

HAMBLEDON PARISH VILLAGE DESIGN STATEMENT

2021

A community-led plan for the sustainable
development of the Parish of Hambledon





Hambledon village centre
view north from Speltham Down

Message from the Parish Council

This Village Design Statement has been adopted by the SDNPA as a supplementary planning document for use in all future planning decisions. But it is much more than that - it is a celebration of the landscape, architecture, heritage and history of our beautiful parish and a guide to how we can maintain its special character. The Parish Council is distributing the VDS to every household and business and to new residents so that all can share in that celebration.

We hope you will also use it when considering developing your home, garden and outbuildings that may not require planning permission, so that we keep the wonderful feel of our village, without preserving it in aspic!

Paul Quinn, OBE
Chairman, Hambledon Parish Council.

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This village design statement is in two parts. Section 1 describes the landscape and settlements of the parish of Hambledon. Section 2 lists the local design guidelines that apply. The Hambledon Village Design Guidelines are referenced throughout Section 1 in the form **[HVDGnn]** at the end of relevant paragraphs.

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*Hambledon from the West.
Green Lane and its houses lie
in the middle distance.*

Village Design Statement

Hambledon has developed its Village Design Statement (VDS) in sympathy with its vast historical context whilst taking into account the thoughts, views and needs of villagers today. This document will act as supplementary planning guidance, in conjunction with the Parish Plan (2012) and form part of the material consideration in the determination of planning applications, influencing the quality, character, design and development of both large and small scale construction in the village going forwards.

PREPARATION OF THE VDS

The VDS committee is made up of those living in the Parish of Hambledon, who have researched, developed and written the VDS, and have taken every opportunity to engage and consult with those living in the local environs. The process started in August 2014, when a group of 21 interested parties attended the initial briefing. From this, two groups of volunteers were formed to look at landscape and built environments, with Parish Council members on each. The groups were chaired by a villager.

In summary, the vast majority of villagers felt the countryside setting, landform, linear valley settlement pattern, views, dark skies, tranquillity, hedgerows, walls and architecture that all together make up the harmonious landscape, contribute to the Hambledonian way of life. Green spaces, play areas and the village hall contribute to the vibrant feel of the village, and most felt it was important to preserve the rich mixture of exterior building finishes in order to maintain the character of the village.

HISTORICAL BACKGROUND

Hambledon first came to prominence in 1256 when the Bishop of Winchester was granted permission to hold a weekly market in Hambledon on Tuesdays. The village grew in stature and prosperity and became largely self-supporting. The land to the south comprised the Forest of Bere, a hunting ground for the Bishop of Winchester, and a notorious haven for robbers and thieves.

Its importance was further enhanced in 1612 when James 1 granted the right to hold two fairs each year in the village, and it assumed the status of a market town. The village continued to prosper but decline set in during the 19th century as the industrial revolution gathered pace and people moved to find work in the towns.

The civil parish of Hambledon originally included Denmead and its surrounding hamlets like Chidden and Rushmere and covered nearly twice the area it does today. In 1932 the civil parish of Denmead was created from the southern part of the parish.

The Post War Census of 1951 (the first to be taken when the boundary of the civil parish closely resembled what it is today) recorded the total population as 1103. Since the turn of the century the population has sat around 950.



Section 1

Hambledon's Landscape Character

LANDSCAPE CHARACTER ASSESSMENTS

Hambledon lies within the following Landscape Character Areas:

- D1: Hambledon and Clanfield Downland Mosaic (South Downs Integrated Landscape Character Assessment, 2011)
- Hambledon Downs (Winchester City Council, Landscape Character Assessment, 2004)

In 2009 WCC undertook a character appraisal of the Hambledon Conservation Area. The conservation area was subsequently expanded to include most of the settlement. Historic England lists this as "at risk" but with no clear reason why. The character appraisal should be reviewed and updated to resolve this.

GEOLOGY, TOPOGRAPHY & WATER

Hambledon is situated on the chalk dipslope, south and east of the Meon Valley. To the north of the village the prominent chalk ridge can be seen as a series of hills extending east to west (Butser Hill, Old Winchester Hill and Beacon Hill). Lying south of the secondary escarpment which runs between Soberton and Clanfield, Hambledon is located at the southern-most extent of the Hampshire Downs. Pockets of clay, silt, sand and gravel bedrock are found just east of the village and along the southern-most edge of the Parish. The village itself sits on localised deposits of river and valley gravel which lie on top of the Upper Chalk. There are frequent deposits of clay, intermixed with flints, and these provide the raw materials for boundary walls and buildings throughout the settlement.

The landform is typical of rolling chalk downland, with intersecting ridges and corresponding valleys which locally tend to run N-E to S-W. The chalk bedrock gives rise to predominantly shallow, lime-rich soils. To the south of the village on the lee slopes of the ridges soils become freely draining and more acidic and loamy.

Away from the main chalk river valleys, water in this part

Above: View West towards Whitedale Farm; Hambledon Vineyard on Mill Down in the distance

Below: A rather overgrown Menslands Pond today

Bottom: Chidden Pond photographed around 1910 giving an idea of the size and importance of the ponds to the rural community



of the Downs is characteristically below ground. The valleys remain dry at most times, although Hambledon lies within the Environment Agency's Flood Zone 3, (land assessed as having a 1 in 100 or greater annual probability of river flooding) in Hambledon's case from below ground. Historically these seasonal groundwaters rose and the lavant flowed, such that periodically the village has suffered from severe flooding. [HVDG35]

With the exception of the unpredictable Winterbourne at the southern extremity of the parish, Hambledon has no flowing water. In the absence of this farmers would have relied on dewponds to water their livestock. There were probably several throughout the parish, but with the advent of piped water most have fallen into disuse and disrepair. Only three are thought to survive: Menslands, Rushmere and Glidden. [HVDG8]

FIELD PATTERN AND LAND USE

The field systems around Hambledon are highly characteristic of downland landscapes. Field patterns on the open higher downs are typically large-scale and regular in shape. This pattern on open downland landscapes tends to be of recent origin, being derived from Parliamentary or formal enclosure in the 18th and 19th centuries. Around Hambledon the downland character is thought to date from the 20th century where these fields have been further merged. Where irregular shape fields exist on the open downs, these are likely to reflect the much earlier enclosure of downland, typically dating from the medieval period. [HVDG3]

The valley sides, as a result of their more difficult terrain, tend to have a very different character. Around Hambledon village the fieldscape of the valley sides relate strongly to these tightly packed contours and tend to be significantly smaller and rectangular or irregular in shape running in parallel with the contours. These fields tend to date from the late post-medieval and retain their character from this period. These fields broadly correlate with the poorest quality soils, potentially one reason why they have undergone less change. As a result, these steep pastures tend to be grazed and are often of high ecological value, characteristically unimproved calcareous grassland. Speltham Down, which forms the scarp immediately south of the village, is owned and managed by the National Trust, and plays a significant role in the village. It is one of the few chalk downs owned by the Trust and has an abundance of wild flowers such as cowslips, ox-eye daisies and many varieties of orchids. Its proximity to the centre of the village and the Conservation Area means it forms a context to much of the historic built environment as well as being an important amenity. [HVDG3]

[HVDG4] Small regular-shaped fields surround the settlement. These fields are typically older still and are the most sensitive to change. Around Hambledon these fields provide the immediate context to the village, and this context remains spatially and historically coherent.

Below: Speltham Down, looking West Bought by the village and the National Trust in the 1980's it is the habitat of several species of wild orchids and the grassy downland is maintained by a community flock of sheep



The majority of the fields around Hambledon date from the early to late post-medieval – as such they continue to provide a characteristic setting to the historic village. **[HVDG2]**

Fields are characteristically bounded by hedgerows and are a significant feature of the area. Hedgerows consist of native species such as hawthorn, blackthorn, hazel, wayfaring tree and standard hedgerow trees are predominant – typically, oak with some beech. On the open downs hedgerows are regularly managed to be kept small, and in some places they are gappy or missing altogether. **[HVDG6]**

Within Hambledon village hedges form defining enclosure along the roads, often in combination with flint and brick walls. These are sometimes ornamental, and managed formal hedges are also found in the settlement. **[HVDG7] [HVDG27]** Hedge cover provides a habitat for wildlife including birds and small animals such as mice or hedgehogs and so should be encouraged as a traditional boundary feature in the surrounding area, as well as for their visual qualities. **[HVDG6] [HVDG7]**



Top left: Hambledon's rural character is well served by the lanes that surround it

Top right: Buttressed flint wall on Church Lane looking south

Above: Hambledon Vineyard is expanding and winning prestigious awards

A strip lynchet 650 metres to the south-west of the church appears to be a Saxon overlay of a Celtic system, which is believed to define the northern limit of pre-20th century Hambledon. Remnants of lynchets were also discovered near to Bury Lodge.

Around Hambledon, and partly attributable to geology, land is of Grade 3 and 4 agricultural quality and the large open downland fields are typically used to grow arable crops. Further down slope and in the valley bottom land is more typically used for grazing, often dairy cattle or sheep. A vineyard is located on the eastern margin of the village, planted in 1952 – prior to which it was recorded on historic maps as 'allotment gardens'.



Above: Ridge Meadow on Brook Lane is the current home of Hambledon Cricket Club

Below: View from Dog Kennel Lane looking west, showing long and quite narrow bands of woodland around the village

Characteristic of poorer quality landscape, designed landscapes called historic parks and gardens can be found around Hambledon. There are a few historic gardens listed in the Hampshire Register of Historic Parks and Gardens, namely Park, Whitedale and Fairfield Houses, all on East Street. The only artificially created parkland landscape was that at Bury Lodge on Hambledon Road (now the B2150). It was originally a hunting lodge to the Dukes of Albemarle and then a park landscape was formed by Sir Thomas Butler in the late 18th century. The park is very simple and adopted the field boundaries which originally surrounded the property.

Current land-use includes two cricket pitches, the historic site at Broadhalfpenny Down, commonly known as "The Cradle of Cricket" and the newer replacement pitch off Brook Lane. **[HVDG2]**





Above: remains of a flint quarry in Lithey's Hanger

Below: the narrow and steep descent at the top of Speltham Hill



WOODLANDS & TREES

Where clay deposits are present, a wider variety of vegetation occurs with considerably more hedgerows and woodland cover in these areas. Much woodland is ancient semi-natural woodland and is dominated by ash or oak with hazel a common understorey species.

Hanger woodlands remain on some of the steeper scarp slopes. These woodlands have a characteristic pattern which follows the contours, often creating long and relatively narrow bands of woodland. Many of these are locally designated for their ecological and historic value such as Litheys Hanger above Green Lane, or Hambledon Hanger east of the village. In addition to linear hanger woods the landscape around Hambledon is characterised by ancient copses, many of which are often large woodland blocks, typically found on the slopes such as Boarhuts and Madam's Copses on the western scarp.

There are numerous flint mines in the wooded areas above the village, where flints were taken to be used for construction in the village. These are often mistaken for bomb craters as they take the form of shallow pits.

ROADS, TRACKS & PATHS

The routes into the main settlement form a significant part of the experience of residents, visitors and those merely passing through. The way in which they mark the transition from countryside to village and link the two is a key part of how the settlement sits in the wider landscape. [HVDG9] [HVDG37] [HVDG46]

Hambledon is a dry valley bottom village and the main route through the village is characteristic of the wider landscape, running along the valley



Top: flint cobbled road margin, High Street

floor. The use of "street" within the village (East, West and High) indicates that these were always relatively wide roads. Minor spur routes run perpendicular to this main route, across the contours to other hamlets or settlements. All are single track lanes.

The valley bottom roads tend to be fairly straight, typically bounded by flint walls or formal hedges. The side spur roads can be extremely narrow and steep with sharp bends, and often bounded by informal hedges. [HVDG7]

There were some stone kerb gutters made up of a single line of stone setts in West Street and particularly in East Street, as noted in WCC's conservation area appraisal. Unfortunately, these were removed as part of the 2016 flood-alleviation engineering works. There is notable historic surfacing along both sides of the High Street where there is a flint cobbled strip on each side rather than a pavement. Around the corner in Church Lane there are further, but much smaller, areas of flint cobbles.

Hambledon has a range of traffic sign styles: traditional cast metal finger posts and cast metal street names fixed to walls contrasting with modern retro-reflective direction signs and street names mounted on zinc-plated posts. Sometimes old and new signs sit side-by-side, duplicating the information. Direction signs and street names can be useful and interesting to visitors and delivery drivers. They can also enhance the environment and contribute to a timeless, rural feel when they are well designed. [HVDG12]



Left: Modern and traditional style signposts at the junction of East Street and Brook Lane. The traditional (black and white) fingerpost offers a considerable enhancement



Above left: West Street by the Village Hall and The Vine to the left showing the absence of road lining

Above centre & right: improved signage visibility and impact achieved through decluttering in Back Lane

It has been long acknowledged in some circles that a plethora of traffic signs, many entirely superfluous, are actually counterproductive to road safety. Added to this they detract from every environment in which they appear; but nowhere more so than in a rural village. Fortunately, government policy now recognises this. Hambledon parish council has worked with WCC and HCC to remove about 30 such signs over the past few years and to make other improvements; principally reducing the height of poles, painting them black and making sure they do not project above the sign they carry.

[HVDG10] [HVDG11] [HVDG51]

The concept of “shared space” is that the road belongs to all users and that the less direction or instruction the road-users are given, the more they will be aware of their surroundings and use the space appropriately. Even the simple act of removing central white lines contributes to this, and has been shown to reduce traffic speeds significantly and permanently. This contrasts with flashing speed limit reminders whose effect is both small and short-lived. The recent engineering works throughout the length of East and West Streets gave HCC, with the encouragement of the Parish Council, the opportunity not to re-instate the central white lines. There were further bold plans not to re-instate give-way markings in the centre of the village, but unfortunately courage gave out. White edge markings on the village approaches only encourage speeding at night and should be not be renewed. **[HVDG10]**

Today many historic routes and tracks are still in use as public rights of way. Hambledon is well linked via numerous rights of way – many of which follow the patterns described above. The long-distance Wayfarers Walk crosses Speltham Down on its route through the centre of the village before heading up the steeply wooded hangers framing the village on its western edge. These areas on the slopes around the village are hugely significant, providing the backdrop for the village.

[HVDG5] [HVDG50]

There are a few wrought iron lamp brackets (presumably for oil lamps) still to be seen in the village but these have long been out of use. Thirty years ago there was a single light on the pedestrian refuge at the Green Man junction. That gave way to an illuminated bollard which in turn gave way to a pair of unlit, reflective bollards. Finally these have been removed along with the pedestrian refuge itself. In many ways this progression is representative of the wish to achieve a simpler, timeless ambience to the village which drives this village design statement. Today the village has no street lighting and there is a strong desire to keep it that way. **[HVDG52]**



Above: High Street looking north towards the church of St Peter and St Paul

SETTLEMENT

Hambledon village is located at the base of two dry valleys which cut through the rolling chalk downland. The village centre is for the most part about 55 metres above sea level, although the land rises steeply to each side of both valleys, with Teglease Down reaching a height of nearly 200 metres.

Hambledon is thought to originate from Saxon times, with the first recorded mention of Hamelanduna in 956 AD, in the time of King Edgar. The settlement’s character is strongly related to its location along the valley bottom, following the main route to form a linear village which mirrors the valley itself. The village has remained within the valley bottom, and those houses which creep up the valley sides tend to be the exception rather than the rule. Ridges are characteristically undeveloped. The settlement’s form remains little-changed and as a result this character is particularly sensitive. **[HVDG1] [HVDG37] [HVDG38]**

Much older settlements, typical of many downland landscapes, are also found around Hambledon. For example; there are three Scheduled Monuments in the Parish of Hambledon:

- SM 31154 - Bell barrow on Teglease Down;
- SM 31155 - Bowl barrow 640 metres south-west of Coombe Cottages;
- SM 31156 - Bowl barrow on Teglease Down 600 metres north-east of Little West End Farm.

There is also an excavated Roman Villa to the north of Bury Lodge and finds of Roman coins around the parish suggest that there may be other Roman structures as yet undiscovered.

A listed “Murder Stone” at the top of Cams Hill is a monument to a victim of a murder in 1782.



Top: Manor Farm view from West Street looking south
Middle: and looking east.

Bottom: The former malthouse, now a dwelling, located in the centre of Hambledon on the lower reach of Speltham Hill.

AGRICULTURAL BUILDINGS

Hambledon has always been essentially an agricultural community, situated as it is amid open countryside and downland. The landscape beyond Hambledon village is sparsely populated with an isolated, dispersed pattern of farmsteads. Until relatively recent times agriculture accounted for the bulk of employment locally, and farming is still the predominant local activity, although it is now primarily arable and highly mechanised. It is unsurprising that over the years this heritage has left a profound mark on the general landscape in and around the village. The visual impact is multifarious but important in both aesthetic and social terms and thus contributes significantly to the character of the neighbourhood. [HVDG33] [HVDG56]

WITHIN THE VILLAGE

The agricultural heritage is most clearly seen right at the centre of the village, where Manor Farm is an agricultural business surviving from the twelfth century. Despite its central location the original farmyard is still an open space, with some important ancillary buildings (although the adjacent tithe barn was taken down in 1848). The farmhouse itself is typical of a number of agricultural buildings in the area in that the early structure has been added to over the years to adapt to new circumstances; its elegant main frontage is Victorian. A granary remains, on staddle-stones, a form which is not uncommonly found locally, both in the countryside and in more built-up areas where they offer a reminder of a more agrarian past.

Not strictly agricultural but heavily dependent on agriculture, and in that sense part of the same industry, are malshouses and breweries. Mornington House had a malthouse and the house called The Malthouse nearby (plain workman-like Georgian) is what it says it is. Orchard House in West Street is a brewery reworked in the vernacular domestic half-timbered style. Both styles are familiar in the Hambledon townscape.



Left: Lower Chidden view looking southeast.

Below: Lower Chidden view looking northeast showing modern ancillary buildings.

FARMHOUSES

While Manor Farm was historically the farm of the manor of Hambledon and thus integral to the village's identity over the centuries, other major farm buildings, in particular farmhouses, came to be built outside the village and became the homes of local gentleman farmers. West End Farm House is slightly to the north, and today presents itself very much in the relaxed, ample, well-proportioned manner of the eighteenth century, built of brick and flint, and settled in its landscape. The other notable farmhouse, to the east, is Park House, which dates from the seventeenth century. It has a main two-storey block of brick and a three-storey wing largely of flint, which is a combination that adds considerable richness to the pre-Victorian neighbourhood: flint is generally associated with less lofty buildings, and the grander ones are generally of brick. Three stories are rare locally. The farm group also contains a pigeon loft and a barn together with an adjacent granary, but the house itself sets an important context for the village, because it is prominent on the main route into Hambledon from the north-east and hints that the Hambledon that awaits is special.

Hamlets and Farmsteads. Other farm groups exist around Hambledon at similar distances, some of them in the form of hamlets, such as Glidden, Chidden, Hoe, Rushmere, and so forth. They contain a variety of building types which illustrate the changing purposes to which agricultural buildings have been and are being put. They also illustrate the somewhat utilitarian nature of contemporary agricultural buildings, which can be seen in many locations in the parish. [HVDG56]

THE EXAMPLE OF CHIDDEN

No two of these hamlets are alike, but Chidden can be taken as a paradigm: it has lost its ponds, unlike Rushmere, but Chidden Farmhouse is at the centre of a still discernible complex of varied agricultural buildings. The farmhouse, set high, is of brick and is partially tile-hung against the westerly weather. The style is undemonstrative, but yields to, and contributes to, the general character of the locality.





Above left: Former Pigeon Loft, Chidden

Above centre: Timber barn, Chidden

Above right: Thatched Cottage, Chidden

Opposite the farmhouse is a free-standing pigeon loft of substantial size, again in brick, and in a timelessly functional style which has much in common with the style exemplified by The Malthouse, which is to be seen frequently in Hambledon, where often the whole is greater than the sum of the (relatively anonymous) parts.

Near the pigeon loft is a large barn, originally thatched and now roofed in corrugated iron. The present structure dates from the eighteenth and nineteenth centuries but may have origins in the sixteenth as a threshing barn. It might well have had a use for stock in the days before modern arable farming took over, but it is now apparently used for machinery and maintenance. Larger modern grain stores have been built close by (and at Lower Chidden) which do not have a particularly appealing visual quality but which for the most part (ie where they are carefully sited and do not dominate their setting) fit easily into the landscape and illustrate that even the remoter environments are still working ones with a modern economic role.

Farm-workers Housing. Still within the Chidden complex there are other agricultural building types which in some ways even better typify the local vernacular style at different stages in its development. First there are two thatched cottages, probably originally of the 3-bay open-hall type dating from the years after 1500. One of these retains its original dimensions (including a restricted upper floor height), but the other was extended in 1964 (when a cross-wing was constructed on the site of the lost west portion of the cottage and the roof was raised to allow full upper floor height). Both cottages are timber-framed (the frames exposed) with flint and brick infill; and both cottages now have inglenook fireplaces on the sites of the original open fires. In general appearance the two cottages offer clues as to the appearance of houses in the centre of Hambledon in medieval times before the fire of 1726.

Small houses for farm workers have been built over many years of course, but particularly in the last century after farm workers began to be priced out of a dwindling stock of rented accommodation in Hambledon. But none of the more recent buildings can be said to make more than a neutral visual impact.

SMALLER BARNs

In the same general area are two barns, one of timber, dating to the sixteenth century and thatched; the other of flint (with brick dressings), dated 1886, and tiled. The timber barn, which is of 3 bays with some traces of the original tarring remaining, was probably used as a cart shed (there is a cart entrance on one of its long sides), although it is adjacent to a former pond and may have been used for stock at some point. (It now serves as a store and garage). Doubtless many such barns existed

Above: Victorian flint barn, Whitedale Farm – now used as commercial space

Below left: Manor Farm c1900 viewed from the yard looking northeast

Below right: The Church of St Peter & St Paul looking northwest

in the Hambledon area and, especially when thatched, will have contributed very positively to the texture of the landscape. However, they seem not to have survived in great numbers, nor to have left any consistent or extensive visual legacy.

In that respect the Victorian flint barn is different. It is of a common type, single-storey, long (80') in relation to its width (20'), with a cart entrance on one of its short sides. For many years it served successively as a cow shed, a lambing parlour, a machinery store and a tractor garage, but there must have come a point where it, and all barns like it, could not accommodate modern agricultural plant. Such barns therefore fell out of agricultural use but because of their structure they were easily converted to meet light-industrial, commercial, office, storage or domestic purposes. This practice has become widespread, and these barns are still a relatively common sight. Visually, being largely constructed of local material, they look very much at home in the landscape, whether in the neighbourhood of other buildings or alone. The sheer quantity of the flint of which they are composed, read together with the quantity of flint in the many walls in Hambledon and in the surrounding fields, has a satisfactorily unifying effect, so that one can almost pass between village and country not noticing the difference, only the similarity.

VILLAGE BUILDINGS

The earliest remaining building in Hambledon is the Norman/Saxon Church which was built around 1100. The oldest domestic dwelling still standing is Manor Farm whose earliest parts date to about 1200. Hambledon has been described as a “linear” village, but that does not reflect its early development. The historic core of the village, including High Street, Church Street, Speltham Hill and Vicarage Lane is more cruciform.



Separate clusters of buildings, arguably “hamlets”, developed along the valley floor, around Lotts/Cams, the Green Man junction and, to the east, Hamlet House. The last of these retains some separation from the centre in the form of the Donkey Field and Fairfield House’s grounds. This is reflected in the SDNPA’s settlement boundary, which stops at the western end of the Donkey field. The other gaps have been filled by 20th century development, giving present day Hambledon its somewhat linear appearance. The extension of the village along Green Lane beyond The Terrace is again 20th century. **[HVDG1] [HVDG37]**

In 1726 a fire wiped out most of the old houses on the east side of the High Street and on the north side of East Street. These were rebuilt in a Georgian style. Most of the housing in the village is arranged along the main road (East Street/West Street) and High Street/Church Lane. The Tithe map of 1838-9 indicates that the greater number of properties was on the north side of East Street, and it is noticeable how the south side of the road is more fragmented with fewer historic properties, more open space, and some modern infill development. Sporadic infill development continued through the 19th and 20th centuries. **[HVDG25]**

Many of the houses around the High Street crossroads would have been used as a shop at some point in their history; some of these retain their 19th century shopfronts although they have reverted to residential use.

The first major housing development took place in the 1930s introducing 52 new homes in council estate developments at Stewarts Green and Old Barn Crescent with The Gardens being built to accommodate older residents. In the 1960s with increasing car ownership and the ability to commute to work, there began a steady stream of conversions and house building on vacant plots.

In 1970 Hampshire County Council designated the centre of the village a Conservation Area; this was greatly extended in 2012 to include most of the village. The Winchester



Top: The Old Post Office, West Street

Below right: Stewarts Green, Green Lane

*Below Left: The Maltings, West Street
Built on the former factory site of Hartridges Soft Drinks, the award-winning Bargate Homes development comprises 28 residences and Hartridges' offices*



Top: Roof line of houses on the east side of High Street

City Council Local Plan was first drawn up in 1989. This gave the village a tightly drawn development boundary, but it nevertheless allowed considerable scope with around 70 new dwellings and conversions taking place over the next 25 years or so. The last major development took place when Hartridges Soft Drinks Factory was replaced by The Maltings, a small housing estate of 28 homes; half of the area being outside of Winchester City Councils Local Plan settlement policy boundary. **[HVDG39] [HVDG40] [HVDG48]**

Hambledon has gradually changed from a village based on agriculture where people lived, worked and played. Currently, limited employment opportunities within the village are provided by the primary school, two small shops, The Vine public house, an insurance broker, the vineyard and a number of smaller cottage industries. The majority of working age inhabitants commute to the surrounding cities of Portsmouth, Southampton, Winchester, Chichester and Petersfield (for London). **[HVDG56]**

There are several listed buildings within Hambledon, but also a number of historically relevant and ‘positive buildings’ which are not listed. No building is judged by WCC to have a negative impact on the Conservation Area of the village. Any development or renovation should seek to maintain this state of affairs both inside and outside the conservation area. **[HVDG33] [HVDG34] [HVDG49]**

CONSTRUCTION METHODS AND LOCAL DESIGN

Hambledon’s character is defined by the low rows of similar, but individual, houses and cottages which line the streets, fronting narrow plots. These were all built as residential houses and retain a domestic scale, as seen in The Terrace, East Street or Church Lane, with modest room sizes reflecting the maximum spans which can be achieved from timber construction.

Below left: Terrace houses in Church Lane

Below right: The Vine Public House, West Street





Top: Dormer windows on Green Lane Top and above left: Approved slimline double glazing in listed buildings.
 Above left: Sliding sash and bay windows on East Street Above right: Thatched cottage, Rosemead

Ridge lines generally run parallel to the frontage with steeply pitched roofs and large brick stacks, many of which are topped by distinctive chimney pots known as “Fareham Reds”. Two storeys is the norm, although several houses in East Street and the High Street have gables to the rear with a third, attic storey. A few, particularly clustered near the centre, indicate a third storey by dormer windows in the front roof slopes. Traditional materials and building methods predominate. **[HVDG19] [HVDG20] [HVDG22] [HVDG23] [HVDG25] [HVDG42] [HVDG43] [HVDG44] [HVDG45] [HVDG49]**

There are some detached, slightly larger houses; though in many, if not most, cases there is clear evidence that these have been formed by the amalgamation of two or more smaller cottages. Examples include Pear Tree Cottage, Tudor House, Hunter’s Cottage, Blenheim and Jasmine Cottage. Some terraced houses have been similarly formed by amalgamating smaller cottages. There are very few large, high status houses. **[HVDG25]**

Conservatories were historically associated with large houses, of which Hambledon has very few, and would often have been freestanding. The fashion for a conservatory as a lean-to addition to a small house is a modern one which does not fit comfortably with the historic fabric of the village, particularly within the conservation area. Conservatories should therefore be discouraged and, where permitted, should be constructed with traditional materials to reduce their negative impact. **[HVDG32]**

There is some limited use of thatch in the village, which traditionally would have been long straw, and rather more examples of slate roofing. Otherwise the use of handmade clay tiles is almost universal; some of it replacing earlier thatch. These provide the steeply pitched, undulating roofs which characterise the parish. Some have half or full hips where they do not adjoin another building. There are a few examples of dormers, which are small and traditionally detailed with tiled cheeks and hipped, tiled roofs. **[HVDG21] [HVDG22]**



Top: Old window with historically correct fixed and opening casements
 Above: Incorrectly glazed directly to the frame

Below left: Georgian doorway, East Street
 Below right: Brick frontage and flint side elevation, East Street
 Bottom: Flint wall with brick coping



In East Street and the High Street sliding sash windows predominate, usually with small panes in eight-over-eight or six-over-six pattern. These are often a later insertion, sometimes when a Georgian facade has been added to a timber-framed building. There is a small cluster of ground floor oriel windows with two double sashes in each. Elsewhere timber casements are the norm, typically one fixed and one side-hung and having two panes each. Occasionally a triple or even quadruple casement window is seen, usually indicating previous use as a shop. There are several good quality Georgian door cases, and a number of four or six-panelled doors of the same date. Typically, this is where a house also has Georgian sash windows; elsewhere the doors tend to be planked. **[HVDG28] [HVDG29] [HVDG30] [HVDG31]**

The local availability of flint stones means that these have been widely used in the construction of buildings prior to the 20th century. It is common from Georgian times to find the front elevation constructed with “superior” brick while the back and sides are built of flint; usually with brick quoins.

Of equal significance is the widespread use of flints in the construction of boundary walls. There are long stretches bordering the village roads, adding to the feeling of local distinctiveness, and making a very important contribution to the character of the area. **[HVDG18] [HVDG24]**





Left: Flint and brick wall Old Barn Crescent – good repair showing tapering profile of flint wall

Far left: other end of the same wall showing poor repair imposing vertical lines which do not match the wall.

Below: Brickwork – damage from re-pointing with Portland cement mortar in place of the original lime mortar



Many flint walls have a coping course of brick, usually a simple ridged shape though The Cottage in West Street has an unusually elaborate design. Occasionally brick is used as the only material, for example on Speltham Hill just south of George House. Wall heights vary from around one metre at Manor Farm to over two metres at the northern end of Vicarage Lane. A few cast iron railings can be seen, such as the ones outside Myrtle Bank in East Street, where they are set into a stone coping on a brick plinth wall in the traditional manner. **[HVDG18] [HVDG27]**

The traditional mortar for binding both brick and flint is lime, made from burning chalk. Lime mortar provides a breathable, flexible mortar which ensures the long-term health of the structure. Mortar made with Portland cement can damage historic fabric and be visually jarring. **[HVDG18] [HVDG24] [HVDG26]**

PERCEPTUAL QUALITIES

The location and setting of Hambledon - its wider landscape context - contributes significantly to the views and visual character experienced. The fields and paddocks on Speltham Hill, and the vineyard to the north, can all be easily seen from the village. From the upper reaches of the surrounding downland excellent views into the whole village can be seen. And from the higher ground to the west and north of the parish there are long views back to the central South Downs ridge, and down over the dip slope of southern Hampshire to see Portsdown Hill, the Solent and the Isle of Wight beyond. **[HVDG4] [HVDG5] [HVDG41] [HVDG54] [HVDG55]**

Visual enclosure is more common to the south of the village as the relief changes more rapidly. The farmed landscape reflects the importance of agriculture to Hambledon over many centuries of its history.

DARK NIGHT SKIES

In May 2016 the South Downs National Park was awarded International Dark Sky Reserve (IDSR) status, including the area around Hambledon. Dark skies are important for health and well-being, wildlife and provide opportunities for star gazing. It is important to prevent the spread of 'skyglow' which taints much of the night sky over Britain, and can be seen above the urban centres in South Hampshire. The village itself has no street lighting. But light pollution from cities and towns such as Portsmouth, Southampton, Fareham and Eastleigh can be seen directly from the higher viewpoints around the village and a general orange glow pervades the sky to the south, visible even from the lower parts of the village. Hambledon lies within the 2km Buffer Zone (E1a), as a result it is particularly sensitive to light pollution, made even greater as a result of its proximity to the coastal towns.

[HVDG13] [HVDG14] [HVDG15] [HVDG23] [HVDG52]

TRANQUILLITY

The countryside around the village is largely tranquil and quiet, with birdsong and farm animals forming the major part of the soundscape. The B2150 creates some local intrusion on the roads entering the village, particularly the noise of motorbikes. Due to the relatively slow speed of the traffic through the historic centre of the village the noise of the traffic is not that intrusive as long as slow speeds can be maintained and enforced. **[HVDG16] [HVDG17]**

There is a soil recycling facility located at Windmill Down Farm and this does lead to localised noise pollution up and along Litheys Hanger.

SERVICES

Most utilities are provided underground to the village, with relatively unobtrusive wooden telegraph poles supplying telephone and electrical services to the margins of the village and outlying hamlets. There are some larger metal electrical pylons crossing the southern tip of the parish. There is one mobile phone mast on the northern edge of Vinnell's Wood near Denmead which is well screened. Any further masts should be sited with care and consideration for their landscape impact. **[HVDG53] [HVDG54] [HVDG55]**



Top: Night skies over Hambledon

Above: View looking northwest from Speltham Hill over the roofs of East Street towards the Church

CONTEMPORARY DESIGN

The overwhelmingly traditional nature of Hambledon's building stock means that it is difficult for it to integrate houses or developments in the architectural style of the 21st century. The most intractable problem is that the contemporary style depends on a certain scale for its effect and in Hambledon there is little or no scope for scale. So modern building has tended to be either bland or a pastiche of the 19th century vernacular style. This suits current circumstances, but it is an artistic compromise, and it is unfortunate that when the future accounts of the buildings of Hambledon come to be written the contribution of the 20th century will be seen to be so mean and that of the 21st so paltry.

Outside the conservation area the opportunities for contemporary design are probably greater, and there have already been agricultural developments that are modern in style (while hardly contemporary) but sit satisfactorily in the landscape. The replacement of an undistinguished 20th century dwelling house by something in the contemporary style could work equally well, and probably better, if the design was assured and interesting (albeit expensive). Such an outcome would however require flexibility and vision in the planning process, and a willingness on the part of conservation groups to embrace the validity of contemporary work. (And a willingness on the part of the client to meet the cost.)

All that said, there are examples within the village where the contemporary ethos has been making itself felt. For one, the Village Hall was built in the early 1980's to a somewhat utilitarian design that no doubt reflected cost constraints. It has however proved a popular facility which is extremely flexible and well used. It does not violate the village-scape. For another, a new modern space has been created in the village church by re-instating the upper floor of the 14th century south porch. Traditional materials (much oak, lime plaster) have been used, but in a contemporary way, and



Left: the newly-created room above the south porch of the church.

Below and opposite bottom right: Oldfield House and Homelands display a variety of rooflines and gables, breaking up the mass of the buildings to give them a less monolithic feel than would otherwise be the case.



the new space has a thoroughly modern sculptural quality. It is planned that it will be complemented in due course by a new stairway in a matching style which will be an important feature in the church for the long term.

On Speltham Hill the buildings are generally fairly well spaced from each other, allowing for more individuality without harming the street-scape in the way that might happen in East Street, for example. There are three examples of contemporary design on Speltham Hill, two dating from the 1960s and a third, Oldfield House from 1980. Another two houses have sizeable extensions incorporating varying degrees of contemporary design.

Beyond Speltham Hill the house known as Old Rushmere has been almost completely re-built in a contemporary style (2019), retaining an old core which is not visible from the public highway.



Above: Old Rushmere by Rushmere Pond. This contemporary dwelling is built around what were probably farm workers' cottages in the grounds of a Tudor farmhouse that stood nearby until the end of the nineteenth century.

At the top of Cams Hill, Homelands is an early twentieth century house built on farmland prior to the 1948 planning act. It was an unremarkable brick building which did not seem at ease in the landscape. It has been extended very recently and re-faced in a contemporary manner which sits more easily in its location. **[HVDG49]**

Below: Homelands before and after renovation and extension in 2018. The chimney on the left and the cat slide roof allow one to appreciate how the old building has been absorbed into the new."





View from Boarhuts Copse looking east over Green Lane and Stewarts Green towards the church in the distance



Above centre: Junction of Green Lane and West Street c1980 with the refuge and old street light, illuminated bollard and signage

Above left: Finger post signage at the same junction installed as a replacement in 2018

Above right: Traditional signage better preserves village heritage

Section 2 Hambleton Village Design Guidelines

These guidelines are intended to preserve and enhance those characteristics of Hambleton's landscape and village setting which make it the special place it is, for the benefit of the present residents and visitors and for future generations.

COUNTRYSIDE SETTING

HVDG1 The linear pattern of development in the main settlement is a defining feature of the village. It would be detrimental for development to spread beyond the confines of the valley floor to the hangers and downland that frame the village.

HVDG2 Local land use largely complements the existing deeply rural character of the village. Change of land use should be resisted as it has the potential to harm local landscape character.

HVDG3 The current field patterns should be preserved. Agricultural land around the parish should be controlled to ensure that pony paddocks do not result in the unsympathetic sub-division of the existing fields.

VIEWS

HVDG4 Existing panoramic views should not be impeded or harmed by any development that would be inappropriate or intrusive.

HVDG5 Existing views of the countryside from within the current settlement boundary and views of the settlement from outside should not be harmed.

TREES, HEDGES AND WILDLIFE

HVDG6 Field hedges should be of a traditional nature intermixed with other species characteristic of the local area.

HVDG7 Roadside and other boundary hedges should be retained and encouraged to provide habitat which will encourage wildlife, in addition to providing privacy, and maintain an essential element of the character of the parish.

HVDG8 Developments should respect the characteristic fauna and flora of the area; conserving and enhancing existing wildlife habitats, encouraging the creation of new ones and connectivity between habitats to enhance the biodiversity of the parish.

VILLAGE APPROACHES

HVDG9 The existing rural character of all the approaches to the village should be conserved and enhanced.

TRAFFIC SIGNS, STREET FURNITURE AND SHARED SPACE

HVDG10 Hambleton parish council in conjunction with WCC and HCC should continue to implement the government policy of decluttering; i.e. removing all unnecessary traffic signs and road markings and resisting their re-introduction. This may involve active engagement with highways maintenance to ensure they do not renew white lines where they are best omitted; e.g. the edge markings along Green Lane which only encourage speeding.

HVDG11 Traffic signs should be removed unless clearly needed; those which remain should be lowered where possible to minimise their intrusion and any surplus pole above the sign removed. Poles should be painted black.

HVDG12 All modern direction signs and street names should be removed and replaced with traditional cast metal designs in the local Hampshire style. Street names should be fixed to walls where possible without undue harm to historic walls.

DARK SKIES

HVDG13 External security lighting should be the minimum necessary to fulfil its function, and should not be left on all night. Where PIR sensors are used, an additional timer should be used to minimise the nuisance impact.

HVDG14 Floodlights are very inefficient, shining light over a wide area rather than just where it is required; their intense glare can hide criminal activity. If flood-lighting is unavoidable, ensure that appropriate additional shielding is used so the light shines downwards, only to where the light is required, and not onto neighbouring homes and property. http://www.britastro.org/dark-skies/cfds_advice.php?topic=security

HVDG15 Colour temperature of external lighting should not exceed 3000 Kelvin to reduce the levels of blue light emitted, which has been shown to have a detrimental effect on human and wild life as well as a damaging effect on the dark sky. Total light level should not exceed 500 lumens. See the SDNP Dark Skies Technical Advice Note, page 35.



The People's Market has been in place at the centre of the village and its life since the second half of 19th century, remaining a bustling grocers and general store

TRANQUILLITY

HVDG16 Proposals which would adversely impact the relative tranquillity of the village and its countryside setting should not be permitted.

HVDG17 No development should result in noise which is harmful to the natural soundscape and should not add tonal components which lie outside the current pattern. This can be even more significant if additional lower frequencies are likely.

DEVELOPMENT OF EXISTING VILLAGE BUILDINGS AND EXTENSIONS

HVDG18 It is essential that owners use traditional materials, techniques and skills to carry out routine maintenance.

ROOFS

HVDG19 Roof heights should be carefully considered and controlled to ensure that changes do not significantly disrupt the village skyline when seen from a variety of angles and viewpoints.

HVDG20 Roof lines should exhibit variety such as different heights and gable ends, and including chimneys where appropriate.

HVDG21 Roofing material should generally match the existing roofs; clay tiles in much of the village but occasionally slate or thatch. Decorations should be traditional and original architectural details preserved.

HVDG22 Dormer windows should not dominate the character of the overall building.

HVDG23 Sky lights, roof lanterns etc, should be sympathetic to the design of the building and should, where fitted, be supplied with a heavy / blackout drapery to reduce the impact on the Dark Sky park. Where coverings are too high to open and close, electronic methods must be installed to allow their use. Sky lights have not traditionally been seen on street-facing roofs and should be discouraged.

HVDG24 Buildings should incorporate materials that respond to their surroundings and utilise traditional mortar where appropriate. Flints, hung tiles and blue bricks may be used sparingly to add interest.

WALLS

HVDG25 The spatial characteristics, building lines and the overall height and bulk should fit in well with the surrounding architecture. Special consideration should be given to the relationship formed with the street.

HVDG26 Lime wash should be utilised on traditional buildings to allow walls to breathe rather than sealing in moisture.

HVDG27 Boundary walls should match existing or nearby walls in style and construction, including the details of battering and coping.



Well-preserved frontage in High Street

WINDOWS

HVDG28 Where windows are to be replaced, they should match as closely as possible - in both construction material, positioning within the opening and dimensions - those originally installed in the property. Historic ironmongery should be retained where possible or matched.

HVDG29 Fixed and opening casements should be the same size unless there is clear evidence that the original window is 17th century or earlier. Most in Hambledon are later.

HVDG30 Historic windows and glazing are an important component in the character and integrity of historic buildings and are central to the significance of listed buildings, and their wider setting. They should be repaired wherever possible, and the historic glazing and fittings retained.

Where the repair of existing windows is not possible, replacement using tint-free slimline heritage-style double glazed units set in traditional timber sashes or casements may be considered. The replacement should match the existing, replicating the size, scale and profile of the existing mouldings and sections.

DOORS

HVDG31 Where doors are to be replaced, they should match as closely as possible - in both construction material, positioning within the opening and dimensions - those originally installed in the property. Historic ironmongery (letter plates, knockers, pulls etc.) should be retained where possible or matched.

CONSERVATORIES

HVDG32 Conservatories should be of timber or other traditional construction, not UPVC or similar, in order to minimise the jarring effect on the local architecture

ENVIRONMENTAL CONSIDERATIONS AND CLIMATE CHANGE

HVDG33 Whilst environmentally sustainable projects are encouraged, they should not impact on the character of the building or the surrounding area. SDNPA policies on climate change should be applied wherever possible and appropriate.

DOMESTIC PARAPHERNALIA

HVDG34 Satellite dishes and other erections should be sited sympathetically, typically at a low level so as not to disrupt the character of the village skyline when seen from a variety of angles.



Hambleton's surrounding downlands provide spectacular views such as the above panorama looking over Brook Lane in the centre, snaking east away from the camera

DRAINAGE

HVDG35 Where possible storm water and piped drainage solutions should be used to minimize the impact on ground water levels.

NEW DEVELOPMENTS (INCLUDING EXTENSIONS)

GENERAL

New developments should take into consideration all aspects detailed in the 'Existing Property' section, and specifically those listed below.

HVDG36 The design of new developments should take biodiversity and the characteristic surroundings of the area into consideration. Existing landscape features should not only be retained and maintained but, where possible, enhanced and new characteristic habitats created.

HVDG37 New developments adjacent to the countryside should include indigenous planting to create a clearly defined edge to the village to enhance its rural appearance.

HVDG38 New buildings in isolated situations are unlikely to be permitted but if they are (e.g. a para 79 house, NPPF) they should be of a scale and form characteristic of their location and sited to blend with the existing landscape; with additional landscaping and screening as appropriate.

HVDG39 New developments should consist of groupings of houses of a size and type that are small enough to encourage neighbourliness and social interaction, sympathetic to the architectural character and style of its neighbours.

HVDG40 New developments should incorporate appropriate planting with sufficient space for mature growth to respect the overall rural character.

HVDG41 Buildings should not dominate distant views or their immediate surroundings.

HVDG42 New development should use materials which are traditional to the Conservation Area and of high quality (the use of bulky UPVC, aluminium, concrete tiles or other non traditional materials is not considered appropriate).

HVDG43 Buildings should generally be no higher than 2 storeys above ground, incorporating roof space as appropriate to blend with the established heights and bulks.

HVDG44 Building lines should be respected so as to respond to the existing lower density of housing and landscape character of the area.

HVDG45 Parking and garages should not dominate the street scene. Materials of parking spaces should be rural character/permeable etc.

HVDG46 Repairs or changes to roads, lanes and footpaths should maintain the

character of sunken lanes and the rural nature of the parish, avoiding urbanisation resulting from inappropriate surfaces, kerbs and street furniture.

HVDG47 Solar panels, if installed on new buildings, should be an integral part of the roofing material.

HVDG48 Development in large gardens should be permitted only if the scale, design and setting of local housing is respected, neighbourhood identity and characteristics are maintained and unacceptable impact is avoided.

CONTEMPORARY DESIGN

HVDG49 Depending upon the setting and visibility of the site, exceptionally innovative buildings of a bold contemporary design may be encouraged, provided their design is of high quality and they are fitting to the locality.

HIGHWAYS

HVDG50 Footpaths should link to existing networks.

HVDG51 Road furniture should be minimised in number, and where possible match with the existing traditional style - using black lettering on a white background, which are generally fixed to low timber posts or walls.

HVDG52 Street lighting should be avoided.

SERVICES

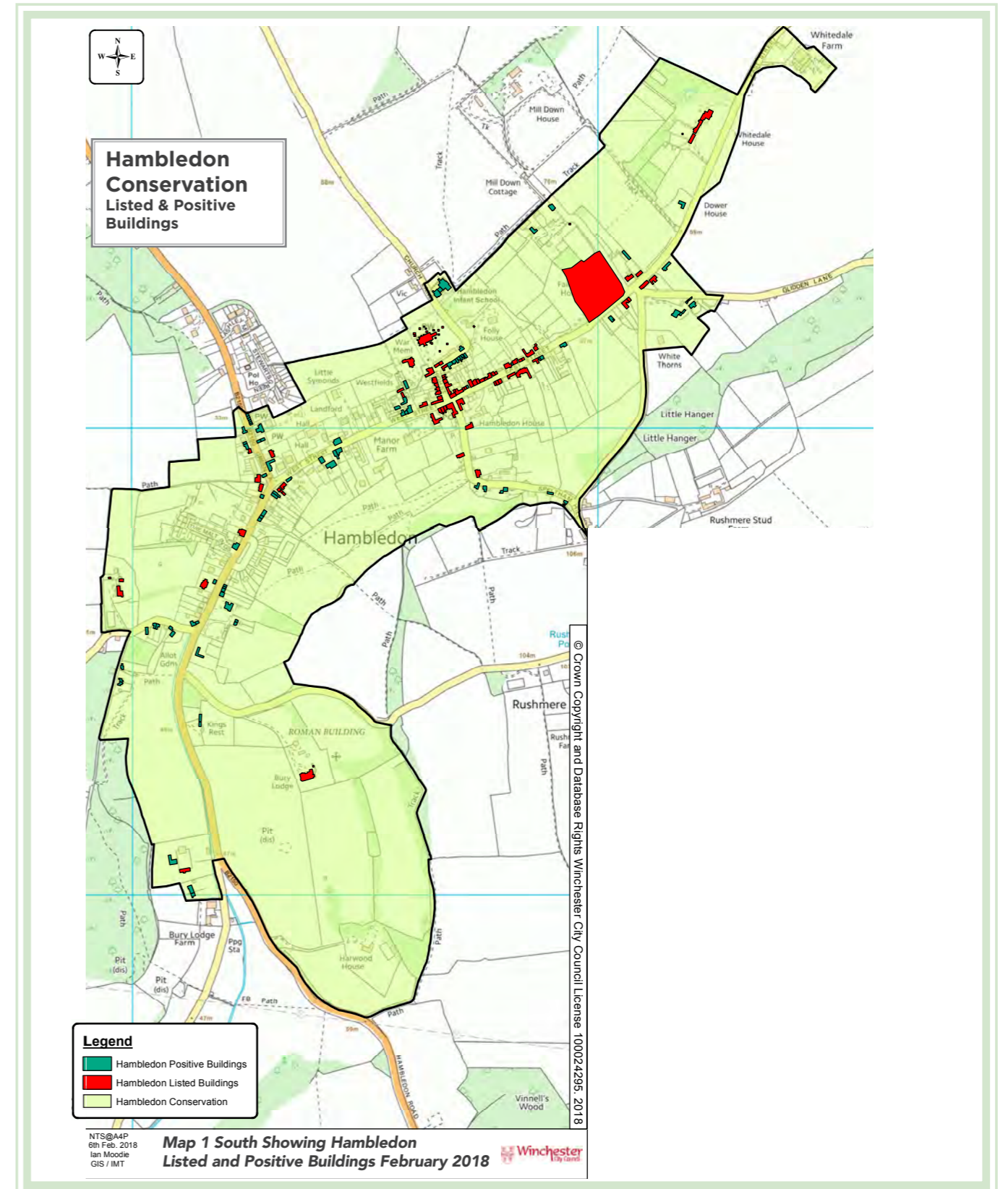
HVDG53 Telephone wires, power cables and cable TV et cetera should be routed underground whenever possible in ducts shared with other utilities to avoid an unsightly conglomeration of posts and cables, which detracts from the character of the area. Where poles or equipment cabinets are necessary they should be sited and coloured so as to minimise their visual intrusion into the landscape, whether countryside or village.

HVDG54 Electricity pylons should be replaced with underground cabling to further enhance the views around the parish.

HVDG55 Services (such as mobile masts) should not be located on scarps or open downland, unless it can be demonstrated that the backdrop makes them visually acceptable.

COMMERCIAL AND AGRICULTURAL BUILDINGS

HVDG56 New commercial buildings should not be intrusive and should be appropriate for, and sympathetic to, a rural to semi-rural setting. Agricultural buildings tend to be of standard form and construction, but can at least be coloured to minimise visual intrusion. Cladding in natural materials would be better still.



HAMBLEDON'S BUILDINGS

A comparison between the Tithe Map of 1838-9 (left) and the WCC 2018 Conservation Area Map (right) shows that while there have been new developments in Hambledon during the intervening period, notably The Maltings, the basic fabric of the village has not greatly changed in 180 years. The overwhelming majority of the village buildings that were present in the early years of Queen Victoria are still in place in the late years of Queen Elizabeth,

many of them now listed and with many others being accepted officially as being of positive value to the village environment. This is the position that the village wishes, and needs, to sustain: the preservation of its heritage and an open mind towards new building, recognizing that the best work of today, such as The Maltings, will be the best guarantee that the village will thrive over the years ahead.

SCENES OF HISTORIC HAMBLEDON

