



**HURSTBOURNE
TARRANT
IBTHORPE
UPTON**



**Village
Design
Statement**

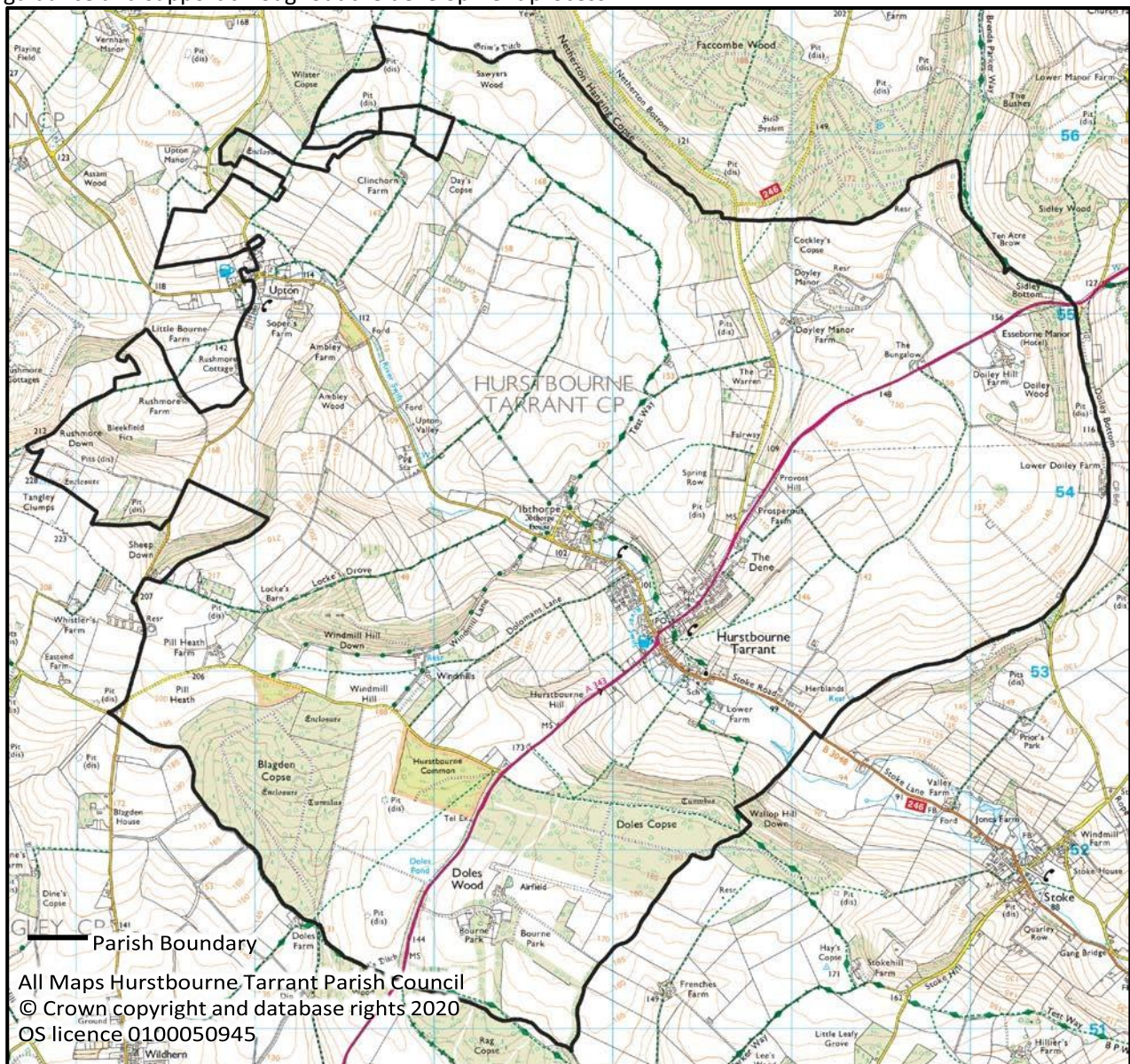


Extensive community consultation, starting in September 2018 and concluding in December 2019 was used to derive and validate this Village Design Statement.

It has been written by the Hurstbourne Tarrant, Ibthorpe and Upton Village Design Statement Working Group: Andrew Russell (Chair), Andy Watson (Editor), Tim Brooks, Rupert Conder, Mims Edwards, Alex Luker, Ian Morris, Colin Osmer and John Partridge.

The Working group thanks everyone who has contributed to the development of the Village Design Statement and ensured the document reflects the views of the community.

The Working Group also thanks Hurstbourne Tarrant Parish Council and Test Valley Borough Council for their guidance and support throughout the development process.



References

Documents referred to in the text are identified by an abbreviated *title in italics* and are listed here.

1. Test Valley Borough Revised *Local Plan* (2011 - 2029)
2. Test Valley *Landscape Character Assessment* 2018
3. Hurstbourne Tarrant & Ibthorpe *Conservation Area Character Appraisal*, February 2010
4. Vernham Dean and Upton *Conservation Policy*, March 1983

About the Village Design Statement Learn about the purpose of this document and how it relates to other planning documents

The Views of Residents

Find out what the residents said and what is important to the community

The Parish Learn about the history of the parish and how it has shaped the settlement areas and the – **Then and Now** landscape

Landscape: Trees, River & Open Spaces Find out about the landscape types in the parish, the river and its meadows and the important views and open spaces

Planning Guidance Read this guidance if you are planning a new development or extension, making changes to an existing building *anywhere* in the Parish

Hurstbourne Tarrant: Read this section together with sections 4 and 5 to get specific design guidance for this **The Square, The Hill & Church Street** settlement area

Hurstbourne Tarrant: Read this section together with sections 4 and 5 to get specific design guidance for this **Upton Road & The Dene** settlement area

Hurstbourne Tarrant: Read this section together with sections 4 and 5 to see specific design guidance for this **Dean Rise, The Crescent & Dines Close**

settlement area

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Ibthorpe Read this section together with sections 4 and 5 to get specific design guidance

for this settlement area

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Upton Read this section together with sections 4 and 5 to get specific design guidance for

this settlement area

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Roads & Traffic Understand the issues and problems caused by modern-day traffic in a

rural village and what might be done

Introduction

The parish of Hurstbourne Tarrant is located at the north-western end of the Test Valley and includes the large hamlet of Ibthorpe and part of the smaller hamlet of Upton. The population is around 860. The parish lies wholly within the North Wessex Downs Area of Outstanding

Natural Beauty and large parts of the village and associated hamlets fall within designated Conservation Areas.

Change is a constant feature in our lives and applies equally to our villages and the countryside around it. Over time there have been many influences that have changed the shape and character of the parish of Hurstbourne Tarrant. It is natural that change will happen in the future and the Village Design Statement seeks to support this evolution to the benefit of the community.

is harmonious with its surroundings and can complement and enhance the villages and their character into the future.

The Village Design Statement describes what makes the parish as a whole distinctive to the residents, in terms of the countryside and landscape setting, the appearance of the buildings and their immediate surroundings. It describes how they relate to each other to create a particularly attractive and lively rural community.

The Village Design Statement is addressed to:

Purpose

The purpose of the Village Design Statement is to channel the change to ensure that all types of development within our community can be guided in a direction that best suits the community's needs,



Where comments are made on the shape, design or material used in existing buildings this should not be seen in any way as criticisms of present or previous owners, but as guidance on what is suggested as acceptable best practice in the future.

The Statement has been adopted by Test Valley Borough Council as Supplementary Planning Guidance and is for the use of all involved in the development process. It is not to prevent change taking place but provides guidance for any future development by ensuring that any such proposals, whether large scale or small, are in sympathy with, and contribute to, the conservation and enhancement of the local

- Residents, householders and businesses
- Planners, developers and builders
- Designers, architects and highways and utility engineers
- The Parish Council and Test Valley Borough Council
- Statutory bodies, public authorities and utilities

Everyone who is responsible for, or can influence, the design of new buildings, extensions and renovations or wants to make changes to the appearance of a building, its setting or its boundary should read and apply the Village Design Statement.

environment. Other factors which can contribute to the local environment but are not regulated by the planning process, such as maintenance and the height of vegetation have also been considered.

Test Valley Borough Council (TVBC) has produced additional planning guidance which must be read alongside this Village Design Statement:

The Hurstbourne Tarrant and Ibthorpe Conservation Area Character Appraisal (February 2010)

The Vernham Dean and Upton Conservation Policy (March 1983)

The Test Valley Landscape Character Assessment 2018

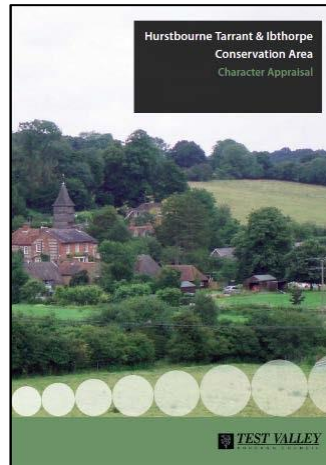
These documents will be a material consideration when assessing future development in the parish.

Other documents which should be consulted are:

Green Infrastructure Guidance (NE176), Natural England, 2009

Town and Country Planning Association Biodiversity by Design, TCPA, 2004

The Village Design Statement is founded on community consultation and active feedback from villagers through a questionnaire, photo submissions, open meetings and discussion and review. The consensus views from the responses to the questionnaire, the messages from the photo submissions and feedback from the open meetings are summarised below.



Residents' responses to the question "What are the key characteristics of the parish that must be conserved and promoted?"

"Amazing 'unspoilt' scenery and setting: the way that the settlement areas merge into and are part of it and the importance of the river and its meadows"

"A mixture of buildings forming generally harmonious and historically linked streetscenes with a predominantly rural character"

"Friendly integrated rural community in a tranquil, peaceful environment – except for the A343 - with good local facilities and amenities"

Safeguard harmonious and historically linked streetscenes

- *Only support* new buildings **which maintain or enhance the streetscene** and character of the settlement area
- *Ensure* **extensions, conversions or outbuildings do not detract** from the character of the original building or the neighbourhood or degrade key views
- *Encourage* the **choice of materials** and building details that **harmonise** with the **neighbourhood character** help maintain the rural character

Maintain and build the sense of community

- *Promote* a **balanced mix of houses/dwellings** in terms of size, affordability and sustainability
- *Support* **necessary development** that enhances the sense of community, avoiding 'satellite' developments and 'isolated' buildings
- *Promote* measures that encourage **motorists to respect the rural community** they are passing through and that **reduce and minimise** the impact of traffic in the parish
- *Encourage* **boundary features** that promote visual integration and **sociability**

Maintain the scenery, natural environment and setting

- *Preserve* **'unspoilt' rural scenery**, seen throughout the parish
- *Preserve* the **meadows and green spaces** as rural open spaces, offering long vistas and rustic 'scenes' whilst providing essential space for biodiversity
- *Preserve* **characteristic views** out to **wooded skylines** by avoiding any new hillside development
- *Actively maintain* the current mix of primarily **indigenous trees and hedgerows**
- *Preserve* undeveloped **footpaths, bridleways and tracks** for community recreation
- *Maintain* **dark night skies**
- *Encourage* **energy efficient designs** and **technologies** and the use of building materials from **sustainable sources**



Questionnaire Results

The questionnaire contained agree/disagree questions and open invitations to say what was most important to each resident under a wide range of theme headings.

Those who responded confirmed the importance of the rural setting and appreciated the role that good, sympathetic design has in enhancing the neighbourhood and the community. The responses to the agree/disagree questions are summarised below.

99% agree that the character of the settlement areas is predominantly rural.

99% agree that existing public open spaces and river courses in the villages and hamlets should be maintained.

97% agree that creeping urbanisation which makes villages look like towns and detracts from the rural character of the parish should be discouraged.

96% agree that notable or important public views into, out of and through the villages and hamlets should be preserved.

96% agree development should reflect the essential character of the locality, established by the size, scale, density and design of the surrounding buildings.

96% agree that hedges of native species should be preserved, and new planting with typical species encouraged.

94% agree that highways, paths, signage and street furniture should suit the local context.

92% agree any new development should explicitly address the calming of traffic and improvement of safety for cyclists and pedestrians.

91% agree that fences, gates and walls should be compatible in style with the locality and should avoid breaking up characteristic street views.

91% agree that older buildings should be maintained using original or sympathetic materials and architectural details, retaining existing features whenever possible.

88% agree that dark night skies are a positive feature of the parish.

88% agree that planting associated with new buildings should encourage wildlife and biodiversity.

82% agree that the incorporation of native trees and shrubs into existing and new development is desirable; non-native trees should be discouraged.

78% agree that sensitive redevelopment of redundant farm buildings for mixed commercial or residential use should be encouraged whilst preserving traditional materials.

70% agree that opportunities should be taken to re-site overhead cables underground.

69% agree that modern innovative design which is compatible with local character and is in harmony with adjoining properties should be allowed.

66% agree that domestic utilities and appliances (e.g. aerials, satellite dishes, dustbins, oil tanks and solar panels) should be kept out of view from the road.

63% agree that open front gardens provide a valuable contribution to the character of the settlement areas and should be encouraged.



The River Swift in full flow

87% agree that development should utilise materials to reflect traditional colour and texture.

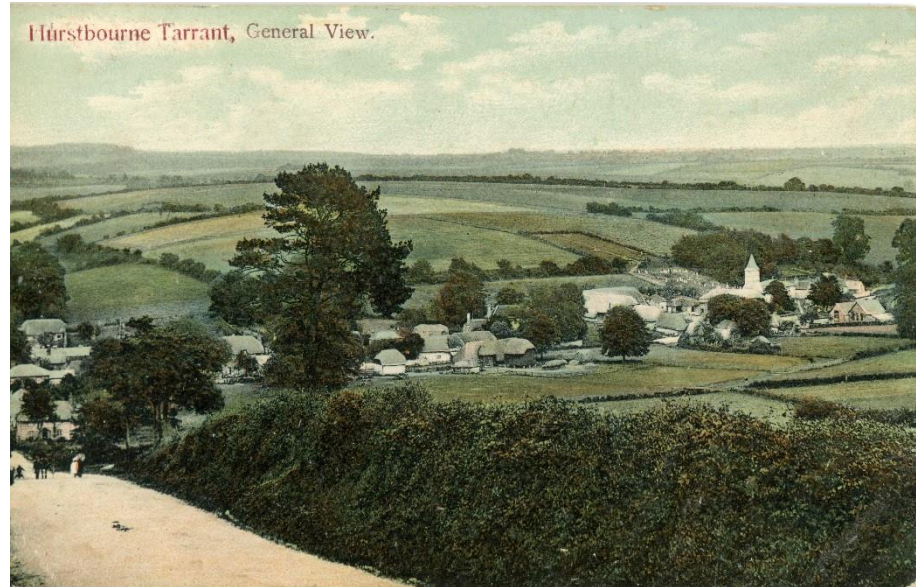
86% agree that new or replacement doors, porches and windows should complement the style and design of the building.

83% agree that housing of varying sizes and costs is needed to ensure a wide range of household sizes, incomes and ages can live in the parish.

83% agree that any new house should have enough off-road parking spaces (at least two) to meet the needs of the occupants.

Early History

The landscape has been strongly influenced by human activity certainly from the Iron Age, as evidenced by earthworks in Blagden Copse (Pill Heath). Many Roman coins and other items have been found in the parish. In Anglo-Saxon times what became the Chute Forest in the 14th century extended as far as the high ground on either side of the valley. Remnants of it are seen as Doles Wood and Blagden Copse.



By the time of the Domesday Survey the Esseborne or Hurstbourne Manor, as it was alternatively called at this time, was a Royal Manor part of the ancient estate, and as such was not assessed. From 1177, Hurstbourne Manor was granted to various Knights by the Crown before Henry III finally granted it to Tarrant Nunnery in Dorset in 1266. The Manor remained in the hands of the abbess and convent until the dissolution when it again became crown property.

In 1547 Edward VI granted it, together with other properties to William Paulet Lord St. John, afterwards first Marquess of Winchester, and his heirs for the maintenance of the fortifications and a garrison of nine men at Netley Castle. The manor continued in the possession of successive Marquesses of Winchester until in the 17th century its ownership passed into other hands.

Hurstbourne Tarrant

The early history of the village of Hurstbourne Tarrant is not so well documented but the church has late 12th century elements so it may be inferred that there was a well-established settlement by that time. The earliest surviving building is Shepherds Peace, on Church Street, which dates from the 15th century.

Most of the historic buildings date from the late 18th to 19th century when the village was benefitting economically from the major improvements in road transport in the turnpike era. Being midway between the market towns of Andover and Newbury and at the foot of Hurstbourne Hill made it a natural staging post.



The George and Dragon is strategically situated on the crossroads has remained an inn to the present day while several other old public houses are now private dwellings.

The *Conservation Area Character Assessment* notes that “what is particularly important about the manner in which both the villages of Hurstbourne Tarrant and Ibthorpe have developed into the 21st century is that the historic plot boundaries have generally been retained and often reinforced.”

The crossroads also attracted the largest of several village shops and after the arrival of the internal combustion engine, one became the local filling station.

Ibthorpe

The hamlet of Ibthorpe is named from the Old English Ibbaprop, meaning ‘Ibba’s secondary settlement’. Ibthorpe (in early maps and some documents known as “Ibthrope”) is not specifically mentioned at the time of the Domesday Survey, but it appears that the hamlet has always considered itself independent from the Manor of Hurstbourne.



In the 17th century, the inhabitants of Ibthorpe asserted that they were ‘freeholders’ and that all the land of the village was freehold, even taking Common Land and divided it amongst themselves. Depositions of witnesses were taken at Basingstoke in April 1610, most of them agreeing that when the sheep of the farmers of Hurstbourne Tarrant fed upon the downs of Ibthorpe they were chased away by the tenants and inhabitants of Ibthorpe and vice versa, and that there were boundary-marks between the estates of the manor and the hamlet.

In 1669, ‘Ibthorpe’ is documented as belonging to Boswell and Ludlow, who had been granted the manor by Charles II. Ibthorpe however still

Upton

The tithing of Upton formed part of the possessions of Edith, the queen of Edward the Confessor, and on her death at Winchester in 1075 passed to King William I, by whom it was held at the time of the Domesday Survey.

It remained with the Crown for a considerable period, but was finally split into two portions, one

being included in the grant of Hurstbourne to John de Lyons in 1198, while the other part was granted with Vernhams Dean to Henry de Bernevall by Henry II. This division lives on in the split of the hamlet between the parishes of Hurstbourne Tarrant and Vernham Dean

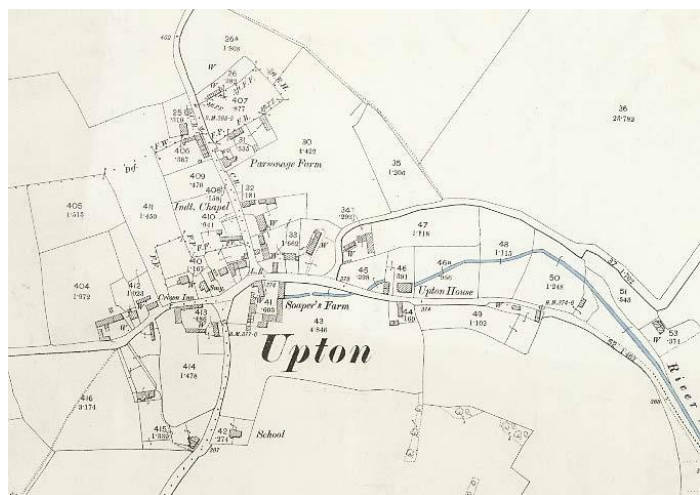


retained some trace of its old independence, the owners and occupiers of the hamlet having sole right to take for their own use, but not for sale, everything growing on Ibthorpe Common, which covered an area of 59 acres.

In more recent times Ibthorpe House (as distinct from the larger Ibthorpe Manor Farm) gained fame for hosting frequent visits from Jane Austen following the wedding of her brother James to Mary Lloyd.

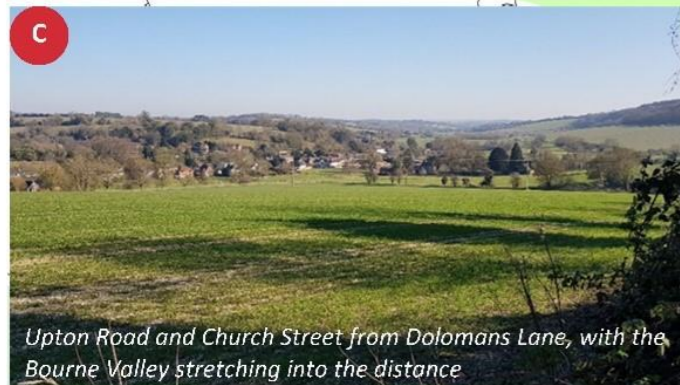
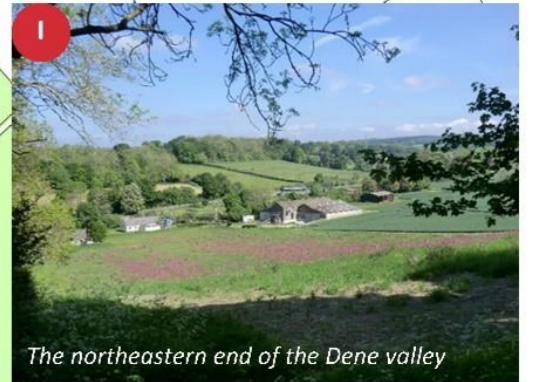
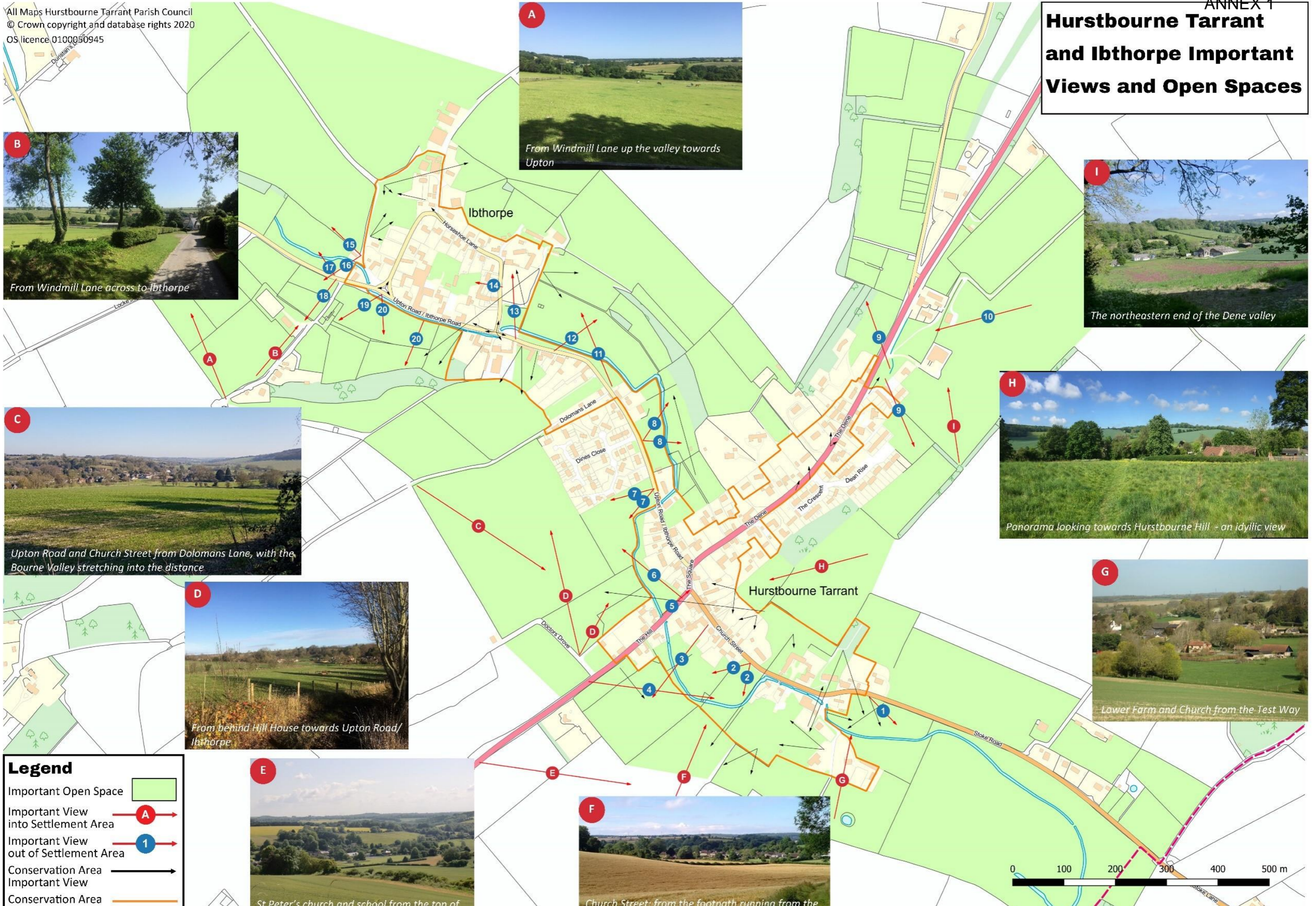


The house has other literary associations, notably with the Bloomsbury set. The artist, Dora Carrington lived there before the First World War. Other writers associated with the Bloomsbury set, notably Lytton Strachey, Vita Sackville West and Virginia Woolf visited nearby in Hurstbourne Tarrant.



ANNEX 1
**Hurstbourne Tarrant
and Ibthorpe Important
Views and Open Spaces**

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Legend

- Important Open Space
- Important View into Settlement Area A →
- Important View out of Settlement Area 1 →
- Conservation Area
- Important View 1 →
- Conservation Area



The character of the villages is intimately bound to the distinctive and beautiful countryside which lies in the North Wessex Downs Area of Outstanding Natural Beauty (AONB). Almost all the buildings are clustered in the valley bottom, either along the main winterbourne valley or the subsidiary Netherton valley. The few exceptions are well screened by indigenous trees and hedges.

Approaching from the high ground the

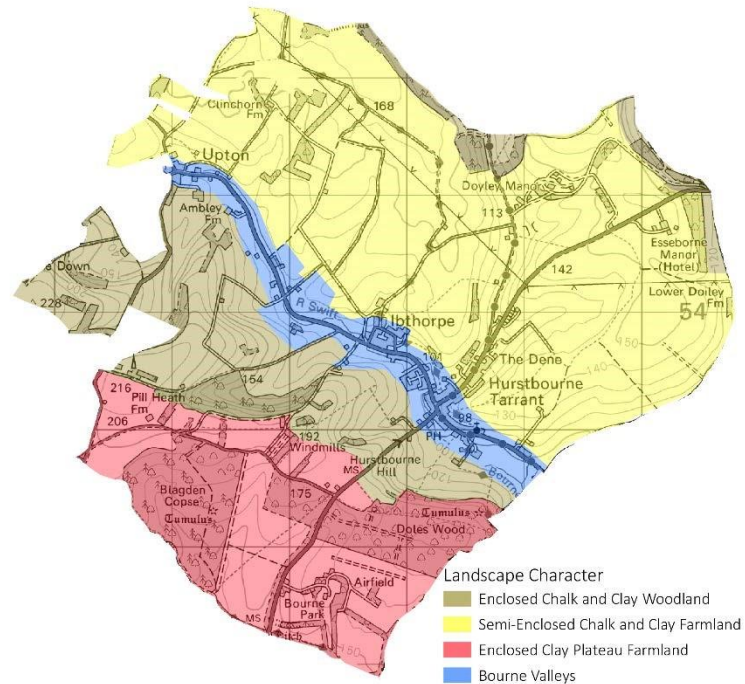
impression is of a predominantly pristine spread of hedged fields and multiple copses, largely unchanged since the time of William Cobbett. He referred to the village in his book 'Rural Rides' and described the view from the top of Hurstbourne Hill as the finest in southern England.



Landscape Characteristics

The parish contains three principal landscape forms as identified in the *Landscape Character Assessment*. Natural England's "*National Character Area profile 130. Hampshire Downs*" provides a wider landscape context.

To the north of the River Swift, a shallow narrow winterbourne valley: a mix of large tracts of open arable fields, predominantly found on the ridges of clay and flint, for example to the west of Lower Doiley Farm. This contrasts with the smaller pasture fields associated with settlements, as seen within the valley, leading up from The Dene.



Cobbett was not alone in his appreciation. Hurstbourne Tarrant is described by Pevsner in 'Buildings of England: Hampshire and the Isle of Wight' as "one of the most picturesque villages in Hampshire".

To the south of the valley: a more dramatic rising landform interspersed with dry valleys, combs and ridges. There are steep long sinuous scarps which are mainly wooded, as at Windmill Hill Down. Strong patterns of medium to small-sized fields with thick hedgerows across the landform. Predominantly arable with smaller fields of pasture associated with farmsteads.

And to the south of this: the enclosed clay plateau farmland is characterised by large tracts of

woodland and plantation, with both large open arable fields, located predominantly on the softer ridges of clay and flint, and well hedged arable fields with some pasture.

The *Landscape Character Assessment* identifies these key characteristics of the countryside around Hurstbourne Tarrant, Ibthorpe and Upton:

- A rural landscape with remote valleys and ridges, creating a landscape with areas of high levels of tranquillity
- The sweeping views up the valley and valley sides including to undeveloped, tree lined and wooded horizons which often form a backdrop
- A narrow river valley, enclosed by the adjacent winding steeper slopes of the exposed Middle Chalk, creating a small scale, intimate landscape

The meadows flanking the Swift have traditionally been used only for grazing due to



the high-water table for much of the year and the result is a broad ribbon of green that enables striking views through the villages and out to the tree fringed higher ground.

These meadows also form an important separation

The

The *Landscape Character Assessment* sets out these guidelines for development and land use:

“Limit development in order to conserve the sense of remoteness and tranquillity, and the settlement form”

“Retain the separate identities of the villages of Hurstbourne Tarrant and Ibthorpe”

“Protect the areas away from settlement from further development”

“Avoid further development up onto valley sides out of the villages which will intrude into the skyline and degrade the rural character and setting of these settlements”

“Maintain the existing relationship of open spaces adjacent to the River Swift throughout the settlements with their simple design and landscape features”

- The winding course of the River Swift winterbourne through open pasture, sometimes flanked by riverside vegetation and trees, is a unifying feature of the area
- The network of rural single-track lanes often bound by hedgerows with mature hedgerow trees
- Settlements that largely lie in the base of the valley at river crossing points and have a strong vernacular character. Hedge boundary treatments and garden trees within the settlements blend with, and provide an important contribution to, the wider landscape character
- The villages are largely hidden in views from the wider area due to their valley bottom location
- A vulnerability to visual intrusion due to the openness of landscape
- between Hurstbourne Tarrant and Ibthorpe. Any development on these meadows would not be supported.

River and Its Meadows

The River Swift, a winterbourne which usually only flows during the winter months, is a central feature of Hurstbourne Tarrant and Ibthorpe. Further upstream, near its source at Upton, it can inconvenience residents when, from time to time it causes localised flooding.



The River Swift in winter

Views and Open Spaces

which the public consultation highlighted as an essential part of the setting and rural character.

Public consultation highlighted the following views, shown on the map, into the settlement areas as particularly important:

- A. From Windmill Lane up the valley towards Upton
- B. From Windmill Lane across to Ibthorpe
- C. Upton Road and Church Street from Dolomans Lane, with the Bourne Valley stretching into the

Residents were asked "What is special and what do you value about where you live?"

"Magnificent sweeping views and open spaces on all sides of the valleys"

"The ability to access these open spaces by way of lanes and public footpaths"

"The combination of a gently rolling landscape and the trees and hedge lined fields"

"Above all the near absence of jarring buildings"



The *Landscape Character Assessment* describes "sweeping views up the valley and valley sides including to undeveloped, tree lined and wooded horizons which often form a backdrop".

Open spaces are inseparable from the enjoyment of views. They both form part of the view and provide channels that bring the countryside into the settlements.

The "Views and Open Spaces" map shows, in green, all the open spaces around the settlement area

distance

- D. From behind Hill House towards Upton Road/Ibthorpe
- E. Hurstbourne Tarrant church and school from the top of Hurstbourne Hill – "Cobbett's view"
- F. Church Street: from the footpath running from the King George V Playing Field up into Doles Wood
- G. Lower Farm and Church from the Test Way
- H. Panorama looking towards Hurstbourne Hill

I. The north-eastern end of the Dene valley

The “Views and Open Spaces” map also shows important views out of the settlement areas. These views are described in the settlement area sections.

The Village Design Statement recognises that design diversity is inherent in both older and newer parts of the parish. This reflects development and change over time. It is futurelooking and is not to be considered as

Introduction

TVBC has published three supplementary planning documents which must be used in conjunction with this Village Design Statement

- The Hurstbourne Tarrant and Ibthorpe Conservation Area Character Appraisal
- The Vernham Dean and Upton Conservation Policy
- The Test Valley Landscape Character Assessment 2018

The guidance in this section applies to the whole of the parish. It is founded on the residents’ views as expressed in responses to the questionnaire and tested and corroborated through open meetings and online dialogues.

References are to the *Local Plan*, e.g. [E1 (7.5), E2 (7.18, 7.19)].

Additional more specific guidance is provided in subsequent sections for three distinct character areas of Hurstbourne Tarrant, and for Ibthorpe and Upton. The guidance in these sections is aimed to reflect and maintain these individual settlement area characteristics.

criticism of existing design in the Parish.

New development whether closely reflecting the vernacular or of a more contemporary style should first and foremost enhance the overall appearance of the parish

Contemporary design can be visually stimulating but by its nature is often also controversial. As with any building, which individually can have a long-lasting impact on the character of a neighbourhood, its influence should be carefully considered.

The following general guidance reflects the design diversity in all of the settlement areas and how this may best be sustained and enhanced by way of sympathetic design.

demonstrate how they are being maintained. Particular attention should be given to views from the higher ground surrounding the settlements and to open views up and down the ribbon of meadows bordering the river. [E1 (7.5, 7.10), E2 (7.18)]

Setting and Layout

SL1 Multiple dwelling development anywhere in the parish could have a detrimental impact on the critical open spaces and views which are most valued by residents.

Such developments would not be supported. [E1 (7.5), E2 (7.18, 7.19)]

SL2 Any new development should be in harmony with, and aim to enhance, its neighbourhood. Density, scale (i.e. height, footprint, volume and shape of buildings), style, boundary delineation and planting are critical. Particular attention should be given to ridge lines, roof pitch, gable treatment, fenestration and porches, following the examples given in this document. [E1 (7.4-7.6, 7.10-7.14)]

SL3 The key views identified in the Conservation Area Character Assessment, the Conservation Policy and this document should be maintained. The planning application for any new building, should explicitly refer to these views and

SL4 The open areas identified in the Conservation Area Character Assessment, the Conservation Policy and this document should be respected and preserved. Some are linked to significant views and others to community values. [E1 (7.5), E2 (7.18), E6 (7.43)]

SL5 Expansion of the settlement areas up the hillsides could have a major negative impact on the appearance of this part of the AONB, the rural character of the villages, and of the residents’ enjoyment of their surroundings (section 5, Views and Open Spaces). Such expansion is not supported. [E2 (7.18, 7.20), E6 (7.43)]

al Vernacular – Fitting-in at Street Level

LV1 The height of a building and its overall mass are two of the most important factors in determining what impact the building will have on its immediate surroundings. This includes how it is perceived from the street and by the neighbours, and how successfully it fits with the character of the neighbourhood. **All planning applications should explicitly address these key aspects.** [E1 (7.10, 7.12)]

LV2 Consideration should be given to whether providing a full or part hipped roof would help a new building to fit in with its neighbours. This particularly applies to areas with a number of thatched cottage style buildings. [E1 (7.10, 7.13)]

LV3 The way that individual buildings are positioned in relation to each other is an essential feature of village character. For example, buildings set equidistant from the road are a characteristic of urban streets and are not a traditional feature of our rural villages. Also, the space between buildings is as important as the buildings themselves in defining character. [E1 (7.5)]

LV4 New houses should reflect and harmonise with existing buildings. Particular care should be taken when employing pastiche features so as to ensure that they are fully in keeping with the local vernacular, and do not detract from the visual unity of the area. [E1 (7.13, 7.14)]



Recent infill development in Ibthorpe

LV5 Designs for all new development in the parish should be of the highest architectural



Wagtail Cottage - sympathetic recent infill

quality. Innovative contemporary design should draw on the qualities of landscape, historic features and buildings to reinforce local distinctiveness. The promoter/designer would be expected to make a convincing case in the planning application. The judgement of neighbourhood residents should be a key input at the planning stage. [E1 (7.13, 7.14)]

LV6 Extensions and alterations should be subsidiary to the original building and not significantly detract from its symmetry and character. [E1 (7.12)]

LV7 Extensions that are consistent in design with the original building and use the same materials are supported, provided they satisfy all other guidelines [E1 (7.13)]

LV8 Where the conversion of farm buildings for commercial or residential use satisfies Local Plan Policy LE16, such conversion should be carried out so as to retain the essential structural and visual character of the building and its history and should, together with any extension, comply with all other aspects of these guidelines. [E1 (7.12, 7.13)]

LV9 Any new development or redevelopment should comply with the parking spaces standards contained in the Local Plan and be provided within the curtilage of the site. [T2 (9.13, 9.14)]

LV10 Outbuildings should always be subsidiary in scale to the parent building and should not detract from a key view. [E1 (7.10)]

Walls and Roofs

WR1 Garages and outbuildings should have pitched roofs and be built of materials that are in keeping with their surroundings. [E1 (7.10, 7.3)]

WR2 Bricks, roof slates or tiles and other key materials should reflect the colour and texture of those of the environs as a whole.

Yellow or buff bricks, although prevalent in the more recent single storey dwellings, should not be closely associated with red bricks and will not be supported in a new building. The Michelmersh Hampshire Stock range is a good example of local bricks that blend well. [E1 (7.6, 7.7, 7.13)]



WR3 Rendered walls are characteristically painted white and this should remain the norm.

Replication of render finish should be discouraged unless it can be demonstrated that it does not adversely affect the overall visual balance between white and brick facades. [E1 (7.6, 7.7, 7.13)]

WR4 The painting of brick should be discouraged in order to preserve the

the grounds that it is an effectively irreversible loss of one of the most distinctive characteristics of the parish. [E1 (7.3)]

WR6 Clay tile hanging wall cladding is not typical of the area and should be avoided on any new build or extension.

Replacement of 20th century tile hanging with weatherboarding can be successful in the right context but timber cladding should normally be confined to outbuildings. [E1 (7.6, 7.7, 7.13)]

WR7 White bargeboards are not a feature of the older buildings (most roofs are hipped and those with gable ends have either brick detailing or simple barn style finishes) and can be very visually intrusive. They **should be avoided** on any new build. [E1 (7.13)]

WR8 On historic buildings rainwater guttering and downpipes should normally be black or possibly grey, whether on brick or white painted buildings. [E1 (7.13)]

WR9 The use of brick and flint in the form and pattern that is characteristic of the area should be encouraged. Older brick buildings often only use flint panels in the rear and end elevations. Brick and flint should be of high quality to complement existing buildings. If precast flint faced blocks are used they should use local materials and joints between blocks should not be visible. [E1 (7.5, 7.13)]

Windows

WN1 It is vital to pay the utmost attention to the window openings. Window placement, and relative proportions, are often the principal influences over whether the whole building looks well designed and fits in with its neighbours. [E1 (7.13, 7.14)]

WN2 Window frames can make or break the overall appearance. For example, uPVC frames are often out of keeping with a building that has been designed to look right with wood or metal frames. If replacing, or replicating, timber framed windows an alternative such as powder coated aluminium may be more in keeping. Modern characteristic visual dominance of natural brick. Where painting can be justified it should only be white, off-white or a light cream. [E1 (7.6)]

WR5 Painting of brick and flint details has occurred in the past but this **should be strongly discouraged** on

long-life materials such as resin impregnated wood can be indistinguishable from natural wood when painted. Energy efficient double glazing is, in principle, supported in all types of building, including those that are listed of special interest. [E1, (7.13)]

WN3 Dormer windows are not a common feature in the parish. However, they serve a purpose by enabling the ridge line to be kept at an acceptable level with a suitable pitch while providing a second storey and meeting standard room heights. They should be well proportioned in relation to the roof area. **Pitched or 'eyebrow' styles best reflect the parish character.** [E1 (7.13)]

WN4 There are a few examples of leaded panes but they are not characteristic of the area and should only be used where necessary for compatibility. Glazing bars can

be used to achieve appropriate pane sizes. [E1 (7.13)]

WN5 The colour of window frames should harmonise with those in the neighbourhood. White frames predominate in the parish and this should be the default colour. [E1 (7.13)]



keeping with the neighbourhood and not that of an urban environment, e.g. five bar gate and not metal or closed board. [E1 (7.13)]

BC4 Driveways and off-street parking areas should preferably be gravel (with consideration given to disabled access and with a suitable barrier to prevent migration onto a highway) or, outside the conservation areas, a mellow coloured porous block paving. **Tarmac or similar non-porous surface should be avoided.** [E1 (7.13)]

(7.43)]



FF3 The impact of development on wildlife sites should be minimised. The Hampshire Biodiversity Information Centre should be consulted to establish the location of wildlife sites. [E5 (7.33, 7.34)]

Boundaries and Curtilages

BC1 Fences, gates and walls should be compatible in style with the rural setting and should avoid breaking up characteristic street views. Visible fences should preferably be of post-and-rail or low picket type, rather than be panelled or close-boarded. Any new walls should be in keeping with those in the immediate vicinity in terms of height and materials. [E1 (7.13), E2 (7.18)]

BC2 Hedges of native species should be preserved, and new planting encouraged. As a general aim, front boundary hedges should not be let grow higher than about 2m. A height of up to 1.4m is preferred because this is a practical height that can be trimmed without a stepladder and which also promotes community integration. It is the responsibility of the property owner to ensure that hedges are properly maintained. [E2 (7.18, 7.25)]

BC3 Ungated open, driveways are preferred. If a gate is required **for safety or security, it should be no taller than necessary and be in**

Utilities and Appliances

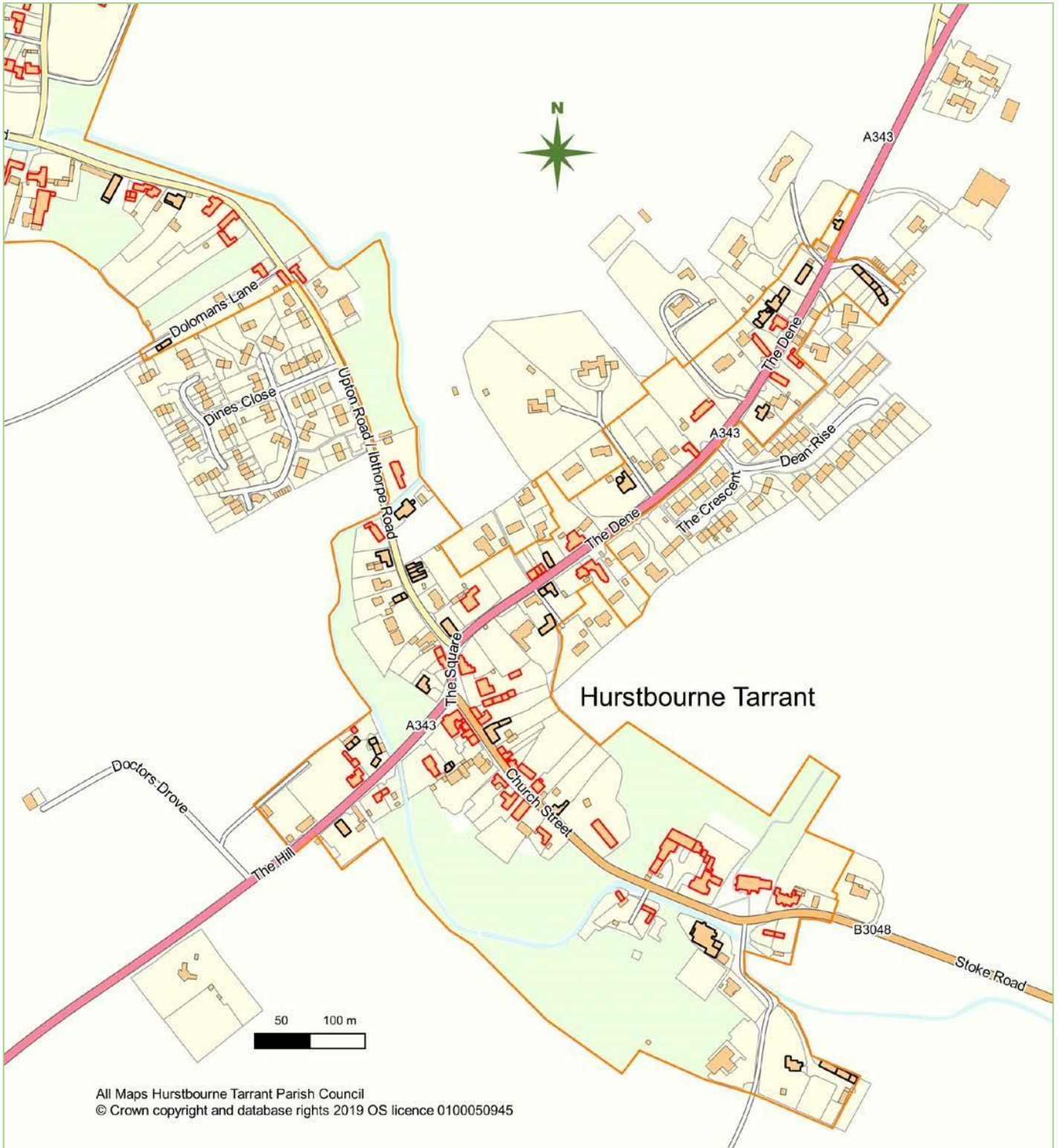
UA1 Every reasonable effort should be made to site domestic utilities and appliances (e.g. aerials, satellite dishes, dustbins, oil tanks and solar panels) so that they **make minimal visual impact** when viewed from roads and public spaces. [E1 (7.13)]





UA2 It is preferred that every opportunity should be taken to route services underground. [E2 (7.18)]

Flora and Fauna

FF1 Planting of Cupressus species as hedges, screening or landscape trees should be discouraged. [E2 (7.25)]

FF2 New buildings and extensions should whenever possible incorporate features that encourage wildlife, such as 'swift bricks'. [E5



-  Listed Building Important
-  Building Building Curtilage
-  Conservation Area Boundary
-  Appraisal Important Open Spaces

Character Area

The village of Hurstbourne Tarrant nestles in the valley bottom amongst mature trees.

Views along the valley and out from the village are intrinsic to what makes the village so distinctive and special. They are almost entirely linked to the open river valley meadows, which are clearly visible in the aerial photo.

Hurstbourne Tarrant first developed along the east-west valley road, and around the staggered cross-roads with the Andover to Newbury road: now the A343.

The settlement grew around the cross-roads, known locally as “The Square”, and the western end of Church Street encouraged by stagecoach and other traffic using the main road.

This area has the highest density of buildings, several of which were originally inns. St Peter’s Church, the old vicarage (now Hurstbourne House) and the school together with Parsonage Farm formed the hub of a second cluster, with a small but significant gap separating these two.

Starting in the 19th century, but accelerating after 1945, development spread northwards up the Newbury road towards an earlier outlying cluster



Church Street in the foreground leading up to The Square and The Hill to the left

of cottages now known as The Dene, and also westwards along the Upton Road towards the hamlet of Ibthorpe.

Church Street, the Square, the Hill and the Upton Road fall within the *Conservation Area*.

Property boundaries adjacent to the road are in the main relatively low walls or hedges. Hedges are almost entirely of beech, yew or hawthorn and there is a notably absence of Cupressus in any form.

There is notably an almost total absence of urbanising features such as street lighting, tarmac driveways, imposing gates and close panelled fencing. There are also few street signs and additional street furniture or signage should be discouraged.

Views and Open Spaces

The setting and the spectacular views down into the valley from the higher surrounding land are of inestimable current and historic value and ***minimising the impact of any development, whether extensions or new build on these views should be the highest priority.*** A single misplaced development can spoil a view for generations to come.

The *Conservation Area Character Appraisal* identifies over thirty important views around Hurstbourne Tarrant which are identified on the map. ***Public consultation strongly supported conserving and retaining all of these views.***

The “Views and Open Spaces” map shows the location of the important views: red arrows for the publicly identified views and black arrows for the views defined

The Conservation Area enforces certain constraints on development but there are limitations; even a relatively small outbuilding illplaced can block or



Up the Swift valley from opposite the George & Dragon Inn (V6)



Across the Swift Valley from opposite Dalton House, Church Street (V2)



Glimpsed view through "Ponting's Yard", Church Street (V3)

in the *Conservation Area Character Appraisal*. Important open spaces are show in green.

seriously detract from a key view.

Public consultation also highlighted the following six views as particularly important:

- V1. Looking down the valley from opposite Swift House
- V2. Across the Swift Valley from opposite Dalton House, Church Street
- V3. Glimpsed view through the gap in Church Street by Church Farm House, known locally as “Ponting’s Yard”
- V4. Across the Swift valley to the Church and Parsonage Farm from opposite Hill House
- V5. The Square from the bridge by Rookery Farm
- V6. Up the Swift valley from opposite the George & Dragon Inn

Views can also be impacted by a change of land use or management. This is yet harder to influence. Hedges can be allowed to grow taller and the meadows that historically have owed their characteristic appearance through being managed for grazing can be gradually absorbed into back gardens.

Potential threats to these views include:

- Infilling to the field between Dalton House and Parsonage Farm would block a key view of the iconic farm buildings with the church behind as seen from the Test Way footpath
- Development in the gap between Shepherds Peace and Murrle Cottage which would not only block a special view from the road across the valley to the hills beyond but fundamentally alter the character of this

Street scene – The Square

portion of Church Street. Both fields are within the conservation area and the views are identified in the Character Appraisal as important

- Interruption of the open vistas up and down the river valley, particularly as seen from the main roads as you enter and leave the village
- Development of “Ponting’s Yard” in Church Street

A limitation of the Conservation Area is that it principally addresses buildings whereas the character of a settlement is as much dependent on its surroundings as on its street scenes, much of which lie outside the current Conservation Area.

Most buildings date from the 18th and 19th centuries but with a few timber-framed cottages of older age. The *Conservation Area Character*

This part of the village is diverse in terms of the style and detailing of the buildings. However, the buildings successfully blend into a harmonious whole.



The George and Dragon on The Square



Four Winds



Bourne House

Appraisal should be referred to supplement the descriptions in this section.

The George & Dragon and Bourne House have distinctly different window designs but both are harmonious and share important elements. The windows are, in the main, in proportion to the façade and well balanced

This pattern is repeated in the other buildings round The Square, including the thatched Home Farm Cottage.

The Square also demonstrates ***how important details are in completing an attractive scene***, for example the porches on Home Farm



Home farm Cottage

Cottages and the bay windows of Four Winds.

Street scene – Church Street

Most houses in Church Street front onto the road and are largely 18th or 19th century, albeit with some of an earlier date. Brick walls under slate or clay tiles predominate with some examples of flint panels and some thatch.

Windows are generally sash with proportions following the style of The Square. There are no recent buildings except for the corrugated iron farm sheds known locally as “Ponting’s Yard”. Other than the latter, all buildings are either listed or rated as of special interest.

Again, it is the harmonious variety of buildings and their relationships, reflecting a mixed commercial and farming heritage that is distinctive. Notably:

- The relationship of buildings to the road that varies from close up to well set back

After the 15th century timber-framed Shepherd’s Peace, the buildings become more scattered, with big vistas across the river valley. This pattern reflects the historical land ownership by three farms: Medlands Farm, Parsonage Farm and Lower Farm.

This end of Church Street is characterised by a cluster of buildings comprising Parsonage farm, four associated cottages, the Church and the Primary School. ***The farm buildings are grand in scale and the dark stained weatherboard, over oak frames, under thatch set a defining design example for outbuildings in general to follow.*** The farmhouse is a splendid example of a brick and flint under clay tile of its time. The original brick and flint schoolhouse opposite blends in well with church and farm.



*Shepherds Peace,
dating from 15th century*



Parsonage Farm barns



*Church Street, mix of building
styles and relationships*



Church Street, looking towards The Square

- The range of styles covers classic Georgian houses to Victorian terraces and earlier thatched cottages
- Old farmhouses and inns that are now private dwellings
- No back-garden development and no infill

Other than some well-designed rear extensions the layout and appearance has been largely unaltered for over 150 years.

Behind the school is the King George V Playing Field which is held under Fields in Trust provisions and is therefore protected against development.

The recently built Community Centre is an example of a new-build whose massing, ridge height and materials have been designed to blend into the landscape and setting. The potential discordance of the picture windows has been mitigated by setting them back behind a veranda.

Design Guidance – read with Planning Guidance (Section 5)

“What do you like about the location in which you live that you want to retain?”

- The harmonious mix of old buildings,
- The views through, in and out the villages
- The setting within a beautiful unspoilt landscape

Village Design Statement Questionnaire

The Square, The Hill and Church Street all lie within a designated conservation area. Out of about forty houses, thirty are listed and six assessed as being of special interest. The *Conservation Area*

Character Appraisal provides specific information regarding design, views and open spaces which apply to this area of parish.



The following design statements emphasise the importance of extensions or new build blending in with the predominant brick and flint, and other traditional materials and details in this part of Hurstbourne Tarrant.

Development

The Conservation Area Character Appraisal recognises that "... there may be pressure to redevelop" the area known locally as "Ponting's Yard". Out of character houses on this space, could destroy the integrity of the street scene and adversely affected the open glimpses down to the river meadows.

SHC.1 It is imperative that any development of this site is sympathetic in terms of scale, spacing and materials and has due regard for the effect on views.

Apart from the infill possibilities, the special quality of the street scene, with its mixture of styles and materials can be impacted by inappropriate extensions or ancillary buildings and changes in decoration, ranging from paint colour to the addition of a porch.

SHC.2 Some brick and flint buildings have been painted white or cream. This may lighten a perceived sombreness of the grey knapped flint but it can mask the craftsmanship and cause a dilution of a characteristic feature of the area. **It cannot easily be undone and should only be done for compelling reasons.**

New buildings

Much of the identity of an area is derived from a combination of distinctive local building types, materials, layouts, the relationship between buildings and making use of natural features.

SHC.3 The character of Church Street, The Square and The Hill is in a large part due to the balanced and harmonious mixture of colours and textures. It is the combination of brick and flint, render and plain exposed brick in particular that is distinctive. A similar principle applies to roofing material. Changes to the balance between these elements can have a profound



effect on the appearance of the street. **Any new buildings should take account of and respect this balance.**

A good example of successful integration is the single recent building (end of 20th century), Wagtail Cottage, which replaced an old barn and occupies a key position as you enter the village. The hipped thatch roof, dormer windows and cream painted cob walls blend with adjacent Home Farm Cottages, although having a higher ridge line and a generally greater mass.

Its position set back from the main road does not mask other buildings (illustrating the importance of the position of a house in relation to others). The brick and flint boundary wall also plays an important part in promoting integration.

Rainwater fittings

SHC.4 Rainwater fittings frame a building and can change its character. **Most common in this area is black guttering and downpipes, irrespective of wall material and colouring, and this should be respected.**

Porches

SHC.5 The addition of even a small porch or portico can also have a marked effect on the **SHC.7 Well-kept hedges can frame an attractive building while providing privacy, while an open aspect with appropriate planting can enhance the rural village look and feel.**

Windows

Where a house's windows are placed, and their relative proportions, are one of the principal influences over whether the whole building looks well designed and fits in with its neighbours. There is considerable diversity of window design in this part of the village but there are certain features that predominate and characterise the street scene:

- window openings are almost always taller than they are wide and panes follow the same ratio
- sash windows are common but some cottages have casements
- a modern horizontal pane or picture window would not fit in well

SHC.8 Particular attention should be paid to maintaining the street scene character with regard to windows.

SHC.9 White painted wooden window frames with relatively fine window bars, are the norm.



Boundary features

SHC.6 Boundary treatments play an important part in defining the appearance of the street scene. **Brick and flint walls blend well while providing a noise baffle for properties abutting the main road.**



Well-kept hedge that provides privacy while framing the attractive building



Open aspect with appropriate planting enhances the rural village look and feel



Gravel driveway open gateway contribute to a rural look and feel

street appearance, as much as on the building itself. Porches facing the road should preferably **be simple unenclosed structures that are in keeping with the building and the street as a whole.**

SHC.10 The 'heaviness' of some types of uPVC frames would be out of keeping. **When replacing, or replicating, timber framed windows, modern long-life materials such as resin impregnated**

wood (indistinguishable from natural wood when painted) should be considered. Powder coated aluminium may also be more in keeping.

Flintwork

Flint panels enclosed by brick borders are a defining characteristic of the area. The best examples display well knapped, uniformly sized, local flints, preferably with tight mortar joints and framed with English Bond brickwork.

SHC.11 The aspect ratio of the panel and the relative proportion of flint to brickwork is also important. Flintwork should respect these



characteristics.

in any new building or extension. White painted barge boards should be avoided. SHC.13 Soffit details vary and are less obvious but should as a rule be painted to conform to the prevailing style.

Eaves

SHC.12 The treatment of eaves, particularly at gable ends, has a marked effect on the overall appearance of a building and the way that it harmonises within a street scene. Brick detailing as illustrated is in character. Barge boards, where they occur, tend to be relatively narrow and painted or treated in a dark colour. **This feature should be retained and replicated**

Preserving dark night skies

SHC.14 The absence of streetlights is an important contribution to the preservation of highly valued dark night skies. **Street lighting in this area would not be supported.**



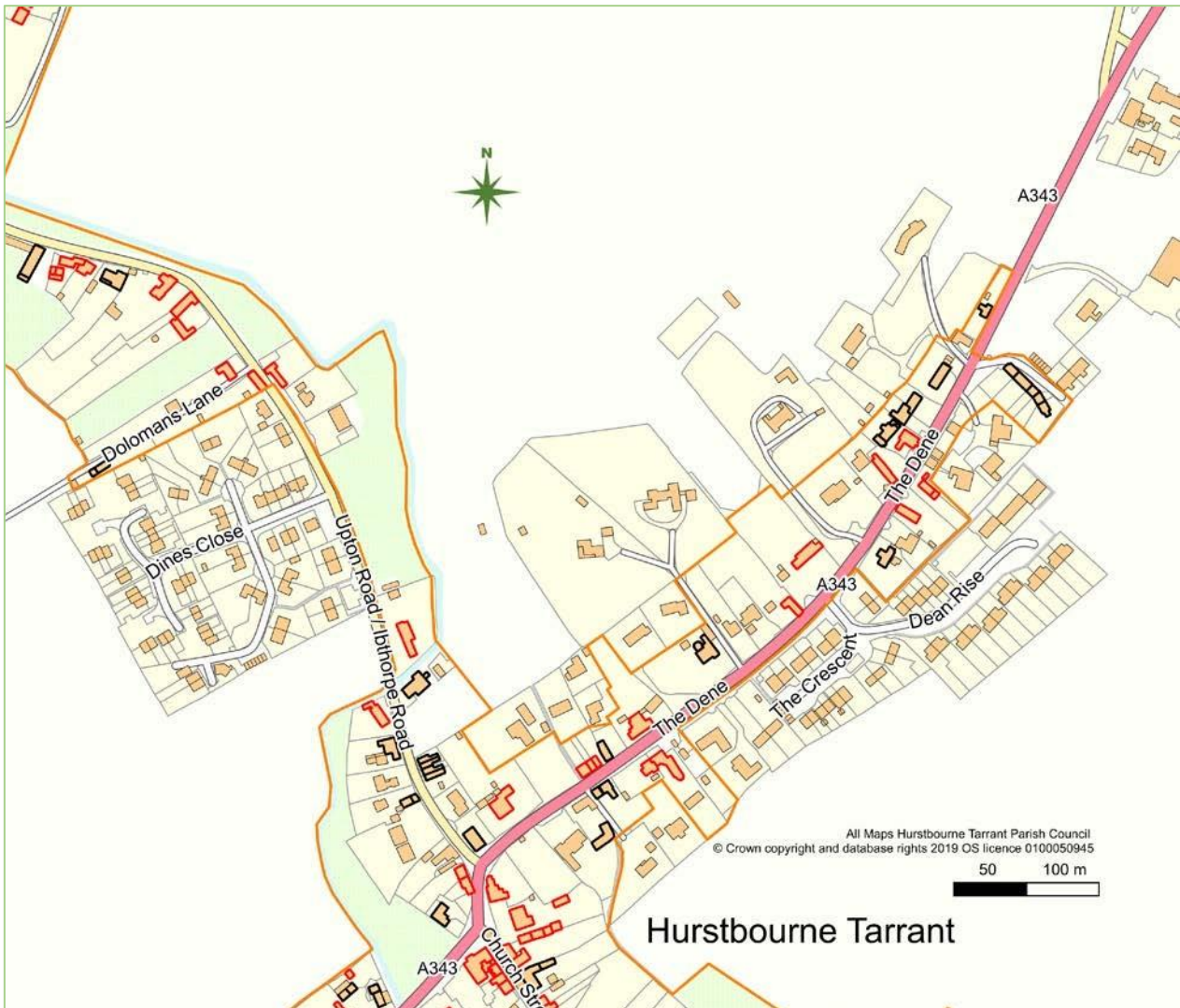
designed and directed to minimise light spill and be controlled by proximity sensors and timers.






SHC.15 Unshielded exterior lights on buildings can cause unwanted light pollution and be disruptive to wildlife. **Exterior lights should be**

Planning Guidance – Cross Reference

The guidance in Section 5 applies to the whole of the parish and must be applied with the specific guidance in this section. The table identifies especially relevant planning guidance in Section 5 and also provides a cross reference between the general and the specific guidance.

Planning Guidance – Section 5	Hurstbourne Tarrant: The Square, The Hill & Church Street
Preservation of Views • SL1, SL3, SL5	Views and Open Spaces: V1, V2, V3, V4, V5, V6
Preservation of Open Areas • SL1, SL4	
Maintaining Visual Harmony • SL2, LV1, LV2, LV3, LV4, LV5, LV6, LV7	Development: SHC.1, SHC.2, New buildings: SHC.3, Porches: SHC.5, Flintwork: SHC.11, Preserving dark night skies: SHC.14
Conversion of Redundant Buildings • LV8	
Outbuildings • LV10, WR1	
Bricks, Roofing and Rendering • WR2, WR3, WR4, WR5, WR6, WR9	
Eaves and Rainwater Guttering • WR7, WR8	Rainwater fittings: SHC.4, Eaves: SHC.12, SHC.13
Windows • WN1, WN2, WN3, WN4, WN5	Windows: SHC.8, SHC.9, SHC.10
Boundaries and Curtilages • BC1, BC2, BC3, BC4	Boundary features: SHC.6, SHC.7
Utilities • UA1, UA2	
Flora and Fauna • FF1, FF2, FF3	Preserving dark night skies: SHC.15



-  Listed Building Important
-  Building Building Curtilage
-  Conservation Area Boundary
-  Conservation Area Character
-  Appraisal Important Open Spaces

Character Area

In contrast to The Hill, The Square and Church Street, Upton Road and The Dene have seen a substantial amount of post-1945 development. Setting aside the Dean Rise and The Crescent estates, only half of the dwellings are listed or designated as being of local interest and a third fall outside the Conservation Area.

Upton Road

Scattered linear development along the Upton (or Ibthorpe) Road – at the bottom of the aerial view - probably started in the late 17th century with the outlying Bridge Cottage and the triple terraced Willow Cottage. These were followed in the late 19th century by Rose Cottages and Victoria House, which was also the local butcher's shop. The small Church Hall dates from 1909. Post-1945 there has been a range



Aerial View of Upton Road and The Dene

of infill development, mainly on the western side of the road, leaving one open gap adjacent to the Church Hall.

The Dene

The Dene settlement follows the A343 Newbury road, in a normally dry valley, from The Square to the junction with the Netherton Bottom road.

The oldest buildings, dating from the 16th century, formed what is sometimes referred to in old records as the hamlet of Prosperous, situated quarter of a mile northeast of The Square. This was chosen in 1840 as the location for a Congregational Chapel, now an artist's studio. At about the same time two notable houses, Dene House and Hurst Lodge, were built to the north of the road, closer to The Square.

There was much development activity post-1945 with both infill and backfill taking place and some distinctive houses were built on the rising ground to the northwest, accessed by their own lanes. Leading off to the southeast, the Crescent was developed first followed, later, by Dean Rise. These are estate-type developments which form two cul-de-sacs to the southeast, mainly within the valley bottom but partly on rising ground.

Facilities

A car dealership, garage and service station were established opposite the Netherton Bottom road junction. Only the car dealership continues. The garage buildings have been converted into a popular tea room and small business premises. The general stores on The Square closed in the 1970s and were replaced by a small post office and store in the simple weatherboard building between Marine Cottage and Dene House. This also closed and has been converted into a rural business hub. A new village store recently opened at the Dean Garage site.

It is a feature of the present-day village that these well used facilities are situated at the far end of The Dene whilst the Church and Community Centre are at the end of Church Street, about three-quarters of a mile away.



*Old post office and store
Now a rural business hub*

Views and Open Spaces

Upton Road

The Upton road settlement is situated on the relatively flat valley floor with the houses on the west of the road backing onto the riverine meadows.

The open space opposite Victoria House, with a public footpath by the old Church Hall leading to higher ground is an important open space between buildings.



Open space by the old Church Hall

Public consultation highlighted these views, shown on the map, as particularly important:

- V7. Southwards from the gap between Bridge Cottage and the start of the Dines Close estate
- V8. Northwards from the gap between Willow Cottage and the Royal British Legion up to the wooded skyline

The mix of indigenous trees flanking the higher ground to the northeast adds to the attractiveness of this scene.



Wooded view between Hurstbourne Tarrant and Ibthorpe

These views and open spaces are rated highly by villagers as being amongst the most important features of the Ibthorpe and Hurstbourne Tarrant settlements and should be preserved. The open areas make a powerful connection between the built areas and the countryside and plays a critical role in maintaining the green gap between Ibthorpe and Hurstbourne Tarrant.

While a change in land use, including equestrian usage, is an inevitable consequence of changing farming practices, the aim should always be to maintain as far as possible the characteristic pastures and open rural aspect in accordance with the guidelines in the *Landscape Character Assessment 2018*.

The Dines Close development occupies some of this important open space and its buildings have introduced an urban character to this previously distinctively rural area.

Any further expansion, for example of Dines Close, whether up the hillside or into the remaining riverine meadows, would be detrimental to the rural village character and the open spaces and would not be supported.

These meadows are such an important part of the village character that there is a strong argument for including them in their entirety within the Conservation Area.

The Dene

The Dene, by contrast, occupies a dry downland side valley off the main Bourne and Swift valley. Continuous development on both sides of the road, and the many indigenous and foreign trees and tall shrubs in gardens, allows only occasional glimpses of the hillsides and their fringe of trees.

Although views out from the road itself are limited, residents enjoy open spaces and panoramic views of the countryside:

- V9. The public space of Dene Green complemented by the privately owned fields on the opposite side of the road
- V10. Farmland above Dene Green accessed by public footpaths, especially the 'diagonal' path crossing the high ground to the south, clearly visible on the aerial image.



Wooded view from above The Dene

A skyline free of buildings is a very important distinguishing characteristic of The Dene. Although

eroded in part by the infills and, more importantly, 20th century backfills encroaching on the hillsides, the tree-lined skyline still

remains essential to the feel of being immersed in the countryside – a key attribute of the Conservation Area.

At present the few houses that have been built on the hillside above The Dene are well masked by

mature trees. Further development on the higher ground would risk the loss of a key characteristic – the way the village nestles in the valley bottom without impacting on the wider countryside.



Dines Close from Bridge Cottage, Upton Road



From above The Dene looking northwest



From the Test Way footpath, looking towards The Dene



Upton Road looking northwards across meadows



Upton Road looking southwards across meadows



From Dene Green - Hurstbourne Hill and Doles Wood in the distance

Streetscene

The Upton Road and The Dene settlements both have a diverse mix of 16th to 18th century timberframed cottages and 19th century cottages and houses, interspersed with a wide range of post-1945 styles. However, the two areas differ considerably with regard to their setting.

There are notable examples of the vernacular materials of brick flint, thatch, and clay roof tiles. Most are well separated and set back from the street so forming a more open streetscene compared with Church Street.

The post-1945 infill and backfill is diverse in terms of building style and materials but it maintains the open streetscene.

The Dene

Distinctive features that have the most influence on the appearance of The Dene are:

- The Conservation Area, consisting of an irregular corridor along the main road, excluding most of the backfill

- More than three-quarters of the buildings in the Conservation Area being listed or designated as of local interest
- The diversity of building styles and materials, particular post-1945
- An architectural trend in the early 1960s to use materials and design details that deliberately contrasted or clashed with the vernacular
- The manner in which The Crescent development backs onto main road contrasting with the design, materials and settings of the older buildings
- The amenities and business facilities provided by the re-purposed Dean Garage and service station group of buildings
- The “A-status” of its main road which has a major impact on the ambience and noise levels
- Boundary features, driveways and landscaping that are, in the main, in keeping with a rural heritage
-

Conservation area character

There are more listed buildings at the southern



Chestnut Cottage



Hurst Cottage



Thatchers cottage

One of the principle features of The Dene is the oldest part with its cottages clustered around the former Congregational Chapel. This area still retains much of its original character although there has been some more recent, contrasting infill.

Six of the cottages are Grade II listed and another six are identified as buildings of local interest. The oldest, Thatchers Cottage, dates to the 16th century and the others are 17th to 18th century. They are all typical of North Hampshire.

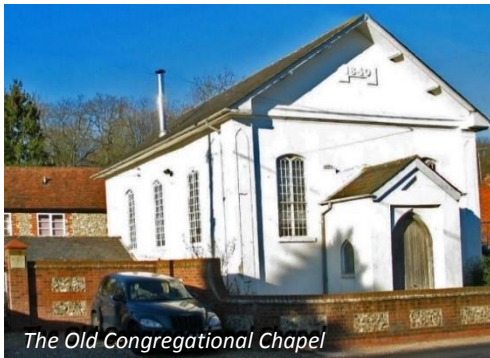
There is a mixture of thatched and tiled roofs over walls of brick in some cases and flint with brick detailing in others. Windows are broadly similar in pane shape and frame proportions.

end of The Dene, adjacent to The Square. Dene House is at the larger end of the building scale and the terraced Valentines and Orchard Cottage at the smaller end. The latter are good examples of their kind, with good quality banded flint work, well-proportioned windows, and attractive brick eave detail.

Dene House by contrast has a white painted render finish under a slate roof, typical of the 19th century. It has a fine example of a brick and flint boundary wall backed by a hedge. This mixture of styles works well.

Despite the ever-present impact of the A-road these diverse buildings have managed to retain a

rural ambience and play a very important role in the make-up of the streetscene character.



The Old Congregational Chapel



Dene House



Valentines

Post-1945 development

In between the older buildings there has been much infill and backfill on both sides of The Dene.

The building styles are mixed and some do not complement the neighbouring older properties or enhance the appearance of the conservation area.

To the northwest of the main road the newer

benefits the community, as well as being commercially viable.

There is a popular tearoom and several small business and retail premises, in addition to the car dealership.

The former service station's canopy and the adjacent shop façade contrast with the surrounding



Oakdale House



Bramblebank



The Crescent

buildings are set back from the road and partially screened with trees and large shrubberies. To the southeast of the road, the buildings are more exposed and the architectural design divergence is more evident.

open space. The all-weather parking space is necessary but does contribute to an urban feel. Some hedge and native tree planting

There are three principle style characteristics:

- Later 20th century individual brick and tile houses, such as Oakdale House situated between the 18th century Dene Cottages the early 19th century Hurst Lodge
- Recent infill, such as Bramblebank, which reflects the local vernacular brick and flint and window design

- 1960s and 1970s houses which are predominantly single storey having low pitch roofs, no hips, white barge boards, light buff bricks and distinctive windows

Dean Garage and service station

Outside the residential settlement area, to the north of Dene Green, the conversion of Dean Garage and its associated buildings is a good example of a reuse of redundant buildings that



Dean Garage site next to Dene Green

would soften the hard lines and help it to blend with the adjacent open space of Dene Green.

Upton Road

The buildings along the Upton Road are even more diverse than in The Dene, with no two being of the same style and having varied setback from the road.

The oldest buildings are the listed Bridge Cottage and Willow Cottage, dating from the 17th century. Both are situated at the northern end of the road, adjacent to the open meadows that separate Hurstbourne Tarrant from Ibthorpe.



Bridge Cottage

Willow Cottage, originally a row of three cottages, is distinctive in being single storey with an attic and includes a half-hipped roof with five gabled dormers, which are unusual amongst the older buildings in this parish.

A row of four cottages 19th century cottages is distinguished by its windows and the distinctive open porches. Across the road is Victoria House whose heavier massing is perhaps more typical of the period.



Willow Cottage

Some of the mid to late 20th century infill may be considered as unsympathetic. However, ridge lines have been largely followed and Waylands is a good example of a design that reflects well the long low shape that is typical of the old cottages. The



Rose Cottages

mellow brick colour, while not matching the vernacular, is in keeping. Boundary treatment is equally variable, ranging from high Cupressus hedge to low picket fence.

Overall, the diversity makes an interesting, if not entirely harmonious, streetscene and one that promotes a sense of community.

ign Guidance – read with Planning Guidance (Section 5)



In the short-term change is more likely to take place by way of extensions to existing buildings, replacement buildings, new outbuildings, property boundary treatment, driveways and alterations to facades.

Examples of the latter are the addition of porches and conservatories, change of tile hanging for timber cladding, installation of solar panels and bunded oil tanks.

Development

There are very few opportunities for further infill or even backfill within the current Local Plan Settlement Boundary in either Upton Road or The Dene. Where infill does take place, it does not need to mimic the 18th or 19th century building form and materials to fit in, or enhance, a setting or streetscene.

UD.2 Any development should be thoughtfully and sympathetically designed with due regard to the dominant character of its immediate and wider surroundings. A wellbalanced façade, appropriate massing and relative positioning are as important as materials and details.

Oakdale is a good example of massing and positioning that fits in, given its particular context. Good features include a relatively long and low profile with hipped tiled roof and window style in-keeping with older properties; set back from the road with brick wall and low hedge, gravel driveway and modest gate; use of brick colour that while not matching the vernacular is in keeping with it

In each case, clear inferences can be derived from the form and style of development that has taken place over the past 40 to 50 years.

UD.1 Any such changes should be in keeping with the village character as a whole. Changes should be consistent with the principle of **avoiding creeping urbanisation**, irrespective of where the change occurs either inside or outside the Conservation Area.

Although perhaps over-large for its relatively small site, Bramblebank is a good example of closely reflecting vernacular materials and detailing but not exactly replicating them notably good use of brick and flint panels. The window designs reflect those of the nearby George & Dragon and Gaydon House opposite. Other good features are the gravel driveway and good quality brick and flint boundary wall.

Brick colour and texture

UD.3 Brick colour should be carefully selected to blend in with the typical brownish red of 18th century and older buildings and the somewhat redder tone associated with the 19th century. The Michelmersh Hampshire Stock range is an example of local bricks that can blend well with both these.

Limit development in order to conserve the existing settlement forms

Resist development within the settlement-free character of the valley floor

Resist further ribbon development and infill along valley floor and approach roads

Avoid overdevelopment and redevelopment of existing housing plots

In the mid to late 1900s a number of houses were built with a browner brick, which in the right context can also blend. The examples illustrated range from the 19th century to recent times.

Yellow or buff bricks, prevalent in the more recent single storey dwellings, are out of keeping and introduce an urban feel. Mottled and textured bricks, such as the LBC Rustic Brick and many others in the LBC range are also incompatible.



Brick types that blend in well



Brick types that blend in less well



Windows

UD.4 Particular attention should be given to Planning Guidance WN1, WN2, WN3, WN4 and WN5, particularly regarding where a house's windows are placed, and their relative proportions, as these features are often the principal influences over whether the whole building looks well designed and fits in with its neighbours. Pane size and proportions are as important as the shape and weight of the main frame.

The ideal dimensions of a window will depend on the proportions, mass and style of the building, whether an extension of a new build, and so it is only

possible to illustrate a range of characteristic window designs that work in their particular context.



Roof material

UD.5 Slate and mellow clay tiles are the most characteristic roof material in this part of the village. Any other material should harmonise with respect to both colour and texture.



Porches

UD.6 Simple open porches can successfully add to the appearance of a building. They can be particularly effective on a terraced house as illustrated here.



Eaves

UD.8 An example (far right) of an eave from the mid to late 60s is a pleasing alternative to the prominent white barge boards that are typical of so many buildings of this era.

It blends well with the two examples (near right) roof eaves on older buildings.

General Guidance WR7 and WR8 should be followed.



Brick and flint

UD.7 Flint is not such a dominant feature in this part of the village but where it does occur it is distinctive. Below are three good examples of brick and flint work from the 19th century or earlier.

Replication of flintwork should be approached with caution. Achieving the craftsmanship of these examples tends to be costly and lesser quality work can have a disappointing appearance.

Precast flint blocks have been used successfully as in this example (right) where the joints between the blocks have been well disguised, which is not always the case.



However, the colour of the flints does differ from locally sourced ones and the size of the panel does not reflect the traditional proportions.

Boundary features

Over the length of The Crescent the visual impact



UD.9 Characteristic forms of boundary demarcation are low picket fences and brick and flint walls, often backed by a hedge of yew or beech.

The boundary treatment can set a building off to advantage and have a major impact on the appearance of a streetscene. An example is the well-kept front garden (below left) which softens the otherwise hard features of a late 1900s bungalow.

Inappropriate treatment may take the form of close boarded fencing, walls that are more urban than rural, or poorly maintained hedges

Three examples of walls and fences that are out of keeping with the rural character of the village are illustrated below centre and right.

UD.10 Particular attention should be given to features that have an impact on the appearance of the A343; the aim being to counter the tendency of the road to become a visually sterile corridor.

Railings

UD.11 Where railings are required, they should reflect and reinforce the rural nature of the village.

The example below, where the Upton Road crosses the river, is in keeping. The safety railings on The Dene, installed by the highway authority, have an urban appearance (photo right).



of uniform back boundary walls paralleling the road is a prominent example. This last relatively short section has a disproportionate effect on the appearance and feel of The Dene as a whole. The planting of bushes or small trees in front of the wall would break up the harshness and soften the view.

Features should help remind drivers that they are passing through a rural village, one of whose valued attributes is its overall peace and tranquillity.

Gates and driveways

UD.12 Ungated open driveways are a characteristic feature of the village and one that reflects the friendly nature of the community.

Where a gate is required for safety, security, noise reduction or privacy it should be no taller than necessary and be in keeping with the rural character. Three good examples are shown below.



Three examples of gates that are not characteristic of the locality are shown on the right.



Preserving dark night skies

UD.13 The absence of street lights is an important contribution to the preservation of highly valued dark night skies. Street lighting in this area would not be supported.

UD.14 Unshielded exterior lights on buildings can cause unwanted light pollution and be disruptive to wildlife. Exterior lights should be designed and directed to minimise light spill and be controlled by proximity sensors and timers.

Planning Guidance – Cross Reference

The guidance in Section 5 applies to the whole of the parish and must be applied with the specific guidance in this section. The table identifies especially relevant planning guidance in Section 5 and also provides a cross reference between the general and the specific guidance.

Planning Guidance – Section 5	Hurstbourne Tarrant: Upton Road & The Dene
Preservation of Views • SL1, SL3, SL5	Views and Open Spaces: V7, V8, V9, V10

<p>Preservation of Open Areas</p> <ul style="list-style-type: none"> • SL1, SL4 	
<p>Maintaining Visual Harmony</p> <ul style="list-style-type: none"> • SL2, LV1, LV2, LV3, LV4, LV5, LV6, LV7 	<p>Development: UD.1, UD.2, Brick colour: UD.3, Porches: UD.6, Brick and Flint: UD.7, Preserving dark night skies: UD.13</p>
<p>Conversion of Redundant Buildings</p> <ul style="list-style-type: none"> • LV8 	
<p>Outbuildings</p> <ul style="list-style-type: none"> • LV10, WR1 	
<p>Bricks, Roofing and Rendering</p> <ul style="list-style-type: none"> • WR2, WR3, WR4, WR5, WR6, WR9 	<p>Roof material: UD.5</p>
<p>Eaves and Rainwater Guttering</p> <ul style="list-style-type: none"> • WR7, WR8 	<p>Eaves: UD.8</p>
<p>Windows</p> <ul style="list-style-type: none"> • WN1, WN2, WN3, WN4, WN5 	<p>Windows: UD.4</p>
<p>Boundaries and Curtilages</p> <ul style="list-style-type: none"> • BC1, BC2, BC3, BC4, LV9 	<p>Boundary Features: UD.9, UD.10, UD.12</p>
<p>Utilities</p> <ul style="list-style-type: none"> • UA1, UA2 	
<p>Flora and Fauna • FF1, FF2, FF3</p>	<p>Preserving dark night skies: UD.14</p>



- Listed Building Important
- Building Building Curtilage
- Conservation Area Boundary
- Conservation Area Character
- Appraisal Important Open Spaces

Character Area

There are three estate developments in Hurstbourne Tarrant: Dean Rise, The Crescent and Dines Close each with its own distinctive characteristics. They have a greater uniformity of building design and a more urban appearance than the older parts of Hurstbourne Tarrant.

“What residents most appreciate is being part of a tranquil rural village set in lovely countryside with easy footpath access to open ground.”

*Village Design Statement
questionnaire responses*

Dean Rise

This cul-de-sac leads off the A343 by way of The Crescent. **Although occupying gently rising ground, this development has a neutral impact as seen from The Dene.**

Any development further up the hillside would however be visible from valley floor and change the character of this part of the village fundamentally, as seen both from below and from the higher ground. This would result in loss of a key feature valued by residents: easy access on foot to unspoilt panoramic views of the countryside.



It has many good features. There are well spaced buildings, of generally appropriate height and

mass, providing a range of accommodation from two-bed flats to family houses. Ornamental trees create an avenue effect, communal areas are well maintained and individuals have opted for different styles of boundary hedging which helps to break the uniformity.



The purple tile hanging, low pitch concrete tile roof with white barge boards and window design are typical of off-the-shelf designs that are to be seen in many parts of England and do not reflect the distinctive characteristics of this part of Hampshire. There are also some details such as the choice of railings and the bland brick wall, seen here round a shared car park that are more urban than rural in appearance and feel.

The Crescent and Dean Rise leading off The Dene



The Crescent

This is another cul-de-sac off The Dene (A343). Adjacent to but, unlike Dean Rise, it consists of three distinct building design styles. The two semi-detached houses to the left, with their red brick walls and tiled roofs are close to the village vernacular, although the flat roofed dormers and

irregular window designs are not (contrast them to Victoria Cottages on the Upton Road).

The next terrace to the right is visually in contrast to its neighbours. Low pitch roof over a buff brick and tile hanging does not reflect or complement the village character. The third group, consisting of single storey buildings is similar having low pitch roofs and buff bricks.

These single storey houses not only back onto The Dene, the heart of this part of the village, but being on rising ground, their high back boundary walls stand in obvious juxtaposition to the 18th century Hurst Cottage and Hurst Lodge opposite. Some form of vegetative screening could mitigate this.

These dwellings are an essential part of the housing mix and, apart from insufficient car parking spaces, they are an effective and resident friendly extension to the village. Future planning and design decisions should look to better reflect and complement the village character.

In the future, any such a development built adjacent to a road, especially a through road,

Dines Close and Dines Meadow

Situated off the Ibthorpe/Upton Road this settlement area has a very different setting and character from either Hurstbourne Tarrant or Ibthorpe.

This development in the meadow adjoining the Ibthorpe settlement boundary was started towards the end of the last century. Initially a small, state funded development, it has incrementally expanded to become a community in its own right of some 64 dwellings that are a mix of affordable and open market properties.

The Centenary Garden lies at the entrance to Dines Close. It was created in November 2018, in time for the 100th anniversary of the end of the Great War, with the vision that it would be used not only for quiet reflection, but also by local children as a safe place to play.

Dines Close fulfils an important housing demand but is not well integrated into either Ibthorpe or Hurstbourne Tarrant and does not have a centre.



should face onto that road and be designed specifically to fit in with its immediate neighbourhood, with attention given to design detail.



From a setting perspective it is conspicuous in several ways:

- It substantially reduces the very important open gap that separates Ibthorpe from Hurstbourne Tarrant
- It detracts from a primary characteristic of the valley, which is the way that the settlements nestle into the valley floor and do not disturb the magnificent panoramic views from the higher ground
- The overall massing and building style are in distinct contrast to the view of the historic Ibthorpe buildings lining the Upton Road as seen by walkers on the Test Way footpath passing through the meadows

Individually, the buildings as seen from the Upton Road do not appear to blend in with the adjacent historic character of Ibthorpe and the wider AONB setting.

Moving up the hill to where the Close has branches left and right, the style is more cottagelike and in keeping with the Ibthorpe theme, although some out of character brick has been used. The hedges and shrubbery enhance the streetscene.

Still further up the hill, the more recent expansion has again a different appearance and feel. ***The layout, spacing and variety of buildings, enhanced by hedging and shrub planting, is more attractive. However, the building designs do not reflect either the Ibthorpe or Hurstbourne Tarrant character.***

DCD.1 The key characteristics of this Area of Outstanding Natural Beauty, a rural landscape



Overall, there is a sense of detachment from either of the adjacent villages.

DCD.4 Development adjacent to the Conservation Area should be designed to be in visual harmony



ign Guidance – read with Planning Guidance (Section 5)

“Creeping urbanisation which makes villages look like towns and detracts from the rural character of the parish should be discouraged”

“Dark night skies are a positive feature of the Parish”

“The feeling of community is a key attribute of the village”

Village Design Statement questionnaire resident’s responses: Dines Close, Dean Rise and The Crescent

with sweeping views and villages largely hidden from view, should be respected

DCD.2 Open areas that are an intrinsic part of the village setting should be preserved.

DCD.3 New development should be confined to the valley floor. Development up the hillsides would disrupt the magnificent panoramic views from the higher ground and block the views out of the settlement areas that are such important and popular characteristics of the villages.

Views out are not only appreciated for themselves but also give a sense of intimately linking the countryside with the settlement areas – a key feature of a rural setting.

with neighbouring areas within the Conservation Area.

DCD.5 The planning and design of any new housing, irrespective of accommodation size or tenure, should aim for integration into existing settlements. Building style, and particularly the materials and detailing, can play an important role as aids to achieving integration.

DCD.6 New buildings need to fit into the context of their locality. Standard building designs which do not reflect the local context are unacceptable

The choice of bricks, roof tiles/slates, window design, doors and porches is important. Attention also needs to be given to parking, boundary treatment, public open spaces and planting.

DCD.7 Design features that complement the characteristics of a rural village should be encouraged. Features that are more characteristic of an urban setting should be avoided.

DCD.8 Well-designed soft landscaping, in the form of hedges, shrubs and trees should be encouraged. It supports the *Local Plan* policy of achieving

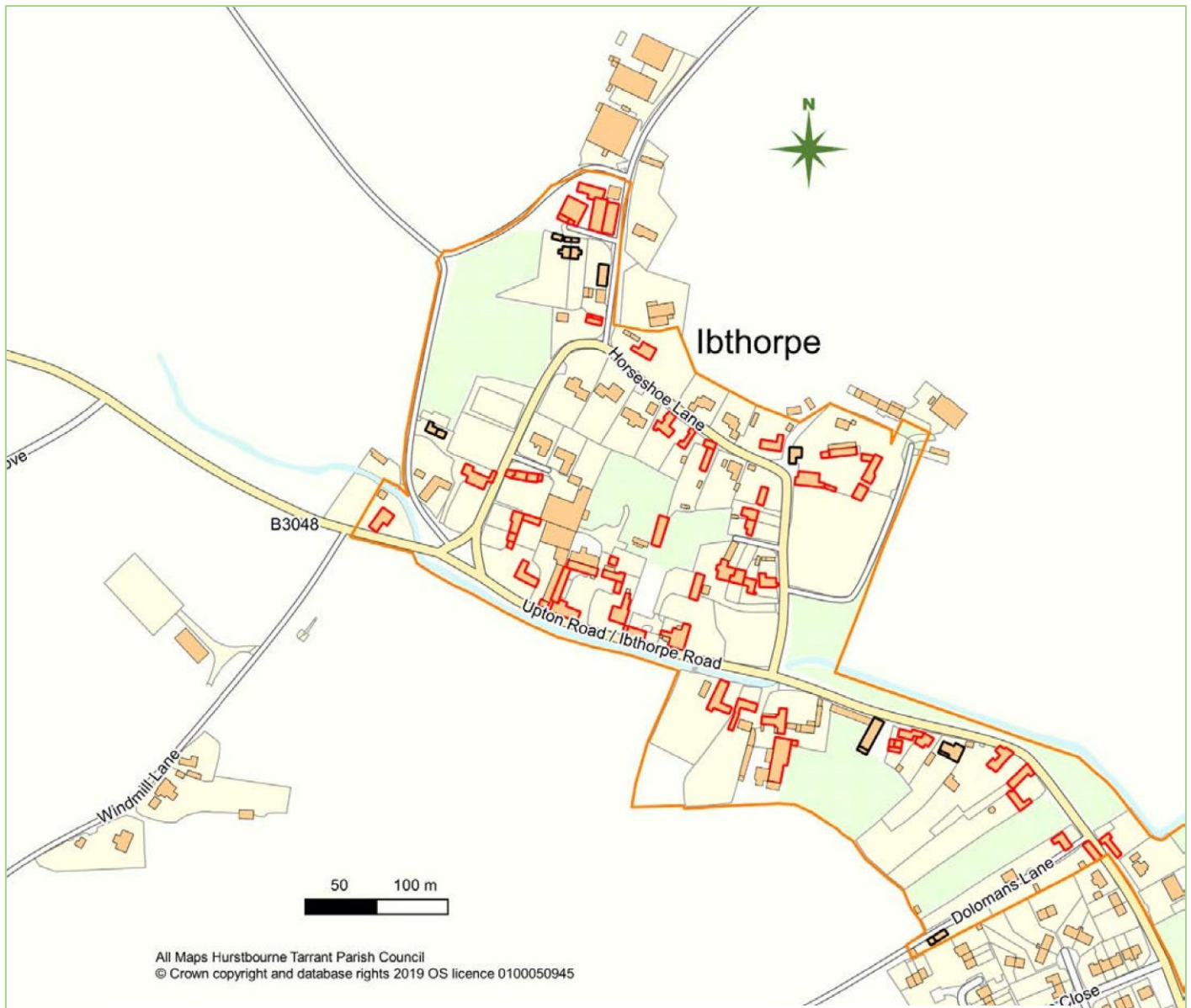
positive integration of development into the landscape character of the area.

DCD.9 Exterior lights should be designed and directed to minimise light spill and be controlled by proximity sensors and timers. Unshielded exterior lights on buildings can cause unwanted light pollution and be disruptive to wildlife.

Planning Guidance – Cross Reference

The guidance in Section 5 applies to the whole of the parish and must be applied with the specific guidance in this section. The table identifies especially relevant planning guidance in Section 5 and also provides a cross reference between the general and the specific guidance.

Planning Guidance – Section 5	Hurstbourne Tarrant Dean Rise, The Crescent & Dines Close
Preservation of Views • SL1, SL3, SL5	DCD.1 (views)
Preservation of Open Areas • SL1, SL4	DCD.2 (open areas), DCD.3 and DCD.4 (development)
Maintaining Visual Harmony • SL2, LV1, LV2, LV3, LV5, LV10	DCD.5 (integration), DCD.6 (building design), DCD.7 (design features)
Bricks, Roofing and Rendering • WR2, WR3, WR6, WR9	
Eaves and Rainwater Guttering • WR7	
Windows • WN1, WN2, WN3, WN4	
Boundaries and Curtilages • BC1, BC2, BC4	DCD.8 (landscaping)
Utilities • UA1, UA2	
Flora and Fauna • FF1, FF2, FF3	DCD.9 (exterior lights)



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- Listed Building
- Important Building
- Building Curtilage
- Conservation Area Boundary
- Conservation Area Character Appraisal Important Open Spaces

Character Area

Ibthorpe is a historic village which has not been altered significantly by development. The village is located within the valley of the River Swift and is surrounded by agricultural land and downland.

The village is largely contained within the valley floor except for a few houses on Windmill Hill Lane which rises up to hillside the south.

The 'tail' of buildings along the Upton Road has an open rural feeling due to buildings being only on one side of the road for most of its length, helped by the open space of the allotments.

There is a special intimacy derived from the relatively small size and general openness of the built area.

The principal settlement area lies within Horseshoe Lane, a loop of road to the northern side of the main east-west valley road. Along the southern side of this 'loop' are three farms adjacent to one another, which probably once equally divided the land in the centre of the loop with strips of land running north-south.

The open area in the centre of the Horseshoe is a unique, undeveloped space that brings the countryside right into the heart of the village. This area reflects the medieval, and possibly earlier



All of the built area of Ibthorpe except for Windmill Hill is a designated *Conservation Area*. There are about 50 dwellings of which 33 are listed, including three assessed as Grade 2*. A number of boundary walls and agricultural buildings are



layout of Ibthorpe and its farming community, representing the original settlement on the land.

The farmyard of Upper Ibthorpe Farm and historic Ibthorpe House form the western boundary of Ibthorpe. Apart from Ibthorpe Manor Farm there is no development to the east of Horseshoe Lane. Many of the historic plots can still be traced in the topography of the village today.

also listed.

Apart from the ten 'recent' infill houses in the northwest corner and on Windmill lane, the remaining forty have developed organically around the four farms.

The economy used to depend upon agriculture but the majority of people now work away from the village. The working farms remained within the village environment until late into the 20th century and continue to form a significant part of the historic character and fabric of the village.

The Horseshoe is surrounded on all four sides by an accessible and beautiful rolling landscape of hedges, copses, pastures and arable land. The Dines Close development to the southeast affects this island effect.

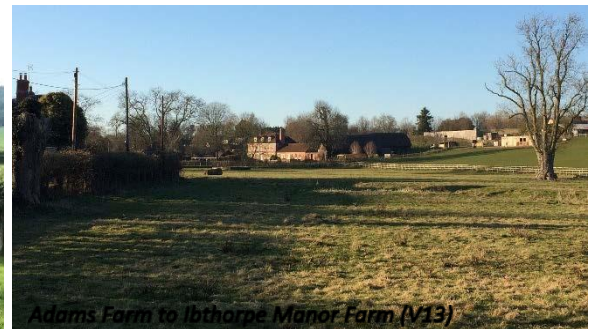
Views and Open Spaces



Tollgate Cottage to Ibthorpe Manor Farm (V12)



Ibthorpe Farm House to the meadow and hillside (V15)



Adams Farm to Ibthorpe Manor Farm (V13)

A major natural feature is the winterbourne River Swift running through meadows, with gently rising open farmland on either side, which gives Ibthorpe its special relationship with the countryside.

Even where there are buildings adjacent to the river, they are only on one side, leaving a muchvalued open aspect across the other side.

Public consultation strongly supported conserving and retaining the following nine views in to Ibthorpe and out to the surrounding countryside:

- V11. From Tollgate Cottage across the meadow to Ibthorpe Manor Farm
- V12. Open meadows and wooded hillsides between Ibthorpe and Hurstbourne Tarrant
- V13. From Adams Farm across the meadow to Ibthorpe Manor Farm
- V14. From the eastern leg of Horseshoe Lane into central open space
- V15. From Ibthorpe Farm House to the meadow and hillside
- V16. Above Ibthorpe House to Windmill Lane and to the west of Windmill Lane
- V17. Fields to the west of Ibthorpe
- V18. From the Upton Road looking across the meadow northwest of White Hart House

V19. From the Bank Tree out to Windmill Lane

V20. From the Upton Road south to steep fields and wooded hillside

The *Conservation Area Character Appraisal* additionally identifies thirty important views looking into the built area or outwards.

Public consultation also confirmed that all open spaces bordering Upton Road, Windmill Lane and Horseshoe Lane as well as the central area within the Horseshoe as very important. The allotments on the Upton Road provide an important open space as well as a well-used public amenity.

The “Views and Open Spaces” map shows the location of the important views: red arrows for the publicly identified views and black arrows for the views defined in the *Conservation Area Character Appraisal*. Important open spaces are show in green.

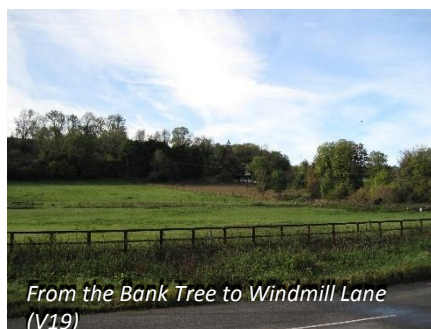
All these views and open spaces contribute to the character and setting of Ibthorpe and care needs to be taken to ensure that these are not lost or compromised by inappropriate development or poorly sited services.

Streetscene

There are three types of building in Horseshoe Lane:



Ibthorpe House to Windmill Lane and westwards (V16)



From the Bank Tree to Windmill Lane (V19)



From Tollgate Cottage to Ibthorpe Manor Farm (V11)

- Thatched cottages of red brick and flint or timber-frame with white painted infill construction
- Red brick, larger buildings with clay tile roofs
- Recent infill houses of brick construction, most with clay tile roofs

Red brick, flint, thatch, white render and mellow red clay tiles are predominant. There are some very fine examples of flint work, in both large panels and in the more common, and distinctive, banded pattern.



Horseshoe Lane (eastern leg), Ibthorpe

The more recent infill houses in Horseshoe Lane vary in the manner in which they fit in with the older buildings. The best examples, while not copying the features of older buildings, are sympathetic, reflecting and complementing the neighbouring buildings.

The buildings along the Upton Road are predominantly thatched and of brick and flint or timber framed construction. There are some buildings of red brick with grey slate roofs, such as the converted former Methodist Chapel. There is no recent infill.

In general, the hillsides around Ibthorpe are free of buildings except for the limited mid-20th century development along Windmill Lane.

There is no street lighting in Ibthorpe and Horseshoe Lane has no pavements.

Much of Ibthorpe's distinctive character is created by the open streetscenes. Of particular note are:

- The eastern leg of Horseshoe Lane and the area northwards from the Bank Tree



Ibthorpe House, Grade2 listed*

- The Upton Road which has thatched cottages, brick and flint and brick buildings on one side only with open meadows opposite **Extensions almost all make use of the same materials and design features as the associated building** or are a sensitive reflection of those materials and features. **The outbuildings are, on the whole, subservient to the main dwelling.** The more recently built ones are, almost without exception, of dark stained weatherboard finish with a pitched roof, reflecting the traditional barn construction.

Visible property boundaries are in the main, low walls, paling fencing or hedges that promote a sense of inclusion and allow enjoyment of the harmonious blend of buildings.



Horseshoe Lane (northern leg), Ibthorpe

Hedges are almost entirely of beech, yew or hawthorn and there is a notable absence of Cupressus in any form. **There is an almost total absence of urbanising features** such as pavements, tarmac driveways, imposing gates or close panelled fencing.

esign Guidance – read with Planning Guidance (Section 5)

Development

Any development should respect the special characteristics of this area and give due consideration to the safety and quality of life of the community. In particular:

Modern infill has taken place in vacant plots adjacent to the historic infill development off Horseshoe Lane and has probably reached the limit of what this character area can accommodate without destroying the historic plan form created by the three farm complexes and associated agricultural open spaces.

Conservation Area Character Appraisal

I.1 Special care should be taken to ensure that the views and open spaces, that have been identified, and which play a major role in the character and setting of Ibthorpe, are not lost or compromised by inappropriate development or poorly sited services.

I.2 Further ribbon development up Windmill Lane should not be permitted. It would be very detrimental to the open aspect and view seen as you emerge from Horseshoe Lane onto the Upton Road.

New buildings

There were strongly expressed views during the open consultation sessions both for and against contemporary design and modernist buildings.

I.8 The design of new buildings must comply with the principles set out in paragraphs 7.12 and 7.14 of the Local Plan, and General Design Guidelines:

LV4: “New houses should reflect and harmonise with existing buildings”



Recent infill development in Ibthorpe

I.3 The confinement of building to only one side of the Upton Road should be maintained.

I.4 The development of additional dwellings abutting Horseshoe Lane would not be supported by the community. The lane is very narrow and is often used by children and adults on foot as well as animals such as horses and ponies. Increase in traffic levels could significantly impact on the safety and amenity of the community.

Streetscene

I.5 The characteristic balanced mixture of thatched cottages and larger red brick and flint houses should be conserved.

I.6 Street lighting in this area would not be supported. The absence of streetlights is an important contribution to the preservation of highly valued dark night skies. **I.7 The absence of pavements in Horseshoe Lane contributes to its distinctive character.**

Much of the identity of an area is derived from a combination of distinctive local building types, materials, layouts, the relationship between buildings and making use of natural features.

Local Plan

LV5: “Innovative contemporary design should be of the highest architectural quality”

I.9 Scale considerations are particularly important, including massing and context, as illustrated by a recent fairly modernist style barn conversion at the northern end of Horseshoe Lane,

I.10 In addition to scale considerations, careful attention should be given to details, notably construction materials, windows, eaves and boundary features, all of which play important roles in ensuring that a new building harmonises with its neighbours.

The following are some good examples to illustrate this.

This 21st century new-build on Horseshoe Lane (left) is an example of good attention to massing and context. The fully hipped roof is an important feature from a massing perspective. Banded flint work has been used sympathetically.

Windows are in keeping although not exact replicas of either cottage or ‘manor’ style. **The open gateway and low hedge** promote ‘inclusiveness’ and the permeable gravel driveway is in keeping and minimises surface

run-off. **Eaves detail adds character** to a relatively plain, but well balanced, elevation.

Another example (right) of successful massing and design is just off the western leg of Horseshoe Lane. **Two late-20th century houses fit in satisfactorily with the nearby thatched cottage without copying its building materials.**

Although not of traditional design the overall mass and roof pitch and integrated garages are in keeping with historical context of the neighbouring houses. **Key design features are**



the hipped roof, the use of muted clay tiles and small, hipped dormer windows and well-chosen window ratios. The two buildings are similar in style but different in detail. **The open boundary treatment and unpaved road** maintain the local rural feel and the connection with Bank Tree farm.

Extensions and conversions

I.11 Extensions should be subsidiary to the original building.

I.12 Where a dormer window is used as a means of allowing a lower overall roof line, it should be in keeping.

The extension to the Cottage on Horseshoe Lane (right) has been designed sympathetically with attention to detail, providing modern living space whilst retaining the cottage feel.

The extension at rear (below) complements the thatched cottage by maintaining the ridge height and roof angle. It adopts the local brick and flint style



I.13 Conversions can have as a great an impact on the character of the area as new buildings and it is important to ensure they are harmonious with the surroundings, for example by using dark-stained weatherboarding.



Three illustrations of sensitive conversion details of old buildings are shown. **Energy efficient windows and shutters can blend in well with the local style of stained**



weather boarding. White wooden doors with black door furniture complement the thatched outbuilding.



Outbuildings

I.14 Outbuilding should always be subsidiary in scale to the parent building and should not detract from a key view. The example right) is on

the limit of proportional size and it obscures a key view out from Horseshoe Lane.

The windows, dark stained weatherboarding and roof pitch and colour are in keeping although the doors are less so.

Boundary features

Traditional boundary treatments have been generally retained, such as hedgerows and walls, helping to reinforce the rural nature of this area.

Conservation Area Character Appraisal

I.15 Boundary features should complement and enhance the overall street scene. Some examples are illustrated.

Open-type five bar gates, hedges and gravel drives are characteristic boundary features in Ibthorpe.



Simple wooden fencing can promote openness and is in keeping with thatched cottages.

Bank Tree Farm in Ibthorpe (below) has a very good example of a **low brick and flint wall** found throughout the Parish.



I.16 Tall brick walls, high closed in gates and tarmac drives (below) introduce an urban appearance that is out of keeping and should be avoided.



A well-maintained yew hedge (right) demonstrates how hedging enhances the street scene.



Hedging with native species contributes to the rural feel of Ibthorpe but high hedges can obscure buildings to the detriment of the street scene.

Railings

I.17 Where railings are required, they should reflect and reinforce the rural nature of the village.

The *Conservation Area Character Appraisal* notes that “white post and metal rail fencing is typical fencing prevalent in many villages in Hampshire”. This type of tubular fencing is often associated with rivers.



Planning Guidance – Cross Reference

The guidance in Section 5 applies to the whole of the parish and must be applied with the specific guidance in this section. The table identifies especially relevant planning guidance in Section 5 and also provides a cross reference between the general and the specific guidance.

Planning Guidance – Section 5	Ibthorpe
Preservation of Views • SL1, SL3, SL5	Views and Open Spaces: V11, V12, V13, V14, V15, V16, V7, V18, V19, V20
Preservation of Open Areas • SL1, SL4	Development: I.1, I.2, I.3, I.4
Maintaining Visual Harmony • SL2, LV1, LV2, LV3, LV4, LV5, LV6, LV7	Streetscene: I.5, I.6, I.7, New buildings: I.8, I.9, I.10
Conversion of Redundant Buildings • LV8	Conversions: I.13
Outbuildings • LV10, WR1	Extensions and conversions: I.11, I.12, Outbuildings: I.14
Bricks, Roofing and Rendering • WR2, WR3, WR4, WR5, WR6, WR9	
Eaves and Rainwater Guttering • WR7, WR8	
Windows • WN1, WN2, WN3, WN4, WN5	
Boundaries and Curtilages • BC1, BC2, BC3, BC4	Boundary features: I.15, I.16, Railings: I.17
Utilities • UA1, UA2	

Flora and Fauna •
FF1, FF2, FF3



-  Listed Building
-  Important Building
-  Building Curtilage
-  Conservation Area Boundary
-  Upton Conservation Area
Important Open Spaces



Aerial view of Upton

Character Area

Upton has grown outwards from a central point, the cross-roads, but remains compact. Four old farms, Upton, Parsonage, Soper's and Oriel College enclose the crossroads and make up a considerable part of the village character.

The Manor of Upton earns a reference in the Domesday Book but little is recorded about the hamlet of Upton. A number of houses seem to

th
date from the 18 century, suggesting that there was increased prosperity during this period.

Upton has never had its own Anglican church but an independent chapel was built south of Parsonage Farm. It is dated 1839. About the same time The School House and School Hill cottages were built on the southern side of the valley, looking down on the hamlet.

Upton has not experienced the rapid growth of Hurstbourne Tarrant and Vernham Dean, the only recent buildings being the Hillside development up the hill above the old school house.

A Conservation Area was designated in 1983 which shown on the map of Upton. This rightly ignores the division between the two parishes (shown by the red broken line) and the following description, although concentrating on the Hurstbourne Tarrant related part, applies to the settlement as a whole.

There are 23 Grade II listed buildings in the village. ***The heart of the settlement is the cluster of buildings around the offset cross-roads, including the old post office, the old forge and the surviving Crown Inn.***

Parsonage farm and Soper's farm are still working farms and are a key part of the character of Upton. Soper's, which is adjacent to the crossroads, is the more visible of the two.



Upton, looking towards the Crown Inn. Oriol College Farm buildings on the left

Views and Open Spaces

In contrast with Hurstbourne Tarrant and Ibthorpe ***the area around Upton is more enclosed and there fewer wide-ranging views.***

The river valley is also narrower and open spaces are smaller. Upton Meadows is a designated Site of Importance for Nature Conservation (SINC). These sites represent a legacy of good management and rely upon continued stewardship by landowners.

The rising ground on two sides and the mass of hedges and trees mean that views out from the village are limited.

Public consultation strongly supported conserving and retaining the following views in to Upton and out to the surrounding countryside (see map):

- V21. Upton village seen from the footpath behind Parsonage Farm
- V22. Open fields opposite Upton Dean (also identified as important in the 1983 Upton Conservation Policy)



View of Upton from footpath behind Parsonage Farm (V21)



View out opposite Upton Dean (V22)

andscape

High hedges and walls tend to partially mask many of the buildings and together with the abundance of trees it is the **roofs and glimpses through gateways that dominate the character.**

Roofs are mainly a mixture of thatch and mellow clay tiles with some slate.

Buildings tend to be of brick and flint, often in relatively narrow bands, which is characteristic of this area.

Cob walls were once a common feature of the area but their high maintenance requirement means that many have been replaced with more durable materials. This is a fine surviving example belonging to Oriol College Farm.



Cob wall, Oriol College Farm

Design Guidance – read with Planning Guidance (Section 5)

U.1 Any future conversion of redundant buildings should be carried out sympathetically so that the character of the settlement is retained.

As a good example: conversion of the Oriol College farm buildings and those of Upton Farm has been done so that their original character can be recognised.

Similarly, the old forge building has been converted into outbuildings to the house that has adopted that name while retaining original materials and providing doors that are in character.

U.2 There is significant visual intrusion in the centre of Upton from overhead services. Every



Garden Cottage

effort should be made to minimise cables and poles.

Planning Guidance – Cross Reference

The guidance in Section 5 applies to the whole of the parish and must be applied with the specific guidance in this section. The table identifies especially relevant planning guidance in Section 5 and also provides a cross reference between the general and the specific guidance.

Planning Guidance – Section 5	Upton
Preservation of Views • SL1, SL3, SL5	Views and Open Spaces: V21, V22
Preservation of Open Areas • SL1, SL4	
Maintaining Visual Harmony • SL2, LV1, LV2, LV3, LV4, LV5, LV6, LV7	U.2 (overhead services)
Conversion of Redundant Buildings • LV8	U.1 (conversions)
Outbuildings • LV10, WR1	
Bricks, Roofing and Rendering • WR2, WR3, WR4, WR5, WR6, WR9	
Eaves and Rainwater Guttering • WR7, WR8	
Windows • WN1, WN2, WN3, WN4, WN5	
Boundaries and Curtilages • BC1, BC2, BC3, BC4	
Utilities • UA1, UA2	
Flora and Fauna • FF1, FF2, FF3	

The Two Main Roads

Hurstbourne Tarrant has grown up at the crossroads of the busy Andover-Newbury road (A343) and the valley bottom feeder road (B3048), shown on the Hurstbourne Tarrant and Ibthorpe settlement maps.

The latter serves Ibthorpe and Upton to the northwest and the neighbouring parish of St Mary Bourne to the southeast. The A343 is by far the busiest but the B3048 also carries a substantial amount of local traffic, particularly that of commuters.

Until the post 1960s expansion of motor traffic these roads were important assets for the parish, bringing trade and providing good access to the Andover and Newbury markets.

*Currently they are a mixed blessing. They no longer bring a significant amount of trade but they do provide good access to railway stations and motorways for both commuters and other users. On the other hand, **they are a substantial noise and vibration nuisance for those living alongside and they represent a***

hazard for pedestrians, cyclists and horse riders in general.

The A343 cuts through the centre of Hurstbourne Tarrant and tends to create a psychological as well as a physical divide. Residents of Ibthorpe and the Upton Road need to cross the busy offset crossroads in order to reach pub, church, school and community centre. In parts it has been likened to a race track, even with the inclusion of a chicane at the off-set crossroads and is treated as such by some.

The B3048 is less busy than the A343 but still suffers from excessive traffic speeds especially before the transition to the 30mph limit near St Peter's in Church Street and at the entrance to Ibthorpe.



The A343 between The Crescent and The Square



The Square, Hurstbourne Tarrant, 1963

When asked in the questionnaire what people would like to change about their neighbourhood, reduction and calming of traffic scored the highest; not only amongst those directly affected by the roads.

The discord between the highways authorities' commitment to the free flow of traffic and the residents who have to live with the consequences remains a live issue.

What could be done?

There are two principal ways of addressing these issues. Limiting, or ideally reducing, the level of traffic, particularly heavy goods vehicles, and reducing the speed at which traffic of all categories passes through the settlements. The former falls outside the scope of a Village Design Statement but there are measures within its scope that can be taken to address the latter.

Traffic levels may be reduced if the routes through Hurstbourne Tarrant are viewed as a "less quick" option for vehicle drivers. Measures such as road re-classification, satnav routing changes and lower speed limits might have this effect.

Much research has been undertaken into the reducing the speed of traffic during the past two decades and there are successful case studies to draw upon.

The key lies in the quotation "If you want drivers to behave as in a village, make sure it feels like a village." It is unfortunate that the A343, where it passes through the village as The Dene, currently has little feel of a village. The B3048 is less pronounced in this way but it does lack any obvious visual transition from rural highway to village street.

11.1 Drawing on the publication 'Traffic in Villages' the following approach should be followed:

- Employing the principles of "psychological traffic calming" to influence driver speeds and responses. "Self-reading" roads that inform drivers appear to reduce speeds and improve drivers' awareness of their surroundings.
- Ideally the character of the highway should change from "road" to "village street". The signs associated with arrival in the village should accord with the driver's visual perceptions of the village boundaries. Subtle changes in surface materials and colour help mark the contrast between the higher-speed design of the road, and the low-speed context of the village.
- Research suggests that drivers choose speeds that appear to suit the characteristics of the road ahead. Reducing speeds therefore requires careful attention to the clues and

information presented to drivers by the rural road and its surroundings.

- It is sometimes possible to use a secondary material such as setts, cobbles, road paint or even reinforced grass paving to reduce the apparent width of the carriageway. Such “visual narrowing” is a good way to maintain slow speeds whilst coping with the dimensions of buses, heavy lorries and other large vehicles
- Places where pedestrians wish to cross are highlighted, and careful attention is given to the features that mark the entry-points

Two parts of the A343 deserve to be given priority attention in this way are the stretch between The

Minor roads, lanes and footpaths

11.3 The traditional signposts are an important element of the parish character and should be preserved.

There are also a number of unsurfaced tracks, some being old drovers’ routes such as Dolomans Lane, many of which are designated footpaths and bridle ways. At the next level down are simple footpaths. The Test Way national footpath is made up of both. Ready access to the countryside on foot

Car parking

Day to day on-street car parking is an increasing cause for concern to residents of Church Street. The successful George & Dragon inn at one end of the street and the popular Primary School have increased traffic levels and the need for parking.

Such parking is particularly intrusive for residents at the end of Church Street nearest The Square where the houses are mainly not set back from the road.

Crescent and The Square, and the offset crossroads itself and its approaches.

Some vehicle drivers will respond to this approach but others will not change their behaviour. For these drivers measures such as traffic enforcement cameras, speed humps or chicanes may be effective.

Any decision to adopt these measures lies with Hampshire County Council and the Highways Agency.

11.2 Any such measures, particularly those which may have noise implications, should always be subject to the support of local residents, following full consultation.

in this way is greatly valued by residents of all settlement areas.

Hampshire County Council has statutory responsibility for Public Rights of Way. HCC increasingly depends on Parish Councils, Ramblers Groups and the goodwill of landowners to help with maintenance and accessibility. Developments affecting a Public Right of Way should follow Defra's *"Rights of Way Circular 1/09 Version 2"*.

11.4 Any future development in this vicinity, such as at “Ponting’s Yard” should provide the required numbers of off-road parking spaces.

Elsewhere there is adequate off-road parking arrangements and compliance with TVBC parking standards for any new buildings should suffice in their immediate vicinity. Consideration should however be given to the potential impact of additional cars seeking parking in Church Street near the inn or, at the other end, near the church and school.



Hurstbourne Tarrant Village Design Working Group and Hurstbourne Tarrant Parish Council thank everyone who has contributed to our Village Design Statement. Community consultation included:

December 2018: Parish wide questionnaire with 120 responses

January 2019: Parish wide submission of photographs with over 150 responses

March 2019: Open meetings with over 100 attendees reviewing the questionnaire and photographs

September 2019: Open meetings with over 80 attendees reviewing the first draft of the Village Design Statement

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Published (21st January 2021, version 0.96)

Document to be reviewed 2031