

CONTENTS

1. INTRODUCTION

The Wickham Village Design Statement 2009.

The Role of the Village Design Statement.

2. THE VILLAGE CONTEXT

2.1 Overall character.

2.2. History and growth.

2.3. Economy, Employment and Facilities.

2.4. Recreational Facilities.

2.5. Development pressures.

3 THE CHARACTER OF THE LANDSCAPE

3.1 Surrounding countryside.

3.2 Interface of countryside and village.

3.3 Natural vegetation and trees.

4. SETTLEMENT PATTERN AND CHARACTER

4.1 Village pattern.

4.2 Character of streets, routes and connections to the wider countryside.

4.3 Relationship between buildings and spaces.

5 FEATURES OF THE BUILT ENVIRONMENT

5.1 Location of housing and building features over the years.

5.2. Community and Commercial Buildings.

5.3. Other distinctive buildings in the village.

5.4. Further important features and spaces.

5.5. Distinctive built features and materials.

5.6. Contemporary design.

6. HIGHWAYS AND TRAFFIC

6.1 Characteristics of local roads and streets.

6.2 Parking.

6.3 Footpaths and cycleway.

6.4 Street furniture and signs.

6.5 Utilities and services.

Appendix 1.

COMMUNITY INVOLVEMENT.

Appendix 2.

SUSTAINABLE DEVELOPMENT

1. INTRODUCTION

The Wickham Village Design Statement 2009

- 1.1. This VDS as revised and updated in 2009/2010, describes the defining characteristics of Wickham as it is today. It provides guidance for future development which will maintain and enhance the village's particular character and setting. It will replace the previous document which was adopted by Winchester City Council in 2001.
- 1.2. The scope and layout of this replacement is based on the recommendations of the Countryside Agency, the requirements of the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008, and reflects the Winchester District Local Plan Review Saved Policies (2009). In addition it follows advice set out in the paper "Village/Neighbourhood Design Statements : an introduction", prepared by consultants, Atkins, in January 2005 on behalf of Winchester City Council. It also considers the likely effects of the recently published South East Plan (2009) in particular as it applies to Southern Hampshire.
- 1.3. Changes to Wickham can originate from many sources, and can include small adjustments or large scale developments. The VDS is addressed to the following individuals and groups:
 - Planners, developers, builders, architects, estate agents
 - Residents and householders
 - Businesses
 - Public authorities, e.g. Winchester City Council and Hampshire County Council.
 - Community groups
- 1.4. The geographical area covered by this VDS is shown on Map 1. It is defined by the Wickham H3 settlement boundary in the Local Plan.
- 1.5. The revised VDS carries forward the majority of the design guidelines described in the 2001 VDS, with some deletions but also with additions since the earlier publication.
- 1.6. This paper has been prepared to cover all aspects necessary for adoption by Winchester City Council as a Supplementary Planning Document, when it will be referred to as part of the formal planning process.

Throughout the text "Design Guidelines" are printed in red and numbered DG1 et seq. References to policies set out in the Winchester District Local Plan Review Saved Policies June 2009, are numbered DP3 or HE3, etc, initial and numbers dependant upon subject. Reference to the South East Plan are given as SEP BE4 initials and number as appropriate.

The Role of the Village Design Statement

Public bodies, property developers or house owners or should consider the following points early on in the planning process. In this way new buildings, building alterations, and changes to decoration, lighting, signs, gardens and surrounds should fit the village environment.

- Before a planning application is submitted or a house is altered ensure that the VDS has been consulted.
- Consider the scale, density, visual effect and appropriateness of the proposed alteration or development, in the context of its setting and relationship to other buildings, and the surrounding landscape, including trees, shrubs, paths, roads and lighting.
- Ensure that any architectural details such as windows roads, paths, doors, eaves, and building materials are appropriate to the area.
- Ensure that any landscaping features are appropriate to a building and its surroundings.
- Ensure that any relevant infrastructure limitations are being addressed.

2. THE VILLAGE CONTEXT

2.1 Overall Character.

“Wickham is a “compact nucleated historic village which has expanded east and west of the River Meon around a medieval planned centre” and is surrounded by countryside typical of the Hampshire basin generally, and particularly of the natural environment throughout the lower valley of the Meon”.

. Winchester District Local Plan Review (2006)

Pevsner writing in 1964 described Wickham as “the finest village in Hampshire and one of the best in the South of England. It is built round a great rectangular square. Not only the layout but also the scale and disposition of the buildings in relation to the spaces are exceptionally happy”. (The Buildings of England: Hampshire, 1964.)

2.2 History and Growth

Wickham has a long and fascinating history. A number of Iron Age sites have been found within its boundary with early evidence of pottery and metal working. The Romans used the ford across the river as a crossing point for the roads from Chichester to Winchester. After the Romans, the Jutes invaded central Hampshire and founded Wickham village. The tribe who settled here was called the Meon and it is after them that the River flowing through the village is named. The Saxons established a settlement on the east side of the river, close to a Manor House. The village of Wickham was first mentioned in history in 826 AD. By the time of the Domesday Book it was a typical village about 120 strong. It had two water mills for the villagers to grind flour for bread

making. The Church of St Nicholas, was established in 1190 probably on or near the site of an earlier 7th Century building.

The foundation of the village as we now know it dates from 1269 when the then Lord of the Manor, having been granted a Charter by Henry III, was allowed to collect local taxes, hold a weekly market and annual fair. The fair continues to this day and held in May, is one of the major horse fairs in Britain. Financial opportunities in the 13th Century led to the development of a “planned new town” on the west side of the river, on flat dry land and based upon an open rectangle surrounded by buildings with narrow but long rear “burgage” plots. To this day the Square remains as do the majority of the original “burgage” plots.

William of Wykeham (1324 - 1404) was born in or near Wickham. He became Chancellor of England and founded both Winchester College and New College, Oxford to provide educated men for the then Civil Service

In the 16th and 17th centuries buildings such as the mill, foundry, brewery and tannery were built to serve the needs of an expanding rural economy. In the 18th century a number of fine houses were built around the Square, and in what is now the conservation area. They continue to be a feature of the village, greatly enhancing its appearance.

DG 1. It is important that future development, including infill developments, are sensitive to the historic character of the village, and in particular should not detract from its medieval Square and the quality of the built environment within the conservation area. (DP1, DP3, DP4, DP14 HE2, 3, 4, 5 & 6, S14,)

In the 20th century the parish population grew from a population of 1198 in the 1901 census to 2568 in 1931 and 4363 in 2009 (HCC Population Forecasts for Parishes in Hampshire: 2008, includes Knowle residents), of these some 2000 live in Wickham village. In the period following the Second World War population growth was largely brought about by a series of local authority housing schemes together with more modest developments ranging from sheltered housing to larger houses. More recently the village of Knowle has been developed around the conversion of a Victorian hospital, some one and a half miles south east of Wickham village, adding a further 704 dwellings to the parish.

Significantly, the 20th and 21st century developments have maintained the “compact nucleated” characteristic of the village since they are, in the main, closely distributed round the periphery of the medieval settlement. This has contributed to a sense of community and social cohesion. These attributes play an important part in the extensive voluntary activity and community involvement in Wickham which is one of its hallmarks.

DG2. The compact nucleated nature of the village should be maintained both in the location and the layout of future developments in order to ensure social, economic and environmental sustainability. (DP4, DP6, H3, H4)

2.3 Economy, employment and facilities.

In 2004 the Parish Council published a Parish Appraisal based on a questionnaire delivered to the 1220 households in the Parish. From the 922 responses a comprehensive profile of the village was published. This profile is a sister document to this VDS and

serves as an important reference. Similarly, the more recent “Market Town Healthcheck” provides an analysis of key aspects of the village’s social, economic and infrastructure facilities.

The economy of the village and its employment opportunities depend on the wide range of shops, specialist retailers, restaurants, hotel and public house, estate agents and hairdressers. Together they act as a magnet for many visitors as well as meeting the day to day needs of the residents. Work opportunities within the service sector employ a significant number of local people. Winchester District economic and employment land use study (2009) suggests a resident workforce of 991 of whom 27% work in the settlement. Wickham retains a commuter village characteristic as those with specific skills seek employment in the major conurbations. However, the village's position at the edge of the South Downs National Park accessible from the urban areas to the south, now mark it out as a pleasant gateway to an important tourist attraction offering additional employment opportunities.

DG3. Every effort should be taken to retain and when possible enhance the diversity of local shops and businesses not only to continue to offer permanent and casual employment but also to ensure that Wickham continues to attract visitors. The development of additional employment premises alongside new housing development should be encouraged. Opportunities to develop employment opportunities relating to the newly designated South Downs National Park should be encouraged (DP9, E1, SF1, SF3)

2.4. Recreational Facilities

There are limited recreational facilities in Wickham. Three much used play areas are provided for young children.

7.1.1 Sports

7.1.1.1 Wickham lacks public sports facilities, the Fareham Road recreation ground has one football pitch, an aging tennis court and pavilion.

7.1.1.2 According to Winchester City Council’s Open Space Strategy 2008-2010 Wickham village has a sports pitch shortfall of 3.4ha and play areas 0.7ha a total 4.1ha. The Strategy advises that a new area of sports ground should be provided on land east of Mill Lane and that a new pavilion, football kick about area and tennis courts/multiple use games area be provided at the recreation ground. Current teenager provision includes an outdated Skateboard Park much used by youngsters from the village and beyond. There is a small Youth Club building and a Scout Hut is soon to be rebuilt on the Recreation Ground.

Adult provision includes limited indoor sports facilities at the Community Centre. The grass Recreation Ground has sufficient space for a single football pitch and associated changing facilities which have just been refurbished. There is also a single hard tennis court which needs to be replaced with a multiple use games area (MUGA) big enough to contain two tennis courts. Wickham Cricket Club is very well established and has its own ground, although there is a great need for a new pavillion.

Informal recreation space is well provided for by the Millennium Meadow, the Meon Valley Trail, West Walk and Wickham Common. However, Wickham has an aging population; the 2001 census indicates a relatively high percentage of residents are over the age of 65, but there are currently few paved and planted open areas within the village where the elderly can relax

Winchester City Council has recently carried out an Open Space, Sports and Recreation Study (2008) and estimates that presently there is a shortfall of formal recreational space of 4.33ha for the village.

DG 4. New development should provide adequate formal and informal green space, as appropriate for its size. Land to the north of the village boundary is suitable for a good sized playing field and provision of this facility is an urgent priority.

2.5 Development pressures.

Since the publication of the previous VDS in 2001 the village and its residents have responded to two development initiatives which are part of the South East Plan. These have the potential to threaten the integrity of the built and natural environment. They are:-

2.5.1

As part of the Government's plan to regenerate the economy of the South East region, and to provide much needed new homes, it has designated a series of Strategic Development Areas one of which is on a designated greenfield site north of the M27 with its northern boundary some two miles from Wickham Square. The South East Plan proposes that up to 10,000 homes will be built together with related social and economic infrastructure. Up to 6000 homes are proposed for the similar development east of Hedge End. Developments on this scale have the potential to increase employment opportunities and decrease travelling time for residents of Wickham but the threat remains that they are likely to markedly affect the village. In particular, the close proximity of the north of Fareham SDA could lead to coalescence and subsequent loss of village identity and lead to considerable transport problems on already congested local roads.

DG 5. It is of major importance that a significant green gap is retained between the proposed Fareham SDA and Wickham to protect the integrity of the settlement. (SEPSH2)

3. THE CHARACTER OF THE LANDSCAPE

3.1. Surrounding countryside.

Much of the Wickham environment is riverine with adjacent mixed pasture and woodland. Although some fields are large, many are small and delimited by old hedges. This means that it has a rich biodiversity. Wickham Common and Botley Wood are both

HCC Nature Reserves and SSSIs. The River Meon, West Walk, Wickham Meon Meadows and Meon Valley Meadows and Woodland are all SINCs (sites of importance for nature conservation).

Botley Wood has a particularly rich lepidopteran fauna. Wickham Common is a small but rare example of heathland in south Hampshire and with a rich fauna. The River Meon sampled by the Environment Agency has been shown to be of high quality, rich in invertebrates, with low levels of chemical pollution and eutrophication. The river supports an extensive population of native brown trout. Kingfishers are often seen within the Village boundaries. This is in part due to the Millennium Meadow, a relatively unmanaged recreational environment in the heart of the Village.

Because for the most part successive developments over the centuries have preserved the compact nature of the village, the countryside reaches up to the built environment from all directions, giving it an exceptional quality and importance to the landscape views looking outwards from the village and inward from the parish boundary. The majority of dwellings in the village whether privately built or council housing have comparatively large gardens. This balance within the built environment enhances the quality of life for the people who live here.

DG 6. Future developments outside the village envelope should be sympathetic to the important landscape views into and out of Wickham.

Winchester City Council Strategic Housing Land Availability documents show that several tracts of land round Wickham have been put forward by owners for consideration as sites of development Map (-) These suggest that any major development is likely to be positioned on rising ground above the river valley it will be particularly important to take into account their effect on the views out from the present village curtilage (DP2, DP3, DP4, DP8 DP10.)

(MAP showing important views supported by photo references)

3.2. Interface of countryside and village.

The village of Wickham straddles the River Meon with the parish church of St Nicholas on the eastern bank close to the original Roman and Saxon settlements, built on a low terrace of river gravel, and the village Square on the west bank, also built on a similar terrace. Archaeologists associated with Winchester City Council have recognised large areas of the village as areas of archaeological importance. Adequate archaeological investigation should precede any development.

The view southeast from the churchyard is across open Glebe land once the site of a medieval manorial complex. Excavations here have revealed activity from the Roman period. The site links the built environment with the open landscape. Historical records, excavations and the undulating topography all indicate that the Glebe Field may be an important heritage site.

DG 7. Both the Glebe field and recreation ground should be preserved as open areas and maintained for their historic and landscape quality.

(SEPC3, CE10, CE11, CE12, HE1, HE2, WCCCP8)

The road which leads eastwards from the church towards Southwick passes the Old Rectory, a fine 18th century mansion, now sensitively restored. To the north of this road arable land forms part of the recently designated South Downs National Park (2009). Across the land there are good views of Rookesbury, a fine squat stuccoed residence with a grand portico. Beyond the grounds the landscape is uninterrupted towards West Walk, the largest remnant of the ancient Forest of Bere.

In ancient times this forest extended across the area of Wickham and over much of southern Hampshire. It is highly valued for its natural history and, being close to Wickham and the designated southern limit of the South Downs National Park, it is an important recreational area. A short distance along the Southwick Road is Wickham Common, an area of unimproved grassland, ancient heath and open woodland. It has a long history of public access and is much used by Wickham people.

3.3. Natural vegetation and trees.

Roads that lead into the village include the A32, the A334, The B2177, Titchfield Lane, Mayles Lane, Blind Lane and Mill Lane. They are valued for their extensive tree cover and the extent and variety of wild species which grow along the roadside edges. Mill Lane in particular has a fine display of lesser celandines in the spring. The tree lined banks on the A334 Winchester Road provide a unique rural gateway right into the village and should be preserved.

DG 8. The important Roadside verges shown on Map xxx should be protected and enhanced; hedgerow management and restoration should be encouraged. The formation of new access entrances off local lanes should be discouraged where this would damage these important verges. The planting of native trees should be encouraged and should trees be felled replacements should be planted wherever possible.

(T1, T2, CE10)

(Map showing particular locations of wild flowers)

As the River Meon runs through the village both banks are covered with extensive natural vegetation. The river itself, and its banks, provide a natural habitat for a variety of birds and water animals many of which can be seen as the river runs through water meadows close by the Village centre. In 2000 the Parish Council acquired part of this water meadow to form a Millennium Green, a natural and informal leisure space in the centre of the village.

The embankment of the Meon Valley Trail runs parallel and close to the river. It is a dominant feature and with direct access from the village. It is much used as a footpath, cycle path and bridleway. It is heavily wooded through the village but to the south it runs through more open country where it is an important site for wild flowers.

4. SETTLEMENT PATTERN AND CHARACTER

4.1 Village pattern.

A recurring theme of this Design Statement is **the importance of the compact nuclear nature of the village**. Not only does this facilitate short distance, easy pedestrian access to the village Square, its shops and facilities, but it plays a major part in encouraging active community involvement in all aspects of village life. The aesthetics and functional importance of the Square are widely recognised. It is almost unique in its mix of houses and individual shops, attractively arranged round a large open piazza like space. These amenities provide, on a human scale, the wide range of goods and retail services needed for everyday living and have encouraged villagers to use the Square for community activities.

DG 9. Pedestrian access to the Square has been a characteristic of successive developments. Any new developments, particularly those on the periphery of the village, should provide footpaths connecting to the centre. This is an important sustainability issue reducing the dependency on the car for journeys into the heart of the village.

(T1, T2, T3)

4.2 Character of streets, routes and connections to the wider countryside.

Over time the village has grown in widening circles radiating from, and connected to, the medieval square by a series of footpaths and narrow roads. The heart of the village is “enclosed” by two main roads and the minor roads which connect them. The A32 joins Alton with Fareham and the A334 runs from Fareham to Botley, Bishops Waltham and Winchester. The major part of the village lies within a triangular road pattern. The village centre was never designed to take account of modern traffic, however the A334 forms the southern limit of the Square and carries many HGV and private vehicles some of which take a “short cut” through the Square and via Bridge Street from the A334 to the A32, and vice versa. The consequence of this is described in section 6.

Within a short distance of the well proportioned open Square a series of narrow lanes, Mill Lane to the north, Mayles Lane, Tanfield Lane and Titchfield Lane to the south and south-west, lead directly to open countryside.

DG 10. Any major development in the future should take account of the rural nature of the roads and lanes round Wickham which radiate out from its centre. Any development layout should minimise vehicular usage and maximise cycle and pedestrian activity.

(T3, T4, T5)

4.3 Relationship between buildings and spaces.

The visual quality of the Square depends on the generosity of the open space and its relationship with the continuous buildings which surround it on three sides. In many respects the opening out of the Square from the A334 and the three narrowing exits at its northern end serve the same purpose as an Italian piazza – unsuspected arrival into a large space of considerable charm and drama. The map on this page shows the layout of the Square in 1909, the distinctive 15th to 19th century buildings and particularly, the ancient burgage plots, narrow strips of land, which lie behind the buildings.

DG 11. The historical importance of the burgage plots should be acknowledged and proposals which would result in the loss of these green spaces or split their ownership should be strongly resisted.

(HE4, HE6, HE8)

(Map)

Illustrations of the importance of open spaces in relation to the buildings and developments throughout the village, built at different periods, are set out in the next section. On the periphery of the village there are several fine houses set in their own grounds. These form an attractive entry into the village proper. Key to the retention of Wickham's visual identity is the balance between buildings and open space. Of particular importance is the nature of the open spaces with their balanced distribution of mature native trees. This true of the larger houses on the periphery of the village as well as those building in the centre.

DG 12. Any new development whether an infill within the village envelope, or a larger scheme on a more open site should take into consideration the present balance between buildings and their surroundings. This will ensure that the existing street scene is positively enhanced and continued into any village extension.

(DP4, WCCY, CP5)

5. FEATURES OF THE BUILT ENVIRONMENT

Many of the buildings in the village are listed, particularly those near the centre but this is also true of a number of properties on the periphery (Appendix....)

5.1. Location of housing and building features over the years.

5.1.1. Domestic buildings. The variety of domestic buildings from medieval times, through successive generations, to the present day, is illustrated.

(Pix)

The map of housing developments in the village indicates dramatic growth since the 1930's. Attention is drawn to the volume of social housing as a proportion of the whole. The need to provide more low cost intermediate/affordable housing to help local young people and key workers remain in the village remains a priority. However this need should be accommodated alongside **private development to ensure balance**.

(Map)

DG 13. A "pepper pot" mix of social and private housing should be pursued in any new development, in accordance with Local Plan and Government guide lines.

(H5.)

5.1.2. A description of the domestic building types in the principal locations in the decades since the 1930's and 40's follows, and is illustrated.

The first social housing developments in the 1930's were along School Road and in Mayles Close. Here the houses are semi-detached with rendered first floor elevations under steeply pitched roofs. They sit in good sized plots.

Built in the 1940's, the estate at Meon Park in the north-west of the village is, in the main of semi-detached houses set in their own hedged or fenced large gardens with wide frontages to the roadside. One of the features of this development is the Circle where the houses are placed round a large, grass covered, open space. Easy access to the Square is by footpath and byway. The houses are built in red or buff brick, under a mixture of gable ended, hipped and half hipped roofs clad in plain brown clay tiles.

The 1960's development at Wykeham Field, to the south-east of the village, is terraced. The houses are built of light coloured brick under shallow pitched roofs and plain concrete tiles. They achieve a feeling of space by the use of open plan front gardens. The rear gardens are enclosed. Garages and their forecourts are in separate blocks.

The later 20th century developments, Dickson Park and Garnier Park, on the north-eastern outskirts of the village, are again terraced with small rear gardens. The houses are built using light or buff coloured brick under shallow pitched roofs with concrete tiles. They have good pedestrian access by footpath to the Square.

Built on a curve, Normandy Court provides sheltered housing for the elderly. The varied rooflines present a good example of a building which is not only fit for purpose but which is well sited.

Other private developments to the west of the village include Tanfield Park, a good example of 60's domestic architecture, having strong horizontal lines and shallow pitched roofs with concrete tiles. The dozen detached properties sit in quarter-acre plots with soft landscaping to their open plan frontages that combine trees and shrubs of many different species in an informal setting.

Also built in the 60's at the western end of the Square is Wickham Croft. This development consists of town houses and flats set in an "L" shaped block. Slab sided and with a pedestrian roofline it contrasts with the Square which it faces across a landscaped garden.

Manor Close, built in the 1970's, is an estate of some two dozen uniformly designed houses built of red brick under steep pitched roofs. Most of the houses are detached others are connected by their single storey garages. Most properties have connected open frontages which create a feeling of spaciousness throughout the estate.

Cold Harbour Close, in the north-west of the village, borders on the golf course and is a development of eighteen individually designed houses set in large plots. Built in the 1990's they have a mixture of brick, rendered and half-timbered elevations with a variety of steep pitched roofs.

Bordering the Winchester Road to the west of the village is the 1980's Upper House Court mews, a retirement development of linked cottage style houses extended from a Georgian town house. The mews benefit from broken building lines and are built of red brick under steeply pitched roofs of red/orange plain clay tiles. The roofline is varied in height, half-hipped, with pitched and tile hung dormers to match. Mosse Court is a more recent development, adjacent to the Upper House Court mews and behind the restored early Victorian Lower House. It consists of a terrace of three storey town houses and two small blocks of flats giving an overall rather bland impression.

More recently there have been a few small infill developments. The single or two storey houses on good sized plots have been sensitively designed to be in keeping with the surrounding. Church View, a short terrace in red brick with slate roofs is a good example. It will be clear from the illustrations that apart from Georgian buildings in the Square, Watersedge flat development bordering the river at the bottom of Bridge Street, flats in Wickham Croft and the recent development at Mosse Court, there are few houses over two storeys, and that most, if not architecturally distinguished, are appropriate to their village setting.

DG 14. There are many examples throughout the village where the quality of the built environment has been enhanced by development which is sensitive to place and space. Any future developments should be appropriate in height, scale and density to the location and to the village context. Developers and individuals should be encouraged to engage architects capable of designing appropriate and high quality buildings. Whilst planning applications should reflect an understanding of and sympathy with the better examples of architecture in the village, proposals which embody the best aspects of modern design should be supported.

(DP1)

5.2 Community and Commercial Buildings

5.2.1 The Community Centre

The Community Centre was completed towards the end of 1988. It currently marks a boundary to the village on its northern edge, accessed from Mill Lane. Its built form is distinctive but not distinguished. It is however an indispensable social facility much used by clubs and groups from within and outside the parish. In the future, there may be opportunities to enhance the external appearance of the building and improve the internal facilities. The surrounding grounds include a small play area to the front of the building and a large hard surface to the rear which is much used as a safe meeting place and games area for young people. Associated with it is village Skateboard Park and Youth Club Building which are very popular.

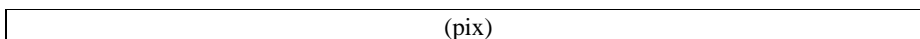
DG 15. It is important that the user friendly and safe environment of the Community Centre is maintained and that future development should contribute to it as appropriate and enhance it where possible.

5.2.2. The Church of England Controlled Primary School

The Primary School adjacent to the Community Centre and accessed from Buddens Road was built in 1968. Whilst its design is typical of its period it is well sited and has recently been extended to accommodate more children and the development of a graduated Children's Centre. These latest extensions continue the tradition of quality design for which Hampshire County Council Architectural department has a long and internationally recognised reputation.

5.2.3. The Chesapeake Mill.

Built originally in 1820, the Mill incorporates pine timbers from the US frigate Chesapeake, captured by the British in 1813 during the war with the United States, taken to Portsmouth, and ultimately broken up for salvage. It remains at the bottom of Bridge Street, an important landmark, of considerable attraction to visitors and having a new lease of life as a privately operated antique and collectables showroom with a small museum reflecting its naval associations.



5.2.4 Fire Station

Whilst not a building of distinction the Fire Station provides a very important and greatly valued asset for the village, the Wickham Fire Service celebrates its 70th anniversary in 2009.

5.2.5 Wheatleys Agricultural Merchants buildings

These buildings, currently occupied by Scats Countrywide Store, form an L shaped group round an open yard close to the River Meon. Two of the buildings, an office and a store date from the 19th Century but most are functional examples from the late 20th Century.

5.2.6 Hilton's Building.

This is a small Mayles Lane office block completed in the 1980s providing office space for several small local enterprises. It is a functional building of three stories providing much needed employment space. It is relatively unobtrusive but not particularly distinguished. It is somewhat mellowed by the close proximity of mature trees

5.2.7. Knight's Building

This is a 1930s style building which, perhaps surprisingly, adds character to the north west side of the Square and is not out of place with adjacent much earlier buildings.

5.3. Other distinctive buildings in the village.

5.3.1. Bridge Street buildings

Bridge Street is a rather narrow street with a curved gentle slope down to the Meon. The buildings epitomise the harmony of domestic architecture as it developed between the 16th and early 20th centuries. The frontages are in the main close together and open directly onto the street. Houses are mostly two storied, vary in size, some have dormers.

There are many attractive and harmonious buildings; of particular note is the 18th Century Bridge House at the lower end of the street close to the River Meon. Opposite it is an interesting conversion of the L shaped Victorian brewery into flats and maisonettes.

5.3.2 The parish church of St.Nicholas.

Whilst Pevsner in his “Buildings of England” series is less than totally enthusiastic about the development of the church over the centuries from its initial construction in 1109, it remains an important and well loved part of the village landscape and life. Although built on the east side of the River Meon, and as observed, separated by the A32 from the village developed on the west side, it is visually linked from Bridge Street as it descends eastwards over the river bridge, under the old railway bridge and towards the crossroads.

DG 16. Opportunities to improve the ‘visual link’ between the village and church over the old railway line should be encouraged through landscaping and maximising views of the church from Bridge Street.

5.3.3. The Methodist Chapel

This is a typical Victorian Building of its type. Relatively small, built of brick in gothic style it sits comfortably in the lower Winchester Road opposite the Millennium Water Meadow

(pix)

5.4 Further important features and spaces.

In addition to the importance of the Square, described and illustrated earlier, the village benefits from a generous amount of open and recreational space within its boundaries. These are identified on Map (-) and are

- i) the Millennium Water Meadows, directly accessible from, and within the heart of the village.

(pix)

- ii) the Recreation ground, incorporating a play area, and limited sports facilities.
- iii) the large open space at the centre of The Circle, built in the 1940s, which now includes a play area for local children.

(Pix)

Each of the above contributes to the overall description of the visual characteristics of the built and natural environment of the village.

5.5. Distinctive built features and materials.

The visually significant characteristics of existing buildings within the village, which should be reflected in future developments are:

5.5.1. Planning/layout features

- the many examples of varied, semi-detached, link, detached and staggered terrace houses in small-scale developments, built since the 1940s.
- the evidence, in almost all developments to date, both in the private and public sectors, of houses well sited around open spaces, retaining mature trees.

5.5.2 Design features – form

- the use of varied roofscapes, strongly pitched with a variety of gabled, hipped and half-hipped roofs.
- pitched and tiled dormers.
- substantial brick chimney stacks with clay chimney pots.
- well proportioned eaves.

5.5.3 Design features – materials.

- the use of red or brown brick in combination with blue or grey brick or flint.

decorative brickwork, corbelling, dentelling, banding and soldier courses, dressing to window frames, door frames and the quoins, are commonly found in the village.

the use of small, plain brown clay tiles or slate.

5.5.4 Fenestration.

Windows in balance with the size and bulk of the building with appropriate glazing bars. In best practice, where u.p.v.c windows have been used the dimensions of the stiles, headers and cills are in proportion.

DG 17. Whilst the planning and design of new developments should have regard to the significant characteristics of existing buildings, as summarised above, it is stressed that not all such characteristics will be appropriate in all circumstances. In particular, designers should analyse the site and its surroundings to produce a scheme which is appropriate to its location and which enhances the quality of the environment. Planning Applications and design briefs should illustrate how the project would appear in relation to its surroundings.

(DP.1, DP.3)

DG 18. Wherever possible, construction materials, specified by the designer, should be sourced in the region in order both to support the local economy and to support sustainable construction by limiting the carbon footprint inherent in long range haulage/delivery.

5.6. Contemporary design.

Whilst there are examples in the village of sensitive siting, good landscaping and the adoption of the best of traditional design, material use and built features of the past, there are no outstanding examples of well designed, contemporary architecture in either public or private housing, and, with the exception of recent extensions to the Primary School, in social or amenity buildings. Future sustainability will depend not only on the conservation of the best buildings and features of the past but also of quality buildings of this age.

DG 19. The engagement of planners and designers capable of producing 21st century buildings using the latest high quality materials and building techniques should be encouraged and commended to all with development responsibilities be they developers, builders, landowners, parish or local authorities. Schemes that explore contemporary and challenging design should be encouraged.

DG 20. As an aspect of reflecting the age in which we live, existing buildings and future development in the village should respond to global warming. Residents should be encouraged to carry out energy audits which could lead to improved insulation, double glazing or stricter adoption of energy saving opportunities. New developments, both private and public sector, should be designed to minimise carbon emissions and conserve energy, evidence of which should be demonstrated in planning applications.

(SE Plan NRM11)

5. HIGHWAYS AND TRAFFIC

6.1. Characteristics of local roads and streets.

- 6.1.1 The most important built feature of the village is the Square, generous, medieval in origin, bordered by fine buildings and offering a wide range of shopping and leisure facilities. However, as is often the case in the 21st Century, traffic dominates both the A334 Winchester Road which passes through the centre of the village and the Square which it supplies. This includes the many cars, vans and HGVs passing through the village as well as those which enter the Square. Some of the latter pass through the Square, others park, and many commercial vehicles of increasing size, unload. Of particular concern is the quantity and speed of traffic given the pedestrian use of the village centre. The commercial facilities located in the Square are fundamental and increased use of the facilities by both the residents and visitors alike, is to be encouraged.

Deleted: ¶

6.1.2. In describing the piazza-like qualities of the Square reference has been made to the radiating street pattern and the visual importance of the contraction of the streets which lead from and to the Square. A particular problem relating to the Square and adjoining streets including Bridge Street, Station Road and Mill Lane is that they are used as a short cut for HGVs. The Church of St Nicholas which stands on a very busy crossroads is cut off from the village centre by the A32 trunk road. All options to improve pedestrian / driver safety in these areas should be explored in consultation with the community”

6.2 Parking.

The principal parking facility in the village is the Square. Parking times are limited on a pay-as-you-stay basis but there is also the valued system of resident’s permits. The whole of this parking system is operated by Winchester City Council. Free parking is available at the Station Close car park. As the village develops and the number of visitors increases the existing parking provision becomes increasingly inadequate. An extension to the existing Station Close car park could provide useful additional parking space. Unless residents and visitors overcome an observable reluctance to walk short distances from a parking place to the Square the limit on parking within the Square could have a negative effect on business and local employment and thus on the sustainability of village life.

6.3. Footpaths and cycleways.

Footpaths connecting successive housing developments, the Primary School and the Community Centre, to the heart of the village are an important feature of the village pattern and continue to be essential as the village expands.

The Meon Valley Trail is a foot, cycle and bridleway on the original Alton-Fareham rail track. It extends from the River Meon at Knowle in the south to West Meon in the north. This amenity is much used by residents and visitors alike. Through Wickham the Trail runs on an elevated section of the old railway track. Extending east and west from it are a number of footpaths which join up with the well developed footpath network in South Hampshire.

DG 21. It is important that footpaths and recreational trails should be maintained. Opportunities to extend Meon Valley Trail south across the River Meon should be pursued and footpath links elsewhere in the Parish should be encouraged. Of particular concern are the two Victorian Railway bridges which carry the Meon Valley Trail across heavily trafficked roads. These bridges are part of the Wickham Conservation Area and form a distinctive part of the approach to the Village. For both visual and safety reasons they should be retained. The conservation and upkeep of the railway embankment, bridges and drainage should be given priority.
(RT9)

6.4. Street furniture and signage.

The importance of the Square has been emphasised throughout this VDS. Different elements contribute to its character, some permanent like its size and surrounding buildings, but many which are relatively transient such as the design of shopfronts, the

signs outside commercial buildings, advertisements and “A” boards, even the use of pavements for merchandise. Whilst sensitive consideration should be given to the legitimate concerns of traders to earn a living, the Parish Council should be encouraged to monitor the situation carefully and with particular reference to published guidelines on signs and shopfronts.

Should commercial activity extend beyond its present confines in the future, the scale and use of existing buildings should be sensitive to the nature of the village and compatible with the surroundings.

DG 22. Planning applications to change or create new shopfronts and/or signage to either commercial buildings or retail outlets should comply with Winchester City Council’s “Design Guidance for the Control of Shopfronts and Signs” and should be in sympathy with existing (HE9, HE10, HE11, HE12)

Over the years the selection of street furniture, particularly in the Conservation Area has resulted in visual overload. It is to be hoped that this diversity can be addressed in future when consideration is given to providing or replacing lamp standards, directional and amenity signage, parking and road use signs, bus shelters, litter bins, parking ticket machines and instructions, road marking and public seating.

6.5. Utilities and services.

6.5.1. Drainage and flooding.

In the recent past the village, and particularly those homes adjacent to the River Meon, have suffered from serious flooding exacerbated by overloaded drainage and sewage systems. In part, this is a matter of poor maintenance of existing drainage ditches. Whilst flooding is an ongoing concern for the present size of the village the situation is likely to worsen unless the issue is addressed before future developments are considered and the appropriate infrastructure put in place in conjunction with development. Southern Water has recently required modifications to the present sewage and foul water system as a condition of the development of the new surgery and a limited number of affordable homes

6.5.2. Sewage Treatment

As for concerns about the adequacy of the drainage system, the analysis of the capacity of the existing pipework, pumping stations and treatment plant should be an essential prerequisite of new development. Given repeated difficulties with the capacity of the existing system it seems likely that upgrading may be necessary, in which case infrastructure funding should be put in conjunction with future development

DG 23. An analysis of the effect on essential services, particularly drainage and sewage treatment, should be carried out in conjunction with future development proposals, and should it prove necessary, funds should be allocated to ensure appropriate improvements.(WCCEP7)

Appendix 1. COMMUNITY INVOLVEMENT

The original Wickham Village Design Statement was published by the Wickham Parish Council in 2001 following widespread consultation within the Wickham Community. This was initiated by a series of articles in the Wickham Parish Magazine followed by talks to local groups and the Wickham Society. In 1999 a well attended workshop in the Community Centre, was organized by the Parish Council. Developing from this, small groups of volunteers researched various sections of the proposed report and their findings were tested in a questionnaire delivered to every household in the village. This provoked a good response from residents of all age groups and after analysis the results were included in a draft document by an editorial team led by James Crick. Comments were invited on this draft after which the final document was submitted to Winchester City Council for approval. The VDS was adopted as 'Supplementary Planning Guidance' in 2001

In 2004 the Parish Council produced a Parish Appraisal following a questionnaire to which there were 922 responses. In 2007 it initiated a 'Market Town Health Check' in preparation for the development of a new Parish Plan and a revised Village Design Statement. Officers at Winchester City Council gave advice, and in mid 2009 a questionnaire was delivered to every household. In addition, the Youth Group based on the Community Centre produced a questionnaire for teenagers distributed through Swanmore College. The results of these surveys were taken into account in the preparation of both the Parish Plan and the Village Design Statement.

A draft VDS prepared, in late 2009/early 2010, by a small editorial team was distributed to Parish Councillors and the Committee of the Wickham Society. It will be advertised in the Parish Magazine and displayed on the Parish Council Website before being presented to the village community, at a workshop, for final acceptance. It will then be submitted to Winchester for a formal consultation period, prior to approval.

Appendix 2 SUSTAINABLE DEVELOPMENT

Sustainability as a concept has been used in many different ways in many different contexts. However we must ensure that we do not modify our environment in ways which we judge are likely to be deleterious for following generations. A general definition is "Meeting the needs of the present generation without compromising the ability of future generations to meet their needs." *Brundtland-1987*. The problems inherent in the concept are usefully reviewed in *Goodland, R, Ann. Rev. Ecol. Syst, 1995.26:1-24.*

This Sustainability Appraisal ensures that the policies in the Village Design Statement are compatible with each other and sustainable and accord with the 12 criteria set out below. The Appraisal is a requirement of the Planning and Compulsory Purchase Act 2004, implemented through the amended Town and Country Planning (Local Development) Regulations 2004 for certain Local Development Framework documents; this includes Village Design Statements. It supports the sustainable development principles being implemented by Government as set out in PPG12 and PPS1.

This VDS, developed by the local community, sets out the qualities and characteristics of Wickham and proposes local development principles for new development which will maintain the character of the village. It takes into consideration guidance offered in the South East Plan and provides local information to supplement the

policies within the adopted Winchester District Local Plan Review. It should be used by developers and planners as help and guidance alongside the policies within the Local Plan. These policies have already been subject to a Sustainability Appraisal within Winchester District Local Plan Review 2006 (Appendix 3).

The sustainability appraisal for the revised Wickham Village Design Statement is in line with the Winchester Local Plan Review Saved Options (2009) and the tabled Winchester City Council Local Development Framework Core strategy Preferred Options . It will assess each of the design guidelines to ensure that they were sustainable according to 12 social economic and environmental criteria.

Criterion	Description	Test/Indicator
Resources	Resource consumption (land, energy, materials, etc.) is reduced; resources used efficiently; waste minimised; reuse/recycling encouraged	Land use, Resource conservation
Pollution	Pollution (air, water, land, noise, light) is limited to levels which natural systems can absorb without lasting damage	Pollution Transport
Biodiversity	Diversity of Nature is valued and encouraged. Informal recreational areas made available	Natural buffer zones Informal recreational activity
Needs	Everyone has access to affordable food, clean water, fuel and shelter. Wherever possible local needs are supplied by local service, production and supply	Housing provision Infrastructure provision Resource provision
Work	Satisfying and well paid work opportunities available to all in a diverse economy. Voluntary and informal unpaid work valued and encouraged	Economy; Employment; Community
Health	Safe, clean and pleasant surroundings with provision of and easy access to local health facilities (surgery, dental practice, physiotherapy etc)	Treatment Prevention
Access	Easy access to all facilities, services, jobs, goods and people achieved at minimal environmental cost. Not determined by income or car ownership	Access
Safety	People live without fear of violence from crime or persecution because of beliefs, race gender, income disability or sexuality. Adequate road safety measures	Crime Road safety
Empowerment	Possible for all members of the community to participate in decision making at all levels and in all areas of society	Involvement
Knowledge	Access to skills, knowledge and information available to all	Self development Sustainability awareness
Leisure	Diverse cultural, leisure and recreational opportunities available to all; generated locally where possible	Provision Access
Distinctiveness	Places, spaces, settlements, buildings, landscapes and objects are designed to value and enhance local identity and distinctiveness	Protection of built environment Protection of landscape Urban design Local identity