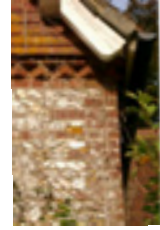
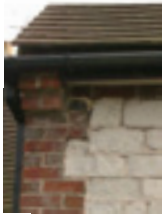


Langrish and Ramsdean



Design Statement



Introduction to the Design Statement

The Design Statement has been adopted by East Hants District Council as non-statutory planning guidance, in accordance with the East Hampshire District Local Plan 1st Review, and the emerging Second Review.

This document is intended for the use of the following:

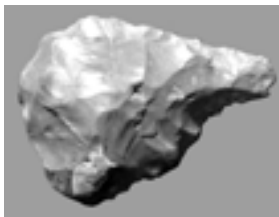
- Householders, businesses and farmers
- Developers, planners and builders
- Architects and designers
- Providers of services and utilities
- Local councils

Anybody applying for planning approval should have considered the Design Statement prior to submission of planning applications and the designs should be sympathetic and in accordance with details of this document. Failure to do so could result in the application being refused.



THE DESIGN STATEMENT

This statement is intended for all concerned with any building development in the parish, and compliance will be required by anyone applying for planning approval, so that their designs are in accordance with the recommendations of the statement. Failure to do so could result in refusal of planning permission. This Village Design Statement follows national, regional and local planning policy and is generally in accord with the adopted Local Plan and will be kept under regular review.



At the end of each section there is a statement of guidelines highlighted in green. These statements are consolidated into a single list which may be found at the end of this Design Statement,

This list is intended for the guidance of designers and planners of any proposed future developments.

Evolution of a Parish

History and character of the environment and design in future development

History and character of the environment

Geology, flora and fauna

Buildings - 15th to 17th century

18th century

19th century

Farm Buildings

Extensions and Conversions

Design Features

Building Materials

Social Housing

Village Greens

Road Signs



History and character of the environment



The first evidence of human settlement is at Barrow Hill, a site of ancient burial, and also one of special botanical interest. The Wealden area sustains traditional dairy farming with some arable land.

The whole affords typical rural scenery which deservedly wins it a place in the South Downs National Park.

Occupied since Stone Age times, it still has a population of under 300, living in two settlements - the villages of Langrish and Ramsdean.

These are connected by narrow, winding country roads that apart from metalling show little change from their origins as country cart tracks. In parts they show the attractive features of the "sunken lane" with high banks that provide a haven for all kinds of wild life, both flora and fauna.

Any changes which do occur must be carefully planned within the guidelines to ensure that they are gradual and entirely in keeping with the environment. This careful approach is intended to conserve countryside, which is of value to the nation, and to further the community spirit of local inhabitants.



Geology, Flora and Fauna



Langrish Parish has an area of about 2,400 acres. It lies at the western end of the Weald, which extends from the Kentish coast. It is bounded to the north by chalk hangers and to the south by the South Downs whose highest peak, Butser (*889 ft*) lies within the parish boundary.

The Wealden area lies at about 300 ft, and consists of Upper Greensand. This rock is older than chalk and will always underlie it. At the eastern end is some heavier clay soil or gault. Both these soils are acidic. The summit of the Downs, scarps and the land at the base of the hangers are chalk and therefore alkaline. Butser to the south and Peppercombe to the north consist of Upper Chalk with flints; the scarps are of Middle Chalk, and at the foot is Lower Chalk. It is from this soil that malmstone, a rather soft crumbly rock is obtained for building material.

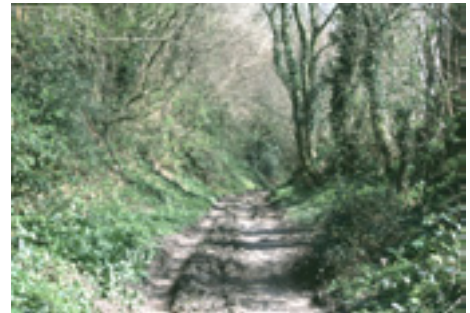
From the lower scarp, three streams arise: one from Manor Farm, one from the Wool Pond and one from near Twentyways Farm, and they drain into the River Rother, flowing eastward. On the western boundary is a watershed, and all streams to the west of it drain into the River Meon.

There are manmade features of the landscape in the form of old chalk pits, formerly dug as shallow pits to store water, but latterly for building materials and lime for burning. Marl pits were sunk deeper into the land through the clay into the chalk, which was then spread on the land both to bind the light soil and to make the heavier soil more manageable. There is also evidence of both iron and bronze age activities in the forms of tumuli and barrows or burial pits, scattered on the high ground across the parish.

The parish is within the South Downs National Park and has both alkaline and acidic soil supporting widely different types of flora. Intensive agriculture has caused significant environmental loss, particularly with the high level of usage of weed killers and fertilizers and the frequent cutting of grass verges. Nevertheless, there are still several areas of outstanding interest within the parish in terms of their flora and fauna that need to be preserved.

Sunken Lanes

These are typical of an area of soft lower chalk and greensand. Probably pre-Roman in origin, they were ancient tracks between settlements, worn into deep cut lanes, often 20 ft deep, by countless feet both human and animal, and more recently by wheels. These lanes, curtained by trees are excellent habitats for flowers such as ramsons or wild garlic from which Ramsdean probably gets its name; ferns, lichens and mosses, as well as a rich variety of small mammals, insects and birds. The uncontrolled use of leisure vehicles does untold harm to them.



Greensand Ridge

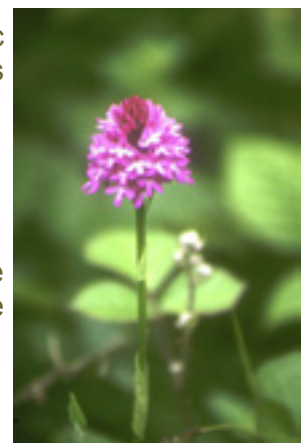
In this area in the centre of the Parish plants that hate chalk and prefer acidic soils grow not only in the wild but also in gardens. Some prefer dry soil and others wetter ground.

Chalk Grassland

Butser Hill is protected as being part of a nature reserve: other chalk grass land in the Parish is not. The top of Butser was ploughed during the second World War and therefore has relatively few varieties of plants. On Ramsdean Down the true rich and diverse downland flora and insects are to be found, particularly orchids, many of which tend to prefer chalk. Although the number of varieties has diminished over the years, there are probably still about eight to ten types in the Parish. The many aromatic plants, especially those of late summer, provide food for butterflies of which over 30 species, some quite scarce, are to be seen.

Typical downland plants grow elsewhere in the Parish, but these are threatened by rapidly growing thorns such as brambles.

On the top of both Butser and the hangers are small pockets of acidic soil which has been blown there by the wind and upon which grow plants that dislike chalk, such as bracken.



Churchyard

As church yards are undisturbed , they are a good habitat, as in the case of Langrish, of chalk downland plants, particularly of cowslips in the spring.

Scarp of the Hangers

These are covered in woodland, a small part of which is probably ancient woodland, particularly those areas where yew has been present continuously since before 1600, and contain plants that are typical markers of such a habitat. The rest is secondary woodland, mainly ash and beech, some of which is coppiced, leading to a cyclical flowering of plants. In autumn and early winter a wide variety of fungi can be found. Various large mammals including roe deer are to be found and buzzards can be seen along with the occasional red kite.

Arable Land and Hedgerows

Although many arable species have disappeared over the past few decades, some now quite rare species can still be found in small pockets on the edges of fields. These require preservation. Hedgerows are still plentiful particularly in the lower parts of the Parish.

Wetland

Although Langrish derives its name from Long or Tall Rushes, which presumably grew in the fields below the hangers, there are relatively few permanently wet areas remaining. These damp areas occur at the foot of the hangers and typical wetland plants grow in them, but they are few and far between. The water table is still not far below the surface as is seen by the regular flooding of one particular lower field whenever there is heavy rain.



Uncommon Plants

Two, now relatively uncommon, trees are to be found in the woods and hedges of the Parish – Small Leaved Lime in just one area and more widely, mature Wych Elm trees, which presumably are resistant to Dutch Elm Disease. Both need protecting. The relatively uncommon narrow leaved everlasting sweet pea grows in one area on a bank at the top of the hangers. At the foot of the scarp a plant more commonly found in the Mediterranean, the Large (Italian) Lords and Ladies grows almost at its eastern and northern extremity in England.

CONCLUSION

Langrish has a wide diversity of flora and fauna, some now quite uncommon and these, together with their habitats, require preservation in the future. Examples highlighted in the Village Plan include :-

1. Sunken lanes (North Stroud Lane, Ham Lane)
2. The acidic flora of the central greensand
3. Butser (Ramsdean Down) - grassland habitat
4. Chalk-pit - grassland habitat
5. Barrow Hill
6. Hangers with their areas of ancient woodland flora
7. Hedgerows and other boundary treatments



Guidelines – Geology, Flora and fauna

- The design and layout of development should respect areas of special natural interest and their unique characteristics that have been defined such as the:
 - Acidic flora of the central grasslands
 - Grassland habitats on Ramsdean Down
 - Ancient Woodland flora of the Hangers
 - Barrow Hill
- Development should respect the important sunken lanes and adjacent hedgerows (such as North Stroud Lane and Ham Lane) and should not widen, straighten or otherwise modify the characters of such lanes

Buildings, Design Features and Materials

BUILDINGS

In the Parish of Langrish there are approximately 120 dwellings of which 13 are listed buildings. They date from the 15th. century onwards and make use of the local building materials available at the time - in particular malmstone, limestone, flint, brick and, exceptionally, even Flemish brick and ships' timbers from the south coast.

Examples from the 15th to 17th century.

Dovecote at Manor Farm.

This rare mediaeval building, dating from the 15th century, is built in coarse-squared malmstone, with probably Flemish red brick quoins.



Underwood Cottage

This cottage was built in the 17th. century and is a rare example in the parish of traditional timber framing with brick in-fill and some wattle and daub: there is a thatched roof with a half hip.

Bordean House

One of two large, imposing houses in the village, it dates from 1611. The construction is of malmstone with rusticated quoins and dressings: the roof is of slate with dormer windows. There are numerous additions, which include Victorian sash windows.



Langrish House.

Another grand house, it was built originally in the 17th century as a modest farmhouse, probably of brick. In 1824 John Waddington bought it and built on extensively. The facing now is of malmstone block. There would appear to be Victorian additions. The chimneys are a feature, found in many other houses in the parish.

The present owners, the Talbot-Ponsonbys, are John Waddington's direct descendants.

Barrow Hill Farmhouse, Ramsdean

This house is of great interest: its interior indicates an origin as a timber framed building, but there have been many alterations dating from the 17th. century. Many of its detail features can be seen elsewhere in the parish.

The upper front wall is tile hung, the lower is brick of both English and Flemish bond, and there is a slate hung south gable. The north wall is mostly malmstone with brick dressings. The front is of slate, the rest of tile.



Upper House Farm, Ramsdean

This is a two storey building of malmstone with brick plinth, quoins and dressings, built in the 17th. century. There are two features of interest in this house; the porch, a later addition of which there are many in the parish, and the use of brick to strengthen the corners of the walls (quoins), which have been used in many houses up to the present day.



The 18th. Century

Langrish Lodge

Langrish Lodge was originally a thatched cottage, named Langrish Cottage. It was rebuilt in 1834 in regency style. It has a white stucco frontage, with a porch and sash windows.



The White House

This house is stucco-faced, similar to Langrish Lodge, with a double-hipped slate roof. Built in the 18th. century, it was originally the Toll House.

The 19th. Century

Church of St. John the Evangelist

The church was built in 1869 in the early style of limestone, faced in flint and edged in brick. The roof is finished in clay tiles. There is an interesting pattern in the roof with the use of two different tile designs, and the roof of the Old School House, now Flints, has a similar pattern (see pp 14-16.) The lych gate was built in 1881 with a tiled roof.



The Old Vicarage

The Vicarage was built in 1872 in flint and brick and is designed in similar style to the church. Both buildings are fine examples of Victorian architecture. There are some good examples of tile cladding and scallops that are also found at Barrow Hill Farm and later at Reeds Meadow (also see pp.14-16.)

The Old School House

The School House and the Master's House are now private dwellings, again built in flint and brick in similar design to the church and the vicarage. There are some fine flint and brick panels (see also pp 14-16.)



FARM BUILDINGS

There are many farm buildings of interest in the parish, as one would expect in a rural area which has been dependent on agriculture in the past. Some of these buildings are still in use and some now redundant. There are barns and sheds dating mainly from the 18th. century with later additions, their construction being of the same local materials - flint, brick and malmstone - but, as working buildings, in a style less decorative than the contemporary houses.



At Barrow Hill Farm



At Pitts Farm



At Upper House Farm



At Rookery Gate



Lime Burners' Hut

CONVERSIONS AND EXTENSIONS

There are in the Parish some good examples of barn conversions and extensions to older houses where the building work has been sympathetically carried out.

The Old Hop Kiln.

This building used to belong to Church Farm when it was an alehouse, and it is where the hops were dried before being used to brew beer. Here you can see the original building and the conversion carried out in 1991.



Twentyways Farm

This large barn is believed to have been built in 1723 and was converted in 1991



Home Farm Cottage

An attractive house, which was originally two cottages, now one home with a new garage and playroom built to blend with the older building



Church Farm

This was known as the Ploughman's Joy when it was an alehouse: care has been taken to match the latest extension to the malmstone with brick dressings and to repeat the dormer windows.



The Old Vicarage

This fine Victorian house, which has many design details found in other houses, has a modern conservatory which matches the Victorian architecture of the house

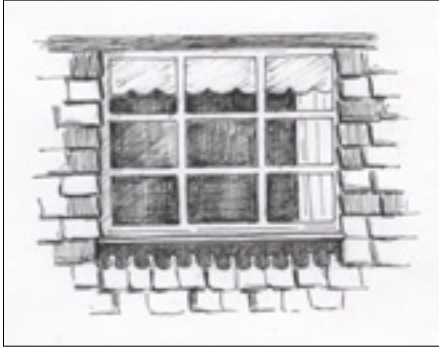


The Old Hop Kiln

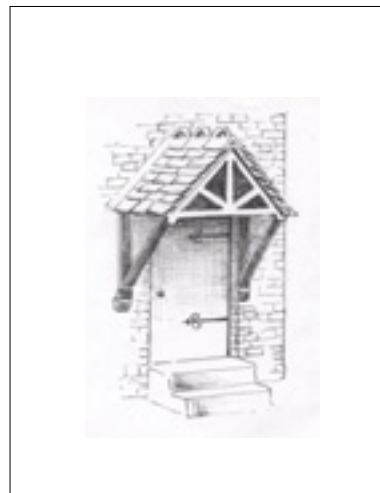
Here we see another conservatory that blends with the existing building.

DESIGN FEATURES AND BUILDING MATERIALS

There are some fine examples of design details which originate from earlier times being used up to the present day.

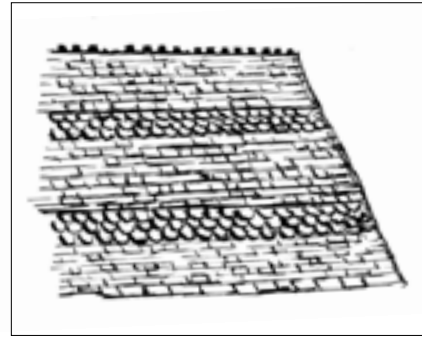
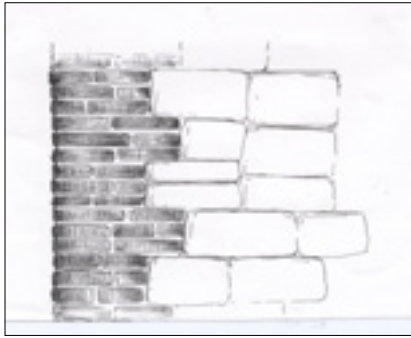


The scallops below the windows at Barrow Hill Farm are repeated in the dormer windows at Reeds Meadow.



Porches are found throughout the parish, that at Upper House Farm being a good example, probably having been added later to the original 17th. century house (lower left). Pond Cottages have a later 19th. century version (lower right).

DESIGN FEATURES (CONTINUED)



Distinctive roof tiling is featured at the Old School House and is repeated elsewhere, but the Victorian chimneys on Langrish House are unique.



Flint and brick detail is present in many buildings, and was particularly popular in the Victorian era. There are good examples to be seen in the church, old vicarage and old school house. Brick and malmstone have been used from the 17th. Century and is still seen in modern design today, as at Reeds Meadow.

BUILDING MATERIALS



Timber Frame

Malmstone Ashlar
with Brick Quoin



Flint with
Brick Quoin

Brick -Flemish

Brick – English Bond

Guidelines - Buildings, Design Features and Materials

These relate to new buildings, and extensions and alterations to existing buildings

- The character and features of existing buildings should be respected in new development proposals
- New development should take account of the important characteristics of existing buildings including:
 - Porches (those at Upper House Farm and Pond Cottage provide good examples)
 - Window styles and surrounds (such as the scallops below the windows at Barrow Hill Farm and the dormer windows at Reeds Meadow)
 - Chimneys and tiling and roofing materialsThe design of the development at Reeds Meadow blends well with the local area and should be used as a good example.
- Development should make use of local available building materials or materials that have been used in existing development such as malmstone, flint with brick quoin, Flemish and English bond brickwork and timber frames
- Extensions or alterations to existing buildings should follow the style and use materials that match as closely as possible the existing building. Proposals to alter older buildings should be in keeping with the original and blend in with their surroundings
- New development, additions and conversions must be well related to the size and character of existing development
- Innovative modern design is to be encouraged using existing materials and styles where possible
- Boundary walls and fences should reflect the existing characteristics (which are predominantly brick and flint walls and traditional hedgerows)

Farm Buildings

- Historic Farm Buildings should where possible be protected. If buildings become redundant any conversion or change of use should take care to save the character and original fabric of the building.
- It is recognised that in the first instance conversion or change of use of farm buildings to business use should be considered. However where appropriate consideration should be given to alternative uses including dwellings
- New farm buildings and stables should be of a scale and character compatible with the surrounding area

SOCIAL HOUSING DESIGN

Some of the housing has its origins in the provision of tied cottages for workers by farmers and landowners. There are two examples of such groups which are now private homes, and one purpose built after World War Two.

Pond Cottages

The first of these is seen in Pond Cottages, which were built in brick at the end of the 19th century. There are design details that have been copied from Victorian times -for example the tiles on the roof ridge are similar to those of the Old Vicarage and Flints (the Old School House).

The porches are very much like those found on the earlier houses in the parish, such as Upper House Farm.



The Close.

These houses were built in 1954 by the local engineering company to encourage skilled workers to move to Langrish. There has been no use of local building materials or design features. A further detached house was added in 2007. All the houses in the Close are now privately owned as are Pond Cottages.

Reeds Meadow - Social Housing

The original houses were built after the second world war on the Airey principle of prefabricated concrete, to provide quick and inexpensive housing. They were designed to last 25 years, but in fact were not replaced until 1995, long after being condemned. The new houses make good use of local traditional materials and design, to create an attractive development which blends well in a pleasant rural location. Reeds Meadow was developed and is owned by a Housing Association.



Guidelines – Social Housing Design

- Proposals for any future low cost/affordable housing should be small in scale and well related to the form and character of the settlements and should incorporate the guidance on design and materials set out above
- The character and balance of the present housing mix should be maintained

Village Greens

Langrish and Ramsdean both have village greens in the centre of each community. Each has a post box, bench, notice board and at Langrish a telephone kiosk, a bus stop and shelter. They provide a meeting place when used by the mobile library, and Langrish Green is busy every day with school children catching the bus. At Langrish, at the base of the grass triangle, there is parking for about six cars which is used by churchgoers. These greens are maintained by the parish council, and make significant contributions to the landscape character.



Guidelines – Village Greens

- The greens play an important role in village life and should be protected for the community as with other public open space within the parish.
- The greens contribute to the landscape character of the villages. Any adjacent developments should not adversely effect the character of the greens nor have a negative impact on the strategic views to the surrounding landscape.

Road Signs

There is a wide variety of road signs which direct traffic to hotels, pubs, the factory, as well as local destinations. Consideration should be given to reducing this disfiguring clutter of road signs, and to consultation with the parish council if any new sign is proposed.



Guidelines—Road Signs

- Road signs must be designed to be in keeping with rural environment and the parish council must be consulted when new ones are proposed.
- Sign posting should be reduced to a minimum. Main highway signs should meet Highway Authority requirements: other signs should be of the conventional white cast iron fingerpost type.

ESSENCE OF THE DESIGN STATEMENT – THE COMMUNITY VIEW

We who live in this parish regard it as one of the finest places to live in the whole country. Preparation of the Design Statement has given us the opportunity to look at it again, and we have described the features of its geology, flora and fauna, its landscape and buildings, and have then analysed these to highlight the special aspects which we treasure and would hope to see continued in any future changes.

We have explained that any such changes must be gradual, and so designed as to conform with the existing environment, and preserve its special charm for future generations to enjoy.

Details of each recommendation are highlighted at the foot of each section, and a summary of these recommendations is printed in the appendices.

The Design Statement will be used by the Parish Council, East Hampshire District Council, Hampshire County Council and the South Downs National Park when viewing planning applications for new building or conversions.

It will become evident when you read through this document that we cherish our history and the natural beauty of our environment. We want to see them both preserved and also enhanced - the over-riding reason why we have produced a Parish Design Statement.

Guidelines for the Design Statement

The Design Statement follows national, regional and local planning policy. It is generally in accordance with both the adopted East Hampshire District Local Plan: First Review and the emerging Second Review Plan. It has been adopted by East Hampshire District Council as non statutory planning guidance.

The document is intended for the use of the following:

- Householders, businesses and farmers
- Developers, planners and builders
- Architects and designers
- Providers of services and utilities
- Local councils

Anybody applying for planning approval should have considered the Design Statement prior to submission of planning applications and the designs should be sympathetic and in accordance with details of this document. Failure to do so could result in the application being refused.

Design Guidelines are contained within the green coloured boxes within the document and brought together on Pages 21 and 22. Two action points are set out separately which are relevant to local landowners and the community.

Design Guidelines

Geology, Flora and Fauna

- The design and layout of development should respect areas of special natural interest and their unique characteristics that have been defined such as the:
 - Acidic flora of the central grasslands
 - Grassland habitats on Ramsdean Down
 - Ancient Woodland flora of the Hangers
 - Barrow Hill
- Development should respect the important sunken lanes and adjacent hedgerows (such as North Stroud Lane and Ham Lane) and should not widen, straighten or otherwise modify the character of such lanes

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 - Chimneys and tiling and roofing materials

The design of the development at Reeds Meadow blends well with the local area and should be used as a good example

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- New farm buildings and stables should be of a scale and character compatible with the surrounding area

Social Housing

- Proposals for any future low cost/affordable housing should be small in scale and well related to the form and character of the settlements and should incorporate the guidance on design and materials set out above
- The character and balance of the present housing mix should be maintained

Village Greens

- The greens play an important role in village life and should be protected for the community, as with other public open space within the parish
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Road Signs

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- Signposting should be reduced to a minimum. Main highways signs should meet Highway Authority requirements: other signs should be of the conventional white cast iron fingerpost type

Community actions

The consensus view of the community is to protect, as far as possible and without radical change, the present character of the parish.

The acidic flora and fauna of the grasslands, the grassland habitat on Ramsdean Down, the chalk-pit grassland habitats, Barrow Hill and the ancient woodland flora of the Hangers must be protected against major changes of use by working with EHDC Planning Authority, the South Downs National Park Authority and local landowners. Agreement with local landowners will be particularly important to protect chalk-pits from dumping and the exploitation of the hanger woodlands. Tree planting schemes should be actively encouraged.

Thanks are due to the following for support
in the preparation of the Design Statement

The residents of Langrish and Ramsdean

Langrish House Hotel

The Countryside Agency

East Hampshire District Council

Langrish Parish Council

Community Action Hampshire

East Hampshire AONB Officer

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Langrish Parish Council

