

# Appendix 5 Village Character Surveys & Consultation Process

The Upham VDS Steering Group comprises – Richard Green, David Ashe, Keith Dalley, Sarah Le May and Gwyn Halsall. We are fortunate in Upham to have excellent communication channels with residents. Every two months a parish newsletter – Upham Update - is hand delivered to every household. We also have an email update – Commshub – which holds email addresses for 220 residents. We have reported on every stage of the VDS development and recruited many volunteers who have been involved in the process.

A meeting was held with Chris Patterson (SDNPA) and Adrian Fox (WCC) in April 2020 to advise on the process. Our first step was to carry out a Pilot Study of a survey process on Queen Street, Upham in Autumn 2020. Following this we developed a detailed survey pack (see below). Survey 1 examined the Landscape and Settlement character and Survey 2 the Building Character including materials. The village was split into 9 areas. We decided not to survey all outlying areas. 30 residents were involved in the surveys. As this was during lockdown, we held 2 very successful zoom meetings to brief the volunteers on how to complete the surveys. The Survey was undertaken in Spring/ Summer 2021. Following analysis of survey results, statements from the surveys were displayed on 5 boards (see below) for comment at an open meeting in Upham Village Hall in October 2021. 36 residents attended about

50% of whom had also completed the surveys. Attendees were asked to stick red dots on statements that they felt were most important (2 per board) and green dots (3 per board) on statements they considered also important. Page XIV below shows the list of statements scoring 10+ points.

Findings were discussed with Chris Patterson on 4th Feb 2022, and a detailed analysis of the surveys informed the drafting process of the VDS along with analysis of the density of housing and of historical buildings. The steering group had a stand at the Church Fete on 1st July 2023 to consult in person with residents about the draft guidelines displayed on 6 posters (see below). Again, residents were asked to stick stars on statements they thought most important. A common response was that it was difficult to decide as all the items mentioned were important. Following this we prepared an updated draft for consultation. This draft was sent to SDNPA and WCC and circulated for comment to all those who have been involved. A notice of the consultation and an invitation for comments was placed in Upham Update with a link to the document on the village website. Delivery of a hard copy was also offered for those residents without internet access. Comments from Lewis Ford (SDNPA) were discussed and incorporated to generate a final consultation document.

## VILLAGE CHARACTER SURVEY

### INTRODUCTION:

Thank you for your interest in the Village Character Survey which will be carried out by the village community to record the special features that form the character of Upham and Lower Upham so the information can be used to create the new Village Design Statement.

A Village Design Statement (VDS) is a way for local communities to propose guidelines for the **design** of any new development that may take place in their area. Based on **an analysis of the character of the settlement and its surroundings**, a VDS adds local detail to existing planning guidance and will provide us with an opportunity to describe the special qualities of Upham that we would like to conserve for the future and not lose as a result of inappropriate development. Once updated, the VDS will help architects, developers and all those involved in making design decisions to have a better understanding of what is distinctive about Upham. It will also be used by both Winchester City Council and the South Downs National Park in evaluating planning applications.

### THE PROCESS:

The first stage is to undertake a **character survey of the village**, both in terms of the character of the settlement and the immediate landscape and also the more detailed characteristics of the buildings. We are keen to record not only the **factual information** but also a wide range of personal and subjective responses, so we are encouraging as many people as possible to take part, either individually or in small groups.

The survey questions and guidance have therefore been **organised as follows:**

**SURVEY 1 – LANDSCAPE AND SETTLEMENT CHARACTER:** includes the natural landscape, open spaces, **views** and the setting of the buildings in the landscape, road or lane. (see Survey 1 attached below)

**SURVEY 2 – BUILDING CHARACTER:** The character of buildings in detail **e.g.** building materials, window styles etc. (see separate template)

### LANDSCAPE CHARACTER: GUIDANCE

The character of the landscape is closely related to the underlying geology, which influences the landform, soils, vegetation, drainage and building materials.

Naturally occurring in the chalk substrata, flint stone was collected from the fields surrounding the village and used in the construction of the houses, barns and walls giving a distinctive character to Upham.

Our sunken lanes are formed by the erosion of soft rock by the movement of people, vehicles and animals and the action of running water often over hundreds of years.

### SETTLEMENT CHARACTER: GUIDANCE

The early beginnings of settlement in the landscape greatly influenced the character of the village.

Situated on high quality farmland and on important routes between Winchester, Bishops Waltham and **Porchester**, two small populations grew to form the hamlets of Upham and Lower Upham linked together by a lane. The two clusters of population have grown **and** also slowly developed along the lanes between them.

### BUILDING CHARACTER: GUIDANCE

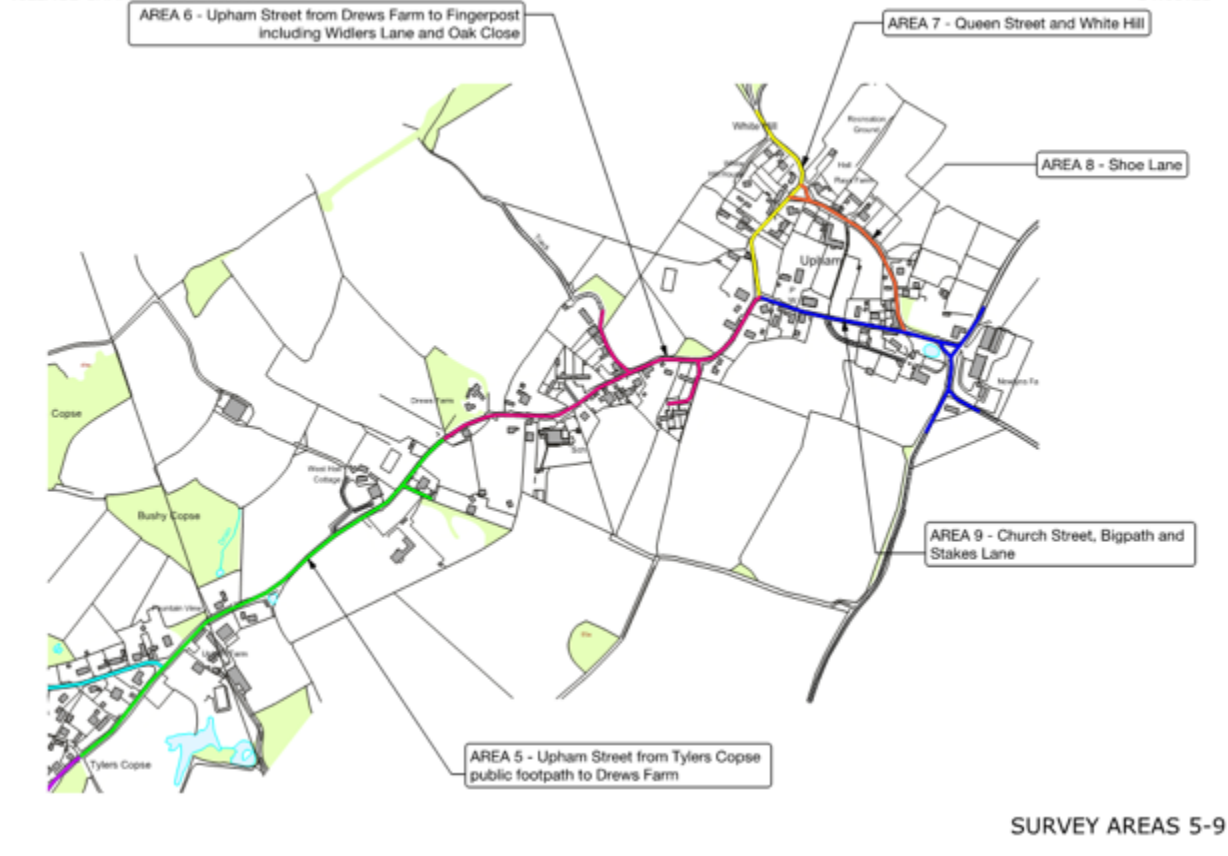
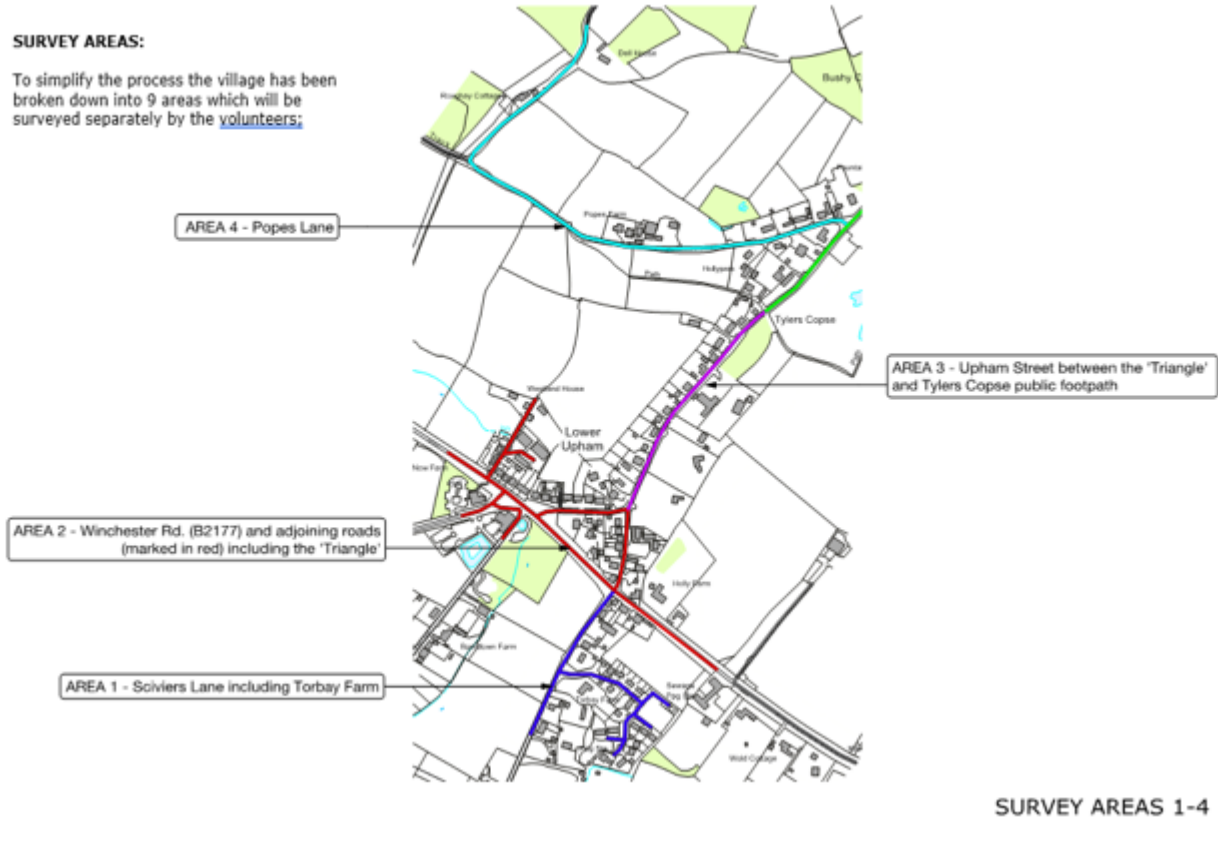
The historic buildings in the village can be described as vernacular architecture, i.e. those buildings constructed using local materials and traditional building techniques.

The original building types would have related to the needs of the village as a farming community, farmhouses, barns and cottages, and also buildings serving other important functions such as blacksmiths, wheelwrights, public houses etc.

It is the vernacular architecture and the way it links back to the origins of the settlement and the local landscape which contribute to the distinctive character of Upham.

**SURVEY AREAS:**

To simplify the process the village has been broken down into 9 areas which will be surveyed separately by the volunteers;



**SURVEY 1 – LANDSCAPE AND SETTLEMENT CHARACTER:**

Survey Area .....(1-9) Name..... Date

Concentrating on just the area you have chosen to survey please answer the following questions:

(We are keen for you to include both factual information and your personal more subjective responses. If you wish, please also include photos keyed to the text)



Question	Response	Guidance
How would you describe the landscape in general?		Flat, sloping, hilly, open views or vistas, <u>elevated</u> Semi-urban, rural, countryside, agricultural Rich in history, modern, undeveloped Tranquil, attractive, beautiful, unspoilt, natural Public open space, private garden Biodiverse
What are the natural features of the landscape?		Trees, hedges, grass banks/ verges Ponds, ditches Open countryside, woodland, pasture or grazing land Sunken lanes
How would you describe the road or lane?		Busy, quiet, fast, rural, still Safe, dark, dangerous, well-lit, shady Open with views or enclosed by walls, banks or <u>hedges</u> Pavements, narrow <u>lanes</u> or wide carriageway

What is the layout or pattern of the settlement?		High or low density (building to plot ratio) Facing the street or at an angle Formal or informal Clusters of buildings or development along the road
Describe the setting of buildings along the road?		Close to edge of road, Set back from road with small or large front <u>garden</u> Screened by fences, walls, trees or <u>hedges</u> Garages or outbuildings visible or <u>concealed</u> Parking areas and drives prominent or <u>hidden</u>
Do the buildings have features in common?		Building materials or architectural styles Pitched roofs, low eaves, dormer windows, Compact in scale or imposing in height and <u>mass</u> Harmonious with adjoining buildings
How do the buildings reflect the local character of the landscape?		Use of building materials and details Ratio of windows to wall Building forms respond to the local landscape/ slope of the land/ <u>contours</u> Roof shape and scale, Skyline/ roof profile Colour or texture

Describe the range of other architectural features which add character to the buildings in the landscape?		Porches, doors Decorative joinery, barge boards, porch brackets Decorative brickwork, Stonework Chimneys
Describe the range of external features which add character to the landscape/ streetscape		Fences, picket, boarded, <u>padding</u> Metal railings Garden walls, flint, brick Gates Garden paths Driveways, gravel, block paver, tarmac Street furniture, benches, lights, phone boxes etc
From everything you have observed describe the key characteristics of the survey area you would wish to preserve for the future?		Dark skies Tranquility Public space/ footpaths Open views or vistas Traffic calming Street scene Trees, hedges etc.
Looking ahead how would you like the village as whole to develop over the next 10-15 years?		Measures to address climate <u>change</u> : Solar panels, air source heat pumps etc. Conservation of historic buildings and areas New development (residential or commercial) Transport and roads Design suggestions?

**SURVEY 2 - BUILDING CHARACTER:**

Survey Area \_\_\_\_\_(1-9) Name \_\_\_\_\_ Date / /

Using the Guidance Sheets provided please identify the following factual information about each building;

Characteristic: Property Name/ Number	Roof material and Shape: e.g. slate, hipped or gabled, dormers etc. Guide ref. 1-9	Wall material: e.g. render or brick (including colour) Guide ref. 10-17	Window style: e.g. "Georgian" casement (incl. frame colour) Guide ref. 18-23	Property height: 1 storey 1½ storey * 2 storeys *rooms in roof	Orientation and distance to road: e.g. front facing road, or side on and approximate distance to road in meters	Features in space between property and road/ boundary: e.g. fences, hedges, gates, railings, walls, paths, drives, front gardens etc.	Outbuildings/ Garages: e.g. Roof and wall materials, window types and building height, orientation etc. Guide ref. 1-23	Other notable features: e.g. porches, front doors, decorative details, or any other features that add character Guide ref. 25-27

14.03.21

Please return survey by Sunday 11<sup>th</sup> April by emailing: [uphamvds@gmail.com](mailto:uphamvds@gmail.com) or, return hard copies of survey to: Upham Village Church – a box will be provided in front porch Thank you.

**UPHAM CHARACTER SURVEY:  
LANDSCAPE, LAND USE, TREES & HEDGES  
PUBLIC & PRIVATE OPEN SPACE**



**AREA AROUND WINCHESTER ROAD**

- Low-lying wet pastures and grazing land
- Pony paddocks and smallholdings
- Main road with pavements (B2177)
- Good wildlife habitat in mature hedges along rural lanes
- Clay soil means flora is different from the rest of village
- Small copses, ponds and drainage ditches
- Mature oak trees on field boundaries typical of clay landscape



**UPHAM STREET**

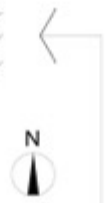
- Long narrow winding rural lane linking the village
- Undulating chalk downs, ancient sunken lanes and footpaths
- Rich habitat for birds, animals and wildflowers
- Glimpses of pasture, farmland and countryside
- Hedges, trees and woodland dominate the landscape
- Brick and Flint walls
- Slash pond natural low area



**CONSERVATION AREA & SURROUNDINGS**

- The highest part of the village with distant views across downland
- Some large mature, native and non-native trees prominent in the landscape
- The churchyard and pond are focal points and open spaces between the houses
- Informal landscape of gardens, fields and pastures
- Recreation ground an important public space
- Narrow lanes some enclosed by steep banks, hedges and grass verges

# UPHAM CHARACTER SURVEY: SETTLEMENT & HISTORIC FEATURES



## AREA AROUND WINCHESTER ROAD

Linear development along Winchester Road and surrounding lanes

Mixed building uses, public house, village hall, small industrial area, commercial offices

Most buildings face onto the street

Little consistency to the buildings some sit back some on the road

More modern houses have drives and garages and the older cottages none



## UPHAM STREET

No discernible building pattern

Small clusters of old houses along lane and more recent houses built between

Narrow winding rural lane

Most houses set back from the lane and screened by walls, hedges and fences

Larger houses set back in own grounds, smaller cottages closer to the road

## CONSERVATION AREA & SURROUNDINGS

The buildings have a low density with no formal pattern or uniformity

There is variety in the boundary screening, hedges flint and brick walls, timber fencing

Rural lanes with no pavement or street lighting

No formality in streetscape

Building to plot ratio varies greatly

Most parking areas and garages/outbuildings are screened or setback

# UPHAM CHARACTER SURVEY: BUILDING FEATURES



## UPHAM VILLAGE GENERALLY;

A mixture of building materials and architectural styles but the common elements create a visual thread binding it all together

Building details are often simple with little decoration e.g. porches, chimneys

Mainly gravel drives which informally join the lane (no dropped kerbs), driveways often concealed behind hedges and walls etc.

Some developments including outbuildings/ garages built in front of houses are too large for plot

Some external lighting inappropriate for the countryside and dark skies

Older buildings linked together by harmonious traditional materials, clay tiles, natural slate, red brick and flint and brick

Many properties have cottage style white painted windows which are small in relation to the wall area

Some modern properties not so successful where the scale and massing of the building is unsympathetic to adjoining older houses

Dormer windows and low eaves reduce scale of pitched roofs

Lack of formality and uniformity to streetscape because it has grown organically over time



## UPHAM CHARACTER SURVEY:

### GENERAL CHARACTER , THE 'FEEL OF THE PLACE'



#### AREA AROUND WINCHESTER ROAD

Some important areas of natural beauty and wildlife

Winchester Road (B2177) is noisy and has fast traffic

The narrow country lanes are quiet with thick hedges and mature trees which are good habitat for birds and animals

The grazing land and smallholdings are an important part of the countryside

The Dark Skies at night help the area retain a rural feel

Spaces between the older more traditional properties have been infilled with more modern developments



#### UPHAM STREET

A narrow winding lane which links the two ends of the village

Houses are mainly set back from the road and concealed by the hedges and trees

Attractive glimpses and views of grazing land and countryside beyond

Appealing variety to the buildings, no formality

Some older cottages, farm buildings and large houses infilled with more modern houses

Attractive sunken lanes and wooded areas are rich habitat for wildlife

#### CONSERVATION AREA & SURROUNDINGS

A strong rural character with historic buildings and features, the architectural variety adds to the charm of the place

Areas of grazing land, and views of fields and gardens in the gaps between the houses are an essential part of the character of the village

Biodiverse areas with wildflowers bordering lanes important for nature

No street lighting results in dark skies and helps to retain rural character

Public spaces like the pond are important places to meet and enjoy the village

## UPHAM CHARACTER SURVEY:



### THE FUTURE...

SURVEYORS WERE ASKED TO DESCRIBE THE KEY CHARACTERISTICS OF THE VILLAGE THEY WISH TO BE PRESERVED IN THE FUTURE;

#### NEED TO PRESERVE:

- TRANQUILITY
- QUIET LANES
- RURAL FEEL
- HEDGES AND TREES
- TRADITIONAL LANDSCAPE
- HISTORIC FEATURES & BUILDINGS
- FLINT WALLS
- LACK OF UNIFORMITY OF HOUSING
- DARK SKIES
- OPEN SPACES & VIEWS BETWEEN BUILDINGS
- PUBLIC REALM FROM IMPACT OF DEVELOPMENT (green open spaces, footpaths, recreation ground etc.)



SURVEYORS WERE ALSO ASKED HOW THEY WOULD LIKE THE VILLAGE, AS A WHOLE, TO DEVELOP OVER THE NEXT 10-15 YEARS;

#### THE FUTURE... (THE NEXT 10-15 YEARS):

- RESILIENCE TO CLIMATE CHANGE
- NEED FOR GREENER TRAVEL (cycle routes, school route, power sockets for electric cars, footpaths etc.)
- ENERGY EFFICIENCY MEASURES (solar panels, air source heat pumps, double glazing etc)
- MAINTAIN/ INCREASE BIODIVERSITY & PLANT TREES
- NEW AFFORDABLE HOUSING (to encourage young people into village)
- NEW BUILDING DESIGNS SYMPATHETIC TO THEIR SETTING IN THE VILLAGE
- AWARENESS OF INCREASED RISK OF FLOODING
- AVOID OVER-DEVELOPMENT OF SITES (appropriate building to plot ratio and garages not built in front of houses etc.)



Village consultation process held at Upham Village Hall (left) and Upham Parish Fete (right)

**Village Design Statement**  
**Survey scores from October meeting**  
**Scores over 10**

Item	Most important	Other important	Score
Older buildings linked together by harmonious traditional materials, clay tiles, natural slate, red brick, flint	14	10	19
Some developments including outbuildings/garages built in front of houses are too large for plot	16	5	18.5
Mixture of building materials and architectural styles but the common elements create a visual thread binding it all together	13	9	17.5
Narrow country lanes are quiet with thick hedges and mature trees -good habitat for birds and animals	11	8	15
Areas of grazing land and vies of fields and gardens in the gaps between houses are an essential part of the village character	14	3	15.5
Lack of formality and uniformity to streetscape because it has grown organically over time	10	9	14.5
Variety in the boundary screening, hedges, flint and brick walls, timber fencing	12	2	13
Most houses set back from lane and screened by walls hedges and fences	10	6	13
Some external lighting inappropriate for the countryside and dark skies	7	9	11.5
Buildings have a low density with no formal pattern or uniformity	8	7	11.5
Most parking areas and garages/outbuildings screened or set back	10	3	11.5
Winchester Road (B2177) is noisy and has fast traffic	9	4	11
Brick and Flint walls	6	9	10.5
Glimpses of pasture, farmland and countryside	8	4	10
The highest part of the village with distant views across downland	9	2	10

**Future**

Avoid over development of sites (appropriate building to plot ratio and garages not built in front of houses)	11	15	13.5
Preserve Rural feel	12	2	13
Need for Greener travel	8	6	11
New building designs sympathetic to their setting in the village	11	2	12

Note. Most important statements scored one point, other important statements scored ½ a point. |

## LANDSCAPE & SETTLEMENT CHARACTER

- Special care should be taken to maintain and enhance the rural character of the main approach roads between Upham, Bishops Waltham and Fair Oak.
- Any further development along the B2177 and B3037 should be to the same criteria, as for the rest of the village.
- Change of land use from agricultural should be resisted as it has the potential to harm local landscape character.
- New development should respect existing trees and their removal should be resisted.
- Many of the largest trees in the village are reaching full maturity and a program of supplementary planting should be encouraged.
- Conserve and protect the open countryside between the different areas of the village and between houses. Infilling between houses, and in open areas should not be permitted.
- Preserve glimpses and views of pasture, farmland, and countryside.
- Preserve hedges and trees throughout the village along narrow lanes, property boundaries and footpaths.
- If development takes place adjacent to hedges and trees, sufficient growing space should be left for them to be retained and to thrive.
- No development affecting the 'tunnels' should be permitted.
- Traditional flint walls are intrinsic to the rural character and origins of the village and should be preserved.

- Detailed site analysis should be carried out to identify distinctive local character.
- The building to plot size ratio should be considered in relation to that of the neighbouring properties.
- Proposals should be supported with plans and elevations, showing an accurate representation of the proposed street scene.
- maintenance of the variability of plot size and the informal positioning of buildings and outbuildings, should be observed.
- The special characteristics, building lines and the overall height and bulk should fit in well with the surrounding architecture.
- Buildings should be carefully positioned on the site to enhance visual variety, respect neighbours' privacy and avoid intrusion into established views of the existing open landscape.
- Materials used should respect the site surroundings and respond to the colours, textures and building techniques representing the locally distinctive character of Upham.



## BUILDING FORM

- The width or span of roofs should be carefully considered to control the bulkiness of a building. Wide gable ends and large roof spans are visually too dominant in the context of the traditional roof forms in the village.
- The scale and bulk of new proposals should be visually harmonious with adjoining buildings and the rural character of the village.
- Consideration should be given to minimize storey heights (floor to floor levels) to control the external bulk of the building.
- Garages, carports and other outbuildings should complement existing buildings and not dominate the street scene. They should appear visually subservient to the main building both in their scale and the materials used.
- The smaller older buildings are important to the character of the village and should be retained wherever possible.
- Larger developments should only be permitted if proposals can successfully demonstrate that neighbourhood identity and characteristics are maintained, and unacceptable visual and environmental impact avoided.
- New building designs should be a sensitive response to the character of the local vernacular architecture and rural origins of the village.
- Conservatories should be designed and sited with particular care to minimise impact on rural character and to limit light pollution.

## ROOFS

- Roofing material should generally match existing roofs; clay tiles in much of the village but occasionally slate.
- New extended roof lines should relate visually to adjacent buildings.
- Avoid roof spans of more than 5m to control the height of the ridge and the visual bulk of the building.
- Roofs pitched more than 45° are untypical and will require care not to dominate unduly.
- Profiled concrete roof tiles are not common and unlikely to be satisfactory, and the use is not recommended.
- Plain bargeboards wider than 150 mm should be avoided and eaves boards kept to a minimum even when roof construction is thicker.
- Dormers should be small and not dominate the overall character of the building. Dormers should be used for the purpose of increasing natural lighting rather than increasing floor space.
- Flat or low-pitched roofs are generally considered inappropriate due to the predominance of traditional pitched roofs in the village.





### WALLS

- Local bricks are generally red in colour.
- Fussy detailing on brickwork is inappropriate.
- The use of Engineering brick is not considered appropriate for use in the construction of walls.
- Flint should not be used in small panels as surface decoration in mainly brick walls. Use of Flint Blocks, where coursing is visible, should be avoided.
- It is essential new flint is selected so that it resembles the size and colouration of the locally occurring stone.
- Materials used should be contextually appropriate and sensitive to the local vernacular in order to create continuity with the past.
- Extremes of colouration in brick, tile hanging and rendering should be avoided.
- Timber cladding should not be painted or stained and instead allowed to turn grey naturally. The use of plastic cladding should be avoided.
- Retain existing unique features e.g., Traditional detailing, doors, windows, chimneys, barge boards, porches etc.
- It is essential mortar type is appropriate for the application in which it is being used. In general mortars should not be coloured.

### OPENINGS

- UPVC and metal frames appear heavy due to larger sections so should be avoided in a traditional setting.
- Where windows are to be replaced, they should match as closely as possible those originally installed in the property.
- Sky lights have not traditionally been seen on street-facing roofs and should be discouraged.
- Developments, redevelopment, and alterations should refrain from using rooflights, unless it can be proven to be absolutely necessary.
- Casement windows should have flush casements preferably with the same appearance for opening and fixed windows.
- Windows should be small in relation to the wall area with proportions vertical in emphasis, and frames painted rather than stained.
- Large areas of glass, including roof glazing, roof lanterns (and the effect of artificial internal lighting) are not considered appropriate.
- Modern windows can be visually bulky and wide glazing bars should be avoided - it is preferable to reduce the number of window panes.
- Large areas of glass in the form of bi-fold or sliding doors or windows should be avoided.
- Double up and over garage doors and associated wide door openings are considered too large and can dominate the street scene.



### LANDSCAPING

- Paneled or vertical close boarded timber fencing and non-native coniferous hedging is inappropriate to the Village character.
- Any development where the loss of a hedge or wall cannot be avoided, should make provision for its reinstatement.
- Surfacing of parking areas and driveways should be sympathetic to the Village and the further introduction of curbing resisted.
- Any replacement boundaries should be implemented with a strong awareness of both short and long-term impact.
- New openings or road/ drive entrances through existing boundaries should be avoided.
- Preserve flint boundary walls and repair using traditional techniques
- The design of frontages and other boundary treatment in new developments should have regard to the character of the area.
- Boundaries, accesses, and demarcations should reflect a sense of being a part of the village.
- Wildflower planting along the margins of arable fields is encouraged, along with hedge planting.
- Existing landscape features should not only be retained and maintained and where possible enhanced, and new wildlife habitats created.
- New developments should include native planting to integrate them into the village and the landscape, enhancing rural appearance, and improving biodiversity.

### SERVICES

- Place cabling and services for utilities underground where practical
- Heat pumps (air source) should be carefully concealed or screened from view, and the possible noise disturbance considered when siting units close to neighbouring properties.
- Solar panels should be an integral part of the roofing material where possible and arranged in well-designed rather than random groupings.
- Water butts should ideally be screened from viewed, placed on side walls or to the rear of a property.
- Electric vehicle chargers can be visually intrusive so if possible, locate units in concealed locations
- Locate satellite dishes and associated cabling so to avoid a negative impact on the street scene.
- Preserve and enhance the rural character of the village by careful design and specification of external light fittings.
- Street lighting, bollard lighting or other more suburban forms of lighting are not considered appropriate in the village.
- Lighting of houses, gardens or driveways that impacts the street scene and the wider landscape should be avoided where possible.

