

Information and guidance for residents, planners and developers. Written and produced by the people of Baughurst Parish

This document has been adopted by Basingstoke and Deane Borough Council as supplementary planning guidance. April 2004

Baughurst and Wolverton Village Design Statement

Encompassing the Parish of Baughurst





The Old Forge – Wolverton Townsend

Baughurst and Wolverton Village Design Statement

Contents

- 1 **Introduction & Background**
 - The Village Design Statement Concept
 - Involvement of the Local People
 - For Whom is this VDS?
 - The Parish Community
 - A Brief History of Baughurst
- 2 **Map of Baughurst Parish**
 - Parish Boundary
 - Registered Rights of Way
 - Other Paths and Tracks
 - Streams
 - A Selection of Notable Buildings
 - Examples of Important Views
- 3 **The Parish Landscape**
 - General Information
 - Countryside Amenities
 - [Guidance](#)
- 4 **Settlement Patterns**
 - Character
 - Traffic, Roads and Lanes
 - [Guidance](#)
- 5 **Development Character**
 - Development
 - Design Award Homes
 - Modern Homes
 - Rural Homes
 - Commercial Buildings
 - Property Boundaries
 - [Guidance](#)
- 6 **Building and Materials**
 - Description
 - Importance
 - [Guidance](#)
- 7 **Observations and Summary of the Residents**
 - What have the Residents said
 - Positive Aspects
 - Negative Aspects
 - [Our vision for change](#)
- 8 **Acknowledgements**
 - Chairman's Report
 - The VDS Team
 - Sources
 - Advisors
 - Contributors

Cover photos

Main photo: St. Stephen's Church,
Church Lane

Inserts from top: Poveys Cottage –
Pound Green

The George and Dragon – Wolverton
Townsend

Village Hall – Heath End



Introduction and background

The Village Design Statement (VDS) Concept

In the past many villages have evolved through ad hoc development, with no overall plan or cohesiveness in mind, sometimes leading to poor use of available land and inadequate attention to amenities. While planning measures since the 1940s have tried to reduce the incidence of the worst examples, we continue to see examples of jarring and inappropriate building. After more than fifty years of planning control measures there is still ample scope for softening the impact of development on local communities. Boughurst is a pleasant place to live and our VDS aims to protect and enhance the character of the parish.

This VDS has been compiled to cover the Parish of Boughurst a rural community within North Hampshire. It has afforded the local community the opportunity to describe the essence of their village's character and environment; to outline what they envisage for the village's future; and to provide guidance so as to sustain and enhance the character of the village. The VDS Steering Group worked hard to inform and encourage as many members of the community as possible to become involved in the project. All members of the community were canvassed, and their participation in the production of the VDS encouraged.

Involvement of the Local Community

This document has been produced by the residents of the Parish and sets out their ideas as to how future buildings should fit into the existing landscape. In preparing the groundwork, a questionnaire was distributed to every household. The results were collated and this valuable information has been incorporated into the VDS. It records the things appreciated in and around the Parish and it is hoped that this will influence decisions which shape the future. It is important not only to try and enhance the quality of life, but to protect both the natural and the built environment. This means striving to preserve the harmony of the landscape, settlement and buildings which contribute to local distinctiveness and a sense of community.





Space between houses and open fronts form the rural estate setting – Baughurst Common



1:1



Community project to restore and preserve the Withies – Baughurst Road/Heath End Road junction

The process involved:

- Forming of a Steering Group
- Public Meetings to launch the process
- Information document delivered to all homes in the Parish
- ‘Workshop’ days open to the public
- Numerous Village Surveys carried out; taking notes and photographs
- Public Questionnaires delivered to every household
- Regular meeting of the Steering Group
- Fund raising
- Local press reporting
- Progress reports posted at www.baughurst.org.uk, via the Parish Council news letters and parish notice boards

For whom is this VDS?

The Statement is for everyone concerned with the physical form of our parish, in particular:

- For residents within or adjacent to the parish, – it provides guidance on how alterations and extensions can be kept within and/or enhance the character of the parish;
- For developers, and the architects and designers employed by them, – it provides information about how the local community would like to see the character of the parish maintained or enhanced by any change;
- For local authorities, – it provides material considerations to be taken into account in arriving at decisions that affect the environment in which we live.



Townsend Cottage, Wolverton Townsend

This VDS has been adopted by Basingstoke and Deane Borough Council planning department as Supplementary Planning Guidance for all future development within the Parish of Baughurst.

Photos above left to right:

Village community activities – Jubilee Party Village Green 2002

Rural scene towards Oak House from footpath 12

Traditional style Parish Community notice board and traditional posting box – Chapel Lane

Hedge and railings mark the original path of Baughurst Road – The Causeway, Church Green



The Parish Community

Baughurst Parish includes the hamlet of Wolverton and is located in the middle of a triangle between Basingstoke, Reading and Newbury. The northern edge of the Parish constitutes part of Hampshire's boundary with West Berkshire, but its 17 square miles lie wholly within Hampshire.

Baughurst offers the people of the Parish, as well as the people of the adjacent town of Tadley, immediate access to local countryside, with a 'breath of fresh air' feeling and many interesting walks.



1:2

Baughurst Parish has just under 1,000 homes and a population of some 2,500. This includes an estate of 500 houses built around the 1950s on the former Baughurst Common and a small number of newer developments of mainly larger houses within small closes, most of which blend into the area reasonably well. The greater part of the Parish consists of mixed countryside with scattered housing and farms, the latter either arable, or dairy/beef cattle with fields for silage and hay production, as well as some grazing for sheep and horses. There are also a number of livery and other stables.

Two beautiful churches, each standing in commanding locations, two village halls and three public houses provide places for local people to meet and strengthen the community. The Hurst Community School, recently given college status, provides an excellent learning environment for about 850 children and also offers recreational and educational activities to people of all ages. A parade of local shops and a post office are conveniently located at Heath End.

Many of the people who live in the Parish work away from the area, although traditionally AWE (Atomic Weapons Establishment – the additional 'Research' was dropped from its former title not long ago) has provided employment for many local people. The neighbouring town of Tadley provides a reasonable level of local services and some employment opportunities, but many residents travel daily to jobs in Basingstoke, Newbury or Reading, or even further afield – giving rise to a steady increase in commuter road traffic year on year.

Photos above left to right:

Traditional pretty thatched roof forms the bonnet of the village hall – Wolverton

One of three Public Houses within the parish – Badgers Wood PH

One of the two churches standing in commanding locations – St Catherine's Wolverton



A brief history of Baughurst

Although there are many indications of Stone Age (tumuli), Bronze Age, Iron Age and Roman occupation, the substantive history of Baughurst began with the Anglo-Saxon settlement when the name, probably meaning a hurst (wood) occupied by Beagga (a Saxon) or by badgers, first appeared. There have been many variations in the name of the village: Bagganhyrst (11th C), Bagehurst (15th C), Baugust (18th C) or Baghurst (19th C). Wolverton (Ulvretune in 1086), was a Royal Residence and Eleanor, wife of Henry II, lived at Wolverton House in 1165 whilst the King was in Normandy.



About 885 A.D. much of the locality was given to the Church at Winchester by King Alfred and Baughurst found itself part of the Manor of Hurstborne Priors (near Andover). In 1440 it was transferred to the Manor of Manydown (near Basingstoke).

During the Civil War Baughurst saw local skirmishes and suffered from plundering. After the war it became one of the biggest and wealthiest Quaker centres in Southern England. Following a visit in 1657 to Basingstoke by George Fox, the Quaker founder, James Potter of Baughurst went to prison for standing up in Baughurst Church and reading a Friends' paper which conflicted with established church thinking. When released, Potter established a Quaker meeting house at Browns Farm (and later at Baughurst House) and soon conducted burials in the garden at Browns Farm.

The Toleration Act of 1689 reduced the importance of Baughurst to the Quakers. Some joined the Anglicans, whilst many joined the Methodists John and Charles Wesley and their friend George Whitfield who lived in Baughurst for some time around 1736.



Traditional larger style home which forms part of Baughurst's history – Baughurst House

Photos above left to right:

Traditional style rural farm house which forms part of Baughurst's history – Browns Farm
Many wooded areas and mature oak trees – from Violet Lane near footpath 19
Mature trees, curved avenues and open space forms the rural setting of the estate – Baughurst Common



About 60% of the parish's population live within the area of Baughurst Common



1:4

Jane Austen, who lived in Steventon (west of Basingstoke) for many years, visited Baughurst Rectory, which she wrote about in one of her famous letters to her sister Cassandra.

After the defeat of Napoleon, the Duke of Wellington was granted land around Stratfield Saye and from 1817 to 1943 the Dukes were the principal land owners in Baughurst – the 4th Duke living in Ewhurst House for thirty-four years.

In 1942 an RAF airfield was established on the high ground south of Aldermaston village, some of the buildings being within Baughurst, and many of the villagers found work there. The airfield was seconded to the U.S. Air force and was one of the sites where gliders left for France on D-Day. From 1943 to 1945, one of the hangars sited in Baughurst Plantation was used by Vickers to assemble Spitfire fighter planes, which were then flight-tested from the airfield.

In 1946, a flying school was set up to train ex-RAF pilots to fly with civil airlines. In 1950 the site was taken over for an atomic weapons establishment. Contractors descended on the site, first converting huts into staff quarters and then constructing houses, about 500 of them on Baughurst Common

Although all villages have altered during the last century, not many have experienced the vast change from the quiet, mostly farming community into that which Baughurst is today. The building of the Atomic Weapons Research Establishment at Aldermaston brought a significant change to the area: the population which had been static at around 490 people for many years rose between 1951 and 1970 to 2,250 people. By contrast, Wolverton's population has only risen from 150 to around 225 in three centuries.

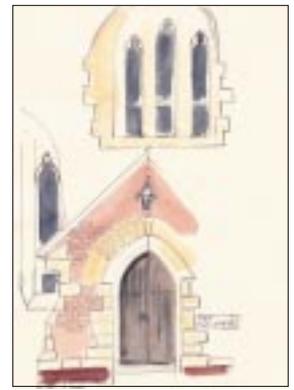
Photos above left to right:

- Road signs should respect the rural character of the Parish – Junction Baughurst Road and Church Lane
- One of the parish's pretty traditional style cottages – Apple Tree Cottage
- Some traditional farming activities still remain within the community – Wolverton Farm
- Smaller traditional size tractors are more suited for the quiet and narrow lanes of Baughurst – Hillside Farm





6. George & Dragon



3. Old Methodist chapel

Map of Baughurst Parish

Selection of important views

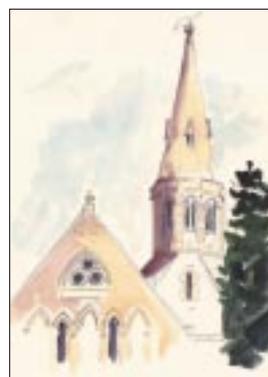
- (1) Glimpses off open countryside between buildings (NB Map scale too small to identify locations, see p.14 for example)
- (2) Views across the open countryside between Baughurst and Tadley
- (3) Views from Browning Hill into the valley towards Oak House and Tadley
- (4) Views towards Hannington and Kingsclere
- (5) Views from Violet Lane towards Baughurst Road
- (6) Views from the A339 footpath 44B
- (7) Views from Wheathold into the Parish
- (8) The open fields in which the oak trees stand opposite the George and Dragon PH
- (9) Views across the pond towards Wolverton House and Wolverton Church from footpath number 35
- (10) Views across Ewhurst Pond towards Ewhurst Park from the northern end of footpath number 42



2. Badger's Wood



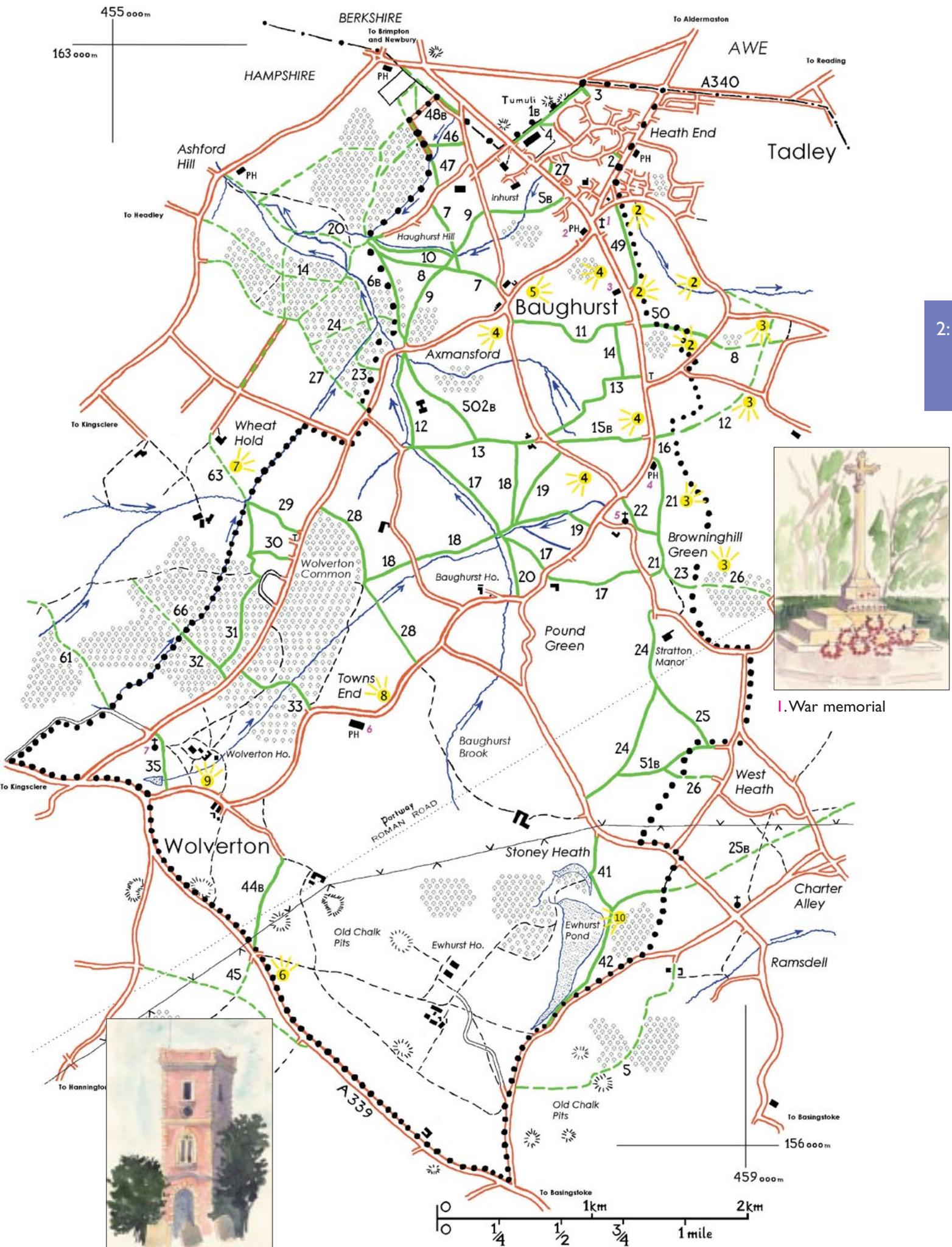
4. Wellington Arms



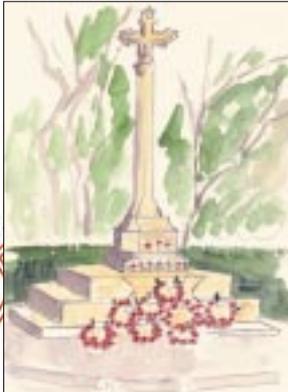
5. Baughurst church

- Parish boundary
- 27** Registered footpaths (& bridleways) within the parish
- 12** Registered footpaths (& bridleways) adjoining the parish
- Other paths & tracks
- Streams (& flow direction)
- 2** Selection of notable buildings
- 3** Selection of important views identified

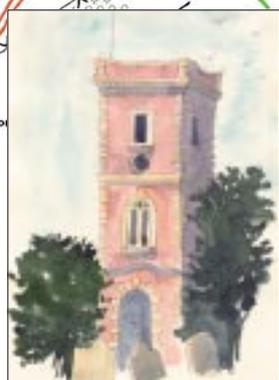




2:1



1. War memorial



7. Wolverton church



Oak trees rear of Oak House

3 The Parish landscape

General information

The terrain of the Parish folds gently from its northern edge on the Silchester-Brimpton Common ridge (some 100 metres above sea level) down to the course of the Baughurst Brook (a maximum drop of some 30 metres), then rises again at its southern edge to 143 metres near Ewhurst on the lower slopes of the North Hampshire Downs. The land between is fairly even, with one area of higher ground (110 metres) at Browning Hill on the eastern edge of the Parish, and a second high point around Wolverton church rising to almost 130 metres. The Baughurst Brook and small tributaries drain north-westward, later to join the Enborne and so into the Kennet.

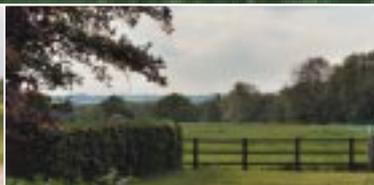
The agricultural landscape is largely unchanged from Victorian times with small fields and hedges forming the boundaries to the fields. Baughurst Brook is a Site of Importance for Natural Conservation (SINC) and the Holt is a Site of Special Scientific Interest (SSSI). Wolverton falls within an Area of Outstanding Natural Beauty (AONB).

Following an enquiry into the erecting of pylons across the parish in July 1985 the DOE Inspector described the parish landscape of Baughurst within his report as “special”.

Whilst the keeping and riding of horses is a welcome activity in the parish, some concern has been expressed with regard to the subdividing of existing fields within the area for the keeping of horses, especially along Violet Lane where a number of new vehicle entrances have been made by cutting through the hedge rows. Various ad hoc buildings/sheds have then been erected which are associated with the keeping of the horses and other activities. The creation of the small enclosures within the fields, new entrances and the assortment of buildings are not in keeping with the rural character of Baughurst.

The rural character of the parish is under constant threat. It is a small area of countryside sandwiched between busy ‘A’ roads, the expanding town of Tadley and continued development on its boundary within neighbouring Berkshire.





3:1

 **Guidance**

- Public footpaths and bridleways form an important part of the parish character and an important immediate amenity; they merit serious effort to ensure their conservation.
- Careful consideration should be given to the impact of new development on the views from public rights of way, particularly with regard to the height, bulk, design, colour, boundary and landscaping of new development which should aim to blend into the aspects of Baughurst countryside character and surroundings.
- In order to maintain the countryside and rural character of the parish; important public views and open spaces should be respected. Developers, designers and landowners should consider that, for those living in Baughurst, views will change from season to season; even the growing, trimming or removal of hedges or boundary walls and fences can have a dramatic effect. Depending on circumstances, these dramatic effects can enhance or harm the character of Baughurst. Careful consideration regarding countryside views should be given when placing buildings, structures or activities.



New buildings can have a dramatic effect on rural views – new houses from footpath 11, Violet Lane

The Parish is well wooded, especially on its western side, though interspersed with many small fields having old boundaries, many dating to medieval times and even earlier. Wildlife thrives in this area, notably badgers and deer, as do a wide variety of birds and butterflies, including the magnificent, but rarely seen Purple Emperor. Within the Parish there are large areas of native broad-leaf woodlands, which form and shape the landscape setting. Thin fingers of woodland interconnect these, so providing important wildlife corridors. The northern edge of the Parish, now substantially built on, sustains many conifers on a mainly sand and gravel soil, but as the largely pastoral clay-based landscape in the vale of the Baughurst Brook gives way to the chalk of the Downs in the south, the farmland becomes essentially arable with prairie-like fields. Farming within the Parish is a mixture of livestock and arable, the permanent meadow pastures and grassland leys being mainly grazed by cattle, interspersed with a few sheep - an important part of the pasture management.

Mature tree cover within the settlement in the north of the parish is good and forms an essential feature of the parish. There are many other varied wooded areas some with mature oaks forming beautiful backdrops and vistas; the mature trees forming small wooded areas such as Copse Close and Great Copse in the Baughurst Road area are an essential characteristic of the parish.

Throughout the parish there are many small natural streams and ditches that have a general flow direction towards Baughurst Brook and eventually into the River Thames. The streams and ditches form an important natural function for water draining; they also form a natural characteristic of our rural area and in many cases form part of the roadside verges. Whilst during the drier years in our weather patterns these water courses can appear redundant, they often became an essential facility during heavy rain and the following period as water drains from fields and landscape.

The gradual process of filling in water courses or converting them to culverts not only diminishes the essential rural character of the area, but also has the effect of reducing their function, often resulting in blockages and flooding.

Photos above left to right:

Small Victorian style fields with hedge boundaries contribute to the “special” countryside character within the parish – from Baughurst Road opposite Oak House towards and beyond Violet Lane
 Open countryside views are an important characteristic of the parish – from Wolverton Park
 Important view towards Violet Lane and beyond - from Baughurst Road posting box, close to Bristol House
 Important open space and views – agricultural land between Baughurst Road and Bishops Wood Lane

Countryside amenities

Our many lanes, footpaths and bridleways give enjoyment to residents and visitors alike, providing a peaceful rural atmosphere, and many rewarding vistas. The parish has a generous network of footpaths and bridleways (see Parish Map) and a few quiet lanes providing easy access for enjoyment and safe places away from traffic for walkers and riders to enjoy without the need to travel out of the area. This is an extremely important amenity, and emphasises the countryside value of the locality.

3:2



Guidance

- The maintenance of mature trees and the associated areas in which they stand is important and the planting and enhancement of new woodlands similar to that on land between Hillside and Hillside Farm should be encouraged.
- New buildings and changes to existing buildings or activities should be carefully considered to ensure they do not encourage vehicles to park on roads or verges.
- The practice of constructing new entrances into existing fields and the subdividing of open fields is not to be encouraged, especially when this results in multiple ownership/occupancy.
- Regular maintenance of ditches and streams should be encouraged; water courses should remain open, and not filled or converted to culverts.
- Overhead cables, poles and utility equipment can harm the visual quality of the area and should therefore be kept to a minimum. Major utility service runs should be sited underground or routed inconspicuously wherever possible.

There are many important open spaces and public views across the open fields and into small woodlands within the parish. These views help to form the countryside character of the parish and provide an essential amenity for local people and visitors. Glimpses of open countryside and woodlands between buildings, especially along the roads leading from the Baughurst Common Estate area, demonstrate an essential facet of Baughurst character. The spaces which provide these glimpses between buildings becoming gradually larger, moving southwards along Baughurst Road, north along Brimpton Road and west along Wolverton Road and the current positioning of the buildings and associated spaces is described as: spacious housing estate, ribbon development, sporadic development, leading to the countryside.

The open space and views from Baughurst Road, Shaw Lane and Bishopswood Lane across the open countryside between the Parish of Baughurst and the Town of Tadley provide an important visual amenity for the two settlements; the open countryside also contributes to the separate identity of Baughurst from its larger neighbouring Town of Tadley. South of Bristol House in Baughurst Road in the direction of Bishopswood Lane there are glimpses of countryside between the buildings, the gaps gradually become wider further south. During the winter months Lattice House can be seen from Bishopswood Lane.

Views from the footpath at the top of Browning Hill into the valley between Oak House and the direction of Tadley are an important amenity, the open space and views from Rimes Lane and Church Lane looking into Baughurst set the rural scene of Baughurst and again provide clear separation of the Baughurst and Tadley settlements.

Behind the posting box south of Bristol House in Baughurst Road is an excellent example of an important countryside view, which is a glimpse of the open countryside towards Kingsclere and Hannington. There are many similar important views from within Baughurst Parish towards Hannington and Kingsclere.

Examples of our important views and open spaces described above are identified on the parish map (p.6-7) within this document.

Photos above left to right:

Peaceful setting – The Sir George Brown Trust play area – Wolverton Common

Public footpath carpeted with bluebells, a short distance past Meadow Cottage – foot path No.13

The safety for walkers, cyclists, horses and their riders is of concern – Baughurst Road

Walking in the countryside of Baughurst Parish, affords great pleasure to residents and visitors.

Butterflies enjoying the verge – Violet Lane.

Regular maintenance of ditches and streams is important to the countryside scene and should remain open – Baughurst Road



Settlement patterns

Guidance

- New development should respect the character of the area established by the pattern of frontage set backs and the spacing between buildings, which allow glimpses of landscape and trees beyond. Development without a roadside frontage should be avoided where it will adversely affect this character.
- The existing balance of gradual change from ribbon to sporadic development leading from the point of the offset crossroads at Baughurst Road, Wolverton Road and Brimpton Road and where Baughurst Common ends should be respected. Spaces between developments along Heath End Road should try to reflect Baughurst's original character of generous space between buildings set back from the road.

Character

Settlements within the parish vary in size and style. About 60% of the population live in and around the settlement known locally as the Baughurst Common Estate. The majority of these homes were built in the 1950s and further development has gradually evolved, spreading from the main estate area along Heath End Road, Baughurst Road and Wolverton Road, producing ribbon type development which gradually changes to sporadic development as one moves from the centre of the main settlement. A number of smaller settlements and farms, with their history tracing back to the 17th century, house the remainder of the residents of the parish. The settlements of Axmansford, Haughurst Hill, Pound Green, Stoney Heath, Wolverton Common and Wolverton Towns End consist mainly of houses that stand alone in generous plots together with some small terraced cottage homes, which generally sit well back from the country road.

Generally, homes and buildings along Heath End Road, Baughurst Road and Wolverton Road have a roadside frontage and stand well back from the road or footpath and have generous spaces between them.

The existing pattern and location of these settlements and homes is important to the character of the parish. The linear form of the buildings generally standing in generous size plots allows immediate connection to the surrounding landscape.

The roughly diamond shape of the parish, approximately 4kms east-west and 7kms north-south is largely surrounded by open countryside; the north-east section of the parish abuts the town of Tadley. Important areas of open space across agricultural fields exist between the area of Bishopswood Lane and Baughurst Road and, the area between Rimes Lane/Church Brook towards Tadley. These fields clearly define the edge of the larger settlement of Tadley and contribute strongly to the individual identities of Baughurst and Tadley.

Main picture:

Within both the Settlement Area (SPB) and the Countryside Area of Baughurst Parish developments are generally set well back from the road and have generous gaps – Baughurst Common Estate

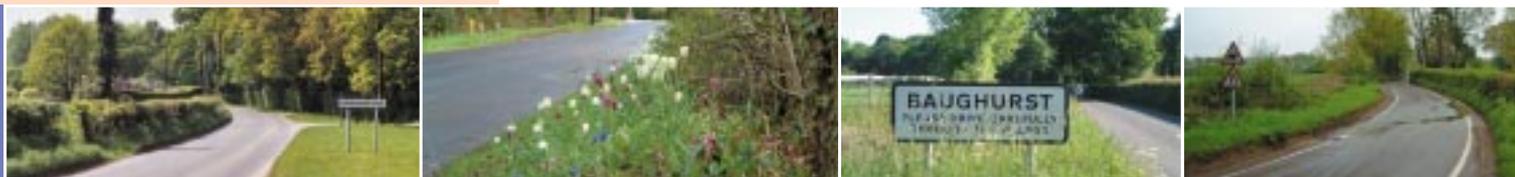


Guidance

- Additions to the existing built form and settlement patterns should avoid gradual coalescence of settlements, with particular reference to maintaining the clear definition between Baughurst and its larger neighbour of Tadley.
- Layout for new roads and any changes to those existing should be carefully considered and designed to avoid damaging roadside character and amenities of adjacent residents.

Traffic, roads and lanes in the Parish

Road edges around the housing estates and closes in the settlement area of the parish are defined and the verges protected by the use of roadside kerbs. Along other roads and lanes in the parish road edges are identified by grass verges and banks which are an essential part of the countryside scene; they add character and are visually pleasing. Kerbless banks and verges soften the impact of roads through the countryside and provide wildlife corridors. Verges and banks also provide essential safe havens for walkers and provide natural traffic calming measures.



- The placement of 'countryside kerbs' in places of maximum traffic damage/erosion should be encouraged. Through-route restrictions should be placed on heavy goods vehicles, and where appropriate, lower speed restrictions through the village roads should be imposed. The resulting effect should be to encourage through-route traffic, especially large vehicles to use the three main road routes mentioned (B3051, A339 and A340).
- Road and direction signs should respect the rural character by keeping their number and size to a minimum.
- Traffic calming should be encouraged, but aim to be sympathetic to the roadside character and not require heavy signing. Gateways, build-outs and narrowings, together with grass natural verges and banks that blend in are preferred, but humps with their concomitant noise nuisance and urbanisation characteristics should be avoided.
- Regular maintenance and reinstatement of verges and grass banks along the parish's country roads is encouraged.



Roadside verges should be repaired and not filled with tarmac – Shaw Lane/ Rimes Lane junction

Many residents express concern about the increase in vehicle speed and size, as well as the sheer volume of traffic that uses the roads and lanes through Baughurst parish. Residents believe many drivers use these roads in order to avoid the busy main routes of the B3051, A339 and A340 and appear to make use of Baughurst Roads as a through-route when travelling to and from locations outside the parish. The straight lengths of roads in the north section of the parish encourage vehicle numbers and speeding.

Faster traffic speeds, increased traffic volume, larger vehicles and heavy goods vehicles are causing damage to the countryside verges and banks in the village at an alarming rate. For some time residents have been concerned that the roads in the parish are imperceptibly becoming wider and straighter.

Agricultural vehicles and their trailers are an essential tool used daily in rural areas; modern designs have greatly increased the speed and size of these vehicles, but driven without caution they too can easily cause erosion of country verges.

Close monitoring of road maintenance and repair operations during late summer of 2000 clearly identified that Baughurst Road was effectively widened by stealth. The pictures here demonstrate that the grass verge is gradually eroded by vehicle overrun and then the missing verge is substituted with tarmac, thus widening the road surface and removing natural curves in the road, often adding 12-15 inches to the width of the country road in relatively short periods.

Whilst residents do not wish to encourage the use of roadside kerbs in the countryside, during the late summer of 2001, local residents campaigned for 'countryside kerbs' to be installed at a strategic location close to the Wellington Arms. It is common belief amongst residents living near to the the Wellington Arms that the installation of these kerbs, together with marker posts and nearside white lining through narrow sections of the southern end of Baughurst Road, has reduced vehicle speed and discouraged some heavy-goods vehicles.

Photos above left to right:

Kerbless banks and verges soften the impact of roads in the countryside; verges also provide safe havens for non-motorised users of the roads – Wolverton Road
Verges provide habitats and corridors for wildlife and flowers, they are an essential part of the countryside scene
Careful drivers welcome, rat-runners persuaded to use main routes
Speed, volume and size of traffic through the rural lanes of the parish are eroding our countryside character – Hillside, Baughurst Road



A Queen Anne farmhouse – Causeway Farm

Development character

5

Development

The parish has a mix of developments, consisting of individual houses and farms, modern houses in small closes, the Baughurst Common Estate, a small group of retail shops, three main buildings used for employment/business (Lattice House, Inhurst House and Smith's Garage) and a county college used for secondary education, community leisure activities and other educational activities.

Design Award housing estate

The Baughurst Common Estate is noted for its prize-winning design layout. The designers received an award shortly after its completion in the 1950's. They created an estate of houses with similar size and character, but managed to achieve the impression of individuality. The curving avenues and closes leading off a winding road, spaces between the properties, open public areas, green verges and trees result in a pleasant estate environment whilst maintaining a rural feel and inhibiting through traffic.

Modern housing

Since the addition of the bulk of houses to the Parish around 1956, a number of other small closes have been developed. Although these developments have encroached on the countryside they blend into the area reasonably well by being in wooded areas set back off the roads. Hillside Close at the southern end of Baughurst Road is a group of 4 executive houses built in the countryside a few years ago to replace an unwelcome scrap yard that had grown over a number of years. The impact of the houses within the countryside has been softened by the initiative of the neighbouring landowner in planting a broad leaf woodland area to provide a varied wildlife habitat.





Rural houses throughout the parish – Foresters Cottage



5:1

Within the small area of the Parish identified as part of the Tadley Settlement Area a number of dwellings have been built over recent years, mostly in the form of small but spacious closes. Baughurst Road and Wolverton Road have developed in ‘ribbon’ style over the years and now sadly only a few open spaces remain between these assorted buildings. As mentioned within the Settlement Patterns section of this VDS, space between buildings is vitally important to the majority of the residents; spaces and generous plot sizes are identified as an important characteristic for Baughurst.

Another important feature of the area is that properties in the Parish mostly stand at least 10 metres from the front boundary/road and this should be an important factor when considering change. Some recent development over the last 10 years has not respected this point and therefore fails to maintain the character of the area.

Rural housing

At one time the Parish had around 28 farms within its borders as well as the two major landed estates of Wolverton and Ewhurst Parks. With differing life styles, and other social and economic changes, many of these farms no longer operate as working farms and now provide homes for people who wish to live in the countryside. Many of the original farm cottages have been modernised.

Church Green Cottage is an example of a dwelling with character; dating back to the 18th century. It was originally two small cottages. Despite losing its thatched roof some years ago, it demonstrates how modernisation and extensions to a property can be designed sympathetically, thus maintaining its character and allowing it to blend into the surrounding landscape. The cottage has a variable roof line, does not appear to dominate its plot and has a separate garage building and an extension all offering different roof heights. The small neat windows are also in keeping with the local window design character for many of the smaller original buildings in the parish.

Photos above left to right:

Modernisation should retain character – Church Green Cottage

Dormer windows and traditional style brickwork detail adds character to newer buildings – Oaklands

Generous spaces between buildings creating rural backdrops, views of wooded areas and open landscape are important characteristics of the parish – Baughurst Road



Commercial buildings

Smiths Garage

The location currently provides employment and trades as a retail car sales and workshop business; the petrol filling station business was closed down some years ago. Over the years the site has become outdated/run-down and warrants a change.



5:2

Guidance

- Whilst acknowledging the need to consider more current materials and design criteria, work place buildings should aim to reflect local rural character, avoiding large plate glass areas, flat roofs and the appearance of bulk.
- New buildings and changes to existing buildings or activities should be carefully considered to ensure they do not encourage vehicles to park on the roads or verges.
- Designers, owners and operators of commercial sites should respect the rural surroundings in which they operate. Careful consideration should be given to the amenities of local residents, and adequate car parking for staff and visiting vehicles is important. Vehicle parking should aim to be at the rear of the site; ideally, parked vehicles should not be visible from the road and public paths and should avoid dominating the visual amenity of the countryside location.
- Security lighting left switched on at night or operated by sensors should be carefully designed to carry out its function and should avoid being over-sensitive and causing a nuisance to local residents and traffic.
- Internally illuminated signs are not to be encouraged as they would not be in keeping with the rural setting.

Heath End Shops

The post office and retail businesses at this location provide essential services to the local community; the design of the building does not fit well into this countryside location. “Boring”, “flat”, “utility style” are some of the words used to describe the buildings which lack character. Some residents noted that we were fortunate that minimal internally illuminated signs have been added to the shop buildings.

Lattice House

Originally built in the 1930s as a bus depot, this building boasted the largest timber single-span roof structure in the south of England. However, with the decline of local bus services, the building became redundant. Albeit the building stands rather high compared to its surroundings, it is acceptable because of its architectural merit. It has been sympathetically modernised and provides office and work space for a local firm. The roof structure (which is listed) has been retained. The structure and design blends well and does not have any large area of glass frontage. The low front boundary wall allows a good view of this important building.



Architectural merit of the single span timber roof – Lattice House

Photos above left to right:

Prize winning design layout – Baughurst Common Estate
Post Office and other essential services – The Old Forge, Heath End
Redundant petrol station – Smiths Garage





Inhurst House

5:3



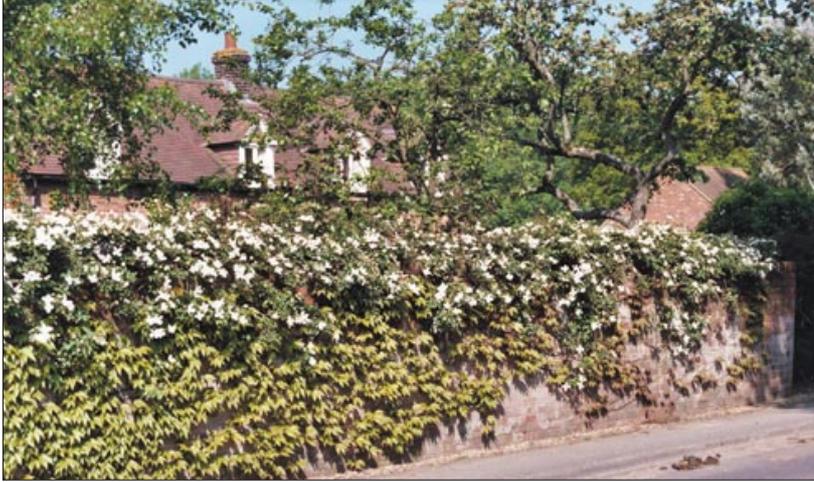
Inhurst House

Originally a private house, the building was converted to a private school at the end of the 1960's. More recently, after the school moved, Bewley Homes plc acquired the property and have carried out an impressive restoration and conversion project; the building is now used as their head office. Much of the character of the building and its out-buildings has been maintained and enhanced.

Property boundaries

A few of the older houses in the Parish have brick boundary walls over one metre high. Oak House has a fine example of a boundary wall which adds character.

The Old School House at Church Green has recently erected a long boundary wall constructed from reclaimed bricks. Properties in the Parish mostly make use of native tree species and shrubs for boundaries: Baughurst House and The Merse have good examples of impressive hedge boundaries. Whilst accepting the need for boundaries, the character of the village is enhanced if properties with exceptional character and charm are not completely hidden away.



High brick wall with plain top is softened with the use of foliage – Baughurst Road

Photos above left to right:
 Perimeter wall with half round coping – The Rectory, Church Lane
 Perimeter wall with half round coping – Oak House
 Distinctive perimeter hedges compliment the rural character of the parish – The Merse, Baughurst Road





VDS Group surveyed the parish to identify the unique identity of the parish – Lodge Cottages, Baughurst House

Building and materials

To establish and enhance the unique identity of Baughurst parish, members of the VDS Steering Group formed teams of local people and then carried out surveys of the parish; they surveyed the buildings in the area to establish and record traditional features and design work. Having completed the task they produced the following guidance for the future. The information table below generally describes the older and traditional buildings of the parish; the survey team discovered that these buildings normally blend into our countryside environment and reflect the rural character of Baughurst.

Restoration or extension of existing buildings should follow the basic principles and the **Guidance for the future** detailed within the table below.

Acceptable features for restoration and extension to existing buildings



- A** Retain roof pitch, different levels (normally lower than the original), and materials that match original homes
- B** Retain or replicate the traditional features
- C** Retain local wall texture, re-pointing with traditional materials and techniques
- D** Retain features of local style windows and doors with no, or a very small glazing panel

Features to avoid for restoration and extension to existing buildings



- A** Roof pitch all at one level
- B** Pantiles
- C** Long/wide dormers and flat roof dormers
- D** Chimneyless designs
- E** Modern picture windows and wide frames even if split into smaller casements
- F** Modern door types, plastic, large glass panels
- G** Flat roofs, especially on extensions



Description

Houses

Homes normally stand alone in generous plots. In some of the small settlements small rows of terraced cottage homes can be seen. The openness of the developments at Baughurst Common with homes set well back from the road mirrors the rural character of the parish. In the countryside areas, a mix of house sizes exists, including many attractive cottages.

Importance & references

Open space around houses is the essence of the countryside environment. Space adds to the enjoyment of the surroundings, thus defining the distinctive rural character of the settlements in Baughurst. Space within individual plots has enabled planting to accumulate and create the overall tree cover that softens and screens the buildings. Space between buildings is valued by residents and visitors because it has allowed the natural tree cover to evolve and it allows glimpses and vistas of landscape beyond.

An analysis of plot sizes shows that the average plot size is 1000 sq m (The analysis was calculated by use of Ordnance Survey maps, estimating plot sizes from different areas of Baughurst and Wolverton, including both rural and built areas).

 **Guidance**

Proposed new developments and improvements should respect the essential character of landscaped space around and between houses and buildings.

Careful consideration should be given to the relationship of proposed development in line with the existing street scene of the adjacent buildings and the rural theme of the parish. The subdivision of larger plots can create the appearance of 'jarring' which will slowly damage the character of the parish. The subdivision of larger plots, where appropriate should respect the built and natural features of the site that contribute to the character of the wider area. Development proposals should be supported with map and elevation detail showing the planned development itself set within its surroundings.

Property boundaries

Boundaries consist largely of mature broadleaf hedges; these, particularly the mature hedges, reflect and complement the field boundaries and verges which also border the lanes. Hedges often form the enclosed nature of the lanes which are a valued characteristic of the village.

Some of the original larger properties in the locality have low level brick walls incorporating a half round brick coping that softens the effect of a 'brick wall'.

Baughurst Common was designed without front garden boundaries; the open frontages together with the large green areas and mature trees sit well within the rural aspects of Baughurst.

Importance & references

Broadleaf hedge boundaries are fundamental to the village character; as are the hedges forming the enclosed lanes, gardens and plots. The importance of the retention of existing hedges and traditional walls, wherever possible, cannot be over-emphasised, since they make a major contribution to the character of the parish. Baughurst House and The Merse have good examples of boundary hedges that have a variety of species within them (photo, page 16).

The open frontages, green areas and mature trees are an essential visual aspect of the Baughurst Common Estate area (photo, pages 5 and 11). Oak House in Baughurst road has a boundary wall with a rural character of a large country house (photo, page 16).

Guidance

New development should retain hedgerows on site, and if required, as a preference boundaries should be marked with native hedges rather than fast growing conifers and fences. Removal of hedges, walls and fences to create sight lines and access should be kept to an absolute minimum.

New boundary walls adjoining public roads, lanes and spaces should complement the general character of the area in terms of detailing and materials, and should avoid creating runs of contrasting height, brickwork and fencing styles.

Open green areas and frontages within Baughurst Common Estate should be retained. Long runs of post and rail fencing would benefit by being softened with broadleaf hedges and/or other suitable planting

Positioning

Many buildings are positioned randomly, which has resulted in an interesting variety and avoids monotony. Buildings and homes generally sit well back from the road edge and plots normally have road frontage.

Some older properties are positioned with the gable ends fronting the highway. Houses on Baughurst Common are less randomly positioned, although set within a green wooded urban landscape. The effect, however, is more formal than elsewhere within the village.

Importance & references

Variety in the positioning of buildings on their plots and in relation to the road is important, as it avoids the more regimented 'urban' and 'ribbon style layouts', and maintains the random glimpses of vistas and views.

Whilst it is accepted that the smaller percentage of the built areas within the parish are often described using words like ribbon, urban and settlement area, essentially the general theme and character is described by residents as rural. More recently there have been some instances of subdivision of larger plots and the positioning of houses close together; the resulting effect is out of keeping with the character of the village.

Guidance

Variety in the positioning of buildings on their plots is a feature to be encouraged, taking note that the parish of Baughurst wishes to maintain a rural theme throughout, especially within the outer perimeters of the SPB.

Positioning in the landscape should be carefully considered, particularly with respect to the enjoyment of random glimpses of views of the open fields and wooded areas from rights of way or public areas.

Relationship to adjacent dwellings should be sympathetic visually and in terms of general layout, proximity and privacy. Plots for new dwellings should respect the general character by having roadside frontages.

Space between buildings is an important characteristic of the parish, therefore careful consideration to the positioning of new buildings should be given.

Description	Importance & references	Guidance
<p>Bulk</p> <p>In this context, bulk is perceived in terms of the viewed elevation. Older buildings tend to be less intrusive, due to:</p> <ul style="list-style-type: none"> -lower roof lines -varying roof lines -lower storey height -smaller roof spans -lowest floor at or below ground level <p>Some modern houses in the parish are higher than the older ones, and some tend to have roof designs which appear larger/more prominent and can therefore appear out of place and not in keeping with neighbouring properties.</p>	<p>Buildings should be in sympathetic relationship with the immediate surroundings, particularly any adjacent buildings.</p> <p>The low roof heights and relatively small visible roof areas of many of the older cottages have resulted in an overall harmony.</p> <p>Interestingly larger houses like Baughurst House have three stories and are tall, yet the roof areas are not perceived as being large.</p>	<p>The creation and appearance of excessive bulk and overshadowing should be avoided. Careful consideration should be given to the effect on the countryside and neighbouring properties, with particular attention and regard to:</p> <ul style="list-style-type: none"> -roofline -viewed aspect -boundary walls -driveway and hard areas -existing vegetation profile -planned vegetation profile and character

6:2



Traditional brickwork detail and style – Chapel House



Traditional brickwork detail, no fascia board and traditional rain gutter supports – Loveday Cottage

Walls		
<p>Brick is the predominant building material in the parish, brickwork in older houses tends to be Flemish bond; this adds textural interest. Bricks used in the area are normally consistent with those originally produced by the old works in Ramsdell. They are generally red, blue or grey colouring.</p> <p>Brickwork detailing is generally simple, using a decoration of grey headers, either in continuous or random bands at eaves height and/or between ground and first floor.</p> <p>In some houses grey headers have formed part of the brick bond over the predominant area of the property.</p> <p>Corbelling is predominate and dentils (protruding stone/brick) are often used under the eaves of buildings and or between ground and first floor and to decorate gable ends.</p> <p>Some walls are rendered and painted, generally using shades of white, cream or lime wash.</p> <p>Hanging tiles have been used mostly on newer and conversion work.</p> <p>Outbuildings and farm buildings use dark coloured weather boarding to face the walls/construction materials.</p> <p>Occasionally flint has been used, but generally only in outbuildings and boundary walls and St. Stephens's Church.</p>	<p>The walls can be the most obvious feature of the building.</p> <p>The detail of a building contributes to the visual interest and to the character of Baughurst.</p> <p>Too much variation of brick or rendering colour and design spoils the local distinctiveness and the rural character of the parish.</p> <p>Chapel House in Baughurst Road has examples of corbelling and dentils style brickwork, which continues through the boundary wall and outbuilding. Poplar House and Baughurst House have good examples of original brick colouring and corbelling.</p> <p>Corbelling helps to reduce, sometimes eliminate the need for fascia boards.</p> <p>Although the brick bonding methods may not represent original bonds, the more modern houses listed here for reference have brick and mortar colourings that replicate local traditions; 1-4 Hillside, Manor Farm House and Old Kent's Coach House, all in Baughurst Road.</p>	<p>Traditional, local style brick should be the predominate material for new buildings and whenever practical construction methods should follow the more traditional styles.</p> <p>Detailing with grey headers which follows local and traditional trends should be encouraged, but only in moderation.</p> <p>Extremes of brick colouration, patterns and coloured mortars should be avoided. Mortar colour should harmonise and not contrast with the brick colour.</p> <p>Paint colours for rendered walls should reflect the existing whites, creams and lime wash with no bright or bold colours.</p> <p>Flint panels in brick elevations should not be encouraged, as they are not representative of local character.</p> <p>It is better that dilapidated brick work is repaired, rather than rendered or just painted.</p>



Description

Roof materials: design & height

There are many diverse rooflines in the area which sit neatly and with interesting character; some of the newer houses have roofs that seem to dominate.

Roofs are mostly gabled rather than hipped, which adds a degree of continuity throughout the village, as well as being visually pleasing. Bargeboards are traditionally narrow in width; similarly eaves are usually formed in brick or with only a narrow soffit.

Roof materials are generally small flat tiles with straight ends (plain tiles). Clay tiles are also used, as are slate.

Importance & references

Some variety in the roofline is attractive and avoids monotony. Large expanses of bare roof can be discordant. Ridge tiles are not normally used in place of hip tiles.

The 'bonnets' (roofs) of older buildings do not usually form the appearance of bulk or dominate the building; plain clay tiles, slate and thatch all contribute to distinct visual effect.

The recent extension to the south side of Copse Wood Cottage has been designed using varying roof heights.

Guidance

Traditional local style roofs and construction methods should be used for new dwellings and buildings.

New or extended rooflines should relate visually with the more traditional adjacent buildings and avoid large areas all at one height. Plain clay or slate tiles should be used for roofing.

Pantiles, interlocking or concrete tiles are to be avoided as they are out of keeping. Thatched roofs should be maintained wherever possible; re-thatching and restoration should be carried out with care, matching materials and design to the original.

Avoid large and or plain bargeboards; eaves boards and soffits should be kept to a minimum width or eliminated.

Solar panels, aerials, dishes, etc., should be mounted in unobtrusive locations or be unobtrusive in design.

6:3



Retain thatched roofs – Snowdrop Cottage

Roof dormers and chimneys

Small pitched roof dormers have been used in many older houses, the dormers have been used to create rooms and in some cases to allow light into the roof space. Some newer houses have followed this design of dormer.

Church Green Cottage (photo, page 14) has a unique roof and dormer design.

Older houses will normally have more than one chimney; the survey showed both large and small designs with brick work detailing. Some elements of corbelling can be seen. Many different size clay pots have been incorporated.

Dormers and chimneys help to enliven the roofscape; they help to reduce the perceived overall building height, add visual interest to buildings and break up large areas of roof. Chimneys are consistent with the rural character of Baughurst where wood and coal was traditionally used for heating. Some newer houses have incorporated chimneys for gas fired flues. This preserves a rural theme and adds character.

Rose Cottage in Baughurst Road (photo, page 16) is an excellent example with individual and neatly spaced small dormers with pitched roofs.

Dormers should be in proportion to the surface area of the roof, with adequate proportional space between them. Large-width dormers with flat or single sloping roofs should be avoided.

Skylights built into a roof area on the prominent side of the building should be avoided.

Guttering around dormers will often detract from the neatness of the dormers.

Chimneys built within the core of a home are preferred to those placed on an external wall. Stainless steel pots should not be used.



Chimneys are an important feature



Adding character, small dormers in newer houses follow local tradition – The Merse

Description

Importance & references

Guidance

Windows

Window frames are predominantly white-painted timber. They are generally taller than they are wide.

Georgian-sized panes are common in sash windows, which are to be found on the larger houses, but rare in cottage windows, which are generally subdivided into two or three small casements. This is equally the case on the Baughurst Common estate.

Windows on the prominent side of the house normally align with each other at each floor level. Window frames often have an interesting bow at the top which is painted white. The use of vertically laid bricks ('headers') to form an arched lintel above window frames can also be seen around the village.

The use of bay windows in modern housing allows light to enter the room whilst appearing to reduce the overall width of the opening.

Space between the roof eaves and the top floor window frame is seen on larger houses.

Windows are the eyes of a building and can dramatically influence the character of the building.

Traditional materials, proportions, styles and detailing of windows make an important contribution to the character of individual buildings and the street scene.

Upper Farm and Elm Cottage are good examples of the use of modern manufactured windows within period cottages.

Down View House exhibits well balanced window placement which has the traditional bow in the top of the frame and decorative brick work above.

Large modern picture windows are not common within Baughurst nor are they consistent with the character of rural houses.

The use of UPVC is becoming more popular but, owing to its styling, larger sections and width of frames, it is often out of character with traditional windows. However, if considered appropriate, it should be used with caution and careful design.

A combination of dark-stained or black painted timber with brick walls is to be discouraged. Glazed areas should have equal areas in the opening and fixed lights. Individual casements are not normally sub-divided.

Large picture frame windows, even if sub-divided, should be avoided, especially on predominate or visual elevations of the building. Generally, windows over 6 feet wide will not be in keeping with Baughurst's village character.

6:4



Traditional window size and design – Down View House



Original style window ledge retained – Upper Farm

Porches

There are a variety of porch designs across the different designs of houses; many designs add significant character to the house, and others just provide a practical solution.

Some houses have a simple top hat (flat canopy), with decorative support brackets or simple support poles.

Porches are important in their provision of an individual and unique addition to the property, as well as serving a practical purpose.

The Old Forge at Wolverton Towns End and Upper Farm in Baughurst Road have examples of porches that are both practical and unique in character.

There is over the main house door of Poplar House and Oak House a traditional top hat porch (flat top) which is mounted on traditional support/brackets.

The village surveys showed that in many cases open porches enhanced the character of the house.

Porch designs should try to avoid being disruptive visually, nor should they be disproportionate to the size of the dwelling. The materials used and roof pitch should reflect the form of the original building.

Large glass panels and plastics should be avoided. Open porches are preferred, though exposed situations may merit a storm porch.



Top hat style porch – Poplar House



Open porch – Upper Farm



Open porch – 46 Woodlands Road



Description

Garages & Outbuildings

Garages and outbuildings normally sit to the side or rear of the property; if at the front they do not normally obscure or dominate the house. A variety of materials (brick, rendering and weather board) are used for garages and outbuildings. With a few exceptions, these normally sit comfortably with the surrounding materials used and the house to which they relate. Generally, garages are of single car width. The minority group of larger, modern properties tend to have garages of double car width. The construction of Wolverton Village Hall is an exception to the area, the walls being of painted block work, but its attractively thatched roof moderates the effect (photo, page 3).

Importance & references

Garaging not only provides vehicle storage, but it can also create sympathetic variety in the relationship between buildings. Garages and their doors should not appear to be over-dominant features within their site or the village. These buildings should sit comfortably in their immediate surrounding; otherwise they can dominate, or give the appearance of modern warehouses/quick-build construction methods.



Guidance

The design of these buildings should pay attention to, and respect the size and shape of other buildings immediately around them and in the wider rural setting. Careful consideration should be given to screening of buildings where necessary. Outbuildings and garages should be constructed in similar brick to the main dwelling or immediate traditional environment. Pitched roofs are preferred, flat roofs should not be used. Zip-up style and pre-fabricated buildings are not suitable, as is the use of large areas of plastic coated profiled sheeting. Block construction should not be visible. Double width garage doors should be avoided. Two single doors with a central brick pier are more in-keeping.

Vehicle parking & movement

The provision of parking spaces for vehicles is insufficient in many places, especially on Baughurst Common Estate, and leads to vehicles parked on the road or on front gardens and verges. Driveway materials vary, but the majority of properties in more rural areas have gravel surfaces. In the estate areas, tarmac and block paving is beginning to predominate. Some recent extensions to dwellings have resulted in on-street and verge parking.

Private vehicles have become a necessary form of rural transport and many homes have in excess of three vehicles. Off-road parking is very important, but can also be intrusive unless designed and positioned carefully. Damage is caused to the verges when vehicles park or drive over them, especially during the wet months; the damage caused is often long term and can harm the visual amenity of the area.

In order to maintain the character of the village, existing mature screening and off-road parking should be retained wherever possible. Surfacing such as tarmac and block paving should be used only in moderation as it creates an undesirably suburban appearance. When development plans are submitted within this rural environment, careful consideration for off-road vehicle parking and manoeuvring must be given. Future changes in and around the parish must recognise the narrowness of roads and issues associated with verge erosion. These roads have little ability to absorb additional traffic.

Farm buildings

There are many varied styles of farm buildings scattered around the parish. Generally these buildings are an essential ingredient to the rural character of Baughurst. However some of them have become redundant and no suitable use can be identified.

Farm buildings can have a direct impact on the character of rural areas, particularly where they are prominently sited and/or use prefabricated materials. In many cases farm buildings that stand in isolated locations will contribute to the rural character of the Baughurst. When farm buildings fall into decay they can become unsightly and damage the rural character.

Local farm building owners are urged to consider minimising the visual impact and bulk of agricultural buildings. When possible it would be better that buildings that are redundant or have out served their purpose are removed from the countryside. Good advice for the design of farm buildings is given in the following publications:
Farm Buildings: a design guide for Hampshire – published by the Hants and loW Chief Planning Officers Group
Design of Rural Work Place Buildings – published by the Countryside Agency

Screening

Screening has evolved through abundant hedgerows, individual tree planting, and through careful placement of buildings on their plots.

Mature broad-leaf hedges and trees provide a pleasing visual amenity, enhance the rural character of the area and provide useful shelter and habitat for wildlife.

Where buildings or gardens are screened, they should be implemented with materials or planted in sympathy with the surroundings, and a strong awareness of the long term impact both in the immediate location and the landscape and local views. Quick growing evergreen hedging, conifers and close board fencing are inappropriate on the roadside and generally in public areas.



Many residents take pride and care of their gardens – private grounds of Brook Cottage

Observation and summary comments by the residents

7

What have the residents said?

From the surveys and opinions put forward, it is abundantly clear that many people who live in the Parish enjoy the countryside location and wish to preserve the open fields, rural environment and character of the area. An agreed philosophy is that, if and when new buildings are constructed, they should *sit in the countryside and not on it*. Other activities and any development should be in keeping with this countryside location. Key subjects and issues which continually arose during the research for this document were:

Positive aspects:

- Great appreciation of the countryside
- Many open views across the fields
- Space between buildings
- A community spirit
- Cottages and impressive houses
- Design award housing estate
- Significant network of public footpaths to enjoy

Negative aspects:

- Lack of a village centre or focal point
- Concerns about traffic speed
- Increased traffic volumes along the lanes and roads
- Continual erosion of grass verges and banks
- Heath End shops, poor design and characteristics
- Garage blocks within Baughurst Common Estate





Entering Baughurst from Tadley – Shaw Lane

7:1



Our vision/desires for the future

- The area known as **The Withies** (photo, page 2) has a long history of cottage industries for the village and today is gradually being developed into a local amenity and adding a place of importance to the village. Residents are fully supportive of this project and it is hoped it will become the focal point of the village.
- The replacement of the old timber **Heath End Village Hall** in 1987 was a significant project for the community and its location and environment should be protected and enhanced whenever possible. There exists a desire to ensure the main profiles of this prominent community facility retain a high visibility within its setting.
- There are few public open spaces around the main settlement area of **Baughurst Common** for older children and their associated ball games etc. Future plans should try to address this shortage.
- On the **Baughurst Common Estate**, a carefully thought-out and agreed solution should be devised to remove the existing problems associated with the dilapidated garage blocks. The solution should aim to reduce vehicle parking on the roads and verges, whilst maintaining the estate's award winning features.
- Any changes to the **Heath End shopping facilities** (photo page 14) should add character and style which is in keeping with a village location whilst continuing to serve the mix of housing and retail needs of a modern community.
- Any future changes to the **Smiths Garage** (photo, page 15) site should respect the described character of its surroundings and the guidance contained in this VDS, and retained for employment if possible. Development should not creep to the back of the site any further than the current situation and it should respect the amenity of the public footpath at the rear of the site.



Heath End Village Hall

Photos above left to right:

View of landscape – Browning Hill
View towards Baughurst Parish – from A339
Entrance to footpath 15b – Baughurst Road

Christopher Surtees, Chairman of Bournemouth Parish Council, headed the VDS Steering Group as Chairman and, on behalf of the Parish Council and the residents, Mr Surtees said he “wished to thank all those who lent a hand in the production of this VDS. Special thanks go to Graham Round, the Group’s Vice-Chairman, who spent many hours working and co-ordinating the project and the production of this booklet version of the VDS. Without the support of many people in the parish and the dedication of the members of the Steering Group, it would not have been possible to complete this Design Statement which, the Council believes, is a valuable asset to our community”.

Acknowledgements

The VDS Steering Group

Margaret Adams
Peter Fraser
Bob Gray
Sarah Harris
Hugh Murray
Graham Round (Vice-Chairman)
Leonard Russell
Christopher Surtees (Chairman)
Stan Terrett
Penny Waterfield (Secretary and Treasurer)
Tony Wicks

Sources

Basingstoke and Deane Rural Strategy Document
Countryside Agency
Campaign to Protect Rural England
Local People
Philip Fletcher, Graham Round and many others for the photography
Sarah Harris for the sketches
Stan Terrett, Tony Wicks and Stutchbury Internet Services for help with the map
Various other Village Design Statements

Advisors

Andy Trotter, Urban Designer BDBC
Philip Turner, Countryside and Environmental Planning Consultant

Production Cost

The VDS Committee gratefully acknowledge that costs of producing this document were covered by grants from Basingstoke and Deane Borough Council, Hampshire County Council, The Lottery Fund, local people and the below listed local organisations. The Committee thank Bewley Homes plc for providing the services of Charles Design Associates.

Badgers Wood Public House
Bewley Homes plc
Stutchbury Internet Services
The Bournemouth Society
Wood and Douglas Ltd



Rural scene, Church Lane, Baughurst – Summer 2004