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An aerial, black and white photograph of a rural landscape. The scene shows rolling hills with fields and scattered trees. In the lower-middle section, there is a small village or farmstead with several buildings and a road. The overall view is from an elevated perspective, looking down on the terrain.

Upham

Village Design Statement



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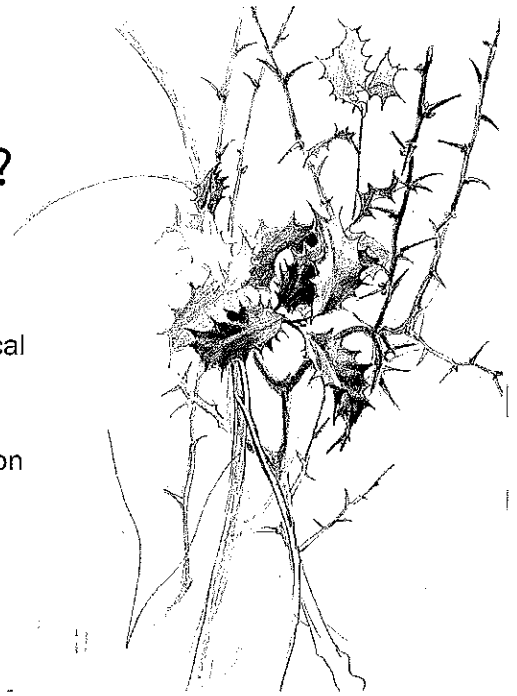
Upham Village Design Statement

What is a Village Design Statement ?

This document describes the village of Upham as it is today and highlights the qualities valued by its residents.

The statement has been written by Upham residents so that the local knowledge, ideas and views may contribute to the continuation of the high quality of its environment.

The aim is to ensure that further development and change, based on a considered understanding of Upham's past and present, will contribute positively to its future.



Who is it for ?

Change is brought about not only by developments but also by the smaller day-to-day adjustments to homes, gardens, open spaces, paths and hedges, that alter the look and feel of the village. Some of these will not be subject to planning control.

This statement is therefore for the use of :

- Statutory Bodies and Public Authorities
- Planners, Developers, Builders, Architects, Designers and Engineers
- Local Community Groups
- Householders and Businesses

How to use it

Statements in plain text are a narrative of the characteristics of the environment to be found in the Upham area.

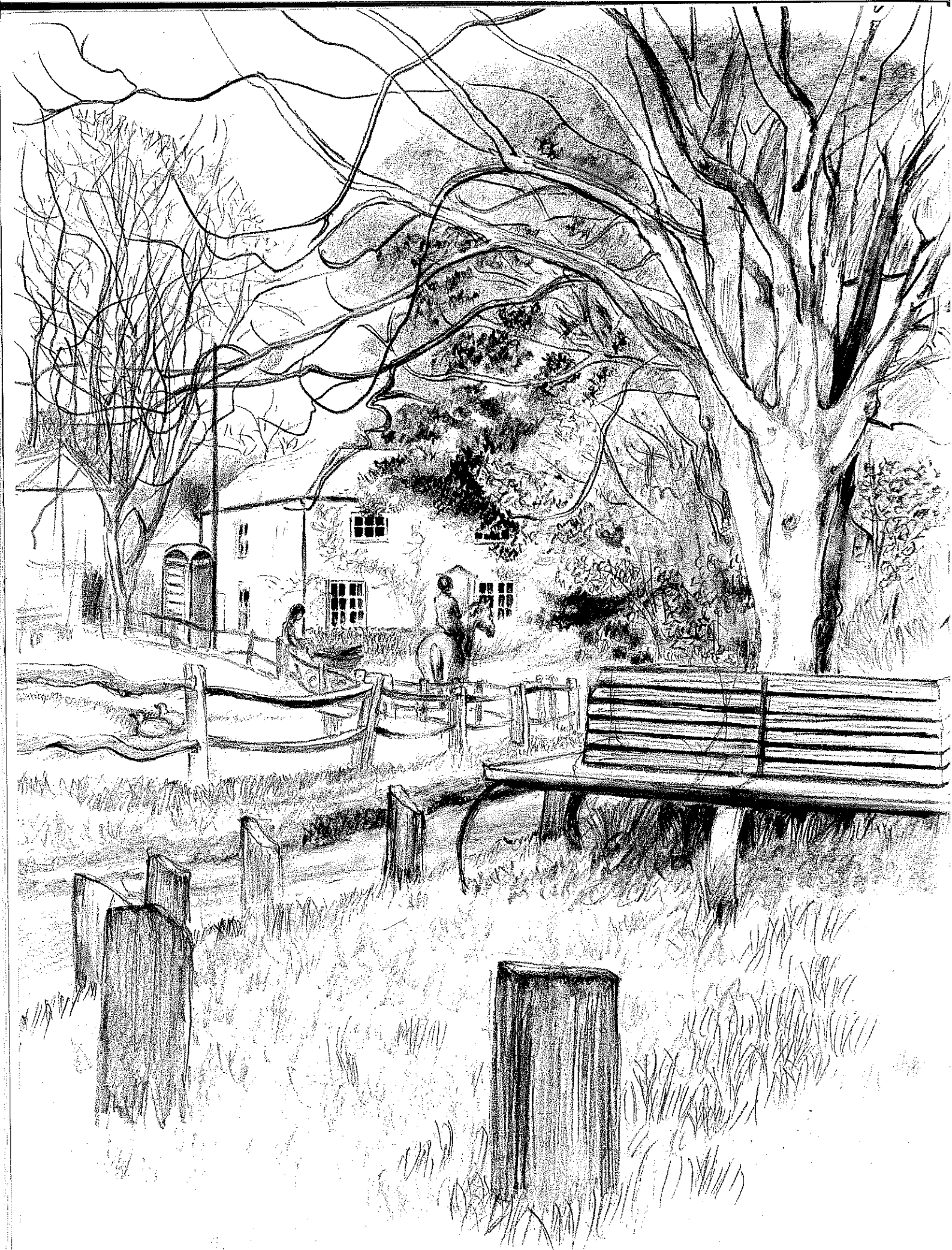
When planning developments or alterations within that environment, it is recommended that plans are developed which are sympathetic to the existing conditions described.

Sections of **highlighted text** relate to items of policy which provide guideline 'do's and don'ts' which should be applied when considering plans.

At the back of this document you will find a checklist that will assist you in considering the impact of various aspects of your planned development on the local environment. You are recommended to complete this for your own use.

This statement is consistent with the provisions of sections H2 and EN5 of the Winchester District Local Plan, dated 1994.

It has been adopted as supplementary guidance under the local plan.





Upham - The Settlement

Our Village Design Statement focuses on the two main centres of population, which have developed in Upham parish over the years, and the lane connecting them.

The village of Upham consists of the hamlet of Upham itself, which is situated on the free-draining chalk soil in the centre of the parish, and that of Lower Upham, about a mile to the south-west, where a heavy clay soil overlays the chalk.

Farms are clustered around each of these centres, forming two triangles of settlement which are joined by Upham Street, a winding lane with other narrow lanes branching from it at the top, middle and bottom.

As one climbs Upham Street to the historic heart of the village, there are frequent glimpses of green pastures.

There are distant views towards the Isle of Wight in the south, Southampton in the south-west, Twyford and Winchester to the north-west and Cheesefoot Head and the downland bordering the western side of the Meon Valley in the east.

There is a feeling of openness and a wide panorama with magnificent views from the higher parts of the village.

At the lower end of the village, there are views towards Winters Hill. Here the topography is flat. Low-lying species thrive in the rich clay meadows.

Part of this is a designated area of special landscape quality, where traditional farming methods were used, thus creating an enclosed landscape. A notable feature of the acidic soil is the numerous oak trees, typical of the pasture on clay landscape.

Landscape Setting

Upham is surrounded by farmland of high quality

Area names, such as 'Blackdown' and 'Greenhill', relate to the difference in colour of the soil and to the nature of the farming.

Much of the surrounding area is now in arable cultivation, but to the south, north and west of the village there is some dairy farming and pasture.

Crops of wheat, barley, peas, beans, rape and linseed are widely grown, whilst cattle, sheep and pigs graze in the open fields, and hay and silage are produced on the dairy farms.

The fields are generally undulating and to the north & east there are many large arable enclosures.

The parkland to the south of Upham House, the dairy farms to the north and west of the village and the clay meadows of Lower Upham have smaller enclosures and fine hedgerows.

Land to the right of Upham Street as one passes from the lower part of the village to the upper, has been continuously farmed for centuries and therefore contains fewer houses.

The meadows of Lower Upham have interesting species of flora and fauna, but drainage is a problem as the soil is of heavy clay and an underground stream keeps the water table at a relatively high level.

History

The chalk uplands once pastured the sheep flocks of Bronze- and Iron-Age man, whilst the flints were in plentiful supply for the use of their Stone-Age predecessors.

Springs which bubble from the Eocene clay have always been an important feature of the downlands and the name 'Upham' suits the village as the suffix 'ham' can mean both 'village' and 'a meadow on, or near a stream'.

The Roman road from Winchester to Porchester passed through the village.

The mediaeval road from Winchester to Bishops Waltham also passed through Upham, and in 1833 a new toll road from Winchester to Bishops Waltham was built through Lower Upham.

Over the centuries, therefore, the village grew to serve not only the surrounding farms, but also many travellers. Shops and Inns have existed at various sites over the years.

As more dwellings were built for those who serve farms and travellers, they were sited close to the lane for access to both hamlets and, in order to minimise loss of farmland, had relatively narrow gardens stretching alongside the road.

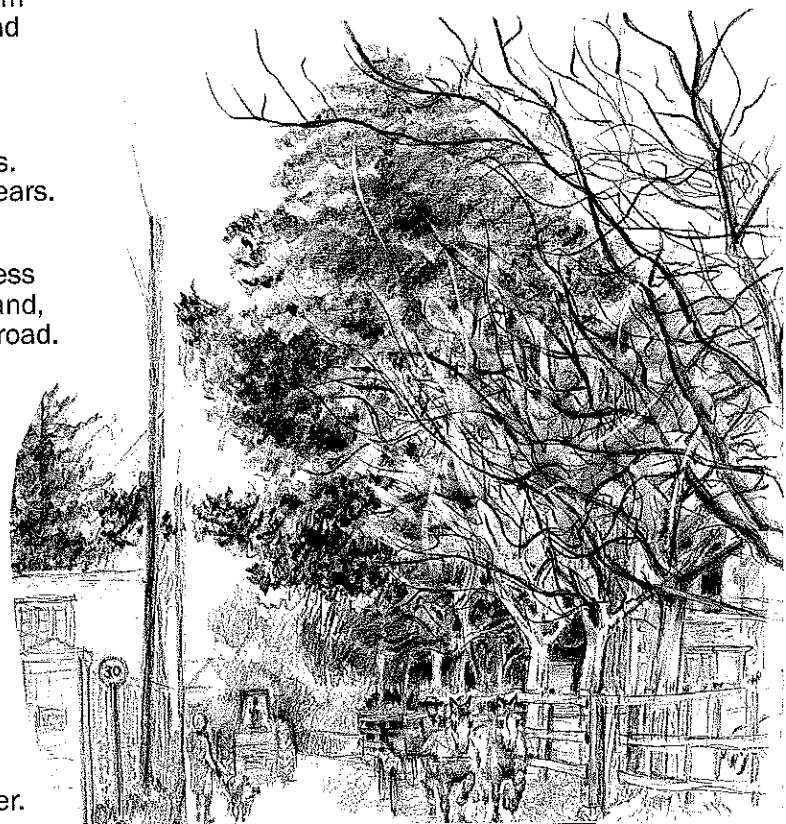
The history of settlement in Upham has therefore greatly influenced the appearance and character of the Village today.

Settlement Character

The historical development of the village is of a number of small and separate settlements which have enlarged and, in places, grown together.

Between these enlarged settlements, the fields remain on one, or both sides of the road.

This extension of the countryside into the 'spine' of the village is an important part of its historical character.



Non-agricultural developments outside the original existing settlements, or on open fields within them, which are not currently within the defined development frontages should not be permitted. This statement supports the policies of the Winchester District local plan, dated 1994, and should be taken into account in any reviews of the plan.)

The Village Environment

Approaches

The upper part of the Village is approached by four rural lanes, passing through rolling country or between tree-lined banks. There are five approaches to the lower part of the Village.

The main road between Winchester and Bishops Waltham passes through Lower Upham and is joined by the road from Fair Oak. Both of these are relatively major routes.

Sciviers Lane and Alma Lane, both more rural in character, also converge on this end of the Village. All these approaches are important in that they give the first impression of the Village.

Special care should be taken to maintain and enhance the rural character of the minor approach roads, as defined later in the document. Any further development along the B2177 & B3037 should be to the same criteria as for the rest of the Village, to restore the rural character to this part of the settlement, whilst acknowledging the more open nature of the landscape.

Glimpses & Views

At intervals, restricted 'glimpses' or more open 'views' are visible out from the roads and across the Village from footpaths.

The contrasts these provide to the enclosed roads are an important characteristic, as are the long views over open countryside. Important views are shown on the village map.

All developments should be assessed in terms of their impact on these important views. Any development which adversely affects them should be resisted.





Trees

Trees are integral to the character of the village, whether as individual specimens, in groups, or in hedgerows. They also serve to help in assimilating new development.

In Lower Upham, where hedgerows are generally lower, hedgerow trees in the fields are particularly important to the landscape character.

Note: Historical trees will show on older maps

New development should respect existing trees and their removal should be resisted. When there is a conflict between existing trees and foundation design, the use of piled foundations should be required. Many of the largest trees in the village are now reaching full maturity and a programme of supplementary planting should be encouraged.

Ponds

In addition to the pond adjacent to Upham House, and Slash Pond, there are a number of existing and former dewponds. These provide potentially important wildlife habitats.



Hedges, Banks & the Road Edge

The hedges along many of the roads, lanes and field boundaries of Upham are a dominant characteristic of the Village.

Property boundaries make a significant contribution to village character in this context. They serve to contain views out from the road, to limit long views along roads, to screen development and to provide privacy.

The hedge line is generally hard against the road edge. Hedges also form an important wildlife habitat.

Present property boundaries, which are generally set close to the lane, consist largely of hedges or walls predominantly of brick and flint.

These, particularly the mature hedges, reflect and complement the hedges bordering the fields, which come down to the lane between the houses.

Any development where the loss of a hedge or wall cannot be avoided should make provision for its reinstatement in terms of height and style or species, especially where a hedge of native species is affected.

Any replacement boundaries should be implemented with a strong awareness of both short- and long-term impact on the immediate location and the wider landscape.

Boundaries to the front of properties should be set as close to the lane as possible.

A variety of fencing materials has also been used in places, largely in the two settlement centres.

White painted picket fencing is the most common in the hamlet of Upham, and fencing is generally in short runs. Some longer runs of split oak post and rail fencing have also been used.

The use of panelled or vertical close-boarded timber fencing and non-native coniferous hedging is inappropriate to the village character.

Above Slash Pond, Upham Street is mainly cut into the ground and the hedges are on banks, on occasion behind flint retaining walls.

This increases the sense of enclosure and produces a 'tunnel' effect where the hedgerow trees have grown to maturity.

There is a variety of species in the hedges, which is described in detail in the hedgerow survey. The loss of important hedges (see map) would harm the village's character by opening views of the built environment.

Any development, or other action, that results in significant losses to existing hedgerows and banks should be resisted.

If development takes place adjacent to hedges, sufficient space should be left for them to be retained and to thrive.

**Existing openings should be utilised and shared access considered.
No development affecting the 'tunnels' (see map) should be permitted.**

Lanes outside the Lower Upham 'triangle' are rural in character and the verges or boundary hedges directly abut the tarmac surface. This character is degraded where, in isolated cases, kerbing has been installed.

The further introduction of kerbing should be resisted.

Where kerbing is absolutely essential, care should be taken in the choice of material, and where important roadside ditches are present, they should be conserved.

The introduction of pavements or street lighting would be inappropriate.

KEY

VIEWS and GLIMPSES



View



Glimpse

CHARACTERISTICS OF ROADS



Sunken Lane / Low embankment

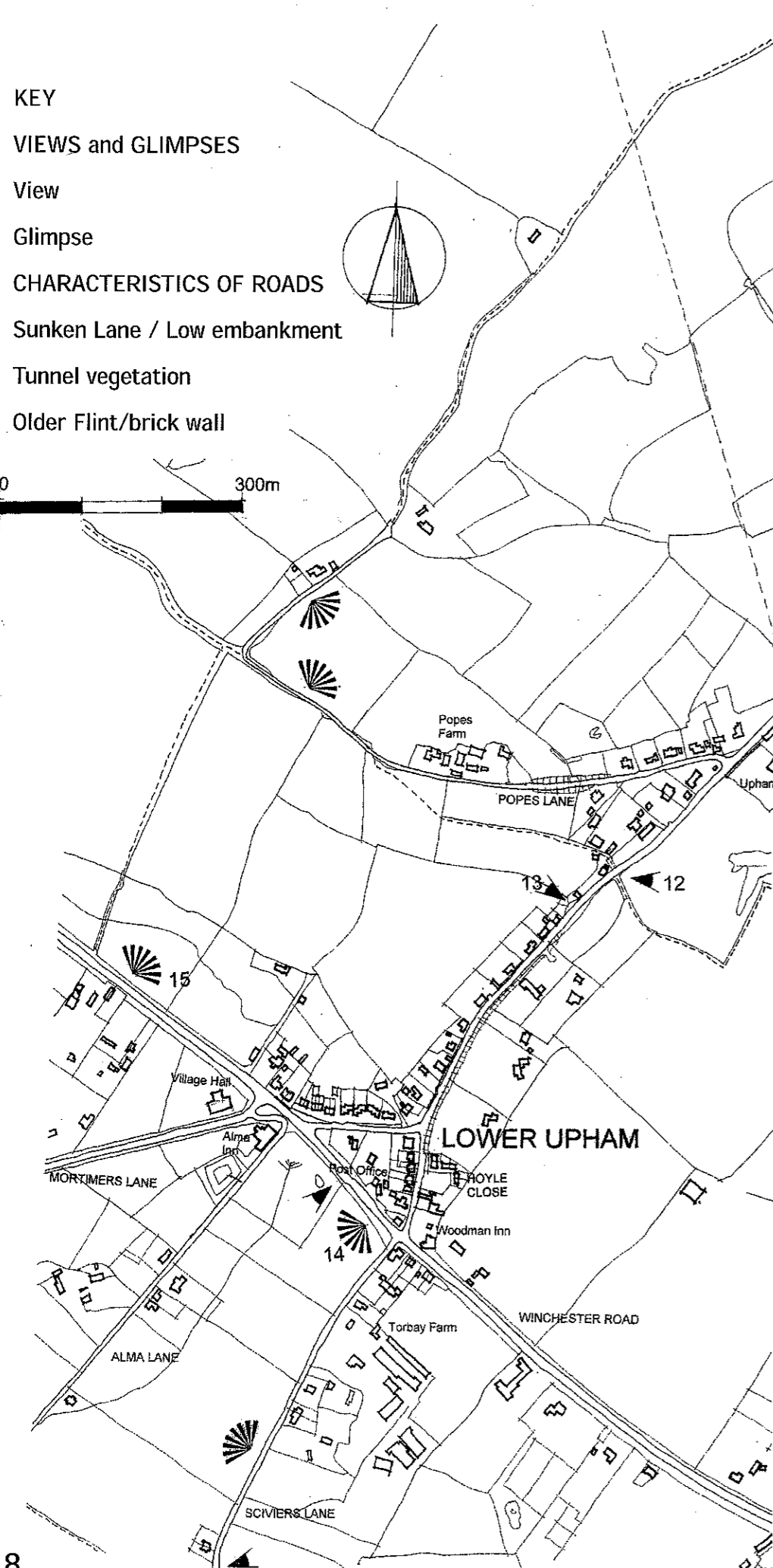
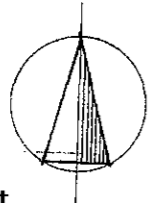


Tunnel vegetation



Older Flint/brick wall

0 300m



VIEWS AND GLIMPSES IN UPHAM AND LOWER UPHAM

Introduction: Residents and visitors alike enjoy the lanes and footpaths around the village, a key element being the views and glimpses seen as one moves around the community. In this context we have considered VIEWS as being more extensive; possibly panoramic and over long distances and certainly essential to preserve. GLIMPSES too are very important since they create a sense of space within the village confines and add to the informal character of the settlement. Some of the views and glimpses within the main settlements and along Upham Street shown on the attached map are described here (and keyed to their location on the map).

General policy regarding Views and Glimpses

There are many visitors to Upham from surrounding towns who come to enjoy the openness of the country and the village in its setting. Therefore every effort should be made to preserve these views and glimpses since they are of value not only to Upham but to the wider community. Any development would need to be assessed in terms of its impact.

Location Description

- | | | | |
|---|---|----|--|
| 1 | Across dry valley to good example of beech hanger/wooded slope E-S. Important glimpse through farm buildings at the end of Church Street | 8 | Field/parkland with spine of IOW visible (15 miles) |
| 2 | Parkland with distant views of Isle Of Wight (15 miles) | 9 | North glimpse across arable land. |
| 3 | Enclosed pasture, characteristic of the open centre of Upham. | 10 | NW across pasture and Bushy Copse |
| 4 | Panoramic view of Upham seen across arable and pasture; noting the rooflines, and the abundance of screening created by mature trees. Distant views to Isle of Wight and New Forest | 11 | Glimpse east across pastureland |
| 5 | Unrestricted long distant views across the river valleys of the Itchen and Test and NW Dean Hill (South of Salisbury). | 12 | Gateway with glimpse through woodland and over pasture |
| 6 | long vista W-SW across fields to established woodland. | 13 | West outlook across enclosed lowland pastures and mature hedgerows |
| 7 | Field/parkland with trees and distant outline of IOW. | 14 | General view of the open setting of Lower Upham and the Area of Special Landscape Quality. Pasture, low hedgerows dotted with mature oaks. |
| | | 15 | Pleasing tree framed views W and N over open pasture on clay to Greenhill |

Plots and Houses

Driveways, Garages and Parking Provision

Off-road concealed parking currently predominates in Upham, with mature screening of such parking areas maintaining the character of the village.

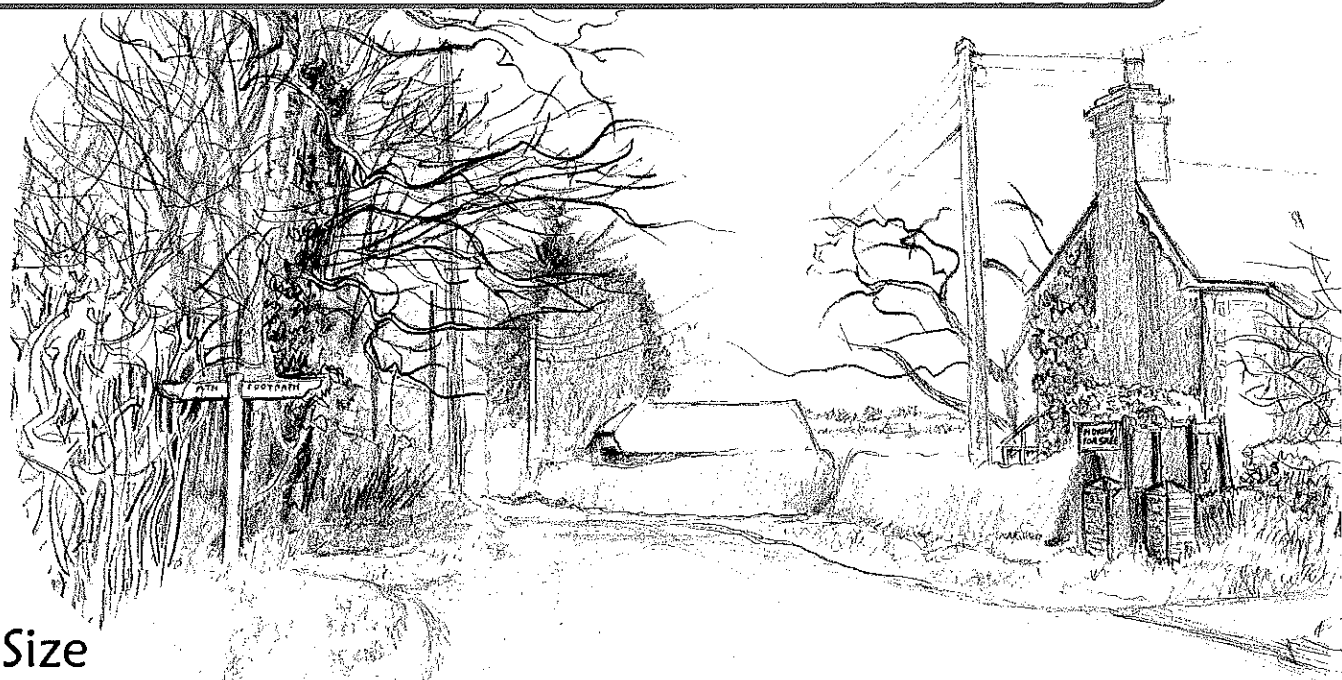
Driveway materials vary, but the majority of properties use hoggin or bound gravel.

There is generally a requirement for 5m of non-migratory surface adjacent to the road.

Garages, in general, are of single car width, and are often of different materials to the house and set closer to the road edge, leading to a pleasing variety of materials and arrangements of building relative to the road.

Provision should be made for minimising the visual impact of parked vehicles, and existing mature screening to off-road parking should be retained wherever possible.

Surfacing of parking areas and driveways should be sympathetic with that already in use. Surfacing materials such as tarmac and concrete are inappropriate to the village and should be avoided if possible. Garages and other outbuildings should complement existing buildings, introducing variety of form and materials. Double 'up-and-over' garage doors are inappropriate. The smaller, older outbuildings are important to the character of the village, and should be retained wherever possible.



Plot Size

Upham is typified by relatively generous plot sizes and informal positioning of buildings & outbuildings, the curtilages predominantly fronting the road.

These features combine with the hedgerows to provide effective screening of both vehicles and buildings by mature vegetation.

The variability between largest and smallest plots is a major element of the character of the village, contributing to its visual variety.

The smaller plots are found in specific locations and encourage a sense of community. Examples are Widlers Lane, Shoe Lane and the Lower Upham triangle.

Buildings on smaller plots often front the street directly, creating focal points.

Larger buildings tend to be set well back into plots, giving seclusion and breaking-up any sense of ribbon development.

Maintenance of the variability of plot size, particularly in new developments, is important to the character of the village, and should be observed. The informal positioning of buildings and outbuildings on their plots aids screening and is appropriate to the village character.

Building to Plot Area Ratio

Except in the most densely developed parts of the village, from the Woodman Inn to the Village Hall, and around the Brushmakers Arms, the house floor area is generally around 15%, or less, of the overall plot area.

Larger houses of 400 sq m (4,300 sq ft) or more in general have a floor area/plot area ratio of 10% or less, and even in the denser areas as above this ratio is seldom over 25%.

Even where this ratio is greater, the low room heights and relatively small visible roof area of most older cottages reduce the effect of apparent domination by one building.

The tendency has been for more recent houses to have higher building to plot area ratios, which is out of character for the village.

The building to plot area ratio is an important factor in the perception of the village.

It is important in relation to the distinctive zones of the village, and permits the more informal arrangements of buildings on the plot, which is a characteristic of the village.

The building to plot size ratio should be considered in relation to that of the neighbouring properties, and any scheme which results in a significantly different ratio should be very carefully scrutinized.

Results which are out of scale with surrounding houses may result in an undesirable visual impact, and should be avoided.



The Bulk of Buildings

In this context, bulk is perceived in terms of the viewed elevation.

In general, roof heights of the older buildings in Upham are low (about 2 metres from eaves to ridge) except where eaves drop below first floor window head.

Storey heights on older (pre-Victorian) cottages are in general lower than 2.3 metres.

Ground floor levels are also at the existing ground level.

These factors have an important effect on overall house bulk which can easily result in new developments looking out of scale with the older buildings.

Bulk is of key importance in the impression of a 'village'.

Buildings should be in sympathetic relationship with immediate surroundings, particularly adjacent buildings.

Older buildings tend to be less intrusive due to lower roof lines, lower storey height and ground floors at ground level.

Modern houses which are higher and tend to have larger roofs frequently dominate neighbouring properties and can appear out of place.

New building should be in harmony with surrounding buildings, particularly in relation to the street scene, roof line, viewed aspect, existing and maturing vegetation. Setting, outlook and privacy should be respected.

Proposals should be supported with plans and elevations showing the surrounding plots and buildings to provide accurate representation of the proposed street scene including existing vegetation.

Building Construction

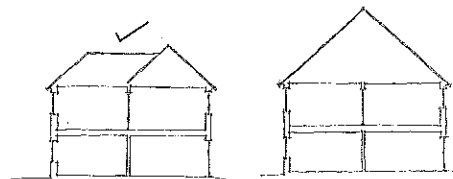
Roof Height

The visual impact of the roof-line is significant, Variation in ridge and eaves heights add to visual diversity, but large changes in ridge- or eaves-line can be discordant and need careful handling.

New extended roof-lines should relate visually to adjacent buildings. Care should be taken to ensure that ground floor levels are kept as low as practicable. Consideration should be given to the use of ceiling heights of less than the standard 2.3m.

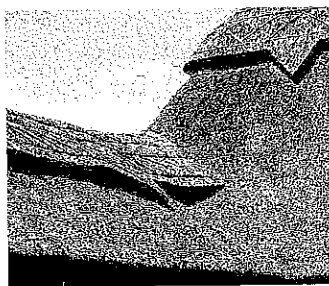
Roof Size

Typically, roofs span a single room width for the house, at a pitch of 40-45 degrees for tiled roofs and 35 degrees for slate roofs. Small roof areas reduce visual dominance.



Avoid roofs which span more than 5 metres. Roofs pitched at more than 45 degrees are untypical and will require care not to dominate unduly,

Roof Material and Detailing



Clay tiles predominate in the older cottages, with slates on Victorian cottages and larger houses.

In more recent buildings, plain tiles have become more popular again. Slate roofs tend to have clay ridge tiles, a few of which are ornamental.

There are isolated examples of thatch on houses and outbuildings, and others show signs of having been originally thatched.



Profiled concrete roof tiles are not common and unlikely to be satisfactory, and their use is not recommended.

When using clay tiles, a variety of colours and textured types help the roof to weather as does the use of textured tiles. Double-cambered tiles provide a variety of textures.

There are equal numbers of hipped and gabled roofs in the village. On gables, it is common to find brick verges rather than bargeboards.

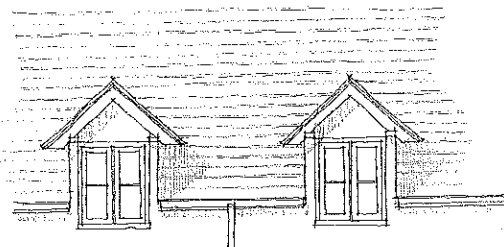
If there are bargeboards, they traditionally are of 150mm width or less, unless moulded.

Eaves are normally brick with only a small eaves board.

Plain bargeboards wider than 150mm should be avoided and eaves boards kept to a minimum.

The use of dormers reduces overall building height. Dormers are mostly gabled rather than hipped.

Dormers should be small (with typically 900mm max wide windows) and spaced ideally at least 1.5 times the window width apart.



Walls

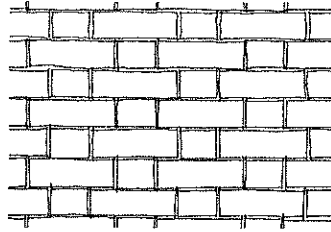
Walls are predominantly brick or painted, but not on the same wall.

There are some flint houses, but most flint is found in outbuildings or boundary walls.

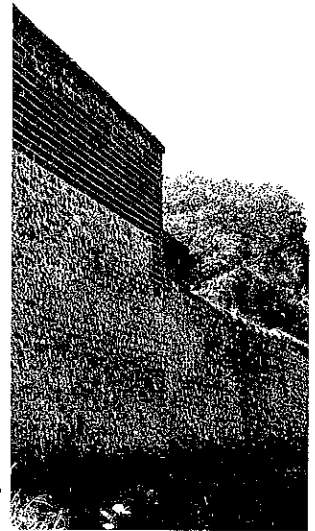
There are few examples of hung tiling.

Brickwork in older houses is generally in Flemish bond, which adds textural interest.

Bricks are usually red. Grey headers in Flemish bond are the most common form of ornamentation.



Detailing is, in general, simple and workmanlike and details such as plinths, recesses, ornamental panels or features such as bay windows are uncommon.



There are fine examples of large flint and brick barns, and flint is often used for outbuildings. The flint is generally not knapped and brickwork is kept to a minimum for strength and edging only.

Sawn timber featheredge boarding is common on outbuildings.

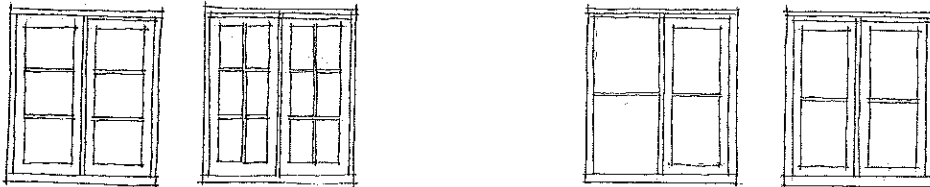
**Fussy detailing on brickwork is inappropriate.
Extremes of brick colouration and coloured mortars are inconsistent with the character of the village.
Avoid small flint panels in mainly brick walls.**

Windows

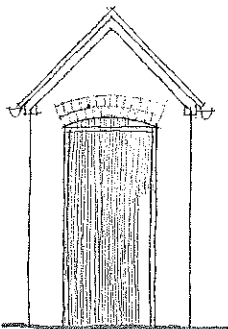
Window frames are predominantly white painted timber or sometimes coloured in painted walls.

'Georgian' panes are common in sash windows but rare in cottage casements, which are generally divided into two or three panes per casement.

Glazed areas are traditionally the same in opening and fixed lights.

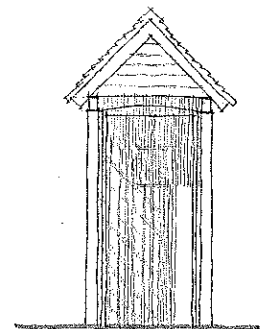


**Many UPVC frames appear heavy due to larger sections.
A combination of dark stained timber and brick is uncharacteristic.**



Porches

These are common and generally simple open structures without glazing. There are many examples of small open-fronted brick construction and others on brackets or wooden posts. They are, in general, small-scale and unobtrusive.



Porches should reflect the local style.

Non-Residential Development

Historically, non-residential development in the village has generally taken the form of farm buildings, and a number of barns survive.

By the contrast these barns provide in form, positioning and scale, relative to the houses around them, they add to the character of the village.

More recent agricultural and commercial development, particularly along Winchester Road, is generally less successful.

Advertising and lighting, for security and other purposes, can severely degrade the rural and distinctive character of the village.

The importance of business in the provision of local employment is, however, acknowledged.

**Non-residential development should be similar in form and scale to the older farm buildings in the vilage, wherever possible.
Care should be taken in the design of lighting and signage to ensure it is unobtrusive.**

26 MAY 1998 P. WILLIAMS

Suggestions for Environmental Improvement

The following recommendations are made regarding the settlements of Upham & Lower Upham

i) Footpaths

The village and surrounding countryside has an extensive network of footpaths and bridleways. These provide a good variety of walks and safer riding around the village.

This existing network should be regularly maintained and encouragement should be given to the provision of new links, particularly parallel to Upham Street, with interconnecting links for foot traffic up and down the village.

ii) Public Spaces

The village has one recreation ground at its top end. Sites should be considered for a further recreation and toddlers play area in Lower Upham.

The existing 'rec' is on an exposed site and the provision of a shelter-belt of trees should be considered along its northern boundary.

iii) Ponds

All existing ponds should be preserved from development and encouragement should be given to the restoration of former ponds

iv) Traffic

Winchester Road is a fast and relatively straight road.

Signing on the road is clear and a 40mph speed limit with additional road markings have been introduced to provide a degree of traffic calming. Further measures should be considered.

Measures which improve traffic calming in other parts of the village should also be encouraged, with consideration of a 30mph speed limit on Sciviers Lane.

Improved signing of a more rural character should be investigated.



Considering a Development or Extension?

Think about the points on this Checklist

- Look at the proposed frontage. Consider how your proposals relate to your existing property and that of your neighbours.
Are the proposals in character and scale?
This document provides you with guidance.
- Look more closely at the doors, windows, any dormers and other details.
How do these relate to your existing house and adjacent properties?
- Consider the roofline, height and general scale of your proposals.
Are they in reasonable sympathy with your immediate surroundings?
- Visualise the impact of garages, driveways, new garden schemes and new boundary provisions .
Consider whether these could prejudice the distinctive character of Upham.
Try to conserve trees and hedges wherever possible.
- Remember - a policy of minimal intervention and simplicity of design is usually more appropriate.
- Consult your architect or buildings advisor.
Do they agree with your 'Conservation Assessment' and can they suggest any further improvements?
- Talk to Planning Officers at an early stage in the development of your design.



Preparation of the Upham Village Design Statement

The Parish Council asked for volunteers to prepare this statement. The work commenced in April 1997 with encouragement and support from Winchester City Council.

Sixty Parishoners attended the first meeting, with the Chief Planning Officer of Winchester City Council, as speaker.

A workshop was held in May 1997, organized by Phil Turner, Planner. Forty attendees were placed in teams for the day and took part in map drawing, photography around the village and general discussion.

Further public meetings took place during the summer to collate information.

Steve Opacic, Forward Planning Officer of Winchester City Council was present at another workshop held in October 1997.

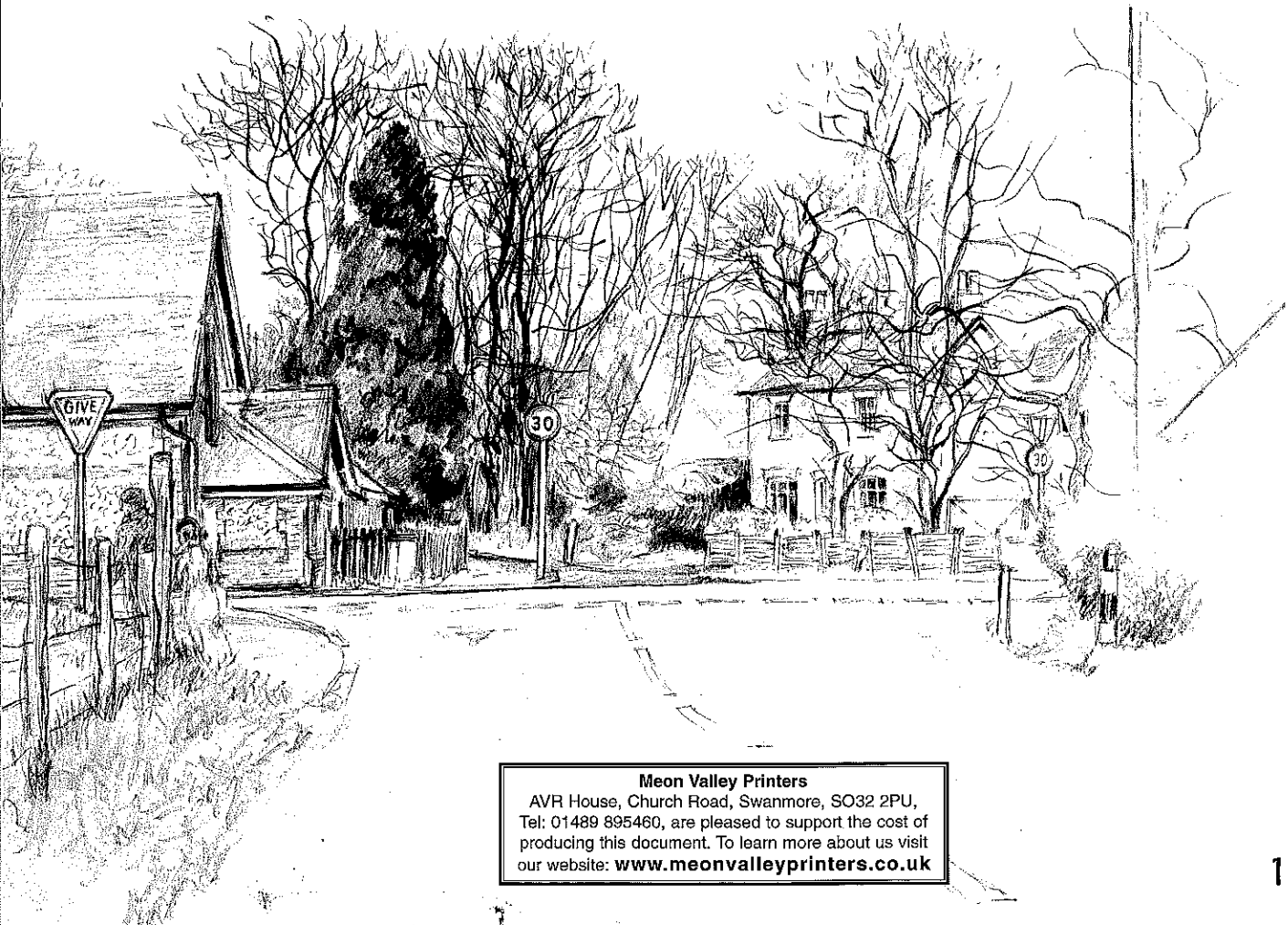
A series of public meetings and an open weekend continued through the winter of 1997 and has culminated in this document, which was presented to the Planning Authority in November 1998 and adopted as Supplementary Planning Guidance in June 1999.

Local residents, businesses and landowners have been consulted.

The adult population of Upham is approximately 500.

Every household has been informed and invited to comment at every stage, and the contents are based upon the opinions gathered from the 100 local residents who have taken part.

The Parish Council would like to acknowledge the support and encouragement of Winchester City Council Planning Department and their contribution to the costs of printing this document.



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Produced by Upham Parish Council
in co-operation with Winchester City Council
for adoption as supplementary planning guidance