

CORHAMPTON & MEONSTOKE



Village Design Statement

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Community Project

Steering Group: Geoffrey Biggs, Elizabeth Borrow, Neil Brownlie, John Dobby, William Dunn, Marcia Gillespie, Jean Harper, Graham Humby, Lynn Judge, Guy Liardet, Christopher Maxse, Maria Miles, Michael Moody, Roger Morfill, Anne Morrice, John Owen, Michael Peagram, Alison Rennie, John Shaw, Sally Sturt, Jeffrey White.

This VDS is a Community Project initiated by the Corhampton and Meonstoke Parish Council. Following a Parish Meeting, attendees and others were invited to form a steering group. Twenty one people of mixed ages and backgrounds volunteered and first met in November 2000. Professional help was employed to maximize the community participation, which was achieved through letterbox drops, a questionnaire, the parish magazine and three well attended workshops. The questionnaire was issued to every person on the electoral roll and included the farms, transport yard and shop. The response rate was 60%, despite some households making only one return. The team produced an 18-page analysis, with a summary for distribution. The last workshop reviewed the near final draft, 90 people registered their attendance, and 60 comments were individually debated by the editorial team. This resulted in various changes to the draft VDS, the most significant concerning specifics of building design and materials. The Steering Committee met over a 2-year period. The WCC Forward Planning Officer addressed the first meeting and the Chairman of the PC and/or her deputy attended every meeting. Meetings had formal agendas and papers issued a week in advance. Minutes were properly presented and approved. The copyright has been assigned to the PC and relevant documents passed to them to hold for the lifetime of the VDS.

Cover illustration by Janet Dobby

Introduction

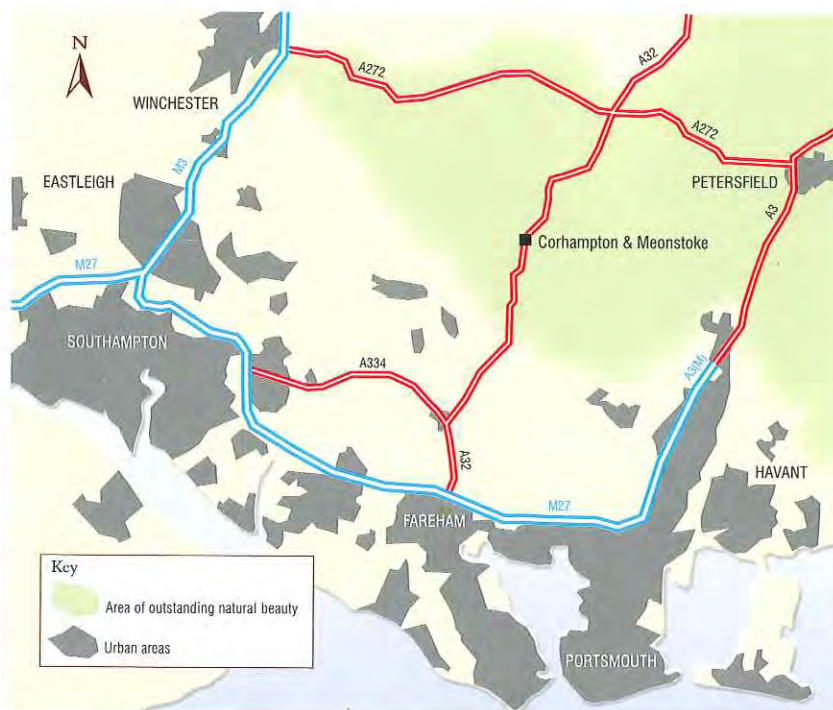
Corhampton and Meonstoke have evolved through the centuries to create a rural settlement whose buildings comfortably relate to one another and the spaces and views within which they are set. The village lies within the valley of the River Meon and is overlooked by the open landscape of the South Hampshire Downs. The purpose of this Village Design Statement is to guide change and to conserve and enhance this historic legacy for the benefit of future generations.

This Village Design Statement (VDS) has been produced by the people of Corhampton and Meonstoke to describe the special characteristics of our village and its surrounding landscape. It has been adopted as supplementary planning guidance to the Winchester District 1998 Local Plan and 2001 Review. It is the result of extensive consultation, including a questionnaire that was distributed to every individual on the electoral roll and a number of well attended workshops and meetings. It documents the community within its historic and landscape setting, the pattern of settlement and the style and location of both buildings and open spaces. Each section is accompanied by Design Guidelines to be applied to any future development.

The VDS therefore represents the considered and collective opinion of the people of Corhampton and Meonstoke and is a statement about those things that they value.

It is intended for use by:

- local householders who might be making major or minor changes to their property
- landowners, businesses and farmers
- statutory bodies
- providers of services and utilities
- local authorities
- architects, designers, planners and engineers
- developers and builders.



CORHAMPTON & MEONSTOKE - LOCATION MAP

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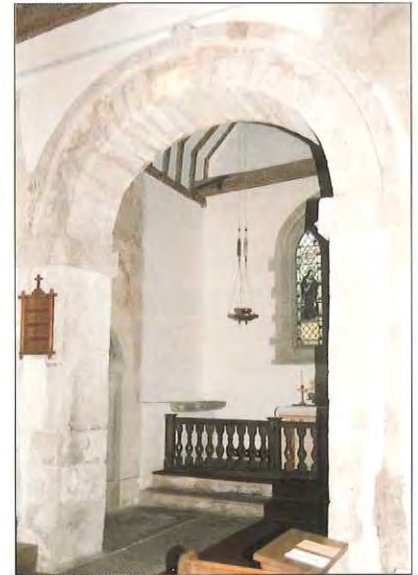
History

Originally our parish comprised not one but two ancient settlements, both having traces of habitation from Neolithic times. Vestiges of Bronze and Iron Age occupation have been found in each village. Remains of a Roman aisled building have also been found, a gable from which is now in the British Museum. There is a strong local tradition, but no hard evidence, that both were colonised in the 6th Century by the Jutes. For many centuries the two villages, whose common boundary - now somewhat distorted by usage and by the Postal Authorities - lay along the River Meon, were under different ownership and would probably have had their own facilities and infrastructure.

Each village was mentioned in the Domesday Survey, at which time Meonstoke, as the centre of a Hundred, was the hub of a large

administrative district. The main manors of Meonstoke were acquired by William of Wykeham in the 14th Century as part of his endowment for Winchester College, and the Warden and Fellows of the College are still technically Lords of the Manor of Meonstoke today. For much of the same period the main part of the village of Corhampton was in the ownership of a succession of aristocratic and landed families. This different degree of manorial control and ownership is reflected in the development of the two villages. The parishes were joined under a single Rector in 1926 and have elected a joint Parish Council since 1927.

The historic nature of these villages is reflected by a large conservation area (see map on pages 10 and 11).



Corhampton Saxon Church



Community

All age groups from pre-school toddlers to pensioners actively contribute to the strong community spirit that was identified as the most attractive characteristic of the village by more than half of those responding to the questionnaire. This questionnaire showed that nearly a third have lived here for more than 25 years, whereas fewer than one in five residents have lived in the village for less than five years.

Central to our communal activities are the village hall, the school, the churches, the pub and the shop.

Designed, constructed and funded though local initiatives, the village hall attracts users from a wide area. It was awarded a Village Venture Prize by the Secretary of State for the Environment and was opened by the Duchess of Kent in 1982. Sited on the parish sports ground, where football and cricket are played, it is the venue for a wide range of activities from a toddler group to a Darby and Joan



Meonstoke School

club as well as theatrical productions, badminton and social events. A multi-function tarmac play area, including a tennis practice wall, was recently built by public subscription to celebrate the Millennium.

Our Church of England Infant School was founded in 1842. Governing body members and nearly all the teaching and support staff live within the parish. There is strong participation by parents and local support through the Friends of Meonstoke School. In 2001 the school was singled out for praise in his annual national report to Parliament by the head of OFSTED. Increasing roll numbers and the relocation of the Meon Valley Pre-School within the grounds have prompted extensions to the school buildings, again built mainly as a consequence of local initiatives.

In the late 17th century a Mr William Collins of Corhampton established a charity which today still pays annual education awards to the children of the parishes of Droxford, Exton and Meonstoke with Corhampton.

The village has two churches, St Andrew's (1230 AD) at Meonstoke and a Saxon church (1020 AD) in Corhampton, the latter having been recently (1999/2001) restored through community fund-raising. Both are listed churches of high architectural and historic interest. Our Rector serves both churches as well as three others outside our village.

In conjunction with the two neighbouring parishes, Exton and Droxford, we have a highly successful bi-monthly Church/



The younger generation

Parish magazine - 'The Bridge' - which, unusually for such enterprises, makes a surplus for the church through donations and the mutually beneficial advertising by local tradespeople.

Village people provide drivers for the local community bus service and there is also a well-organised community care group providing a car service to take out-patients to hospitals or surgeries.



Our only pub, The Bucks Head, is situated at the main entrance to the village adjacent to the river. The Post Office and Village Stores meets the needs of the whole community and provides many goods and services, including grocery deliveries to villagers who are elderly or unwell and unable to get out for themselves.

Landscape Setting of the Village

The South Hampshire Downs, cut through by the River Meon valley, is a magnificent setting for the village. Rolling chalk downland and undulating valleys, together with a crystal clear chalk stream, create an open, spacious landscape. Most of the village is hidden within the river valley, immediately surrounded by water meadows to the west and small fields to the east. Beyond the valley, these features contrast with large fields in the open downland. The entire parish is within the East Hampshire Area of Outstanding Natural Beauty and the proposed South Downs National Park.

The parish is mainly arable farmland, with some livestock grazing, which has remained essentially unchanged for many decades. In a broad arc to the north, two National Nature Reserves, Beacon Hill and the Iron Age hill fort of Old Winchester Hill, dominate the landscape. Wooded areas lie at the perimeter to the west and east, several of which are Sites of Importance for Nature Conservation (SINCs). The River Meon, a SINC in itself, supports a rich biodiversity.

Conserving, enhancing and restoring valuable wildlife habitats is an important aspect of managing change in the landscape. The chalk grassland of the Downs, with its exceptional range of plant species, including fragrant and frog orchids, horseshoe vetch, harebell, cowslips and round-headed rampion, is a particularly valuable but scarce resource. The biodiversity of the region varies from species-rich downland turf, chalk stream and ancient semi-natural woodland to



Old Winchester Hill

the species-poor open arable farmland, where field margins are important. Hedges, including ancient hedgerows, are a prominent and valuable feature.

Whether from within the village or outside, views are important and highly valued. Questionnaire responses show that the views to and from Old Winchester Hill are especially prized. The landscape that lies within neighbouring parish boundaries has an important influence on this village setting. For example, Beacon Hill and much of Old Winchester Hill are within Exton while part of the



Beacon Hill across the Meon Valley

water meadows are within Droxford, yet these views have a high impact on the village.

As well as panoramic views towards the Solent and Isle of Wight, the landscape has interest in near and middle distances. Trees are ever present, along the skyline, in secluded woods, copses, hangers and hedges. Beech, hawthorn, blackthorn, ash, hazel and whitebeam are common. Trees, together with the local landform, serve to hide the village so that one is barely conscious of its presence from the access roads and lanes until within it. The



River Meon

exception is the approach to the village from the south, on the A32, where the fine view across the water meadows to Meonstoke Church and The Bucks Head public house, is much admired.

The River Meon, a classical trout stream with abundant wildlife, flows through the heart of the village. Although access is limited, it provides recreation for many, especially on hot summer days. The water meadows, stretching south from the church to the B2150, are of special interest both historically and as a wildlife habitat, being potentially important for otters and water voles. Little egrets, herons and kingfishers add a special charm to the area. To the west of the A32, the historic Corhampton Park provides an imposing backdrop for the village.

The combination of trees and landform that creates the hidden village makes for a tranquil environment. The unbroken, downland skyline contributes to a feeling of openness and space, with farm and other buildings nestling within the landscape. However, at night the intrusion of light pollution, predominantly from neighbouring conurbations, is increasingly evident.



Corhampton Park across the Water Meadows



An open, spacious landscape setting

The villagers and many visitors enjoy the landscape through use of the lanes, bridleways and footpaths. One, the old Meon Valley railway line, is an important feature in its own right, with its bridges, embankments and cuttings well naturalised with mature trees, shrubs and wildflowers. The secluded lanes, close to the village, are generally narrow and tightly lined by high hedges and trees, creating intimate scenes occasionally broken by stunning glimpses of the wider landscape through field gates and gaps.



Stocks Lane



View of the village from the A32

Landscape Design Guidelines

Landscape Setting and Land Use

- The open character of the landscape should be maintained by encouraging landowners to continue to manage the countryside sympathetically, guided by this VDS, the Hampshire Landscape Strategy and the East Hampshire AONB Integrated Management Guidelines.
- Any changes in land management or use should respect the highly prized views of the surrounding landscape, the most important of which are shown on the map (see page 7). Hedging heights should be maintained to conserve these views.
- The views across the water meadows, from the A32, to the village and river (see map on page 7) should not be restricted.
- Access to the river is very limited and any suitable opportunity to rectify this situation should be taken.
- The secluded lanes, immediately surrounding the village, should be conserved by appropriate management of their hedges and trees.
- Any recreational development should not adversely affect the natural appearance and quiet enjoyment of the countryside.
- Trees and hedges should be managed to maintain and enhance the landscape and setting of the village. Tree and hedge replacement should be planned and implemented in advance of losses where possible.
- Archaeological and historic sites, field patterns and lanes should be maintained or enhanced.

Biological Diversity

- The wildlife habitats of the parish, especially the SINC's, should be conserved and enhanced by encouraging locally indigenous species to thrive.
- The management of 'key habitats' within the parish (chalk grassland, chalk stream, ancient semi-natural woodland, parkland pasture, field margins and road verges) should be guided by the Biodiversity Action Plan for Hampshire.

- The water meadows and river should be managed sympathetically to conserve and enhance this species-rich and historic landscape whilst controlling flood risk to dwellings.
- Hedges should be maintained with locally indigenous species.
- Footpaths, bridleways and other rights of way should continue to be maintained in a way that conserves their natural appearance.

Development

- All developments should be in keeping with the character of the landscape and not adversely affect views, the most important of which are shown on the map (see page 7).
- New farm buildings or other structures should not intrude on the landscape nor break the downland skyline.
- External artificial lighting that intrudes on the rural character of the landscape should be avoided. Existing sources of light pollution should be replaced by low light-polluting installations, whenever feasible.



Little Egret



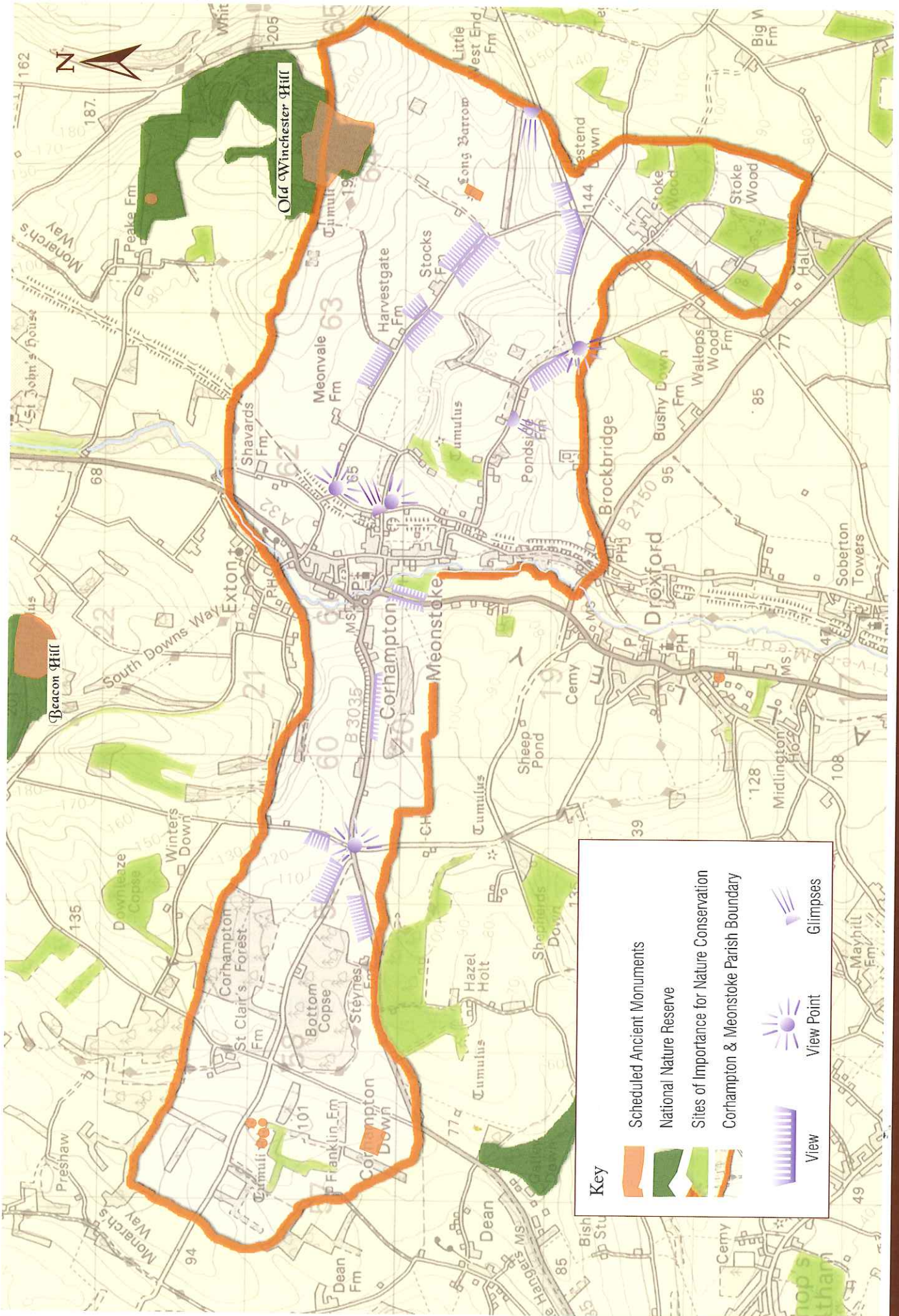
Adonis Blue
Mike Wall (www.bike2nature.co.uk)



Water Vole
Environment Agency



Cowslip



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Highways and Traffic

The busy A32 road runs parallel to the River Meon, and separates part of Corhampton from the rest of the village. Traffic has decreased slightly in recent years and has averaged over 5000 movements a day in the year 2000. At Corhampton there is a roundabout at the junction with the B3035 which leads to Bishop's Waltham. North of this point, a substantial number of dwellings abut the A32. Any large increases in traffic volumes would threaten the rural character of this part of the village.

South of the roundabout the scenery changes from buildings to the open country views of Corhampton Park and the water meadows. At present there are few signs to clutter the views and upset the distinctly rural appeal of this stretch of road. Its slightly raised elevation allows road users a wonderful open view over low hedges, across the water meadows into, and away from, the west side of Meonstoke.

Further south, there is the crossroads formed by the A32 and the B2150 from Denmead, which leads to Droxford Down via a narrow lane that is used as a route towards Winchester and Bishop's Waltham. That the rural aspect of this area should continue is important to the southern boundary of the parish.

Throughout the remainder of the parish there are country lanes which are narrow, winding, and often change elevation. Many are lined with hedges, sunk between banks or covered by trees. In some, two cars cannot easily pass each other, and large lorries may not be able to pass even pedestrians



The busy A32

without great care, and at very low speed. There are very few road signs, pavements or street lights and no yellow lines. Some street names signs exist to assist emergency services. These characteristics are important to the rural nature of the village.

The lanes and footpaths are in everyday use by walkers for communication and leisure. The important track and bridleway formed from the old Meon Valley Railway is particularly valued. Built over a hundred years ago to accommodate a double track railway, most of the architecturally pleasing bridges remain, with the abutments and arching in red

bricks faced with blue, and still looking remarkably sound. This old railway is considered important, not only to the community, but also by the many walkers, riders and cyclists from further afield. There are numerous other adequately signed bridleways and footpaths throughout the parish.

Nearly all houses have their own off-street parking. School-time parking in the narrow High Street and Chapel Road, which meet at a 90 degree blind turn by the school entrance, has been relieved by a discreetly positioned car park built through a parents' fund-raising initiative.



Fry's Lane



High Street



Narrow country lane



The Meon Valley Railway

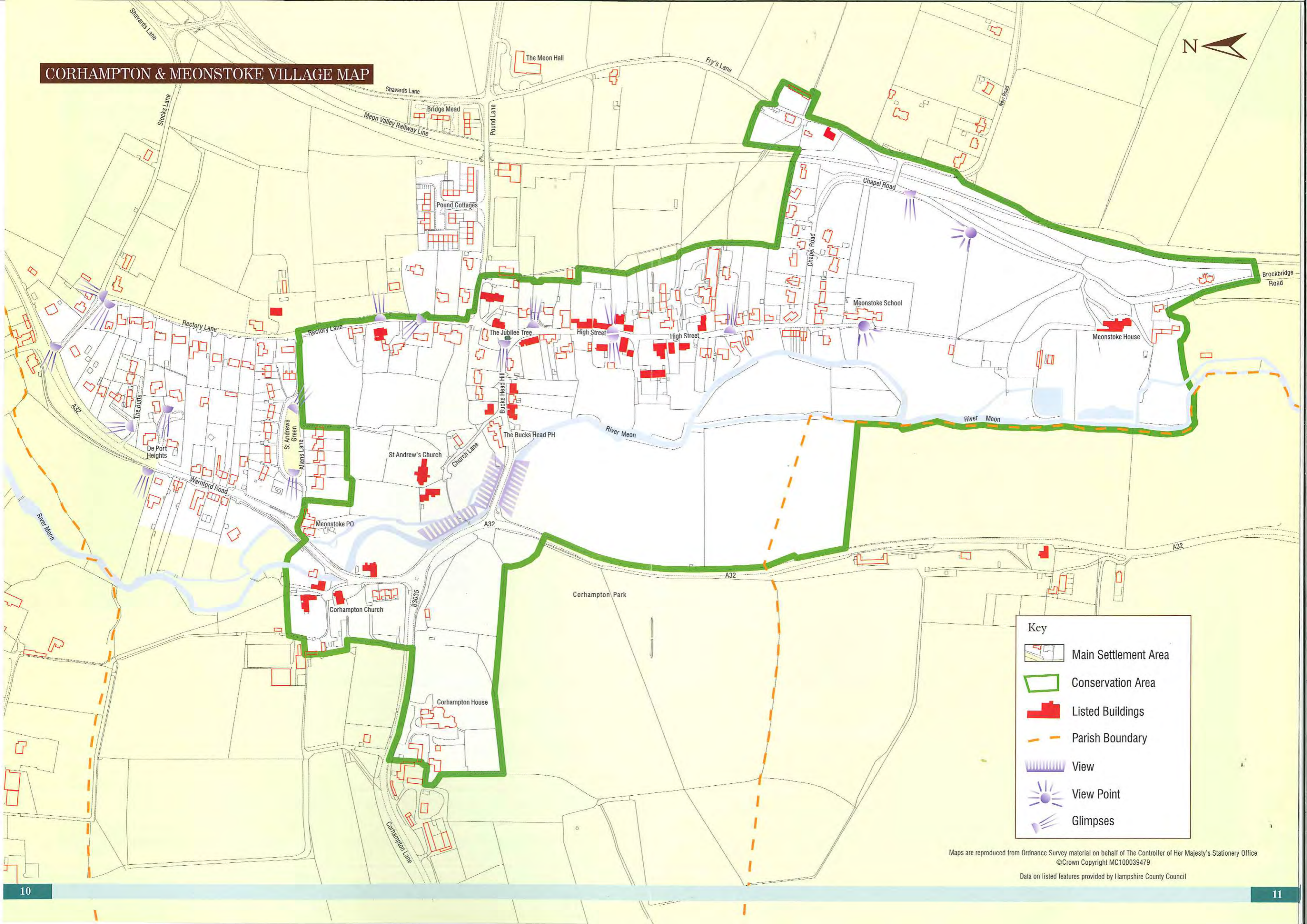


Corhampton Lane

Highways Design Guidelines

- Any raising of the strategic importance or further development of the A32, B3035 and B2150 should make a positive improvement to the rural aspect of the roads or the character of the landscape and settlements.
- No changes which impede the open views across the water meadows to and from the length of the village should be made to the A32 or its boundaries.
- Where future traffic warnings are required, changed surfaces and road painting should be utilised in preference to further signs provided safety is not compromised.
- The rural characteristic of the lanes and roads should not be disturbed by signs, kerbs, pavements or street lighting. Boundaries of hedges, trees, banks and flint and brick walls should be maintained to enhance the lanes and approaches to the village.
- Boundaries of lanes should allow glimpses of open views; hedges or walls are preferred to close boarded fencing.

CORHAMPTON & MEONSTOKE VILLAGE MAP



Key

-  Main Settlement Area
-  Conservation Area
-  Listed Buildings
-  Parish Boundary
-  View
-  View Point
-  Glimpses

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Data on listed features provided by Hampshire County Council

Settlement Pattern

The ancient foundation of this settlement is naturally the river valley. Settlement developed alongside tracks and roads but was set back from the river and areas with a high water table because of flood risk. One of the earliest major thoroughfares was the old Meon Valley road which originally ran along Rectory Lane, continued by way of the High Street and then ran past the School and gates of Meonstoke House. Away from the main settlement in the valley, clusters of buildings have evolved from and around ancient tracks leading to outlying farms. The oldest major structure is the Iron Age fort on Old Winchester Hill that probably dates from about 550 to 400 BC. Recent excavations have revealed a Roman settlement north of Meonstoke. The oldest standing building is the Saxon Church at Corhampton built around 1020 AD.



Saxon Church at Corhampton

The river, the roads, the different ownership of the two villages and their agricultural practices established different settlement patterns. Historically, the denser and more populated settlement occurred in Meonstoke, in a linear



Linear development along the A32

fashion along the old Meon Valley road and in the lane leading to the Church. Corhampton had a large house and as part of a private estate had little development outside a cluster of buildings around the church and mill. More

recent roads have continued to influence settlement pattern. The Acts of Parliament allowing the construction of the A32 and B3035 date from 1757 and 1801 respectively. The railway line was constructed from 1900 to 1903 but was never economic and closed for rail traffic in 1955. Although the railway influenced settlement in adjacent villages, there were no stations or railway cottages in Corhampton and Meonstoke.

Meonstoke High Street, now totally residential, was for many years the commercial and social heart of the village. Many of the buildings in the High Street date from after the disastrous fire of 1719



Meonstoke High Street

that destroyed twenty three houses. A Methodist Chapel, the old village hall, three dairies/ smallholdings, a butcher, a baker, a candle maker, two public houses and two general stores survived until the middle years of the 20th Century. The linear pattern of settlement has been continued with twentieth century developments along New Road and Pound Lane.

The northern area of the village has a different pattern of settlement. In the southern part of the village, the river and water meadows separate the old Meon Valley road from the A32, but in the north the two roads are quite close together. Linear development has occurred along both roads but also between them in connecting lanes or groups of dwellings. Much of this development is of the last century with fewer old buildings and more houses clustered away from the road frontage than is the case elsewhere. Many of the properties on the A32 and Rectory Lane are



Rectory Lane

set back on large plots hidden from the road by banks and hedges.

There are several groups of houses in the village, but they have not materially affected the open and rural feeling. At Bridge Mead there is a group of recently built Housing Association affordable dwellings and there is also a group of single and two storey houses at Pound Cottages. At St Andrews Green, an open area between the houses and the road reduces any built-up feeling. In the group of houses recently developed along the A32, first at The Butts and more recently at De Port Heights, an appearance



The Butts

of dense settlement is avoided. This is because although there are several houses within each group, some are hidden from the road. Most of these groups of houses neither dominate nor interfere with views into and out of the village. They blend with their surroundings and maintain the hidden nature of the village.

There are two large houses in the settlement. Meonstoke House dates from 1730 and was the rectory until 1895. Corhampton House, set in Corhampton Park, dates from the 17th Century. Meonstoke House is still one dwelling; Corhampton House is now subdivided into apartments and was formerly a retirement home.

In outlying areas of the parish, buildings were sited in very small hamlets, often comprising no more than three or four buildings. Typically these hamlets are based around an existing or former farm with a larger building and several outbuildings and barns that in some cases have been converted into dwellings. Most of the tied agricultural cottages have been sold off, modernised and extended.

There are a few communal open spaces in the village. The Parish Council owns the large recreation ground next to the village hall, the children's playground next to the school and a small area known as the 'Pound' at the corner of Rectory Lane and Pound Lane. Public access to the river is only really available next to The Bucks Head pub. The gardens and river there are accessible to the public because of the generosity of a



Stocks Lane

local landowner. However, the footpaths, and the old railway line, now a bridleway and footpath, provide access to the surrounding countryside.

The village has evolved over a long time and is generally clustered in the valley with some outlying hamlets. Buildings are not excessively crowded and the open spaces and general views of fields leading up to Beacon Hill and Old Winchester Hill enhance the sense of openness.



Playground at Meonstoke School



Meon Hall and Recreation Ground



Bucks Head Hill

Settlement Pattern Guidelines

- Incremental development of the settlement pattern should continue but any such development should retain the characteristic of the hidden village.
- The rural appearance of the village should be maintained. Views into and out of the village should be preserved (see map on pages 10 and 11). Landscaping should be used to enhance the open and rural feel of new developments whilst preserving the privacy of adjacent properties.
- New development should not occur in high flood risk or high water table areas, nor exacerbate present risks to existing properties. There must be appropriate waste management and drainage infrastructure.
- New buildings should be consistent with the existing roofscape and should not break the skyline.
- If opportunities for schemes of a significant scale arise, they should include a mix of dwelling types and sizes and avoid single blocks of more than 5/6 units.
- Future high density homes should be in the form of terraced houses, with similar footprints to the old terraced cottages.
- Access routes into any larger sites should be designed so that the entire development cannot be seen from the road. Sufficient car parking should be provided and should be hidden from view where possible.



The Porches



Flooding in December 2000



Meonstoke from Corhampton Park



Hillcrest cottages

Buildings

The history of gradual development gives Corhampton and Meonstoke's buildings an architecturally varied appearance



Buildings

The village of Corhampton and Meonstoke contains about 275 dwellings informally sited on winding lanes within the River Meon valley. Buildings remain from every period from pre-Conquest to the present. There are 29 listed buildings. In the opinion of the villagers, the residential character of the village is epitomised by the mainly 18th century buildings in Meonstoke High Street. They were originally smallholdings, cottages and shops. They are now almost entirely extended and converted to detached houses, although there are also two semi-detached and two small terraces of three or four cottages. A fine thatched barn remains as a reminder of the primarily agricultural origins of the village.



Eighteenth century building in Meonstoke High Street

Buildings characteristic of the village are generally simple, modest in scale as viewed from the road, and without excessive decoration. They are a mixture of cottage, farmhouse and formal styles. They typically have two storeys, though a few have accommodation in the roof.



Cottage style house with hipped roof

A varying roofscape is provided by the steep pitched roofs with a variety of spans, sometimes linked to single storey buildings and extensions. Hipped and half-hipped roofs are common. Roof overhangs are shallow, and many houses have mortar bedded verges and open rafter eaves, rather than fascias or barge boards.



Varying roofscape on the High Street

Chimneys are simple, decorated only by a few string courses. Entrance porches are small and open with small pitched roofs. Some are only canopies. There are a few white porticos. Doors are natural wood or painted.



Farmhouse

Windows are well set in from the edge of the buildings, and do not occupy a large proportion of the facade. An important common detail is the arched brick window head. Where original windows remain there are quite deep reveals. Windows are often separated from the roof by one or two courses of bricks. Dormer and bay windows are uncommon in the High Street. The windows are predominately white painted casement or sash style with multiple panes. They are usually taller than they are wide. In some cottage style dwellings there are two or three linked casements.

Building colouration is muted. The predominant building material is red faced brickwork, often laid in Flemish bond with burnt headers. Natural mortar colours are usual. Flints are also an important feature. They are used in houses and agricultural buildings, and are common in the boundary walls which line the High Street and other roads. Other building walls are painted, rendered, or tile hung. Roofs are primarily mixed red/brown plain clay tiles, with some slate and thatch. Ridge tiles are plain.



Red brick is the predominant building material, often laid in Flemish bond with burnt headers



Flint and brick wall



An important detail is the arched brick window head

The cluster of buildings around Corhampton Church and the development up Bucks Head Hill, along the High Street and Chapel Road feel enclosed with buildings on both sides of the narrow roads. Many houses are built close to the road and to each other, while others have substantial roadside boundary walls of flint and brick. Buildings address the road with large spaces behind. They are generally modest in their approach to the road, with most extensions to the rear. Garages, where present, are unobtrusive. Many of the original collection of farms, smallholdings and the usual rural trades centred around the two churches have been re-developed and infilled in the last century, adding to the sense of enclosure.



Flints are often used in houses and are common in boundary walls

Many mature trees overhang the village lanes, including the village favourite, a lime at the top of Bucks Head Hill, planted at Queen Victoria's Golden Jubilee, and a massive yew, reputedly a thousand years old, in Corhampton churchyard. Because the lanes curve and change elevation and there are always views to open countryside, one never senses a mass of buildings or row of houses but rather a continuously

unfolding view of a countryside setting.

The A32, Allen's Lane, Rectory Lane, Pound Lane, Chapel Road and New Road were considerably developed during the last century. Sites and buildings have been infilled and redeveloped at an accelerated pace in the last fifty years, replacing smallholdings, huts, and trading premises with new residential development. These are generally individual houses on generous plots, but there are also some small groups of houses, both rented and owner-occupied. In these areas, houses are generally set back in their plots and sheltered from the lanes by hedges and banks. In some of the newer developments the houses are informally positioned in relation to the road. Often building occurs only on one side of the road. These areas do not have a feeling of built enclosure and give an appearance of a more scattered development.

This history of gradual development gives the buildings of the village an



The lanes curve and provide views to open countryside

architecturally varied appearance, with good and bad examples of the vernacular architecture of most periods. Buildings vary in form, roof line, materials and fenestration. The different styles have, generally, been combined satisfactorily because of a consistency of scale, height and massing, lack of decoration and subdued colouration. Weathering of materials has also had a unifying effect. Some buildings obtrude, especially some of those built in the 1960s and 1970s which have a form, roof line, fenestration and/or materials out of keeping with the character of the village as described above. Other buildings and extensions of those years are more successful in maintaining the built character of the village.



This terrace exemplifies the modest appearance and lack of decoration of many of the buildings in the village

Buildings Design Guidelines

- New buildings should harmonise with and not dominate their surroundings, but within these limits good modern design should be encouraged.
- A variety of house and plot size should be encouraged. Large building footprints should be balanced against the important feature of open aspects, gardens and trees which are essential to the visual character of the village. Because of the modest appearance of most of the dwellings, extensions which do not impinge on the view from the road are preferred. Garages should be unobtrusive.
- Extensions and alterations to existing buildings need to be considered carefully. In many cases, the appropriate approach is to make the extension or alteration reflect the original building. In other cases, it may be more desirable to enhance the appearance of the house in a way more in keeping with the character of the village and surrounding properties. In any case, flat roofs are inappropriate. If conservatories are to be visible from the road, they should be carefully designed to enhance the original style of the building.



Extension to an existing building

- Spaces between buildings should be an element of their design. Applicants should provide perspective drawings to show how any new development will appear in relation to its overall surroundings, as the slope of the land can have a major effect on the impact of a building or extension. The setting, outlook and privacy of other buildings should be respected.
- Buildings should have straightforward, simple forms without excessive decoration.



New building appears modest in scale when viewed from the road

- Roofs should be pitched. Chimneys should be simple in form, decorated only with a few string courses. Porches and canopies should be simple structures, preferably not enclosed, in keeping with the style and construction of the building and the overall building line. Windows should not dominate the facade in size, and they should be well set in from the edges of the building. Dormer windows should be small, unobtrusive and designed to be in harmony with the building. When at the front of a building they need to be carefully designed so they do not cause a visual intrusion into the street scene. Integral garages with large up-and-over doors built into flat cottage frontages (as in some townhouse designs) are uncharacteristic of the area, and should be avoided.



Straightforward, simple forms without excessive decoration in new buildings at Bridge Mead

- The detail of windows and their relation to the facade is critical to the appearance of a house. Windows should generally be small-paned with both the overall window and individual panes taller than they are wide. Pairs or triptychs of small casements

should be used rather than large, single pane windows. In older buildings, the traditional size, relation to the facade, style (including recessed reveals) and materials of the window should be retained/restored wherever possible. Replacement UPVC windows are not appropriate unless they fully match the colour, form and proportion of the originals. In general, white painted timber windows are preferred to dark stained wood or UPVC. Where frames are plastic, the frames and glazing bars should not be too thick. Where false glazing bars are essential, applied or bonded bars are preferable to those sandwiched in sealed units.



Windows should generally be small paned with both the overall window and individual panes taller than they are wide



Triptych of small casement windows

- The use of reclaimed materials is encouraged to soften the effect of new construction. New brick and tile colours should be subdued. Fussy brickwork detailing, extremes of brick colouration and coloured mortars are inconsistent with the character of the village. Clay tiles or slate are preferred to profiled concrete tiles for roofs. Ridge tiles should be plain. Decorative bargeboards should be confined to suitable Edwardian or Victorian properties. Doors should be of wood. Buildings should be maintained using original or similar materials and details.



New building with small open porch and dormers

- Television aerial and satellite dishes should be carefully positioned to be unobtrusive and in keeping with the rural characteristics of the village. External lighting should be kept to a minimum. A DETR Good Practice Guide gives guidance on how this can be



Windows are set in from the edge of the building and do not dominate the facade

achieved. For instance, private security lights should be controlled by photo-electric switches and should be on a minimum time-setting. Sensors should not be tripped by road or footway users. Lighting should be directed down. Glare and light spill beyond the boundary should be avoided by positioning of the light.

- Existing flint and brick boundary walls should be retained on site boundaries. They are preferred to close boarded fencing for visible boundaries. New boundaries visible from footpaths and fields should be simple open fencing or hedges, not panels, closeboard or even flint walls. Where flint walls are repaired, care should be taken to ensure that the repairs are in keeping with the existing wall. Traditional walling techniques should be used for new brick or flint walls. Gravel (with a non-migratory strip) is preferred to tarmac or concrete for drives.



New building with half-hipped roof

- The banks, mature hedges and trees which line the lanes and bring the countryside into the village should be preserved wherever possible. Domestic hedges should be constructed and maintained with locally indigenous or similar species, such as hawthorn, blackthorn, beech, hornbeam, field maple, yew and holly. While Portuguese laurel and berberis are equally acceptable, non-native coniferous hedging is inappropriate.
- The mass of overhead cabling and supporting posts should be reduced whenever possible, and certainly not extended.

Non-Residential Buildings

There are two churches: Corhampton - a Grade 1 listed Saxon church, and St Andrew's, Meonstoke - a Grade 2* 13th Century church. There is a village shop, a public house, a school, and a village hall. Other non-residential buildings are predominantly stables or farm buildings. There is a thatched barn in Meonstoke High Street that is an important landmark to the villagers, but for the most part today the farms exist outside of the main built area of the village, with farmhouses close to barns and farmyards.

Two local industrial businesses have recently closed and these sites are being developed for residential use. One transport yard remains, as do a stud and riding stables.

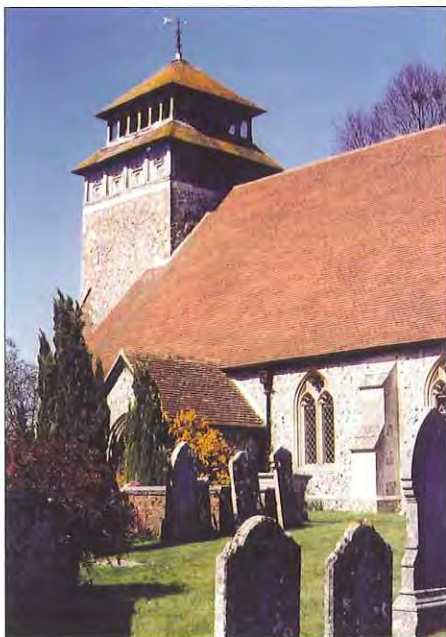
The shop, pub and school are all domestic in scale and appearance. The pub and shop buildings are also residences. The village hall, which is surrounded on three sides by fields, is designed to give the appearance of a large barn, in order to maintain the rural aspect of its surroundings. Trees and shrubs shield its car parking area.



The barn in Meonstoke High Street



The pub is domestic in scale and appearance



St Andrew's Church, Meonstoke



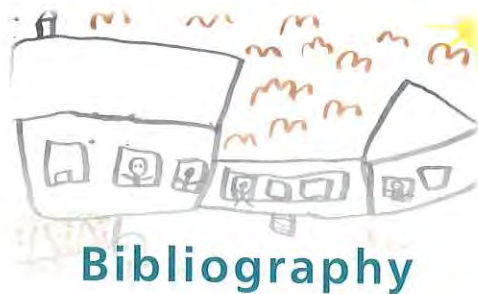
Farm buildings at Corhampton Lane Farm



Village Hall

Non-residential Buildings Design Guidelines

- All buildings should be in keeping with the rural nature of the parish, and recognise the small scale of the parish's buildings.
- New farm buildings should be sympathetic in siting, design and external appearance to their surroundings.
- Reuse of farm buildings which is in keeping with the environment should be permitted, particularly where such reuse will enhance the local economy. Minimum modification to the external appearance, including openings, is desirable.
- Parking provision should be screened from view, and signage should be unobtrusive.
- External lighting should be avoided unless essential, and then should only cause minimum light pollution.



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Saxon sundial - south wall Corhampton Church

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