

Iwerne Minster

Neighbourhood Development Plan

Supporting Document

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Village Design Statement

Visual Design Statement Guidelines

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Visual Design Statement Guidelines

Introduction

The environment group also recommended that 11 design guidelines adopted in the Iwerne Minster Village Design Statement of 2011 that cover the landscape, buildings and materials design and environmental protection should be reworded to cover the whole Parish and included in the Neighbourhood Plan. (93% in favour).

These landscape, buildings and materials design policies are shown below in revised form.

It is believed that these will need to be agreed by NDDC before being adopted.

The references below each rewritten statement relate to the 2011 NDDC PLAN and will need to be updated to the 2016 plan before publishing.

Landscape Setting

IM1 Development adjoining the countryside and within the parish boundary.

All new development within the parish and particularly that within the village adjoining and close to the rural edges of the village should be planned and designed to create a sensitive transition between village and countryside to maintain the setting of both the village and the parish in the rural landscape and its sensitive edges.

In addition, all development within the parish itself and outside the settlement area should take the above policy into account when planned and designed.

Applies to all Character Areas.

(Supplements Policies 1.7, 1.8 (ii), (iii), (iv), (viii), 1.23, 1.24, 1.32)

IM2 Views of the countryside.

Development should not adversely affect important views of the countryside from the village, views of the village from the surrounding countryside or important views within the village and parish.

Applies to all Character Areas and Parish generally.

(Supplements Policies 1.7, 1.8 (ii), (iii), (v))

Views and edges

Its unique landscape setting gives Iwerne Minster many of its dramatic and memorable views and has undoubtedly added considerably to the reasons why villagers and visitors alike are so enthusiastic about the village's overall appeal. From within the village there are many fine views to the countryside beyond and of particular importance are the views from:

- A. the tree lined A350 to the east at East Park towards Wales Wood
- B. Clayesmore School across the well-maintained and extensive playing fields and recreational areas westwards towards Hambledon Hill

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- C. The trout farm and across the tranquil working ponds
- D. Many places in the village up Brookman's Valley and Coombe Bottom



Picture 1 - View A - East Park towards Wales Wood



Picture 2 - View D - Brookman's Valley from the recreation ground

Equally important are the views from the surrounding countryside of the soft green edges of the village that ensure Iwerne Minster nestles into the rural landscape. The soft green edges provide a high quality transition between the village and the surrounding countryside and are characterised by the mature gardens of Home Farm, Brookman's Valley Bungalow, Cleff House, Brookman's Farm, Edge House, Preston House and the properties from Thatchways to Brookside Farm. Key views of the village in which the soft green edges are clearly prominent are from:

- E. Hambledon Hill in which the village church spire and other well known buildings and features can be clearly seen against the backdrop of Iwerne Hill
- F. From the seat half way up Iwerne Hill back down into the village and the vale and Hambledon Hill beyond
- G. The south into the village and Brookman's Valley from Preston Hill
- H. From the C13 looking westward down Bareden Down towards East Park.

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Picture 3 - View F –The vale and Hambledon Hill beyond

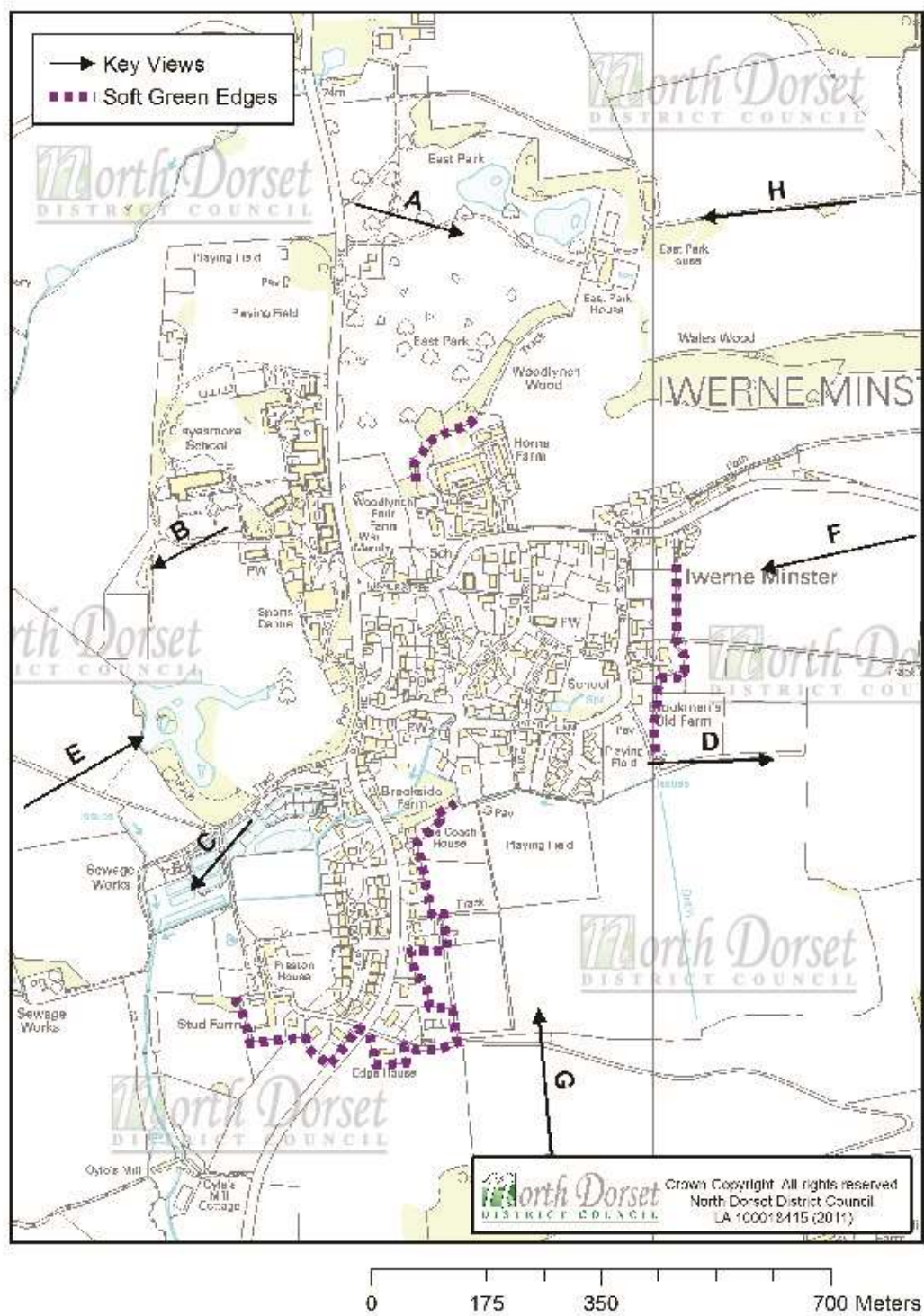


Picture 4 - View G –From the south into the village



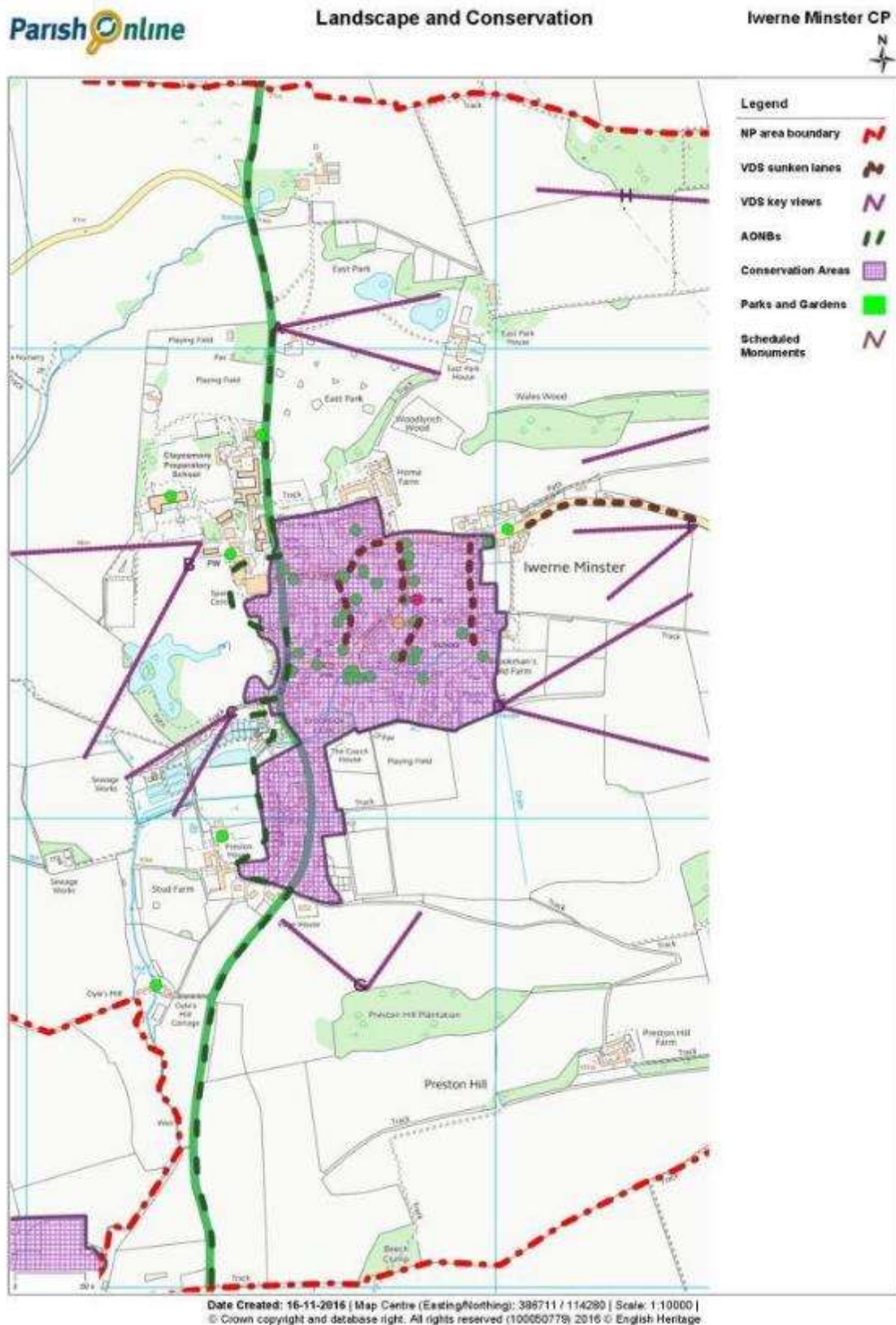
Picture 5 - View G – The south into the village from Preston Hill

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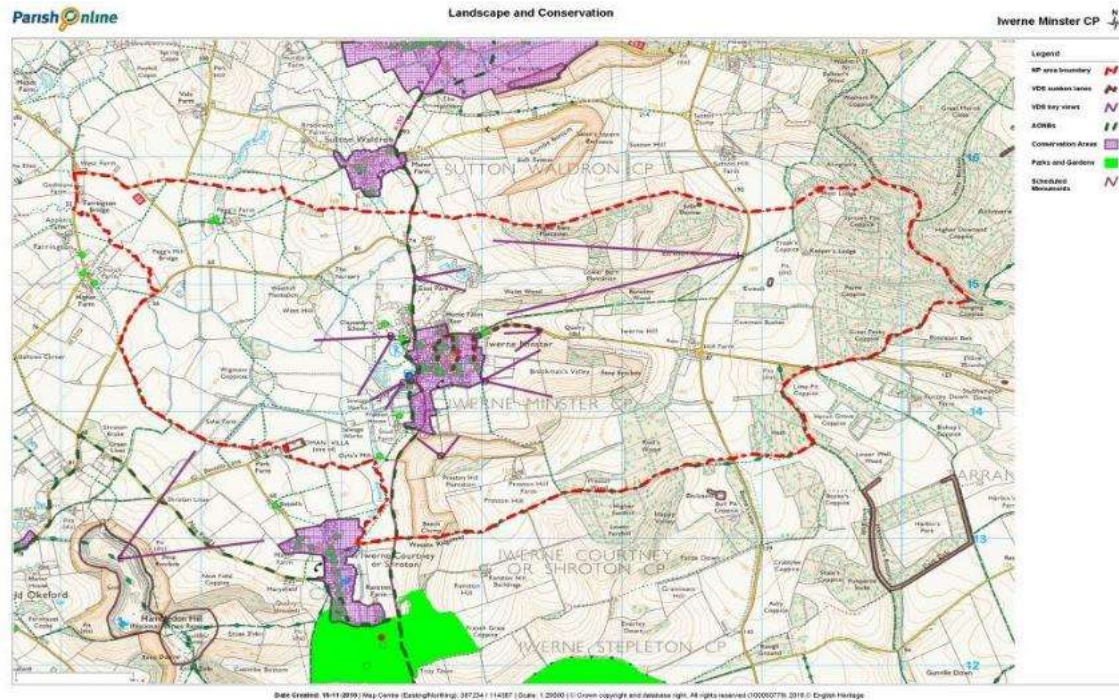
Map 1 - Views and soft green edges

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Map 2 - Sightlines in the village

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Map 3 - Sightlines in the Parish

There are also views from within the village in which buildings and landscape features play a key role. For example, the view of the Chalk (see Environment Section Proposed Local Green Spaces Policy 1.4.2) is dominated by the prominent beech tree.

The Old School is a prominent building located on a bend in the road providing clear sightlines for those entering the village along Higher Street. Its references to the Arts and Crafts movement with exposed timber framing, infill rendered panels, low brick plinth under a clay tiled roof ensure this building is instantly recognisable as an estate property.



Picture 6 - The Old School

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St Mary's Church and its key focal point.

Of great importance is the need throughout the village and parish to protect views of the Church and its Tower.

St Mary's Church is a grade I listed building of great significance. It is important that wherever there are sightlines that show the Church, tree heights and hedges throughout the Parish should be maintained in such a manner as to protect these views of the Church Tower.



Picture 7 - St Mary's Church

Settlement Pattern and Character

IM3 Trees, hedges and open spaces

All development proposals should consider the value of trees, hedges and open spaces in the settlement and the contribution they make to the character of the village and parish.

Protected trees and key open spaces have been identified on Map 4 on page 8.

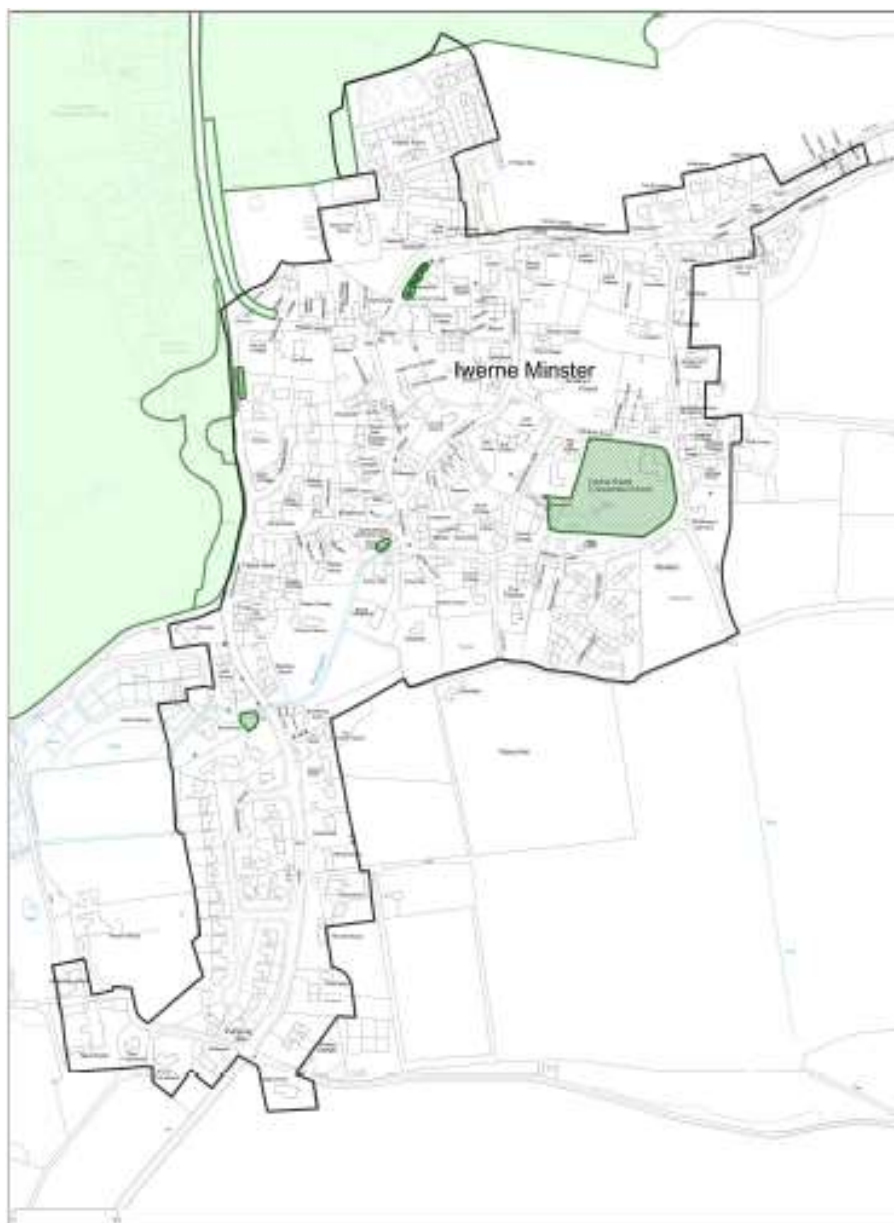
Applies to all Areas.

(Supplements Policies 1.7, 1.8 (ii), (iii), 1.23, 1.24, 1.39 1.40)

Comment:

Open spaces should not be encroached upon if this would diminish the relationship of the built environment, visually, with the surrounding countryside or if it leads to the loss of the special spatial characteristics of a locality. This is particularly important within the historic core of the village where internal views and those to and from the surrounding countryside are an intrinsic part of the character of the village. Furthermore, all gardens and formal and informal open spaces are important and make a significant contribution to the special characteristics and appearance of the area.

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Map 4 - TPO/TPA map

TPO's and TPA's additional comment.

The current Tree Preservation Orders and Tree Preservation Areas shown on the map above should be maintained as they all add to the general amenity and visual value of the Parish and village; this also applies to all the outlying special areas.

There is also a Cedar Tree planted by Czar Nicolas II on the Iwerne Estate, NW of Clayesmore School close to footpath N65/9 which should be added to those currently protected.



Picture 8 - The Czar Nicholas Cedar

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Building Form

IM4 Character and appearance.

All alterations or new development should compliment character and appearance of the host building or surrounding developments in terms of type, height, form, scale and density.

Applies to all Character Areas

(Supplements Policies 1.7, 1.8 (ii), (iv), 1.23, 1.24, 2.10, 2.11)

Comment:

The potential for future development within the village settlement boundary is limited. Whilst modern designs are acceptable they must be in keeping with village's overall character and add to the quality of the surrounding areas. Proposals for characterless, suburban style executive homes in unsuitable, unsympathetic forms or materials are unlikely to be in keeping with the village character.

Future development on the Clayesmore School site west of A350 should recognise the difference between the original buildings, those built in the 1970s to meet temporary educational needs and the more recent modern additions. New buildings should aim to reinforce the more historic forms and appearance of the school and be sited to protect the landscape setting.

IM5 Design and materials.

All alterations or new development should respect the qualities and materials of the host building or surrounding developments as identified in each Character Area.

Applies to all Character Areas.

(Supplements Policies 1.7, 1.8 (ii), (iv), 1.23, 1.24, 2.11)

IM6 Building frontage.

All new development should respect the road frontage in a manner appropriate to the locality.

Applies to all Character Areas.

(Supplements Policies 1.7, 1.8 (ii), 1.23, 1.24, 2.11)

IM7 Historic assets.

All historic buildings, including listed and non listed buildings and heritage features such as the war memorial", war office", gates, walls, hedge lines, ponds, wells, stream, milestones and fingerposts should be protected as well as their setting.

Applies to the historic village core, Clayesmore School and any significant visible areas in the Parish

(Supplements Policies 1.7, 1.8 (ii), 1.23, 1.24, 2.11)

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Listed buildings.

The Parish already has some 46 listed buildings and in addition, consideration needs to be given to protect the following:



Picture 9 – A350 Bus Shelter 1



Picture 10 - A350 Bus Shelter 2



Picture 11 - The Tap House in The Chalk

Applies to both the village and parish including Clayesmore School.

Highways

IM8 Sunken lanes

The sunken lanes as identified in Map 5 on page 11 should be protected from harmful development. Any new access that would result in the detrimental loss of trees and hedges or have a negative impact on the enclosed nature of the lanes should be resisted.

Applies to historic village core only

(Supplements Policies 1.7, 1.8 (ii), 1.23, 1.24)

Comment:

Sunken lanes are particularly sensitive to the creation of new vehicular accesses as highway requirements can result in the lowering of the banks and the clearing of trees and hedges to improve visibility.

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Map 5 - Map of sunken lanes

IM9 Garages, parking and driveways

Garages and outbuildings should be in keeping with the style of the property. Off road parking and driveways should be sympathetic to the surroundings using shingle, brick and set finishes where appropriate to maintain the rural character of both the village and parish and should not have a negative impact on the street scene or rural aspect of the parish.

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Applies to all Character Areas

(Supplements Policies 1.7, 1.8 (ii), (vi), 1.23, 1.24)

IM10 Utilities and street lighting

Utilities and street furniture that urbanises both the village and parish should be avoided. Ideally, all power lines and other services should be underground within the village wherever possible and placed sensitively in other parts of the parish. Street furniture and signage should be in keeping with the locality.

Applies to all Character Areas

(Supplements Policies 1.7, 1.8 (ii), 1.23, 1.24)

IM11 Lighting

External and security lighting should be sited so as not to cause light pollution or inconvenience neighbours or pedestrians.

Applies to all Character Areas

(Supplements Policies 1.7, 1.8 (ii), (iii), 1.23, 1.24)