



Boarhunt

Village Design Statement

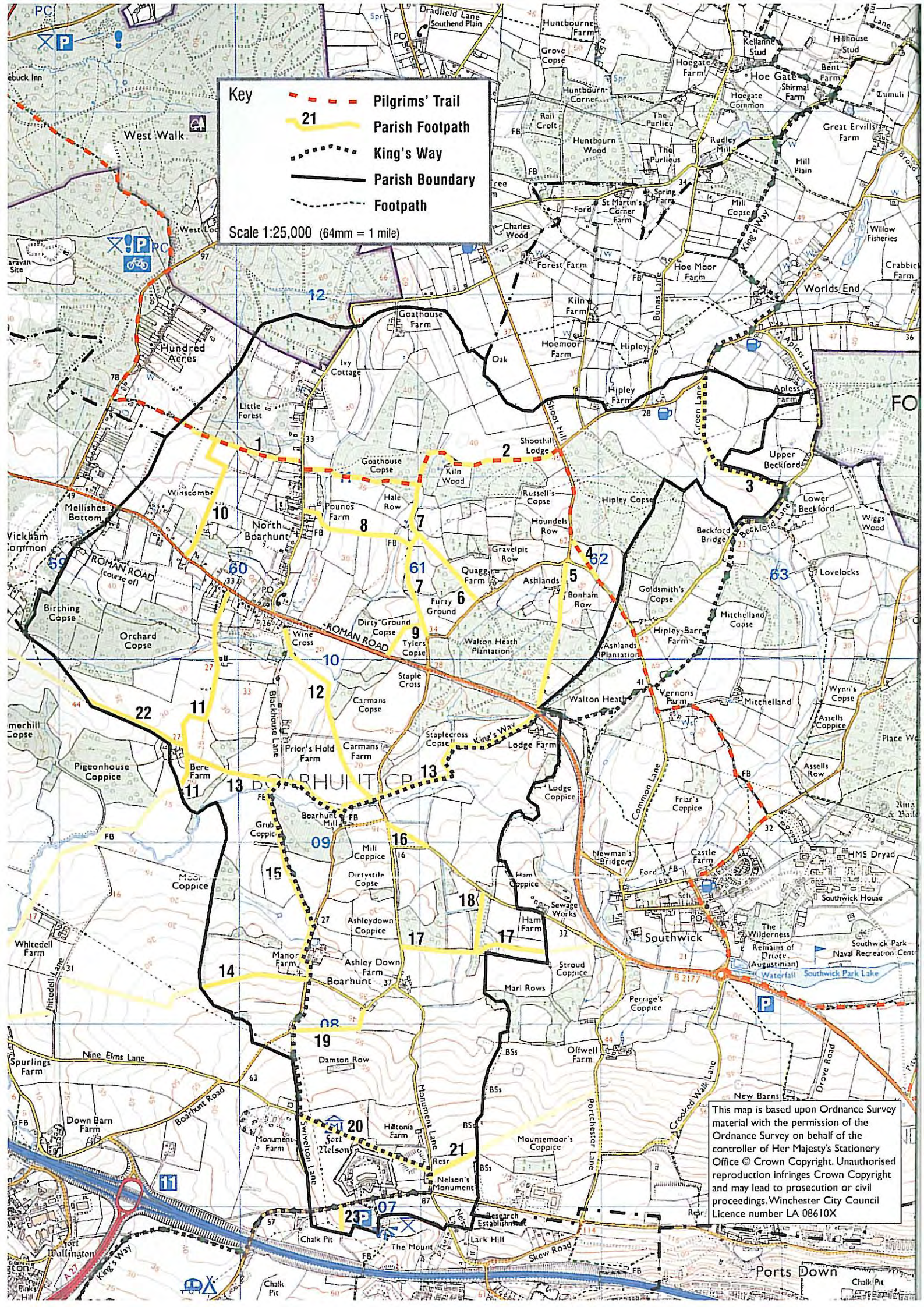
2002

CD10.12

Key

- - - Pilgrims' Trail
- 21 Parish Footpath
- - - King's Way
- Parish Boundary
- - - Footpath

Scale 1:25,000 (64mm = 1 mile)



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Introduction

What is a Village Design Statement?

The Village Design Statement provides a description of the natural and man-made features of the parish of Boarhunt that are regarded by members of the community as particularly distinctive.

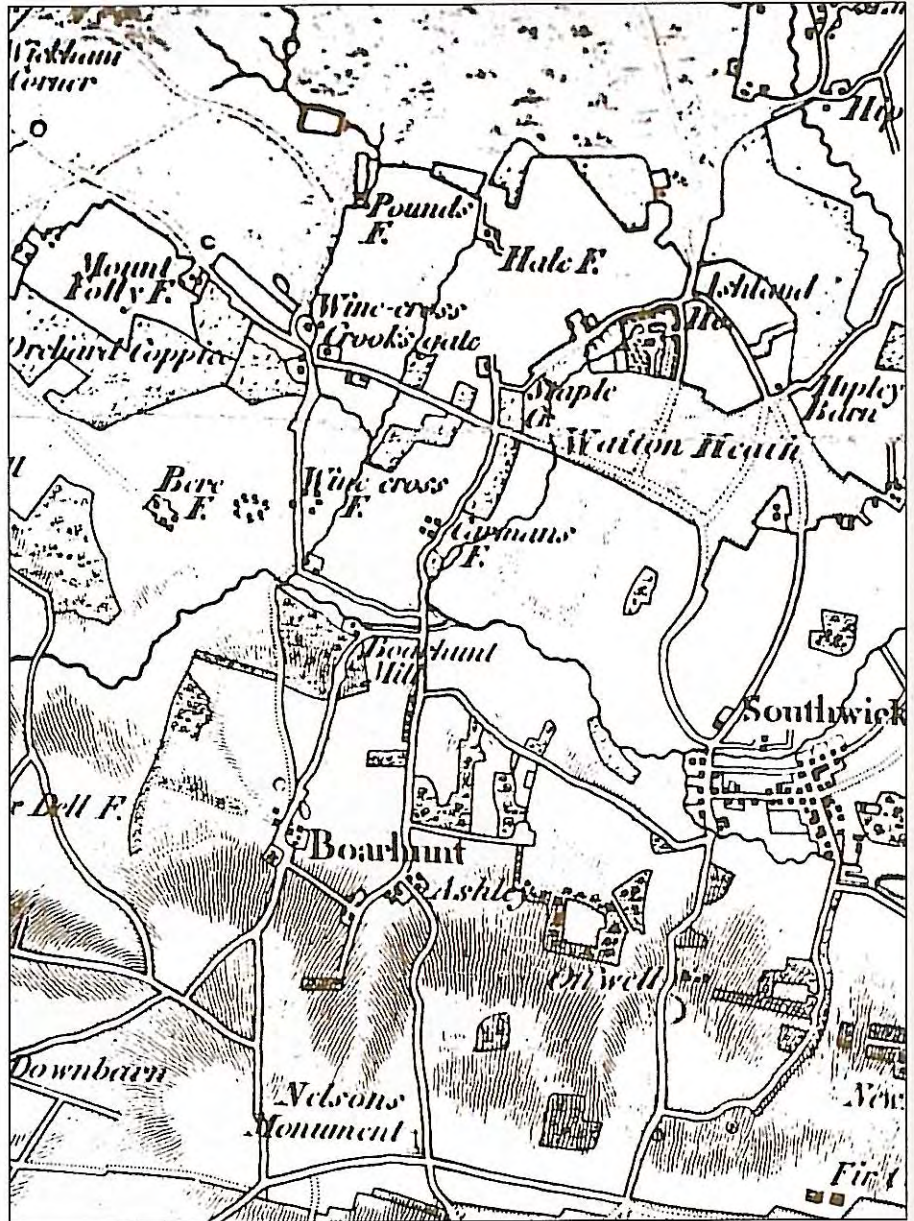
This document provides a guide to ensure that future development and change is managed to respect and preserve the character and distinctiveness of the parish. It should thus contribute positively to protecting and enhancing the special nature and qualities of the community that is the parish of Boarhunt today.

How was it produced?

All the residents of the parish of Boarhunt were invited to contribute to the design statement through public meetings, a questionnaire and an exhibition. All parishioners were invited to comment on the proposed design guidelines before going to print. The document itself was produced by members of the Village Design Team to reflect the views of the residents expressed during the consultation process.

The aim of the document in the planning process

The purpose of this document is to guide future development by providing a descriptive framework of the distinctive features that have shaped the village in the past and which are viewed as important today. It represents a distillation of the views of the residents of Boarhunt that can be referred to by architects and builders, and by the Parish Council and Winchester City Council when considering planning applications. This document was formally adopted by Winchester City Council as Supplementary Planning Guidance in February 2002. The Village Design Statement supplements the policy of Winchester Local District Plan and there is nothing in the Boarhunt Village Design Statement which is believed to be incompatible with the strategy laid down in the Winchester District Local Plan. The Village Design Statement is intended to guide village development, but not only in those areas requiring planning permission.



Ordnance Survey map circa 1843

The location of Boarhunt

The parish of Boarhunt lies to the north of Portchester and Fareham, east of Wickham, south of Hambledon, and north west of Portsdown Hill and Portsmouth.

Population of the Village

On the current (February 2001) Electoral Roll the adult population of the village is 433 living in around 200 households. The number of children and teenagers is estimated at around 80. Most of the community has lived in the parish for over 10 years, often for several generations. Many of those who live in the Parish work locally or from home, although there is some commuting further afield to Portsmouth, Chichester, Southampton, Winchester and beyond.



Villagers outside the Memorial Hall in 1933

History

The Parish of Boarhunt since Saxon times

Boarhunt has had a number of names throughout history. Boarhunt in the 11th century, then Boarhunt Herbelyn, it was known as Boorhunt or Burghunt in the 13th century, Bourhunt Herberd in the 15th then Barrant Harbard, before finally settling on Boarhunt again in the 16th century.

At the time of the Norman Conquest land at Boarhunt was granted to Hugh de Port, one of King William's henchmen whose descendants became successive sheriffs of Hampshire.

The Boarhunt estate was transferred to William of Wykeham in 1635 but at the Dissolution fell into the hands of Thomas Wriothsley.

Originally Boarhunt had at least three manors all of which can be traced in the Domesday Book.

St Nicholas Church, which lies in South Boarhunt, a beautiful and secluded part of the parish, dates back to the late Saxon period and has a Domesday listing as follows:

'10 villagers and 6 smallholders with three ploughs 6 slaves; a church; a mill at 42d and another for the hall; 2 salt houses at 22s 4d'

The church underwent Victorian restoration work in 1853 but the original dimensions remain. The flint walls are 2'6" thick and there are many architectural features typical of the Saxon

period. A bellcote, three-decker pulpit and boxed squire's pew date from the nineteenth century and a massive old yew tree still adorns the churchyard.

The dwellings that at one time spread out along the winding road through South Boarhunt have long disappeared and only the Elizabethan manor house, now a working farm, and the Boarhunt Mill remain. The mill is possibly one of the three recorded for Boarhunt in the Domesday Book and was working until 1928. The old mill office on the first floor still has various deliveries and payments pencilled on the wooden walls.

Near the southern boundaries of the parish on the heights of Portsdown is a monument to Nelson, erected in 1814. It is a stone column about 120 ft high supporting a bust with inscriptions at the base recording the battle honours of the Battle of Trafalgar.

The Southwick Estate sold the site of the present Memorial Hall to Boarhunt Parish Council in July 1895 for a consideration of £5. It was given primarily to provide a site for a meeting place for the local people, mostly market gardeners and foresters, to gather and to hold social functions. The form of the original building is uncertain but in 1929 a hall was rebuilt from a barrack room for the sum of £227 as a memorial to The Great War. In 1956 the notice on the front of the hall was changed so as to commemorate both world wars and in the same year the Parish Council gave a 50-year full repairing lease to the social club.

The garage has had a varied history opening as The Blue Motor Services in 1928/29 and taken over by Southdown after a workshop fire in 1935. The petrol

pumps and shop were later sold to Vince, the village grocer and then taken over by The Knocker Brothers in the early 1950's. The site of the garage, also 1 to 4 Nelson Villas, Staddle Stones and Mayfield, once a wooded corner was known as The Intake. The present shop and Post Office was originally an attractive bungalow with a wooden shed serving as the shop.

To preserve the history of Boarhunt, any future development within the parish boundary should not adversely affect the historical significance of the following buildings and structures:

St. Nicholas Church
Manor Farm
Boarhunt Mill
Nelson's Monument
Fort Nelson



Chapel House, Trampers Lane, before renovation in 1979



One of the oldest buildings, Manor Farm, South Boarhunt



Nelson's Monument on Portsdown Hill



Methodist Church built in 1924

Landscape and Surroundings

The geology of the parish

Boarhunt parish has a very varied geology on account of its position along and across the Portsdown ridge. This is very apparent in the variety of soils encountered in various areas of the parish. Although part of the village is situated in London Clay soils, the more southern parts of the parish are situated on chalky soils especially further up Portsdown Hill. The ridge itself is the product of the resistance of its chalk to erosion whilst the softer sands and clays on either side have been worn away.

Many springs and underground streams contribute to the high local water table. The River Wallington and its tributaries flowing through the parish provide a natural run-off.

The countryside of the Parish

The landscape in and around Boarhunt parish is probably regarded as its greatest asset. The presence of the Forest of Bere at the northern end of Trampers Lane provides opportunities for beautiful walks for villagers and visitors alike, and the views across Trampers Lane towards the Southwick Estate and Portsdown Hill are also frequently referred to by villagers as a great source of beauty and enjoyment.

View from Goathouse Farm, looking South towards Trampers Lane



Fields of rape, looking down from Portsdown Hill

Views into and out of the village

Boarhunt is often described as a hidden village, since from most vantage points on the edge of the parish, little of the village of North Boarhunt can be seen as its buildings are screened by mature trees such as oaks, alders, and chestnuts. From Nelson's Monument, or anywhere along the top of Portsdown Hill, the view is one of tranquil pastures, fields and forests.

The lack of large housing estates, substantial housing or industrial development greatly contributes to the appeal of the village. However, the village also enjoys the proximity of large cities and their amenities without losing its strong rural identity and sense of community.

The rural setting also allows stunning views of the night skies. This is mainly due to the low level of light pollution thanks to the low population density and strong local resistance to the use of excessive street lighting.

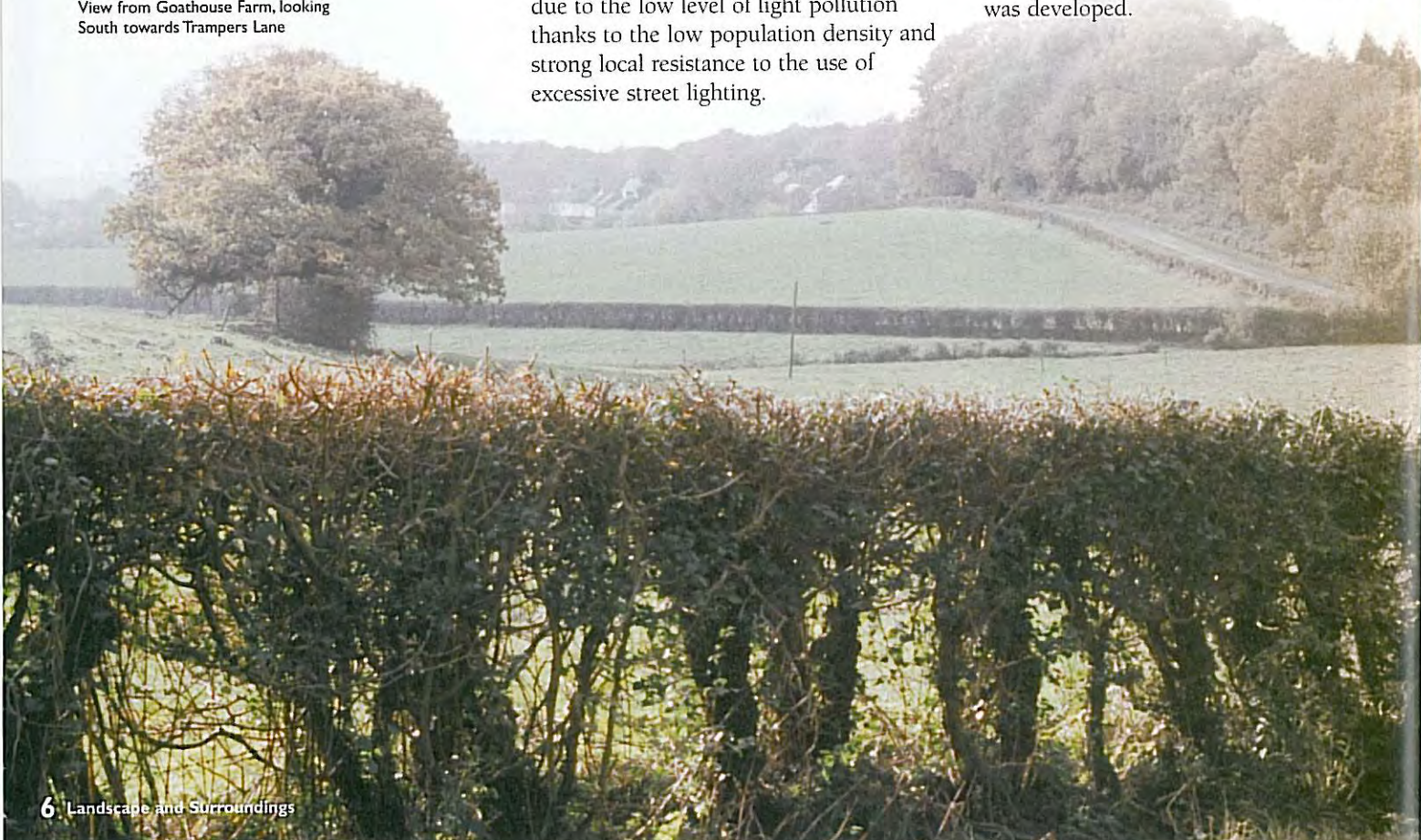
Natural assets of the Parish

There has been a constant evolution in the flora of the parish due to the variety of its soils and to man's intervention in clearing wooded areas for agricultural and ship building purposes. However, most of the woodland of southeast Hampshire was originally part of the Royal Forest of Bere and owes its survival to the legal protection afforded to such royal hunting preserves.

Recently, the English Nature and the Hampshire County Council, prompted by the widespread clearance of ancient woodland throughout the country, have collaborated to produce several publications. These reveal that some herbaceous plants are only to be found in woods with a long continuous history, such as those of the Southwick Estate.

One plant in particular, Solomon's Seal is a specialty of Hampshire woodland and only occurs in abundance in ancient woodland such as those found in and around Boarhunt. Foxgloves and bluebells also fill the woods with fragrant and colourful displays every spring and summer.

In recent centuries, as Portsmouth increased in size, North Boarhunt became a market garden settlement, particularly on the lighter chalky soils, whilst on the more mediocre clay soils, mixed farming was developed.



The fauna of the parish is very rich and varied due to the presence of deciduous wooded areas and ancient hedgerows – a variety of wildlife can be seen throughout the year feeding in or passing over the fields such as fox, roe deer, woodpeckers, egrets, owls, and wood pigeon. Fieldfare and redwing are winter visitors whilst buzzards frequent the summer skies.

There are many butterflies ranging from Red Admiral to Common Blue as well as glowworms and bats. The abundance and diversity of wildlife in and around the parish is much enjoyed and appreciated by its inhabitants and visitors who rate it one of the village's main attractions.



One of the many footpaths in the Forest of Bere



View across to Wine Cross Farmhouse



A carpet of fragrant bluebells



Ancient oaks at Wine Cross



A winter farmland scene



One of our landmarks, a majestic oak



A typical forest walk



Winter oak at Wine Cross

Landscape Guidelines

Landowners are encouraged to retain the existing hedgerows and trees. The map on pages 8 and 9 shows the hedgerows and trees which are thought to be particularly important.

The remaining hedgerows situated along Trampers Lane and in other areas of the parish should be protected to preserve both the natural habitat they provide and the rural characteristics of the parish.

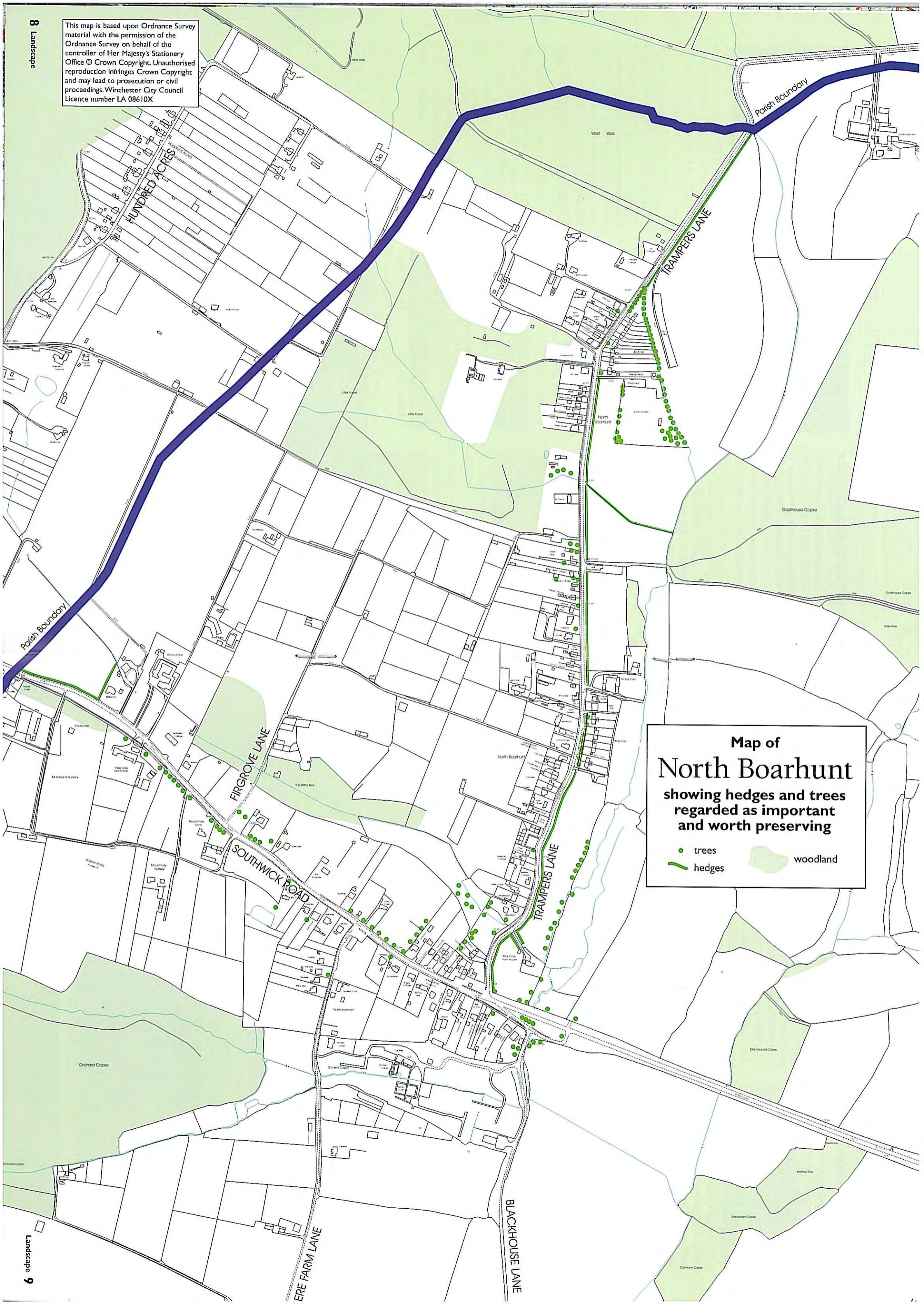
The mature trees that line the main thoroughfares should be protected in order to preserve the natural screening that they provide.

In line with the strategies outlined in the Local Plan, new development should be restricted in order to retain the open spaces and pasture lands which represent vital leisure and recreation amenities for the parish and the surrounding urban communities.

The setting of the village should be protected. The natural gap between the settlement of North Boarhunt, and the neighbouring villages and towns of Wickham, Denmead and Fareham should be carefully maintained to protect the identity of the parish and its character as a hidden village.

Street lighting should be kept to its present levels to minimise the effects of light pollution.

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Map of North Boarhunt showing hedges and trees regarded as important and worth preserving

- trees
- hedges
- woodland

Pattern and Content of the Settlement.

Pattern of development

The most populous part of the parish is North Boarhunt along Trampers Lane and Southwick Road. Interspersed with private dwellings are the allotments for market gardening, which until recently was the main occupation of the villagers.

As the settlement of the parish has developed from a cluster of market gardening operations, the village is a ribbon development with large, long gardens to the rear, modest frontages, and small front gardens. Houses have tended to be reasonably widely spaced, and built in groups interspersed with farmland or woodland.

This pattern of development has historical significance as a result of land bequests after World War I, and gives the village its particular character. It is important that this character be maintained.

A feature of the parish is its sparse population, and a mixture of open farmland and forest, with good views of the hills to the south from many points. Interrupting these views would certainly destroy the open aspect enjoyed by the community. Whilst it is important to maintain the farmland as an amenity, historically, much of the area was forest and woodland, and returning some farmland to this use would not be out of character for the area.

The distinctive rural character of the parish of Boarhunt with its working farms and multitude of market gardens, together with other fields and open spaces which reach into the centre of the village are important; they provide a mixture of agricultural land, paddock and playing field. To this end, the open spaces scattered throughout the village and the uninterrupted views across Trampers Lane towards Portsdown Hill, all of which are subject to the countryside policy of the Local Plan, should be retained since these enhance the rural atmosphere and tranquillity, which provide the village with its particular character.



Finger post near South Boarhunt

Roads and footpaths

Boarhunt parish is mostly situated along the two main axes of Trampers Lane and the Southwick Road, an old Roman road, representing the most distinguishing highway feature of the Parish. This linear roadside settlement has deprived the village of a natural centre and it is therefore vital not to stretch the village even further.

Criss-crossing the parish are 31 footpaths providing 10 miles of good paths, which were recently the object of a parish publication to mark the Millennium (see page 2). One of them is part of the recently refurbished Pilgrims' Trail, which runs from Winchester to Portsmouth and eventually to Mont St Michel in France.

Many road signs are of the traditional 'finger post' style, which is distinctive, in keeping with the rural setting and therefore encouraged.

Access to the M27 has led to an increase in traffic along Southwick Road and through South Boarhunt, making it extremely dangerous, despite speed restrictions. It is important that further development is limited in order not to exacerbate the situation.

The setting of the village should be protected. The natural gap between the settlement of North Boarhunt and the neighbouring villages and towns of Wickham, Denmead and Fareham should be carefully maintained to protect the identity of the parish and its character as a hidden village.



Aerial view showing the sand pit and Recreation Ground in Trampers Lane circa 1990



Sheep at Pounds Farm give the Parish its rural character

Employment

Farming in Boarhunt

The farmland to the east and south of the village is still owned by the Southwick Estate. This area is a mixture of arable land and pastures, interspersed with woodland, some of which are used as hunting reserves, mostly for pheasant shooting. The contrast between the open fields and the abundance of ancient trees in this countryside is an important feature of the landscape.

Many fields are still bordered with ancient hedgerows, including hawthorn, blackthorn, elder, and dog-rose. The presence of several working farms within the parish, some of them on lease from the Southwick Estate, give the village its authentic rural community character and makes it very distinct from surrounding towns such as Waterlooville and Denmead which have become virtual suburbs of Portsmouth.

Other Employment

This is mainly land based e.g. groundworks, equestrian and service based rather than “industrial” or manufacturing activities which are not in keeping with the village setting.

Any development involving new employment in the village should reflect the characteristics of the village which does not include industrial type development.

The premises for any approved business development should aim to satisfy the same design and layout guidelines as laid down for housing.



A section of the Pilgrim's Way map



Petrol station, village shop and Post Office

Amenities

The village amenities, although somewhat widely spread, are important landmarks and essential for the parish and its future as they encourage a sense of community.

Of vital importance to the Parish is the 'Forest of Bere', rich in history and a haven for remarkably abundant and diverse flora and fauna. Since Saxon times it has been an important source of timber for Royal Navy ships and it now provides essential recreational benefits for parishioners and visitors alike with many miles of forest paths and tracks dedicated to walking, mountain biking and horse riding.

The village shop with its Post Office and petrol station is situated close to the population centre and many local residents rely on the amenities provided by this business. It is closely integrated with the local community, contributing greatly to the social and material needs of the rural population. As well as offering postal services, the Post Office enables financial transactions to be made without the need of a journey by car or public transport. This is likely to become increasingly valuable as banks close their smaller branches.

Although in urgent need of modernisation or rebuilding, the Memorial Hall provides an invaluable venue for a wide range of activities. It has a well-attended social club and is a meeting place for such groups as the Boarhunt WI., the local youth club and the Parish Council. It also provides a venue for such functions as dances, dinners, weddings, summer barbecues, auctions and many more. There is an active fundraising committee whose objective is to ensure the continuance and improvement of this amenity.

There is the Saxon church of St. Nicholas in South Boarhunt and a Methodist Chapel in North Boarhunt. At the north-east border of the parish lies the 'Horse and Jockey' public house.



Pounds Farm from Trampers Lane



A log pile in the Forest of Bere



The tranquility of dawn

At the southern extremity of the parish is Fort Nelson – one of Palmerston’s forts built around Portsmouth in the 1860s to guard the dockyard from the threat of French invasion. It provides an ideal setting for the Royal Armouries collection of artillery and is host to many special events and exhibitions during the year.

The old flour mill at South Boarhunt has become the Flower Mill and is a visitor attraction and teaching centre, specialising in the preservation and arranging of dried flowers.

The local recreation ground with its playground equipment provides limited off-road facilities for the village children and the associated playing field is used for occasional sporting events.

A bottle bank located behind the Memorial Hall is well used and posting boxes are suitably dispersed.



The Memorial Hall and Social Club



One of the entrances to the Forest of Bere from Trampers Lane



Dunroamin, a bungalow on Southwick Road



Lilliput Cottage, Trampers Lane

The Forest of Bere with its associated footpaths, bridle-paths and cycle-ways provides an important recreational facility and should be protected and conserved for present and future generations.

The village shop, Post Office and filling station are ideally situated centrally within the Parish and, being an important local amenity, its continued existence should be strongly encouraged.

The village hall fulfils an important role in the life of the community. Development of this hall, or its replacement, to meet the needs of the community should be encouraged in keeping with the relevant design guidelines.

The recreation ground, incorporating playground and sporting facilities, should be maintained and any development be restricted to enhancement of its amenity value to the Parish.



View of the Recreation Ground from Trampers Lane

Housing

Housing along both the Southwick Road and Trampers Lane follows a linear pattern. Along the Southwick Road there are a wide variety of detached dwellings including bungalows and individual houses, which are diverse in both age and style.

Similarly, on the west side of Trampers Lane, houses are quite individual with more of a mixture of semi-detached cottages – some over 100 years old, as well as detached properties near to the road line. On the whole, the older properties have been built on quite large plots.

Interspersed are modern houses – mainly detached, but with some semi-detached. Almost all recent ‘infill’ building in the last five years has been of bungalows and large ‘executive’ style houses.

On the east side of Trampers Lane there are few houses except for the Wine Cross council houses, some infill up to Chapel House, Pounds Farm, then further council housing at Birch Hill, some of which are now privately owned.

The village should keep its linear building form and the building of new housing behind existing dwellings should be discouraged.

For any new buildings there is a preference for properties whose size is in keeping with the majority of the existing houses – i.e. smaller rather than larger. In order to give younger residents, who are seeking their own accommodation, an opportunity to remain in the village as many as possible of new properties should comprise ‘affordable housing’.

A reasonable separation should be maintained between any new detached properties.

Snowy day in Trampers Lane

Infrastructure.

Effluent

The parish is not served by mains drainage. Sewage disposal is via cess pits, septic tanks and mini-treatment plants.

Natural Drainage

The high local water table leads to localised flooding within the parish, therefore it is vital that the natural drainage provided by streams and waterways be maintained.

Roads

Given the rural character of the parish, many of its roads are narrow and winding, often bordered by soft verges and ditches with limited pavements. Roadside parking can cause obstruction and hazard and, where possible, provision should be made for off-street parking.

Utilities

The parish is served by mains water and electricity but has neither gas nor mains drainage

Any new development should make due provision for the draining of surface water 'run-off' in order to minimise the risk of downstream flooding.

The provision of sufficient off-road parking is a necessity. For any new development, off-road parking should be provided in accordance with the Highway Authority's latest standards.

Present schemes for burying all cabled and piped services should be encouraged in order to improve the appearance of the village. Any future development should therefore embrace this philosophy.

Trees, hedgerows and boundaries.

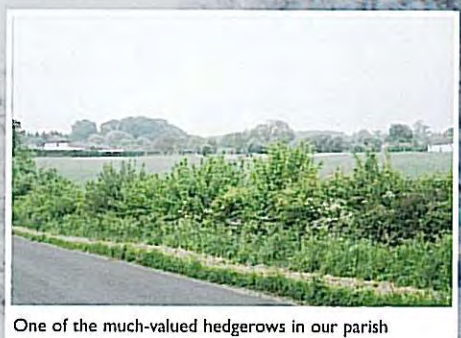
The mature oaks, beech, and ash are a vital feature of the village. Also noted are the willows and monkey-puzzle tree at Wine Cross. Many of these are protected by existing tree preservation legislation, and such is the amenity value of these trees to local residents and visitors that they should continue to be protected in this way.

Indigenous hedgerows, now sadly lacking throughout much of the countryside, should be retained as some of these are over 100 years old with their variety of species giving habitat and food for the many different birds and wild animals.

The trees and hedges are much valued for their appearance and this attractive feature of the village should be encouraged, as it is important for any rural setting. The existing trees and landscape should be vigorously protected and maintained.



Boarhunt Road in early spring



One of the much-valued hedgerows in our parish



Typical pastureland

Buildings and Materials

Distinctive Buildings



Mount Folly Farm, Southwick Road



St Nicholas Church, South Boarhunt



Borland House, formerly the Boar's Head public house



Boarhunt Mill



Fort Nelson



Nelson's Monument



Entrance to Manor Farm, South Boarhunt



Pounds Farmhouse, Trampers Lane



The Lilacs, Trampers Lane



Chapel House, Trampers Lane



Leigh Cottage, Trampers Lane



Bere Farm House, Bere Farm Lane

Oakview Cottage, Trampers Lane

Form and style

The parish benefits from a large range of differently styled properties. There has been no large-scale development of new housing, and so there are few examples of ‘modern’ architectural styles. Many of the new houses that have been built have been designed to blend in with the existing mix of traditionally styled houses, but some have been built to an ‘urban’ style and look out of place.

The diversity of ages and styles gives the village an individuality, which should be retained. Many dwellings with well defined boundaries of traditional construction are interspersed with areas of undeveloped farmland, which gives additional character to the village.

Materials

The use of local traditional building materials is commonplace. The extensive use of local orange bricks on the older properties is a particularly appreciated feature of the village. Also, brick and flint walls, and slate-tiled roofs add further to the character of the village. However, modern materials can be sympathetically incorporated in both modernising older properties and building new ones

Design Guidelines

The village is characterised by buildings with differing styles and built from various materials. This diversity should be retained for any new buildings.

Standard building designs, which may be found in any suburb or housing estate, are not appropriate in the village setting. However, modern materials of construction should be permitted where their use does not compromise the traditional appearance of any new buildings.

Boundaries fronting on to the roads for any new properties should be constructed using natural or traditional methods in order to maintain the village appearance. Typical existing examples are brick and flint walls, wooden stave fencing and hedges grown from native plant species.



Nelson Villa, Trampers Lane



Dane Tree Cottage, Southwick Road



Orchard Bungalows, Trampers Lane



Houses at Wine Cross, Trampers Lane



Birch Hill cottages, Trampers Lane



References

The following sources were used in the production of this Design Statement, and are listed for those who may wish to refer to the original text for greater detail on the appropriate topic.

1998 District Local Plan

The Domesday Book.

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Draft Winchester District Local Plan 2001

The Pilgrim's Trail – copyright H.C.C.

Acknowledgements

The Boarhunt Village Design Team would like to thank:

The parishioners of Boarhunt who completed questionnaires, attended meetings, photographed the area, and contributed their knowledge and artifacts in a number of ways.

All those who contributed to, attended and supported the exhibition 'Boarhunt – Past, Present and Future' on 9 June 2001.

The Parish Council of Boarhunt for their support and encouragement.

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Mark Oaten, MP.

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The Abbots Ann Village Design Team for their help and support.

Hampshire Record Office.

H.C.C. for allowing extracts from The Pilgrim's Trail to be used.

Making good design work

This document describes the distinctive characteristics of the parish of Boarhunt. Today we live in this beautiful example of a Hampshire village set in an agricultural landscape and containing attractive and historic buildings.

It is our responsibility to ensure that in any future development we preserve the special qualities of this delightful area for future generations. The goal is in our hands.

The Boarhunt Village Design Team presents these design guidelines as a blueprint that can be followed. Through careful attention to detail, architects, builders, residents, and planners can contribute to the future of Boarhunt by making these aspects of good design work.

The Boarhunt Village Design Team.

The Boarhunt Village Design Statement Team are:

Anne & Geoff Hollis, Christine Matthews, Pearl Limburn, Katy & Dennis Whyard, Hilary Culverhouse, Millie Lever, Alison Cottrell, Francoise & Richard Brindle, Keith Jordan, Yvonne Shepherd, Karen Shaw, Phil & Lin Winter, Mike Roberts.

