

# Ecchinswell, Sydmonton and Bishops Green

Design Guidance and Codes

Final Report

October 2022

## Quality information

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Introduction

# 01

The Old Vicarage, Echinswell

# 1. Introduction

**Through the Government's Neighbourhood Planning Programme led by Locality, AECOM was commissioned to provide design support to Ecchinswell, Sydmonton and Bishops Green Parish Council. This design code makes reference to emerging and draft documentation written by the Neighbourhood Plan Steering Group of the Parish Council who have been key to the realisation of this**

## 1.1 The purpose of this document

Design codes inform development proposals to provide guidance and clarity on design and reflect local character and preferences. Design codes exist to provide a framework for creating high quality places with high quality design standards, particularly for new developments. This design code is tailored to the Ecchinswell, Sydmonton and Bishops Green Neighbourhood Area and as such, is specific to the character of the place, views and aspirations of the local community.

A design code is one of a number of tools used by local authority to make planning decisions. The document sets out design requirements in a simple and concise way and should be referred to in the development application process.

The Government is placing significant importance on the

development of design codes in order to set standards for design upfront and provide firm guidance on how sites should be developed. It is intended that this report becomes an integral part of the Neighbourhood Plan and should be given weight in the planning process. The Government intends to make it clear that decisions on design should be made in line with design codes.

The Government's Planning Guidance (Ref. 1) defines design codes as:

*'... a set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area. The graphic and written components of the code should build upon a design vision, such as a masterplan or other design and development framework for a site or area. "*

## 1.2 The importance of good design

As the National Planning Policy Framework (NPPF) (Ref. 2) notes, *'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities'* (Paragraph 126).

Research, such as for the Government's Commission for Architecture and the Built Environment (now part of the Design Council), for example, The Value of Good Design (Ref. 3) has shown that good design of buildings and places can improve health and well-being, increase civic pride and cultural activity, reduce crime

and anti-social behaviour and reduce pollution.

This document seeks to harness an understanding of how good design can make future development as endearingly popular as the best of what has been done before.

Following an analysis of the Neighbourhood Area and good practice, those elements of good design are set out clearly as design codes which any development within the Ecchinswell, Sydmonton and Bishops Green Neighbourhood Area should follow in order to comply with this document.

### 1.3 Delivery

The design codes will be a valuable tool in securing context-driven, high quality development. They will be used in different ways by different actors in the planning and development process, as summarised in table 1.

Actors	How they will use the design guidelines
<b>Applicants, developers, &amp; landowners</b>	As a guide to community and Local Planning Authority expectations on design, allowing a degree of certainty – they will be expected to follow the Codes as planning consent is sought.
<b>Local Planning Authority</b>	As a reference point, embedded in policy, against which to assess planning applications.  The design codes should be discussed with applicants during any pre-application discussions.
<b>Parish Council</b>	As a guide when commenting on planning applications, ensuring that the design codes are complied with.
<b>Community organisations</b>	As a tool to promote community-backed development and to inform comments on planning applications.
<b>Statutory consultees</b>	As a reference point when commenting on planning applications.

**Table 01:** Delivery of the design codes.

## 1.4 Preparing the design code

In preparing this design code a number of steps have been followed to involve the Neighbourhood Plan Steering Group of the Ecchinswell, Sydmonton & Bishops Green Parish Council (ESBGPC) in the process and ensure their local knowledge has helped to inform the context and content of the design code, as well as to

ensure the design code meets relevant policy standards. This included an online meeting with Neighbourhood Plan Steering Group, a site visit, character assessment, preparation of draft report, revision of the document to take on board comments by Neighbourhood Plan Steering Group, review by Locality and issue of final report.

### Site Visit

Meeting with members of the Neighbourhood Plan Steering Group to discuss the focus of the design code, including guided tour around key settlements and landscapes in the Neighbourhood Area.

### Issue of Draft Report

Issue of draft report to the Neighbourhood Plan Steering Group for comments.

### Issue of Final Report

Issue of final design guidance for inclusion with the Neighbourhood Plan



### Initial Meeting

Initial contact and consultation with the group to discuss the scope of work and direction for the design code.

### Character Assessment

Summary of published character studies and identification of Neighbourhood Area character areas through the site visit and desk based research.

### Revision of Document

Revision of draft document based on comments from Neighbourhood Plan Steering Group and local community and review by Locality.

## 1.5 Glossary of key terms

The following list is a glossary of key terms used within this document and their definition in relation to this specific design code.

### **Green Infrastructure (GI)**

A network of natural or semi-natural landscape features, open spaces, public rights of way and watercourses which deliver social and environmental benefits.

### **Landscape Character**

Distinct and recognisable elements within a landscape area which make it unique and different from another area.

### **Local Landscape Character Area (LLCA)**

Geographical areas which exhibit the same landscape type at a local level.

### **Open Space**

Spaces which are deemed to have community significance in terms of recreation or visual amenity.

### **Visual Amenity**

Views and surroundings which create a backdrop to an area.

### **Neighbourhood Area**

The Neighbourhood Area, comprising all land within the Neighbourhood Plan boundary.

### **Typology**

A particular type of feature or element.

### **Ancient Woodland**

An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites.

## 1.6 Policy and design guidance

The following documents have informed this design code. These have been produced at a national, district or parish level. Any new development application should be familiar with these documents and make explicit reference to how each of them is taken into account in the design proposals.

### **2021 National Planning Policy Framework**

#### **Ministry of Housing, Communities and Local Government (MHCLG)**

Development needs to consider national level planning policy guidance as set out in the National Planning Policy Framework (NPPF) and the National Planning Policy Guidance (NPPG). In particular, NPPF Chapter 12: Achieving well-designed places stresses the creation of high-quality buildings and places as being fundamental to what the planning and development process should achieve. It sets out a number of principles that planning policies and decisions should consider ensuring that new developments are well-designed and focus on quality.

### **2021 National Design Guide**

#### **Department for Levelling Up, Housing and Communities (DLUHC) & MHCLG**

The National Design Guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice.

### **2021 National Model Design Code**

#### **DLUHC & MHCLG**

This report provides detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on 10 characteristics of good design set out in the National Design Guide. This guide should be used as reference for new development.

### **2020 Building for a Healthy Life**

#### **Homes England**

Building for a Healthy Life (BHL) is the new (2020) name for Building for Life, the government-endorsed industry standard for well-designed homes

NATIONAL LEVEL

and neighbourhoods. The new name reflects the crucial role that the built environment has in promoting wellbeing. The BHL toolkit sets out principles to help guide discussions on planning applications and to help local planning authorities to assess the quality of proposed (and completed) developments, but can also provide useful prompts and questions for planning applicants to consider during the different stages of the design process.

The 12 considerations in the BHL toolkit directly correlate to the Design Codes set out within this document. For example: *Back of pavement, front of house* in BHL relates to Codes 04 and 05 *Building Line and Boundary Treatments* and *Architectural Details and Materials*, in addition *Green and Blue Infrastructure* in BHL relates to *Code 02 Green Infrastructure and Open Space*.

The Design Codes in this document can be found in section 5.

## 2007 Manual for Streets

### Department for Transport

Development is expected to respond positively to the Manual for Streets, the Government's guidance on how to design, construct, adopt and maintain new and existing residential streets. It promotes streets and wider development that avoid car dominated layouts but that do place the needs of pedestrians and cyclists first.

NATIONAL LEVEL



### **North Wessex Downs Area of Outstanding Natural Beauty Integrated Landscape Character Assessment 2002**

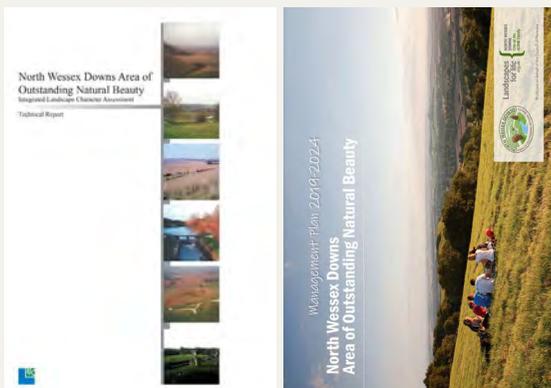
#### **North Wessex Downs Area of Outstanding Natural Beauty**

The North Wessex Downs AONB covers the southern extent of the Neighbourhood Area, relevant documents on the AONB should be referred to when designing future developments. This includes the Integrated Landscape Character Assessment which references all the features and attributes that contribute to the special and distinctive character of the North Wessex Downs AONB. These include the physical, ecological, visual, historic and cultural forces that have shaped the present day landscape.

### **North Wessex Downs Area of Outstanding Natural Beauty Management Plan 2019-2024**

#### **North Wessex Downs Area of Outstanding Natural Beauty**

The Management Plan is intended to guide the relevant activities of local authorities as well as Government agencies, businesses, communities and individuals in the North Wessex Downs.



### **Basingstoke and Deane Borough Council Local Plan 2011-2029**

#### **Basingstoke and Deane Borough Council**

The Neighbourhood Area is located in the Borough of Basingstoke and Deane therefore the local plan should be referred to when designing new developments. The adopted Local Plan forms part of the statutory development plan for the borough. It sets out the council's vision and strategy for the area until 2029 and will provide the basis for decisions on planning applications.

### **Basingstoke and Deane Landscape Character Assessment 2021**

#### **Basingstoke and Deane Borough Council**

The Basingstoke and Deane Landscape Character Assessment provides a review of landscape character for the borough's landscape. The document sets out a series of character types and identifies twenty landscape character areas. Types and areas are described in detail and summarised into key characteristics. The document sets out the key characteristics of the landscape which will help guide spatial planning and development decisions within the Borough.

### **Conservation Area Appraisal Echinswell 2003**

#### **Basingstoke and Deane Borough Council**

Echinswell Conservation Area falls within the Neighbourhood Area boundary, therefore development within this location should be sensitive in design and use the appraisal as a guide. The document identifies the qualities or elements that form particular characteristics or appearance should be preserved or enhanced, especially when considering planning applications.

**Heritage Supplementary Planning Document 2019**

**Basingstoke and Deane Borough Council**

This document provides guidance in determining planning applications relating to the historic environment in Basingstoke and Deane.

**Landscape, Biodiversity and Trees Supplementary Planning Document 2018**

**Basingstoke and Deane Borough Council**

This document sets out guidance on how landscape, biodiversity, and tree considerations should inform new development in relation to local context and character to support planning applications.

**Design and Sustainability Supplementary Planning Document 2018**

**Basingstoke and Deane Borough Council**

This document sets out guidance in order to support the achievement of high quality sustainable development, which responds positively to the context.



Context

02



# 2. Context

## 2.1 Location and area of study

The Neighbourhood Area is situated within the administrative parish of Ecchinswell, Sydmonton and Bishops Green, Basingstoke. It is situated five miles south of Newbury station and two miles north-west of Kingsclere.

The long and narrow Neighbourhood Area is approximately 1,740 hectares in size. The Neighbourhood Area includes approximately 1200 residents and 450 homes according to Ecchinswell, Sydmonton and Bishops Green Parish Council. Settlements in the Neighbourhood Area include Bishops Green to the north, Brock's Green and Ecchinswell in the middle, and Sydmonton and Hare Warren to the south. Bishops Green and Ecchinswell are the main settlements with the others formed from a small number of isolated dwellings.

Landform gently rises from the north of the Neighbourhood Area reaching a peak in the south where the landform undulates. A distinct ridgeline forms a locally distinctive landscape feature and has been made famous by the 1972 Richard Adams' novel Watership Down.

The numerous springs which emerge between the permeable chalklands to the south and the impermeable clay form north-south tributary streams which flow into the River Enborne north of the Neighbourhood Area. Several streams originating from these springs run through the lower lying areas of the Neighbourhood Area, namely the Ecchinswell Stream. The Ecchinswell Stream

is an important feature which provides Ecchinswell Village with its characteristic waterside setting. Many streams within the Neighbourhood Area form field boundaries and are often covered by hedgerow planting. Small ponds from these series of streams can be found in wooded areas between arable fields, Ecchinswell Village and Sydmonton Court Estate.

The main roadway through the Neighbourhood Area is the Ecchinswell Road which runs north to south, connecting the A339 to Kingsclere Road. Settlements are concentrated along Ecchinswell Road except Sydmonton which is more isolated to the south-west.

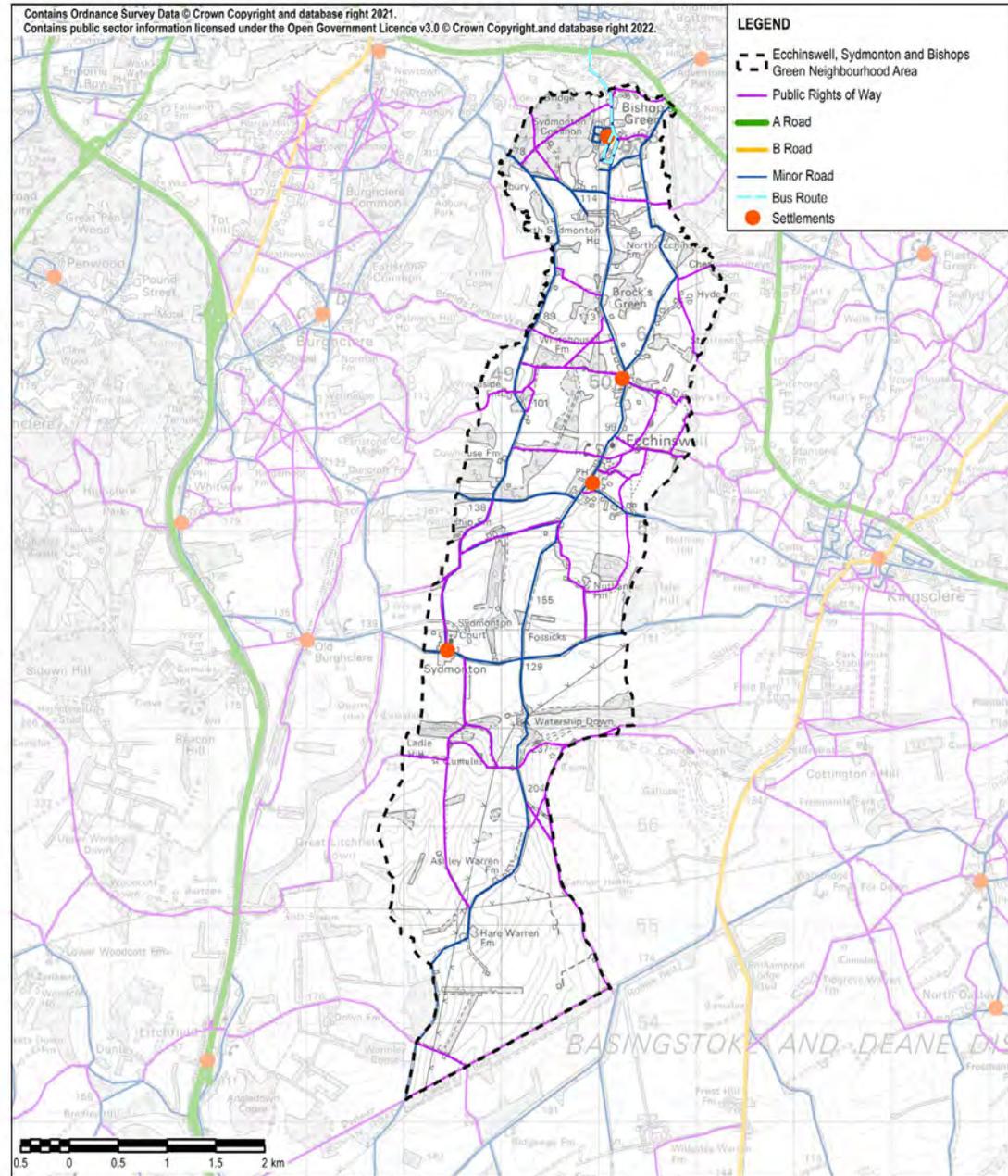
Public transport within the Neighbourhood Area is limited. Bus services are infrequent and restricted. There are no train stations, with the closest station in Newbury. Residents are therefore heavily reliant on car travel for work, shopping and other activities. Those who do not drive or cannot drive are dependent on family and friends for transport.

Several public rights of way (PRoW) connect the Neighbourhood Area to the wider countryside, including the 70 mile long Wayfarer's Walk which runs north south from Inkpen Beacon (Inkpen is a small village in West Berkshire south east of Hungerford and is 11 miles from Ecchinswell) to Emsworth (east of Portsmouth). This route lies within the Neighbourhood Area and The North Wessex Downs Area of Outstanding Natural Beauty (AONB).

Another well used PRoW is the Brenda Parker Way with is a long

distance path across North Hampshire, passing through the Neighbourhood Area between Burghclere and Kingsclere.

PRoWs increase in density around the key settlements in the north of the Neighbourhood Area providing recreational links to the wider countryside. However, PRoWs do not serve as connections between or within villages for essential services and hence creates a challenge of walking and cycling along narrow lanes to access these services.



F.1

Figure 01: Echinswell, Sydmonton and Bishops Green Neighbourhood Area.

## 2.2 Historic evolution

The Neighbourhood Area has a rich and varied historic past and new elements. Influences still exist in the physical and cultural connections between the community and the landscape today.

Throughout history, the landscape has provided food, economic and recreational opportunities to the local population, and is therefore highly valued. The soil is rich loam and the subsoil is gravel and chalk. Woodland, common heath and open land, mostly medieval in origin, were divided into small and irregular fields. These fields are thought to be a sign of the expansion of private farmland into shared woodland and common in the 13th century, necessitated by existing farmland becoming insufficient to support a rising population. The main crops are wheat, barley and oats. Watercress was previously grown in the Neighbourhood Area.

The name Ecchinswell may have originated from the Old Saxon word 'eikena', meaning oak (thus describing the well by the oaks). The village of Ecchinswell, along with Sydmonton, formed part of the Parish of Kingsclere until 1852.

The village of Ecchinswell has evolved as a linear settlement with irregular and loosely formed clusters of buildings. There is perhaps one planned area, consisting of a regular row of houses. The village has developed around two foci with the Church of St Lawrence located between the two. The southern focus is the more historical centre of the settlement, formerly containing the original church within the village. The northern focus has developed around

Ecchinswell House and Malthouse Farm, spreading to the north to centre on a pond.

During the 18th and 19th centuries field boundaries became larger and more uniform in shape through consolidation of existing, historic enclosures into larger holdings, usually to enable more efficient, mechanised arable agriculture. Due to this there were areas of redundant land allowing for the spread of paddocks, housing expansion and woodland planting.

This has continued into the 20th and 21st centuries with larger field sizes and small pockets of residential development within the village. Paddocks for horses now dominate parts of the Neighbourhood Area.

The village of Bishops Green originally consisted of only a few cottages and farms scattered along the local road on the edge of Adbury Park. Following the Second World War the Ashlands Estate was built and then some years later, the Eagle Road estate to accommodate American Air Force personnel based at Greenham Common. In 2005 the northern part of Bishops Green was completely redesigned and rebuilt, around a central green. The 95 original properties were demolished and replaced by a mix of rental and private accommodation including a new village hall and shop.

In the late 11th century Sydmonton formed part of the estates of Romsey Abbey. The 1757 estate map shows a nucleated village located around the church to the south of Sydmonton Court. The house, church, stables and kitchen gardens with the farm comprise

the core of the original village. All current buildings and structures within Sydmonton are now privately owned.



F.2

Figure 02: Echinswell Mill

**1086**

At the time of the Domesday Book Ecchinswell Village Core was called 'Eccleswelle' and the land was used for 'supplies for the monks of Winchester'.

Sydmonton was referred to as a scattering of houses and farms, including Sydmonton Court, set at the foot of the Downs

## 11th Century



## 16th

The Grade II\* listed Sydmonton Tudor Manor House was built by the Kingsmill family following the dissolution of the monasteries by Henry VIII. The house has been modified several times since.



**19th Century**

Ecchinswell and Sydmonton separated from the Parish of Kingsclere in 1852.

Church of St Lawrence in Ecchinswell was demolished and rebuilt on higher ground to the north 1885-6. New location is between the two parts of the village.

## 19th Century



## 1940-1950

Ecchinswell Village Core expanded with the creation of council estates in the late 1940s and early 50s.

Bishops Green was developed for air force personnel from the nearby Greenham Common Air Base.



**1970**

Ecchinswell Village Core extended with a new social housing by Vivid Housing.

## 1970



**1972**

The North Wessex Downs was designated as an Area of Outstanding Natural Beauty

**1996**

Village Hall at Ecchinswell Village Core was rebuilt with an adjacent play area added.

**Mid 1990s**

New housing development at Palmers Yard in Ecchinswell Village North.

1972

1990-2000

1990

**1990**

Ecchinswell Village Core became a designated Conservation Area

21st Century

**2005**

The northern half of Bishops Green estate (Ash Road) was rebuilt including 2 to 3 storey houses and flats.

## 2.3 Landscape, Ecology & Heritage Designations

The Neighbourhood Area supports many features which positively contribute to the biodiversity and historic narrative of the place. Historical assets mark the passing of time as well as important historical and cultural events of national and local importance. The Neighbourhood Area includes several statutory designations, including:

- The North Wessex Downs AONB, comprising of dramatic steep chalk land scarp slopes, medium scale mosaic of mixed farmland and relatively small, but numerous copses and areas of broadleaf woodland blocks;
- 16 ancient woodlands;
- 53 listed structures, including Ecchinswell School House, Sydmonton Court, Church of St Lawrence and The Old Tannery.
- Part of an unfinished hill fort, a saucer barrow scheduled monument which lies on the western boundary of the Neighbourhood Area at Ladle Hill.
- Ecchinswell Conservation Area
- A number of priority habitat deciduous woodlands, predominately located in the northern 3/4 of the Neighbourhood Area.

### The North Wessex Downs AONB

An Area of Outstanding Natural Beauty (AONB) is a designated exceptional landscape whose distinctive character and natural beauty are precious enough to be safeguarded in the national interest.

The NPPF provides specific planning guidance for development planning and decision-making in relation to AONBs. It confirms that great weight should be given to conserving landscape and scenic beauty, and that AONBs have the highest status of protection in relation to landscape and scenic beauty. AONBs and their management plans are material considerations in planning.

The North Wessex Downs AONB covers the southern extent of the Neighbourhood Area starting at the southern edge of Ecchinswell Village Core.

### Ancient Woodland

Ancient woodlands are of national importance. They are defined as areas of woodland that have persisted since 1600 in England and Wales.

Ancient woodlands typically have little urbanisation and therefore have developed unique and complex ecosystems which are

irreplaceable. Ancient woodlands are identified and protected under the NPPF (Ref. 2). This document should be referred to for guidance on building in proximity to ancient woodland sites.

### **Ecchinswell Conservation Area**

The Neighbourhood Area includes The Ecchinswell Conservation Area which was designated in 1990 by Basingstoke and Deane Borough Council in recognition of the special architectural and historic interest of the village and its character continues to be preserved.

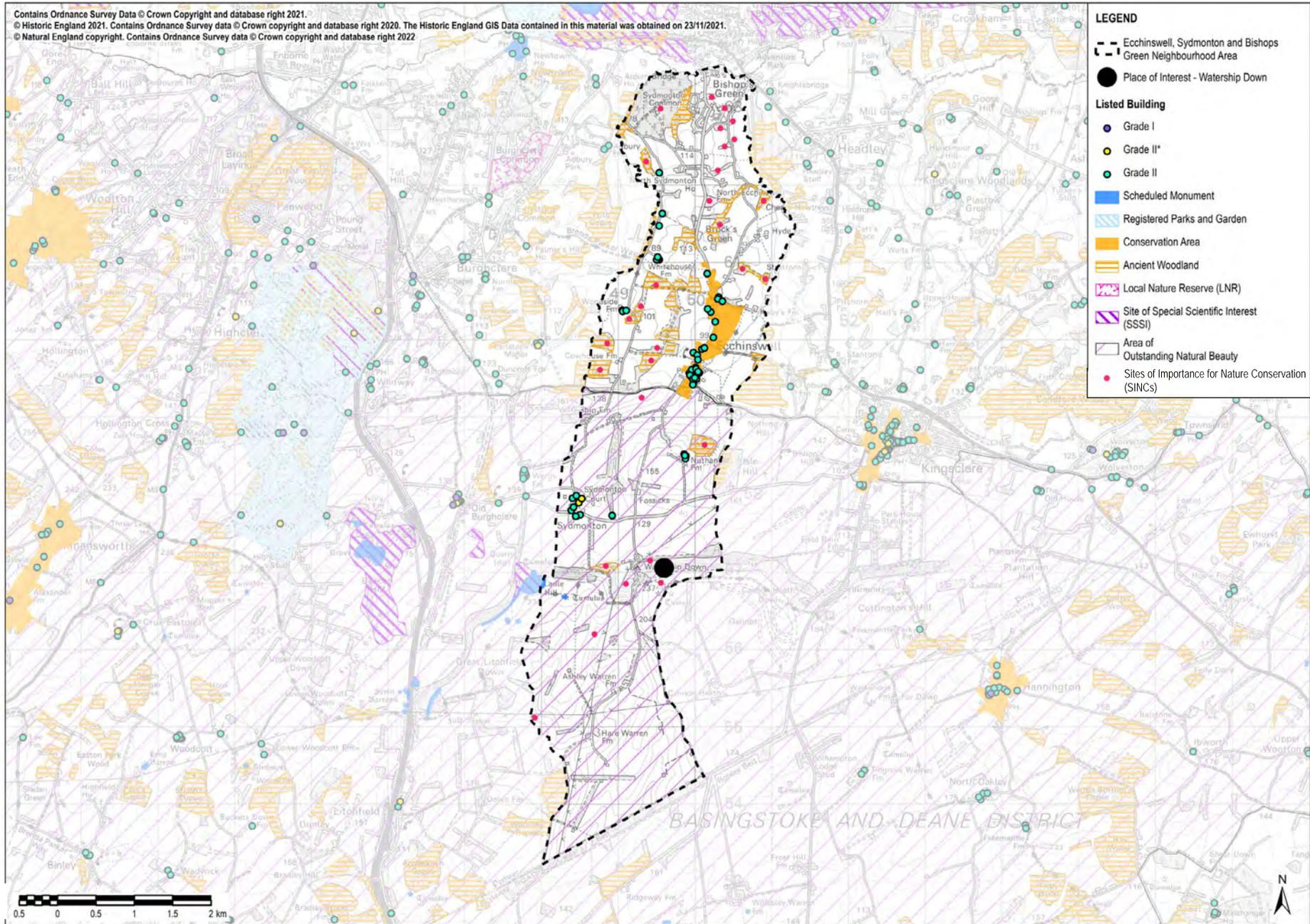
### **Sites of Importance for Nature Conservation (SINCs)**

SINCs are sites of substantive nature conservation value. They are a non-statutory designation but they are vital for enabling the planning system to recognise, protect and enhance special sites.

The Neighbourhood Area contains a large number of SINCs (over 25 sites). Most of which are copses or small woodlands, some are also designated ancient woodlands.

### **Other Designations**

The Neighbourhood Area does not contain any Local Nature Reserves (LNRs), Site of Special Scientific Interest (SSSI) or Scheduled Monuments however there are several in the vicinity.



**Figure 03:** Landscape, Ecology and Heritage Designations.  
 Prepared for: Ecchinswell, Sydmonton and Bishops Green Parish Council



F.4

**Figure 04:** View of Watership Down within the AONB

## **2.4 Consultation**

### **2.4.1 September 2021 Community Consultation**

The parish of Ecchinswell, Sydmonton and Bishops Green hosted a community consultation event with local residents at two locations within the Neighbourhood Area, Ecchinswell and Bishops Green Village Halls, on the 24th and 25th September 2021.

Around 100 residents from the parish took part in these consultation events which built on the inputs from other residents who contributed their opinions via earlier pop-up events.

### **2.4.2 May 2022 Community Consultation**

The parish hosted a second community consultation event on the 26th, 27th and the 28th May 2022.

A total of 119 residents attended the consultation and filled in a questionnaire form.

### **2.4.3 Consultation Results**

The consultations produced a variety of responses from residents which were of relevance to this Design Code. Some of those responses have been summarised below:

#### **Economic and Leisure**

Support for countryside access and for various (improved/more) sport/leisure and social opportunities. A few ideas included farmers markets and craft market.

#### **Housing**

Large majority of residents want to see some but not a lot of housing development (10-30 homes) with a focus on homes that are a) affordable and/or suited to the elderly and b) in keeping with the rural environment. Universal rejection of larger scale area(s) of 50+ new homes.

#### **Transport**

Support for improvements to local public transport networks and measures to reduce speeding and level of traffic. Call for improved cycle networks in and around the Neighbourhood Area.

#### **Green Space**

Strong support (99%) for proposals which protect/ enhance the local natural environment and access to green space. Calls for community gardens/orchards, tree/wild flower planting and allotments in Bishops Green.

Character Assessment

03

Woodpecker Cottage, Eochinswell

WOODPECKER  
COTTAGE

# 3. Character Assessment

This section outlines the broad physical, historical and contextual characteristics of the Neighbourhood Area. Character assessment is a tool for identifying the patterns and individual combinations of features that make a place special and distinctive. This Design Code focuses on the character of the main settlements, whilst also describing the rural landscape within which it sits. The features introduced in this section are later used to inform Design Codes.

## 3.1 Existing Character Assessments and Design Guidance

This report is informed by other studies relevant to the local area as follows:

- National Character Area (NCA) 129: Thames Basin Heaths. 2014 (Ref. 16)
- National Character Area (NCA)130: Hampshire Downs. 2014 (Ref. 17)
- Basingstoke and Deane Landscape Character Assessment. 2021 (Ref. 9)
- North Wessex Downs AONB Integrated Landscape Character Assessment 2002 (Ref.14)
- Ecchinswell Conservation Area Appraisal. 2003 (Ref. 10)
- Basingstoke and Deane Design and Sustainability Supplementary Planning Document. 2018 (Ref. 13)

## **3.2 Area-wide Character Assessment**

### **3.2.1 Settlement Pattern**

The settlement of the Neighbourhood Area has developed over many hundreds of years and this is reflected in its pattern and character. The settlement pattern was influenced by agriculture and related farmsteads. Many of these farms were small in size and scattered along a primary road, Ecchinswell Road. Many of these farmsteads grew with the increasing population and need for farm workers which gave rise to the separate nucleated settlements of Bishops Green, Ecchinswell and Sydmonton.

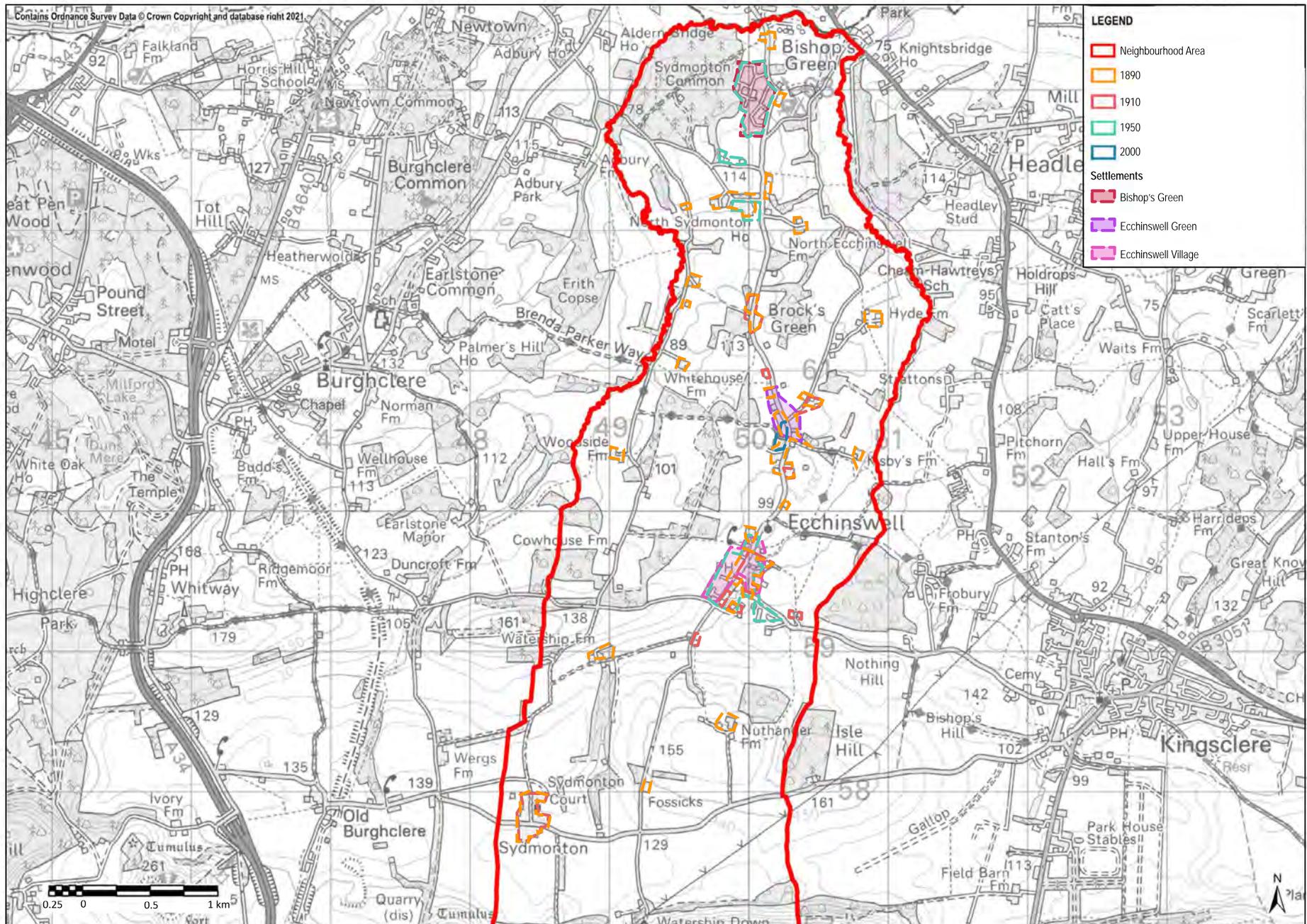
Ecchinswell has evolved as a linear settlement with irregular and loosely formed clusters of buildings. The settlement has developed in two locations with scattered individual buildings and housing being found between the two. These two settlements within Ecchinswell have slightly differing characteristics and development histories. Within this report the two settlements are named Ecchinswell Village North and Ecchinswell Village Core, Ecchinswell Village Core is larger in size and contains larger housing developments and the primary school and village hall.

Ecchinswell Village North remains small with individual or small groups of houses being added to the settlement within the last century. In contrast Ecchinswell Village Core has grown with larger developments and contains a vast array of housing ages, sizes, styles and types.

Bishops Green originally consisted of only a few cottages and farms scattered along a local road. It was extended in the Second World War and has been partially redeveloped in 2005. Rooksfield along the southern edge of the village, contains a number of private bungalows and a plot designated for traveller usage.

Sydmonton has a nucleated form in a parkland setting, with the original village formed around the church to the south of Sydmonton Court. The main phase of development occurred between 1780 and 1900. Sydmonton village included Sydmonton House and Farm, church, stables and kitchen gardens. The estate was associated with one family for over 400 years and has continued to be in private ownership after it was sold by the family in 1978.

Within this report Sydmonton is not identified separate character area and is included within The Clere Scarp.



**F.5 Figure 05:** Historic settlement change across the settlements of Sydmonton, Bishops Green, Ecchinswell Village North and Ecchinswell

Prepared for: Ecchinswell, Sydmonton and Bishops Green Parish Council

### 3.2.2 Green Infrastructure (GI) & Open Space

The Neighbourhood Area contains a large area of broad leaf woodland which is mainly ancient woodland. Woodland and hedgerows bordering open agricultural land are the dominant vegetation features creating a distinctive enclosed character and wooded skyline to the Neighbourhood Area. Settlements all have a close relationship with the surrounding landscape which adds to the historic and rural character of the Neighbourhood Area due to its importance in livelihoods, cultures and traditions over time.

Wooded landscapes are less frequent in the southern part of the Neighbourhood Area within the North Wessex Downs AONB.

Numerous footpaths and bridleways connect the Neighbourhood Area to the wider countryside. These are typically concentrated in and around settlements although footpaths within and between settlements are uncommon. The most evident of which is the lack of a footpath between Ecchinswell Village North and Ecchinswell Village Core.

Ecchinswell, Sydmonton and Bishops Green Parish Council has created a leaflet, 'Exploring Ecchinswell', in partnership with Hampshire County Council providing details of several walks in and around the Neighbourhood Area.

Agricultural land and woodland dominate the Neighbourhood Area however there are a few local open spaces within the individual

settlements.

These are:

1. Eagle Road Recreation Area - Bishops Green
2. Beech Road Recreation area- Bishops Green
3. Harrier Road open space - Bishops Green
4. Ecchinswell Pond - Ecchinswell Village North
5. Methodist Church Yard - Ecchinswell Village North
6. St Lawrence's Church Yard - Ecchinswell
7. Village Hall Play Park & Recreation Ground - Ecchinswell Village Core
8. War Memorial area - Ecchinswell Village Core
9. Old Church Yard - Ecchinswell Village Core
10. Digweeds - Ecchinswell Village Core



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**Figure 06:** View across North Sydmonton to Ecchinswell

**Figure 07:** Hedgerow enclosed roads

**Figure 08:** Ecchinswell Pond

**Figure 09:** Wayfinding sign

### 3.2.3 Building Typology

The Neighbourhood Area comprises a range of different building types. Building use is predominantly residential, interspersed with agricultural and equestrian premises. Ecchinswell Village Core and Bishops Green contain commercial and civic amenities including a shop in Bishops Green and the Royal Oak Public House in Ecchinswell Village Core. Bishops Green and Ecchinswell Village Core also have village halls. The Church of St. Lawrence is located between the two parts of Ecchinswell.

Typically, residential buildings within the Neighbourhood Area are detached or semi-detached houses, however terraces are a common typology in Bishops Green and Ecchinswell Village Core. These were often built to house a workforce, either agricultural labourers in Ecchinswell or in Bishops Green air base staff. There are a number of large detached houses with ancillary buildings and gardens outside the main settlements.

Plot sizes vary within settlements, with older detached properties occupying large plots compared to terrace or semi-detached properties occupying more modest plots. This is reflected in more recent developments, although overall the scale of the plot has reduced reflecting the lack of availability of land. This wish to increase densities is reflected in the Ash Road development in Bishops Green, however flats and closely packed semi-detached properties are considered out of character within the Neighbourhood Area.

Rooksfield Road south of Bishops Green contains a series of bungalows which are uncommon within the Neighbourhood Area. It also includes a plot of land designated to traveller occupation.

The influence of settlement expansion is noticeable in the orientation of buildings to the road, green space, spatial layout and plot size. Individuality in terms of built form contributes to the character of the settlements and illustrates building styles at different periods. Settlement expansion over time has been achieved with varying success, the Palmers Yard and Eagle Road developments for example, are considered to be a good example of development, due to the scale and orientation of buildings, access to outdoor space and greenery, the Ash Road development in Bishops Green is considered less successful.



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**Figure 10:** Housing along Ecchinswell Road in Ecchinswell Village North.

**Figure 11:** Ecchinswell School and School House. Grade II listed in Ecchinswell Village Core

**Figure 12:** The Royal Oak Public House in Ecchinswell Village Core.

**Figure 13:** Ecchinswell Village Hall.

## **Building Density**

Building density is a key aspect affecting character within the Neighbourhood Area. Dwellings per hectare (dph) vary between settlements and between developments within settlements, due to the addition of buildings and estates over time. Typically, building density is low, contributing to the distinctive rural character of the Neighbourhood Area.

Typical dwellings per hectare for the 3 main settlements, are as follows:

**Bishops Green - 27 dph**

**Ecchinswell Village North- 11 dph**

**Ecchinswell Village Core - 9 dph**

(Gross Density)

New residential developments have integrated with local context with varying success. Palmers Yard in Ecchinswell Village North is considered a good example of residential building density, at 18 dph. Although Palmers Yard is higher than average for the village, the development provides adequate plot sizes as well as parking and outdoor space per home. Another positive example of development is Eagle Road in Bishops Green with 21 dph. Houses, typically arranged in groups of 4, have ample gardens and areas

of public green space between properties which prevents the development from feeling overcrowded. By comparison Ash Road, Bishops Green, at 33 dph is considered to be too dense in relation to the local dph of the village. Density of built form is greater than average and the development does not provide adequate outdoor space per property.

There has been a trend within the Neighbourhood Area towards infilling as historic large plot sizes offer the opportunity to add dwellings within current settlement boundaries.



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**Figure 14:** Variety of housing types including flats and semi-detached properties in Ash Road, Bishops Green.

**Figure 15:** Terrace housing in Eagle Road, Bishops Green.

### 3.2.4 Building form and layout

Rows of terrace houses and detached dwellings lining the linear main roads are common within the Neighbourhood Area. Ecchinswell and Bishops Green developments containing terrace housing commonly include blocks of 4 terraces perpendicular to the road network. Development in the 20th century following the creation of social housing saw an increase of curvilinear loop patterned road layouts and cul-de-sacs with a variety of semi-detached and detached properties, this is evident in Palmers Yard, Oakfields Close and White Hill, Ecchinswell. This style of housing development can negatively affect the connectivity between housing developments and local facilities if they do not provide through-routes. As a result, sustainable travel choices, such as walking and cycling, are limited.

Cul-de-sac developments in Ecchinswell Village Core and Bishops Green provide footpaths that link the developments together, this should be replicated with any and all new cul-de-sac developments.



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**Figure 16:** Aerial image of cul-de-sacs accessed from Oakfields Close and White Hill, Ecchinswell Village Core, illustrating provision of pedestrian permeability.

### 3.2.5 Architectural Design & Building Materials

The Neighbourhood Area comprises of a variety of building forms, architectural detailing and materials. Some buildings within the Neighbourhood Area are recognised with statutory listings and designations due to their architectural quality and historic value. Many others, typically within the conservation area of Ecchinswell, are considered to be important to local character but are not officially listed.

Built form in the Neighbourhood Area consists of a range of materials. Ecchinswell's buildings are characterised by two building traditions: timber frame and thatch from the 16th, 17th, and early 18th century; and red, often decorative, brickwork of the 18th, 19th and 20th centuries.

Some timber-framing is still apparent in older buildings within Ecchinswell Village. This building design is often found alongside sweeping thatched roof slopes on listed buildings, such as Riverside Cottage in Ecchinswell Village Core, but also on dwellings which have later been brick infilled or thatch replaced. Red brick and timber frames were the dominant building materials for the farmsteads and their worker's cottages from which the present day settlements grew.

A significant number of buildings within the Neighbourhood Area have brickwork in Flemish bond with blue headers and a selection of these buildings use a variety of red hued bricks to create



F.17

**Figure 17:** Flint agriculture barns at Hare Warren.



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**Figure 18:** Distinctive housing style for the houses in Eagle Road in Bishops Green originally built to house USAF officers.

patterns. These buildings add to the characteristics of Ecchinswell Village.

Frontage cladding became popular in the mid to late 20th century. Dwellings on Oakfields Close were built in the late 1940s and early 1950s and are characterised by patterned red clay tile cladding at the front of houses. At the same time dwellings within the Eagle Road Estate at Bishops Green comprised of redbrick and horizontal black weather board cladding.

A small collection of buildings throughout the Neighbourhood Area include flint walls, these buildings include Ecchinswell Primary School and the Church of St Lawrence. Flint walled buildings are still being built as shown in two new dwellings opposite Ecchinswell School with a flint decorated facade and a large contemporary dwelling on the outskirts of Ecchinswell Village Core built using flint.

Development within the 21st century has seen the introduction of coloured rendering mixed with traditional red brick. This is typically a white or cream colour covering part or the entirety of a building facade. This style of property is mainly found within the Ash Road development of Bishops Green.

Roofing materials vary throughout the Neighbourhood Area typically between red clay and slate roof tiles. Roofs have a range of styles including hip, gable, cross gable or dormer in style, and often relate to period of development and style chosen by developer rather than follow a characteristic form of the Neighbourhood Area.



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**Figure 19:** Red brick housing with porches within Bishops Green.



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**Figure 20:** Red Clay tile cladding, Ecchinswell Village Core.

Instances of flat roofs exist on some garages within Ecchinswell Village Core. Working agricultural buildings tend to have corrugated roofs however many original agricultural buildings have been converted to dwellings and their roofs are often tiled.

Sash and casement windows are the dominant window type, particularly in older properties. Bay windows are uncommon but can be seen on older cottages such as Quarry Cottages, Sydmonton. Window styles vary in size and shape per property contributing to the distinctive character of the Neighbourhood Area.

Pitched roof porches are common throughout the Neighbourhood Area, these vary from being open or red brick enclosed. However houses within Oakfields Close in Ecchinswell have flat roof porches.

Buildings outside of the settlements of Ecchinswell Village Core, Ecchinswell Village North, Bishops Green and Sydmonton are commonly larger in size and vary between commercial and residential usage. These buildings are often timber framed redbrick or flint terrace farmer cottages, farm outbuildings, manor estates or large individual dwellings. The use of materials and architectural features reflect the nearby settlements. Several of these buildings are listed and contribute to the individuality and distinctiveness of the place and local character.

Newer developments tend to exhibit a uniformity in architectural style and detailing which contrasts with the more varied historic use

of architectural detail and materials. However, where efforts have been made by developers to vary architectural details and styles the resultant development appears to be more integrated into the surrounding local context.



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**Figure 21:** Bramley Cottage, Ecchinswell Village Core, an example of patterned red brick.

**Figure 22:** Riverside Cottage, Ecchinswell Village Core, a property featuring timber frames and thatched roofing.

**Figure 23:** A modern property inspired by traditional building materials, flint, weatherboarding and red clay tiles.

**Figure 24:** Woodpecker Cottage, Ecchinswell Village North, timber framed.

**Figure 25:** Modern dwelling in Bishops Green of brick construction with render detailing..



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### 3.2.6 Building Line and Boundary Treatments

Building lines and their boundaries vary across the Neighbourhood Area. Older properties are typically set back from the road with front gardens and off-road parking provision, however the size of outdoor space varies. Newer properties typically have smaller plot sizes with housing frontages closer to the road and minimal parking provision. However there are exceptions with some older properties in Ecchinswell Village Core abutting the main road through the village.

Within settlements most properties in the Neighbourhood Area face onto the roads with some exceptions including the terraces within the Eagle Road development, Bishops Green.

Boundary treatments vary across the Neighbourhood Area and include hedges, fencing and railings.



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**Figure 26:** Metal fencing in Bishops Green.

**Figure 27:** Low wooden fences and grass verges in Bishops Green.

**Figure 28:** Hedge boundary in Ecchinswell.

**Figure 29:** Wooden fencing used in Ecchinswell.

### 3.2.7 Parking & Utilities

Parking is a widespread concern within the Neighbourhood Area with settlements having limited and insufficient parking facilities. Settlements have a mix of private driveways, shared parking bays and optional garages for off-street parking. Narrow roads and lanes in some places make on-street parking self restricting, however it is still widespread in some places and can affect access through the Neighbourhood Area. Most noticeably on-street parking occurs in dense housing developments which only provide one or two parking bays per household in a shared area. Potentially as a result of the lack of alternative transport it is common to have two or more cars per household. The need for personal transport is escalated by the lack of local amenities, with leisure and medical facilities being outside the Neighbourhood Area. Non-residential parking provision is typically available at community buildings such as Ecchinswell Village Core Hall.

Modern utilities are visible around the Neighbourhood Area including telegraph poles, overhead lines, television aerials and bins however they do not detract from the rural setting. Street lighting is evident in the larger housing developments, however does not exist along some single track lanes and is often absent in Ecchinswell Village North, which limits light pollution and retains the rural character.



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**Figure 30:** Garages to rent in Oakfields Road, Ecchinswell Village Core.

**Figure 31:** On street parking

**Figure 32:** Shared car parking in Ecchinswell Village Core

### 3.2.8 Views, Landmarks & Gateways

The Neighbourhood Area contains an array of footpaths and bridleways which provide many opportunities to enjoy views and widespread vistas within the Neighbourhood Area and beyond into the surrounding countryside. This includes the Wayfarers Walk which runs along the Scarp at Watership Down within the North Wessex Downs AONB

Along the narrow rural lanes within the Neighbourhood Area there are gaps in hedgerows which provide panoramic vistas of the rolling hills, farmsteads, woodland which are characteristic of the area and the North Wessex Downs.

The character of settlements is enriched by key buildings and features forming landmarks in views. Along the High Street in Ecchinswell Village Core, the school and associated school house with its timber turret are a focus in long vistas as the road winds through the village. As the High Street gently curves, there is a staggered progression of views of historic buildings including Yew Tree Cottage and Riverside Cottage which face onto it. Junctions provide opportunities for views towards the Ecchinswell stream and associated buildings including the Old Tannery.



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Figure 33: Grade II Ecchinswell School House

**Figure 34:** View across Ecchinswell. The skyline is characteristic of the Neighbourhood Area containing pockets of woodland between agricultural farm land.

**Figure 35:** View of Ecchinswell estate.



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**Figure 36:** A locally distinctive landmark in the village of Ecchinswell, grade II Riverside Cottage which thatched roofing and timber construction.



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### 3.3 Character Areas in the Neighbourhood Plan Area

At a district level the Neighbourhood Area is covered by the North Wessex Downs AONB Integrated Landscape Character Assessment (2002) as well as the Basingstoke and Deane Landscape Character Assessment (2021). Landscape character types and areas identified in these assessments within the Neighbourhood Area are; Ecchinswell, The Clere Scarp, Great Litchfield Down and Willesley Warren.

For the purpose of this Design Code it is necessary to establish a finer grain of character information for the Neighbourhood Area by identifying Local Landscape Character Areas (LLCAs). Analysis of the published studies, desk-based research, consultation with the Neighbourhood Steering Group and fieldwork has identified six LLCAs in total within the Neighbourhood Area. These are concentrated on the settlements where there is more potential for development, Sydmonton is within LLCA 02: the Clere Scarp, character areas outside the settlements based on the published studies.

LLCAs within the Neighbourhood Area:

**LLCA 01: Ecchinswell**

**LLCA 02: The Clere Scarp**

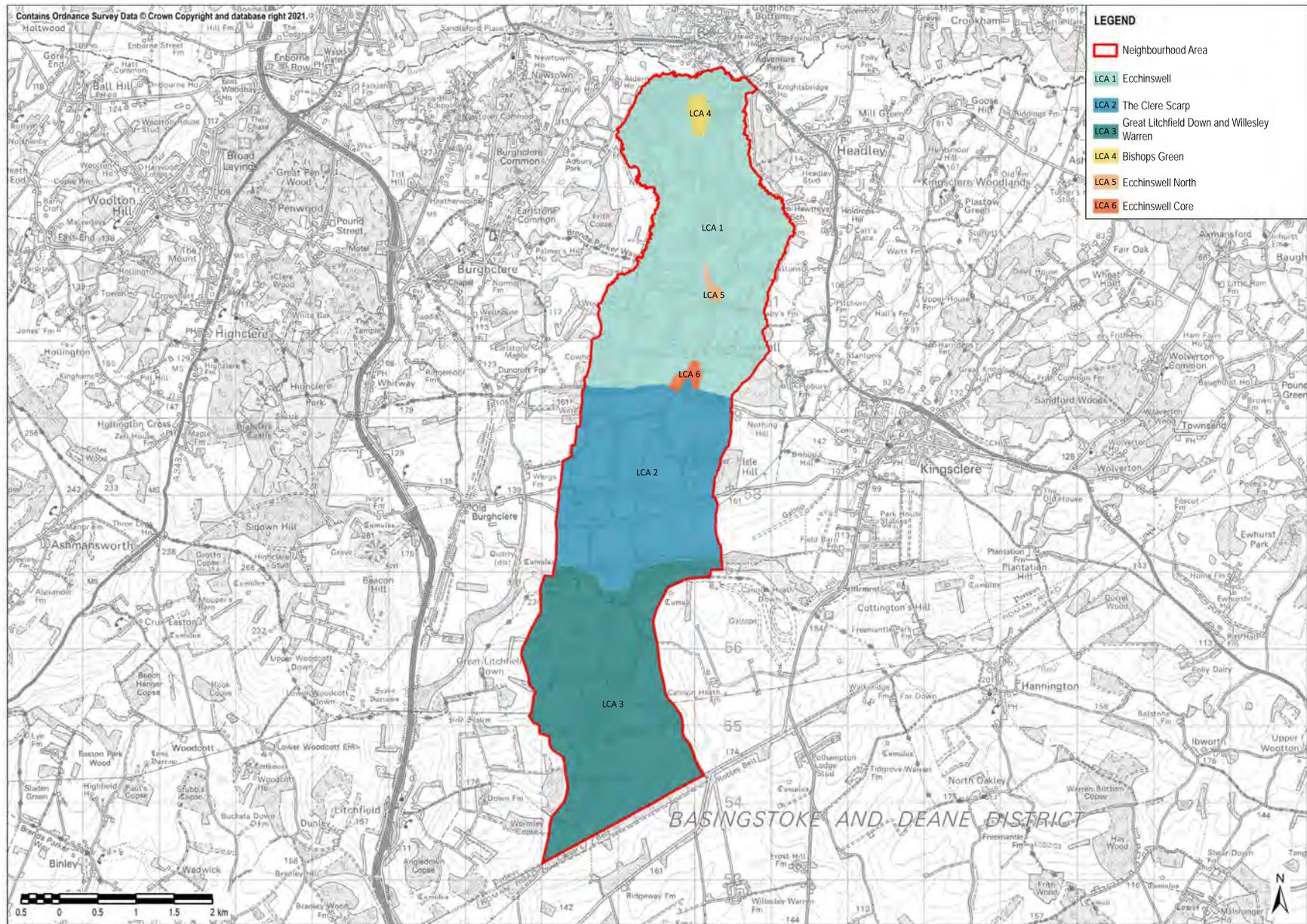
**LLCA 03: Great Litchfield Down and Willesley Warren**

**LLCA 04: Bishops Green**

**LLCA 05: Ecchinswell Village North**

**LLCA 06: Ecchinswell Village Core**





**F.37 Figure 37:** Local Landscape Character Areas (LLCAs) identified within the Neighbourhood Area.

### 3.3.1 Local Landscape Character Area 01: Ecchinswell

Ecchinswell is located in the north of the Neighbourhood Area and includes a small number of independent large dwellings surrounding a linear series of nucleated settlements between arable fields and blocks of deciduous, often ancient, woodland.

These settlements have expanded and developed from farmsteads, original farms have amalgamated into a small number of larger farms with extensive arable land. Dwellings are often independent along main network routes with some examples of small groups of dwellings along the main road, such as Brock's Green. Settlements remain small and are connected by a network of narrow country lanes, Ecchinswell Road is the main road.

Due to the gently undulating landscape the scenic views of rolling arable hills

with woodland and hedgerow boundaries dominate the skyline with evidence of settlements being hidden within blocks of woodland and tree coverage. As such, any development in this area must respond sensitively to the open landscape and views of the area as well as individual settlement design codes.



**Figure 38:** Open landscape views across Ecchinswell

#### Key characteristics

- **Undulating pastoral landscape, of medium size fields, divided by small woodland blocks, mature tree lines and hedgerows which form field margins.**
- **Large areas of ancient woodland throughout the landscape.**
- **Nucleated settlement pattern, including all three of the main settlements within the Neighbourhood Area; Bishops Green, Ecchinswell Village.**
- **Roads outside of the main settlements are well defined by residential boundary treatments including fences and hedges.**
- **Vast amount of listed and locally important buildings which add to the historic and rural character of the area.**
- **Mix of housing developments and stand alone residential or agricultural buildings.**
- **The LLCA contains Ecchinswell Conservation Area**



### 3.3.2 Local Landscape

## Character Area 02: The Clere Scarp

The Clere Scarp is centrally located within the Neighbourhood Area. The landscape is mainly pastoral, comprising of arable fields, blocks of deciduous and often ancient woodland, independent large dwellings and Sydmonton Court Estate.

The character area is within the North Wessex Downs AONB and has a rural and unspoilt character with numerous public rights of way. The Wayfarer's Walk Long Distance Path runs along the top of the scarp, allowing for extensive views and a sense of exposure from the lack of trees along the Watership Down footpaths and bridleways at the ridge top.

There is a low settlement density with only a small scattering of farm buildings and buildings associated with Sydmonton Court Estate. Roads are relatively straight

and direct.

Watership Down Polo Club is located in this character area, the landscape contains gallops for racehorse training, which take advantage of well-drained springy ground conditions.

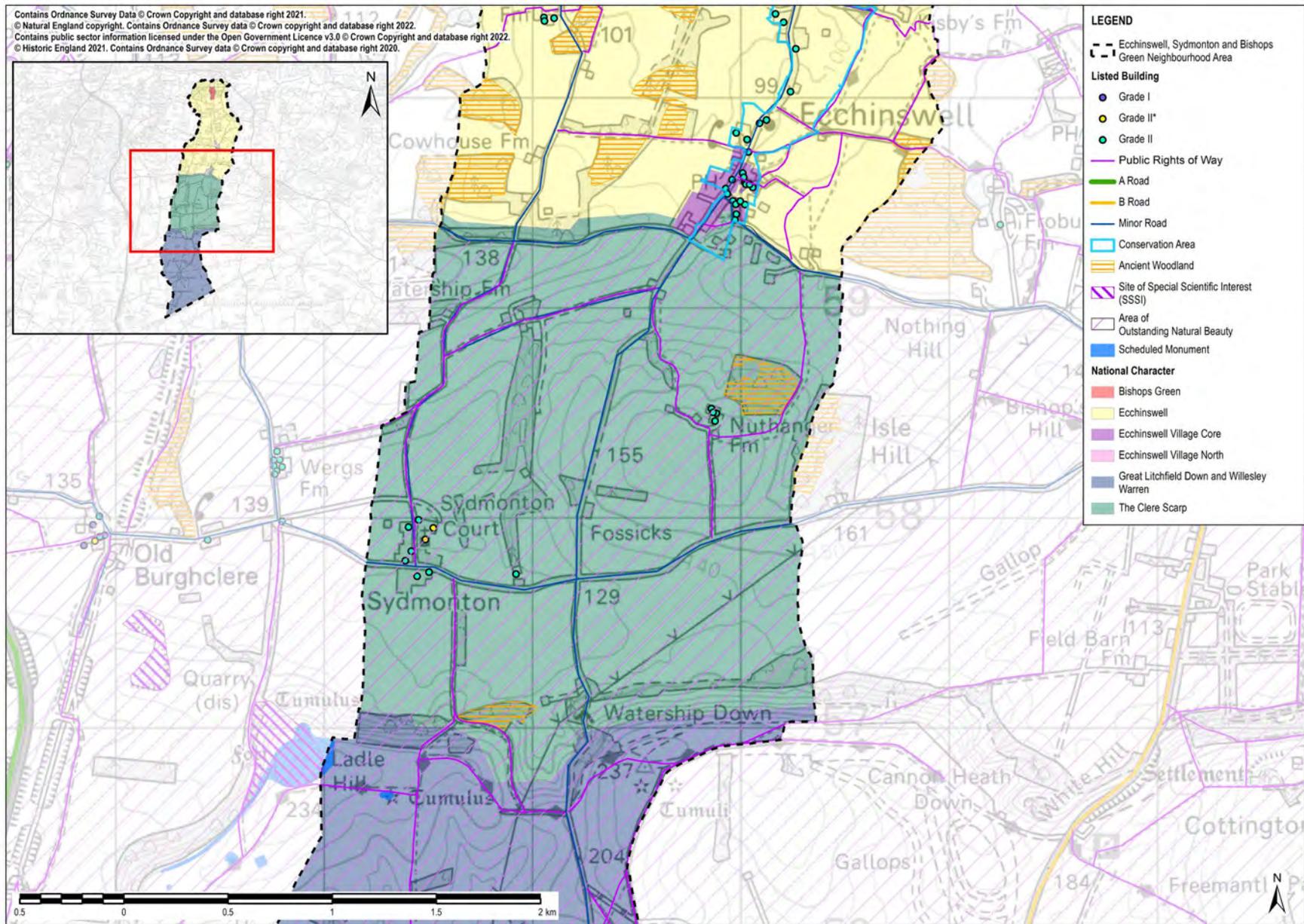
Overall the character of this area is rural and tranquil but with dramatic and far



**Figure 40:** View south of The Clere Scarp

### Key characteristics

- **The LLCA is within the North Wessex Downs AONB.**
- **Small numbers of woodland blocks, tree lines, and scattered trees. Woodlands and tree groups in Sydmonton Court Estate grounds are distinctive features in the local landscape.**
- **Contains the small nucleated settlement of Sydmonton.**
- **Majority of properties are owned by Sydmonton Court Estate.**
- **Watership Down is located along the southern boundary of the LLCA.**
- **Undulating land form provides extensive open views of arable fields and woodland blocks.**
- **The LLCA contains a number of Grade II listed buildings predominantly within the Sydmonton Court Estate.**



F.41

Figure 41: LLCA 02 The Clere Scarp Analysis Plan

### 3.3.3 Local Landscape Character Area 03: Great Litchfield Down and Willesley Warren.

The Great Litchfield Down and Willesley Warren covers the south of the Neighbourhood Area. The landscape is undulating and mainly pastoral, comprising of arable fields, independent large dwellings and farmsteads. Broadleaf woodlands are sparse and infrequent, with no ancient woodlands being present in this area.

The character area lies within North Wessex Downs AONB, generally possessing an unspoilt character with scattered remnants of semi-natural broadleaved woodland.

The landscape is sparsely populated, with dispersed farmsteads across the area. There is only a single lane through the character area keeping the area remote from major urban influences.

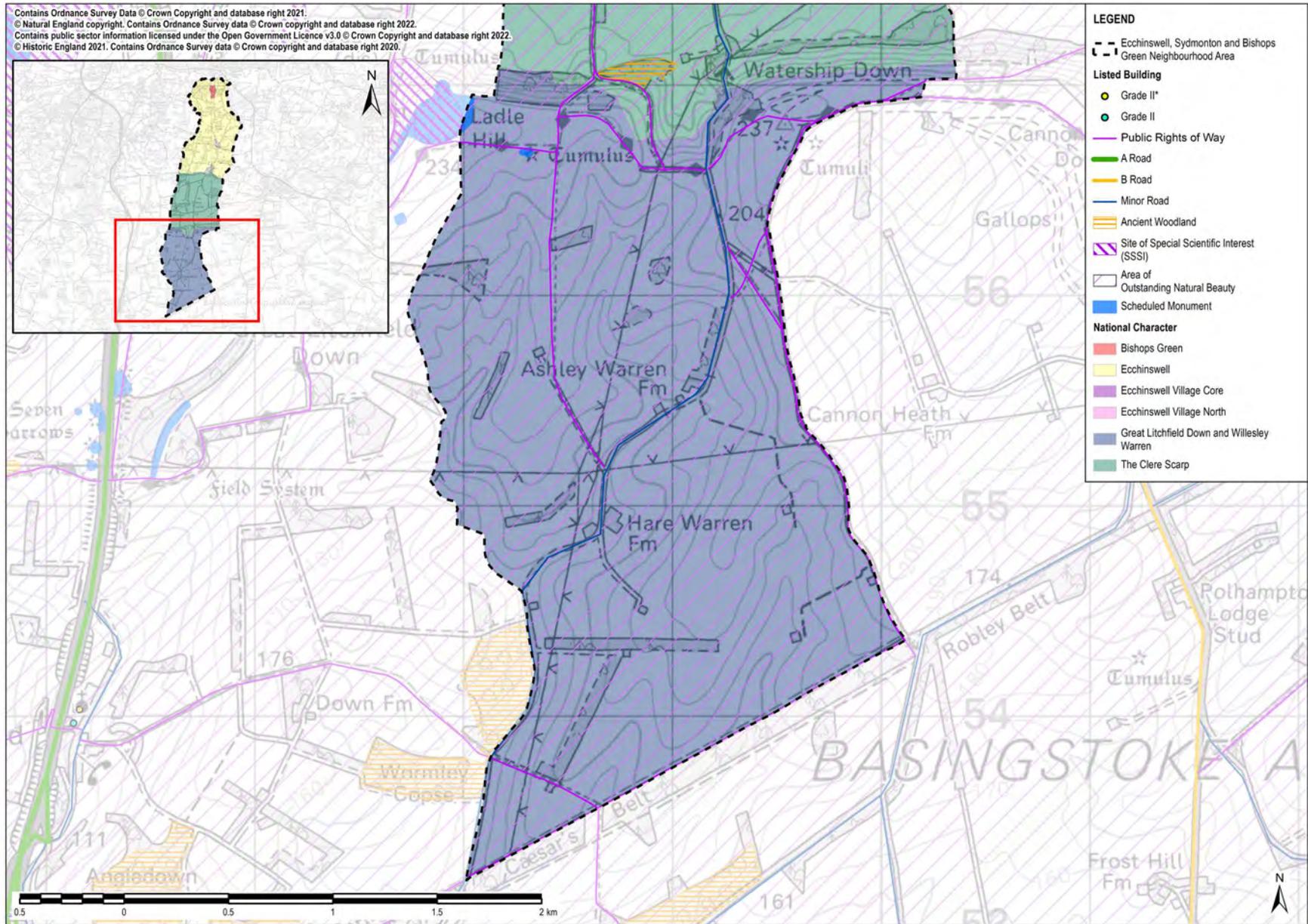
Overall the landscape has retained a quiet, sparse and rural character with far reaching views from the elevated areas.



**Figure 42:** View towards Watership Down

#### Key characteristics

- **The LLCA is covered by the North Wessex Downs AONB**
- **Large and medium irregular shaped arable fields cover large areas of the LLCA.**
- **Intermittent small woodland blocks, lines of trees and hedgerows define fields boundaries.**
- **Small housing clusters are often located close to farm buildings.**
- **Gently undulating valley land form, with little vegetation provides an open and exposed landscape character.**
- **A number of well known footpaths and bridleways cross the character area, providing links into the wider countryside and AONB.**



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Figure 43: LLCA 03, Great Litchfield Down and Willesley Warren Analysis Plan

### 3.3.4 Local Landscape Character Area 04: Bishops Green

Bishops Green is a nucleated settlement in the north of the Neighbourhood Area. This modern settlement is predominately residential and reflects the rapid creation of homes during and following Second World War. Original development along the main road consisted of farm worker's cottages. The settlement expanded in the late 1940s to house military personnel associated with the Greenham Common Air Base. On the shutting of the base, the housing became available to local residents.

The design of the two estates within Bishops Green reflects the different periods of development. Ash Road was constructed in 2005 and has a higher density of housing including flats, terrace and semi-detached properties with a mix of 2 or 3 storeys. At Eagle Road housing is comprised of lower density terraces

set back from the road, providing space for green verges and street trees. The settlement is generally positioned in a curvilinear loop pattern with occasional cul-de-sac formation in the Ash Road development.

Public green space with a play area is provided in each development. A footpath connects the two developments.

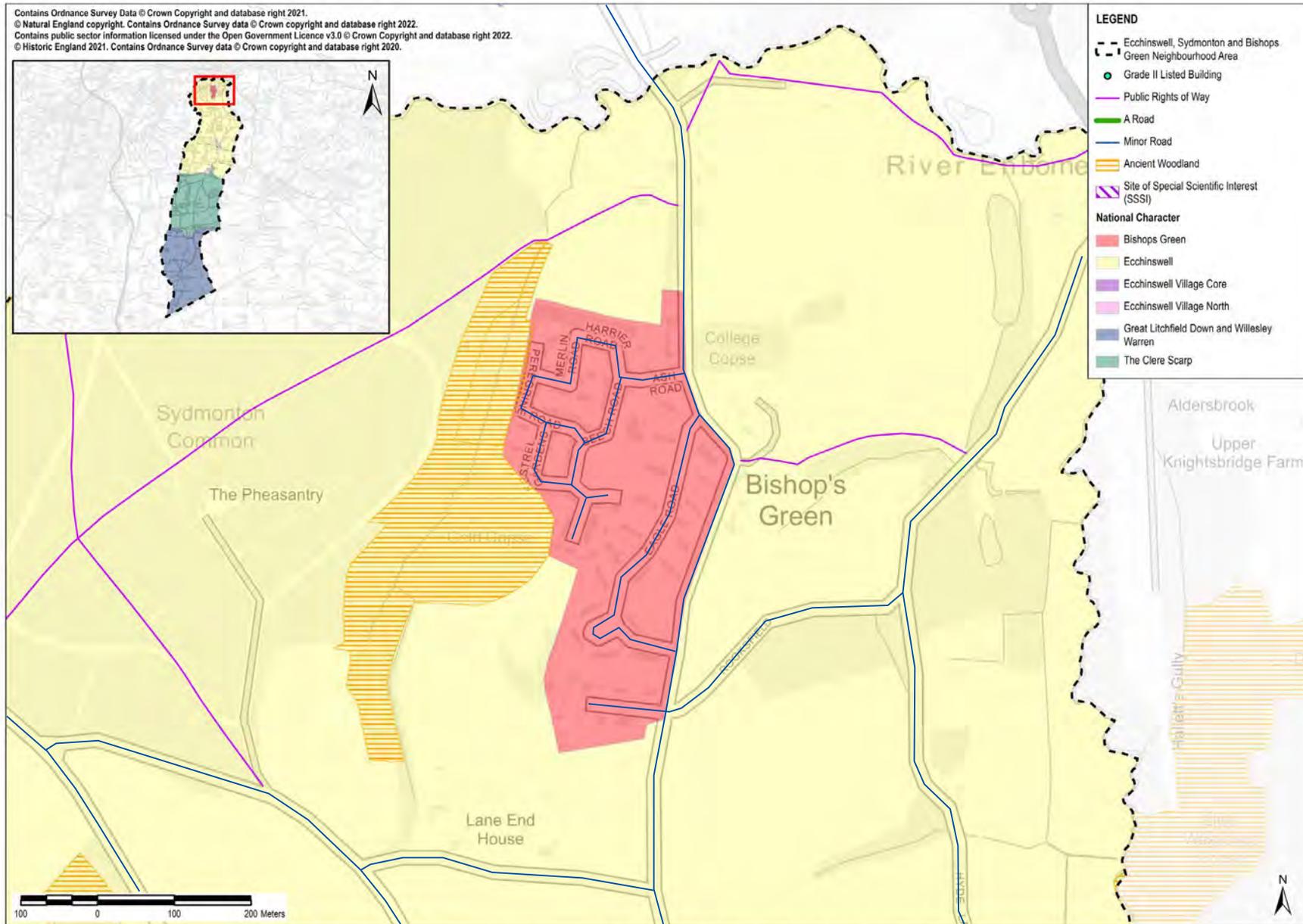
Bishops Green is the only settlement within the Neighbourhood Area which contains a



**Figure 44:** Semi Detached Housing in Ash Road, Bishops Green

#### Key characteristics

- **LLCA comprises of residential development which is arranged mostly in two distinct estates: Eagle Road and Ash Road.**
- **Building style and layout reflects the period of the estate development.**
- **Parking arrangement varies with mix of on-plot, shared parking areas and street parking.**
- **A large woodland encloses the western edge of the LLCA**
- **Green spaces include small areas of amenity grass and play areas.**



F.45

Figure 45: LLCA 04 Bishops Green Analysis Plan

### 3.3.5 Local Landscape Character Area 05: Ecchinswell Village North

Ecchinswell Village North formed from a small collection of residential and agricultural buildings along Ecchinswell Road. A pond and area of open space forms a central focus for the settlement.

Several of the houses are interspersed with more recent developments including Palmers Yard. A small cul-de-sac development of 11 properties which uses traditional materials and appears to blend well into the historic character of the area.

The settlement is at low density comprising of detached houses and a small number of terrace properties, all of which are two storey. Red brick is the main building material with gable and cross gable being the common roof line styles.

The pond and area of open space with private front gardens gives the settlement

a verdant feel.

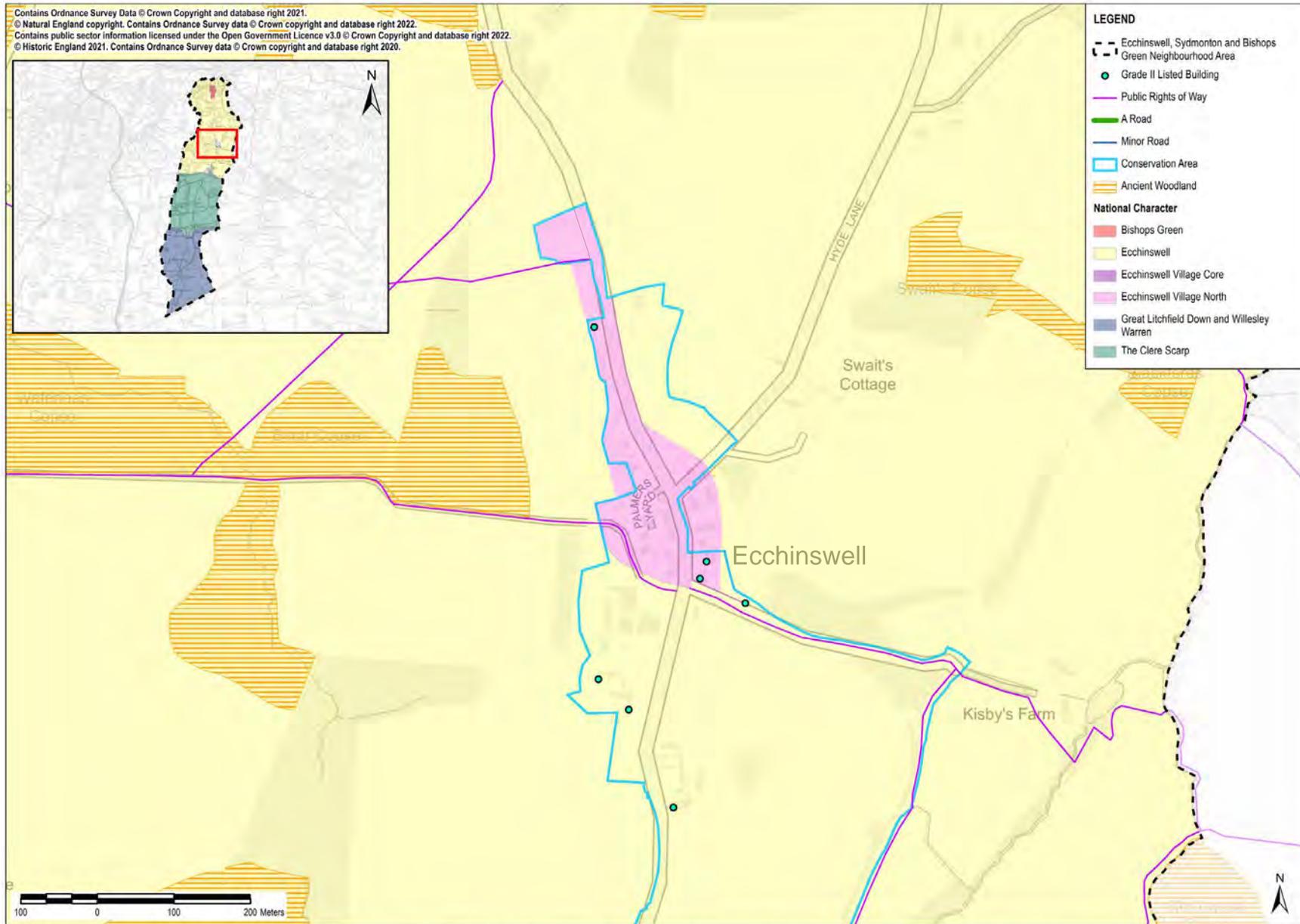
Much of the settlement is within the Ecchinswell Conservation Area.



**Figure 46:** Brick cottages on Ecchinswell Road

#### Key characteristics

- **Small nucleated settlement which extends along the Ecchinswell Road. It is detached from the larger settlement of Ecchinswell Village Core to the south by agricultural fields along the main road.**
- **Houses are predominantly located along the main road with the exception of Palmers Yard cul-de-sac.**
- **Older individual properties are often in large plots, set back from the road, with large front gardens and hedges.**
- **Front and back gardens and grass verges contribute to the verdant character of the area.**
- **Locally important non-designated heritage assets and Grade II listed buildings.**
- **Ecchinswell Conservation Area covers the majority of this LLCA**
- **Tree lined main road and private gardens limit views beyond the LLCA.**



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Figure 47: LLCA 05 Ecchinswell Village North Analysis Plan

### 3.3.6 Local Landscape Character Area 06: Ecchinswell Village Core

Ecchinswell Village Core is located at the southern extent of LLCA 1 and is partially covered by Ecchinswell Conservation Area. It is separate from Ecchinswell Village North, with individual dwellings scattered along Ecchinswell Road between. The Church of St. Laurence forms the northern limit of the settlement, relocated from the southern end of the village.

As with Ecchinswell Village North, buildings were originally constructed along Ecchinswell Road. Later development extended the settlement to the west, with two small housing estates, in the 1940s/50s and 1970s.

Property styles and building materials are varied due to the period of construction. Many of the older buildings are listed. All existing properties are two storeys and are

often red brick with gable roofs.

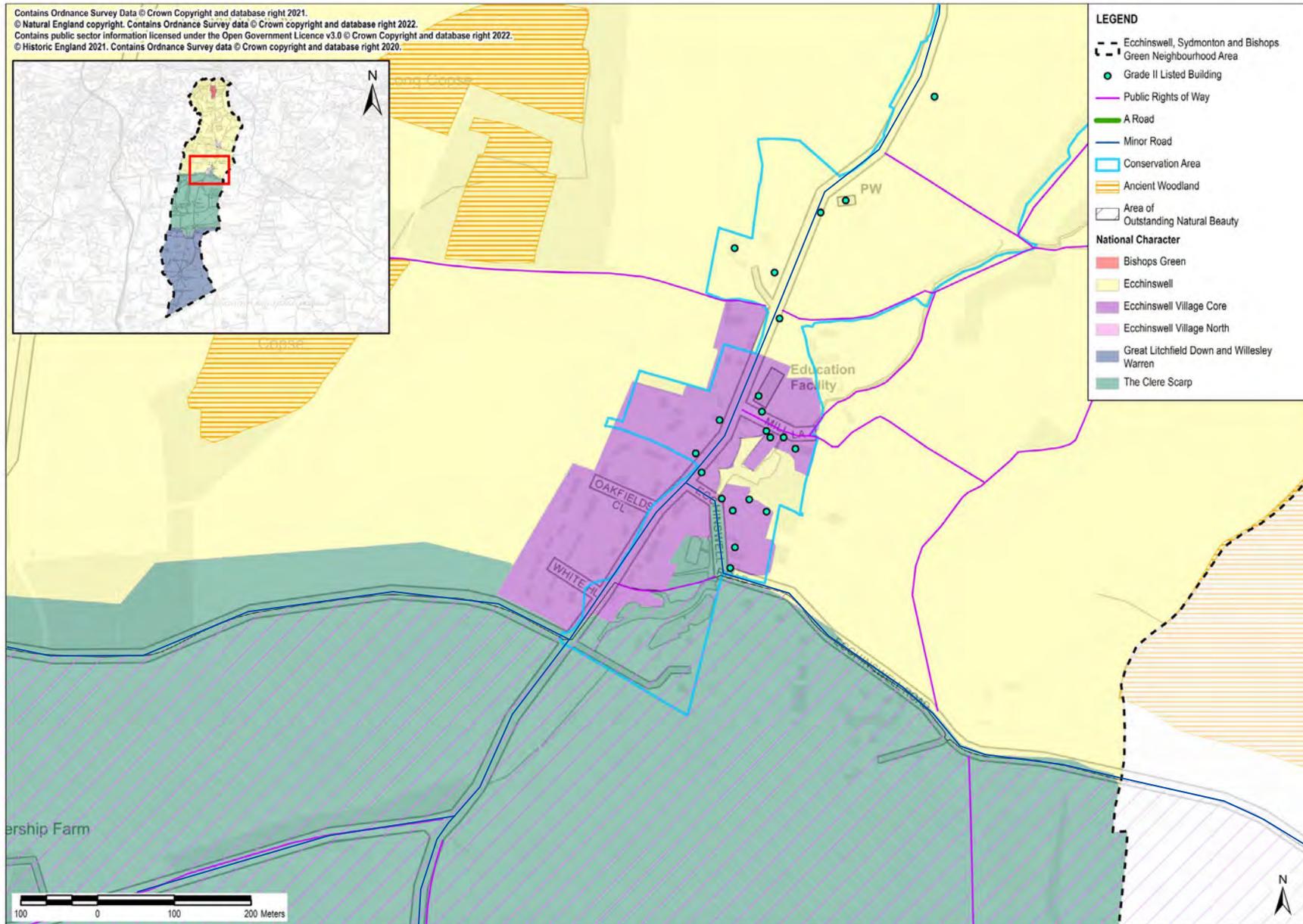
Ecchinswell Village Core contains a number of amenities including Ecchinswell Village Core Hall, sports pitches, two play areas, Ecchinswell and Sydmonton Primary School and the Royal Oak Public House.



**Figure 48:** The Old Tannery, Ecchinswell

#### Key characteristics

- **Linear settlement which is separate to the smaller settlement of Ecchinswell Village North to the north.**
- **Contains a large number of locally important non-designated heritage assets and Grade II listed buildings found within Ecchinswell Conservation Area.**
- **Settlement pattern varies with older detached dwellings along the main road, small terrace housing estates and a irregular close-knit buildings along Mill Lane reflecting their previous industrial use as a tannery, a mill and worker cottages.**
- **Dwellings include front and back gardens.**
- **Facilities include the Village Hall and Royal Oak Public House.**
- **A small number of PRowS cross the character area, providing a link into neighbouring LLCAs.**



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Figure 49: LLCA 06 Ecchinswell Village Core Analysis Plan

## **3.4 Positive Aspects of Character: Area-wide**

There are a number of positive aspects common to all character areas within the Neighbourhood Area, which should be retained, reinforced and enhanced.

### **3.4.1 Settlement Pattern**

- Settlement runs along the main access road, Ecchinswell Road, and varies in pattern providing a sense of historic character.

### **3.4.2 Green Infrastructure and Open Space**

- Mature trees, woodland, grass verges and residential gardens contribute to the green and leafy character of the Neighbourhood Area.
- Extensive ancient woodland cover to the north of the Neighbourhood Area.
- A network of PRoWs and bridleways provide access to the wider countryside.
- Distinctive hedgerow and tree lined field boundaries.

### **3.4.3 Architectural Details and Materials**

- Listed buildings and use of original building materials such as flint contribute to the historic character of the Neighbourhood

Area.

### **3.4.4 Building Line and Boundary Treatments**

- Varieties of property orientation and relationship with the road add to the rural character of the settlements.

### **3.4.5 Views, Landmarks and Gateways**

- Wooded and tree lined agricultural skylines.
- Far reaching views across the North Wessex Downs AONB.

## **3.5 Positive Aspects of Character: Character Areas**

There are a number of positive aspects species to the LLCA's which should be retained, reinforced and enhanced.

### **3.5.1 LLCA 01 Ecchinswell**

- Small to medium blocks of deciduous, often ancient, woodland.
- Scenic views from the gently undulating landscape.
- Rural in character and feel.

### **3.5.2 LLCA 02 The Clere Scarp**

- Rural and unspoilt character within the North Wessex Downs AONB.
- Connections to the wider landscape and within the North Wessex Downs AONB through extensive footpaths and bridleways.
- The Wayfarer's Walk Long Distance Path cuts through the character area and has extensive views and a sense of exposure.

### **3.5.3 LLCA 03 Great Litchfield Down and Willesley**

### **Warren**

- Unspoilt character with scattered remnants of semi-natural broadleaved woodland.
- LLCA is located within the North Wessex Downs AONB.

### **3.5.4 LLCA 04 Bishops Green**

- Large woodland enclosure on the north western edge of the LLCA.
- A number of public green spaces, amenity grass and play areas.

### **3.5.5 LLCA 05 Ecchinswell Village North**

- LLCA is located within the Ecchinswell Conservation Area.
- Several listed and locally important buildings.
- Ecchinswell Pond green space provides a gateway focal point and aids biodiversity.

### **3.5.6 LLCA 06 Ecchinswell Village Core**

- LLCA is located within the Ecchinswell Conservation Area.
- Several listed and locally important buildings.
- Multiple green spaces are used within the village such as play areas, large sports pitches and a small number of allotments.
- The village contains a number of amenities including

Design Codes

04



# 4. Design Codes

**This section provides design codes which set out expectations for new development across the Neighbourhood Area. It also highlights special qualities in individual character areas that should be taken into account when designing new development.**

## 4.1 Introduction

The design codes in this section should be read in conjunction with Basingstoke and Deane Borough Council's Local Plan and relevant design supplementary planning documents (SPDs). Design codes in this document provide an added layer of detailed guidance to the information provided in the SPDs for area specific developments within the Neighbourhood Area.

These codes advocate character-led design which responds to and enhances the landscape and townscape character. Reference to context does not mean to copy or use imitation solutions rather it means to respond to what is around as inspiration. It could be that a contemporary solution in harmony with its surroundings is as appropriate as one using traditional building materials and techniques.

It is important that full account is taken of the local context and that any new development responds to and enhances the 'sense of place' and meets the aspirations of people already living in that area. The aim of this section is to produce design codes that help in

assessing design quality and appropriateness in new development proposals.

The design codes are set out as 'Area-wide Design Principles' and, where more local codes are applicable (which is not in every case), 'Character Area Specific Design Principles' to ensure codes are adaptable to the unique characteristics of the Neighbourhood Area.

The design codes developed in this document expand on guidance provided in Basingstoke and Deane Borough Council's *Design and Sustainability SPD* (Ref. 13) focusing mainly on residential development, considering the character of the immediate neighbouring buildings, townscape and landscape of the surrounding area. The local pattern of streets and spaces, building traditions, materials and the natural environment should all help to determine the character and identity of new development, whilst recognising that new building technologies can deliver acceptable built forms and may sometimes be more relevant.

# Design Code 01: Pattern of Development

## Design Code 01: Area - Wide Design Principles

- 01.a. Neighbourhood Area is predominantly agricultural with only a few scattered residential buildings and farmsteads outside the main settlements. New development should respect this rural character.
- 01.b. Development proposals should consider the character and appearance of the LLCA within which it is proposed, with particular regard to the listed structures.
- 01.c. Development proposals in or adjacent to the Ecchinswell Conservation Area should consider the character and appearance of the conservation area and its setting, with particular regard to the many listed buildings and structures found within the conservation area.
- 01.d. Whilst it is tempting to fill in the gaps between buildings and estates with development, these gaps are important in the historic settlement pattern of the Neighbourhood Area and delineation between settlements. Developments that seek to 'fill in' these gaps should be resisted due to their important function in avoiding merging of distinctive settlements and retaining views into the surrounding countryside.



F.50

Figure 50: Ecchinswell Village North development



F.51

Figure 51: Terrace housing, Ecchinswell Village Core



F.52

Figure 52: Hare Warren Farm buildings



F.53

Figure 53: Independent dwelling, Ecchinswell

## Design Code 01.e: Site Specific Design Principles

Character Areas	Specific Design Principles
<b>LLCA 01 Ecchinswell</b>	Developments are often independent along main network routes. New development should respect landscape gaps between settlements, development outside of settlements should be avoided unless the rural character of the LLCA can be retained.
<b>LLCA 02 The Clere Scarp</b>	Settlement is limited with only a few scattered properties often located on private roads. Any new development should respect the existing scattered pattern and should be limited to retain the rural character of the LLCA.
<b>LLCA 03 Great Litchfield Down and Willesley Warren</b>	Existing development is limited with only a few properties associated with farmsteads. Any new development should reflect this pattern to retain the rural character of the LLCA.
<b>LLCA 04 Bishops Green</b>	New development should respect the nucleated settlement pattern of the existing estates providing buildings set back from roads with space for street trees, verges and front gardens to retain the rural character of the area within the layout.
<b>LLCA 05 Ecchinswell Village North</b>	New developments should reflect the settlement pattern of the area and the number of properties proposed should be limited to enhance this nucleated form surrounding the small pond and stretches along the Ecchinswell Road to retain the historic character. The development gap between Ecchinswell Village North and Ecchinswell Village Core should be retained.
<b>LLCA 06 Ecchinswell Village Core</b>	Although more recent developments have expanded the settlement to the west, new development should respect the importance of the Ecchinswell Road and continue the historic linear form of the settlement within this wider corridor. The gap between Ecchinswell Village North and Ecchinswell Village Core should be retained.

# Design Code 02: Green Infrastructure and Open

## Design Code 02: Area - Wide Design Principles

- 02.a. Mature trees, hedges and grass verges contribute to the rural character of the Neighbourhood Area. These should be retained in new development and complimented with new tree planting where appropriate to integrate new buildings within the landscape character.
- 02.b. Woodland cover is widespread across the northern part of the Neighbourhood Area. New development should incorporate new woodland to compliment and strengthen the existing pattern of woodlands.
- 02.c. Contribution and enhancement of vegetation is encouraged where appropriate to local character however care should be taken as to species choice. Planting on and around new developments should use locally characteristic species which will integrate seamlessly into existing vegetation.
- 02.d. Biodiversity and climate resilience should be a key consideration of any planting plan. New development should seek to exceed targets for biodiversity and provide high quality and diverse long-term habitats.
- 02.e. Hedgerows, ancient woodlands and woodlands contribute to the enclosed character of the northern part of the Neighbourhood Area. These should be retained and enhanced to ensure their long-term survival. Development that proposes to remove woodland and hedgerows should be resisted.
- 02.f. The layout of new developments should respect existing

field boundaries, including hedgerows and woodlands.

- 02.g. New development should respect, retain and enhance footpaths and bridleways throughout the Neighbourhood Area. Wide spread recreational access within the Neighbourhood Area and connection to the wider countryside is a key character trait.
- 02.h. New development within settlements should be stepped back from the road to create space for street trees and front gardens which contribute to the rural character of the Neighbourhood Area.



F.54

Figure 54: Echchinswell Village North Pond

## Design Code 02.i: Site Specific Design Principles

Character Areas	Specific Design Principles
<b>LLCA 01 Ecchinswell</b>	<p>Small woodland blocks, tree lines and hedgerows contribute to a rural pastoral landscape character. New development proposals should be sensitively integrated into this landscape through the use of tree planting.</p> <p>Management of watercourses which flow north through the character area towards the River Enborne, and adjacent meadows and damp woodland, including enhancements for wildlife is to be encouraged.</p>
<b>LLCA 02 The Clere Scarp</b>	<p>The largely open pastoral landscape with small woodland blocks of the AONB should be considered when creating new developments. Tree and woodland planting should be limited in size and should link to existing blocks to retain an open and rural landscape character. Tree planting should not block views to across the AONB.</p>
<b>LLCA 03 Great Litchfield Down and Willesley Warren</b>	<p>New development should respect the openness of the landscape with vegetation carefully located around properties to minimise their visual presence in the landscape whilst far-reaching views are retained.</p>
<b>LLCA 04 Bishops Green</b>	<p>Bishops Green contains 3 open spaces for recreational use, all of which are to be maintained. The village is also bound by Sydmonton Common woodland and Gold Copse to the northwest. This woodland should be retained as a significant habitat and visual feature.</p>
<b>LLCA 05 Ecchinswell Village North</b>	<p>Ecchinswell Village North does not contain any outdoor play areas. Protect and enhance Ecchinswell Pond and access to open space and the surrounding countryside. Individual and groups of mature trees are an essential part of the character of Ecchinswell Conservation Area, existing trees should be retained and new ash and oak dominant tree groups should be encouraged.</p>
<b>LLCA 06 Ecchinswell Village Core</b>	<p>Ecchinswell Village Core contains a variety of green spaces which are popular with local residents and nearby villages. New development should protect and enhance existing open spaces, improving access and range of facilities to serve the whole of the community. Ecchinswell Stream should be retained and enhanced due to its high ecological and community value.</p> <p>Development should seek to include vegetation along the roadside, including grass verges, street trees as well as domestic gardens to contribute to the green and rural character of the area.</p>

# Design Code 03: Building Typology

## Design Code 03: Area - Wide Design Principles

- 03.a. New development should positively respond to the type, scale and form of existing buildings which define the character of the LLCA within which it is located and of immediately adjoining buildings.
- 03.b. The height of new buildings should relate to adjacent existing buildings, even if the predominant height of buildings in the LLCA is generally higher.
- 03.c. New built form should emphasise the historic and rural character of the Neighbourhood Area and compliment existing properties.
- 03.d. The majority of buildings are two storey residential properties. To retain views and maintain a rural pastoral character new development should not exceed two storeys so as to avoid obstructing views or becoming a dominant urbanising feature in the landscape.



**Figure 55:** Three storey properties, Bishops Green



**Figure 57:** Two storey properties, Ecchinswell Green



**Figure 56:** Three storey properties, Bishops Green



**Figure 58:** Two storey semi detached cottages, Ecchinswell Village North

## Design Code 03.e: Site Specific Design Principles

Character Areas	Specific Design Principles
<b>LLCA 01 Ecchinswell</b>	There are a small number of <b>detached and semi-detached cottages</b> in this LLCA, these are located in Brock's Green and along minor roads parallel to Bishops Green. Developments commonly have large front and rear gardens with on plot parking, future development should reflect this.
<b>LLCA 02 The Clere Scarp</b>	There are a small number of <b>semi-detached cottages</b> in this LLCA, these linked to the Ecchinswell and Sydmonton Estates. Future development should have moderate front and rear gardens to be in keeping with existing development.
<b>LLCA 03 Great Litchfield Down and Willesley Warren</b>	There are a small number of <b>semi-detached cottages</b> located at Hare Warren. Future development should have large plot sizes to be in keeping with existing development.
<b>LLCA 04 Bishops Green</b>	<b>Two-storey</b> buildings of <b>terraced, detached or semi-detached</b> forms are an appropriate typology. Although Ash Road in Bishops Green contains some 3 storey flats these are not in keeping with the rural character of the area and should be avoided. Terrace housing should seek to be small groups of 2 or 4 to be in keeping with existing styles found in Eagle Road, Bishops Green.
<b>LLCA 05 Ecchinswell Village North</b>	<b>Two-storey</b> buildings either <b>detached or semi-detached</b> are an appropriate typology.
<b>LLCA 06 Ecchinswell Village Core</b>	<b>Two-storey</b> buildings with a range of <b>terraced</b> houses (located within 1940/50s and 1970s estate developments) and <b>detached / semi-detached</b> dwellings are present in this LLCA. Future development should be a mix of detached, semi-detached and terrace housing with small front and rear gardens. Terrace housing should seek to be small groups of 2 or 4 to be in keeping with existing styles.

# Design Code 04: Building Line and Boundary

## Design Code 04: Area - Wide Design Principles

- 04.a. New development should reflect building lines and orientations appropriate to the character of the area within which it sits.
- 04.b. Gardens positively contribute to the streetscape. Where local character requires buildings to have a close relationship with the road small front gardens or grass verges should be incorporated into designs to enhance and maintain the verdant character of the area.
- 04.c. Materials proposed for new boundary treatments should respond to the character of existing boundary treatments in the character area within which it sits.
- 04.d. Boundary treatments should reinforce the continuity of the building line along a street (e.g they should be positioned to tie in with adjacent properties).
- 04.e. Boundary treatments vary between hedges and fences made from either wood or metal. Strong boundary treatments should be encouraged to retain a sense of enclosure along roads.
- 04.f. Boundary treatments should not interrupt views throughout the Neighbourhood Area, unless local character provides opportunities to augment or frame views.



**F.59**  
Figure 59: Wooden fencing, Ecchinswell Village Core



**F.60**  
Figure 60: Hedge planting, Ecchinswell Village North



**F.61**  
Figure 61: Metal fencing, Bishops Green

## Design Code 04.g: Site Specific Design Principles

Character Areas	Specific Design Principles
<b>LLCA 01 Ecchinswell</b>	Buildings should be set back from the road behind a boundary hedge and private driveway with a large front garden.
<b>LLCA 02 The Clere Scarp</b>	Buildings should be set back from road with a front garden and boundary hedge.
<b>LLCA 03 Great Litchfield Down and Willesley Warren</b>	Building are commonly positioned at the end of a private driveway with a large front garden. Boundaries are a mix of hedges and fencing.
<b>LLCA 04 Bishops Green</b>	Buildings should be set back from the roads to allow for grass verges with street trees. Properties should have front gardens and be bounded by either hedges or wooden fences. Properties should be either aligned with the road or perpendicular to the road.
<b>LLCA 05 Ecchinswell Village North</b>	Buildings should face the road and be set back with a front garden, bounded by low hedges or wooden fences.
<b>LLCA 06 Ecchinswell Village Core</b>	Buildings should face the road, with front gardens bounded by wooden fences or hedges. Hedge lined roads strongly influence the character of Mill Lane and the northern section of the High Street in particular.

# Design Code 05: Architectural Details and

## Design Code 05: Area - Wide Design Principles

- 05.a. Development should use similar design language, materials and detailing as other buildings within the character area within which it sits, to integrate with the surrounding area.
- 05.b. Listed buildings and structures, and their settings, should be preserved and enhanced. Designated and non-designated heritage assets should also be a consideration in the setting and design of new buildings.
- 05.c. Innovative, sustainable and creative material and design suggestions in new buildings and restorations should be encouraged, however these should seek to reflect local character in their form, scale and massing.
- 05.d. Multi-pane casement and sash windows are commonly used in the Neighbourhood Area. Windows in new buildings should retain the same size, form and level of detailing. UPVC windows should be avoided.
- 05.e. Extensions should respond to the proportions of windows and doors, and use materials sensitive to the style of the original building.
- 05.f. Extensions should be appropriate in terms of mass and scale. Extensions should have a clear cohesion with the original building despite variations in design.
- 05.g. The use of high-quality traditional red clay tiles should be encouraged as the main roofing material. Even though gable roofs are common throughout the Neighbourhood Area, an array of roof pitches and styles should be used to

add to the varied roof line.

- 05.h. Varying style of chimneys should reflect the lack of current uniformity.
- 05.i. Small-scale modest brick or veranda porches with timber reveals, often painted white are common architectural details in the Neighbourhood Area and should be considered.
- 05.j. Red, often decorative, brickwork with Flemish bond and blue headers and flint are commonplace. New developments should incorporate these traditional materials to reflect the character area it sits within.
- 05.k. Surfacing materials used within the existing public realm are of low quality and functional. New developments should seek to use high quality materials to reflect the standard of the traditional materials in the buildings.

## Design Code 05.I: Site Specific Design Principles

Character Areas	Specific Design Principles
<p><b>LLCA 04</b> <b>Bishops Green</b></p>	<p>Attention should be made to rendering of neighbouring buildings and make use of common materials and styles such as red brickwork, rendering of a pale neutral colour or black weather bordering.</p> <p>The inclusion of common roofing materials is recommended, consisting of slate or clay tiles on a gable roof line.</p>
<p><b>LLCA 05</b> <b>Ecchinswell Village North</b></p>	<p>Decorative chimney stacks with 2 or 4 pots should be considered in new developments.</p>
<p><b>LLCA 06</b> <b>Ecchinswell Village Core</b></p>	<p>Attention must be paid to the building materials of neighbouring properties. Although a mixture of materials are used, distinctive building materials such as; thatched roofs, timber frames and decorative red tile detailing should be retained.</p> <p>Development should continue to include a variety of chimney styles to add to the non-uniform character of the LLCA.</p>



**F.62**  
**Figure 62:** Patterned red brick walls, Ecchinswell Village Core



**F.65**  
**Figure 65:** Pale render and timber framing, Ecchinswell Village



**F.68**  
**Figure 68:** Door porch, Ecchinswell Village North



**F.63**  
**Figure 63:** Red brick and thatched roof, Ecchinswell Village Core



**F.66**  
**Figure 66:** Casement windows, Ecchinswell Village Core



**F.69**  
**Figure 69:** Door porch. Pale render and red brick. Bishops Green.



**F.64**  
**Figure 64:** Red brick and flint walls, Ecchinswell Village Core



**F.67**  
**Figure 67:** Black board rendering, Bishops Green



**F.70**  
**Figure 70:** Decorative tiling, Ecchinswell Village Core

# Design Code 06: Parking and Utilities

## Design Code 06: Area - Wide Design Principles

- 06.a. New development should provide dedicated on-plot parking to minimise on street parking which is not practical in many locations. Parking should be based upon site assessment and location and when developed, to the standards set out by the Local Planning Authority.
- 06.b. Where septic tanks, treatment plants and fuel tanks are necessary, these should be well-screened by vegetation and sensitively designed. Where possible these should be positioned in rear gardens to maintain the quality of the street scape.
- 06.c. Bins and bike stores should be stored in rear gardens where space allows or well-constructed bin-sheds to avoid unnecessary street clutter.
- 06.d. There is street lighting along the Ecchinswell Road within the main settlements, but outside of these areas street lighting does not exist, contributing to the remote character of the area. The introduction of street lighting should be limited to within settlements and should be sensitive to local biodiversity and seek to maintain dark skies whilst providing adequate safety.



**F.71**  
**Figure 71:** Shared parking, Ecchinswell Village Core



**F.72**  
**Figure 72:** On - plot parking, Bishops Green



**F.73**  
**Figure 73:** On - plot parking, Bishops Green

# Design Code 07: Preserving and Enhancing Views, Landmarks and

## Design Code 07: Area - Wide Design Principles

- 07.a. New development should respect the characteristic woodland blocks interspersed with farmland within the north of the Neighbourhood Area.
- 07.b. In contrast, in the south of the Neighbourhood Area, new development should respect the open landscape with woodland blocks and tree groups in valleys and around properties with characteristic expansive views between. A sense of remoteness should be retained.
- 07.c. The use of skylights, reflective materials or expansive flat roofs for new developments should be carefully considered if the building will be prominent in important views. This is to minimise detractors in views and prevent light spill.
- 07.d. New developments should reduce the amount of light spill by minimising glass panes/windows/doors and using downward directional lights/ bollards where lighting is necessary for safety. Security/ floodlights should not be used. Lighting should be warm toned to limit harm to mental and physical well-being of the local population and avoid the disruption
- 07.e. The use of planting as 'screening' to avoid adhering to the design principles set out in this document is unacceptable.
- 07.f. The setting of designated and non-designated assets should be a key consideration in the design and siting of new development.

- 07.g. Views to key landmarks within and around the Neighbourhood Area should be retained through careful siting of new development.



F.74

Figure 74: The Church of St Lawrence

## Design Code 07.h: Site Specific Design Principles

Character Areas	Specific Design Principles
<p><b>LLCA 01</b> <b>Ecchinswell</b></p>	<p>The setting of landmarks including The Church of St Lawrence should be protected. New development in the setting of landmarks should preserve and enhance the setting (such as maintaining open space around the landmark or protecting views and visual connections).</p> <p>Expansive views of the undulating tree and woodland lined farmland are available at numerous points along Ecchinswell Road. New development should ensure that property boundaries do not excessively limit views into the surrounding landscape from Ecchinswell Road.</p>
<p><b>LLCA 02</b> <b>The Clere Scarp</b></p>	<p>Grade II structures in Sydmonton and surrounding farmsteads, such as St Marys Church and Quarry Cottages, are important local landmarks, their settings and visual importance within views should be protected.</p> <p>The existing open character allows views to the wider countryside from lanes and public rights of way. New development should protect and enhance existing views, and avoid adding detracting features.</p>
<p><b>LLCA 03</b> <b>Great Litchfield Down and Willesley Warren</b></p>	<p>The distinctive ridgeline at Watership Down allows for far reaching views of the southern part of the North Wessex Downs AONB. New development should protect the ridgeline, maintain and enhance existing views, avoiding introducing detracting features into the characteristic panoramic open views.</p>
<p><b>LLCA 04</b> <b>Bishops Green</b></p>	<p>Woodland and mature trees surrounding the two estates in Bishops Green limit views out to the wider countryside, with views focused along streets and to areas of open space within the estates. New development should maintain the vegetated enclosure of the settlement and seek opportunities to create visual interest within the estates.</p>
<p><b>LLCA 05</b> <b>Ecchinswell Village North</b></p>	<p>Ecchinswell Village North contains a number of important buildings such as Malthouse Cottages which are key landmarks. The settings and visual connections to these buildings should be considered in any new development.</p>
<p><b>LLCA 06</b> <b>Ecchinswell Village Core</b></p>	<p>Ecchinswell Village Core contains a number of landmark buildings and features including The Old Tannery, Ecchinswell Primary School, Riverside Cottages and the Royal Oak Public House. The views from the pedestrian bridge opposite Chapel Farm Cottages are of significant value to the Ecchinswell Conservation Area. New development should consider the setting and visual connections of these landmark features, including their relationship with the existing settlement.</p>

# Design Code 08: Sustainability

## BUILT FORM

### Design Code 08: Area - Wide Design Principles

There is a number of **energy efficient technologies** that could be incorporated into buildings. The use of such principles and design tools is strongly encouraged to future proof buildings and avoid the necessity of retrofitting. Energy efficient technologies and measures are optional and should be considered where appropriate:

- 08.a. Incorporate sustainable energy efficient measures into new development where possible. Wherever feasible, all buildings should be certified to a Passivhaus or equivalent standard.
- 08.b. Existing buildings being repurposed, refurbished or extended should also consult with Passivhaus guidance documentation and modelling tools to minimise energy usage.
- 08.c. New developments should use triple glazed windows as standard.
- 08.d. Consideration should be given to how proposed energy infrastructure might affect local character or visual amenity. For example, solar panels are an effective renewable energy technology however can detract from the historic character of buildings and cause reflections which disrupt views, especially in prominent locations. New developments should incorporate energy solutions at the design stage, using products which are discrete and mimic the colour and size local roof materials to minimise visual disturbance. The same principles must be applied for extensions and installing or replacing panels on

existing buildings to avoid eroding the historic character of the area.

- 08.e. New development should consult published guidance to identify the most suitable sustainable heat source for the size and type of development proposed
- 08.f. New developments should seek to optimise hot water systems.

Developers should plan to **re-use materials** to reduce waste generated during construction.

- 08.g. Before work commences, the waste volumes to be generated and the recycling and disposal of the materials should be described.
- 08.h. On completion of the construction works, volumes of recycled content purchased, recycled and landfill materials should be collated.
- 08.i. New development should consider sustainability and carbon reduction at the forefront of material sourcing, operations and construction to ensure that materials are reused and repurposed where possible or sourced and implemented with sustainability and longevity in mind.
- 08.j. Disassembly of buildings should also be a key consideration of new development. Consideration of how elements could and should be reused or repurposed at the end of life of the structure should be considered at the design stage.
- 08.k. Modern methods of construction and significant depths of insulation should be explored as an option for new development in order to achieve higher standards for energy efficiency and to

reduce carbon generation in the building process.

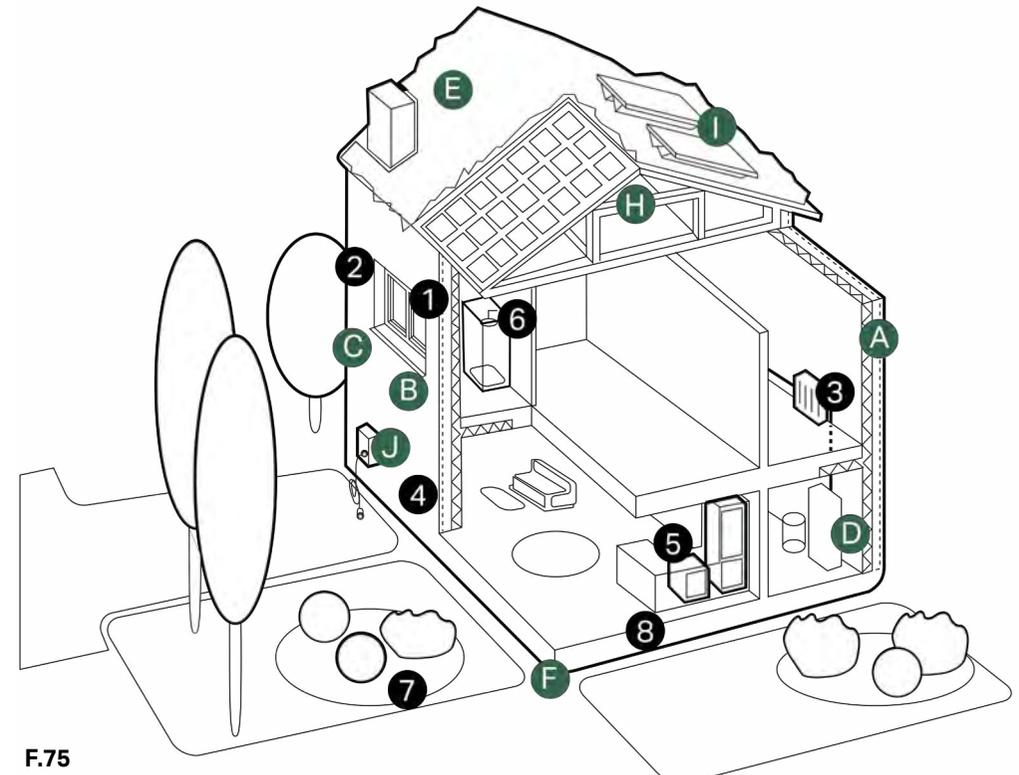
**Future proofing** can also be achieved by building functional and supportive developments that people can and want to live in for most of their lives.

'Lifetime' homes means designing in the flexibility and adaptability needed to allow for easy incorporation of wheelchair accessibility, addition/removal of internal walls, and ease of extension. This is particularly important for the aged, infirm or expanding/contracting families who may be dependent on nearby friends or family for emotional and physical support.

08.i. Development should take into consideration the opportunity for income generation and the provision of appropriate local amenities. Where appropriate to settlement and population size commercial opportunities should be explored to support local needs and encourage local self-sufficiency.

08.m. Future development should include a mix of uses relevant to the needs of the community, utilising opportunities to convert existing unused buildings within the Neighbourhood Area to foster a diverse demographic and consider needs at all stages in life.

08.n. Consideration should be given to how people will live and work with the provision of live/work units, houses that incorporate space to work from home.



**F.75**  
**Figure 75:** Illustration of potential energy efficient energy measures applied to housing design.

### Existing Homes

- 1** Insulation
- 2** Double or triple glazing with shading
- 3** Low-carbon heating
- 4** Drought proofing
- 5** Highly energy-efficient appliances
- 6** Highly waste-efficient devices
- 7** Green space
- 8** Flood resilience and resistance

### New Build Homes

- A** High levels of airtightness
- B** More fresh air
- C** Triple glazed windows and external shading
- D** Low-carbon heating e.g. ground source heat pump
- E** Green space
- F** Water management and cooling
- G** Flood resilience and resistance
- H** Construction planning
- I** Solar panel
- J** Electric car charging point

# Design Code 08: Sustainability

## EXTERNAL / PUBLIC REALM

### Design Code 08: Area - Wide Design Principles

- 08.o. Sustainable use of water should be demonstrated in all new developments to reflect the changing climate and safeguard water availability, this should include the management of wastewater/runoff on site to reduce the risk of flooding.
- 08.p. Sustainable Drainage (SuDs) schemes should be integrated into new development to enable capture, absorption and retention of water within the system. SuDS should be designed sensitively to augment the landscape and provide biodiversity and amenity benefits
- 08.q. Reduce runoff rates by facilitating infiltration into the ground or by providing attenuation that stores water to help slow its flow down, so that it does not overwhelm water courses or the sewer network.
- 08.r. Conceal attenuation tanks by cladding or constructing them in complementary materials and siting them where possible in a non prominent location.
- 08.s. Permeable paving should be used where appropriate on footpaths, private access roads, driveways, car parking spaces (including on-street parking) and private areas within the individual development boundaries.
- 08.t. Residents of the Neighbourhood Area are heavily reliant on private car as the main source of transport. Electric car charging points should be incorporated within car parks, shared parking areas and on-plot parking areas.
- 08.u. Charging points should have an aesthetic appropriate

to the character of the area, colour, form and visual detraction should all be taken into consideration. Where possible charging points should be incorporated into existing or replacement street furniture.

- 08.v. Where charging points are located on a footpath, a clear footway width of 1.5m is required next to the charging point to avoid obstructing pedestrian flow. Street furniture or disguised in casings which integrate them more seamlessly into the landscape character.

New Development Checklist

05



# 5. New Development Checklist

## 5.1 Generals questions to ask and consider when presented with a development proposal

The design codes set out within this document cannot cover every eventuality, this section provides a number of questions based on established good practice against which any design proposal should be evaluated.

The aim is to assess all proposals by objectively answering the questions below. Not all the answers will apply to every development. The relevant ones, however, should provide an assessment as to whether the design proposal has taken into account the context and provided an adequate design solution.

As a first step there are a number of ideas or principles that should be present in all proposals. These are listed under "General design guidelines for new development." Following these ideas and principles, a number of questions are listed for more specific topics on the following pages.

# 1

## General design guidelines for new development

- Integrate with existing paths, streets, circulation networks and patterns of activity;
- Reinforce or enhance the established settlement character of streets, greens, and other spaces;
- Harmonise and enhance existing settlement in terms of physical form, architecture and land use;
- Relate well to local topography and landscape features, including long-distance views;
- Reflect, respect, and reinforce local architecture and historic distinctiveness;
- Retain and incorporate important existing features into the development;
- Respect surrounding buildings in terms of scale, height, form and massing;
- Adopt contextually appropriate materials and details;
- Provide adequate open space for the development in terms of both quantity and quality;
- Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;
- Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other;
- Consider accessibility for non-car owners through improving public transport links.
- Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours;
- Ensure that places are designed with management, maintenance and the upkeep of utilities in mind; and
- Seek to implement passivhaus design principles by, firstly, considering how the site layout can optimise beneficial solar gain and reduce energy demands (e.g. insulation), before specification of energy efficient building services and finally incorporate renewable energy sources.

## 2

### Pattern Of Development:

- Do the new points of access and street layout have regard for all users of the development; in particular pedestrians, cyclists and those with disabilities?
- What are the essential characteristics of the existing street pattern; are these reflected in the proposal?
- How will the new design or extension integrate with the existing street arrangement?
- Are the new points of access appropriate in terms of patterns of movement?
- What are the typical groupings of buildings?
- How have the existing groupings been reflected in the proposal?
- Are proposed groups of buildings offering variety and texture to the settlements?
- What effect would the proposal have on the streetscape?
- Does the proposal maintain the character of dwelling clusters stemming from the main road?
- Does the proposal overlook any adjacent properties or gardens? How is this mitigated?
- Can a tenure mix help or hinder the feeling of an integrated development?

# 3

## Preserving and Enhancing Green Space, Views, Landmarks and Gateways:

- What are the particular characteristics of this area which have been taken into account in the design; i.e. what are the landscape qualities of the area?
- Does the proposal maintain or enhance any identified views or views in general?
- What is the arrival point, how is it designed?
- How does the proposal affect the trees on or adjacent to the site?
- Can trees be used to provide natural shading from unwanted solar gain? i.e. deciduous trees can limit solar gains in summer, while maximising them in winter.
- Has the proposal been considered within its wider physical context?
- Has the impact on the landscape quality of the area been taken into account?
- Has the impact of the development on the tranquillity of the area been fully considered?
- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- Is there adequate amenity space for the development?
- Does the new development respect and enhance existing amenity space?

- Have opportunities for enhancing existing amenity spaces been explored?
- Will any communal amenity space be created? If so, how this will be used by the new owners and how will it be managed?
- Is there opportunity to increase the local area biodiversity?

# 4

## Building line and Boundary Treatment:

- What are the characteristics of the building line?
- How has the building line been respected in the proposals?
- Has the appropriateness of the boundary treatments been considered in the context of the site?

# 5

## Architectural Details and Materials:

- What is the distinctive material in the area?
- Does the proposed material harmonise with the local materials?
- Does the proposal use high-quality materials?
- Have the details of the windows, doors, eaves, porches and roof details been addressed in the context of the overall design?
- What are the characteristics of the roofline?
- Do the new proposed materials respect or enhance the existing area or adversely change its character?
- Are recycled materials, or those with high recycled content proposed?
- Can the proposed materials be locally and/or responsibly sourced?
- If the proposal is within a Conservation Area, how are the characteristics reflected in the design?

## 6

### Car parking:

- What parking solutions have been considered?
- Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place?
- Has planting been considered to soften the presence of cars?
- Does the proposed car parking compromise the amenity of adjoining properties?
- Have the needs of wheelchair users been considered?
- Can electric vehicle charging points be provided?
- Can secure cycle storage be provided at an individual building level or through a central/ communal facility where appropriate?
- If covered car ports or cycle storage is included, can it incorporate roof mounted photovoltaic panels or a biodiverse roof in its design?

## 7

### Sustainability:

- If the proposal is a contemporary design, are the details and materials of a sufficiently high enough quality and does it relate specifically to the architectural characteristics and scale of the site?
- Is it possible to incorporate passive environmental design features such as larger roof overhangs, deeper window reveals and/or external louvres/shutters to provide shading in hotter months?
- Can the building designs utilise thermal mass to minimise heat transfer and provide free cooling?
- Will the roof structure be capable of supporting a photovoltaic or solar thermal array either now, or in the future?
- Will the inclusion of roof mounted renewable technologies be an issue from a visual or planning perspective? If so, can they be screened from view, being careful not to cause over shading?
- Can green space be used for natural flood prevention e.g. permeable landscaping, swales etc.?



References  
**06**



View along minor road in the North Wessex Downs AONB.

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