fibre optic cable networks or gas distribution networks in the Parish.

GUIDELINES

- | | |
|-----|--|
| 133 | In Woolton Hill and the Hamlets overhead utility cables should be relocated underground as opportunities present themselves. Outside the Hamlets it is recognised that overhead cables will remain the economic option for some time to come. |
| 134 | If there is any proposal to install a buried distribution network in any part of the Parish, the opportunity should be taken to try to coordinate installation of a gas distribution network, installation of a fibre optic cable network and transfer of overhead power and telephone cables underground. If all such work can be carried out simultaneously it should minimise disruption. |
| 135 | Telecoms providers should be reminded of their obligation to comply with current best practice and policy, and to ensure their equipment does not detract from the character of the Parish. |

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