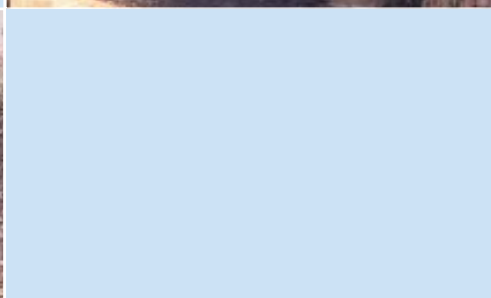
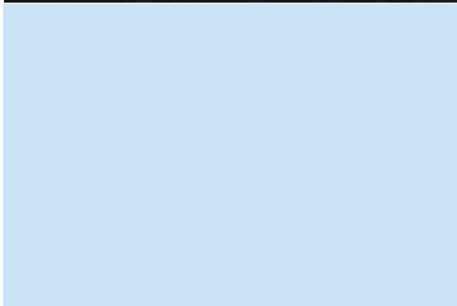
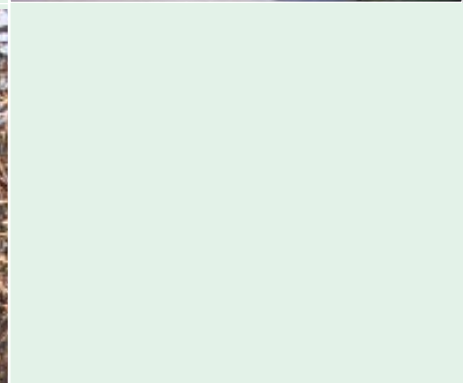
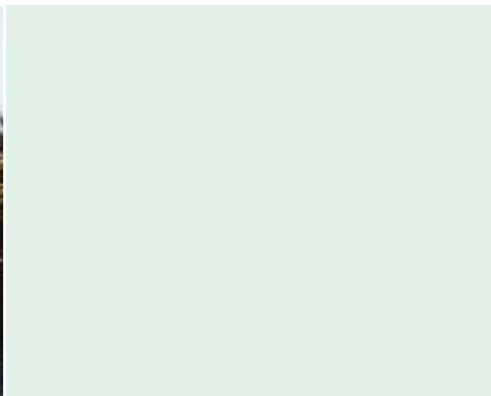
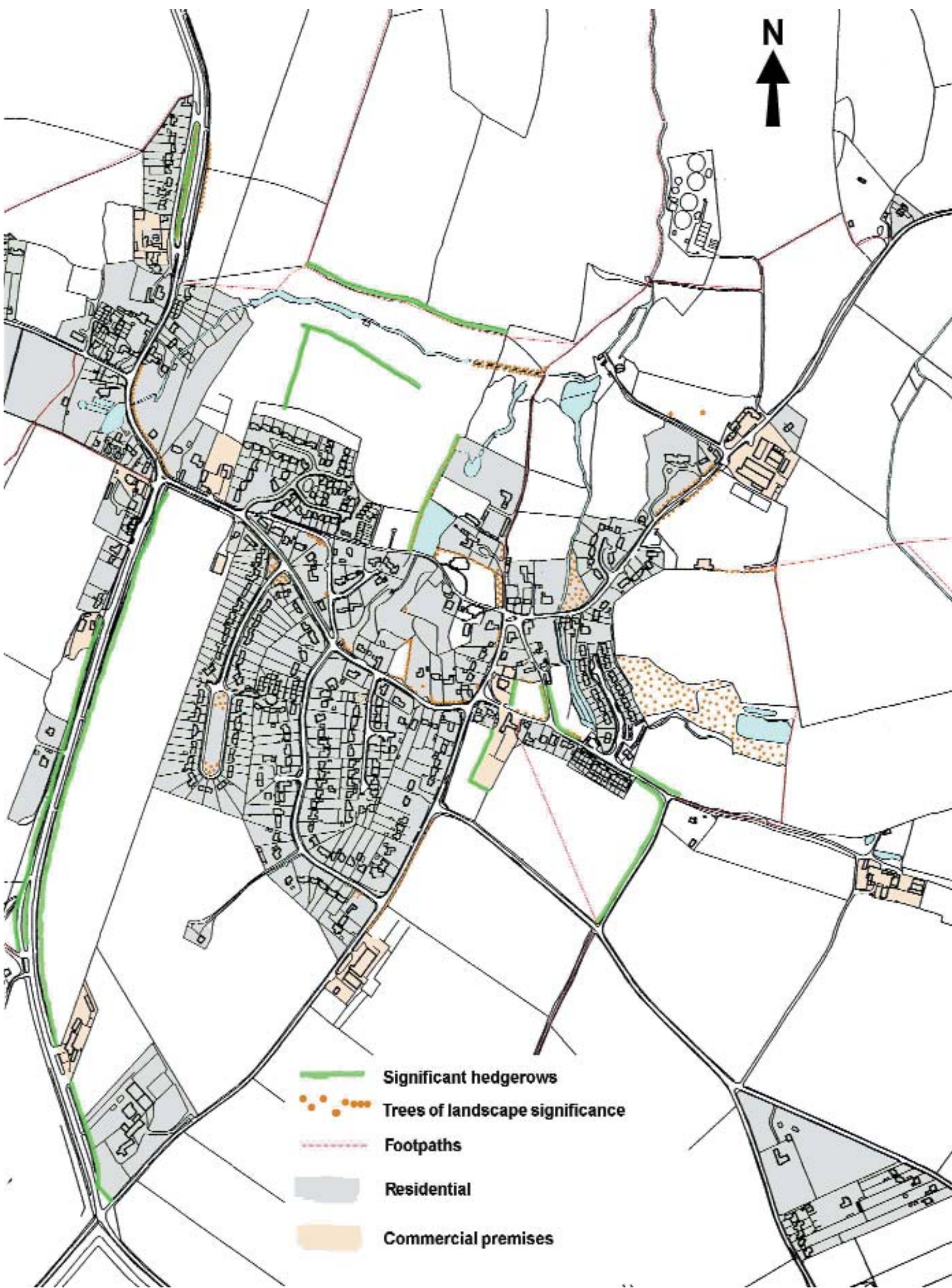


Sherborne Saint John

Village Design Statement

2004





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Farm Pond adjacent to St Andrews Church Sherborne St John



Lych Gate at St Andrews Church

THE VILLAGE DESIGN STATEMENT AND ITS PURPOSE

This Village Design Statement is a description of the features that constitute the “look and feel” of the village of Sherborne St John. It provides a guide to inform future development decisions so that changes may be planned and implemented in ways that respect the character and distinctiveness of the village. The Design Statement can be referred to by all involved in drawing up, making and considering planning applications. It also provides guidance on changes, large and small, that owners and tenants may wish to make, even where planning permission may not be required.

This Design Statement was formally adopted by Basingstoke and Deane Borough Council as Supplementary Planning Guidance, 19th February 2004.

This document should be used in conjunction with the Sherborne St John Conservation Area Appraisal produced by Basingstoke and Deane Borough Council which contains more detail specific to the two Conservation Areas within the village which, to avoid excessive duplication, may not be included here.

HOW IT WAS PRODUCED.

All the residents of Sherborne St John were invited to contribute to the Design Statement and many did so. The steps in the overall process were:

An initial exhibition on 16 December 2000

A public meeting on 19 March 2001

Workshop sessions on 19 May 2001, 9 June 2001 and 14 July 2001

The draft document itself was produced by members of the Village Design Team to reflect the views of the residents expressed during this consultation process.

A questionnaire (VDSQ) was distributed with the local parish magazine to approx 630 households in Sherborne St John, with 94 responses by 22 December 2002. Copies of the questionnaire and the draft version of this VDS



Map showing the location of Sherborne St John north of Basingstoke



Jubilee Cottages, Aldermaston Road



Chute Pavilion

Village Design Statement Questionnaire (VDSQ). Where appropriate within this document the % of respondents supporting a particular statement is given as (VDSQ%)

were also made available from the local shop and from the VDS website.

This document was then modified in the light of comments received in response to the questionnaire. These modifications were designed to reflect the majority views and to provide quantitative evidence to support statements wherever possible.

THE LOCATION OF SHERBORNE ST JOHN

The parish of Sherborne St John lies in a natural bowl at the foot of chalk down-land three miles beyond the northern perimeter of Basingstoke's urban area. It extends north and east to include the house and grounds of The Vyne, now owned and managed by The National Trust, and includes North Hants Hospital and the surrounding grounds.

SETTLEMENT ORIGINS

The area around Sherborne St John, has been used for human habitation for thousands of years. There is archaeological evidence of Iron Age and Bronze Age occupation in the village area. The Roman road from Winchester to Silchester passes through the West end of the village and Roman artefacts have been found at sites in the village.

At the time of the Domesday Book there were three mills in the manor of Sherborne and most of the land was part of Pamber forest. There were scattered developments around the Weybrook spring and its three main sources, including housing at West End. In 1550 Sherborne St John manor was sold to Thomas Lord Sandys of the Vyne. Sandys rebuilt the Vyne as a substantial Tudor building.

The oldest surviving building in Sherborne St John is the parish church of St Andrew, parts of which date back to 1150. There was medieval settlement centred around the church and a late medieval building on the site of the present post office. Also in this area is the thatched April Cottage which is several hundreds of years old. Overlooking the present green, which is probably part of the original medieval village, are other thatched houses; Mapletree and Swan Cottages, and The Swan public house.

Some medieval buildings survive, although in much altered form. For example, in West End there is a timber



Ariel view of Sherborne St John looking south west towards the hospital



St Andrew's Church



The Vyne



Cranes Farm House



View south east from Elm Road



View north along footpath towards Morgaston Woods



Pond on the Weybrook near the A340



Watercress beds near Dark Lane

framed house of the 'Wealden' form, some of the timbers of which date back to the 15th century. There are medieval parts of Cranes Farm and the two rendered chalk-walled cottages on the West End – Gable and Sycamore are also of early origin.

Much of this historic fabric is detailed in the Sherborne St. John Conservation Area Appraisal produced by Basingstoke and Deane Borough Council.

SETTLEMENT DEVELOPMENT

Maps of the early 19th century show a medieval open field system on the south side of the village. There were also then several farms in the parish.

William Lyde Wiggett Chute, who inherited the Vyne in 1827, worked together with Bernard Brocas, lord of the manor of Beaurepaire to instigate a formal enclosure of the open fields and the commons of Lillydown and Rooksdown. An Enclosure Act was passed in 1830. They 'tidied' the boundaries of the two estates and constructed a new road to divide them.

Chute also made significant improvements in housing for the estate workers which led to an increase in both the quality and number of houses in the village.

LANDSCAPE AND SURROUNDINGS

The village is a spring line settlement, where numerous natural springs emerge from the chalk onto the sands and clays characteristic of the Thames valley to the north. These springs were the focal points of the original village. Surrounding and within the village are three distinct landscape types

▶ To the south, the gap between Basingstoke and the village lies on open chalk downland. The area is mainly farmland, both arable and pasture but also includes Weybrook Golf Course. The integrity of the visual boundary provided by the ridgeline of the east-west dry valley south of the village is very important to the village community. The area provides a habitat for large numbers of rabbits, hares and foxes and the coherence of this green corridor is significant to local deer and small mammal populations. Hedgerows flank the fields and roads and contain a wide variety of lime-tolerant mature shrubs and small trees. There is an unusually high proportion of fruit trees including apples and plums in the hedges.

▶ To the north of the village lies an area of Reading Beds and London Clay deposits. This undulating landscape supports an abundance of surface water compared to the area to the south and much of the land is actively farmed for cereals and pasture. Extensive mature deciduous and mixed woodland includes oak, field maple, sycamore, hawthorn, willow, sweet chestnut, horse chestnut and conifers. Morgaston and Monk Sherborne woods are home to large populations of roe and muntjac deer, owls, bats, a variety of butterflies, rodents and a managed pheasant population. Wild orchids and extensive areas of bluebells plus a large variety of fungi can be seen in season.

▶ A network of frequently used footpaths and bridleways crosses the agricultural lands and woodlands, linking them to the village and providing highly valued amenity access for the community.

▶ Water plays an important part in the landscape of the village linking the east and west parts together. The springs, ponds and alluvial land between the chalk to the south and the sands and clays to the north are a unique landscape element. A pond by the A340 at West End drains under the road and as the Wey brook (or Weybrook) passes through some disused watercress



Roe Deer



Muntjac Deer



View south from the trip-trap bridge



View south east along Cranes Road



“Old” Cranes Road looking north

beds and across the north of the village, eventually flowing to The Vyne. Another spring in the east of the village, near Dark Lane, feeds watercress beds, which are still in cultivation, and flows north to join Wey Brook near Sherborne Mill. A third water source rises in a wetland area near the church, designated as a Site of Importance to Nature Conservation (SINC), and feeds a large pond by Church Path from where it flows north to join Wey Brook. These form a characteristic feature of the village and provide an important wildlife habitat for birds, insects and plants. They are part of Hampshire’s world famous system of chalk drainage, which provides a uniquely constant, reliable and pure supply of fresh water. Herons and kingfishers are frequently seen and there are large house martin and swallow populations in summer. Raptors (including sparrow hawks, kestrels and buzzards) prey on rodents and small birds. Consideration should be given to recognising and protecting the special character and importance of these water sources and streams.

VIEWS IN AND OUT OF THE VILLAGE

Approaching by road

The village is not easily visible from any of its approach roads and nor can the surrounding development of Basingstoke and the neighbouring settlements of Bramley and Monk Sherborne be easily seen from within the village area. This “visual isolation” arises from the existence of the ridgeline described above and the wooded nature of much of the surrounding area. It is a feature of the village which defines the overall character of the area and which is highly valued both by the resident community and by all who use it as an amenity.

From the north, a picturesque, narrow, twisting road leads past The Vyne, through arable land and extensive mature woodland. The view out of the village along this road in the sector from west to north east, which is best seen from the elevation of the Chute Recreation Ground, is a particularly fine, distinctive feature of the village. Every effort should be made to preserve it unaltered as a visual amenity of value

The chalk ridge to the south, which is so important to the visual isolation of the village, can be clearly seen from the Elm Road approach. The two small roads which cross the ridge from Popley in the south east are flanked by

high banks and hedges, an important habitat for rabbits, foxes and badgers, and which prevent views into the village until very close to the village edge. The open fields bounded by these hedges are a clear physical separation which provides a sense of traverse from the urban area of Basingstoke to rural Sherborne St John. This sense of separation and passage is a defining feature of the village which is highly valued (VDSQ 91.5%). Development which would erode it should be avoided. The flats at Vidlers Farm, which, in this setting, are an example of visual incongruity to be avoided, can be seen across fields to the northwest.



View from Sherborne Road towards the Vidlers Farm flats



View across village green to The Swan



Trip-trap bridge on footpath north

LANDSCAPE GUIDELINES

► The separate identity of Sherborne St. John is seen as vitally important (VDSQ 93.6%) and should be rigorously protected. The clear separation between the village and Basingstoke/Popley is regarded as a vital characteristic of the area (VDSQ 91.5%) and the essentially open, agricultural and recreational nature of the land around the village should be retained.

► Any new development should not be of such a scale and nature as to prejudice the coherent and contiguous habitat for wildlife around the village.

► Care should be taken to maintain existing hedgerows and large trees, particularly those of landscape value and to include new hedges and trees of comparable arboreal content in any new development.

► The hydrology of the area should be protected to ensure the preservation of the chalk springs and the unpolluted quality of the local watercourses with their attendant plant associations and fauna.

► The views between Morgaston Wood and the village, and between Basing Forest and the village are important visual amenities. Any development permitted should not impair the quality and character of these publicly available views.



Aerial view looking north with Elm Road in the foreground and the A340 heading towards Tadley in the distance

PATTERN AND CONTENT OF THE SETTLEMENT

HIGHWAYS AND FOOTPATHS

Road Access

The road layout of the village is shown in the village map. The roads are still small and in most places frequent, sharp bends and junctions exist which are dictated by the ancient plan of the settlement. The majority of roads in the village have a single pavement, usually with a grass verge on the other side. Some of the older side roads are narrow lanes lined with grassy banks and hedges with no pavement. The general layout approximates to two through roads intersecting close to the village centre with (mainly) residential side roads, most of which are culs-de-sac or provide no through way to other than local destinations. The main A340 runs through the western side of the village and the existing speed restrictions do not extend to the village boundary on the Basingstoke side. Whilst the through roads bear significant, often fast, traffic, especially at peak times, to the detriment of the otherwise quiet nature of the settlement, the character of all the roads is a defining feature of the village (VDSQ 86.2%) and should not be materially altered in either general layout or style. However, an extension of the speed restrictions on the A340 from Sherborne St John to Basingstoke should be sought.

Footpaths

There are many footpaths and rights of way around the village which connect the village ‘centre’ to the surrounding countryside, leading towards the forested areas of Morgaston Wood and Basing Forest. These are significant to the community life of the village (VDSQ 94.7%) and are a valuable asset which should be properly maintained in useable condition. They provide a safe link for the children between the village and its school, a meeting place for the village inhabitants and the large number of people who walk for pleasure. These pathways provide the best locations from which there is inter-visibility between the northern and southern areas.



A Typical “Hampshire” signpost



A Manor Road bungalow



Springfield House, Vyne Road



The K6 phone box in Spring Close



Cranesfield Pond

Street furniture/signs

The majority of the signage and street furniture in the village add materially to its ambience. There are few ornate, illuminated or brightly coloured signs in the village. Most directional signs are relatively small cast iron or wooden finger posts and the parish boundary signs are of an older, pressed steel construction with embossed lettering.

There are two “k6” type telephone boxes and three post boxes, all of traditional style, and there are four brick and timber bus shelters which blend in with the village. The single metal and glass bus shelter on Elm Road is an urban feature which is out of character with the rural nature of the village. Wooden utility poles and their associated overhead lines are visually intrusive in some places.

There are no street lights in the village centre and along Church Path, Elm Road, Vyne Road and Sherborne Road. This is a feature that adds materially to the character of the village and which is popular with many who contributed to the consultation on this document.

Important Open Spaces

There are a number of significant open spaces within the village, the majority of which are accessible public sites or private areas clearly visible from the adjacent roads or footpaths -

▶ Spring Close has a large central island approx. 100 metres by 25 metres with mature trees at each end and open grass between, which creates a relatively safe rural play area for children, and two triangles of land planted with mature wild cherry and rowan which reduce the urbanising impact of the development itself.

▶ The central island in front of the Post Office with a tree surrounded by a wrought iron seat and planted with bulbs has an old mounting stone and the whole provides a rural focus for the village which, because of its location, the village green itself does not.

▶ The village green, adjacent to the village hall and open on two sides with mature tree planting, provides a location for village activities such as the annual fayre and open air church service. Its location opposite the village pub, while not central, is a traditional feature of the English village scene.

▶ The area of privately owned allotments and water-cress beds adjacent to Dark Lane/Kiln Road and the parish council allotments at Moss Hill in Elm Road help to retain the rural feel of the area.

▶ Area of allotments in Cranes Road, serves a similar purpose but also provides one of the few public views of the Church Spire from the main village roads.

▶ Private paddocks and the garden adjacent to Manor House and Kingfishers providing open views from the public footpath to the rear of Vyne Meadow and bring the countryside into the village.

▶ Chute Recreation ground with football pitches, tennis courts, tennis wall, children's play area and The Chute Pavilion are both a visual and practical amenity of great value to the village.

▶ The Cemetery, Churchyard and Farm Pond and the adjacent water meadow, accessible from Church Path are important defining features of the village as well as providing quiet areas served by footpaths and away from road traffic.

▶ The school playing field is mostly hidden from direct view but provides an important rural gap within the surrounding development.

▶ The garden of Edernish House and the large enclosed garden with outbuildings belonging to Springfield House are all visible from points on the road and create an open and green environment between the buildings.

▶ Cranesfield landscaped pond area and a small children's play area contribute to the ambience of their immediate locality and provide a general visual and practical amenity for the whole village.

▶ The pond near the source of the Weybrook, visible from the A340, adjacent to the building referred to as "The Mustard Pot".



View towards the rear of Vyne Meadow



Play area at the Chute Recreation Ground



Play area at Cranesfield



The delapidated Village Hall



April Cottage, Dark lane



Edernish House, Vyne Road



Spring Close



Vidlers Farm flats

TREES, HEDGEROWS AND BOUNDARIES

Hedgerows form an almost continual link throughout the village. The fields surrounding the village are bounded by hedges of mixed native species and frequently include mature trees. This pattern is continued by hedging as the front boundary to the majority of properties in the village such that almost every road is bounded on one side or the other along its length by hedges and trees.

Most of the older properties are set well back from the road and are partially hidden behind mature hedges and trees of mixed varieties and of predominantly native species, giving the village a very rural atmosphere. Most properties are bounded at the front fronted by hedges although there is some use of close-board fencing and some distinctive red brick walling in the area around the Post Office. Between properties the use of close-board and chain-link fencing is more frequent. In some places the streams and watercress beds act as boundary markers.

In the newer developments, property frontages are generally open plan with 'closeboard' fencing or hedges used to delineate side and rear gardens. The use of other fencing materials, particularly modern brick or block walling, chain link, wire and concrete panelling are rare in the village and seem out of place where they occur. In general, fences of any type fit the local scene better if they are screened or softened by hedging of indigenous species.

The use of fast growing conifers such as *Cupressus leylandii* as a hedging plant was widely seen within the consultation exercise as inappropriate to the character of the village.

Mature trees of a variety of species within private gardens and public open spaces are a feature of the village; many of them provide distinctive landmarks.

Examples of such trees are:

- ▶ the horse chestnut tree on Elm Road opposite the Village Hall,
- ▶ the few remaining poplar trees between the church and Cranes Road,
- ▶ A group of beech trees in Cranes Road opposite Bournefield.

▶ A horse chestnut at No 2 Manor Road and a large Pine tree at rear of No 9 visible from the road.

▶ The horse chestnut trees in the garden of Endernish House

▶ The belt of trees between the main A340 and the former main road at West End.

Typical hedgerow species:

Hawthorn, Field Maple, Hazel, Elder, Dogwood, Blackthorn

Climbers:

Clematis, Bramble, Dog Rose, Convolvulus

Planted Trees:

Oak, Beech, Hornbeam, Ash, Horse Chestnut, Lime, Flowering cherry, Apple, Cypress, Spruce, Pine, Yew

AMENITIES

The main amenities of the Post Office and shop, Village Hall, Social Club and public house are located in the eastern part of the village; with the church and village school near by they effectively constitute the village “centre”. The Village Hall is currently presents a dilapidated and unsightly exterior, being close to the end of its useful life. Efforts are underway to provide a replacement building.

A garage and petrol station, antiques and fabric shop, motor repairers, a shop offering security fittings and a funeral directors are situated on the western side of the village along the A340.

At the north-eastern corner of the village, situated in the Chute Recreation Ground, is the Chute Pavilion, built in 1996 with the aid of lottery grants; an excellent hall that is used for both sporting and social occasions. Football and tennis facilities are provided and there is a recently renovated children's play area. An additional children's play area is located in Cranesfield.



The Post Office



Vyne Road



Cleaves, West end



6, 8 West End, built in the “Wealdon” style



Kestrel Court, Vyne Road



Commercial Premises sometimes referred to as "The Mustard Pot"



Dixons Corner, Aldermaston Road



Gales Garage, Aldermaston Road

COMMERCIAL PREMISES

On the eastern edge of the village along Vyne Road there is a group of brick built farm buildings, Kestrel Court, which have been nicely converted to offices. Opposite these is a redundant farm building currently used as car storage which is used by large vehicles.

On the western side there is Cranes Farm Yard which contains light industrial units and offices which are fairly well hidden from the road and surrounding properties behind high brick walls, although the proximity of the industrial units to neighbouring domestic properties does raise some issues of noise pollution. On the A340 there is Armstrong's Builder's Yard, which also contains some commercial units, and at West End a light engineering works, another builders yard and a funeral directors premises. The light engineering works, in particular, is visible from many of the surrounding properties. Inadequate screening of some of this development results in locally high levels of noise and dust



Beech tree in Elm Road

PATTERN AND CONTENT GUIDELINES

► The existing form of signage and street furniture (including telephone boxes) add to the character of the village and should be retained. Any new or replacement signage or furniture should be designed to limit any visual clash with the existing environment and especially to avoid any urbanising affect.

► The large number of small private and public open spaces within the village add greatly to the rural atmosphere. The views within, into and out of the village which these open spaces permit should be retained. Encroachment of general development onto public open space should be avoided

► So that the character of the village is not significantly harmed, the road pattern and current size and form of highways should be maintained. Any maintenance work carried out by the Highway Authority, particularly within, or adjacent to, the Conservation Areas should conform to its own guidance and good practice.

► Roads in the village are narrow so there is a real need to avoid an increase of traffic through the village and to promote effective traffic calming measures which do not detract significantly from the rural setting.

► The use of public lighting should be planned and implemented with great care. There should be no increase in street lighting in the Conservation Area nor in any other area in which its use can be avoided (VDSQ 87.2%). Private security lighting should be sited with care so as not to act as street lighting, or to cause distraction to drivers. The guidelines detailed in the publication entitled “Lighting in the Countryside: towards good practice” issued by the Office of the Deputy Prime Minister should be considered whenever new public or private external lighting in the village is proposed. Where appropriate, consideration should be given to conditions being attached to planning consents for new development so as to minimise the visual intrusion of lighting within the village by following the ODPM’s guidelines.

► Footpaths and byways around the village are a crucial element of the village character (VDSQ 94.7%) and provide amenity disproportionate to their length and number for both residents and visitors. They should be adequately sign-posted and maintained so that they are accessible.

► Care should be taken to maintain existing hedgerows and large trees, particularly those of landscape value and to include new hedges and trees of similar indigenous species in any new development. The use of *Cupressus leylandii* or other fast growing conifers as a hedging plant should be discouraged (VDSQ 90%).

► Existing hedgerows should be retained wherever possible to maintain the continuity of hedges throughout the village. The boundaries with the road should wherever possible be hedges using indigenous species (VDSQ 90.4%). Fencing and brick walling should be used with care and should not detract from the existing street scene. The external appearance of fences and walls can be softened by the planting of shrubs and trees.

► Subject to restrictions on use to ensure that the visual and residential amenities of the village are maintained and that traffic flows are not increased unacceptably, there is some scope for the additional light commercial use of redundant farm buildings and land within the village (VDSQ 48%).



6, 8 West End, built in the “Wealdon” style



Smiths Green Cottages, Vyne Road



Manor Farm House



Jubilee Cottages, Aldermaston Road



Cranesfield

HOUSING

Many of the buildings are positioned within generous sized plots and set back from the road which generates a spacious character to the village (the average ratio of plot size to building footprint for the village as a whole is approximately 7.5:1). However, where there are smaller, older dwellings these often front onto the road or other public open space and often stand alone or in small groups. This is a characteristic that should be preserved in new development. This mix of large and small dwellings could help to prevent the social isolation of sub groups of village residents and contribute to the overall coherence of the community. A very high proportion of the respondents to the consultation exercise (VDSQ 95%) believed that the riparian features, the nature of the present buildings and the essential look and feel of the place all argue against any large scale development either within or immediately adjacent to the present village bounds. Small scale developments and infill, especially of smaller, low cost dwellings to "round out" the village would be preferred (VDSQ 95%)

There are very few buildings of more than two storeys. Most older properties utilised locally produced materials and there is sufficient distinctive Vyne Estate housing to give a special character to Sherborne St. John. There are some more modern developments that have integrated well into the village scene, such as those at Weybrook Court and Dancers Meadow. However, there are others which are either entirely at odds with their surroundings such as the flats at Vidlers Farm, or at best sit uncomfortably with them such as the Vyne Meadow development. The features of these developments which give rise to this lack of harmony with the overall village style are discussed in Appendix I and should be avoided in any future development in the village.

The housing stock is described in detail in Appendix I with reference to many of the specific buildings of note. Most of the buildings that existed in the 19th century are still standing. Several of these cottages have largely retained their original appearance and are now Grade II listed.

20th century development started with individual houses built as infill along the Aldermaston Road, a small group of smallholdings and 'homes for heroes' after WWI at Hill Top and fifty or so properties built on large plots in Manor Road during the 1930s. These resulted in an interesting meandering road and a variety of designs with most dwellings built as bungalows.

Following WW2, the Rural District Council built fifty

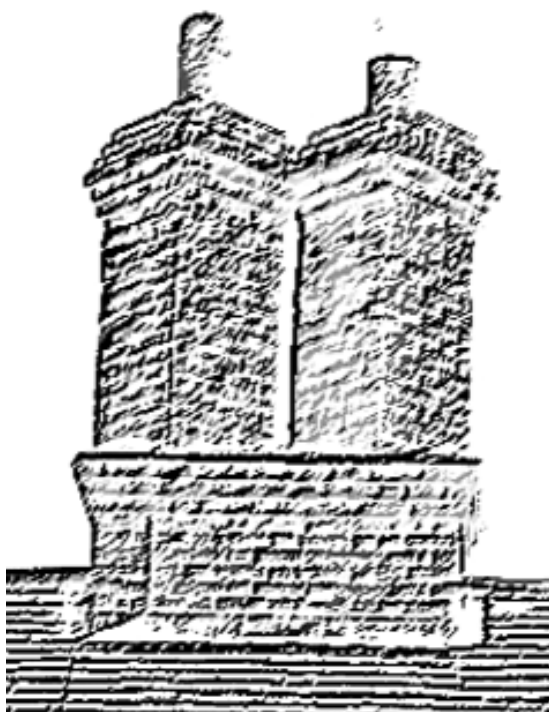
four semi-detached houses next to Manor Road in a development called Spring Close. These also have generous plots backing on to farm land. A smaller development of about twenty bungalows was also built within the same area.

In the 1960s there was further Council building of twenty eight bungalows at Dancers Meadow, and a block of twenty four flats at Vidlers Farm which are of sharply different character from the rest of the housing in the village. Since then developments have been speculative building, mostly of detached houses; seven at Bournefield in the 1960s, another eight in Vyne Meadow in the 1970s and twenty four in Tyfield which was started in about 1970 and completed about twenty years later.

The most recent building is the relatively large 1980s development of fifty five houses of varied sizes at Cranesfield, and Weybrook Court - a courtyard of fifteen properties on the former farmyard at Weybrook.

These developments have more than trebled the number of dwellings in the village since 1930. Widely spaced through the village, the developments have, with the exception of Spring Close and Cranesfield, been in relatively small clusters. This has become a feature of the design of the village which defines its character and which it is seen as important to preserve.

The great majority of the housing in the village has off-street parking which most residents (VDSQ 57%) regard as contributing to safer use of village roads.



Diagonally arranged chimney stacks



An example of dentil eaves



Herringbone pattern gable end and decorative barge boards



The left hand window is false and painted onto a bricked up



Porch and window detail from Vyne Estate cottages

BUILDINGS GUIDELINES

- ▶ New developments should seek to preserve the spacious character of the village by concentrating on small areas or on in-fill (VDSQ 89%). In either case the plot size to building footprint relationship of the different parts of the village should be broadly maintained.
- ▶ There is sufficient distinctive Vyne Estate housing to give a special character to Sherborne St John. It is felt that efforts should be made in new building, extensions and refurbishments to echo some of the features where appropriate to enhance the harmony of the village.
- ▶ Use orange-red bricks where possible. Careful use of brick vernacular features such as Flemish bond rather than stretcher bond and blue headers in patterns and window arches can enhance an otherwise plain building.
- ▶ New buildings and extensions should harmonise with their surroundings. Extensions must conform to the principles laid out in Basingstoke and Deane Development Control Design Guide2 'Extending Your Home'.
- ▶ Innovative and high quality modern design should be encouraged where it would preserve or enhance the quality of the local built environment.
- ▶ Roof forms and heights should wherever possible preserve the local traditional features of north east Hampshire (such as steep pitch) and harmonise with the surroundings. Roofs should predominantly be of simple clay tile or slate. Thatch may be used in an appropriate setting.
- ▶ The use of ornate decoration or mock timbering should be avoided. Wall coatings, where used, should be white or cream.
- ▶ Diamond lattice windows are not common and should be used sparingly. However small rectangular panes are frequent. Large paned windows visible from roads should be avoided.
- ▶ Most of the vernacular windows have narrow glazing bars. Where windows or doors are required to be replaced these should be in keeping with the existing structure and, wherever possible, should reflect the original form and proportions.
- ▶ Conversion of garage space to residential accommodation should be discouraged unless off-road parking to current standards is available.



View towards the rear of Vyne Meadow

APPENDIX I

BUILDINGS AND MATERIALS

Distinctive Character of Village Housing

Within the main part of the village there are a number of authentic timber framed buildings. Most of them were re-fronted in brick or rendered in the 19th century, while thatched roofs were replaced by tiles. In recent years the process has been reversed on a few properties, such as Swan cottage. The grouping of older cottages around the village green – The Swan pub, Swan Cottage, Mapletree, April and Springfield Cottages – provide an important feature of the village.

In the 19th century, building or refurbishments by the Vyne estate, used local materials, including bricks and tiles made on the estate.

Walls

Walls are generally of red or orange brick; some include the use of blue headers in either specific or random patterns, and Flemish bond or patterned gable infills. Some use of cream or yellow brick has been successfully integrated into the village. Tile cladding has been used on some buildings, as are white stucco or rendered finishes. There are some less convincing, modern examples of applied timber framing in some of the newer developments.

Roofs and Chimneys

Roofs are generally of red or brown tiles, although there are some of slate and a few older properties are thatched. Roofs are either gabled or hipped with some half-hipped gable ends. The gables are mostly plain but there is some use of herringbone brick pattern or scalloped bargeboards. Some older properties have brick dentil eaves. Roof lines are generally consistent between adjacent buildings. There are some dormer windows, usually gabled, especially on newer properties. On some older buildings chimneys were often large stacks with a pair of diagonally arranged flues but most have simple rectangular stacks.

Windows, Doors and Porches

There are a few sash windows in older properties but windows are generally casements. Plastic framed sealed unit windows are found in many new buildings and as replacements in some older buildings. Where these retain much of the original form and proportions they generally do not unduly detract from the character of the property. In some locations, such as Spring Close, different styles of replacement windows have been installed in adjacent properties which seriously detracts from character of the street scene. Most frames are white but there is some use of brown or stained finishes. The windows of the older houses are usually pairs of multi-paned casements with small panes, of medium to small size and square or wide rectangular shape. There are two main styles, timber framed with one horizontal glazing bar or metal framed with 6 or 12 panes.

Doors are mostly stained or painted timber; some glazed or part-glazed. Where porches are present these are usually small, simple and unglazed. Some are timber framed with gabled roofs. Some of the more modern buildings have door canopies rather than full porches.

VYNE ROAD

The scattered arrangement of the farm workers cottages along the Vyne Road at Swingate Hill and Smiths Green link the Vyne to the village. The style of those at Smiths Green echoes the Tudor style of The Vyne itself in a simplified form. Wiggett Chute also took particular care with the design of the lodge cottages on Vyne Road and Morgaston Road. Most of these cottages are Grade II listed, but are not part of the Conservation Area of the village.

Near the village boundary on the western side of the Vyne Road there is a group of brick and timber clad farm buildings that were part of Bobs Farm. They have been redeveloped as commercial office units called Kestrel Court. A pair of farm cottages remains on the corner of a lane which leads to the derelict Sherborne Mill and the Mill House, now a pair of cottages. Continuing on the right of Vyne Road is a large 19th century house which is now The Grange Nursing Home. The original stable block, which has decorative tile hanging on the upper floor walls is a private residence. Further down the road the original single storey lodge house remains.

On the left side of the road at Bobs Farm there is a group of utilitarian buildings - barn, metal silos, etc. These are offset by the elegant curved roof of the modern sports pavilion on the Chute Recreation Ground.

Beyond the Recreation ground the 'picture box' street scene has been much photographed. The first cottage was once a laundry for The Vyne. It is set back from the road on rising ground. These vernacular buildings fit comfortably with the larger ones such as Edernish House [the former 19th century Rectory], Springfield House, The Haye and Manor Farmhouse. They share a local brick and tile structure mostly with 19th century fascias. Edernish House is an imposing building, the only three-storey house in the village. It has tile hanging on the upper floors as does Springfield House. The former almshouses, built as four single roomed cottages have a distinctive appearance with tall chimneys and gothic windows.

A few 20th properties have been built as infills in this part of the village, of which one (The Croft) has a significant impact due to its unique design and position on high ground, with no landscape backdrop.

VYNE MEADOW

This is a cluster development of 4-bed detached houses built on former glebe land of the Rectory. The red bricks are not the predominant local colour and the timber window frames are stained rather than painted white. They have a rather small open plan front gardens, so are not well screened from the road.

The village square is now rather smaller than in earlier times, but it still retains a central island and is flanked by Springfield House, the Post Office, The Haye and Rectory Cottages. A lane leads to the Manor Farmhouse, which is an important part of the village scene. Most of its associated farm buildings have been converted to residential use, but a four-bay barn remains on the north side.

DARK LANE

The Victorian frontage of Springfield house has a high status appearance – the gabled brick enclosed porch, bay window and verandah are unlike

other local buildings. It has sash windows, decorative bands of cream bricks and four tall chimney stacks. The part of the property round the corner in Dark Lane was probably originally a shop that predates the late 19th century house. Its lower roof line visually links to that of the main part of the Post Office. Continuing along the lane are a stable block and a cottage, once occupied by the gardener of Springfield House. April Cottage on the opposite side was originally a pair of single storey thatched cottages. A timber framed building, probably of 18th century origin, it has had the walls built up to give two storey accommodation. It is still thatched and is adjacent to the village green.

KILN ROAD

Opposite The Green the group of thatched buildings including The Swan public house, Mapletree and Swan Cottage have been much altered in recent years. Timber framing has been exposed, walls raised, extensions built and thatched roofs replaced. On the road out of the village beyond the Green there are two modern bungalows and then a pair of 19th century cottages, one of which was once the village post office.

VIDLERS FARM AND DANCERS MEADOW

Along Kiln Road the style of building changes dramatically with the three blocks of two-storey flats called Vidlers Farm. These have shallow pitched roofs uncharacteristic of the area and the construction and materials used are also uncharacteristic of the local area. The effect is a development that is out of sympathy with the other housing in the village. On the opposite side of the road there are two blocks of garages in public view that are more in the style of the Popley development than of the rest of the village. The road leads to the Dancers Meadow development whose semi-detached bungalows fit more pleasingly with the landscape.

ELM ROAD

A pair of 19th century cottages built to the side of the Post Office show the typical Estate cottage features including diagonal chimneys, 12-paned metal casement windows with blue header brick arches. Next door, no 5 Elm Road has been much altered from the time when it was a pair of cottages. The single storey Social Club, previously the Working Men's club, and before that the parish reading room, and the wooden panelled Village Hall built in the 1960s do not fit well into the street scene. The three 1960s detached houses opposite are screened from the road by conifer trees.

At the junction with Cranes Road the stables and barn that formed part of The Haye are now a residence. Ford Cottage opposite has white rendered walls and is quite distinctive. This is the only building on the East side of the road. Abbotsfield, once called Dangerfield, where a haulage business was operated many years ago, also has white rendered walls, but is of an earlier construction than Ford Cottage as is indicated by the brick dentil eaves and other features. The rest of the built up part of Elm Road is of 20th century houses and bungalows. They form the boundary of the residential part of the village to the south and have open views over fields. There are two small farms further along Elm Road towards the junction with the A340 at Elm Bottom.

Manor Road and Spring Close each have their own distinctive features. Built around the same time in the mid 20th century they share features of relatively large plots, dark red bricks and brown clay tiles and are, generally, simply styled.

MANOR ROAD

The bungalows are generally small with hipped roofs and set well back from the road. Many have been extended over the years. The use of the loft space as accommodation with the insertion of dormer windows is a common feature. Most properties have substantial boundary hedges and

there are many trees giving a rural atmosphere. Most properties have garages and all have space for off road parking. A recently built bungalow at 1 Manor Road is a good example of how the features used in the Vyne Estate cottages can be incorporated into a modern construction by the use of blue bricks to provide interesting pattern around windows and doorways.

SPRING CLOSE AND THE SEVERALS

The semi-detached houses of Spring Close are of basically uniform design with variations in positions of doors, gables etc. They have off road parking space and some have garages. The bungalows were also built by the Council in the same dark red brick with tiled roofs. There are some garages in separate blocks.

TYFIELD

This is a development between Manor Road and Elm Road of largely steeply pitched roofed chalet bungalows. The earlier buildings are of cream or orange brick with brown clay pan-tiles, the later development used red brick with red or brown pan-tiles. Window frames are mostly dark stained timber.

CRANESFIELD

This has a similar number of properties to, but a higher average density than, Manor Road or Spring Close. It was built in the 1980s on a site next to Cranes Farm. The properties vary from 5 bed-roomed detached houses at the entrance to 2-bed terraced houses furthest away. There are a number of different styles, but are all based on those of earlier times (but not typical to the village). They do not reflect the local vernacular design, brick etc. The use of decorative features such as stained timbers on rendered walls does not always fit comfortably into the village setting. There are also far fewer hedges and therefore a more open feel than in Manor Road.

CRANES ROAD

The former glebe land on the North side of the road is within the Conservation Area. It has a few old properties, notably Haye Cottage, formerly stables to the Haye, Spring Cottage and the Old Rectory. This Grade II listed building was probably built as the vicarage in the 17th century. The timber frame has been faced in brick and there have been other alterations and extensions. Its previously significant position alongside the church path has become less imposing since another house was built in its garden a few years ago.

The rest of Cranes Road consists of 20th century buildings. The earlier ones, mostly bungalows, fit quietly into the village scene. Some of the more recent houses, being large, bulkier and incorporating generalised features, not necessarily those of the village, sit less comfortably.

Nearer the A340 is Cranes Farm. This listed, timber framed farmhouse is set well back from the road and is probably of 16th century origin. It is largely brick faced with a projecting front gable that is rendered; the roof has a steep pitch. Sharing an access drive there is a 1960s house in a neo-Georgian style. The farmyard and surrounding outbuildings formerly belonging to Cranes Farm now have an office use and there is parking on the site, all enclosed by a high wall and gate to the front.

BOURNEFIELD

This is a cluster of large detached houses of simple design with large-paned windows that was built on the glebe land next to the Old Rectory. The extended house at the entrance, no. 1, is conspicuously bulky and is not screened from the road.

WEST END - ALDERMASTON ROAD

From Cranes Road the view of 3 and 5 West End with their diagonal chimneys is very distinctive. The cottages are typically built in Flemish bond with the local orange-red bricks and blue headers. Number 5 also has blue header brick two-centred arches over the windows, original small metal-framed windows and a false window. These features help to link this part of the village with Smiths Green in the east.

To the left on the main road, the shop that for over a century was a bakery and grocers known as Dixon's, is an important part of the village scene. The attached Prospect House is 19th century with a slate roof to the front only. The shop and its outbuildings are tiled.

The southern boundary of the West End section of the Conservation Area is marked by a distinctive terrace of late 19th century cottages called Sunnyside, which flank the A340. These are unlike any other buildings in the village and form a fine feature lying close to the road with little screening. The slate roof has a low pitch and the orange-red facing bricks are of high quality. White painted metal-framed casement windows, each of 12 rectangular panes, have off-white stone lintels. A central porch is the entrance to the Brethren's Meeting Hall.

Most of the other buildings on this section of the A340, all on the west side, were built in the mid 20th century. There is a builder's yard which has recently extended its premises to include office accommodation for other businesses in a disused chalk pit. A car park has been constructed at road level. Much less conspicuous is the pair of 19th century cottages in another chalk dell further up the road. They are hidden, not only by their low position, but also because that section of road is now a lay-by area, cut off when the main road was improved. There are several houses and bungalows, mostly well screened by trees and conifer hedges. At the top of the hill and off the main road is a pair of semi-detached houses and a bungalow that were built in the 1930s for workers at a pig farm. On the opposite side of the A340 at the top of the hill, is Gale's Garage, which occupies a prominent position.

Returning past Sunnyside and the shop, now selling soft furnishings, there is a lane by the side of the shop which leads towards Thames Dell. Along this lane there are two pairs of late 19th century cottages known as Jubilee Cottages, with rendered walls and tiled roofs, and a modern chalet bungalow whose garden backs onto the Weybrook pond, which was cultivated as water cress beds until the mid 20th century.

3 & 5 West End are at the corner of this lane with the main road (A340) and as the sharp corner of the road is navigated the pair of cottages with eyebrow dormers, nos. 7 & 9, can be seen. Set back from the road and screened by conifer trees, they are rendered and constructed with solid chalk walls. These listed buildings may date back as far as the 16th century and are just one storey with an attic and a tiled roof that 'waves' over the attic windows. There is a massive central stack chimney and two brick porches with tiled roof and gabled front.

A single storey brick building is positioned next to the watercress beds. This has had various commercial uses since it was built in the 19th century. It has been a bakery, saddlers, sweet shop and an antique shop – when it was known as the 'Mustard Pot'. The name persists although it is now used for a security business. A modern chalet bungalow lies behind and shares the access, which also leads to a rear access to the Jubilee Cottages.

An important part of the Conservation Area is the Wey Brook, which starts as springs in the grounds of Weybrook House. This is a part timber framed building that was extended and given an elegant brick frontage with sash windows in the early 19th century. It is well screened from the road by a substantial brick wall and hedge of cherry laurel, and can only be glimpsed through the wrought iron gates. There is a stable block on the side boundary. Next door are (listed) Wellington Villas, nos. 21 & 23, built in the 1830s by John Whistler. They are brick with a low-

pitched hipped slate roof, have sash windows and plain arched doorways which have radiating fanlights and 4-panelled doors. A side boundary fence and wall edge the Monk Sherborne Road.

Weybrook Farmhouse is well screened behind a brick wall. It is a largely late 19th century building. Next door is Weybrook Hill, partly screened and believed to be partly 18th century with later additions. It has a hipped slate roof, two tall side chimneys and brick faced with a timber frame. Bay windows were added in the 19th century; these also have slate roofs and there is a central porch. The house is fairly close to the road; with a side access shared with a 19th century former farm building now a house.

At this point the old road now forms a service road to the properties along West End Hill. The first property is a new chalet style brick and tile house with dormer windows. A partly thatched cottage, once a forge, is at the bottom of the hill. There is a small industrial development alongside comprising a builder, undertaker, and a metal working company. A pair of 19th century cottages, nos. 33 & 35, lie next to these premises on rising ground; they are built in the traditional manner with local orange-red bricks and blue headers with slated and gabled roofs. They have front closed porches with slate roofs.

There are two further pairs of worker's cottages on the hill that were associated with Weybrook farm. Both have been altered, but a number of original features are still present. One pair, nos. 37 & 39, originally built as three, has a Tudor form, similar to those at Smiths Green. There are plain white bargeboards on three forward facing gables, the windows are modern replacements and the chimneys have been removed.

The other pair of cottages, nos. 43 & 45, have a simpler gable style with a pair of diagonal chimneys. The windows have been replaced with a modern style and a timber porch has been constructed over the front door of one cottage.

There are several 20th century houses built as infill. They do not all fit well with their neighbouring houses.

Sycamore cottage is the first house seen on approaching the village from the Tadley direction and is very special. It is rendered over part cob walls and has a tile roof with 'eyebrow' dormers. There have been later additions to the original core, which was probably of 16th century origin.

The service road ends at this point. All the houses on West End Hill are screened from the main road by trees on the embankment between the two roads. There are no houses on the eastern side of West End Hill.

The first house to be seen on the east side approaching the village from Tadley is a pleasing row of six houses – a pair of cottages and then a terrace of four, which lie fairly close to the road. They have been altered in varying degrees from their original early 19th century appearance and there has been a loss of uniformity, particularly in the form of the windows and the addition of porches. They are not listed buildings.

Numbers 20 and 22 have tiled roofs with large square chimney stacks and hipped roofed bay windows and side extensions. A gabled dormer window has been inserted at eaves level on number 22. This terraced group has slate roofs and one has diamond lattice windows. There are no garages, but space for one or two cars in front of the cottages.

A detached house was built as an infill to replace a terrace of cottages in the 1980s. It is well screened from the road and is built of dark red brick with a tile roof and has the roof appearance of three dormer windows and an open porch. The windows have the appearance of small panes in stained wood frames.

The oldest surviving building in the village is 6 & 8 West End which is timber framed and built in the 'Wealden' style although the original jet-tied front has been hidden by a brick cladding. It has a steeply pitched tiled roof and is set far back from the road, unlike the other houses in its vicinity. It is close to the Roman road and the Weybrook, which passes through the gardens of the houses in this part of the West End, and would have been a substantial house in the 15th century, but it has long been

used as three, or latterly two, farmworkers' cottages. These semi-detached grade II listed cottages are being refurbished; they are a very significant feature of the village.

Cleeves is positioned close to the road and, it is believed, was a baker's shop in the 19th century. It is probably 18th century in origin with 19th and 20th century additions. The roof is hipped and tiled with lead ridge flashings and brick dentil eaves. The windows are white painted timber, each in three sections of six rectangular panes. The ground floor windows project and have hipped roofs and wood supporting brackets below. A chain and post fence separates the house from the pavement. The main building is square in shape and there is also a wing to the rear with tile-hung walls. There are a number of outbuildings including a stable block. A brick wall bounds the large garden from the pavement.

MONK SHERBORNE ROAD

There is a mixture of housing along this road on the edge of the village. On the right is the 1980s Weybrook Court, which is a courtyard development on the site of the farmyard of Weybrook farm, using bricks of a similar colour to the local bricks and a mixture of tile and slate roofs. Windows are also in keeping with the vernacular shape and mostly painted in a cream colour, though some are dark stained. Garages are open 'cart sheds' and there is a mock barn design as a terrace of three prop-

erties. At the entrance is a large, bulky house with a steeply pitched slate roof with dormer windows. This rather overwhelms the late Georgian Wellington Villa on the opposite side of the road.

A 1980s bungalow is the next property to the courtyard development. It is built of dark red bricks with a slate roof in a simple gable shape. It is positioned on raised ground from the road and partially screened by a hedge.

Further along the road is Thames Dell, which was considerably extended from a listed 17th century timber framed building in the early 1980s. A large, barn-like building has been built in the grounds, which are extensive. On the right is a miscellaneous group of dwellings. A pair of cottages, Ivy Cottage and Lawn View, probably of 18th century origin, were built of local orange-red brick. The cottages were formerly thatched and were re-roofed with slate and the walls raised to give two-storey accommodation in the early 20th century. Allum Cottage is detached and probably also 18th century in origin, though it has been much altered. It too was thatched. A disused builder's yard, which still has timber sheds, lies between Allum and Ramridge, a brick and slate roofed bungalow built in the early 1950s. Further along is another bungalow of 1930s origin with a hipped roof and finally, along a track at the bottom of Lillydown, is a brick and tiled roofed detached house built in 1978 to replace a near derelict thatched cottage.



View from Sherborne Road towards the Vidlers Farm flats

TABLE OF ESTIMATED PLOT SIZE TO BUILDING FOOTPRINT RATIO

Road	Average	Smallest sampled	Largest sampled
Vyne Road	11.6	5.7	25.2
Vyne Meadow	6.66	4.3	8.76
Kiln Road	5.88	3.55	8.0
Dancers Meadow	5.7	4.3	7.7
Elm Road	10.0	5.77	22.25
Manor Road	8.0	4.0	18.75
Spring Close	9.0	5.3	11.83
Tyfield	5.0	3.55	6.0
Cranesfield	4.2	2.4	6.9
Bournefield	9.1	4.7	14.57
West End	8.9	2.4	18.75
Aldermaston Rd	11.7	2.3	33.7
Village Average	7.55		



KEY

1	Aldermaston Rd	11	Sherbourne Road
2	West End	12	Vyne Road
3	Monk sherbourne Road	13	Viddlers farm and Kiln Road
4	Cranes Road	14	Dancers Meadow
5	Spring Close	15	Vyne Meadow
6	Cranesfield	16	Chute recreation Ground
7	Manor Road	17	Morgaston Woods
8	Tyfield		
9	Elm Road		
10	St Andrew’s Church		

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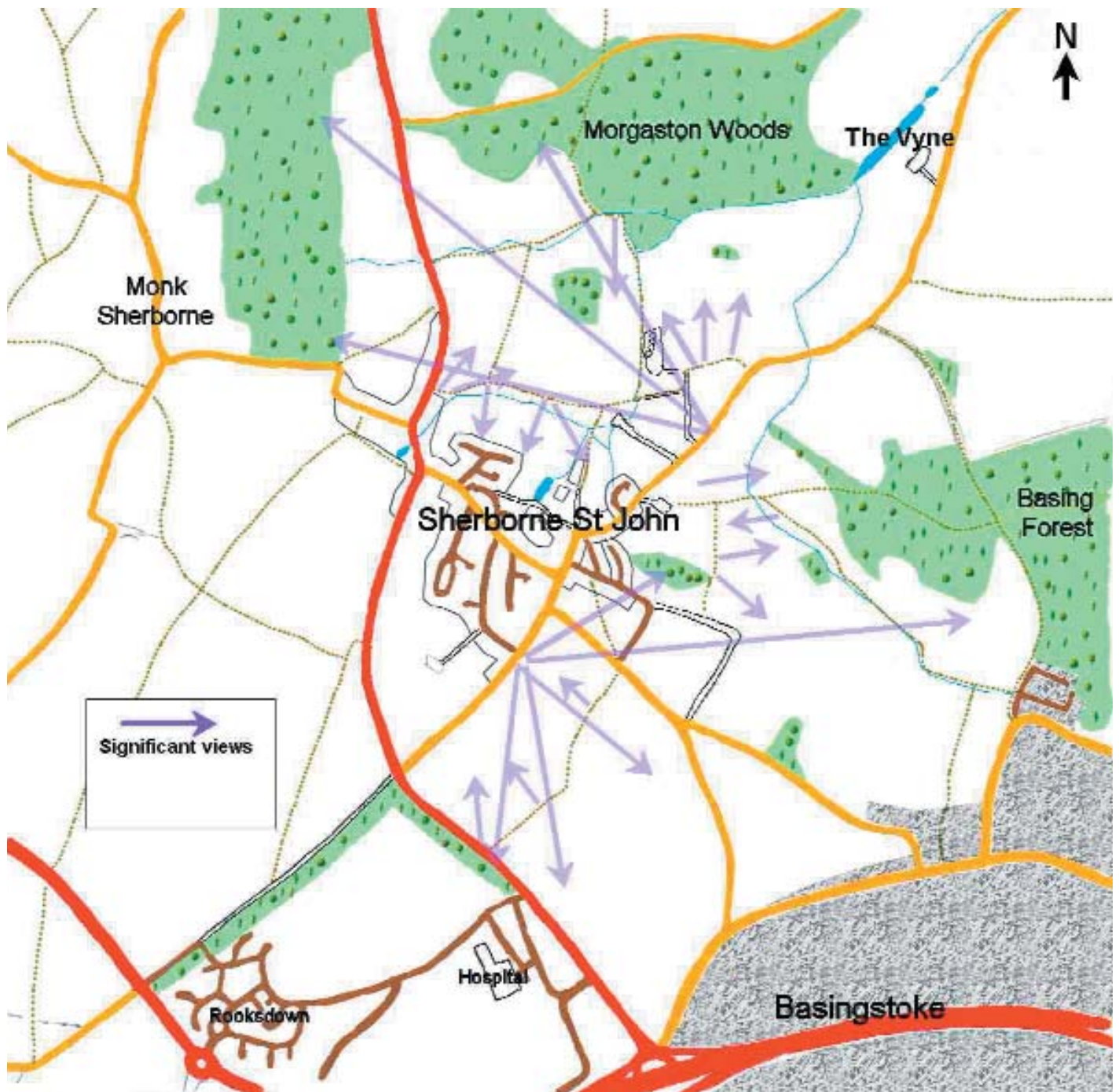
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Sherborne Saint John

Hampshire, UK