

Village Design Statement



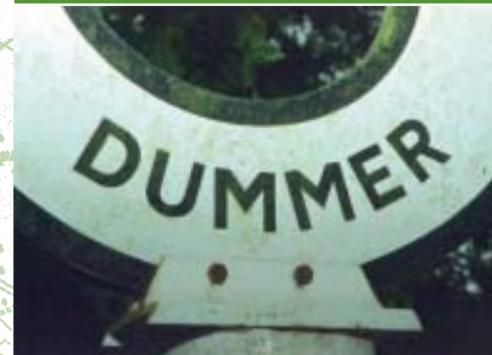
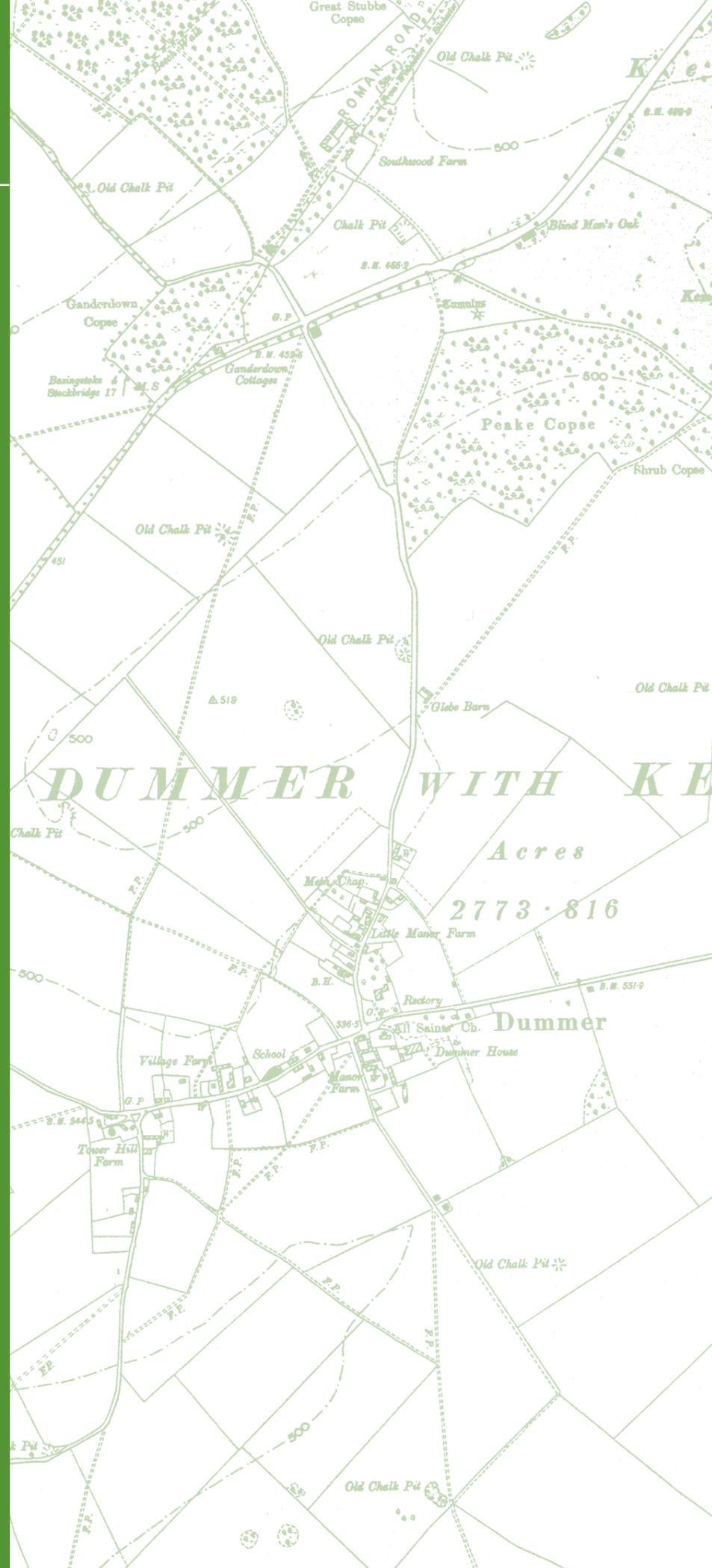
Village Design Statement

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Front cover photographs:
Left. Albany Cottage, Up Street.
Right. Looking East across fields from the approach to Tower Hill.



Looking NE along Wayfarers Walk from Tidley Hill.



Iron gate and matching railings – The Old Rectory.

INTRODUCTION

What is a Village Design Statement?

The Countryside Agency encourages rural parishes and villages to participate in and influence the way the local planning system operates via the creation of Village Design Statements (VDS).

By highlighting the features, character and qualities that people value in their village and surroundings, Village Design Statements enable local priorities to be considered and help ensure that any development is in harmony with its setting. As such they contribute to the conservation and, where possible, enhancement of the local environment.

Most of us have little contact with the planning system other than to be offered the chance to comment on specific proposals. Village Design Statements offer much more creative involvement, allowing local people to make a positive contribution to the development debate rather than having to rely on individual protest or lobbying to make their views heard. Once approved and adopted as Supplementary Planning Guidance, Village Design Statements act as a complement to the existing planning and development control system and represent an effective, statutory account of local views.

Who is it for?

Change is brought about not only by large developments, but also by smaller day-to-day modifications to homes, gardens, open spaces, paths and hedges that can alter the look and feel of a village. Indeed, the cumulative effect of many small changes can sometimes have

as much impact on local character as big, new developments, yet many of these will not be subject to planning control. The Village Design Statement is therefore of use to all interested parties, including:

- statutory bodies and local authorities
- planners, developers, builders, architects, designers and engineers
- local community groups
- householders and businesses

A copy of this statement has been provided to every household in the parish. Further copies are available from Basingstoke and Deane Borough Council.

What does it cover?

This design statement contains sections on:

- the village context, character and landscape setting
- plots and buildings
- spaces and boundaries
- highways and traffic
- initial guidance when beginning to consider a development or extension
- useful references

Its contents are consistent with the Basingstoke and Deane Borough Local Plan.

Statements in plain text describe the characteristics of the environment to be found in the parish of Dummer. When proposing developments or alterations within the parish, it is recommended that the plans that are developed are sympathetic to the character descriptions and guidelines in the VDS.

Sections of highlighted text (like this) offer guidance for use in the preparation or consideration of development or planning within the parish.

How was it prepared?

The statement has been produced by residents of the parish with the support of Dummer Parish Council and Basingstoke and Deane Borough Council (B&DBC). Comments and suggestions received have been reflected in the final version which is the result of public consultation involving the whole community including:

- several public meetings and workshops at the village hall (the latter arranged with the help of Phil Turner, a consultant engaged to assist the residents)
- two comprehensive questionnaires, one designed for residents (which attracted a 54% response rate), the other for local business and associations
- a series of photographic surveys (200+ photos) carried out by groups and individuals
- regularly delivered information to all homes, updates in the parish magazine and parish council newsletters giving opportunities for householders to provide input to the content of the document
- opportunity for each household to comment on draft versions of the document
- consultation with district council planning officers and other local government representatives

This document was approved by Basingstoke and Deane Borough Council as supplementary planning guidance on 19th February 2004.

Looking South across Dummer Golf Course.



Looking NW from Dummer Clump towards Beacon Hill.



Looking NW across fields to Dummer from the Wayfarers Walk.



Entrance to the parish along Farleigh Lane.



The approach to the village along Dummer Down Lane.



Approaching Dummer from the M3 junction 7.

DUMMER – THE VILLAGE CONTEXT

Geographical and historical background

The present landscape, with its clay with flints, overlying chalk, dates from the Bronze Age c1000BC, when original forest cover was cleared for grazing. Evidence of Iron Age, Roman and Saxon activity has been found in the area and Dummer is mentioned in the Domesday Book. The Roman road from London to Winchester passed along the NW boundary of the settlement (now the A30).

The enclosures of the 1750s began to shape the local landscape as we see it today, with its predominantly hawthorn hedges and field shapes.

Increasingly, the common land passed into enclosed private ownership, and planted trees – mostly ash, beech, oak and field maple – augmented the hedgerows. There is no common land left in the parish.

The mixed farming that predominated before the 1970s – arable, dairy, sheep, pigs, roots, and grazing – has now given way almost entirely to arable farming, with a consequent change in the landscape and a surplus of farm buildings. Any grassland and hay is found in small paddocks, which are mainly used for grazing ponies and horses.

In the 19th century most of the houses were farms or homes for local workers and trades – brewery, foundry, laundry,

blacksmith and school – and were mostly scattered along either side of Up Street and Down Street.

An Area of High Archaeological Potential, where remains are most likely to be found, has been designated along the building lines in Up Street and Down Street and around the church. Additionally, the areas behind the housing plots along Up Street and Down Street have been designated as an Area of High Archaeological Importance where information relating to the division of plots may survive.

Dummer today

Dummer, formerly known as Dunmere and later Dummer with Kempshott, is now in close proximity to some major road connections, lying south of the A30 and the M3 near junction 7 (Grid Reference SU588469). A small part of the parish lies to the north of the M3 and A30, adjacent to the villages of North Waltham and Oakley. To the north is Kempshott and the new Beggarwood and Hatch Warren estates. To the east is Farleigh Wallop and Nutley. The southern parish boundary abuts the Candover valley and Popham to the southwest.

Over the last century, like most villages, Dummer has developed by infill. Although originally the pattern of building was one house deep mainly on the roadside, several cul-de-sacs of small redevelopments have replaced redundant manors/farms e.g. The Barns and Queensfield. In some cases small developments of bungalows have been

built as infill and a large percentage of properties (c30-40%) extended and updated.

Thirty buildings are currently listed as being of significant historical importance with one of Grade 1 status (the church c1200). There are a number of cottages built from c1600 with many other 'unlisted' properties that contribute to the character of the village. Semi-detached or smaller property projects have been undertaken e.g. Bible Fields (c1950) and Glebe Close (c1968). A Conservation Area around the main settlement was defined in 1981 and is illustrated on the village map.

In common with many villages, very few inhabitants are involved in agriculture today. A number of residents work in London or other conurbations to the south and west of London on account of the excellent access via motorways and rail links. The price of housing precludes most young people from moving into the village. Affordable housing has become more limited as homeownership has been developed through farm building redevelopment – Manor Farm has provision for some offices and workshops, as does Oakdown Farm. Dummer Down Farm has a cricket centre and some small 'craft' workshops, and there are other small businesses adjacent to the two golf clubs. Several residents also run their own businesses from home. There is still a strong sense of community in the village, fostered by the shop, church, pub, village hall and other collective and rural local leisure pursuits.

CHARACTER AND LANDSCAPE SETTING

First impressions

The predominant landscape when entering Dummer from any direction is of arable farmland, hedges, hardwood trees and clumps. There are extensive views in every direction over the neighbouring parishes.

The village mostly lies astride the shoulder of Dummer Down. Its E-W axis from the A30 – the western boundary – includes Up Street, which runs to the church, and then in an easterly direction into Farleigh Lane. This E-W axis is almost all on the high ground (160m above sea level at the church) with extensive views north and south.

The N-S axis road from Peak Copse slopes gently into Down Street and then rises towards the junction at the church, which is the central point of the village.

The 12th century church is slightly elevated above the surrounding ground. The churchyard is closed to new burials, but there is a cemetery nearby (1856) from which there are extensive views to the north.

The southern axis, Dummer Down Lane, descends through farmland to the southern boundary – the North Waltham to Axford Road (called Duxford Lane).

LS01 – The linear form of the settlement is a distinctive feature and should be maintained.

Approaches to the village

Entering from the north (junction 7 of the M3). The predominant impression to the east is of Dummer Golf Club which is a man-made landscape. Arable fields to the west rise to give sight of the settlement at its western end at Tower Hill. Mid 20th century development has taken place on both sides of Down Street at the entrance to the village, but this gives little hint as to what is to be found further into the settlement.

After passing an open space with a seat beneath an old well cover, the mixture of thatched cottages, a converted chapel and a farm house on the west side are balanced on the east side by brick and flint walls with larger properties behind; thus indicating both the continuation of the old village style of building and the prosperity of the 19th century owners/builders. Beyond, on the west side are two further thatched cottages, the old wellhead, the Queen Inn and Queensfield, which is a more recent development. On the east side is the Old Rectory built on the site of smaller cottages.

Entering down Farleigh Lane. The Clump on the left is a well known landmark and after passing Clump Farm the views to the north and southwest offer a rolling agricultural landscape, well hedged and interspersed with clumps and small woodland shelter belts. Approaching the village, an open space on the right allows glimpses of the Old Rectory. On the opposite side is Dummer House.

Entering from the A30 (by the Sun Inn). After passing pony paddocks and going

under the M3 bridge (a sharp reminder of noise and speed), the views open from the top of Tower Hill, both to the ridge of the North Downs from Ibworth to Beacon Hill alongside the A34, some 12 miles away, and to the west down the Test valley to the Tidworth Hills and Stockbridge Down, some 20 miles away.

As one enters the village past Victorian cottages on the right and a number of newer houses on the left, the small triangle of Seven Sisters is revealed. Up Street drops gently downhill between a thatched cottage on the right and some old farm cottages and the Old Brewery on the left, revealing a variety of village architecture on either side. On the left, a redevelopment of the old Village Farm site is followed by Village Farm itself and another walled thatched cottage. Opposite, an old keepers cottage is followed by two well set back bungalows, which contribute to the openness of the street. Mixed old and new buildings, mostly with open frontages, and covering the site of the old school and blacksmith's forge, complete the unenclosed village scene down to the cemetery, with its views to the north, and the church. Glimpses of trees can be seen around the houses along the street.

Entering from Duxford Lane. Dummer Down Lane ascends sharply, is narrow and sunken in places with blind bends and high hedges, and requires caution when in a car or on foot. Approaching the top of the hill, a mixture of old cottages, a secluded new bungalow and a re-developed house on the left (west) is rather overshadowed by a softwood plantation, before entering the open

Entrance to Dummer Grange Farm.



Dummer House from the Wayfarers Walk.



Winter scene at Clump Farm.



One of the many walks around the village.



The Wayfarers Walk passes through Dummer.



Re-sited well cover now providing shelter at Glebe Close.

space of Bible Fields with the listed Tower Hill farm buildings opposite and the Seven Sisters triangle directly ahead.

Entering from the south on the Wayfarers Walk. The initial approach is along the access drive to Dummer Grange before climbing through open farmland to cross the side of Tidley Hill along well made farm tracks. When the ridge is reached, the village can be first seen to the north and the Clump to the north east. The track then dips to cross a small valley before finally entering the village past Manor Farm on the right and a recent development of houses on the left.

Outlying areas

In the outlying areas to the north-west, Southwood Farm and Ganderdown Cottages alongside the A30 form a pleasing rural entry to match the diversity of Hatch Warren, Beggarwood and Basingstoke. Oakdown Farm is tucked into the north side of the motorway and divided by it, whereas Kennel Farm is isolated from Dummer by Rowley Copse and the golf club.

Basingstoke Golf Club (north of the M3), an old deer park surrounding the now demolished Kempshott House, was laid out by James Braid in 1928. A modern industrial estate on the east side of the course is the largest employer in the parish.

To the south of the parish, Dummer Grange (late 17th century) sits hidden from view up a small valley. To the south west, Dummer Down Farm and Breach Farm are on the opposing slope of the valley road to Axford.

Arable farming and mixed forestry dominate the landscape. The need for farming diversity has led to the redevelopment of the buildings formerly used for agricultural purposes. The recent (2002) amalgamation of the three major arable farms in the parish reflects the changes in agricultural management of the countryside.

Glimpses and views

Even without leaving their houses, a great many residents of Dummer can appreciate the surrounding countryside and the distant views afforded by its position. A short walk from any house extends those views in many directions. Walkers and riders on the surrounding paths and bridleways also enjoy these views. The map on page 9 of this document highlights the key glimpses and views both into and out of the village. Additional viewpoints and vistas are also to be found on the map included in the Dummer Conservation Area assessment (see references list: no.39).

LS02 – Any development or change of use within the landscape should take account of the open character of the countryside and the public views afforded by it.

LS03 – New buildings or extensions should not obstruct important, publicly accessible views nor harm such views from rights of way.

Trees and woodland

The centre of the village at the junction by the church is dominated by beech trees probably planted in the 1850s at the time the rectory was built. They tend to overshadow the south end of Down Street. The trees on the west side of the road contribute to a tunnel effect, which contrasts with the openness of the rest of the village.

The pollarded limes on the south side of the cemetery have opened up this part of Up Street. Generally, the hardwood trees in the village assist in hiding development and provide a rural ambiance, particularly when the bigger ones can be pollarded to permit more sunshine to filter through.

The semi-ancient woodland at Rowley Copse is virtually all that remains of the mediaeval forest cover, though there is an area to the south of Duxford Lane.

Otherwise the trees or shrubs planted in the parish are either shelter belts or for amenity, clumps in parkland (e.g. Basingstoke Golf Club and Dummer House) or within hedgerows dividing farmland at the time of the enclosures.

LS04 – Housing and garden development should respect existing trees or shrubs and their removal should be resisted where this would significantly harm the character of the village. Where possible indigenous species should be used. Within the conservation area, planning approval is required for felling and pollarding mature trees.

LS05 – Residents and landowners are encouraged to maintain their trees.

Rights of Way

Dummer is fortunate in having many rights of way, footpaths and a few bridleways that criss-cross the parish. These are well used by residents and visitors. Rights of way are marked on the enclosed maps. The Wayfarers Walk, which runs for 70 miles from Emsworth to Inkpen Beacon, passes through the village as does The Abbotstone Down cycle trail.

Ponds

A feature of the village is the pond in Up Street, which invites a variety of wildlife. The dewpond at the bottom of Dummer Down Lane is seasonal and provides a potentially important wildlife habitat. There are further dewponds alongside the concrete path, by Clump Farm and at Dummer House.

LS06 – Owners of properties that drain into Up Street should take great care not to use materials such as weed killers, detergents etc, that could pollute the Up Street pond.

LS07 – Landowners are encouraged to reinstate and maintain the existing dewponds.

Chalk pits

Numerous redundant chalk pits are to be found in the surrounding fields, a relic of the days when chalk was used to break down the heavier clay soils. Most of these are now filled in, though some are planted with attractive clumps of trees.

Wells

The settlement, being mostly on the shoulder of the down, needed to draw water from wells, rather than from springs as happens in lower parts of the watershed. Numerous wells, most of them now redundant, are to be found in the parish. A publicly accessible well is located directly on the road frontage in Down Street, between Lime Tree Cottage and Well Cottage. This well retains its well house, locked for safety, which has been extensively restored. The seat shelter located at the entrance to the village at Glebe Close was originally the roof of another public wellhead. There are still two open wells in Up Street that can be seen from the road within the front gardens of Foundry House and Keepers Cottage.

Wildlife

There is a variety of migratory and resident birds typical of chalk and clay downland, though swallows, thrushes, larks and yellow hammers would appear to be in decline. Current farming methods are not suitable for lapwings, limiting their ability to breed. Buzzards, kestrels and sparrow hawks are to be seen. Red kites were introduced some years ago but have not been seen recently. Sparrows are recovering their earlier numbers, magpies are less in evidence than previously and four varieties of owls have been noted. There are several bat colonies.

LS08 – A balanced wildlife population of indigenous and migratory types is to be encouraged by maintaining and increasing suitable habitats.

The butterflies and moths to be found are again typical of the type of terrain, though if there were more areas of downland, there would be more species. Most of the migratory species are represented locally and some twenty different types of butterfly were noted in July 2002. A recent moth survey in 2002 identified 79 species in one night.

Foxes, badgers, roe deer, fallow deer and muntjac are in evidence, but there is no fox-hunting in the immediate area. Hares would seem to be on the increase. Pheasant and partridge shooting is popular.

The flora is typical of a calcareous landscape. There are no Sites of Special Scientific Interest.

Looking SE across Dummer Golf Course.



Dummer Down Farm.



Duxford Lane.

Entrance to Dummer from the A30.



Looking North to Dummer from Tidley Hill.



Dummer Grange from the Wayfarers Walk.



This image is an extract from the Millennium Map™ © Get Mapping plc





Seven Sisters

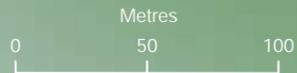


The Drove



Key:

Conservation area boundary	Bridleway	Footpath	Listed Building (See pages 20-21 for full listing)





Atypical houses, with open fencing, given space to enhance the street scene.



The Barns – a newer development making use of space and trees to minimise impact.



Detailing on chimneys – Ganderdown.



Arched windows and decorative brick with a plain clay tile porch are typical features.



Manor Farm – a new development built with traditional materials and sympathetic design.

PLOTS AND BUILDINGS

General

The main emphasis of this section is on houses within the settlement area of Dummer. However it should be noted that as well as a number of outlying houses, there are also several substantial farms with their associated cottages and outbuildings.

In the village there is a pleasing variety of old buildings, all of which add to its special character. Some examples are the church (12th century and Grade 1 listed), the wellhead, old barns, a number of thatched houses and some fine cottages. Dummer does not have a vernacular style but certain features are typical, such as red brick, use of flint, hips and half hips, arched windows, clay roof tiles and decorative brickwork. In all there are 24 listed buildings within the conservation area. Currently there are just over 100 houses in the settlement area. In the outlying areas there are around another 60 houses. The population of the parish is approximately 400.

Plots

With a few notable exceptions, plot sizes within the settlement area of the village are of fairly modest dimensions, averaging around 1/4 acre, while the comparatively low ratio of house footprint to plot size contributes to the relatively open character of the village.

Non-uniform building lines are characteristic. Older houses tend to be closer to the road with newer ones generally set well back in their plot. It is typical for buildings to have a footprint that provides open space on all sides. Most plots have single garages. Sheds and outbuildings are generally hidden from view.

The majority of houses face the road with comparatively wide road frontages. However several notable older properties are set at right angles. Where this occurs, they mostly have a half-hipped roof, adding interest and variety to the street scene and minimising the visual impact.

PB01 – Variation of the building line in relation to the road should be encouraged.

PB02 – Buildings should generally front onto the street, but buildings oriented at 90° to the road would be acceptable provided the gable end is hipped or half-hipped.

Built form

In the survey carried out as part of the VDS project, building style and materials were of considerable concern to all respondents. Of specific concern was the failure in new build to employ traditional features that complement adjacent building styles. Residents valued the open built form in Dummer. However they also commended the diversity provided by those buildings that had been placed within a sufficient plot size such that they did not overwhelm or detract from the traditional street scene.

The scale of buildings and the relationship between them is a very important component of the character of Dummer. The general characteristic of the built environment is of an open nature with an uncluttered street scene with regular views from the street of mature trees and landscaping between buildings. The two major contributors to this open and uncluttered aspect are the space given to the built form and the avoidance of the intrusion of parked motor vehicles on the street or close to the road frontages of properties.

The majority of houses within the village are detached and where semi-detached or linked houses have been constructed they have been given sufficient space and have been set far enough from the road frontage to ensure that they do not detract from the character described above. Examples of such semi-detached or linked developments are Bible Fields, Chapel Close, Glebe Close and the six Manor Farm houses.

Almost all houses are no more than two storeys with extensive use of dormer windows, which help to reduce their overall height. Although bungalows exist, they are typically more modern buildings.

PB03 – The footprint and height of new buildings should not be so great as to detract from the open character of the village and should respect their neighbours and the adjacent street scene.

PB04 – Where buildings will materially affect the street scene, they should respect adjacent properties in terms of construction style, height and materials.

PB05 – Atypical buildings can be considered providing they do not dominate the street scene.

Garages and parking

Most old houses have garages with pitched roofs. They are generally set back, well behind the front of house line such that they do not dominate the view from the street. New houses with their garages often linked or integrated tend to fill the entire width of plots. This is atypical of Dummer. There have recently been some extensions and new homes where the garage has been placed in front of the house.

Although there is extensive on-road parking associated with the pub (and some yellow lines), the village hall, the shop and the church, most plots offer sufficient width and access to allow off-road parking for at least two or three vehicles within their curtilage. This is a key factor in helping to promote the openness of the Dummer street scene.

PB06 – Sufficient off-road parking to the side or rear of houses should be provided to ensure that the openness of the street scene is not spoilt.

PB07 – Garages should be positioned such that they do not dominate the view from the road.

PB08 – Garages should not be out of proportion with the building in whose curtilage they are placed.

PB09 – Garages should not be converted to accommodation unless there is sufficient off-road parking.

PB10 – Double width ‘up and over’ doors should be avoided where they would be visible from the road and feature in the street scene.

PB11 – Where visible from the street, flat roofed garages are inappropriate and should be resisted.

PB12 – Garages should be constructed in materials sympathetic to the house and surrounding buildings.

Roofs

Roof ridge heights throughout the village are relatively low and dormer windows have been used extensively to reduce roof height. In general, roof proportions are small in relation to the overall size of each property. Hipped or half-hipped roofs soften gable ends and are typical within the village. The majority of roofs are pitched at 45°–50°.

Old clay tiles, new plain clay tiles, slate and thatch all contribute to a varied visual effect. Small overhangs are typical. There are various types of barge and soffit boards – wide, narrow, stained or painted, with narrow, dark ones predominating.

Chimneys frequently have detailing of two protruding brick bands near the top of the stack. Many also have a single band near the base. Varying styles of clay chimney pots are used.

PB13 – Small, pitched dormers are preferred while large, flat-roofed ones are not. The top of the dormer should be below the ridgeline.

PB14 – Hipped or half-hipped roofs are strongly encouraged.

PB15 – Old or plain new clay tiles should be the principal choice of roofing material. Good quality slate or thatch is also acceptable. Interlocking or concrete tiles should be avoided.

PB16 – The use of clay chimney pots is encouraged.

PB17 – Barge and soffit boards should not dominate. They should be simple, narrow and preferably dark in colour.

PB18 – Stainless steel flues should not be prominent.

Walls

Flemish bond is most commonly used in older houses and in more modern houses built sympathetically within the village. English bond also exists but is much rarer. Red clay bricks with grey or blue headers or blue bricks (often glazed) placed randomly are very typical and are frequently used in both old and new construction. Other bricks are used where houses are well screened or set in large plots.

Flint occurs extensively in older walls, sometimes as a feature panel. There are several examples of hung tiling within the village. Timber framing can be seen in several older houses.

There is extensive use of decorative brickwork under the eaves of older houses and more modern constructions built in a sympathetic character.

Several houses have painted brick in pastel shades. On older properties this finish was likely to have originally been limewash used alongside lime mortar.



Extension in matching materials and design – Glebe Cottage.



Porch at Laurel Cottage – constructed in proportion to the building.



Old stables at Manor Farm adapted to office use.



Memorial Garden, Up Street – a valuable new open space.



Seven Sisters at Tower Hill.

It is a breathable but thin coating which local authorities currently encourage instead of the modern, less breathable, external weatherproofing paints.

PB19 – Flemish bond using red clay brick is the most appropriate form of construction. Where other bricks or bonds are used, this is best limited to where the property is well screened or set well back from the road.

PB20 – Extremes of colouration for walls or the use of coloured mortars would be inconsistent with other houses. Light coloured mortars are most appropriate.

PB21 – The use of flint is encouraged, either in lines or as a feature, with small panels being preferred.

PB22 – Grey or blue clay bricks, either inserted randomly, in lines close to the eaves, between storeys or in diamond (diaper) patterns are encouraged.

PB23 – Dentil brickwork decoration under the eaves is encouraged.

PB24 – Small areas of hung tiling or other cladding are acceptable but large areas should be avoided.

Windows

Casement windows are very typical in the village. There are also examples of sash and leaded windows. Frames are mainly made of wood. Sills are usually wood or clay tiles. The colour of window frames is most commonly white or pastel. While skylights are not typical and can detract from the aspect of clay or slate tiled roofs, they can be an alternative to dormers.

Small paned glazing with thin glazing bars is typical of late Victorian houses,

especially on walls visible from the road. Arches, vertical brick lintels and decorative brickwork are very common and add character.

PB25 – White PVC, metal or plastic frames are not typical and should be avoided. Dark stained timber is not typical but is acceptable.

PB26 – Extensions to buildings should retain the existing window style, as should replacement windows.

PB27 – Small paned glazing is recommended. Single pane and leaded windows are not typical and should be avoided.

PB28 – Arches and decorative brickwork above windows are strongly encouraged.

PB29 – Top hung opening windows should be avoided.

Porches

There are many different styles of porch in the village. They are mostly comparatively small in proportion to the main building. There are examples of open, partially open and closed styles. Some of the most characteristic are simple covers on brackets above a front or side door. The most common form has a pitched roof set at right angles to the pitch of the main roof.

PB30 – Porches should match the form and materials of the building to which they belong and should be in proportion to the frontage of the building.

PB31 – Closed porches should have windows and other materials matching the existing style.

Extensions

Many houses and other buildings within the village have been extended to provide extra bedrooms, bathrooms and living areas. The most appropriate extensions are those that are sympathetic in style, material and size to the original building, especially where the property is old, is listed or where it forms an important focus for the character of that part of the village.

There are many examples of extensions that are in sympathy with the original building and in proportion to the plot size and some examples are illustrated.

PB32 – Extensions should be of a form, detail and construction similar to the original building. Building materials should also match.

PB33 – The footprint of any extension should not be so large as to materially detract from the appearance of the principal building, its neighbours or its context within the village.

PB34 – Extensions should not result in a building that is out of proportion with its neighbours.

Conservatories

A limited number of conservatories have been constructed in the village. Some older properties have separate greenhouses with more modern properties having conservatories attached to the main building. These are most appropriate when they are in proportion to the original building and not visible from the street. If visible they tend to detract from the design of the building itself.

PB35 – Conservatories should be of a size proportionate with the principal building such that they do not dominate the original building.

PB36 – Conservatories should be constructed to the side or rear of the building to avoid materially detracting from the street scene.

Infrastructure

The village has no mains drainage, no street lights and no mains gas. The VDS survey revealed that the residents were content with the situation and did not see the need for such facilities to be provided, especially in respect of street lighting where concern was expressed over light pollution in the rural environment of the village. Most power cables are above ground and power cuts are not uncommon. However, recent undergrounding of electricity and telecommunications cables have been carried out at the lower end of Down Street and adjacent to the Church. Many houses have security lights which, while extremely useful, can be obtrusive if incorrectly set.

IN01 – The underground installation of telephone and power cables is encouraged on new developments or when replacement is necessary.

IN02 – Transformers, oil and gas tanks, and waste bins should be screened from public view.

IN03 – Security lights should be sited and set to have the minimum adverse impact on neighbouring properties, road users and the environment. There are useful guidelines on security

lighting in the publication “Lighting in the Countryside – Towards Good Practice” (see references list: no.19).

Non-residential development

There are a number of redundant farm buildings within the parish. Sympathetic, small-scale redevelopment or conversion of such buildings for residential and commercial use or a return to agricultural use instead of leaving them in a state of disrepair has enhanced the characteristics of the village. It has reduced the need for new commercial or residential development that would be uncharacteristic. Examples of such conversions and development can be found at Manor Farm, Dummer Down Farm and Glebe Farm.

NR01 – Sympathetic, small-scale development or conversion of redundant farm buildings in line with local plan policies would be encouraged.

SPACES

General

The linear nature of the village means that within a very short walk in almost any direction, aided by the choice of footpaths, large areas of open countryside can be easily accessed. It is this public accessibility that residents particularly commented on in the survey and wish to conserve and enhance.

The distribution and views of both private and public spaces within and without the village contribute to the local character. Private spaces include those in between and around houses, private paddocks and a few uncultivated areas that adjoin properties. Public grassed areas, such as the recreation

ground, in front of Bible Fields and around the pond, are accessible to all. In addition, open entrances and views into gardens enhance the visual impact of the village.

Most spaces are loose-knit and irregular and it is this open, informal layout that residents particularly value.

SP01 – Open spaces such as around the pond and Bible Fields are important and should be preserved and enhanced where possible.

SP02 – The spacing of replacement and infill development should respect the built and natural environment of the surroundings.

Cultivated spaces

The vast majority of villagers take pride in their gardens, which are often cultivated along typical ‘cottage garden’ lines. Open paling or metal railing affords security but allows views beyond, opening up pleasing vistas. Hedging predominates as the means of enclosure but some walling is significant. Many gardens also feature some space for vegetation attractive to wildlife. There are no allotments but some spaces have been turned to horticulture on a small scale.

SP03 – Conversion of front gardens to car parking should be avoided where this will adversely affect the appearance of the street scene or the setting of individual buildings.

SP04 – Well maintained hedges should be encouraged, particularly where lack of trimming could obstruct the sight line for road users.

SP05 – The planting and maintenance of trees and shrubs is encouraged.



A recently built flint wall at Tower Hill Farm.



Various summer hedges and edges along Up Street.



Post and rail fence at Dummer Down Cottage.



Gravel drive and beech hedges at Albany Cottage.

Amenity spaces and associated leisure pursuits

Amenities and leisure pursuits are an integral part of village life. Certain amenities have been provided by generous local benefactors and are either maintained through the parish council or by fundraising among the residents often via their active committees. These include public amenities such as:

- All Saints Church, the churchyard, the cemetery and the Clifton Room
- the recreation ground, tennis courts and children's play area
- the village hall
- the Clifton memorial garden in Up Street
- the open space in Glebe Close
- sitting benches on various open areas
- a mobile library (visits bi-weekly)

There are also commercial and privately owned amenities such as:

- Dummer Stores and sub Post Office
- one public house within the settlement area and others immediately adjacent
- two golf courses
- larger properties with extensive grounds often loaned for village activities
- an all-weather riding arena used for Riding for the Disabled
- some craft workshops and recent farm diversity development e.g. the Dummer Cricket Centre

Amenities for the regular runner, rider, daily walker and disabled vehicle access are considered limited and thus the lanes are constantly used for these pursuits. There is no medical or dental surgery in the parish, neither is there a school. Children travel to North Waltham or Preston Candover Primary

Schools and to secondary and tertiary schools and colleges in Basingstoke or Winchester.

There is a Neighbourhood Watch scheme to assist with personal and property security now that local community policing is shared.

The village is well served by bus routes and the bus shelters are considered an important amenity.

SP06 – Private and public amenity spaces need good maintenance and a strategy for enhancement will be welcome.

BOUNDARIES

General

Within this section, all references to boundary treatments apply where they abut streets, rights of way and other publicly accessible spaces or can be easily seen from a publicly accessible position.

Walls

There are a number of distinctive boundary walls built of brick inset with flints and of varying heights. They are sometimes enhanced with inset string courses of decorative brickwork and usually capped with half-moon bricks. Most of these are below two metres in height and are of both visual and historic interest. Other wall types exist, usually grouped where newer properties have been built, but they do not necessarily reflect the local style or those considered characteristic in the recent survey.

BO01 – Boundary styles should sit comfortably with those existing in the village; brick and flint are typical.

Hedges

The settlement is characterised by the amount of distinctive and normally well maintained hedging. There is no predominant hedge species. A number of villagers have continued rural tradition by planting mixed hedging along their boundaries.

Green beech is common, as are other varieties such as yew, Ionicera, privet and laurel. There are a few tall but well kept leylandii hedges. Tall non-native conifer hedges, although evergreen, are considered out of place as they can overshadow adjacent buildings and are a possible security hazard by screening intruders from the road.

There are several notable natural hedgerows bordering the roadsides; these can produce a tunnel effect, which most consider pleasing. In the arable landscape, some outstanding species-rich native hedgerows and trees can be seen. Most farm hedgerows are normally thorn, maple, holly, hazel or similar indigenous species. Few hedges have been removed despite the fact that there is now little livestock farming.

BO02 – Indigenous species are encouraged when replacing or planting hedges. The introduction of non-native coniferous hedging is discouraged.

BO03 – Existing hedgerows should be retained and preserved and landowners encouraged to plant new ones where appropriate. Hedgerows should be managed in a manner sympathetic to wildlife and to preserve sight lines where appropriate.

Old Rectory wall with estate railings opposite – Down Street.

Fencing

There is a considerable amount of wood picket, paling or post and rail fencing throughout the village, mostly rustic in style. Often left unpainted but simply preserved, wood post and rail fences serve to open up the view to areas beyond, for example by the pond.

Fences are sometimes painted and often clothed with small climbing plants. Open fencing (picket or post and rail) becomes a decorative feature especially where a gate matches the style.

Generally considered out of character is high close-boarded or wood panel fencing particularly if left bare of climbing plants. However, low close-boarded fencing can contribute to an effective visual boundary.

BO04 – High wood panelled or close-boarded timber fencing is discouraged.

BO05 – Fencing especially close-boarded fencing, should be left unpainted or simply treated with dark brown preservative. Low paling fences painted white in cottage style are atypical but acceptable.

Railings

The remaining examples of simply designed iron railings are mostly remnants of original boundaries and were made in the village foundry. Other styles of railings are set on top of brick and flint walls and some stand alone at about one metre high.

BO06 – New iron railings should be sympathetic with existing simple forms and ideally oiled or painted in black or dark green.

Gates

Gate styles are as important as hedges, railings and walls. There are some pleasant iron gates with matching railings.

Footpaths are closed off with iron/wood 'kissing type' gates or hardwood stiles and/or gates that match the surrounding fencing.

Entrances to individual houses frequently have no gates. This opens up front gardens to the road, creates space and encourages social interaction. Wooden five-bar gates are popular, often left unpainted or simply treated, adding to the rural character.

BO07 – Gates should complement the boundary to which they belong.

Driveways and surfaces

Gravel is frequently used as a surface for drives. It has the benefit of being low cost, low maintenance, good for security and in keeping with a rural environment. Additionally it minimises surface water run-off onto roads and can also be used around thatched houses to prevent flooding.

There are a few driveways to newer houses which are finished with modern brick paving, cobbles, tarmac or other non-porous surfaces.

Good local farming practices have supported effective drainage within the settlement area.

BO08 – The use of gravel surfaces for driveways is encouraged. Tarmac, concrete and brick driveways are not characteristic and can contribute to flooding.

BO09 – The foundations of driveways and other hard surfaces should use materials that allow natural drainage to minimise run-off.

HIGHWAYS AND TRAFFIC

General

In addition to the guidelines listed below, the following two documents published by Hampshire County Council are recommended by B&DBC as useful references when considering changes to the highway and its surroundings:

- The Highway Environment, design guidelines for Special Areas (see references list: no.32)
- Traditional Materials, a guide to the use of natural materials in the Highway (see references list: no.33)

Roads

The linear nature of the village has grown around Up Street, Down Street, Dummer Down Lane and Farleigh Lane, all formerly narrow farm lanes, now metalled. There are some private access roads to new developments such as Porters, Chapel and Glebe Closes and several other more informal tracks. Other than the M3 and A30, the only fully metalled dual-track carriageway with two lanes is the Duxford Lane (C12) which runs along the southern parish boundary from the A30 to Axford.

The access road from junction 7 of the M3 had a trial road-calming measure that has since been removed. Further into the village, the walled boundaries and



Hedges and edges at Tower Hill.



Confusing signs at junction 7 of the M3.



A modern design using space and tree retention to enhance its surroundings – Gwelo.



Rooflights avoid dominating a building of historical interest – Old Chapel, Down Street.

verges naturally enforce traffic care. The ascending road from the A30 to Tower Hill was re-routed and widened several years ago when the M3 was built. Since then there have been accidents where the road narrows at Tower Hill.

Measurements taken within the survey confirm less than average widths on other roads; for example Dummer Down Lane and Farleigh Lane are less than 3 metres wide. The single track, adverse camber and curvature of these lanes encourage drivers to take care. However, it is this very narrowness that greatly adds to their rural nature and the character of the approaches to the village.

The existence of large trunk roads nearby means that only local traffic should need to criss-cross the village or other parts of the settlement. Minor 'rat-runs' exist and some heavy goods vehicles occasionally use these local roads as short cuts or alternative routes because of restrictions on other routes such as Beggarwood Lane and Duxford Lane (width restriction).

Most local residents keep to a voluntary speed limit of well under 30 mph and recent moves to introduce a statutory speed limit were resisted because of the likely clutter of excess signage or the need for street lighting.

HT01 – Widening of the approach roads to the village is to be avoided as this could increase traffic and traffic speed. Some natural narrowing of approach roads should be considered.

Parking and traffic

There are no publicly designated parking areas in the village. There is a short portion of double yellow-line parking restrictions adjacent to the Queen Inn. Passing and parking problems occur for large vehicles leading to damage to property and prepared verges. Conversely, parked cars on narrow roads can encourage extra care and reduce traffic speed.

HT02 – Any future development should recognise the narrowness of the roads and their limited ability to absorb traffic. The voluntary speed limit in the village should be continued and encouraged.

HT03 – Passing places on single-track roads should be carefully placed to eliminate rat-runs and prevent the breakdown of verges.

Dummer suffers from road noise pollution from the M3 and A303 roads that has a significant adverse impact on the otherwise rural nature of the village and its surroundings.

HT04 – Any resurfacing of the M3 or A303 should use the latest noise reduction technology. Tree planting, or other noise reduction methods on the south side of the motorway, is encouraged.

Roadside Verges

The absence of pavements and the presence of grass roadside verges contribute to the rural appearance of the village. The roadside verges are mostly quite wide, particularly in Farleigh Lane

and parts of Up Street and are generally kept well mown. However, it is noted that the delayed maintenance of roadside verges and hedges can contribute to traffic calming by restricting line of sight. Low, brick retaining walls are sometimes used to prevent over-running of roadside grass verges. Residents surveyed preferred local red brick, flint or granite setts as driveway edging. Concrete kerbing or boulders were considered out of character.

HT05 – Pavements and loss of verges are considered undesirable.

HT06 – Where formal kerbing is absolutely essential, preference should be given to local red brick, flint or granite setts. Cement kerbing or boulders should not be used.

Road Signs

The combination of road signs on entering the village does not effectively emphasise the narrowness of the roads and the unsuitability for use by heavy goods vehicles. The excess of signs when leaving the Peak Copse roundabout for Dummer is confusing and probably contributes to the increased volume of traffic through the village. The southbound exit signage on the M3 suggests Dummer is the only useful exit when the A30 is often more suitable for traffic.

HT07 – Any changes to signage should ensure clarity and take into account possible improvements to existing signage.

Off-road parking provision enhances street scene in Down Street.

ARE YOU CONSIDERING A DEVELOPMENT OR EXTENSION?

This checklist and the references listed will assist you

■ Other than considering what you want to do and why, together with your budget and timeframe, initial research will often bring savings in time and money:

- Know your actual site boundaries; look at the proposed frontage; consider and photograph your existing property (if applicable) and think about how your proposals will relate to your neighbours
- Are the proposals in character, in keeping and scale with yours and adjacent properties in Dummer?
- Research legislation likely to apply – our reference list and this document give guidance
- Consider the Dummer Conservation Area Appraisal (see references list: no.39) and our maps, which will assist

■ Is your property listed? If so, special historic regulations apply (see references list: no.43 & 44). Contact the Conservation Officer at B&DBC.

■ Is your property unlisted but considered of historic environmental interest? (see references list: nos. 38 & 39.)

- If the property or the site has historic value, or is within the Dummer Conservation Area, special compliance may also apply

■ Look closely at the materials for walls and roofs, doors, windows, dormers and other property or site details (VDS –

Plots and Buildings section gives guidance). How do these relate to your existing building(s) and adjacent or similar properties within the village?

■ Consider the roofline, height and general scale of your proposals. What materials are you thinking of using? Are they in reasonable sympathy with both your immediate and the settlement surroundings and can they be improved or enhanced in character?

■ Visualise the impact of garages, parking and traffic, driveways, satellite dishes/aerials, security lighting, new garden schemes and new boundary provisions (see references list: nos. 6, 15, 18, 19 & 26). Consider whether these could prejudice the distinctive character of the Dummer parish, especially the street scene. Try to conserve trees, hedges and wildlife friendly environments (see references list: nos. 40, 42, 35 & 27).

■ When ready with your researched proposals, consult your architect, buildings advisor, specialists and experts. They should be familiar with, and able to give advice on, planning and building regulations and building control inspections that apply. Do they agree with your assessment of the impact of your proposed development and can they suggest further improvements?

■ Most important of all, talk to B&DBC Development Control Department, Dummer Parish Council and neighbours at an early stage in the development of any design. The Development Control Department at Basingstoke or the parish magazine will be able to give you contact details for the Clerk and Chairman of Dummer Parish Council if you do not know their identity. Two very useful points of contact are the Conservation

Officer (especially if your dwelling is listed) and the Trees Officer.

■ You are now ready to prepare your site plans for an accurate Planning Application. Remember that several regulations, controls and local policies will apply and that your costs will start here, so in-keeping design that will conserve and enhance, is often most appropriate.

Points of contact

Basingstoke and Deane Borough Council
Tel: 01256 844844
Email: info@basingstoke.gov.uk
Website: www.basingstoke.gov.uk

Dummer Parish Council
Email: dummer@hantsweb.org.uk
Website: www.hants.gov.uk/parish/dummer



Foundry House – previously blacksmith's cottage. 1772 dated panel.



Village Farmhouse.



Hipped roof above timber frame – The Cottage, Down Street.



Little Manor Farm.



Kempshott House, Stable Block.

LISTED BUILDINGS

Defined below, together with a brief description, are those buildings within the parish currently listed through English Heritage. They are also indicated on the maps. Where marked with an * the buildings are located outside the conservation area.

Note: Carrying out unauthorised work to a listed building is a criminal offence. This list cannot be considered definitive. Prior to commencing work, owners and interested parties should always check the listed status of a building with the local planning authority.

There are other important unlisted buildings referred to in the B&DBC Conservation Area Appraisal (see references list: no.39).

1. Glebe Cottage (Nos 1, 2 and 3), Down Street. Grade II. 18th c. Small terrace, 1-storey and attic, 3 windows, thatched, deep eyebrows, red brick Flemish bond, plain doors.

2. Kingsey Cottage, Down Street. Grade II. Early 19th c. 2-storeys, 2 windows, tile roof, brick dentil eaves, painted brick Flemish bond, stone cills, Victorian sashes, modern side porch, associated single-storey garage wing.

3. Little Manor Farmhouse, Down Street. Grade II. Early 19th c. and recent. 2-storeys with extension, hipped slate roof brick dentil eaves, red brick Flemish bond, rubbed flat arches, sashes in reveals, open pediment doorcase, pilasters & round-headed fanlight.

4. Barn at Little Manor Farm, Down Street. Grade II. 18th c. L-shaped timber frame 3 bays, aisle and narrower wing, straight struts, tie-beam to purlins and braces, corrugated iron roof, weather-boarded.

5. Mount Pleasant, Down Street. Grade II. 18th c. Row of cottages, now two, 1-storey and attic, 5 windows, thatched with 3 eyebrows, painted brick Flemish bond, some flint panels, small casements, 3 boarded doors, 1 open-gabled porch.

6. Well House, Down Street. Grade II. 17th and 20th c. 2-storeys and attic, 3 upper 5 lower windows, thatched, 3 eyebrows, exposed timber to north, bricknogged, weather-boarded outshot, modern brick porch with gable tile roof, brick-facing south elevation.

7. Lime Tree Cottage, Down Street. Grade II. Late 18th c. Externally with medieval cruck frame. 1-storey and attic, thatched, hipped to west, eyebrows with cills, red brick walling English and Monk bonds, casements, open-gabled tiled porch with trellis sides.

8. Wellhead, Down Street. Grade II. 1870. Rectangular timber frame with cross-bracing, lower open weather-boarding, upper slats, heavy axle, wide-rimmed wheel (for dog working?) hipped tile roof with scalloped bands.

9. The Old Rectory, Down Street, Grade II. c1850 built by W.J. Dunthorne. 2-storey Tudor style, steep slate roof, flint walling with stone dressings, quoins, hoodmoulds, plinth, gables with central doorway and pointed arch, massive attached stack to south with triple Tudor

patterned flues. (Recent award-winning enclosed swimming pool.)

10. All Saints Church. Grade I. c1200. 14th/15th/19th c. Chancel (early English) nave, west porch (15th c.) and large bell turret, interior nave rich in detail, plain deep porch with small cusped windows, pointed chancel arch (14th c.) with ogee tracery, small carved wood pulpit of 1380. Stained glass windows (1895 and 1898), Victorian octagonal font, plain red tile roofing, flint walls with brick abutments, stone dressings, weather boarded turret with low-pitched pyramid slate roof. Plain 18th and early 19th c. tombstones in churchyard now mostly illegible.

11. Dummer House. Grade II. 18th/19th c. 2-storeys and attic, front 3.5.3. windows, hipped slate roof, slightly projecting central pediment with sash, stucco walling, parapet, cornice and frieze, stone cills, plinth, sashes in exposed frames, later classical porch with 8-panelled door, wrought iron rails on porch with central motif.

12. Ivy Cottage and Stable Cottage, Up Street. Grade II. 18th/19th c. Formerly symmetrical single unit now 2 dwellings. 2-storeys, 5 windows, hipped tile roof, brick dentils with slate, painted brick, central wide opening with pilasters, cornice and brick pediment. Casements with later lead plaque, 2 plain doors within open-gabled rustic porch.

13. Albany Cottage, Up Street. Grade II. Late 18th/19th c. 1-storey and attic. 3 windows, half-hipped roof, 3 gabled dormers with tiles, painted brick Flemish bond, casements, Victorian half-glazed porch.

14. Foundry House, Up Street. Grade II. 1772. 2-storeys, 3 windows, red tile roof, half-hipped to south, brick dentil eaves, red brick walling with panels of blue headers, casements, 6-panelled, glazed door, dated panel.

15. Manor Farmhouse, Up Street. Grade II. 17th/18th/19th c. 2-storeys, older western half exposed timber frames, tile roofing, herring-bone brickwork, other red brick English and Flemish garden wall bonds, casements, early sashes and French window. Plain doors, outshots with low-pitched slate roofing.

16. The Cottage, Up Street. Grade II. 17th/early-19th/20th c. 1-storey and attic. 5 upper windows, thatched roof with eyebrows, red brick Flemish bond with blue headers, old metal casements. Modern brick porch with gabled tile roof.

17. Keepers Cottage (Nos 1 and 2), Up Street. Grade II. Late 18th/19th c. Old house with walls raised later (mid 19th c.), 1-storey and attic, 3 above 4 windows, tile roof, 3 gabled dormers, red brick walling Flemish bond with flint panels, casements, half-glazed door beneath hood on brackets.

18. Yew Tree Cottage, Up Street. Grade II. 18th/20th c. 1-storey and attic, 3 windows, modern tile roof, rear catslide, 3 flat-roofed modern dormers with cills, exposed timber frame, painted brick infill and other walling, casements, plain doorway with tiled hood.

19. Village Farmhouse, Up Street. Grade II. 18 c. 2-storeys, 3 windows, red tile roof, half-hipped at west, rendered walling, plinth, modern casements, gabled porch.

20. The Nook, Up Street. Grade II. 16th/17th/18th c. 1-storey and attic, irregular fenestration, timber framing with crucks, prominent steep thatch, hipped ends, eyebrow and dormer to west. Exposed frame indicates older middle part (c1425) with attachments at each elevation. Small casements. Plain doors in solid frames.

21. Tower Hill Farmhouse, Dummer Down Lane. Grade II. 17th/18th c. 2-storeys, 5 windows, tile roof half-hipped at east, brick dentil eaves, red brick walling Flemish bond with band of headers, brickwork bands above former doorway, modern casements. Exposed timber frame on north, mostly bricknogged, west and south front treatment similar. Modern brick porch.

22. Granary at Tower Hill Farm, Dummer Down Lane. Grade II. Early 19th c. Square frame on 9 staddles, weatherboarded walls and low-pitched slate roof.

23. Barn at Tower Hill Farm, Dummer Down Lane. Grade II. 18th c. Timber frame, 3 bays and 3 side aisles. Tall Queen post truss on stone bases, weatherboarded walls on brick bases. Corrugated iron roof with south side gable (former) entrance.

24. Bishops Cottage, Dummer Down Lane. Grade II. 17th/late 18th c. 2-storeys, 3 windows. Modern extension and porch. Thatched, hipped to north, timber frame with brick infill, English and Flemish bond, painted. Casements with brick dentil at eaves. Plain door to rear.

25. *Dummer Down Farmhouse, Duxford Lane. Grade II. 18th/19th c. 2-storeys and attic to front, 3-storeys and attic to rear. Symmetrical south-east front 3 windows, hipped tile roof, central dormers with casements, red brick English bond, flat arches, stone cills. Early 19th c. sashes. Later classical doorcase with windows, frieze and architrave. Late 19th c. dormers and side elevations of 2 windows linked to chimney stacks. Modern lower additions to rear, in style. Old cistern date 1704.

26. *Dummer Grange. Grade II. 17th/early 20th c. Site of grange of Waverley Abbey. H-plan with central porch, 2-storeys and attic, old tile roofing, red brick gable with modern extensions, casement windows and leaded lights.

27. *Dummer Grange Flat (was listed as outbuildings). Grade II. 1806/early 20th c. 2-storeys, L-shaped flint, red brick banded walled block, extension and barn conversion (dated beam), massive hipped tile roof.

28. *Southwood Farmhouse, Kempshott. Grade II. Early 19th c. 2-storeys and attic, red brick Flemish bond and band, extensions, feature windows and porch.

29. *Kempshott House, Stable Block. Grade II. Late 18th century and modern. 2-storey block, red brick Flemish bond, 1-storey extension, tile roof, clock in gable.

30. *Kempshott House, Kitchen Garden Wall. Grade II. Late 18th c. Red brickwork in Flemish bond with zigzag – north end of stable block.

DOCUMENTS REFERENCED IN THE CREATION OF THIS VILLAGE DESIGN STATEMENT

These documents among others were used to help develop this VDS. Supplemented by the suggested websites, these documents are recommended as some of the current legislation, policy guidance or useful reading relating to Village Design Statements, planning, development or environmental regeneration.

Key: References are listed from Governmental through regional, then local.

Abbreviations:

B&DBC = Basingstoke and Deane Borough Council
CC = Countryside Commission
DETR = Dept Environment Transport Rural Affairs (was DOE, DTLR now DEFRA)
HCC = Hampshire County Council
ODPM = Office of the Deputy Prime Minister
SPAB = Society for Protection of Ancient Buildings

Note: The shelf life of references is usually years and the most up-to-date version can be obtained direct or through publishers like HMSO.

1. CCP 473 – Design in the Countryside Experiments.
2. CCP 501 – Village Design Part 1 and Part 2.
3. CCP 418 – Design in Countryside Plans.
4. CCN – Focus on Bats.
5. CCN – Register and map of Open Countryside and Common Land (region 3).
6. DoE – Rural England – a nation committed to living in the countryside.
7. Govt Consultation of Legal Protection for Hedgerows.
8. DETR – PPG13 – Planning Policy Guidance – Transport.
9. DoE – Environmental Appraisal of Devt. Plans.
10. PPG15 – DoE Planning Policy Guidance – Planning & Historic Environment (Conservation Areas).

11. ODPM – Cost Awards in Planning Appeals.
12. ODPM – Guide to taking part in Planning Appeals.
13. ODPM – PPG17 – Assessing Needs and Opportunities – Open space, Sport & Recreation.
14. DETR – PPG12 – Planning Policy Guidance – Development Plans.
15. DETR – Householders Planning guidance – installation of satellite TV dishes.
16. DTLR – PPG7 – Implementation in relation to Diversification of Farm Businesses.
17. ODPM – 5th report on Standards – Planning Inspectorate (1998).
18. ODPM – Over the garden hedge – legal obligations on hedging.
19. ODPM – Lighting in the Countryside – Towards Good Practice.
20. OPDM – Local Plans and Unitary Development Plans.
21. Biodiversity – the UK Action Plan.
22. PPG2 – Green Belts.
23. PPG1 – DoE General Policy/Principles quality guidance.
24. DTLR – PPG3 – Housing 2000.
25. PPG5 – Countryside character (due reprint).
26. DTLR – Planning – a Guide for Householders (2002).
27. DTLR – Protected Trees.
28. DETR – Structure Plans – a guide to procedures.
29. Environment Agency – Best Farming Practices – Profit from good environment.
30. Environment Agency – Managing Flood Risks in Parishes.
31. HCC – Listed buildings & Special areas – guidance notes on repointing & mortar.
32. HCC – The Highway Environment – design guidelines for Special Areas.
33. HCC – Traditional Materials – guide to use of natural materials.
34. HCC – Parish of Dummer – statement of Rights of Way.
35. HCC – The Hampshire Landscape – A Strategy.
36. HCC – Amended map of Rights of Way – Parish of Dummer.

37. HCC – Hampshire Houses by Edward Roberts (May 2003).
38. B&DBC – The Historic Environment – Listed Buildings; Conservation Areas; Buildings of Local Interest (2003).
39. B&DBC – Conservation Area Appraisal & Map (October 2003).
40. B&DBC – Countryside design summary (2002.).
41. B&DBC – Tree Policy – 2000-2005.
42. B&DBC – Planning Controls in Conservation Areas.
43. B&DBC – Listed buildings – a guide to the law.
44. B&DBC – Information required as part of Listed Building consent Applications.
45. B&DBC – Planning and telecommunications.
46. B&DBC – Running a business from home.
47. B&DBC – Supplementary Guidance on Affordable Housing.
48. Building Regulations – Part L1 – If you replace domestic boilers.
49. Building Regulations – Guide to safety – garden walls etc.
50. Building Regulations – Outdoor adverts and signs.
51. Croner – Register of Planning Consultants.
52. Various articles from SPAB, Listed Owners & Thatched Living publications and approved VDS.

Useful websites:

www.basingstoke.gov.uk
www.countryside.gov.uk
www.defra.gov.uk
www.english-heritage.org.uk
www.hants.gov.uk
www.odpm.gov.uk

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