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**Hambledon Parish
Village Design Statement**

2016

A community led plan for the sustainable development of the Parish of Hambledon

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Contents

Village Design Statement
Village Design Statement Development

Introduction
The Landscape
Topography and Geology
Dark Skies

The Built Environment
Building Types
Construction Methods and Local Design

Design Policies
The Landscape
The Built Environment
General

Annex A - Significant plantings that enhance the character and setting of the Parish
Annex B - Significant views within the Parish

Appendix 1 - Village Design Statement Committees and Subgroups
Appendix 2 - Results from the Village Consultation Process
Appendix 3 - Listed Buildings
Appendix 4 - Buildings that Make a Positive Contribution
Appendix 5 - Entries on the Hampshire Register of Historic Parks and Gardens
Appendix 6 - Scheduled Ancient Monuments
Appendix 7 - Sites and Monuments of Interest

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Village Design Statement

Hambledon has developed its Village Design Statement (VDS) sympathetically towards its vast historical context whilst taking into account the thoughts, views and needs of villagers today. This document will act as supplementary planning guidance, in conjunction with the Parish Plan (May 2007) and will be a material consideration in the determination of planning applications, influencing the quality, character, design and development of both large and small scale construction in the village going forwards.

Development

This VDS committee is made up of those living in the Parish of Hambledon, who have researched, developed and written the VDS, and have taken every opportunity to engage and consult with those living in the local environs.

The process started in August 2014, where a group of 21 interested parties attended the initial briefing. From this two groups of volunteers formed to look at landscape and the built environments, with Parish Council members on each (Appendix 1). The groups were chaired by a villager.

Public consultation was launched in May 2015. After an extensive leaflet drop and advertisement in the village magazine, in excess of 100 people attended and were asked to provide thoughts on 20 key areas including those of the Article 4 Directions on the withdrawal of certain permitted development rights.

Demographics established the age profile of the attendees, and the age of the house they lived in (pre or post war).

In summary, the vast majority of villagers felt the views, hedgerows and architecture contribute to the Hambledonian way of life. Green spaces, play areas and the village hall contribute to the vibrant feel of the village, and most felt it was important to preserve the rich mixture of exterior building finishes in order to maintain the character of the village.

Section 1

Introduction

Hambledon first came to prominence in 1256 when the Bishop of Winchester was granted permission to hold a weekly market in Hambledon on Tuesdays. The village grew in stature and prosperity and became largely self supporting.

Its importance was further enhanced in 1612 when James 1 granted the right to hold two fairs each year in the village, and it assumed the status of a market town. The village continued to prosper but decline set in during the 19th century as the industrial revolution gathered pace and people moved to find work in the towns.

The civil parish of Hambledon originally included Denmead and its surrounding hamlets and covered nearly twice the area it does today. In 1932 the civil parish of Denmead was created from the southern part of the parish.

The Post War Census of 1951 (the first to be taken when the boundary of the civil parish closely resembled what it is today) recorded the total population as 1103. Since the turn of the century the population has sat around 950.

The Landscape

The landscape setting, trees and views are all very important to the conservation area. Appendix 8 details some of the many significant views in the parish.

There are few trees in the centre of Hambledon due to the lack of front gardens, meaning that most of the trees in this area are in rear gardens, although these can be seen from footpaths and the downland above. Trees and shrubbery become more important and visually accessible when moving out of the village to the outskirts where plots are larger and the steep valley sides can be seen clearly from the village. The species around Hambledon vary but are mostly native, predominantly comprised of beech, but also ash and oak.

Speltham Down, which is owned and managed by the National Trust, plays a significant role in the village. It is one of the few chalk downs owned by the Trust and has an abundance of wild flowers such as cowslips, ox-eye daisies and many varieties of orchids. Speltham Down, and the churchyard of St Peter and St Paul provide two important habitats for butterflies.

The Wayfarers Walk crosses Speltham Down on its route through the centre of the village. These areas on the slopes to the north and south of the village are hugely significant, providing the backdrop for the village.

The fields and paddocks on Speltham Hill, and the vineyard to the north, can all be easily seen from the village. From the upper reaches of the surrounding downland excellent views into the whole village can be seen. The entirety of the land in and around Hambledon lies within the South Downs National Park.

Hedgerows are a significant characteristic of the area, with hedges consisting mainly of indigenous species such as hawthorn, blackthorn, hazel, wayfaring bushes and hedgerow trees such as ash, oak and beech. Some semi-ornamental hedges are also found in the settlement.

Hedge cover provides a habitat for wildlife including birds and small animals such as mice or hedgehogs and so should be encouraged as a traditional boundary feature in the surrounding area, as well as for their visual qualities.

Topography & Geology

Hambledon straddles two valleys of rolling chalk downland, with one valley roughly running north-south, and the other, running in the north-easterly direction. The village centre is for the most part about 65 metres above sea level, although the land rises steeply to each side of both valleys.

The surrounding land plays a key role in the village, insulating it somewhat from other settlements and providing it with a spectacular backdrop, marked by hangers of deciduous trees along the skyline. The three approaches to the village, along Green Lane, West Street, and East Street, are also very dramatic and make a significant contribution to the sense of drama as the village is reached. These surrounding hills provide dramatic views across the surrounding valleys.

The village itself sits on deposits of river and valley gravel which lie on top of the chalk. There are frequent deposits of clay, intermixed with flints, and these provide the raw materials for boundary walls and buildings throughout the settlement.

Dark Skies

There is no street lighting in Hambledon, reflecting the rural character of the village. This endures as a means of countering the ever growing tide of 'skyglow' which taints much of the night sky over Britain. Hambledon is hoping to be part of the South Downs Dark Skies Reserve in the coming months???

The Built Environment

Hambledon is a quite scattered, rural, linear village, located around the junction of two chalk valleys. Although its name is thought to originate from 956, the earliest building in Hambledon is the Norman/Saxon Church which was built around 1100. The oldest dwelling still standing is Manor Farm whose oldest parts date to about 1200. The village grew up along the valley floor with the Church and Manor Farm at its centre.

In 1726 a fire wiped out most of the old houses on the east side of the High Street and on the north side of East Street. These were rebuilt in a Georgian style. Most of the housing in the village is arranged along the main road (East Street/West Street) and the High Street. The Tithe map of 1838-9 indicates that the greater number of properties was on the north side of East Street, and it is noticeable how the south side of the road is more fragmented with fewer historic properties, more open space, and some modern infill development. Sporadic infill development continued through the 19th and 20th centuries.

Historically the pattern of building is one-deep with the buildings set close to the road with little or no front gardens.

The first major housing development commenced in the 1930s, eventually introducing 52 new homes in Stewarts Green, Old Barn Crescent and The Gardens with council estate developments being built to meet the post war housing shortage.

In the 1960's with increasing car ownership, and therefore the ability to commute to work, there started a steady stream of house building and conversions on vacant plots.

In 1970 Hampshire County Council designated the centre part of the village as a Conservation Area.

The Winchester City Council Local Plan was first drawn up in 1989. This gave the village a tightly drawn development Settlement Policy Boundary but it nevertheless allowed considerable scope with around 70 new dwellings and conversions taking place over the next 25 years or so.

The last major development took place when Hartridges Soft Drinks Factory was replaced by a small housing estate of 28 homes, with half of the area being outside of Winchester City Councils Local Plan Settlement Policy Boundary. The Conservation Area was extended to include the slopes surrounding the village in 2009 (?). Hambledon lay within the East Hampshire Area of Outstanding Natural Beauty (AONB), until in April 2011 this was formally adopted as the South Downs National Park.

Hambledon has gradually changed from a village based on agriculture where people lived worked and played. Currently the Vineyard, the primary school, two small shops, the Vine public house, an insurance brokers with a number of smaller cottage industries provide the main employment opportunities within the village. The majority of working age inhabitants commute to the surrounding cities of Portsmouth, Southampton, Winchester, Chichester and Petersfield (for London).

There are a number of listed, historically relevant and 'positive buildings' within Hambledon (Appendix 3, 4, 5, 6 & 7).

Building Types

The most prevalent building type in the existing conservation area is the house or cottage. Most of the buildings were constructed as family houses and overall the whole village retains a domestic scale which is one of its unique characteristics, with narrow plots facing the principal streets with the buildings largely arranged in informal rows of terraced cottages or smaller village houses. These mainly two storey buildings tend to sit close to the street, with modest room sizes, reflecting the maximum spans which can be achieved from timber construction. Ridge lines are generally run parallel to the frontage. Larger family houses are mainly found on the outskirts of the village.

Many of the houses around the crossroads would have been used as a shop at some point in their history. Some of these retain their 19th century shopfronts although they have reverted to residential use.

Construction Methods and Local Design

NB This section contains some factual errors and needs some re-working

The character of the Hambledon Conservation Area is defined by the low rows of similar, but slightly different, houses and cottages which line the streets. These were all built as residential houses and retain a domestic scale, with steeply pitched roofs, and large brick stacks. Two storeys is the norm, and the buildings face the street with central or end chimney stacks. Many of the chimney stacks are topped by distinctive chimney pots known as "Fareham Reds". There are several detached, slightly higher status houses.

There is some use of thatch in the village, which traditionally would have been long straw. Otherwise, the use of handmade clay tiles is almost universal. These provide the steeply pitched, undulating roofs which characterise the parish. Some have half or full hips, where they do not adjoin another building. There are a few examples of either dormers or rooflights, which are small and traditionally detailed with tiled cheeks and hipped tiled roofs.

The more modest properties have timber casement windows, mainly divided up into small panes, and the larger more prestigious properties have taller, sash windows, also divided into six or eight panes each. Some have ground floor oriel windows with two double sashes in each. There are several good quality Georgian doorcases, and a number of four or six panelled doors of the same date. On the smaller cottages, the doors tend to be planked.

The locally availability of flint stones means that these have been widely used in the construction of the much older buildings. Of more significance is the widespread use of flints in the construction of walls and there are long stretches running along the village roads, contributing to the feeling of local distinctiveness, and making a very important contribution to the character of the area.

The traditional mortar for binding both brick and flint is lime putty, made from burning chalk. Lime mortars and renders provide a flexible finish which expands and contracts with changes in temperature and humidity.

There are some stone gutters, made up of a single line of stone setts, such as those in East Street. There is notable historic surfacing along both sides of the High Street where there is a flint cobbled strip on each side rather than a pavement. Around the corner in Church Lane there are further, but much smaller, areas of flint cobbles.

Most of the boundaries in the village are formed by hedges or walling, mostly made from local flint and there are many examples, such as the walls to either side of Church Lane. Further examples of flint walling can be seen around Manor Farm House and around the boundaries of the churchyard. Brick is also used either as dressings on a flint wall, for example on Vicarage Lane, or as the only material, a good example of which can be seen on Speltham Hill just south of George House. Wall heights vary from around one metre at Manor Farm to over two metres high at the northern end of Vicarage Lane. A few cast iron railings can be seen, such as the ones outside Myrtle Bank in East Street, where they are set into a stone coping on a brick plinth wall in the traditional manner.

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Section 2 - Design Policies

Landscape

Views

Existing panoramic views should not be impeded or harmed by any development that would be inappropriate or intrusive

Existing views of the countryside from within the current Settlement Policy Boundary should be respected, and retained where possible.

Trees and Hedges

Significant trees and hedgerows should be protected, managed, replaced when necessary and not replaced with fences or walls. Tree planting generally should be of indigenous types already found within the parish.

Field hedges should be of a traditional nature intermixed with other species found in existing hedges.

Garden hedges may have a wider variety of species than field hedges but should be maintained to not more than two metres in height.

Roadside and other boundary hedges should be retained and encouraged to provide habitat which will encourage wildlife, in addition to providing privacy, and maintain an essential element of the character of the parish.

Agricultural land around the parish should be controlled to ensure that pony paddocks do not result in the unsympathetic sub-division of the existing fields.

Approaches

The existing rural nature of all the approaches to the village should be preserved where possible.

Dark Skies

Flood lighting for any purpose should be avoided, and as a minimum designed not to cause light pollution with limited hours of use.

The Built Environment

Development of Existing Property:

It is essential that owners use traditional materials and repair techniques and carry out routine maintenance.

Roofs

Roof heights should be carefully considered and controlled to ensure that changes do not significantly disrupt the village skyline when seen from a variety of angles.

Roof lines should exhibit variety such as different heights and gable ends, and including chimneys where appropriate.

Roofs should principally be made of clay tiles (unless this jars with the character of the surrounding buildings) with traditional decorations, preserving original architectural details.

Dormer windows should not dominate the character of the overall building.

Sky lights, roof lanterns etc, should be sympathetic to the design of the building, and should where fitted, be supplied with a heavy / blackout drapery to reduce the impact on the Dark Skies Reserve. Where coverings are too high to open and close, electronic methods must be installed to allow their use.

Buildings should incorporate materials that respond to their surroundings and utilise traditional mortar where appropriate. Flints, hung tiles and blue bricks may be used sparingly to add interest.

Walls

The spatial characteristics, building lines and the overall height and bulk should fit in well with the surrounding architecture. Special consideration should be given to the relationship formed with the street.

Lime wash should be utilised on traditional buildings to allow walls to breathe rather than sealing in moisture.

Boundary walls should match existing or nearby walls in style and construction, including the details of battering and coping.

Windows

Where windows are to be replaced, they should match as closely as possible - in both construction material, positioning within the opening and dimensions - those originally installed in the property.

Fixed and opening casements should be the same size. The modern tendency to fix glass directly into the frame rather than into a casement is a modern feature to be discouraged and corrected when the opportunity arises.

Double glazing is to be encouraged where possible, and the use of tint free 'slimlite' or equivalent heritage type glazing is perfectly acceptable where its inclusion does not detract from the character of the installation.

Doors

Where doors are to be replaced, they should match as closely as possible - in both construction material, positioning within the opening and dimensions - those originally installed in the property.

Plots

The provision of a hardstanding (i.e. a parking area) within the curtilage of a house or building plot is to be avoided.

Environmental Considerations

Whilst environmentally sustainable projects are encouraged, they should not impact on the character of the building or the surrounding area.

Erections

Satellite dishes and other erections should be sited sympathetically, typically at a low level so as not to disrupt the character of skyline of the village when seen from a variety of angles.

Drainage

Where possible storm water and piped drainage solutions should be utilised to minimise the impact of ground water levels.

External Lighting

External lighting should always shine downward at 0° (parallel) to the ground. Lights should be shielded from shining into neighbouring property, to avoid causing nuisance.

Flood lights are very inefficient, shining light over a wide area rather than just where it is required. Their intense glare can hide criminal activity. If flood lighting is unavoidable, ensure that appropriate additional shielding is used so the light shines downwards, only to where the light is required, and not onto neighbouring homes and property.

http://www.britastro.org/dark-skies/cfds_advice/?topic=security

The colour temperature of external lighting should be less than 3000 Kelvin to reduce the levels of blue light emitted, which has been shown to have a detrimental effect on human and wild life, in addition to damaging the dark sky.

Where PIR sensors are used, an additional timer should be used to minimise the nuisance impact at night.

New Developments:

New developments should take into consideration all aspects detailed in the 'Existing Property' section, and specifically those listed below.

The design of new developments should take biodiversity and the natural surroundings of the area into consideration. Existing natural habitats should not only be retained and maintained but, where possible, enhanced and new areas created.

New developments adjacent to the countryside should include indigenous planting to create a clearly defined edge to the village to enhance its rural appearance

New buildings in isolated situations should generally be set back from the road and well screened by mature trees/shrubs landscaping to blend with the existing landscape.

New developments should consist of groupings of houses of a size and type that are small enough to encourage neighbourliness and social interaction, sympathetic to the architectural character and style of its neighbours.

New developments should incorporate appropriate planting with sufficient space for mature growth to respect the overall rural character.

Buildings should not dominate distant views or their immediate surroundings.

New development should use materials which are traditional to the Conservation Area and of high quality (the use of bulky UPVC, aluminium, concrete tiles or other non-traditional materials is not considered appropriate).

Buildings should generally be no higher than 2 storeys above ground, incorporating roof space as appropriate to blend with the established heights and bulks.

Building lines should be respected so as to respond to the existing lower density of housing and landscape character of the area.

Parking and garages should not dominate the street scene.

Future planning proposals should not increase the burden of traffic.

Solar panels if installed on new buildings, should be an integral part of the roofing material.

Development in large gardens should only be permitted if the scale, design and setting of local housing is respected, neighbourhood identity and characteristics are maintained and unacceptable impact is avoided.

General:

Innovative Design

Sustainable and innovative design will be supported provided that it is sensitive to the defining characteristics of the settlement.

Highways

Footpaths should link to existing networks.

Road furniture should be minimised in number, and where possible match with the existing traditional style - using black lettering on a white background, which are generally fixed to low timber posts or walls.

Street lighting should be avoided.

Services

Telephone wires, power cables and cable TV et cetera should be routed underground whenever possible in ducts shared with other utilities to avoid an unsightly conglomeration of posts and cables, which detracts from the character of the area.

Electricity pylons should be replaced with underground cabling to further enhance the views around the parish.

Commercial Buildings

New commercial buildings should not be intrusive and should be appropriate for, and sympathetic to, a rural to semi-rural setting.

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Annex A

TREES and HEDGES - SIGNIFICANT PLANTINGS that ENHANCE the CHARACTER and SETTING of the Parish

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Annex B

Significant Views within the Parish

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Annex C

Conservation Area Map

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Appendix 1

Village Design Statement Committees and Subgroups

Landscape:

Marcus Nash (Chair)

Sue Crossley

Mik Norman

Bella Birdwood (Hambledon Parish Council)

Caroline Debden (Hambledon Parish Council)

Melissa Thistlethwayte (Hambledon Parish Council)

Built Environment:

Marcus Nash (Chair)

Pat Crew

Stephen Crew

Julian Fawcett

Val Fawcett

Sam Lake

Ian MacGillivray

Touchie MacGillivray

Chris Reeve

John Thornton (Hambledon Parish Council)

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Appendix 2

Results from the Village Consultation - An average of 85 responses were recorded from the electronic voting system used.

Demographics:

Was your property built:	
Pre Second World War	67.47%
Post Second World War	32.53%

Your Age:	
20-34	3.75%
35-44	3.75%
45-54	10.00%
55-64	27.50%
65-74	26.25%
75 and over	28.75%

Representative Responses:

How important is the Village Design Statement to you?	
Very Important	56.63%
Important	37.35%
Not Very Important	3.61%
Don't Care	2.41%
Does the Village hall and its associated social activities contribute to Hambledonian life?	
Yes	97.62%
No	0.00%
Don't know	2.38%
Does the architecture of the village as a whole contribute to Hambledonian life?	
Yes	93.98%
No	6.02%

Don't know	0.00%
Do the views around the parish contribute to Hambledonian life?	
Yes	97.33%
2. No	2.67%
3. Don't know	0.00%
Do the hedge lined lanes leading to the village contribute to Hambledonian life?	
Yes	89.16%
No	8.43%
Don't know	2.41%
Do the green spaces and play areas contribute to Hambledonian life?	
Yes	96.43%
No	2.38%
Don't know	1.19%
Do you feel that Hambledon has a vibrant village life?	
Yes	89.29%
No	7.14%
Don't know	3.57%
How likely is it that individual alterations to buildings within Hambledon will have a general impact on the character of in the coming years?	
Extremely Likely	20.99%
Very Likely	43.21%
Likely	22.22%
Not very Likely	13.58%
Do you think it's important to preserve the mix of exterior building finishes to keep village character?	
Yes	94.05%
No	3.57%
Don't know	2.38%

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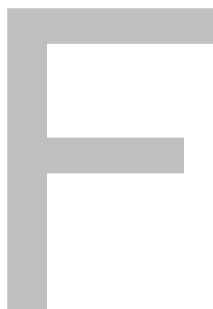
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Responses Relating to the Article 4 Directions to withdraw some of the permitted development rights

Specifically, do you think: new porch additions will have a particularly harmful effect on the village character?	
Yes	30.67%
No	49.33%
Don't know	20.00%
Specifically, do you think: conservatory additions/replacements will have a particularly harmful effect on the village character?	
Yes	17.33%
No	72.00%
Don't know	10.67%
Specifically, do you think: window renewals in synthetic materials will have a particularly harmful effect on the village character?	
Yes	50.60%
No	48.19%
Don't know	1.20%
Specifically, do you think: changes to roof materials will have a particularly harmful effect on the village character?	
Yes	71.95%
No	25.61%
Don't know	2.44%
Specifically, do you think: the addition of sky lights will have a particularly harmful effect on the village character?	
Yes	41.46%
No	53.66%
Don't know	4.88%
Specifically, do you think: satellite dishes will have a particularly harmful effect on the village character?	
Yes	65.88%
No	27.06%
Don't know	7.06%

Specifically, do you think: solar panels (PV or Thermal) will have a particularly harmful effect on the village character?	
Yes	77.78%
No	20.99%
Don't know	1.23%
Specifically, do you think: alterations to boundary walls or gates will have a particularly harmful effect on the village character?	
Yes	60.53%
No	32.89%
Don't know	6.58%
Specifically, do you think: street lighting will have a particularly harmful effect on the village character?	
Yes	90.36%
No	9.64%
Don't know	0.00%
How many additional houses, in total, do you think Hambledon (Parish) could accommodate without detriment to its character?	
0	22.06%
1-6	33.82%
7-20	26.47%
20+	17.65%

Based on the responses given, the Parish of Hambledon will adopt the Article 4 Directions.



Appendix 3

Listed Buildings

NAME	ADDRESS
Bury Lodge Well House (north of Bury Lodge)	Hambledon Road
Cams [Grade II* 16 th century house]	Cams Hill
Stables 15 metres north of Cams	Cams Hill
Granary 15 metres north-west of Cams	Cams Hill
The Murder Stone (monument c. 1782)	Cams Hill
Church of Saint Peter and St Paul [Grade I church including Saxon nave and chancel]	Church Lane
15 table tombs at the Church of Saint Pater and Saint Paul	Church Lane
Nos. 1 and 2	Church Lane
No. 7	Church Lane
No. 7a	Church Lane
Folly Tower, at Hapton (formerly Tower in the grounds of Folly House)	Church Lane
No. 1 (formerly Clark's General Supply Store)	East Street (north side)
No. 2 (formerly "and the adjoining house attached to Hambledon Garage")	East Street (north side)
Nos. 3 and 4	East Street (north side)
No. 6 (London House) and 6a	East Street (north side)
Nos. 7 and 8 (Richmond Cottage)	East Street (north side)
No. 9 (Granida, formerly the Surgery)	East Street (north side)
Nos. 10 and 12	East Street (north side)
St Agatha and St Margaret's	East Street
Hazeldene (Beames and Son, Bakers)	East Street (north side)
Myrtle Bank and Boundary Wall (formerly Nos 1 and 2 Myrtle Bank)	East Street (north side)
Rosemary Cottage and Lindsay Cottage (formerly Cosy Cot and Avalon)	East Street (north side)
The Red House	East Street (north side)
Ivy Cottage	East Street (north side)

Icehouse 60 metres north east of Robinswood(belonged to Fairfield Hse)	East Street (north side)
Fairfield House	East Street (north side)
Hamlet House	East Street (north side)
Jasmine Cottage (formerly Nos. 1 and 2 Fairfield Cottages)	East Street (north side)
Whitedale	East Street (north side)
Icehouse to west of Whitedale House	East Street (north side)
Stables of Whitedale (formerly stables at Whiteside)	East Street (north side)
The George Hotel	East Street (south side)
Hambledon House	East Street (south side)
Cantref, Japonica and Green Meadows	East Street (south side)
Blenheim	East Street (south side)
The Court House	East Street (south side)
Verney Cottage (formerly S. May)	East Street (south side)
Nos. 3 and 4 (Rosecroft Cottage)	East Street (south side)
Yew Tree Cottage	East Street (south side)
Kennet Lodge	East Street (south side)
Green Man	Green Lane
Harfield	Green Lane
Pear Tree Cottage	Green Lane
Hilltop and Homeside	High Street (east side)
The Small House (formerly No. 11)	High Street (east side)
Tower House (formerly Tower View)	High Street (east side)
Rear Premises of No. 1 East Street	High Street (east side)
Nos. 1 and 2	High Street (west side)
No. 3	High Street (west side)
No. 4 (Jasons Cay)	High Street (west side)
No. 5	High Street (west side)
No. 6	High Street (west side)
Churchgate House (Nos 1 and 2) and service buildings	High Street (west side)
Mornington House (formerly Hill View)	Speltham Hill
Hill House	Speltham Hill
The Old Vicarage	Vicarage Lane

Hambledon Cottage	Vicarage Lane
Rosemead	Vicarage Lane
No. 1 (formerly F. T. Briggs)	West Street
Post Office	West Street
The Rest and Retreat (Lloyds Bank)	West Street
Manor Farmhouse [Grade II* 12 th century house]	West Street
No. 2 (formerly The Copper Kettle Restaurant)	West Street
West Street Cottage and Boundary	West Street
Tudor Cottage (formerly Nos. 8 and 9)	West Street
No. 10, The Little Brown Cottage and Crossways (Nos.1, 2 & 3)	West Street
Nos. 11 and 12 West Street (Downings and St David's)	West Street
Weaverlands	West Street
The Cottage	West Street

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Appendix 4

Buildings that make a positive contribution to the character or appearance of the parish - 'Positive Buildings'

NAME	ADDRESS
Lotts general Store and tea Room	East Street (south side)
Deepdale House	East Street (south side)
Deepdale Cottage	East Street (south side)
3 barns at Whitedale Farm	East Street (south side)
Dower House (formerly Sparshott House)	East Street (north side)
Woodside	East Street (south side)
Rose Court plus 2 outbuildings to north-east	East Street (south side)
Little Fold	East Street (north side)
Barn immediately NW of Green Pastures	East Street (north side)
Lyndale	East Street (south side)
1 The Cottage	East Street (south side)
2 The Cottage	East Street (south side)
No. 5 (Clematis Cottage)	East Street (north side)
Fieldend	East Street (south side)
Two outbuildings to south-east of Fairfield House	East Street (south side)
Hamlet Cottage	East Street (north side)
Hambledon Infant School	Church Lane (east side)
The School House (Now incorporated into the school)	Church Lane (east side)
Beech View	Church Lane (north side)
End Cottage (formerly The Shah)	Church Lane (south side)
The Gatehouse	Church Lane (south side)
No. 9 (May Cottage)	Church Lane (south side)
No. 8	Church Lane (south side)
No. 7	Church Lane (south side)
No. 6	Church Lane (south side)
No. 4 (Garland Cottage)	Church Lane (south side)
No. 3 (also Bricklayers Cottage)	Church Lane (south side)
The Coach House	Vicarage Lane (east side)
No. 1	Vicarage Lane (west side)

New Inn	West Street (north side)
Westside plus outbuilding to rear	West Street (north side)
The Vine Inn	West Street (north side)
Vernon House	West Street (south side)
Vine Cottage	West Street (south side)
Orchard House	West Street (south side)
Barn NW of Orchard House	West Street (south side)
Hunters Cottage	West Street (south side)
Downings	West Street (east side)
St Davids	West Street (east side)
No. 13	West Street (west side)
General Store	West Street (east side)
Hamela Cottage	West Street (east side)
Cricketers Cottage	West Street (east side)
Hartridge & Sons Ltd (only southern section of frontage)	West Street (west side)
Beech Cottage	West Street (east side)
April Cottage	West Street (east side)
Dovetail Cottage	West Street (east side)
Quarry Wood	West Street (east side)
Flint Cottage	West Street (west side)
1 Quarry Wood Cottages	West Street (east side)
2 Quarry Wood Cottages	West Street (east side)
Forge Cottage	West Street (west side)
Snowdrop Cottage	West Street (east side)
Kings Rest	West Street (east side)
The Malthouse (part)	Speltham Hill (west side)
Speltham Cottage	Speltham Hill (north side)
Shrub Cottage	Speltham Hill (south side)
The Cottage	Speltham Hill (south side)
Tanglewood	Speltham Hill (south side)
The Annexe, Tanglewood	Speltham Hill (south side)
Arcanum	Speltham Hill (south side)
White Cottage	Speltham Hill (south side)
Bulpitts Cottage	Green Lane (west side)

2 The Terrace	Green Lane (east side)
3 The Terrace	Green Lane (east side)
4 The Terrace	Green Lane (east side)
5 The Terrace	Green Lane (east side)
6 The Terrace	Green Lane (east side)
7 The Terrace	Green Lane (east side)
Methodist Church	Green Lane (east side)
Hillview Cottage	Green Lane (east side)
Sunny Cottage	Green Lane (east side)
Wicket Cottage	Green Lane (west side)
Thatched Cottage	Green Lane (west side)
Meadow Cottage	Cams Hill (south side)
No. 3 (Cams Cottage)	Cams Hill (south side)
Hook Vinney	Hambledon Road (west side)
Flint Cottage	Cams Hill (south side)
Sawyers Lodge	Menslands Lane (east side)
No. 17	Menslands Lane (east side)
No. 18	Menslands Lane (east side)
21 Bury Lodge Cottage	Fareham Road (west side)
22 Bury Lodge Cottage	Fareham Road (west side)
Park House	

The criteria used for selection of positive buildings are based on those set out in Appendix 2 of English Heritage's *Guidance on conservation area appraisals* (2005).

Appendix 5

Entries on the Hampshire Register of Historic Parks and Gardens

Whitedale House, East Street.

Grade II listed 19th century house of 18th century origins set in grounds with lawns and perimeter woodland belts; partially walled area and stables; previously had an icehouse.

Fairfield House, East Street.

Grade II listed Regency House and informal garden with extensive flint walls (remains of a large walled kitchen garden); had an icehouse (now in different ownership); fine mature trees, shrubbery, outstanding climbing roses, variety of small trees and wildflower meadow.

Bury Lodge, Hambledon Road.

Grade II listed Strawberry Hill Gothic style, completed 1806. Set in parkland which is very prominent in the local landscape. Also within this site is an excavated Roman Villa to the North of Bury Lodge and the surrounding fields contain remnants of lynchets of Celtic origin. Originally a hunting lodge to the Dukes of Albemarle and then a park landscape was formed by Sir Thomas Butler in the late 18th century and soon afterwards he built Bury Lodge. The park is very simple and adopted the field boundaries which surrounded the property.

Park House, East Street (outside surveyed area to north of Hambledon Conservation Area).

Grade II* listed house of 15th and 16th century origins with a timber frame; medieval deer park, grade II listed dovecote; greatly reduced grounds.

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Appendix 6

Scheduled Ancient Monuments in the Parish of Hambledon

SM 31154 - Bell barrow on Teglease Down;

SM 31155 - Bowl barrow 640 metres south-west of Coombe Cottages;

SM 31156 - Bowl barrow on Teglease Down, 600 metres north-east of Little West End Farm.

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Appendix 7

Sites and Monuments of Interest

A Roman villa was found 48 yards to the north-east of Bury Lodge in 1910. Many other Roman finds have been made in the grounds of Bury Lodge such as tiles, coins, pottery, iron nails and coloured plaster;

A strip lynchet 650 metres to the south-west of the church is described as a Saxon overlay of a Celtic system, which is believed to define the northern limit of pre-20th century Hambledon;

Tower Windmill once stood on Speltham Hill. It was gutted by fire in 1868, and destroyed in 1950. Old Mill House now occupies the site, complete with Mill Stones ;

The Murder Stone, Cams Hill Lane; a 1782 stone pillar commemorating an early conviction based on purely circumstantial evidence.

Portsmouth milestone, ??????