

Building form and materials

The Conservation Area and the old cottages

West Meon was designated a Conservation Area in June 1972 in order to protect its special environmental and historical character.

Within the Conservation Area are 41 Grade II listed buildings and many other individual buildings and groups of buildings, which, although not necessarily outstanding enough to be listed, are nonetheless of architectural importance and historical interest. Together these make a notable contribution to the character of the village as a whole. Development within or close to the West Meon Conservation Area needs to be carefully considered.

The Conservation Area is drawn tightly round the historical heart of the village, which is characterised by its compact setting of vernacular dwellings. It is centred around the small public area known as The Cross, from which roads radiate out. A major road, the A32, which runs north-south, passes through the central area and divides the village.

A distinct characteristic of the central part of the village is that many of the older buildings are situated immediately fronting the roads and lanes. Traditional gabled, plaster and timber-framed cottages, many of them thatched and dating from the 16th century, form a striking contrast to the later early 19th-century flint and brick properties. The cottages are of one and a half to two storeys in height, giving an overall impression of being dwellings which blend into the countryside and are sympathetic to the rural environment.

It is vital that in any development close to the older traditional buildings in the village, care be taken in the choice of architectural



Benhams



Hatch Cottage

style so as not to detract from the distinctive features of the existing structures.

Of equal importance is the setting of a listed building, which is often an essential feature of its character. Its protection and enhancement is, therefore, as important as that of the building or group of buildings.



Yew Cottage



Shafts House



Eades Cottage

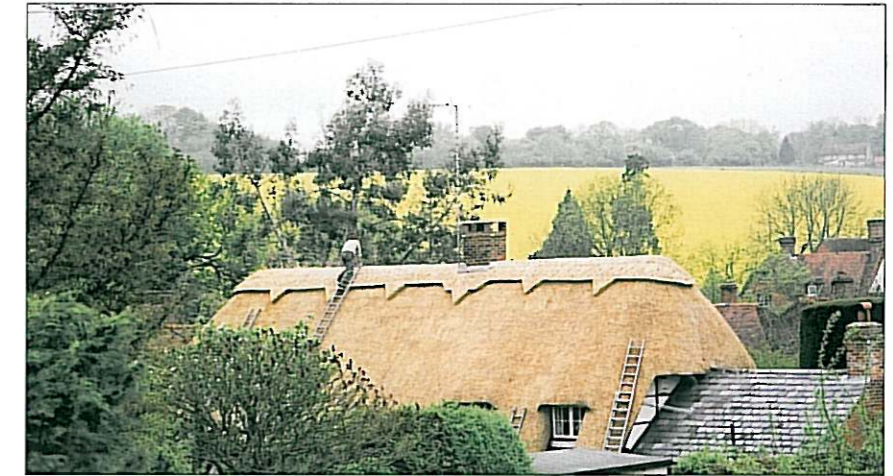


Pheasant Cottage

What does designation mean?

Conservation Area designation automatically increases the council's control over certain alterations to residential properties. These are specified in the Town and Country Planning (General Permitted Development) Order 1995. Essentially, planning permission is required when any of the following are proposed, but this is not a comprehensive list and advice should be sought from Winchester City Council Planning Department:

- Extending the building by more than 50 cubic metres, or ten per cent, whichever is greater
- Erecting or altering a building, such as a garden shed, which is larger than ten cubic metres, in the curtilage of a dwelling house
- Installing external cladding, such as weather-boarding or false stone
- Installing roof dormers
- Fixing a satellite dish to a chimney, or to a building over 15 metres high, or to a wall facing a highway
- Installing radio masts, antennae or radio equipment housing with a volume in excess of two cubic metres.



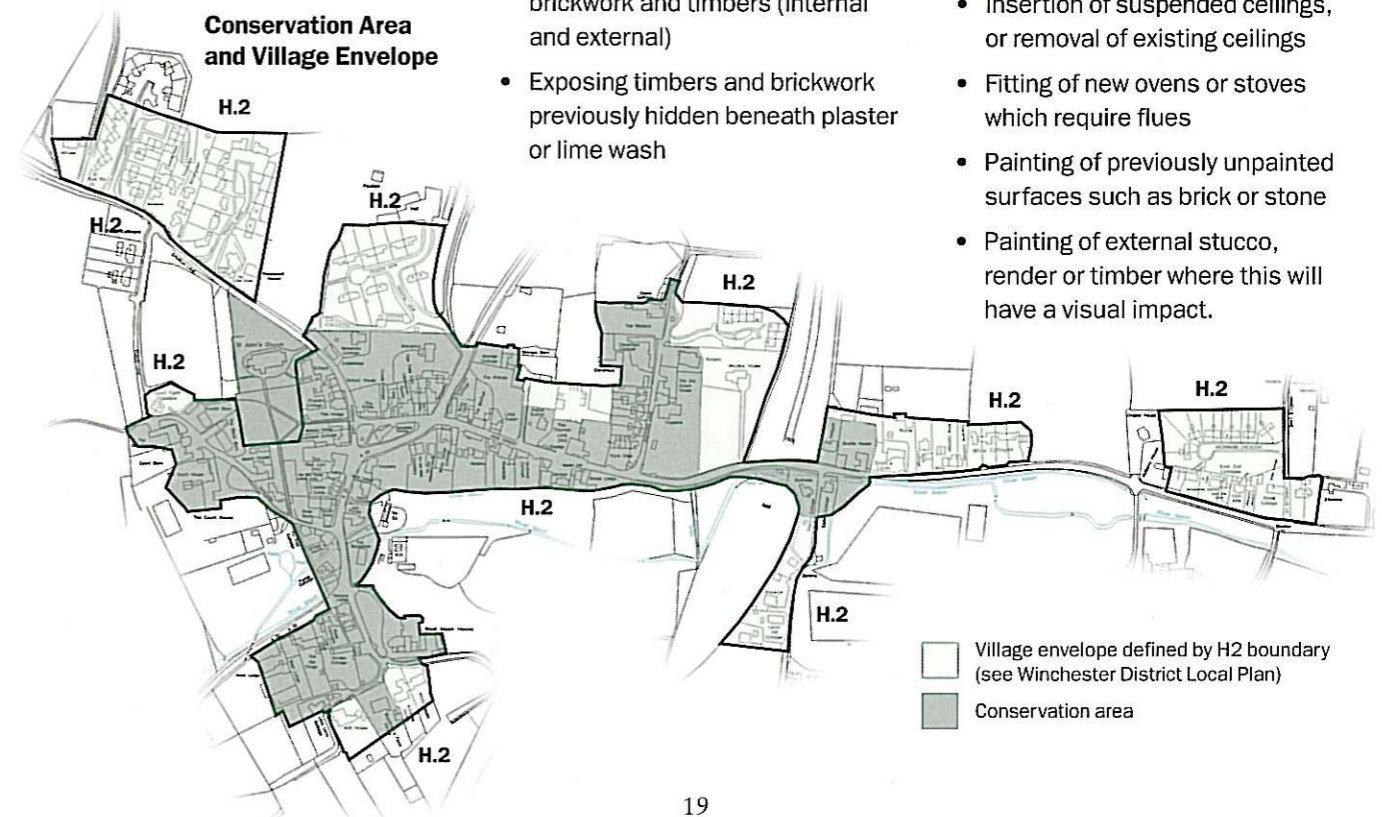
Thatching at Garden Cottage

Alteration and repairs to listed buildings

The type of work which normally requires Listed Building Consent includes the following. This is, however, not a comprehensive list and advice should be sought from Winchester City Council Planning Department:

- Extensions and demolitions
- Repairs not carried out in matching materials (e.g. changing from a hand-made clay tile to a machine-made tile)
- Demolition and rebuilding of important features such as chimney stacks
- Sand-blasting stonework, brickwork and timbers (internal and external)
- Exposing timbers and brickwork previously hidden beneath plaster or lime wash

- Stripping out internal plasterwork (where it is not being replaced as original)
- Removal of or alteration to internal features such as doors, cupboards, panelling and fireplaces
- Changes to the plan form of internal rooms (e.g. blocking up door openings, removing partitions or staircases)
- Timber treatment where this involves destructive techniques such as sand-blasting
- New pipework (where this has an impact on the listed building)
- Replacement windows, including double glazing
- Insertion of suspended ceilings, or removal of existing ceilings
- Fitting of new ovens or stoves which require flues
- Painting of previously unpainted surfaces such as brick or stone
- Painting of external stucco, render or timber where this will have a visual impact.



Building form and style

The village of West Meon possesses a large number of architecturally important buildings, the scale, proportion and materials of which are wholly sympathetic to their rural surroundings.

Buildings throughout the parish are generally one and a half to two storeys high, notable exceptions being Hall Place, West Meon House, Court House and The Red Lion Public House (formerly the rectory). Terraces are present throughout the village.

The front gardens of the traditional dwellings in the centre of the village tend to be small. Low boundary walls in brick and flint (or plain brick) are common and help both to define and integrate adjacent properties.

Local flint construction is used throughout the settlement. Fine examples are the church of St John the Evangelist, the school and West Meon House.

A wide range of window styles, including sash, casement and the occasional leaded light can be found. Vertically glazed window patterns are predominant in the older cottages.

Most of the older roofs are clad in hand-made clay tiles or utilise traditional thatch, although a few are slate. Many roofs have interesting features such as overhanging eaves and tall chimneys with terracotta pots, which reinforce the vertical pattern. Brick chimneys are an important feature, often tall to get good updraft, sometimes highly decorative as at West Meon House. They give vertical accents to the roof and add interest to the skyline.



The Red Lion



Springfield Cottage



Tall chimney pots reinforce vertical patterns

Whilst new development should not necessarily attempt to replicate the local traditional styles, it should be designed to respect nearby traditional colours, textures, materials, shapes, styles, proportions and components. Successful examples are the recent developments at Long Priors, Doctors Lane and the converted barns at the end of Floud Lane.

The use of flat roofs, stained timber and UPVC components needs to be considered with great care. A blend of compatible colours can avoid single, monochrome effects and can contribute to the variety of housing styles that is characteristic of the village. The height of new development is also important and should take into account the gradient of the terrain.

Any new development should include a good variety of house sizes and should preferably include off-street parking, as on-street parking can be visibly intrusive and may cause road safety problems in the narrow lanes.

There is a lack of accommodation for single people and few houses that could be termed 'starter homes' in the village. Any new development needs to address these issues.

Extensions and alterations, wherever possible, should reflect the characteristics of the original building, or, if different, should not dominate the original design. Conservatories should be designed and located with particular care.

The planning authority has already accepted that major new development is not appropriate within the Area of Outstanding Natural Beauty (AONB). Unless there are changes in the Local Plan, new development is likely to be confined to small numbers of new buildings in infill plots within the village envelope, redevelopment and conversions. There are guidelines on pages 22–23 both for new buildings and for alterations to existing properties.



Long Priors



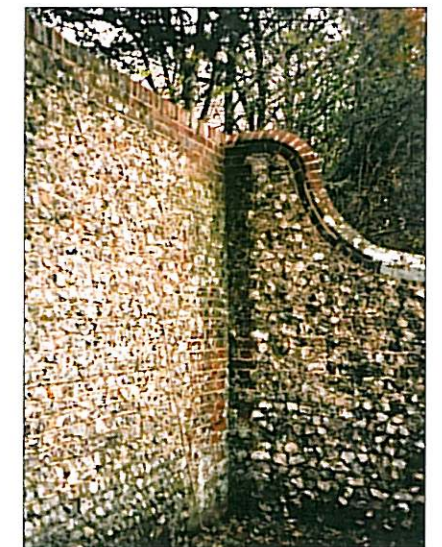
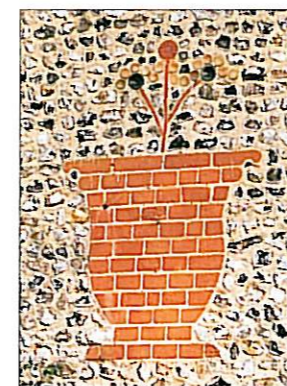
Court Barns



Home Paddocks



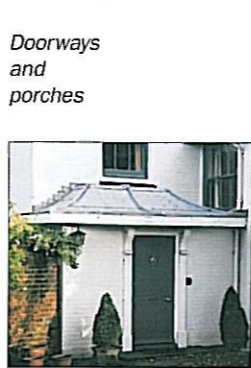
Architectural details



Design guidelines

New buildings

- ◆ New buildings should generally be one and a half or two storeys high (not significantly higher than surrounding buildings) and, where possible, should face onto the road.
- ◆ New buildings should be designed to reflect and respect nearby colours, textures, materials, shapes, styles and proportions.
- ◆ New buildings should include components (such as doors, windows, the height, pitch and ridges of roofs) which have regard to those already present in the vicinity.
- ◆ It is important that any new development blends in with the style, scale and materials of the old. Smaller houses are preferred, with a form to match existing properties. Low roof lines should be maintained where possible.
- ◆ Planning permission should not be granted for development if it would have an immediate adverse effect on the setting of a listed building (ref. Proposal HE16 - Local Plan).
- ◆ Where possible, the retention of existing mature trees and hedges will be encouraged, together with new planting of indigenous species.
- ◆ Plot boundaries should be defined by natural features: weathered brick or flint walls or hedging should be incorporated, rather than timber fencing.
- ◆ Where car parking is provided, it should, if possible, be within the curtilage of the site.
- ◆ Vehicular access arrangements should not be detrimental to the character of the lanes.
- ◆ Tarmac and concrete driveways should be discouraged in favour of gravel, with a buffer strip to the road.



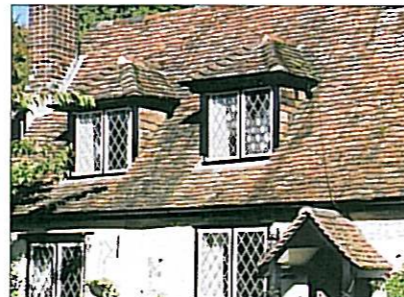
Doorways and porches

- ◆ Any new agricultural buildings should be carefully sited and designed to reduce their apparent mass, so as to minimise their impact upon the wider landscape. This might be achieved by careful location within the local landform or by screening with indigenous plants.
- ◆ Dormer windows should reflect the scale and styles already used within the village. Velux roof lights should, preferably, be sited on rear elevations.
- ◆ Where porches are provided, they should have a harmonious relationship with the property.

- ◆ The choice of materials is vitally important; knapped flint, mellow red bricks (using mixed colours), second-hand stocks or hand-made should be used where possible. Where it is necessary to employ new materials, these should be used sensitively.
- ◆ Roofing tiles should be clay (hand-made where possible) or slate.



Dormer windows



Alterations to existing buildings

- ◆ Original or sympathetic materials, components and styling should be used to match as closely as possible those on the existing building.
- ◆ Extensions should reflect the original building's characteristics in the proportions of windows to walls and in the design of the roof.
- ◆ Conservatories should be designed and located with particular care.
- ◆ Existing trees and hedges should be preserved where possible.
- ◆ Car parking space where possible should be included within the curtilage of the site.
- ◆ Improvements such as replacement windows should reflect the design of the property.
- ◆ Existing thatched roofs should be preserved wherever possible and not be replaced by another material.



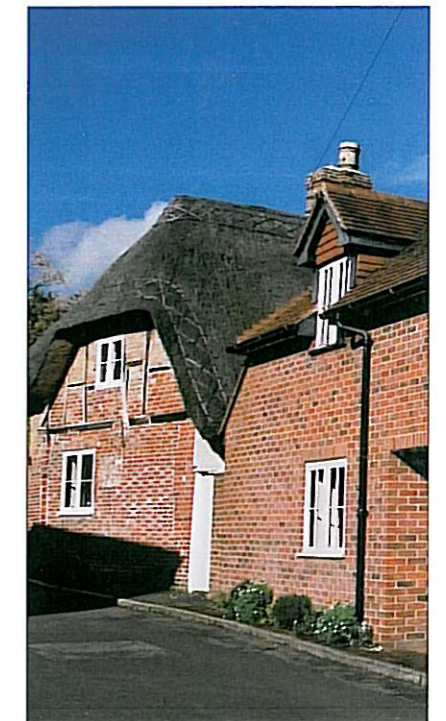
Drake Cottage



Black Barn



Love Lane Cottage



Crossways Cottage and Briar Cottage