

SELBORNE Village Design Statement



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Introduction

What is a Village Design Statement?

A Village Design Statement (VDS) is a practical tool to help influence decisions on design and development. It provides a clear statement of the character of a village against which planning applications can be assessed. It is produced by and for local communities and provides guidance for would-be developers in order to influence the success or otherwise of planning applications. It ensures that any new developments reflect the local characteristics and qualities that people value in the village and its surroundings.

The VDS for Selborne is written in order to inform future development proposals and to assist the South Downs National Park Authority (SDNPA), as the Local Planning Authority (LPA), in achieving its first statutory purpose: the conservation and enhancement of the natural beauty, wildlife and cultural heritage of the area. It should be read in conjunction with the Selborne Local Landscape Character Assessment (LLCA) <http://www.selbornelandscape.org.uk/>, in which detailed historical, geographical and topographical data about Selborne, together with descriptions of the local landscape designations (SAC, SSSIs and SINC)s and constraints maps, can also be found.

The VDS also specifically relates to local distinctiveness and design matters, leaving the LPA in no doubt as to the kind of characteristics that are appropriate and acceptable to the local community.

Throughout the VDS, "Selborne" and "village" refers to the Parish of Selborne as defined by the Electoral Register.



... 'a square piece of ground surrounded by houses, and vulgarly called The Plestor'

Why produce one for Selborne?

The aim of the VDS is to ensure that any future development and change in the village are based on an understanding of the area's past and present. It draws attention to what is special about the buildings, open spaces and settings of Selborne and its immediate vicinity – and gives residents a say in the future of their village by producing guidance on respecting these qualities. Local character could easily be threatened by unsympathetic development.

This VDS identifies the distinctive character of the village and its buildings in terms of size, shape, proportion, scale and materials. It thus informs the design decisions of architects, developers, householders and highway authorities. It updates and is informed by the VDS for Selborne that was adopted by East Hampshire District Council (EHDC) in 2001.

How has it been produced?

This VDS has been produced by residents of the Selborne with the support of Selborne Parish Council, SDNPA and EHDC. The VDSs are the result of public consultation involving the whole of Selborne at all stages including:

- a number of public meetings and an exhibition
- an extensive questionnaire distributed to each household
- involvement by local schoolchildren
- opportunity for each household to comment on a draft version
- consultation with the SDNPA and district council officers

How will it work?

This VDS describes the settlement of Selborne as it is today and highlights the qualities that residents value. It is intended to be a practical tool capable of influencing decisions affecting design and development in the village. It should assist Selborne Parish Council and the SDNPA when considering planning applications.

People applying for planning permission in the village will need to show that they have complied with the guidance when drawing up their proposals. Disregard of this guidance could result in refusal of planning permission. Appeal decisions within the village, e.g. at Burlands Field (Culvercroft) and Under The Hill (Barn Field), have highlighted this point, as evidenced in the Inspectors' Decision Letters.

Who is it for?

The VDS provides guidance for anyone considering development in the area. It will be as valuable to individual householders wishing to build extensions or to put in new windows as it will be to planners, developers and architects considering new buildings. It provides a source of ideas for designers to work with local building styles which have helped to make Selborne what it is today.

Change is brought about not only by new buildings, but also by smaller day-to-day alterations to homes and gardens, open spaces, paths, walls and hedges which can affect the look and feel of a whole village.

In summary, the VDS is intended to guide:

- local householders, businesses and farmers
- statutory bodies and providers of services and utilities
- local authorities
- developers and builders
- architects, designers, planners and engineers

A copy has been provided to every household in the parish.

What does it cover?

This VDS follows the SDNPA recommended format and contains sections on:

- the village context
- the character areas and spatial types of the landscape setting
- settlement pattern character
- buildings in the village
- streets and lanes

Each section concludes with a number of 'Design Guidelines' for future development. Taken together with the accompanying text, these guidelines provide details of the qualities which local people hold dear. It is hoped that this guidance will ensure that all development is designed and located in such a way as to reflect local characteristics and to respect local values.



THE WREN

The village context

Geographical and historical background

The parish of Selborne lies within the East Hampshire part of the South Downs National Park. The village has its origins as an agricultural community in Saxon times and the oldest known reference to it is as 'Selesburne' in the Domesday Book (1086).

One of the most celebrated villages in England, Selborne owes its world renown to the 18th-century curate, naturalist and chronicler Gilbert White, who was born in the village, lived there nearly all his life and wrote the much-acclaimed *The Natural History and Antiquities of Selborne* (1789), which has been translated into many languages and remains in print today.

Much has been written about the history, geography, climate and natural history of Selborne by its most famous son and by many others. In *The Natural History of Selborne* Gilbert White records:

The village stands in a sheltered spot, secured by The Hanger from the strong westerly winds. The air is soft, but rather moist from the effluvia of so many trees; yet perfectly healthy and free from agues. The quantity of rain that falls on it is very considerable, as may be supposed in so woody and mountainous a district.

The 'quantity of rain' can still be 'very considerable', creating flooding at Gracious Street, Fountain Road and Honey Lane.



Lonely horse on the Punfle



The High Street c. 1905



The Selborne Arms



An event at The Wakes



St Mary's Parish Church from the south

The quintessential character of Selborne and its setting in the Hampshire countryside is much as it was at the time of White's death at the end of the 18th century, save that alterations to the road network and a vastly increased volume of through-traffic have severely affected the tranquillity of the area. Many of the scenes recorded by Gilbert White can still be seen in and around the village today.

The setting of the village, between the steeply rising wooded hangers and sloped Lythes (pronounced Liths) which run down to the Oakhanger Stream, is quite dramatic. Yet once within the village, the small-scale historic buildings set close up to the winding streets create a strong sense of enclosure and tranquillity.

The strong landscape setting, many historic buildings, narrow winding streets, the use of local materials and varied viewpoints and spaces combine successfully to create the attractive character and setting of Selborne.

The importance of the village and its adjoining countryside was acknowledged by the designation of Selborne's Conservation Area in 1970. One of the earliest Conservation Areas to be designated in East Hampshire, it has since been extended twice, in 1976 and 1993, following public consultation. It has also been recognised by the National Trust, which has acquired several important sites, including the Hanger (SSSI, SAC) that provides the iconic backdrop for the village. Many of the scenes recorded by Gilbert White can still be seen in and around the village today.

The village as it is today: the people, economics and future prospects

In 1783, White recorded that Selborne's population was 313 with house numbers around 60. The population is now over 600 and house numbers exceed 300. The village's fame attracts many thousands of tourists to the area who are vitally important to the local economy. Superfast broadband now allows more people to work from home. The community supports St Mary's Church; a primary school; village store and post office; pub; pottery; small retail shop; village hall; recreation ground with pavilion; children's playground and allotments; tea room; Gilbert White & The Oates Collections (The Wakes); the Field Studies Centre and numerous societies. The former village workhouse, Fisher's Buildings, scene of the Selborne riots of 1830, still exists but is now converted into private residences.

Farming remains an important part of Selborne life. Even though the village has lost its two farms situated within the settlement to housing development, farming in the area still informs its character. Large agricultural vehicles make their way through the village, slowing traffic in the High Street and using the narrow lanes to access the fields. There is mixed farming, with pasture for cattle and sheep, grazing for horses, cereal crops, vegetables, oil-seed rape and apple orchards. There are celebrated herds of Longhorn, South Devon, Aberdeen Angus crosses and Friesian cattle. Highland cattle and sheep are often pastured in the woodlands and fields of National Trust land. Diversification



Long Lythe Pond



View across Barnfield to fields beyond



View of Kimbers

of farming in the wider landscape is increasing and perhaps holds out promise for a rural economy in the future. It is recorded that grapes were grown on strip lynchets at Selborne in the 17th and 18th centuries, so perhaps the vineyards will return, as has already happened in a neighbouring parish. Coppicing of woodland and the rearing of game birds are well established throughout the parish. Selborne brickworks have historically produced many of the bricks employed locally. Malmstone is no longer quarried.

Horse riding and other traditional country pursuits are followed widely within the community. One of the key characteristics of Selborne is its network of ancient sunken and hollow lanes. Some of these are metalled nowadays, some are green lanes and others are Byways Open to All Traffic (BOATs). They provide opportunities for people to enjoy walking, nature study and cycling. Unfortunately, motorbike scrambling, quad biking and four-wheel-drive vehicles have become

popular with some people, causing significant damage to these lanes. Hot-air ballooning in the area is popular and still creates much interest in the village, as it did one fine October day in 1784 when the French balloonist Jean-Pierre Blanchard was sighted in his 'machine', which appeared to Gilbert White's indefatigable eye 'no bigger than a large tea-urn'.



THE HERON



A glimpse of the Hanger from Gracious Street

Special considerations that affect development pressures in the village

Many villagers, in their response to the VDS Questionnaire and to the Selborne Village Community Plan questionnaire, strongly supported the provision of more affordable housing for the benefit of the local community, young families,

first-time buyers and the elderly. Most preferred that this should be within the curtilage of the existing Settlement Policy Boundary (SPB), as any erosion of the surrounding countryside with building development would undermine the special character of the village and its landscape setting and could set a harmful precedent. In the event that

no other sites are available, some support was given to building affordable housing outside the boundary, but only for the benefit of the local community. New development should be confined to small numbers of new buildings on infill plots and to the redevelopment, conversion and extension of existing buildings within the SPB.



Via Canonorum

Design Guidelines

- **Planning policies to protect the special qualities of the South Downs National Park should be strictly applied throughout the parish.**
- **Any development should be within the curtilage of the Settlement Policy Boundary or within any housing allocation site in the SDNPA Local Plan. The preferred location for affordable housing is also within the same boundary. Rural Exception Sites of 100% will only be considered where they are acceptable in landscape terms. Affordable housing should remain affordable in perpetuity.**
- **Any new development should be restricted to small numbers of new buildings and to the redevelopment, conversion and extension of existing buildings only. The design and materials of new buildings should reflect the traditional vernacular of the village.**



Walkers heading up Wood Lane

- **All new development should have safe access to the highway. Parking associated with new development should be achieved in rear or side parking areas that are shielded from view and that do not detract from the characteristic layout of the village.**
- **Where an industry, such as the brickworks, exists in the rural landscape it should be protected as an employment site.**
- **Glimpses of the Hanger and views to and from it between buildings should be maintained wherever development is considered.**
- **Any new development must avoid known areas of possible flooding and must not exacerbate or create flooding problems elsewhere**

See Appendix ii of key views.



Selborne School from Gracious Street

The Character of the Landscape Setting



St Mary's Parish Church from Dorton

The LLCA provides a comprehensive description of the context in which Selborne lies in the landscape.

Designations recognising the special character of the area

SDNP (2010)

Sites of Special Scientific Interest (SSSIs)

Coombe Wood	
and The Lythe	1951
Selborne Common	1954

Sites of Importance for Nature Conservation (SINCs)

Short Lythe
Sparrow's Hanger
High Wood Meadow

National Trust

Hangers Way long-distance Regional Trail

Countryside Stewardship Agreement Land

The Wakes Park
National Trust
(Church Meadow, Long Lythe, South side of Selborne Common)

East Hampshire Hangers Special Area of Conservation (SAC):

Coombe Wood, The Lythe and Selborne Common
--

The visual character of the surrounding countryside

It is almost impossible to over emphasise the importance of Selborne's landscape setting and its historical significance. In his *Townscape with Figures* (1994) Richard Hoggart has written:

The jewels in that lovely irregular crown round Farnham are Gilbert White's Selborne and Jane Austen's Chawton both of them by some extraordinary good fortune much as they were a couple of hundred years ago.

Gilbert White puts forward the suggestion that Selborne's countryside is mountainous. Perhaps only giving a little allowance for the hyperbole, it can be seen what he meant, for the landscape is certainly dramatic, scenic, picturesque and forever throwing up surprises in an extensive woodland setting of steep escarpments, gushing springs, rushing torrents, tucked-away pastures, hidden valleys and sunken lanes. In the responses to the questionnaire, there was a strongly expressed view that it was vital that this heritage be nurtured and sustained for future generations.



Looking up Nine Acres Lane



Greensand formation in Nine Acres Lane

Sunken lanes

The narrow rural lanes are usually defined by maintained hedgerows, frequently sunken and lined by substantial vegetation, and make for difficult access. Sunken lanes are a particular feature of this part of East Hampshire. They are valuable as wildlife habitats and are historically noteworthy. The lanes and their associated hedgerows are of ancient origin. Ancient tracks between settlements were worn down into the soft chalk or greensand over the centuries by the feet of people, horses and cattle – and later by carts and carriages. Wind and rain have also played a part in erosion and in places sunken lanes are now up to 6 metres below the level of surrounding land. Many of the sunken lanes have been metalled and now serve as minor roads. Others are green lanes, bridleways or footpaths. The depth, varied aspects and varying degrees of shade in the sunken lanes provide unique micro-climates. The mix of soil, bare rock, root stumps and water seepage from the fields above provide exceptional habitats for flowering plants, ferns, mosses and lichens. The lanes are rich in insects, molluscs, small mammals and birds. However, a lack of appropriate management, modern agricultural practices and leisure vehicles are causing severe erosion on ancient, sunken lanes and are threatening their future. The conservation and enhancement of sunken lanes is a stated objective of the SDNPA in its Local Plan and the authority also offers advice to users, managers and owners.



Honey Lane



View of Church Meadow



The valley of the Long Lythe



Outlying farms

The relationship between the surrounding countryside and the village edges

The Hanger provides a magnificent backdrop. If one has the stamina to climb the Zig Zag, from its top 91 metres above the High Street there are fine views over the village and the wider landscape beyond. The views across the pastureland linking the Hanger to the settlement are an important feature, greatly valued by villagers and visitors from all over the world.

The relationship between the village and special landscape features

There are many features in the landscape, all relating to the village in different ways, contributing to its character and sustaining its reputation for the field study of flora and fauna. Residents love the Hanger as a dominating backdrop. They also appreciate other features, including the valleys of the Lythes and Rifle Range; The Wakes and its restored gardens and Park providing a picturesque setting for grazing sheep;

Kimbers, an unusually steep-sloped pasture with the look of an Alpine meadow; the Plantation; the woods of Milking Hanger and Great Dorton; the view of Church Meadow from the churchyard; the Nature Reserves of Selborne Common and Noar Hill; and the gushing spring of Wellhead.

King's Field once provided the setting for White's experiment with echoes. The mole cricket, already rare in Gilbert White's time, has now apparently disappeared from the Short Lythe, and boys who still fish for bullhead, trout and stickleback are now less successful than they would have been in his time. Rooks make their raucous cacophony as they continually fight and pull each other's nests to pieces in the tops of the beech trees just as they have done every spring since White reported this on 14 March 1765. The swallows return every year to skim the Park, snapping up insects on the wing as their predecessors have been doing since White noticed them and described them in his letters to Daines Barrington and just as they must have been doing outside his bedroom window at the time of his death in June 1793.

Although their numbers have declined in recent years, Selborne also has an important swift nesting site and in summer these iconic birds are heard and seen flying over Selborne.



Gilbert White's barrel vantage point restored



Field Studies Centre



The Zig Zag

Design Guidelines

- **The predominantly deciduous nature of the woodland should be maintained. Indigenous species are always preferred.**
- **Selborne's landscape is an inheritance. It is vital that this is cherished and nurtured. Whilst large areas come under the conservation policy of the National Trust, there are many acres of countryside in the village in private ownership. Any development must be very sensitive to the defining village landscape.**
- **The ancient sunken lanes are rich in flora and filices. They are of interest to naturalists but are also a place of recreation for walkers, cyclists and horse riders. Development should not be permitted where it generates inappropriate traffic which could damage or erode the banks of sunken lanes.**
- **Agricultural buildings should be carefully designed to minimise their bulk and should be sited to reduce any harmful impact upon the landscape.**
- **Development should not be permitted where access requires cutting into the banks of sunken lanes.**
- **The use of timber cladding and dark roofing materials should be encouraged. Roof profiles should be low and kept below the tree line.**

Settlement pattern, character areas and spatial types



View of the village and its 'green apron' running parallel with the Hanger

Overall pattern of the village, distinct character areas, zones and layouts

In 1789 Gilbert White described the relationship between the landscape and the village form:

At the foot of this hill, one stage or step from the uplands, lies the village, which consists of one single straggling street, three quarters of a mile in length, in a sheltered vale, and running parallel with the hanger.

Gilbert White: *The Natural History and Antiquities of Selborne.*

The close relationship between the Hanger, the stream and the form of the village is clear. The linear character is only modified at The Plestor, which provides the village's primary public open space by the Church.

Selborne is still a small-scale rural village. It has grown piecemeal over the centuries from its centre around The Plestor, along the Selborne road as it twists through a gap in high ground at the foot of the famous Hanger. Its characteristic buildings

are not regularly laid out or of uniform design but have a composed variety. They were developed by different hands, at different times, but all contribute to the creation of an attractive, animated public realm.

Many buildings retain their historical interest through their name or architectural detail. Examples include Fishers Buildings, scene of the Selborne Riots of 1830, and the Old Butchers Shop, across the High Street from White's study.

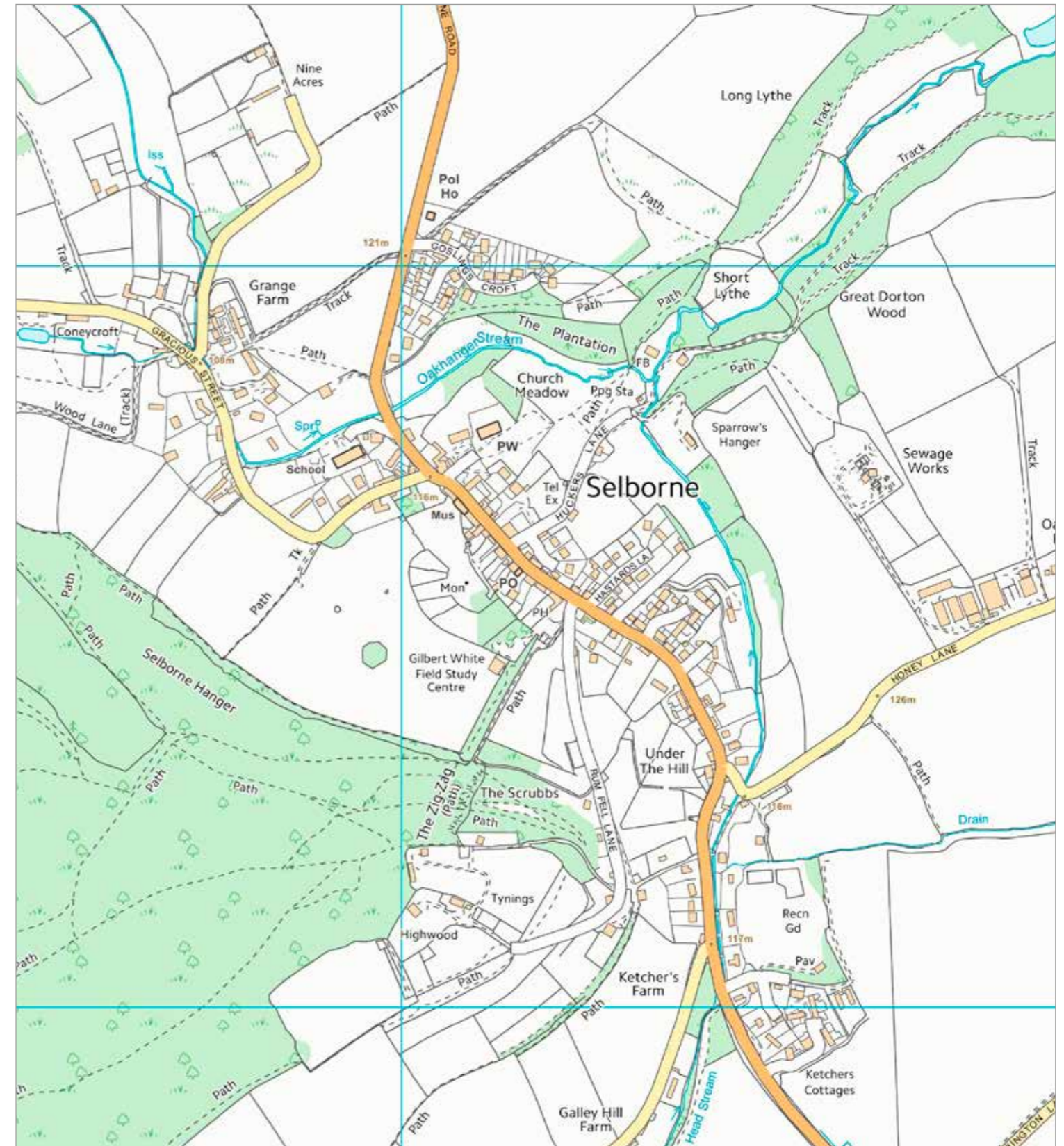
The village has a distinctive form and relationship to its landscape setting that is unusually well conserved and highly sensitive to change. It is characterised by a strong linear pattern at the foot of the Hanger and following the line of the Oakhanger Stream. The characteristic linear settlement pattern is determined by and responds closely to topography. This pattern is intrinsic to Selborne's cultural heritage and should be respected and reflected in future development to ensure its conservation and enhancement.

The bends and turns of the road respond directly to the landscape. Many buildings are small cottages that front on to the street or on to the narrow lanes that branch from it. Buildings face on to streets and spaces to enhance their essential public function. Characteristic linear development along the High Street and the narrow lanes is one building deep; buildings back on to the countryside without backland development.

Developments that depart from the characteristic linear arrangement include those at Goslings Croft, Hastards Lane, Maltbys, Ketchers Field and Grange Farm.

All of these, apart from Grange Farm, are more modern. Grange Farm is detached from the village and does not exhibit the same linear qualities as the properties fronting the High Street. As a historic farmstead, it has a characteristic courtyard arrangement. Housing developments that depart from the characteristic qualities of Selborne are considered to detract from local character, local distinctiveness and sense of place.

Built areas of Selborne



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The settlement pattern may be considered as three distinct character areas, zones or layouts: the High Street, the rural lanes running from it, and Goslings Croft. The centre of the village is compact. There are more dispersed areas of development in Gracious Street and in the part of the High Street to the south of the Selborne Arms, where gaps between properties are generally greater and more varied than in the centre.

The High Street

Gilbert White's three-quarters-of-a-mile straggling street and the areas off it:

In the centre of the village, and near the church, is a square piece of ground surrounded by houses, and vulgarly called The Plestor.

White's straggling street, nowadays known as the High Street, has a linear pattern with many historic and listed buildings that front on to it.

The Plestor remains the centre of the old part of the village, bounded by listed buildings, including the Grade I listed Church which is almost 1,000 years old and was built on the site of a Saxon church. The Plestor is well used by local people and by visitors to Selborne. It offers attractive longer-distance views to the west towards the Hanger.

Across the road, Gracious Street originally formed part of the High Street, but when the new road to Alton was opened in 1850 it became a quiet lane with its own character and charm. There is a string of old houses, many of which are listed, in a linear pattern along the west side of Gracious Street.



The High Street



Huckers Lane showing part of Dowlings with its old barn and ancient walls

These sit directly fronting the road with back gardens that rise up to the field and to the Hanger beyond, all forming part of the characteristic 'green apron' that provides an iconic setting for the Hanger and for its relationship with the village. More detailed descriptions of Gracious Street are to be found in the Selborne Landscape Character Assessment.

Rural Lanes

Kite Hill, Huckers Lane, Honey Lane and Galley Hill are turnings off the High Street:

Kite Hill and Plum Fell Lane, a recent corruption of Punfle Lane, are edged by four 18th-century cottages, all facing the road and apparently cut into the hillside. The road climbs to the top of Kite Hill, where there is a handful of houses well spaced out from one another, one or two being rather prominent on the sky line.

Huckers Lane is an important historical part of the village centre and was formerly the busy access route from Selborne Priory. The paved lane is the first stretch of the ancient Via Canonorum. It is well used as a public footpath. There are two listed buildings fronting the lane and a newer house, built

in the traditional malmstone with brick quoins and again fronting the lane. There are several more new houses to the south that have been sympathetically designed to blend with the vernacular of the village.

Honey Lane is the ancient route towards Woolmer Forest, most of it being an ancient sunken lane overshadowed by trees. Nowadays it leads to Blackmoor and beyond. There are a couple of houses bordering and fronting the lane at the edge of Selborne but the lane gives way to countryside very soon after its junction with the High Street.

Galley Hill turns west towards East Tisted from Fountain Road at the southern end of Selborne. There are a handful of houses scattered sporadically up the hill.

Goslings Croft

Originally a council estate for agricultural workers situated on the northern edge of the village, Goslings Croft sits in a beautiful setting overlooking National Trust woodland and set apart by the Alpine-like pasture of Kimbers when glimpsed from the road upon approaching the village from Alton.



Goslings Croft



Selborne Pottery

Goslings Croft was added to the earlier New Road Cottages in 1948. Since then, houses have been built in Hastards Lane and small housing estates have been built at Maltby's, Ketchers Field and in the vicinity of Grange Farm, so far without drastically altering the rural character of the straggling street. Developments which have departed from the characteristic settlement pattern should not be regarded as precedents for the village's future growth, as to do so would be to further erode the village's character. Selborne must remain in harmony with its setting, history and cultural heritage.

Ever since the first questionnaires for the original VDS identified it, there has been consistent and strong support from people in the village for the traditional linear form of settlement to be maintained by limiting backland development and by respecting the existing street pattern. Actions which challenge or detract from this linear quality would cause direct harm to the cultural heritage of the village and should therefore be avoided.

Any further development of estate-like housing should be robustly resisted, as villagers feel that it would suburbanise the village and destroy its character.

The character of streets and routes through the village and connections with the wider countryside

The village street and lanes provide great visual interest – narrow, bending, rarely running straight or flat for any length, they give ever-changing views. Mature hedgerows and trees with few narrow or non-existent pavements give a rural feel throughout the village. The lanes branching off the High Street rapidly disappear into the surrounding countryside to serve scattered cottages and outlying farms.



Gracious Street

Open spaces within the village

The Plestor, Barn Field (Under the Hill), and the School Field and the recreation ground are noted open spaces within the village. They are important features which are different in character and afford views through the village to the wider landscape beyond.

Only on The Plestor do buildings formally address a green space, thus emphasising the importance of this area adjacent to the Church. Elsewhere, green spaces are incidental; they are gaps between properties, opening up views to the countryside beyond. Spaces between houses are important, as they reflect the way the village has evolved and developed over the centuries.

Open spaces extend into the village in the form of pasture at Culvercroft (sometimes called Burlands Field), Kimbers, the Ewell and other fields behind Gracious Street, including Hill Field, Little Peak, Asletts Paddock, Upper Asletts and Fishers Field, Church Meadow, Dowlings Meadow, Great Punfle and Barn Field (Under The Hill). These open spaces are very desirable features which need to be protected, as they contribute much to the sense of rural tranquillity even when they are viewed from a busy road.

The Punfle and Barn Field have long been valued by the local community for their special relationship between a historic part of the village and the Hanger. They form an important part of the green apron and setting of the Hanger.

Dowlings Anciently, or Field 527, is part of the Conservation Area between the former Queen's Hotel and Church Meadow; it provides delightful open views from Huckers Lane and from the rear of the former hotel towards the Church and to Church Meadow and beyond to the Lythes.

These open spaces are typical of the special qualities of the area and a key characteristic of Selborne's natural beauty and charm. Each one deserves the strongest possible protection.

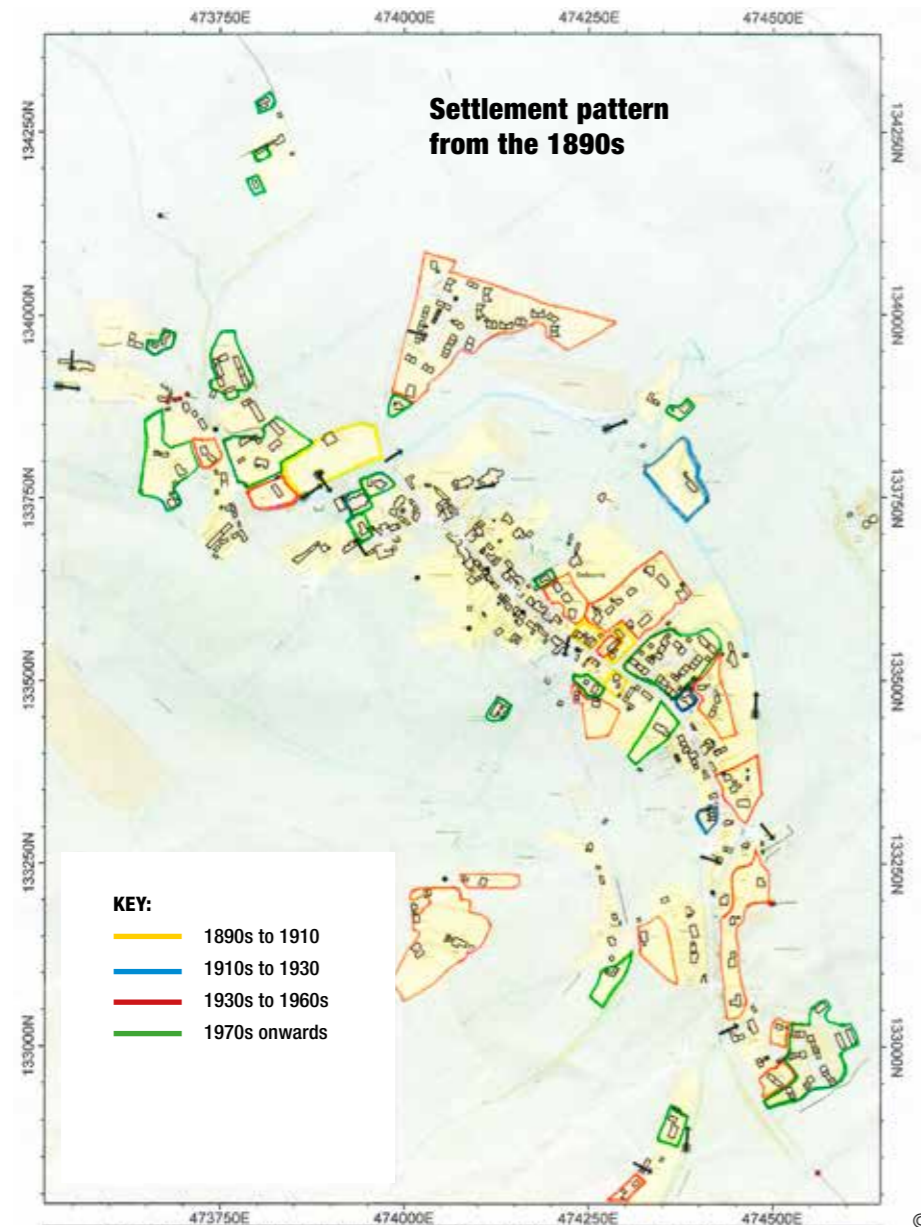
It is of critical importance that the natural beauty, wildlife and cultural heritage of the village and its environs should all be conserved and enhanced. The recreational opportunities that Selborne offers for the public to enjoy the special qualities of the area should remain unharmed, for the sake of the village itself and for the pleasure of the many thousands of people who come to visit it. Selborne trades on the legacy of Gilbert White; the economic well-being of the people who live there depends on it. The Design Guidelines for this VDS are thus derived.



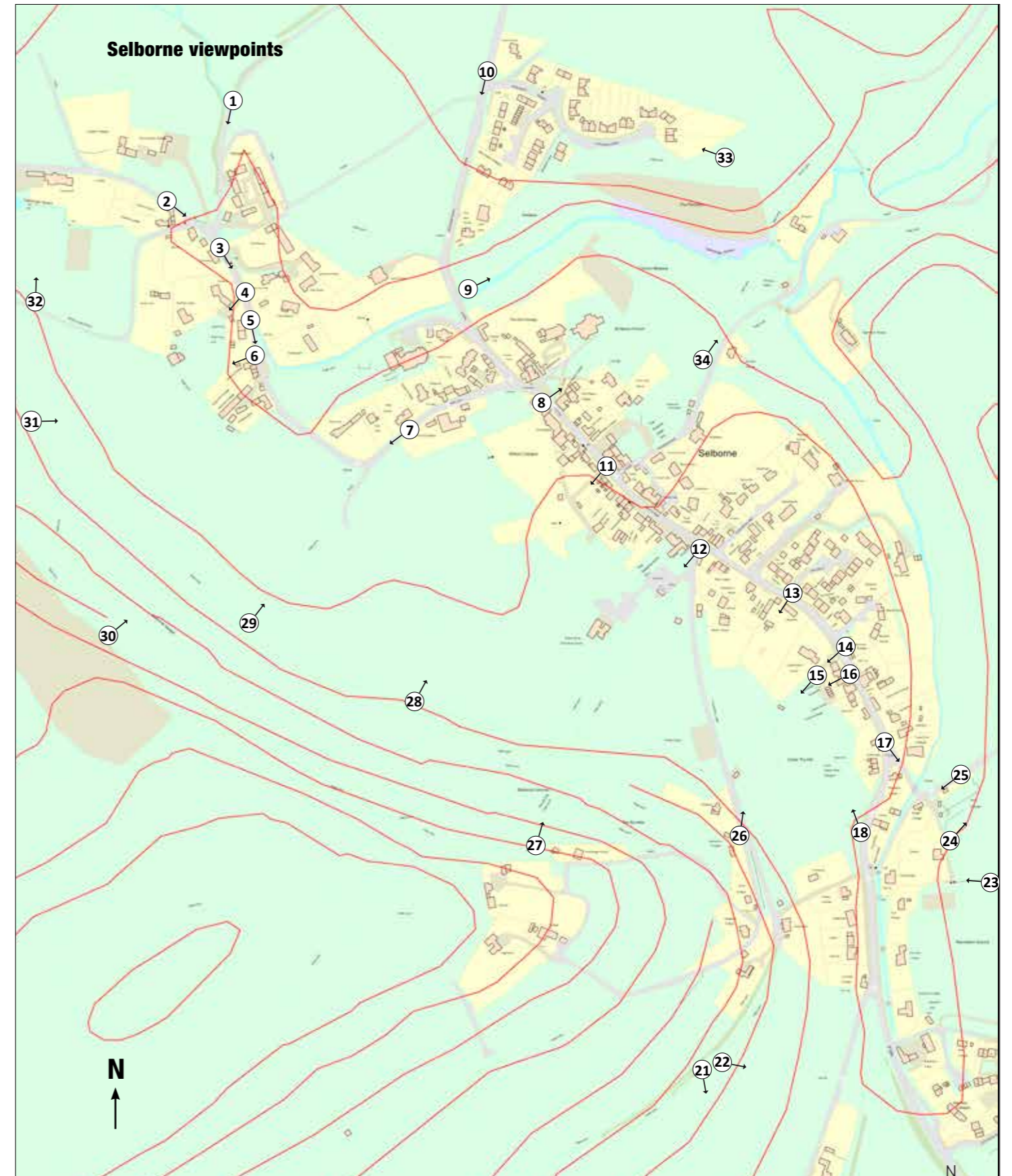
THE JAY

Design Guidelines

- Maintain, conserve and enhance the existing open spaces within the village identified in the paragraphs above.
- Maintain the characteristic and distinctive linear form of the settlement by limiting backland development.
- Emphasise the existing street pattern in which houses front on to the street.
- Sites for new development must reflect the traditional linear form of the settlement and recognise how they relate to the landscape setting and to land form. The impact of the local topography upon the form of the settlement as described in the LLCA should be acknowledged and respected.
- Any new development should be small scale, informal and dispersed in small groups. Inappropriate infilling development could erode the character of the settlement.
- Ensure that no new development occurs on the skyline or ridges. New buildings should respond to contours and to the natural form of the land.
- Ensure that parking associated with any new development is achieved in rear or side parking areas that are shielded from view and do not detract from characteristic layout qualities.



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See Key at Appendix ii

Buildings in the village



The Wakes

Characteristic building types

The buildings that are characteristic of the village use local materials in their construction and give the streetscape a distinctive visual quality against the backdrop of the ever-present Hanger. There is a diversity of building form and style and it is the charm of the unexpected that contributes to the character of Gilbert White's straggling street and the lanes that lead from it. Characteristic buildings include detached, semi-detached and terraced buildings.

Some of the buildings of historic and architectural interest have been listed. These are principally located within the historic core of the village, in the area around The Plestor, in the High Street and down Gracious Street.



Sunnycroft

The height, scale and density of buildings

Buildings are mostly two-storey and, with the exception of St Mary's Church, domestic in scale. The greatest concentration of historic building is to be found around The Plestor where properties adjoin each other and define, together with garden and churchyard walls, a gently sloping green beneath two ancient trees at the heart of the village. As can be seen from the historic 1897 map on page 14, reproduced by kind permission of Ordnance Survey, buildings in the historic core of the village have fewer gaps between them and exhibit a higher degree of enclosure than those in the more dispersed areas to the north and south.

The Plestor is the only characteristic formal green space within Selborne; only there do buildings formally address a green space. This emphasises and acknowledges the importance of this space within the village hierarchy. In all other instances, green spaces are incidental; they are gaps between properties that open up views to and from the countryside beyond.

The scale of the buildings follows a traditional pattern with eaves lines at heights of between 4 and 4.75 metres, generally lower than those of standard modern developer homes. Roofs with traditional spans of between 6 and 6.5 metres are set at pitches of between



Bell's Cottage

35 and 45 degrees. Thatched roofs tend to be more steeply pitched at up to 55 degrees.

Older buildings generally conform to the vernacular tradition with each succeeding period adding its own variation. There are examples throughout the village from the medieval, Georgian, Victorian and 20th-century periods. Buildings are mostly houses with many retaining the character of the old cottages and farm buildings from which they were converted. Commercial premises are principally houses that now display the features that advertise their trade. Examples include the pub, The Wakes museum and tearoom, the village shop and the galleries.

Although many of the historic buildings are positioned literally on the roadside, for example Plestor House, many cottages have small front gardens. However, they have extensive rear gardens where a wide range of vegetables is grown for personal consumption. This complex pattern of diversified building forms, set back at varied distances from the road and with narrow and wide gaps between them, gives the village its distinctive character.



4 High Street



The Old Butchers Shop



The Old Mill



Stream House



Building materials

In common with other historic villages, local builders in Selborne made use of the most readily available materials – stone, brick and wood – and used them in their immediate environment. Locally sourced building materials in Selborne include malmstone with brick quoins, render and limewash, orangey-red clay tiles, timber and timber boarding.

Traditionally, walls have been built of coursed or random white malmstone quarried from the upper greensand, which lies close to the surface to the east of the Hanger. Further east, deep clay deposits formed the basis for the Selborne brickworks, not currently in production. These fairfaced soft red bricks are widely used in walls throughout the village. Some have been rendered and painted in a muted limewash. On the dissolution of the Selborne Priory in 1486, the large squared blocks of malmstone (ashlar) used in its construction were salvaged by pragmatic villagers and can be found throughout the village.

Roofs are thatched, more often clay tiled or slated.

The overall effect is a harmonious blend of locally sourced materials with the surrounding landscape. Brick dressings, clay tile-hanging, flintwork and timber weather-boarding contrast pleasantly

with the pale malmstone stonework. There are a number of examples of galleting, where ironstone is inserted into mortar joints.

Hedges, walls and fences

Boundary walls are typically of local brick and flint, brick and malmstone or entirely of brick – often with half-round brick cappings. Unusual features include walls topped by concrete spheres. Bricks employed to effect repairs or extensions to walls do not always match the originals, but their colours blend harmoniously with them. Wooden fences and iron railings are rarely employed to mark boundaries in visible locations. Hedges and trees help to soften the built environment and contribute to its rural character and distinctiveness. All development should retain or repair existing boundary walls. New boundaries should be marked by using stone, brick or



hedge features that match those that exist on or near neighbouring properties.

Outbuildings

Ancient barns, a legacy from Selborne's agricultural past, can inspire the design of modern garages and outbuildings, with tiled or thatched roofs sitting over a weather-boarded frame. These should be of a scale to reflect their function.

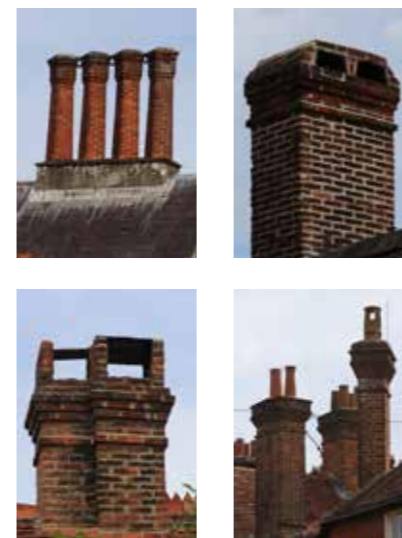
Chimneys

Chimneys are important features in the village. Most are integrated into buildings and not applied to the outside. One or two modern buildings have no chimneys and are unwelcome exceptions to the roofscape. The aroma from wood-burning fires is prevalent throughout the village on winter evenings, curiously enhanced by the absence of street lighting.

A number of buildings are graced by highly decorated chimneys, as is The Wakes, including stacks that are twisted through 45 degrees. Some of these are very tall, adding considerable interest to the skyline.

Doors, windows and other details

Doors and windows form key elements in the streetscape. Whether new or as replacements they should be considered very carefully. Modern standard stained timber or UPVC components are inappropriate and look out of place. It is important that the scale of windows and door openings should be retained and the relationship of solid to void in the



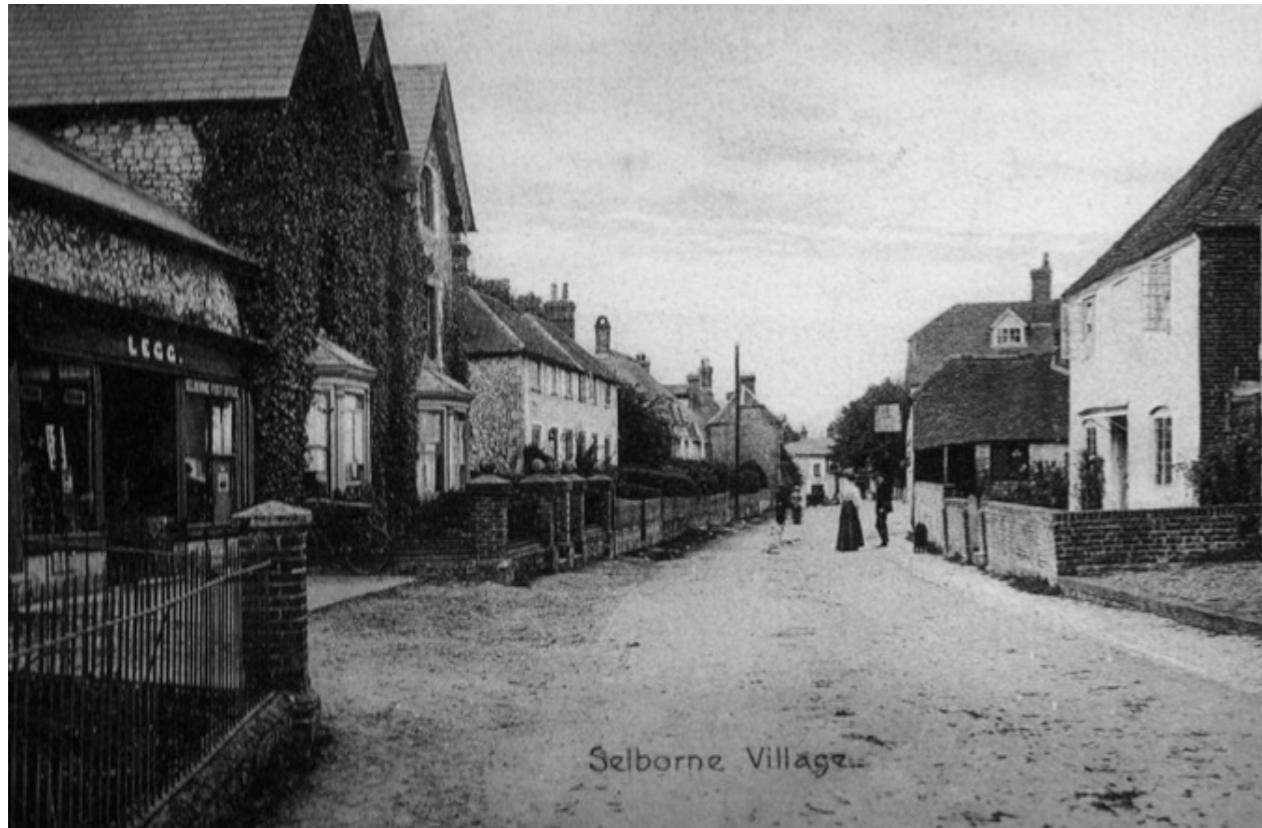
wall is not destroyed. Windows in historic properties tend to be small in scale. In several of the older properties, for example in Wheelwrights windows set into the roof replace the open roofs of the past through which smoke from open fires was allowed to escape. Slender glazing bars that give light and elegance to windows are typical features. In some buildings these have been replaced by metal 'Crittall' type windows or by modern dark-stained timber or UPVC components that are inappropriate. Replacement windows that are significantly larger in area than those in neighbouring properties look particularly out of place and should be resisted.

Although not typical of the village owing to the soft nature of the local malmstone, there are examples of mullioned windows, for example in the Old Vicarage, and of leaded windows, for example in Lassams. Oversailing eaves are a particular feature, especially on traditional buildings where there are gutters that are hung on exposed rafter feet that give a fine strong edge to the roof. In a number of traditional buildings where gutter repairs have been required, modern clumsy boxlike fascias have been added and soffits with no overhang and plastic guttering.

Design Guidelines

- Future development should reflect local character by relating to the form and scale of existing buildings and by using sympathetic materials in the vernacular tradition.
- New building should relate to the existing linear street. The design of any new development of more than two houses must reflect the diversity of design in the village.
- Attention to detail is essential. Wherever possible, new or replacement windows, porches and doors should be made to reflect local character.
- New buildings should face on to the road, should be a maximum of two storeys and of a similar density to those in the immediate vicinity.
- Shop and gallery owners should be encouraged to retain existing shopfronts and maintain the signwriting tradition.
- Original features such as integral chimneys, oversailing eaves, windows and doors that contribute to the character of the building and the local area should be retained. Repairs or replacements should match the originals in design, materials, size and colour.
- Indigenous trees and hedges should be retained, helping to maintain the enclosed character of the landscape and to integrate the built environment.
- Boundary walls should be constructed of local stone, brick or flint to match the local tradition.
- Outbuildings should be of a scale to reflect their function.

Streets and lanes



Selborne High Street in 1903



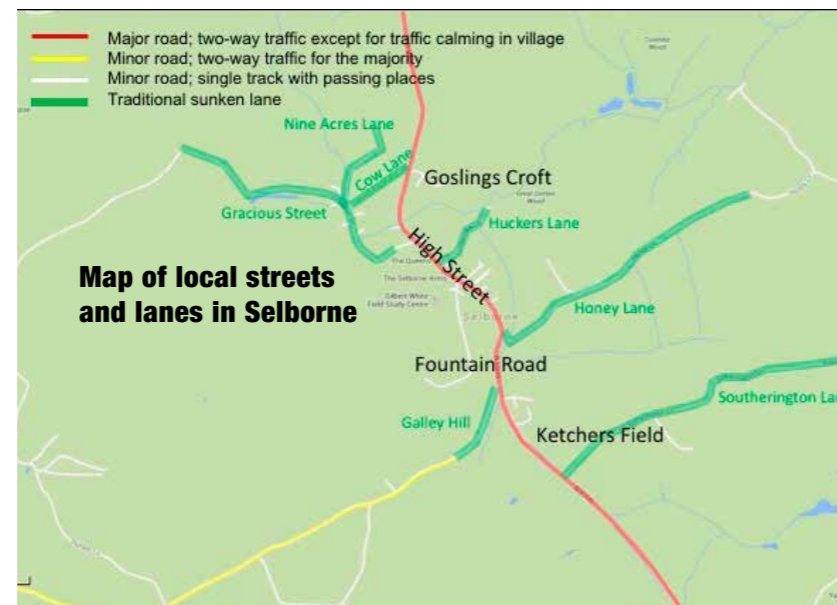
A view of the B3006 in 2016

Characteristics of local roads and lanes

Selborne has a significant and widely acknowledged problem with over 8,500 cars and 500 HGV's using the High Street (B3006) every day (based on data provided by EHDC). The existing calming measures do not work.

The B3006 links the A3 to the south with the A31 to the north. Villagers and visitors are united in their concern that the otherwise tranquil village scene is being shattered by a large and ever-increasing volume of traffic through the heart of Selborne.

Existing traffic-calming measures in the form of narrow sections, road markings and pinch points, whilst creating beneficial gaps in the flow of traffic, have not achieved any noticeable reduction in the speed of traffic. The traffic causes damage to buildings and generates a hostile environment for walkers, riders and cyclists,

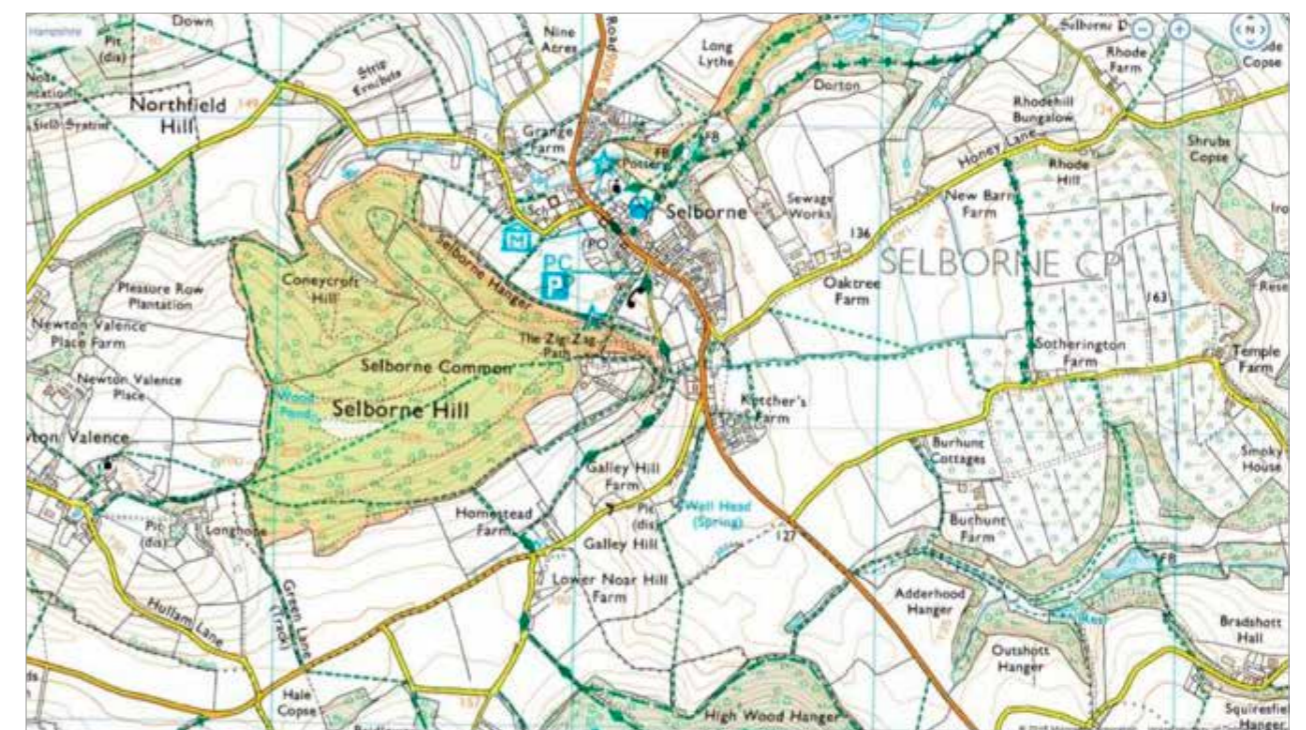


Map data ©2015 Google

thereby conflicting with National Park purposes. The village suffers from pollution, fumes and noise that harm the character of the Street. In 2013, Selborne Parish Council

instructed Hamilton-Baillie Associates to draw up a traffic study with proposals aimed at sensitively reducing traffic impact in the three villages within the parish.

Ordnance Survey map of Selborne



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Sense of Place

The continuing rural character of the village has been supported by the absence of street lights (see Dark Skies, page 26), road markings, traffic lights and pedestrian crossings. Redesigned pinch points and crossing points would soften their urban appearance. More natural restrictions, such as planters or trees could replace them. The introduction of a speed limit of 20 mph in 2012 initially helped to reduce traffic speed but the limit is now ignored and speeds continue to increase.

In common with many ancient villages, houses open directly on to the road. Pavements are in most cases too narrow for safety. However, there are plans to widen pavements in the High Street. Travelling north it is not possible to walk to the school on a pavement without having to cross the road several times. Many old cottages have no foundations. The increase in traffic is having a detrimental effect on the structure of these buildings.

Away from the B3006, the streets and lanes that join it have no kerbs or pavements and the entrances to houses retain their rural character with an absence of gates. They present a welcome to passers-by in marked contrast to urban trends. There are no gated communities in Selborne. Most boundaries are marked by hedges or by open rustic wooden fences. Lanes are most frequently sunken with high hedges and trees on both sides, affording a rich habitat for wildlife. Many hedges are ancient and include a wide variety of flora supporting a diverse fauna.



Parking

There are very few parking restrictions in the village.

Some houses have no off-road parking and rely on kerbside places.

Design Guideline

- Any new development must provide off-road parking for residents and their visitors in a manner that is neither detrimental to the landscape nor impinging on the High Street scene.

Street Audit

Various lanes lead on to the High Street from the countryside and farms, many of which are ancient sunken lanes:

- Cow Lane
- Nine Acres Lane
- Gracious Street
- Huckers Lane
- Honey Lane
- Galley Hill
- Sotherington Lane
- Bradshott Lane

Because of the pressure of traffic, steep banks in these lanes are being seriously eroded. This is particularly noticeable in Honey Lane, Sotherington Lane and Galley Hill. Part of the charm of these country lanes is their lack of pavements.

There were two forges in the village: Wheelwrights in Gracious Street, where farm vehicles were made, and The Forge on the High Street, which was a farrier. Both buildings still retain some of the forging equipment. The old petrol pumps adjacent to Wheelwrights are of historic interest.



The water supply used to come from stand pipes which were fed from the spring behind the Lion's Mouth at Wellhead. Some of these stand pipes remain and are part of the history of the development of the village.

The lime trees in front of the Old Butchers Shop opposite The Wakes were planted by Gilbert White to screen the unpleasant sight of hanging meat.

The cobbles in front of the Old Butchers Shop and the blue ragstone path in front of the Gallery leading up to the Church are typical of the area.

The rural character of the village is important. It is typified by views and glimpses of the Hanger between buildings, across gardens and over farm gates. The tangle of overhead wires along the High Street, Gracious Street and Kite Hill is intrusive and detrimental to the natural view of the landscape.

There are two water-courses starting from the village. The Oakhanger Stream rises behind the Lion's Mouth and runs beside Fountain Road. The rural feel is emphasised by wide grass verges and also by a wild-flower bank by Gilbert White Cottages. Seale Stream runs from Coneycroft pond and follows Gracious Street through to Kimbers.

Design Guidelines

- Gates and entrances should not be intrusive in design or character.
- Cables to and on new developments should be buried underground wherever it is practical to do so.
- New development that is urban in character should be resisted.
- Ancient hedgerows, mature trees and sunken lanes should be protected.
- Historic street furniture such as the old petrol pumps, standpipes, the Lion's Mouth and watercourses should remain visible and should be protected from development.
- Any street or shop signs, A-boards, fixed or hanging signs should be unlit and kept to a minimum.





Connectivity and user priority

Traffic speed and volume are dangerous and overall create an uncomfortable environment for pedestrians, cyclists and horse riders. Children struggle to walk safely to school along the length of the village; the village hall and shop are meeting places; and the Church is at the north end of the village. Approximately 40,000 visitors come to Selborne every year. Locals and visitors use the streets and lanes to form circular walks. Visibility is particularly poor at the village hall and at the junction of Gracious Street and Honey Lane with the B3006. There are bus stops at the north end of the village and in the centre. An additional stop to the south near Ketchers Field would be desirable to have in the future.

Street furniture

In recent years, the number of signs throughout the village has increased and the residents feel that the quality has decreased. Many perceive a cluttered, untidy appearance throughout the village.

When additional traffic-calming measures are implemented, it will be a good time to introduce fewer, strategically located and more sensitively designed street signs in consultation with the local community and the Highway Authority.



There is an extensive network of well-connected footpaths and bridleways within the village and its environs, providing easy access to the countryside and linking up with long-distance walks such as the Hangers Way (see Footpaths map in Appendix iii). These routes are much appreciated and frequently used by residents and visitors. An application was made in 2014 for the formal designation of a habitually used footpath across Barn Field. This links the southern end of the village to the Hangers Way and Selborne Common, so its confirmation would be of great benefit. There are a number of horses kept locally, and the B3006 is part of a circular route which links Noar Hill, Selborne Common and Newton Valence. Unfortunately, due to the safety problems with traffic, including HGVs, on the B3006, that road is now unsuitable for most riders and this important link is in danger of being lost.

Mention has been made already of the need to protect ancient tracks. Similar concern has been expressed that footpaths and bridleways should be kept open and in good repair. The designation of the ancient track from Huckers Lane to Priory Farm was changed from a BOAT (Byway Open to All Traffic) to a bridleway following considerable damage from off-road vehicles and motorbikes. This change has been of great benefit to the safety, peace and tranquillity of the path for walkers and horse riders and it is hoped that this will remain in perpetuity. There are safety issues when Rights of Way users have to share paths with vehicles and these can present a conflict with the second National Park purpose. For example, the footpath known as Wood Lane is used by vehicles, pedestrians, cyclists and horse riders.

Design Guidelines

- Any new development which proposes to allow vehicular access along a Public Right of Way should be resisted.
- Any new development must have regard to the existing network of footpaths, and byways must not be to their detriment and adversely affect those using them.
- New development must have regard to the resulting increase in traffic, especially at access points, and ensure this does not endanger or obstruct pedestrians.

- Paths and access ways linked to any development should be made of local traditional materials in order to retain the rural character of the area.

Shared Space

The Hamilton-Baillie Traffic Report 2014 took into account the daily detrimental impact of traffic on Selborne. Current traffic speeds and driver behaviour are unacceptable and detract from Selborne as a place to live and enjoy and as a key tourist destination. The design principles proposed take on a shared-space approach, albeit within the constraints of the large volume of traffic through the village. The scheme will assist in restoring safety whilst being of appropriate design to enhance the appearance of the village within the National Park.

Extensive development nearby has already been given planning permission, in particular in Bordon and Alton. It has been estimated that traffic in Selborne is likely to increase by 15%. The measures in the Report need to be brought to fruition at the earliest opportunity.

Design Guidelines

- No development or other measures should be permitted that may significantly increase the volume or speed of traffic through the village.
- Any new development must not compromise the recommendations in the Hamilton-Baillie Traffic Report 2014 either by interfering with the concept or by causing a break in the visual narrowing.



Dark Skies

Selborne has a naturally dark night sky and this should be protected. Street lighting in the village would be unacceptable. There is a growing problem with light pollution in parts of the village.

Design Guideline

- Any future developments in the village must comply with SDNPA Local Plan Policy.



A Perseid meteor photographed from Selborne

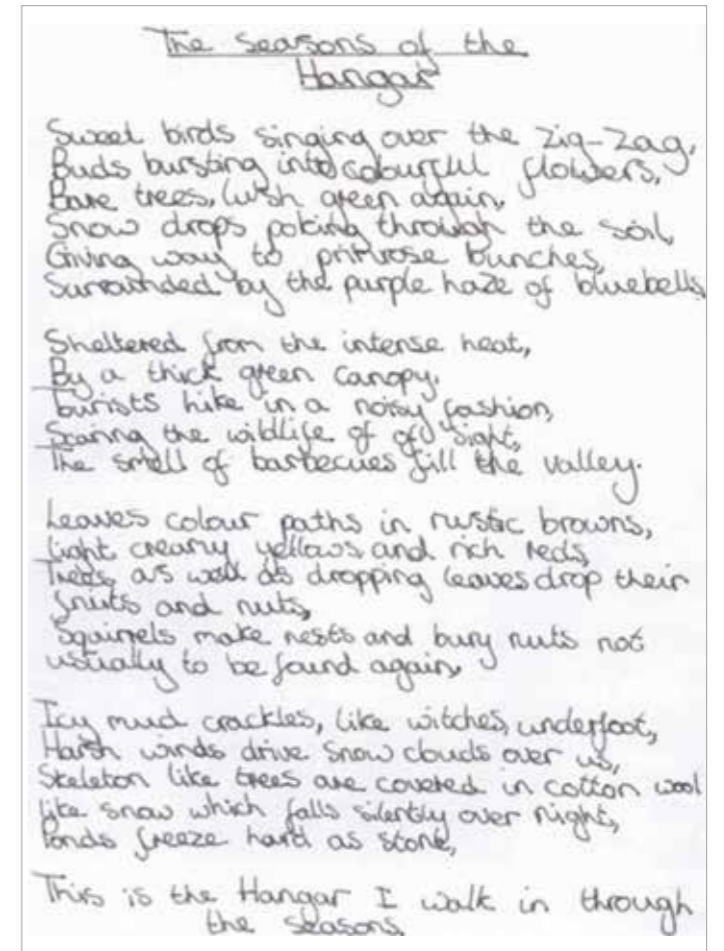
Conclusion

In the Introduction to the Local Plan, the National Park is described as

a tapestry of landscape, wildlife, culture and heritage, worked and shaped by human hands, looking to the future while representing a quintessentially romantic Englishness of gentle green hills and picture postcard villages.

Selborne is one of those picture postcard villages.

Taken together with the accompanying text, the guidelines at the end of each section of this Design Statement, if followed, should ensure that all development is designed and located to enhance the special distinctiveness of the village.



Andromeda Galaxy photographed from Selborne

Appendix i

Before a new road to Alton was built in the mid-19th-century, Gracious Street formed part of the High Street. The new road then provided a more direct route towards Alton.

Historically, the B3006 Alton–Greatham road carried relatively little traffic. Residents of Selborne recall seeing cats asleep in the middle of the road. The road from Selborne via Empshott to Greatham was a winding country lane which was then widened in the 1980s to accommodate the transportation of cruise missiles for deployment nearby.

When the Order for the London–Portsmouth Trunk Road A3 was approved in 1988 and the new A3 built in the early 1990s, the new road and the creation of the Ham Barn roundabout led overnight to a massive increase in traffic volumes through the village of Selborne that has continued to increase over time. The B3006 now carries 3 million vehicles per annum, some of which are vehicles that exceed the official 7.5 tonne limit, causing verifiable damage by vibration and fumes to the many listed buildings that line the High Street.

Whilst the introduction of a 20mph speed limit through Selborne initially helped to some extent to reduce speeds and improve levels of safety and noise, EHDC traffic management data demonstrate that most motorists exceed the 20 mph limit, often dangerously so. The Police will not enforce a 20 mph speed limit nor prosecute offenders.

For this reason, Selborne Parish Council approached Ben Hamilton-Baillie of Hamilton-Baillie Associates and commissioned a report aimed at introducing a design speed of 17 mph through the village and providing a self-enforcing speed limit. The Parish Council is anxious somehow to raise the funds to implement the proposed measures, which will not only reduce the traffic speed and favour the safety of pedestrians in the village but, crucially, will achieve this in a way that positively enhances the natural beauty and cultural heritage of this nationally and internationally renowned village and positively contributes to the public's enjoyment of its special qualities.

The Hamilton-Baillie Associates Report covers the whole parish of Selborne, which includes the villages of Blackmoor and Oakhanger.

Appendix ii

Photos showing gateways into the village from surrounding lanes and footpaths, views of the Hanger from the village and views of the village from the Hanger:

- 1** View south towards Gracious Street from northern end of village (lane to Nine Acres) with backdrop of the Hanger.
- 2** View south from Gracious Street with glimpse of Hanger.
- 3** View along Gracious Street with Hanger backdrop.
- 4** View south west across field to Hanger from between Seale Cottage and Coombe.
- 5** Cottages on Gracious Street with backdrop of the Hanger.
- 6** View west behind Gracious Street across fields at base of Hanger.
- 7** View south west down Gracious Street across the Ewell field to the Hanger
- 8** View across the Plestor to Selborne church.
- 9** View north east from Selborne Road opposite school across Kimbers.
- 10** View south down main road into village near Goslings Croft.
- 11** Glimpse view to south west of Hanger from between Wakes Cottages and Briarley on the High Street.
- 12** View of Hanger from car park behind Selborne Arms.
- 13** Glimpse view of Hanger adjacent to Lassams on the High Street.
- 14** View of Hanger from lane between Copper Beech House and Half House.
- 15** View south west across Under the Hill towards the Hanger

- 16** Glimpse view of Hanger south west between Wood View and Chapel House.
- 17** View east down Honey Lane from High Street.
- 18** View westwards across Under the Hill from Fountain Road.
- 19** View north towards village from Fountain Road.
- 20** View north east towards Selborne from Galley Hill farm.
- 21** View south from footpath above Kings Field.
- 22** View eastwards across Kings Field towards Galley Hill.
- 23** View west across the recreation ground to the Hanger.
- 24** View north towards Honey Lane from footpath to recreation ground.
- 25** View south west down Honey Lane towards the High Street.
- 26** View north down from Kite Hill across Under the Hill.
- 27** View of Selborne Village from the top of the Zig Zag path on the Hanger.
- 28** View north across Wakes garden from Love Lane.
- 29** View north from Love Lane towards Gracious Street across field.
- 30** View from top of Bostal path on the Hanger towards the church.
- 31** View east from west end of Love Lane across the Ewell field.
- 32** View of Coneycroft from the south.
- 33** View west towards Goslings Croft from Lythe woodland.
- 34** View north east from Huckers Lane down to Church Meadow.

Appendix iii

