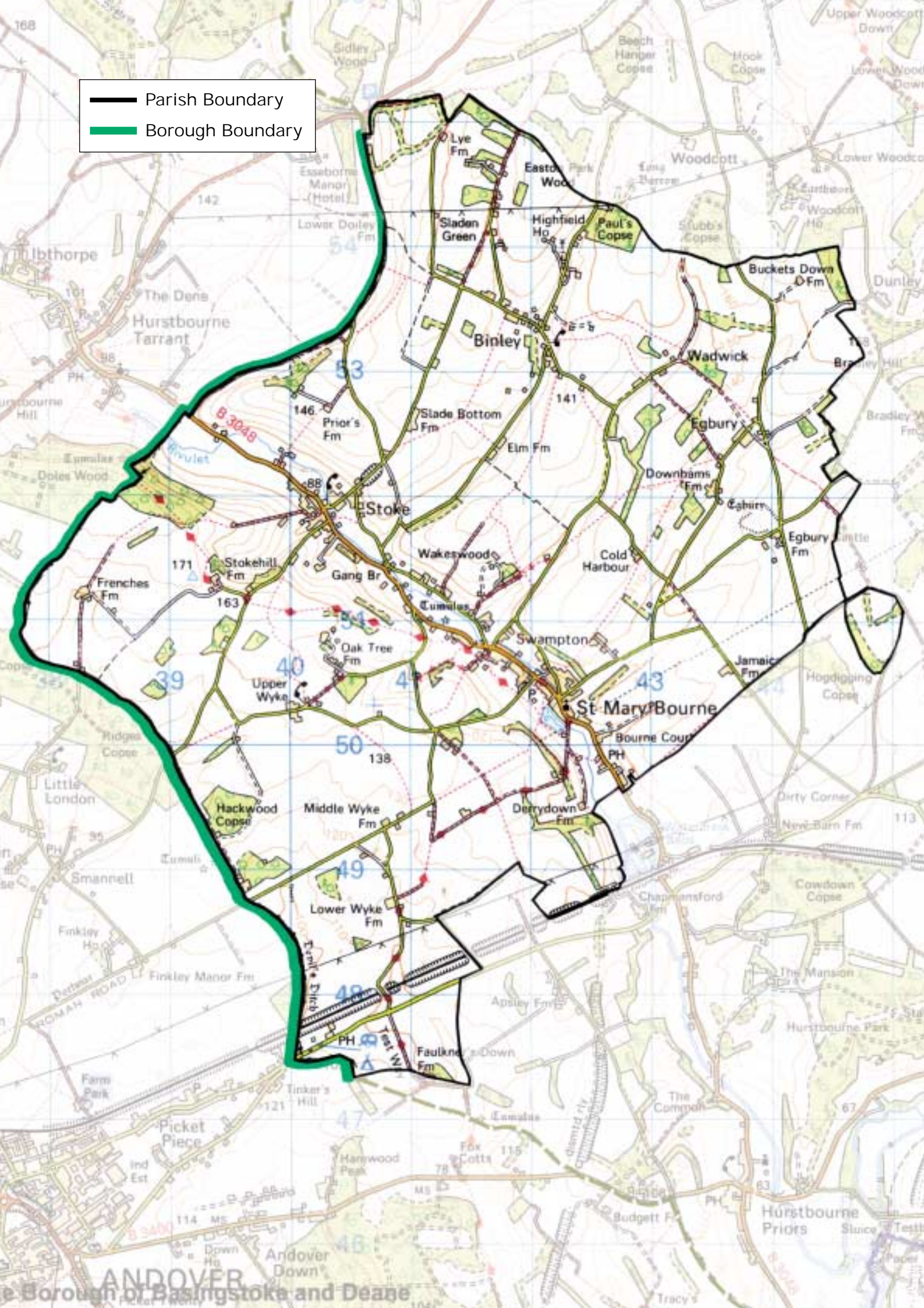




The Parish of
St Mary Bourne



St Mary Bourne Village Design Statement 2005



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Extracts from the following publications have been included: Conservation Area Appraisal St Mary Bourne and Stoke [Basingstoke and Deane Borough Council, 2003]; St Mary Bourne and Stoke Conservation Area map [Basingstoke and Deane Borough Council, 1989]; Basingstoke and Deane Borough Local Plan Review, 2004

Copies of this Village Design Statement may be obtained from The Parish Council Clerk or The Village Shop - Price £3.00
(One copy per household delivered FREE with the Hill & Valley Parish Magazine in December 2005)

Introduction

1 What is a Village Design Statement?

A Village Design Statement forms part of a Parish Plan. It is produced by local people to identify the characteristics and qualities that they value in their villages and surroundings. A Village Design Statement informs planners and developers of what has been agreed by the local community, and it can supplement and guide local planning policy decisions.

2 Why produce one for the Parish of St Mary Bourne?

This Village Design Statement seeks to ensure that any future changes, large or small, are based on an understanding of the parish's past and present. The aim is to draw attention to the valued characteristics of buildings and environmental features throughout the Parish of St Mary Bourne (the villages of St Mary Bourne and Stoke, the hamlets of Binley, Egbury, Wadwick and the Wykes), so that unsympathetic development can be avoided.

The Village Design Statement provides planning guidance for any future development in the parish and has the support of the Parish Council. The Village Design Statement has been adopted by Basingstoke and Deane Borough Council on 15th December 2005 as informal planning and design guidance pursuant to Objective 8 of the Basingstoke and Deane Local Plan Review.

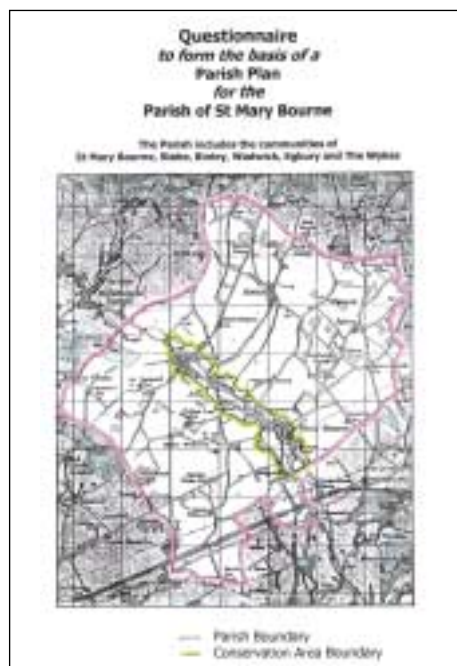
3 How has it been produced?

The Village Design Statement has been produced after consulting the residents of the parish through:

- * A preparatory talk given to Parish Councillors in August 2002
- * An extensive questionnaire sent to every household in the parish in April 2003
- * A public meeting and Open Day exhibition at St Mary Bourne Village Centre in April 2004
- * Involvement of parishioners on the various working groups during the period 2003 - 2004
- * Opportunity for parishioners to comment on the draft version at an Open Day exhibition in September 2004
- * Consultation with the local planning authority throughout the process
- * Liaison with the Countryside Agency



Traditional thatched cottage in St Mary Bourne



4 How will it work?

The Village Design Statement is intended as a guide for new-build development ideas and for those planning to make alterations, and/or extend their houses, garages, gardens, porches, walls and hedges, which might affect the character of the villages and settlements in the Parish of St Mary Bourne.



Sir George Young MP and Cllr Michael Widén in an Open Day discussion on 17 April 2004

5 The Parish – Then and Now

Then

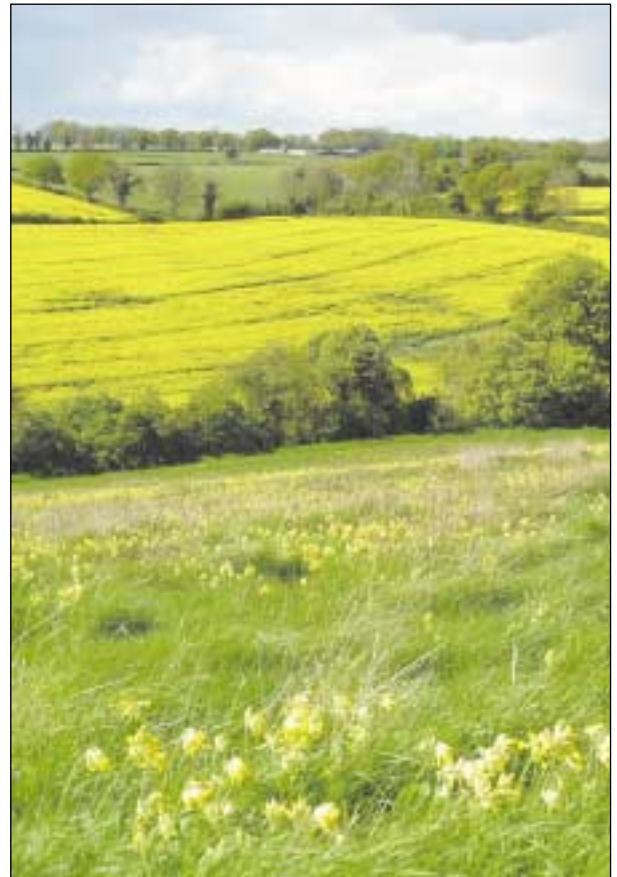
The parish earned its living in the historic past through farming, with support industries and trades carried on within the villages. The earliest recorded industry is Swampton Mill, mentioned in the Domesday Book 1086. Traditionally, most of the population worked within the parish.

Now

The population of the parish is approximately 1200 people (*in 2005*). Traditional rural employment continues in farming, (with more machinery and fewer labourers), the medical profession, the blacksmith, the shop, the building trade, licensed public houses and watercress growing. There are also numerous small businesses run by residents: for example, catering, vehicle maintenance, public relations, travel agency, technological support services, etc.

The employment/residence pattern, however, has changed considerably in living history. The parish now attracts a significant number of families keen to live in a rural environment, but probably less than a third of the population work within the parish. The majority find employment in one of the four major towns in the vicinity (Andover, Basingstoke, Newbury, Winchester) and a number of people commute daily by train to London.

The fact that the parish is in an Area of Outstanding Natural Beauty (AONB), and the villages of St Mary Bourne and Stoke form a Conservation Area, is an attraction to many looking for a retirement locality; and the good reputation of the village primary school accounts for some young families moving into the area.



Binley Bottom and Binley Dairy Farm

The age range for house-ownership is from mid-thirties to the elderly, but results from the survey for this Village Design Statement indicate that once people arrive in the parish, there is a tendency to stay.



The village of Stoke

6 Settlement Pattern

The parish is located within the North Wessex Downs Area of Outstanding Natural Beauty with the villages of St Mary Bourne and Stoke forming a Conservation Area. The Bourne Rivulet and the water meadows for the entire length of the parish are designated as part of the Test Valley Environmentally Sensitive Area.



The Bourne rivulet and water meadows

St Mary Bourne Parish comprises the villages of St Mary Bourne and Stoke together with the hamlets of Binley, the Wykes, Egbury and Wadwick. The villages and hamlets retain their historic settlement pattern and are surrounded by open countryside of chalk downland and river valley.

In outline the parish is 'diamond shaped' with North/South and East/West points. It is roughly divided in half by the Bourne Rivulet running from the North West to the South East, paralleled by the main valley road (B3048). Apart from the B3048, the road network of the parish is comprised of narrow, meandering lanes lined with hedgerows and mature trees.

As shown on the parish map (see inside front cover), the settlement pattern of the Parish can be divided into four principal areas:

- * The villages of St Mary Bourne and Stoke
- * The hamlet of Egbury
- * The hamlets of Upper, Middle and Lower Wyke in the south of the Parish
- * The hamlets of Binley and Wadwick in the north of the Parish

The predominant groupings of houses in St Mary Bourne and Stoke keep to the valley bottom and follow the old road patterns. St Mary Bourne is predominantly residential in character with a varied mix of properties retaining a form of linear development along the valley floor. Stoke also has a varied mix of buildings loosely scattered around two road junctions.

The smaller settlements at Wyke, Egbury, Binley and Wadwick are set in 'agriculturally dominated' locations on the rising chalk downland above the valley floor.

The Wykes comprise sparse groupings of isolated farmsteads and hamlets, linked by narrow country lanes and set in gently undulating chalkland and large woodland blocks. This provides remote, quiet settlements of rural character. The Devil's Ditch, a scheduled ancient monument, is located here and the prehistoric track known as the Harrow Way and the Roman Portway road pass through this area. There are good views south from Upper Wyke towards Andover.

North of Upper Wyke Farm are several old oak trees and woodland which creates part of the valley edge seen from St Mary Bourne and the Test Way.

The hamlets of Wadwick and Egbury in the north of the parish have some fine period houses. The hamlets are set in their own localised valleys linked by ancient woodland. In Egbury there is the site of a Later Stone Era British earthwork known as the Castle. The access to Wadwick is provided by one lane and, with little building work occurring there over the last 100 years, this hamlet has a special remote quality.

The hamlet of Binley comprises a loose settlement of dwellings of mixed ages and character in a dominantly agricultural setting.

These hamlets are not in the conservation area but are included in the North Wessex Downs Area of Outstanding Natural Beauty.



St Mary Bourne from the North West

Commentary

Overall the established settlement pattern is scattered, with the landscape comprising hedge-lined lanes within a patchwork of pasture and arable fields.

Currently the boundaries of developed areas in the parish blend harmoniously into surrounding farmland, with no hard confrontation between the built environment and open countryside.

There is an overwhelming wish of the community to safeguard the rural landscape and ecology, and there is a generally expressed wish to see existing hedgerows preserved and new planting encouraged.

Locally-available natural construction materials of chalk and flints were traditionally incorporated into cottages and barns, together with red bricks, fired from local clays and lime. Some older buildings in the parish have cob walls. Locally-grown timber, mainly oak, was also used extensively in buildings.

This Village Design Statement reflects the overwhelming wish of the community to see traditional building forms and materials adopted wherever possible.



Countryside surrounding main road and Gangbridge Lane



Traditional brick and flint cottage in Egbury

Guidance 1

Having regard to the situation of the Parish in an Area of Outstanding Natural Beauty, together with views obtained from the parish survey as outlined in the commentary above, then

1. Where development is permitted it should respect the rural character of the parish and its traditional building characteristics.
2. Any changes to buildings or land should respect and seek to improve the setting of the parish and preserve important public views into, out of and through the villages and hamlets. Applications for planning permission should refer to the current North Wessex Downs Management Plan with its guidance on the need for appropriately designed development.
3. New building development should be contained within the Settlement Policy Boundaries (see page 14) and not into the countryside beyond the existing village and hamlet limits.
4. Protection and maintenance of the existing rural landscape is paramount. The view of the community gathered from the local questionnaire and public open days is that any residential development within the settlement boundaries should be confined to infilling or limited sensitive development of previously developed sites where ever possible.



The hamlet of Middle Wyke

7 Landscape, River and Open Spaces

Much of the land within and surrounding the villages of St Mary Bourne and Stoke is Grade 2 and Grade 3a farmland which is divided into large fields, mainly for arable farming. There are also areas of pasture and woodland. Within this field system there are many mature trees which are mainly oak, ash and beech.

In the past, there were large areas of managed hazel coppice and standard hardwoods. Much of that timber has now been felled, leaving islands of woodland and some individual trees. Although most of the fields are large, many hedgerows survive and they contain a variety of woody species, including blackthorn, hawthorn and spindle.



a. View from the Test Way

The river, lake, trees, shrubs, woodland and open spaces are all much valued features. Walkers and riders enjoy many views over the valley from a network of footpaths and Rights of Way, including the Test Way (see *parish views on pages 8 & 9*).



St Mary Bourne Village Square

In the centre of St Mary Bourne, the Summerhaugh (village square) is surrounded by a variety of dwellings. Views upstream from the bridge take in some buildings dating back to the 16th century, and further traditional buildings and the 12th century church can be seen downstream.



High Street

Going north, up Springhill Lane, the views open up over the wide valley and fields leading down to the river.



b. View from Spring Hill Lane

At the top of Baptist Hill is a panoramic view which shows the curve of the valley with unobstructed views to both sides, taking in Wakeswood to the north-west and the course of the Bourne rivulet along the valley floor. It includes Gangbridge Lane, with traditional water meadows alongside, which runs broadly parallel with the B3048 and links Stoke and St Mary Bourne (see *aerial views on pages 5 & 15*).



c. View from the top of Baptist Hill

The Bourne rivulet provides an idyllic setting of grazing livestock and associated wildlife along the length of its course.

At Diplands, looking up the road leading from the War Memorial to Five Lane Cross, with Bell's Field on the left, there are more views of open fields. Similarly, the view from the top of this road gives a picturesque example of a rural village nestling in a valley with the top of the church tower just showing above the trees.



d. Top of St Peter's church tower



a. View from Bells Field

The St Mary Bourne Recreation Ground is a large expanse of grass used for sporting and social activities throughout the year (see aerial view on back cover). It is surrounded by areas of woodland and mature trees. These wooded areas, and especially the lake on its south side, contain a wide variety of wildlife. The lake is one of the main focal points of the village, enhancing the appearance of the housing in the vicinity. Traditional water meadows form pastureland on either side of the Bourne chalk stream flowing from the lake towards the viaduct.

The roads towards Binley and Wadwick are in separate valleys affording pleasant walks through the open countryside. The beauty of the landscape of arable fields, cowslip field and woodland on the road from Binley towards Binley Bottom and Gangbridge (picture below) is particularly notable.



b. Binley Bottom

The large triangular field, north of Gangbridge, which contains a spring fed pond and the river flowing from Stoke (see parish view on pages 8 & 9), is an Environmentally Sensitive Area. The woodland around Stoke provides interesting contrasts with the elevated skyline along the valley.



Stoke

Commentary

Parish residents are concerned about rural conservation and wish to maintain and preserve environmental and historic features, including the country lanes and rights of way.

Strong views were expressed during all stages of the consultation period that dark night skies enhance rural life and street lighting is not wanted in the villages.

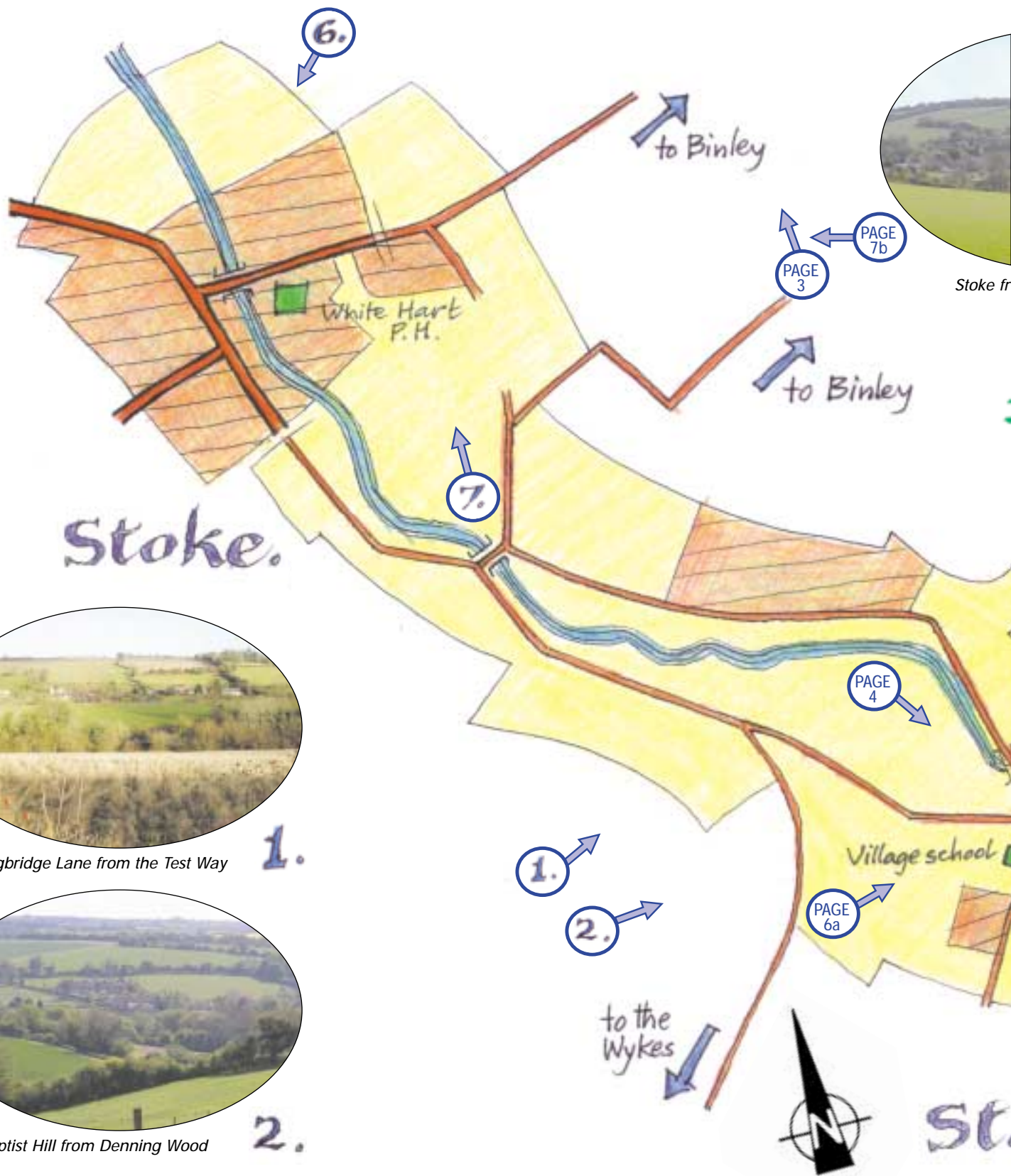
The Bourne Rivulet is unanimously considered to be a feature of enormous benefit to the parish. No development should be allowed which might impair its nature and setting. Nor should any development be allowed which could adversely affect the water table.

The incorporation of native trees and shrubs into existing and new development is seen as desirable in opinions obtained from the parish questionnaire.

Guidance 2

5. Meadows alongside the Bourne are an important visual feature of the valley floor and adjoining settlements, and particular care should be taken to safeguard the scenic qualities of the river valley, especially the water meadows and the Bourne itself. The water meadows for the entire length of the parish are designated as a part of the Test Valley Environmentally Sensitive Area.
6. The rural character and charm of the narrow country lanes should be protected against any unnecessary improvements by planning or highway authorities, or any alterations which might spoil their peaceful nature and endanger their surrounding flora.
7. On footpaths, kissing gates (with access for the disabled) should be erected in preference to stiles, where appropriate.
8. If new development is permitted, sufficient space should be left for the extensive planting of native trees and shrubs, with through views to the countryside behind.
9. Only trees native to the locality should be planted. Guidance on suitable species can be obtained from the Woodland Trust and should, for example, include Oak, Beech, Hornbeam, and Ash.
10. Mature hedges should be preserved and the creation of new hedgerows with typical chalkland hedge species should be encouraged. Local species for the area are Hawthorn, Field Maple, Hazel, Elder, Dogwood, Blackthorn with Climbers: Clematis, Bramble, and Dog Rose. See also guidance note 17.





Gangbridge Lane from the Test Way

1.



Baptist Hill from Denning Wood

2.



St Mary Bourne from Lone Barn Farm

3.



St Mary Bourne village and lake

4.



Derrydown looking towards Hurst



om Green Lane

6.



Watermeadow with pond looking towards Stoke

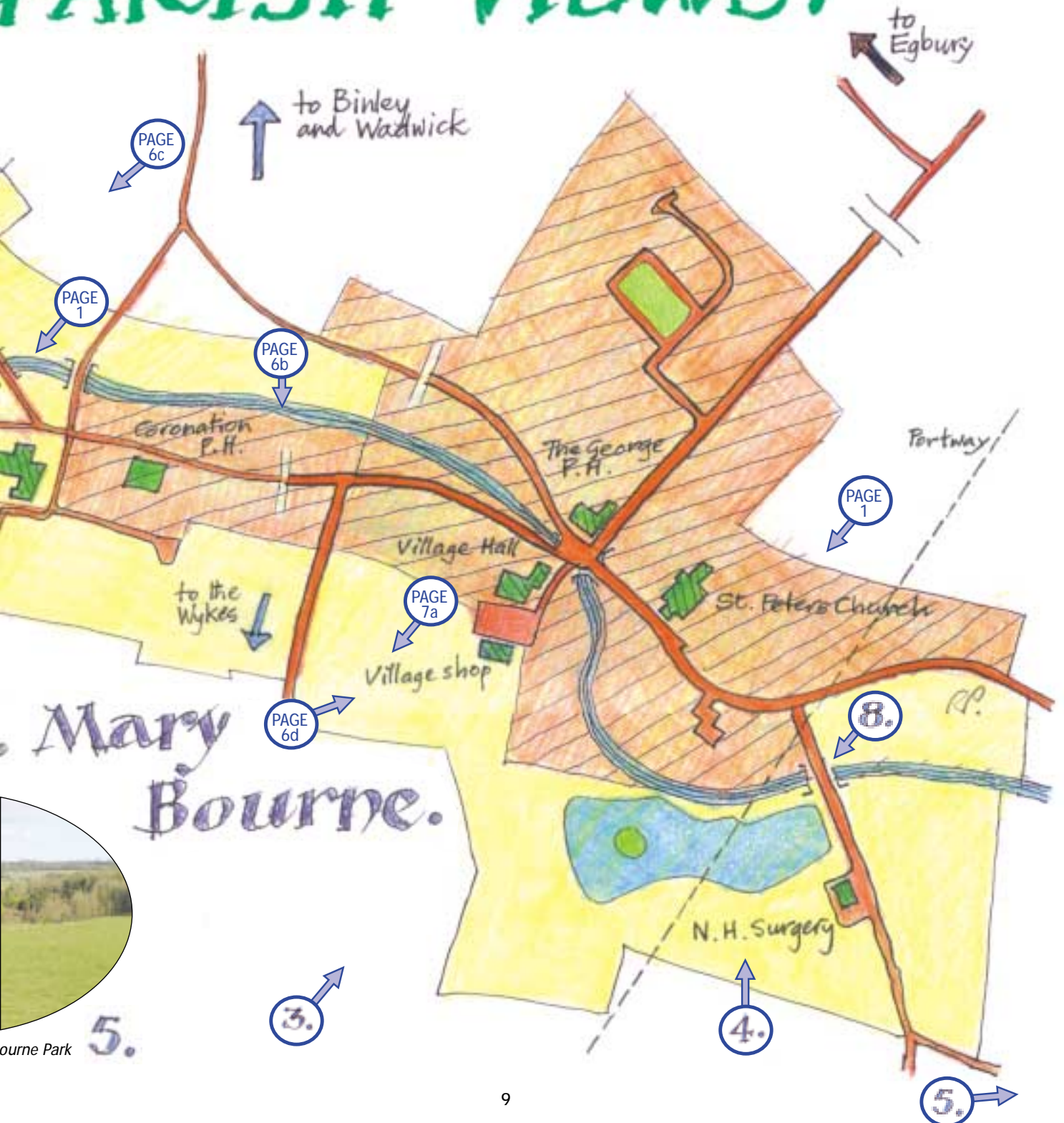
7.



The lake from Derrydown Bridge

8.

PARISH VIEWS.



8 Building form and development

Buildings in the parish are of different ages and styles, but are generally of two-storey construction. Roofs are characteristically hipped or half-hipped of varying pitches, with rooflines commonly broken by dormer windows. Roofing materials are orange/red plain clay tiles, slate or thatch.



Timber-framed buildings with brick, or brick-and-flint infill, are characteristic of St Mary Bourne. Mellow red brick is extensively used throughout the parish, as is knapped flint, with some buildings incorporating chalk cob walls.



Windows are traditionally timber casement or sash. Boundary walls of brick and flint are a traditional feature, and there are examples of cob walling under a protective thatch or tiled coping.



Many of the buildings erected over recent years have been built in styles that are not traditionally associated with the area and they are consequently lacking in harmony with the surrounding properties. For example, some of the building forms used in new developments of residential flats are seen by a majority of parishioners as being totally out of keeping within a village setting. A similar issue arises with regard to individual houses where there has been a departure from the use of traditional construction materials or design.

This is not to say that parishioners are opposed to innovative architectural style but that new dwellings should reflect and make use of traditional materials and be sympathetic to adjoining properties (see picture below).



There are 64 buildings in the St Mary Bourne and Stoke Conservation Area included in the Statutory List of Buildings of Special Architectural or Historic Interest. St Peter's Church is listed as being of outstanding national importance (Grade I). The others are listed as being of national or regional interest (Grade II).



The brick-built railway viaduct at the parish boundary with Hurstbourne Priors is regarded as an exceptional engineering and architectural feature.



Commentary

There is concern that much of the new development over the last decade has been out of sympathy with the traditional dwellings in the parish. New and replacement dwellings should reflect the character of the locality and not adversely affect heritage or landscape qualities.

Whilst there is a perceived need for a small amount of affordable housing, it is vital that traditional design and materials are used in any such development.

There is widespread concern about the adequacy of the main sewerage system along the valley floor. When the water table is high there is infiltration into the sewerage system in both St Mary Bourne and Stoke villages. Furthermore, autumn and/or winter seasons of above average rainfall can be followed by a strong flow of the Bourne Rivulet early in the year threatening the flooding of adjacent fields, roads and properties. Any scope for new development should therefore be carefully weighed up with regard to these factors. There are also concerns over the risk of over-abstraction of water from the Bourne catchment area.

Doors and porches are to be found in a variety of styles and materials. Porches often incorporate thatch and tile and in some instances small paned side panels. Unless part of the main roof, thatched porches are however not especially practical as the drip line from the main roof above typically rots the porch thatch within 10 or so years.

Some older properties have had doors made from modern materials fitted to them with varying degrees of success.

There is a generally expressed wish to see existing hedgerows preserved and new planting encouraged and a preference for walls to be built in traditional materials.



Guidance 3

11. Development should reflect the essential character of the locality, established by the size, scale, density and design of the surrounding buildings and should utilise materials to reflect traditional colour and texture. Alterations should be carried out to the same requirements and in sympathy with the host buildings.
12. Residential building should be confined within the Settlement Policy Boundary (see page 14) and be limited to infilling on existing frontages or small scale development of previously developed land in order to beneficially utilise derelict buildings. The replacement of existing houses and small scale affordable housing schemes should be designed sympathetically to reflect existing village housing characteristics.
13. Protection and maintenance of the landscape is paramount to the setting of the villages and hamlets, and development should seek to safeguard open views. The principal views into and out of the settlements are shown on the landscape plan above.
14. Subject to constraints as to style, density and design mentioned above, residential development should allow for a mix of house sizes and tenure. Development should be sensitive to the character of the parish and normally not exceed the storey heights of surrounding buildings.
15. All development should avoid undue traffic generation and not compromise highway safety. Specifically, any new building should not require parking spaces on the highway and should not cause any increase in traffic congestion.
16. Full consideration should be given to safeguard the setting of traditional architecture (especially listed buildings) and also to protect the Conservation Area in order to maintain the character of the landscape and the peaceful enjoyment of the parish.
17. Boundary walls should, wherever possible, be of traditional brick and flint construction. Fences should preferably be of post-and-rail or low picket type, rather than be panelled or close-boarded. Hedges of native species should be preserved, and new planting encouraged.
18. Any proposed development should take into account the current deficiencies in the main drainage system. Even if these are remedied, the suggested guidelines expressed at Point 12. (above) should continue to inform planning decisions.
19. Doors and porches [including replacement items] should, wherever possible, be sympathetic to the design of the host building and utilise materials compatible with the style and design of the property concerned.

9 Agricultural, commercial and retail buildings

There are a number of redundant farm buildings of traditional construction, some parts of which are at risk through neglect and worthy of preservation and adaptation.

Commentary

From a parish survey there is encouragement for small businesses of a 'non-industrial' nature, such as management consultancy, training, graphic design/illustration, etc. There is also comment about the lack of local domestic craftsmen.

There is concern about sites of agricultural buildings formed of traditional material deteriorating due to lack of maintenance.

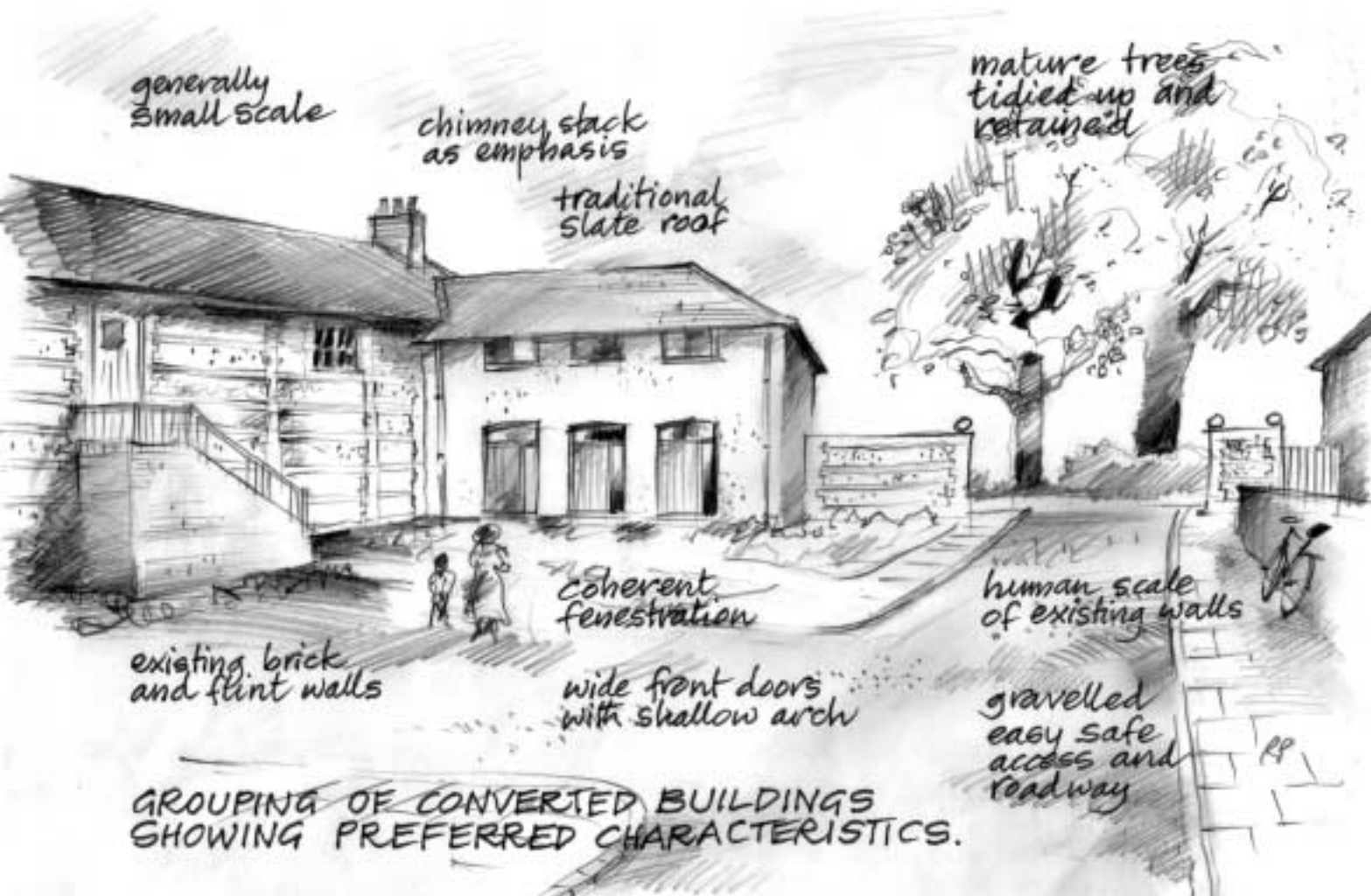
There is support for the concept of mixed development involving workspace and domestic elements, although there is a concern that liability for business rates and council tax, together with the risk of oversupply, may discourage their marketability.

The sensitive redevelopment of disused traditional agricultural buildings is considered worthwhile (on the lines of the illustration below, for example) which may also form an important design precedent for other new work, including residential development. This is supported by the majority of parishioners responding to the questionnaire and attending the open day.



Guidance 4

20. Non-domestic development should be in sympathy with the local building form, and utilise traditional materials or be sensitively managed conversions.
21. Non-domestic development should respect the nature of the locality and should not compromise recognised environmental standards.
22. The sensitive and careful redevelopment of suitable farm buildings preserving traditional material for mixed commercial /residential use is encouraged.
23. The grouping of buildings, as illustrated below, is suggested as possible guidance for the conversion of redundant farm buildings including the incorporation of residential units.



10 Roads, traffic and communications

The Parish of St Mary Bourne has one major road running through it that follows the valley floor alongside the Bourne Rivulet. This is the B3048 which approaches St Mary Bourne from Hurstbourne Priors in the south east and continues through Stoke to Hurstbourne Tarrant in the North West. Although generally it is of a reasonable standard and width, there are places where its narrowness and bends and high hedges are made more inconvenient by random car parking.



In addition to the B3048, several minor roads provide routes between the villages and hamlets within the parish, and to the towns of Andover and Whitchurch. Mostly intersecting with the B3048, these roads tend to be narrow in nature with several bends.



Commentary

A significant number of parishioners in St Mary Bourne and Stoke consider that the current parking situation in the village street is a safety risk, and injurious to the character and tranquillity of the villages.

Speeding is widely regarded as a serious problem, being perceived in a parish survey as the single most harmful issue to affect wellbeing.

Many areas are perceived as danger spots with the following areas, in order of concern, being perceived as hazardous: Denham Terrace, Church Street, The George Inn to the War Memorial, School area, Egbury road, Derrydown to Viaduct, Stoke main road, Stoke to Binley road and parking opposite access/entrances. The first three are viewed by parishioners as being particularly dangerous.

Consideration should be given to the reduction of the speed limit in the centre of St Mary Bourne and the erection of "children at play" signs. It is acknowledged however that yellow lines and other traffic calming measures and "urban type signs" would be out of character for a village setting.



Guidance 5

24. Any new development or redevelopment should include adequate car parking spaces within the curtilage of the site.
25. Street furniture such as signposts should be of good quality and design and not be of an intrusive character as particular care needs to be taken to avoid creeping urbanisation of the settlements.
26. Opportunities should be taken to re-site overhead cables underground.
27. The traditional character of parish roads and lanes should be maintained avoiding the insertion of new kerbs and footpaths, except in the centre of St Mary Bourne where there is concern as to the adequacy of walkways.
28. The classification of minor roads as quiet lanes within the Parish of St Mary Bourne is desirable.



ST MARY BOURNE SETTLEMENT POLICY BOUNDARY

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Definition of Settlement Policy Boundary (SPB)

1. A SPB is defined in the glossary of the *Revised Deposit Draft Local Plan* as a 'boundary surrounding a settlement which separates the main built-up area from the open countryside. In general there is a presumption in favour of development within the settlement policy boundary whereas in the open countryside, development is more tightly controlled'.

STOKE SETTLEMENT POLICY BOUNDARY

2. SPBs do not necessarily encompass the full extent of a village or other settlement and they cannot therefore be described as "village envelopes". Their principal purpose is to distinguish between areas where the 'countryside' policies apply from areas where policies relating to built-up areas are applicable. Although SPBs include proposed development allocations, their prime purpose is to delineate the extent of the areas within which small-scale housing development on unidentified sites would in principle be permissible. By exclusion, the area within which the generally more restrictive countryside policies apply is therefore also defined.

The future of the Stoke Settlement Policy Boundary will be considered by the Borough Council in early 2006

[Extract from Basingstoke and Deane Borough Local Plan Review, Local Plan Inquiry, Topic Paper 6 – Settlement Policy Boundaries, September 2004 – paragraph 8]

11 Conservation Area, Test Valley Environmentally Sensitive Area and Area of Outstanding Natural Beauty

Most of the parish is situated within the North Wessex Downs Area of Outstanding Natural Beauty (AONB), and the villages of Stoke and St Mary Bourne form a single Conservation Area (see map next page). The Bourne Rivulet and the water meadows for the entire length of the parish are designated as part of the Test Valley Environmentally Sensitive Area.

The Conservation Area was originally designated in 1985 and reviewed in 2003. A recent survey of parishioners strongly supported the designation and its boundaries, and it is believed that the designation has a vital role to play in sustaining the character and heritage of these villages.

There is overwhelming support also for the AONB and belief that such a designation is important to the safeguarding of the landscape and has a major contribution to play in maintaining the characteristics that are fundamental to the environmental quality of the parish.



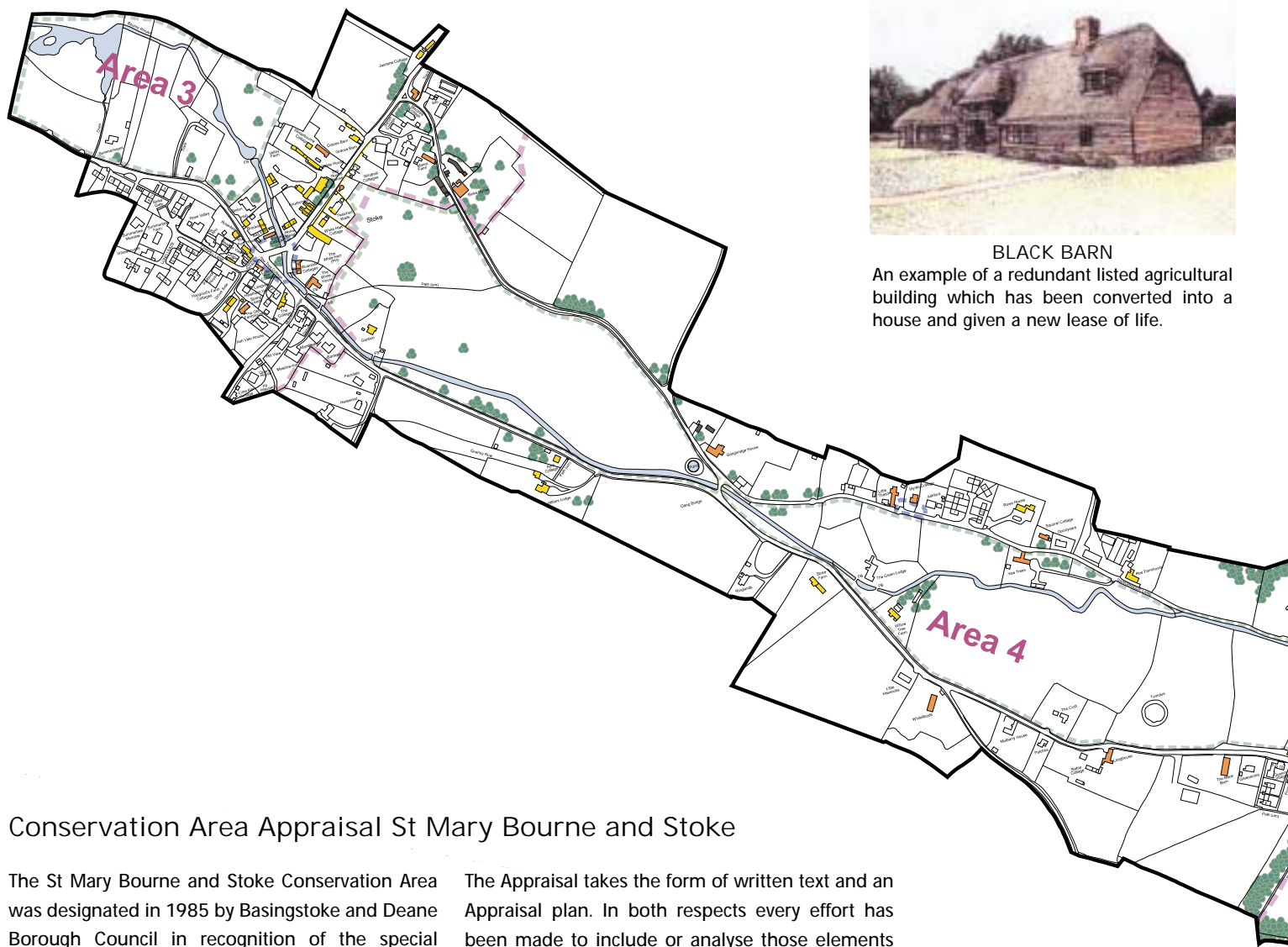
Gangbridge Lane

Guidance 6

29. On the assumption that design extends to the setting as well as to individual building design, then, within the Conservation Area and AONB, development should be confined to the existing village boundaries and building outside of these “envelopes” be discouraged.

30. The conservation of the detailed pattern of fields, woodland, hedgerows and walls, and farm settlements and villages is essential to the preservation of local distinctiveness and identity. The policies and guidance encapsulated within the North Wessex Downs AONB Management Plan and the Conservation Area Appraisal for St Mary Bourne and Stoke should be applied.





BLACK BARN
An example of a redundant listed agricultural building which has been converted into a house and given a new lease of life.

Conservation Area Appraisal St Mary Bourne and Stoke

The St Mary Bourne and Stoke Conservation Area was designated in 1985 by Basingstoke and Deane Borough Council in recognition of the special architectural and historic interest of the area.

Having designated the Conservation Area, the Local Authority has a statutory duty to ensure that those elements that form its particular character or appearance should be preserved or enhanced, especially when considering planning applications.

It is therefore necessary to define and analyse those qualities or elements that contribute to, or detract from, the special interest of the area and to assess how they combine to justify its designation as a Conservation Area. Such factors can include:

- its historic development;
- the contribution of individual or groups of buildings to the streetscene and the spaces that surround them;
- the relationship of the built environment with the landscape.

They can also include the less tangible senses and experiences, such as noise or smells, which can play a key part in forming the distinctive character of an area.

The Appraisal takes the form of written text and an Appraisal plan. In both respects every effort has been made to include or analyse those elements key to the special character of the area. Where buildings, structures or features have not been specifically highlighted it does not necessarily follow that they are of no visual or historic value to the Conservation Area. The document is intended to be an overall framework and guide within which decisions can be made on a sitespecific basis.

This Appraisal of the St Mary Bourne and Stoke Conservation Area follows its review in the summer of 1999 by the Borough Council and explains what its designation means for those who live and work in the area. This document was adopted as Supplementary Planning Guidance by the Borough of Basingstoke and Deane on 17 July 2003 and complements the policies of the Borough Local Plan (review) covering the period 2001-2011.

To view the document:

Go to www.stmarybourne-pc.gov.uk then click on 'Parish Council' and 'Conservation Area'.





BUTLER'S FARM AND DERRYDOWN FARM
These farms date back to the 16th century and form a complete range of farmhouse, barn, granary and cartshed in a tight group.

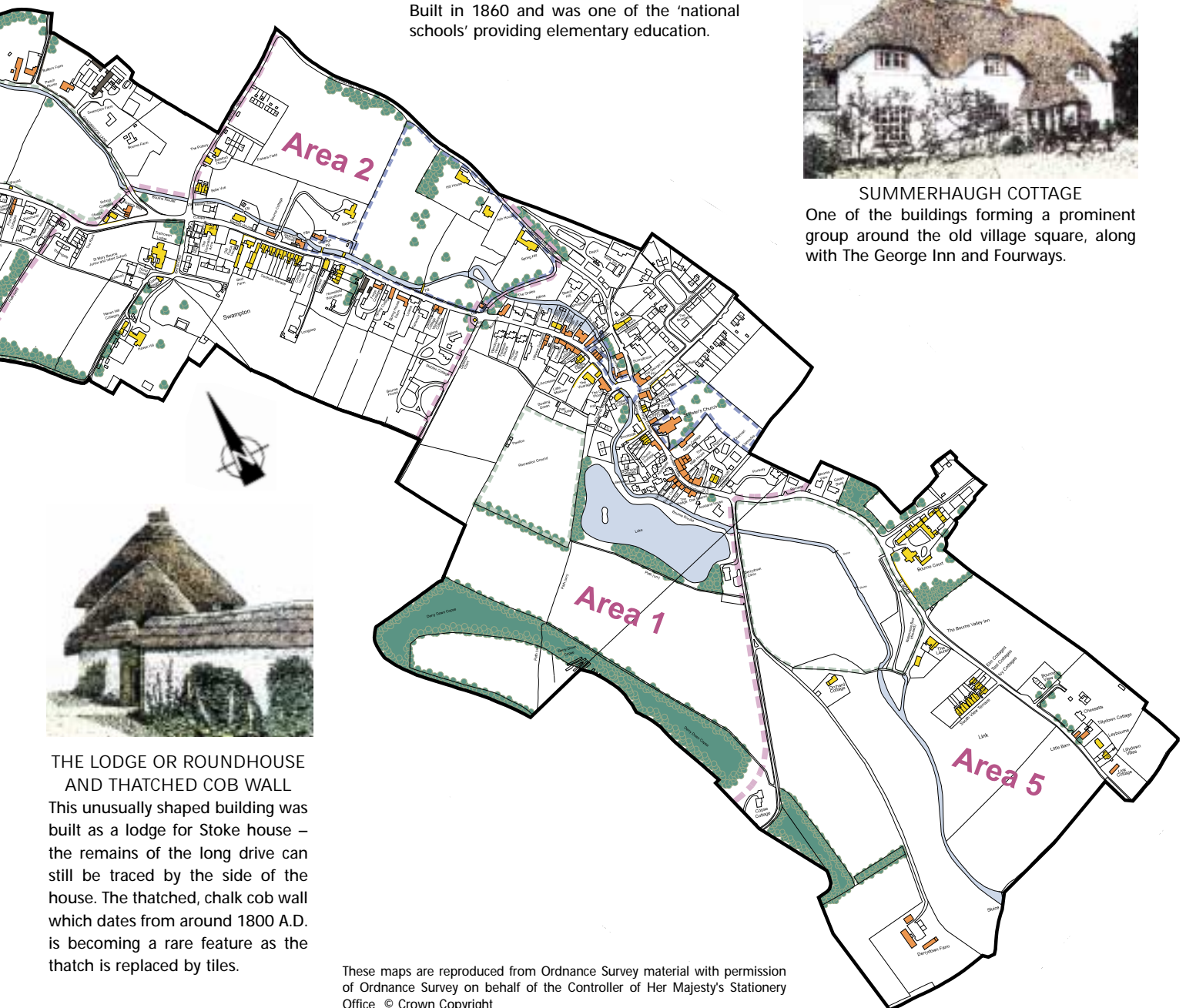


VILLAGE SCHOOL
Built in 1860 and was one of the 'national schools' providing elementary education.

- Conservation Area Boundary
- Listed Building, Wall or Railing
- Building or Wall within the curtilage of a Listed Building
- Notable Building, Wall or Railing
- Trees of Townscape Significance
- Important Open Area of Townscape Significance
- Important Open Area
- Character Sub Areas (1 to 5)
 1. St. Mary Bourne
 2. Swampton and Environs
 3. Stoke
 4. Area between Stoke and Swampton
 5. Area to South of St. Mary Bourne
- Bourne Rivulet/water features



SUMMERHAUGH COTTAGE
One of the buildings forming a prominent group around the old village square, along with The George Inn and Fourways.



THE LODGE OR ROUNDHOUSE AND THATCHED COB WALL
This unusually shaped building was built as a lodge for Stoke house – the remains of the long drive can still be traced by the side of the house. The thatched, chalk cob wall which dates from around 1800 A.D. is becoming a rare feature as the thatch is replaced by tiles.

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This booklet was published by the St Mary Bourne Parish Plan/Village Design Statement Steering Group

A web version of the document will be available at www.stmarybourne-pc.gov.uk

Any questions about the St Mary Bourne Parish Plan should be addressed to the Clerk of the Parish Council, or by email to clerk@stmarybourne-pc.gov.uk

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