

DRAFT Burghclere Design Code

October 2022



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1. What is a Design Code?

Design Codes are tools used to inform the design process of new development. They are prepared through establishing the principles of essential design considerations.

2. The purpose of this document

This Design Code Document appraises the main village settlement of Burghclere, its landscape setting, as well as other areas within the Parish where change is anticipated. The Burghclere Village Design Statement, first published in 2002 and updated in 2018, is a formal record of residents views, addressing aspects of the landscape and settlement that are central to the parish's identity and sense of place. The Code has been informed by these documents and the appraisals in this document. The appraisals have also been informed by the Basingstoke and Deane Landscape Sensitive Study April 2021 and Landscape Character Assessment May 2021.

The Design Code Document refines existing Design Guides, in particular the Design & Sustainability SPD, that cover the whole of the Borough of Basingstoke and Deane. The Code has been prepared in accordance with the National Model Design Code and its Guidance Notes published by the Ministry of Housing, Communities & Local Government in July 2021 as relevant to this area and policy context.

Its content will inform the Burghclere Modified Neighbourhood Plan 2011 - 2029 to bring clarity to the definition of the main village settlement, its landscape setting as well as other areas within the Parish where change is anticipated, to raise the standards of design for the purpose of managing future windfall and infill development, proposals coming forward on previously developed land, and/or rural/first homes exception sites.

3. Understanding, Responding to and Applying the Code

The analysis in this document places an emphasis on Character Assessment, an approach agreed with the Local Planning Authority. The Borough-wide Design & Sustainability SPD sets out a series of key design principles that applicants should adopt as their design goals where applicable. The Code in this document relates itself to the overarching key design principles in a way that reflects the distinct characteristics of the main village, its landscape setting and other areas within the Parish where change is anticipated.

Applicants preparing development proposals should be familiar with the SPD and then relate the proposed development location to the Neighbourhood Area. The Borough Council will apply the generic and process principles of its own Design Guides and the specific requirements of this Code as relevant to the location and nature of the proposal. The Parish Council will use both the Borough's Design Guides and the Code to inform their judgement of proposals in making their representations to the Borough Council when it is consulted on planning applications.

As with all design guidance, the standards and requirements should be regarded as setting the design brief for a proposal, but the applicant may depart from them where it can be justified in the circumstances. The burden will be on the applicant to demonstrate that the Borough's Design Guides and this Code have been acknowledged, understood and responded to in a way that is appropriate to the location and nature of the proposal.

4. About the parish of Burghclere

An introduction

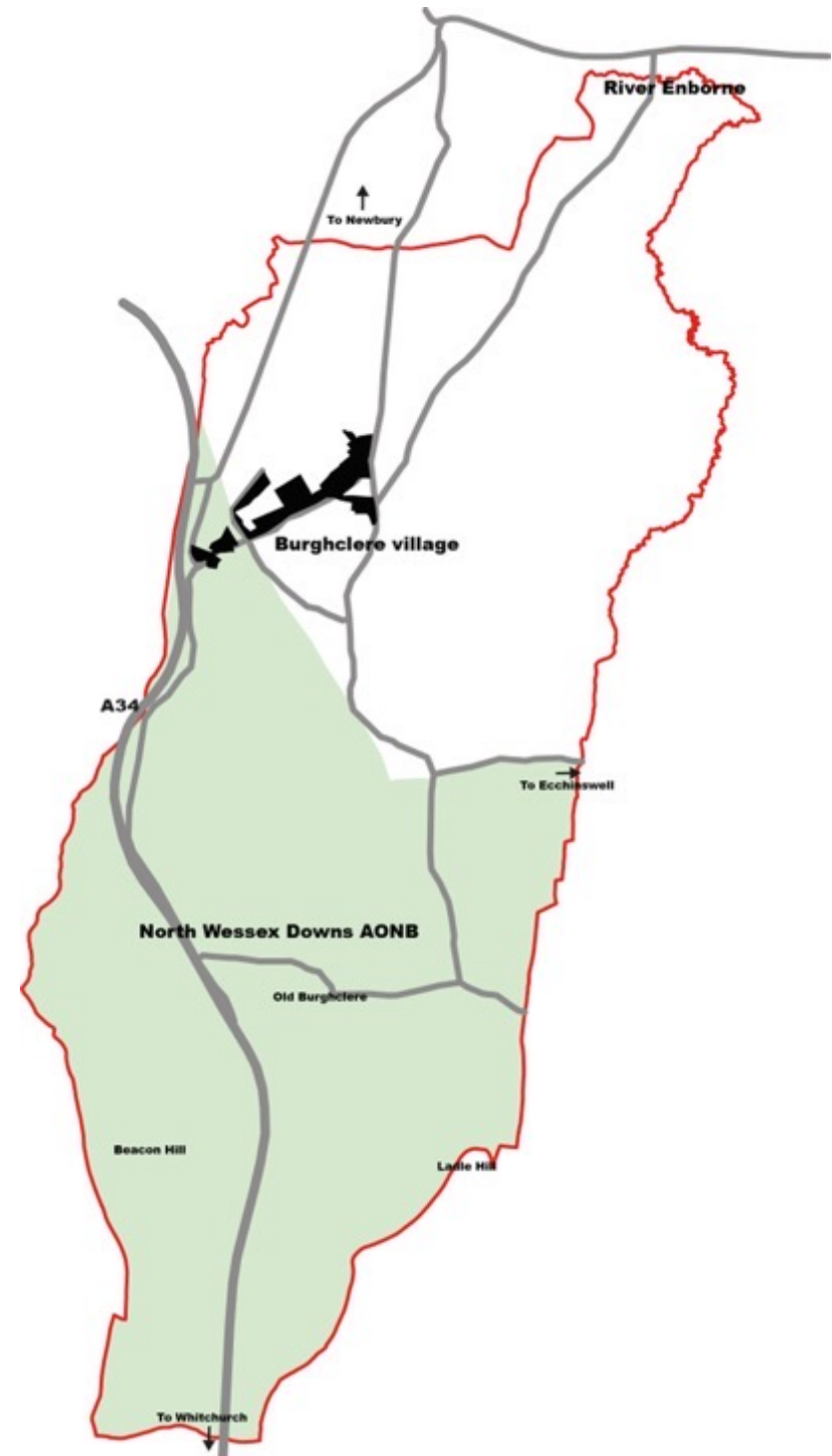
The Parish

The following summary has been taken from Section 2 of the made Burghclere Neighbourhood Plan 2011 – 2029.

Burghclere Parish is oblong in shape along its north-south axis and is located to the south of Newbury and Greenham Common. While Greenham Common has a site, and the remaining bunkers are used in film making. The historic defence related past, a growing Business Park has been developed on the built-up area of the market town of Newbury provides Burghclere with employment, shopping and other facilities and services.

The western edge and south of the parish lies within the North Wessex Downs Area of Outstanding Natural Beauty (AONB) with extensive views to Ladle Hill and Beacon Hill to the south and south east. To the north is flatter terrain and extensive parcels of ancient woodland. The northern boundary runs along the River Enborne and the parish is surrounded by other settlements such as Whitchurch to the south, Highclere to the west, and Ecchinswell and Kingsclere to the east.

The parish has a long history. There are Bronze Age barrows to the south of Beacon Hill, where there was an Iron Age settlement. There is mention of a church at Burghclere in the Domesday survey. It is thought that the parish developed at the southern end with the mediaeval village at Old Burghclere. Following the Black Death this was deserted and is now only visible as irregularities in the ground.



4. About the parish of Burghclere

An introduction

The Parish (cont)

While the parish remains predominately rural, there is a distinctive change in landscape typology between the flatter terrain in the north and the highly visible landscape features in the south - Beacon Hill, Ladle Hill and Watership Down. Over the centuries the population has moved from the high chalk in the south to the lower lying areas in the north.

To the north is the village of Burghclere, smaller low-density hamlets and pockets of ancient woodland. The spread of development over the years has created several distinct settlement areas in addition to the main village of Burghclere and Old Burghclere. The population of the whole Parish was recorded as 1,152 and 450 dwellings in the Census 2011.

Whitway/West Street lies in the west of the parish, and Tothill, Sheepwash Lane, Heatherwold, Adbury Holt and Aldern Bridge in the north. The parish also contains a number of dispersed countryside estates such as Adbury Park Farm. While these settlements have very limited services, Old Burghclere retains a successful restaurant. To its east is part of Wergs Farm that runs over the parish boundary and forms part of Sydmonton Court Estate. Whitway also retains a successful pub. These smaller settlements identify themselves as part of the Burghclere community.

The parish has four schools, each having an extensive catchment area which is typical of rural areas, these are; Burghclere Primary School, Clere School (a Secondary School but with no sixth form), Burghclere Pre-School, and the independent St Michael's School.

There are 57 listed buildings in the Parish, including the Grade I barn to the south west of the Grade II Manor House, and the Grade I Church of All Saints at Old Burghclere and the Grade II* Earlstone Manor. Five of the scheduled ancient monuments known as the Seven Burrows lie to the north and east of Thorn Down, four further scheduled ancient monuments forming part of Beacon Hill and Ladle Hill.*



Grade II listed Church of the Ascension

4. About the parish of Burghclere

An introduction

The Parish (cont)

The Grade II Earlstone Manor lies between Old Burghclere and the village of Burghclere. The Grade I Sandham Memorial Chapel, a National Trust property, lies in the village of Burghclere. A very small part of the Historic Park and Garden of Highclere Park lies within the parish, with the majority lying to the south west, outside the parish.*

Part of the parish along the northern boundary with the River Enborne and its tributaries lies within Flood Zone 3, an area with a high probability of flooding. There is an extensive Mineral Safeguarding Area around the village of Burghclere.



Grade I listed Sandham Memorial Chapel



*“there is a distinctive change
in landscape typology
between the flatter terrain in
the north and the highly
visible landscape features in
the south”*

Photographs © Daniela Dillon



4. About the parish of Burghclere

Historical development

A short history

The following summary has been taken from the Burghclere Village Design Statement from 2002.

The parish has a long history. There are Bronze Age barrows to the south of Beacon Hill, where there was an Iron Age settlement. There is mention of a church at Burghclere in the Domesday survey. It is thought that the parish developed at the southern end with the mediaeval village at Old Burghclere. Following The Black Death this was deserted and is now only visible as irregularities in the ground. The oldest building is the Church of All Saints started circa 1100 and built in stages until the 14th century. It has an aisle-less Norman nave restored in 1861.

Close by is the Manor House dating back to the 14th Century. In the 16th and 17th centuries buildings were erected along Whitway and West Street, many of which are still standing. Many of these are amongst the some fifty listed buildings in the Parish, the majority being south of Harts Lane. These range from modest farm buildings and cart sheds to cottages, larger houses and public buildings including The Church of the Ascension in Burghclere Village circa 1838, the Primary School circa 1837 and the Portal Hall opposite.

One of the finest examples of an early Primitive Methodist Chapel, built by The Reverend Thomas Russell in 1864, can be seen in Harts Lane, it has recently been converted to a residence known as Parsons Corner.

The Sandham Memorial Chapel, built in the 20th Century, contains the internationally important paintings by Sir Stanley Spencer undertaken between 1926 and 1932.

Development began to accelerate during the early to mid 19th century, after which the arrival of the Didcot to Southampton railway in 1885 with its two stations, ("Highclere Station" for Burghclere Village and "Burghclere Station" for Old Burghclere) was probably the catalyst which brought about the enlargement of the settlements. This started with some late Victorian houses, continuing with the steady growth of building before the First World War. This development continued both between the wars – when The Highclere Estate sold a large tract of land to pay death duties in 1925/6 - and shortly after the Second World War. Thus, over the centuries the population has moved from the high chalk in the south to the lower lying areas in the north.

This design code has also been
informed by

The Great Highclere
Auction of 1926
Compiled by Neill Bruce

4. About the parish of Burghclere

Environmental designations

Built Environment

The following summary has been taken from the made Burghclere Neighbourhood Plan 2011 – 2029 Appendix 1 – Design Statement update from 2018.

Hampshire County Council's Historic Environment Record (HER) lists in its Archaeology and Historic Buildings Record over 257 entries for Burghclere, attesting to the historical richness of the parish. There are 57 listed buildings in the parish including 3 Grade I and one Grade II. Five listed buildings are within Burghclere's settlement development boundary.*

The following list of heritage assets have been taken from Historic England's website.

Grade I

- CHURCH OF ALL SAINTS
- BARN APPROXIMATELY 40 METRES SOUTH WEST OF MANOR FARMHOUSE
- SANDHAM MEMORIAL CHAPEL
- PART OF HIGHCLERE PARK also extends into the parish

Grade II

- FORMER OLD BURGHCLERE VILLAGE SCHOOL
- BURGHCLERE WAR MEMORIAL
- BURGHCLERE COTTAGE

- THE MALT HOUSE
- PARISH ROOM, AND HOUSE
- CHURCH OF THE ASCENSION
- WERGS FARM, GRANARY 20 YARDS SOUTH WEST OF HOUSE
- WERGS FARM, STABLE 50 YARDS SOUTH WEST OF HOUSE
- THE MEWS
- DISPLAY SHED, AT WERGS FARM SOUTH WEST OF THE SMALL BARN
- MANOR FARMHOUSE
- FORMER STABLE TO THE MANOR HOUSE
- SMALL BARN AT WERGS FARM 60 YARDS SOUTH OF THE HOUSE
- BARN AT WERGS FARM TO SOUTH OF LARGE BARN
- LARGE BARN AT WERGS FARM 20 YARDS SOUTH EAST OF HOUSE
- WERGS FARMHOUSE
- LODGE, SOUTH BUILDING AT SYDMONTON COURT
- GRANARY 20 YARDS NORTH OF COOPERS FARMHOUSE
- BARN APPROXIMATELY 35 METRES SOUTH OF BUDDS FARMHOUSE
- BARN 20 YARDS NORTH EAST OF COOPERS FARMHOUSE
- SMALL BARN 50 YARDS SOUTH OF THE NORMAN FARMHOUSE
- CARTSHED, 40 YARDS NORTH EAST OF EARLSTONE FARMHOUSE
- CARTSHED 50 YARDS SOUTH OF THE NORMAN FARMHOUSE
- DODDS FARMHOUSE
- OXDROVE HOUSE

4. About the parish of Burghclere

Environmental designations

Built Environment (cont)

- STABLE BLOCK 30 YARDS NORTH OF ADBURY HOUSE
- CARTSHED TO NORTH OF RIDGEMOOR FARMHOUSE
- BARN 20 YARDS NORTH OF THE EARLSTONE FARMHOUSE
- CARTSHED TO NORTH WEST OF RIDGEMOOR FARMHOUSE
- MOLE FARMHOUSE
- SMALL BARN NORTH OF RIDGEMOOR FARMHOUSE
- WHITWAY HOUSE
- THATCHED COTTAGES
- ESTATE COTTAGES AT ADBURY FARM
- NORMAN FARMHOUSE
- WHITWAY COTTAGE
- CRANFORD COTTAGE
- PALMERS HILL FARMHOUSE
- DUNCROFT COTTAGES
- "ELM BARN FARMHOUSE
- ELMFEARN"
- COOPERS FARMHOUSE
- DUNCROFT FARMHOUSE
- LARGE BARN TO NORTH WEST OF RIDGEMOOR FARMHOUSE
- BEACON HILL ARCH
- FORGE HOUSE AND FORGE
- CHERRYCOT LODGE
- THE CARNARVON ARMS PUBLIC HOUSE
- ADBURY HOUSE

- RIDGEMOOR COTTAGES
- BUDDS FARMHOUSE
- LABURNHAM COTTAGE
- Ridgemoor Farmhouse
- ADBURY FARMHOUSE

Grade II*

- MANOR HOUSE
- EARLSTONE MANOR

Scheduled Monuments

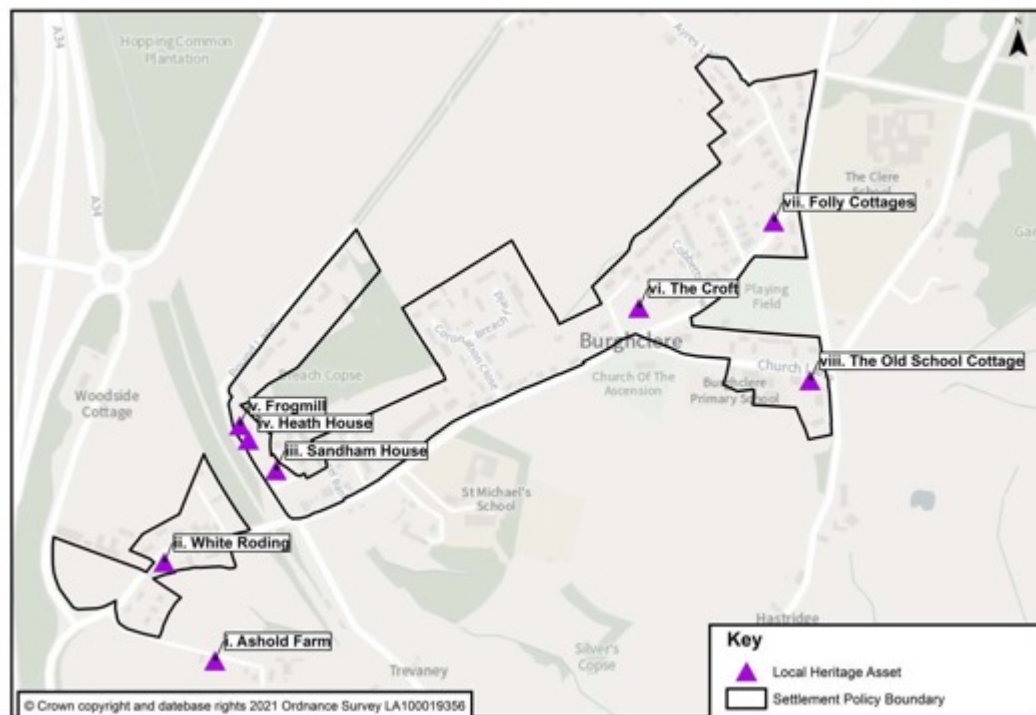
- Bowl barrow 100m east of Thorn Down: one of the group known as Seven Barrows
- Bowl barrow 150m north east of Thorn Down: one of the group known as Seven Barrows
- Two bowl barrows and a ring ditch 250m north east of Thorn Down: part of the group known as Seven Barrows
- Three bowl barrows 410m north east of Thorn Down: three of the group known as Seven Barrows
- Ring ditch 250m NNE of Thorn Down: part of the group known as Seven Barrows
- Large univallate hillfort at Beacon Hill
- A cross dyke and bowl barrow on the northern spur of Beacon Hill
- A bowl barrow on the southern spur of Beacon Hill
- An unfinished hillfort, a saucer barrow, a disc barrow and sections of two linear earthworks on Ladle Hill

4. About the parish of Burghclere

Environmental designations

Built Environment (cont)

There are 44 Buildings of Architectural and Historic Interest that are locally listed. 36 are identified on the Local List held by the Borough Council and can be seen [here](#). 8 have been identified by the made Burghclere Neighbourhood Plan 2011 – 2029, as show on the map included here.



Natural Environment

The following summary has been taken from the made Burghclere Neighbourhood Plan 2011 – 2029 Appendix 1 – Design Statement update from 2018.

Burghclere parish has a varied geology of clays, silts and sands, giving rise to a diverse mix of soils and a mosaic of ancient semi-natural woodlands, plantations, remnant heathland and open farmland areas. Sitting to the South of Newbury and the lower Kennet valley this is referred to as Lowland Mosaic by the North Wessex Downs Area of Outstanding Natural Beauty and permits a wide diversity of flora and fauna.

The northern boundary of the Parish runs along the River Enborne from which the ground gently rises to more densely wooded flat terrain interspersed by low density hamlets such as Adbury, Adbury Holt and Tothill, with Newtown common adjoining Burghclere Common, the Herbert Plantation and Earlstone Common - all of which are Countryside Heritage Sites - before arriving at Burghclere village itself. There are several small streams and springs in the lower part of the parish that feed into the River Enborne. Most of the village is on level terrain and to the North and West looks across open fields towards the A34 and the commons. To the South and East, the ground is more open, principally farmland with occasional woods and copses and offers outstanding views towards Sydmonton, the Watership Down ridgeline and Old Burghclere, which is itself overlooked by Ladle and Beacon Hills that straddle the A34 as it passes South towards Winchester.

4. About the parish of Burghclere

Environmental designations

Natural Environment (cont)

The parish is fortunate in having a large number of designated conservation sites; the North Wessex Downs Area of Outstanding Natural Beauty, Ancient Woodlands, Sites of Special Scientific Interest (SSSI) and Sites of Interest for Nature Conservation (SINC).



5. Character Assessment

Area Wide

Settlement and Street pattern

The following summary has been taken from the made Burghclere Neighbourhood Plan 2011 – 2029 Appendix 1 – Design Statement update from 2018.

The village itself is largely linear and is orientated NE-SW....Bisecting the southern half of the parish is the NWD AONB, which follows the line of the old Didcot-Newbury-Southampton railway through the south-western segment of the village. Growing haphazardly over the last 200 years, the middle of the village centres around the Church of the Ascension, War Memorial, Portal Hall and Village Green. The Church and Portal Hall date from the mid-late 19th century and make a cohesive and visually coherent association.

The bulk of Burghclere village lies inside the designated Settlement Policy Boundary (SPB) and comprises of a mix of building types in terms of age, size, form, style, construction and history. Houses are generally spread along the Harts Lane and Church Lane, with development running North up Well St. Some domestic and rural buildings date from the 17th century or earlier. Several developments branch off from Harts Lane, the main thoroughfare.

Although many houses are set back from the roads behind hedges that soften the streetscape, modern houses can be found adjacent or opposite older ones as a consequence of its historical growth and a less than coherent approach to planning over the years.

At the southerly end a small number of houses lie on Coopers Lane that leads to Grade II listed Budds Farm, which dates to the 18th century. Entering the village on Harts Lane one of the finest examples of an early primitive Methodist Chapel, built by the Reverend Thomas Russell in 1864, has been converted into a residence known as Parsons Corner. The last remaining pub in the village is the Carpenter's Arms, dating from the mid 19th century, which has undergone extensive modernisation but has retained its historic façade and interior. Nearby is the National Trust property Sandham Memorial Chapel, built in the 20th century, which contains the internationally important paintings by Sir Stanley Spencer undertaken between 1926 and 1932. Parking for visitors has recently been provided in a field opposite.

To the East of the railway bridge a narrow road, Pound Lane, runs NE to another small set of properties, which then turns into unpaved track. In 2017, five modern houses were built in the grounds of Sandham House, which blend in well; several of the houses beyond are bungalows and have minimal impact on the landscape on that side of the village.

Almost opposite Pound Lane, Spring Lane runs SE off which lie a smaller number of houses, some of which date back to the 18/19 th centuries. Continuing NE along Harts Lane, there are two new developments off the main road; Laurel Bank and Stembridge Close. Beyond are a collection of large houses of varying styles and ages, with extensive gardens that provide an attractive streetscape until Breachfield and Coronation Close are reached. This is a relatively modern development, built in stages during the 1950s.

5. Character Assessment

Area Wide

Settlement and Street pattern (cont)

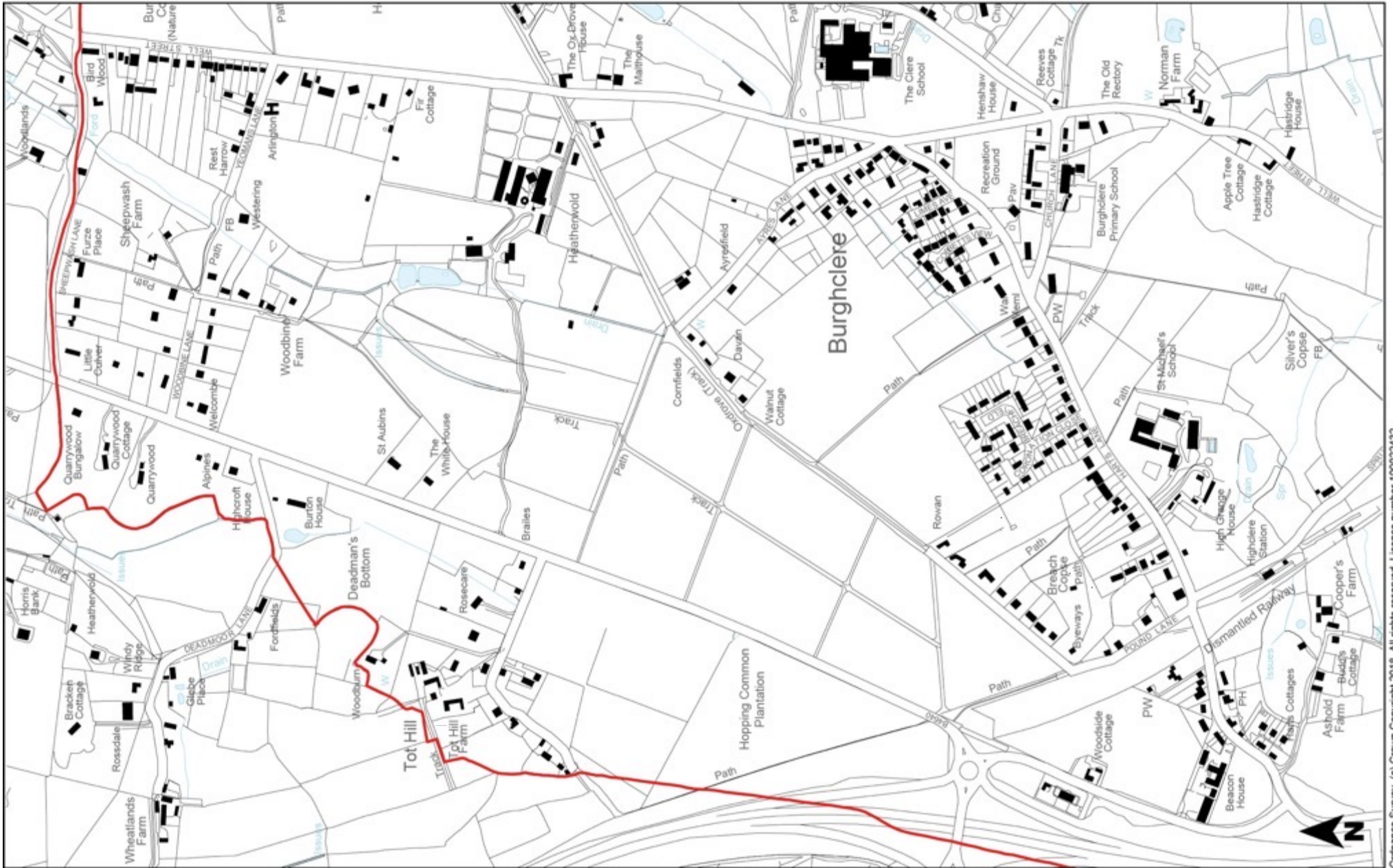
As a block these houses are less sympathetic to the earlier style of development within the village, fronting respective roads, with less hedging acting as a screen.

Further to the East is the village centre and beyond that a number of 20th century houses that all sit comfortably in the streetscape of this area. A development of 18 houses in Cobbetts View was built in the last decade. Although modern in design they have been sympathetically constructed, barely visible to those passing on Harts Lane, and have been well landscaped. Limes Avenue holds another small housing settlement, after which there are a series of small houses that front Harts Lane, including the old Post Office and the Queen's pub that have been converted for private use. After the junction of Harts Lane and Well Street, Ayres Lane runs NW, along which are a number of properties before the intersection with the Ox Drove.

Running East from the village centre is Church Lane, on which sits Burghclere Primary School, an old building dating back to the 19th century, with a series of houses beyond of mixed style but which conform to the village character. Opposite these is Elkington Close, a series of brick bungalows built in the 1970s, many of which are in housing association use.

Within the village are four schools; St Michael's on Harts Lane, owned and operated by the Society of St Pius X, Burghclere pre-school, which uses the facilities in and outside the Portal Hall, Burghclere Primary School on Church Lane, and the Clere School, a co-educational community secondary school on the C183 Aldern Bridge Road. The latter is the most recent construction dating from the 1960s and boasts a fine new sports extension, although its notable slanted roof is somewhat incongruous in a rural village setting.





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Burghclere Figure Ground Diagram

5. Character Assessment

Area Wide

Landscape Structure

The following summary has been taken from the made Burghclere Neighbourhood Plan 2011 – 2029 Key Views Report from 2019.

One of the distinctive features of Burghclere Parish is the visual connectivity with the surrounding landscape from settlements and public rights of way (ROW). Public consultation with parishioners has highlighted that local residents highly value Burghclere's landscape setting and feel that environmental considerations are crucial for development in the area.

The North Wessex Downs Area of Outstanding Natural Beauty (NWD AONB) which crosses the south of the Parish presents the village and surrounding areas with far reaching views over the rural landscape from Beacon Hill to Ladle Hill and Watership Down all the way to Hannington. The views in and around Burghclere have been identified as important by the vast majority of local residents.

The village itself is surrounded by smaller scale mixed farmland and woodland. The Basingstoke and Deane Landscape Character Assessment of May 2021 describes this landscape as:

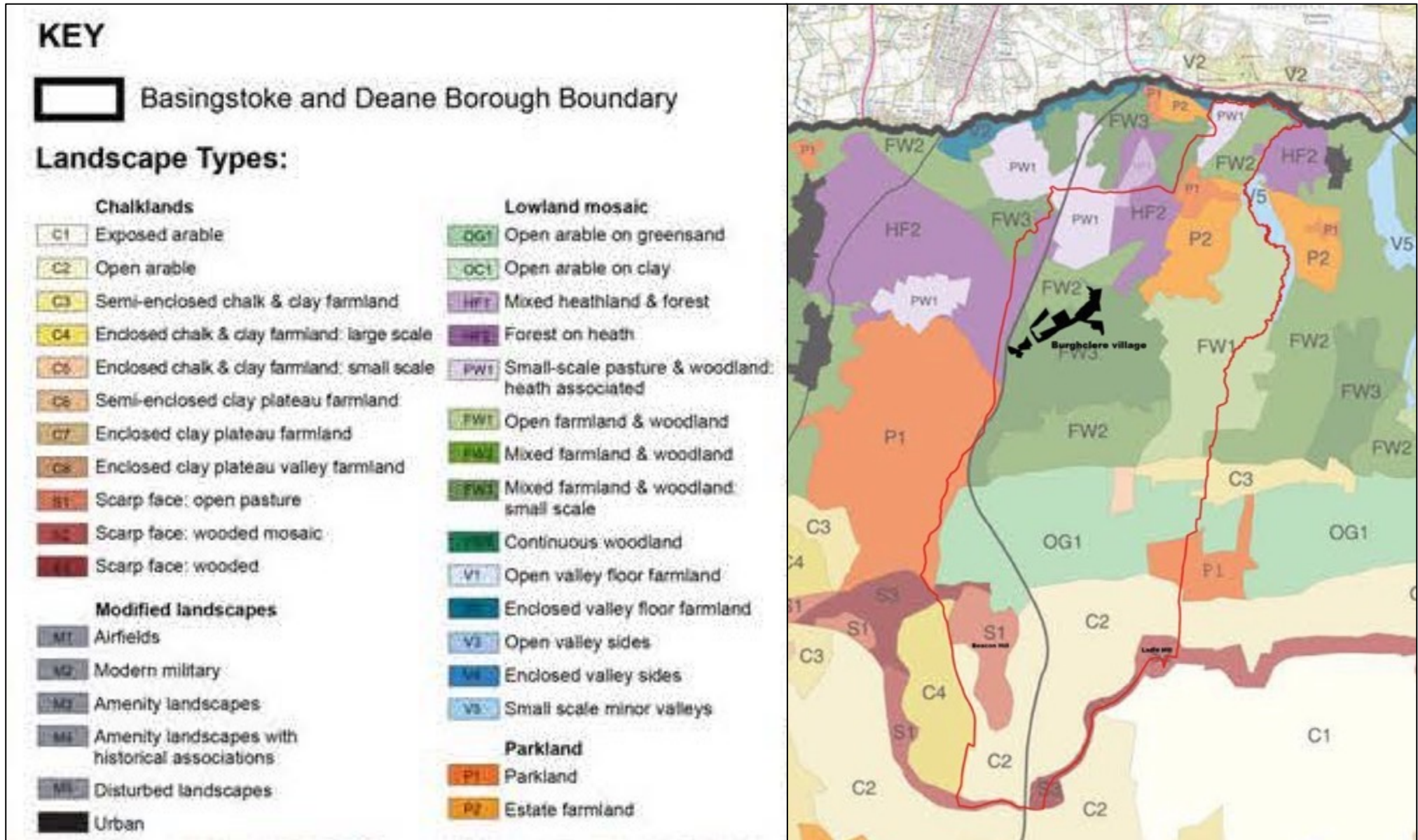
“small-scale mosaic of mainly pasture and woodland; strong tree cover and hedgerow structure; enclosed, intimate character; complex landscape created by diverse vegetation pattern and small-scale pattern of valleys”

The following summary has been taken from the made Burghclere Neighbourhood Plan 2011 – 2029 Appendix 1 – Design Statement update from 2018.

The agricultural and equine fields within and around Burghclere village create a rural ambience, engagement with the countryside and provide attractive views and tranquil vistas. Across the parish open spaces offer long-distance views to or from the high Downs, while wooded areas and dales offer seclusion and intimacy thanks to the many mature trees and shrubs growing in gardens and the wild. Green Spaces have been identified and a separate report provided.

The following summary has been taken from the made Burghclere Neighbourhood Plan 2011 – 2029 Appendix 1 – Design Statement update from 2018.

Burghclere village is blessed with extensive arboreal cover that adds significantly to the rural aspect of the village; the roads running North from the village especially so. Breach Copse, although in private hands, has been a local feature since the 1800s. Many fine specimens are within gardens or properties and collectively contribute to the character of the area as a whole.



Source: Basingstoke and Deane Landscape Character Assessment 2021

5. Character Assessment

Area Wide

Landscape Structure (cont)

Burghclere village is blessed with extensive arboreal cover that The parish is honeycombed with over forty footpaths and ridgeways. All are much used by the community and visiting walkers from further afield. Future development should include consideration of how to improve the existing layout or create new recreational opportunities.

Views and landmarks

The following summary has been taken from the made Burghclere Neighbourhood Plan 2011 – 2029 Appendix 1 – Design Statement update from 2018.

Important views have been identified within the village looking in as well as out. A Key View report has been compiled and includes other significant views recorded around the Parish.

Of particular note are those that demonstrate the close links of the village with the countryside on to the North from Pound Lane/Ox Drove, and to the South looking both out to the Downs from several points as well as looking into the village. Development in either of these areas would significantly impact on the rural character and feel of the village.

Buildings

The following summary has been taken from the Burghclere Village Design Statement from 2002.

Most buildings were completed during the late nineteenth and twentieth centuries with many different styles typified by the fashion and vogue of the time they were built.

There are, however, pockets or groups of dwellings with similar architectural features and age. Examples are turn of the 20th century houses in Heatherwold, bungalows in Limes Avenue and Pinewood Drive, and detached houses at Adbury Holt built in the 1960s.

A common feature running through the parish is that houses or bungalows when built were set well apart, with space between their neighbours of at least half the building width allowing for good landscaping features and privacy even for quite modest and architecturally plain buildings.

Many dwellings are of two storeys but there are a large number of single storey dwellings built between the 1920s and the 1960s. There are relatively few terraced houses except for some small groups built at the end of the 19th century or early 20th century. Semi-detached houses are scattered throughout the parish but are few in number.

5. Character Assessment

Area Wide

Buildings (cont)

Breachfield is the one development within the parish that was built as a relatively large housing estate by the Council either side of World War II.

Most buildings in the parish were built individually over the years with comparatively few of recent origin. Where footways exist, they usually have grass verges, and are found only on one side of the road. Few roads and lanes have hard kerbs, maintaining the rural feel of the area.

Architectural detailing, style and materials

The following summary has been taken from the made Burghclere Neighbourhood Plan 2011 – 2029 Appendix 1 – Design Statement update from 2018.

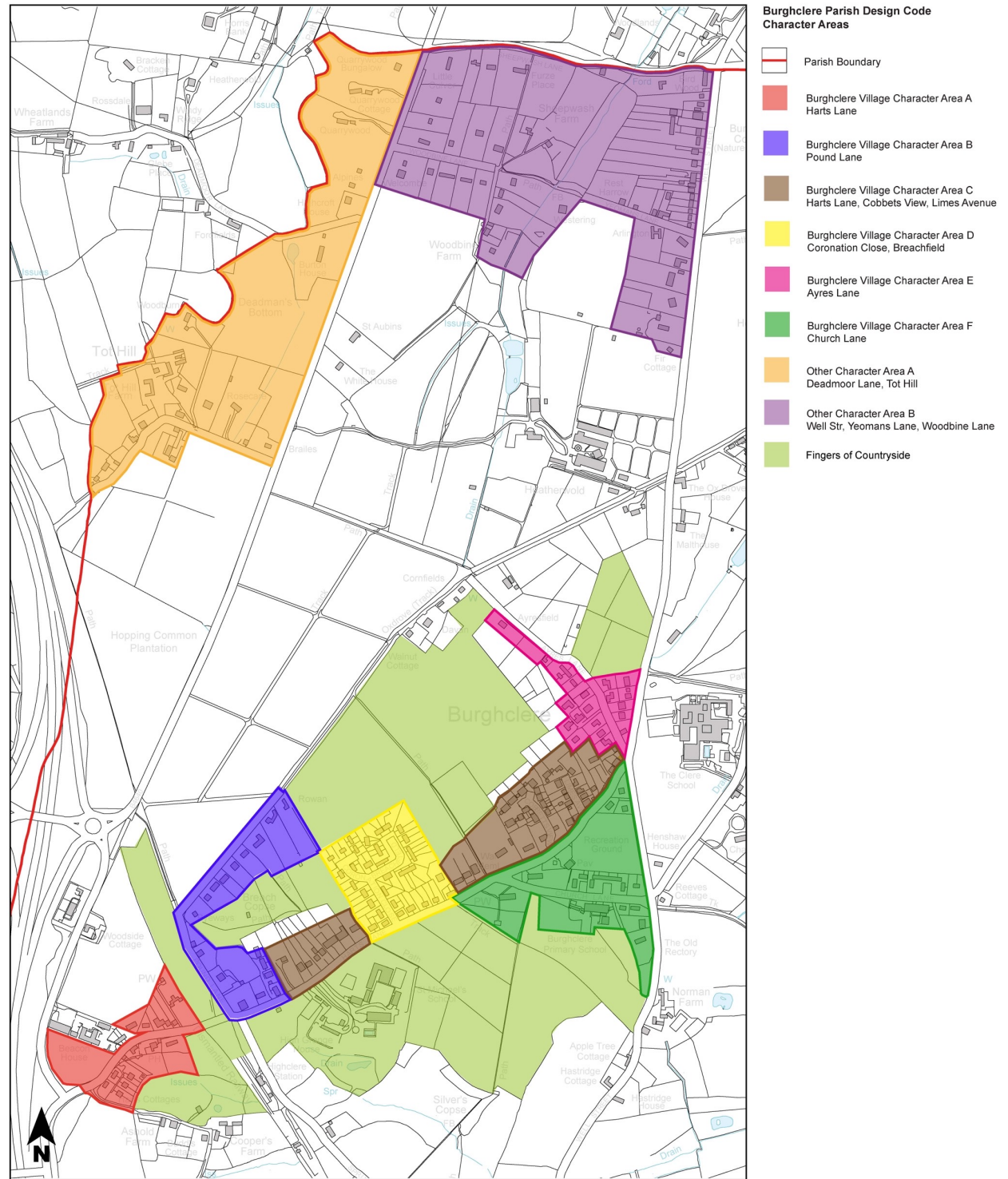
Buildings from the Georgian period have sash or casement windows, hipped roofs, some with slate coverings and overhanging eaves. Late Victorian buildings are mainly in red wire-cut bricks with typically Victorian ornate gables and other embellishments such as denticulation. Many of the older cottages and some more recent buildings have roofs with hipped ends, being covered with plain clay or concrete tiles. Several have interesting and ornate chimneys and a number of traditional farm buildings have weather-boarded elevations. A few older buildings are thatched, adding to the diverse character of the parish.

Brick is the predominant material, of a variety of colours and sometimes colour-washed. Some buildings have tile-hung elevations. Slate covering are used on a number of late Victorian/early 20th century buildings, particularly in Heatherwold. Many of the originally modest houses have been extended considerably to a high standard that blend in with the original and harmonise with neighbouring properties, but examples of poor quality extensions with architectural features out of keeping are also evident. On some of the larger plots infilling has occurred, and the scope for this is increasingly difficult to manage without detriment to the character and appeal of the settlement.

5. Character Assessment

Character Areas

For the purposes of the Code, the main village settlement has been divided into 6 main character areas: (see Plan). Outside the main village settlement there are also important landscape characteristics and those in the Open Countryside which the Code has addressed.



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5. Character Assessment

Burghclere Village Character Area A



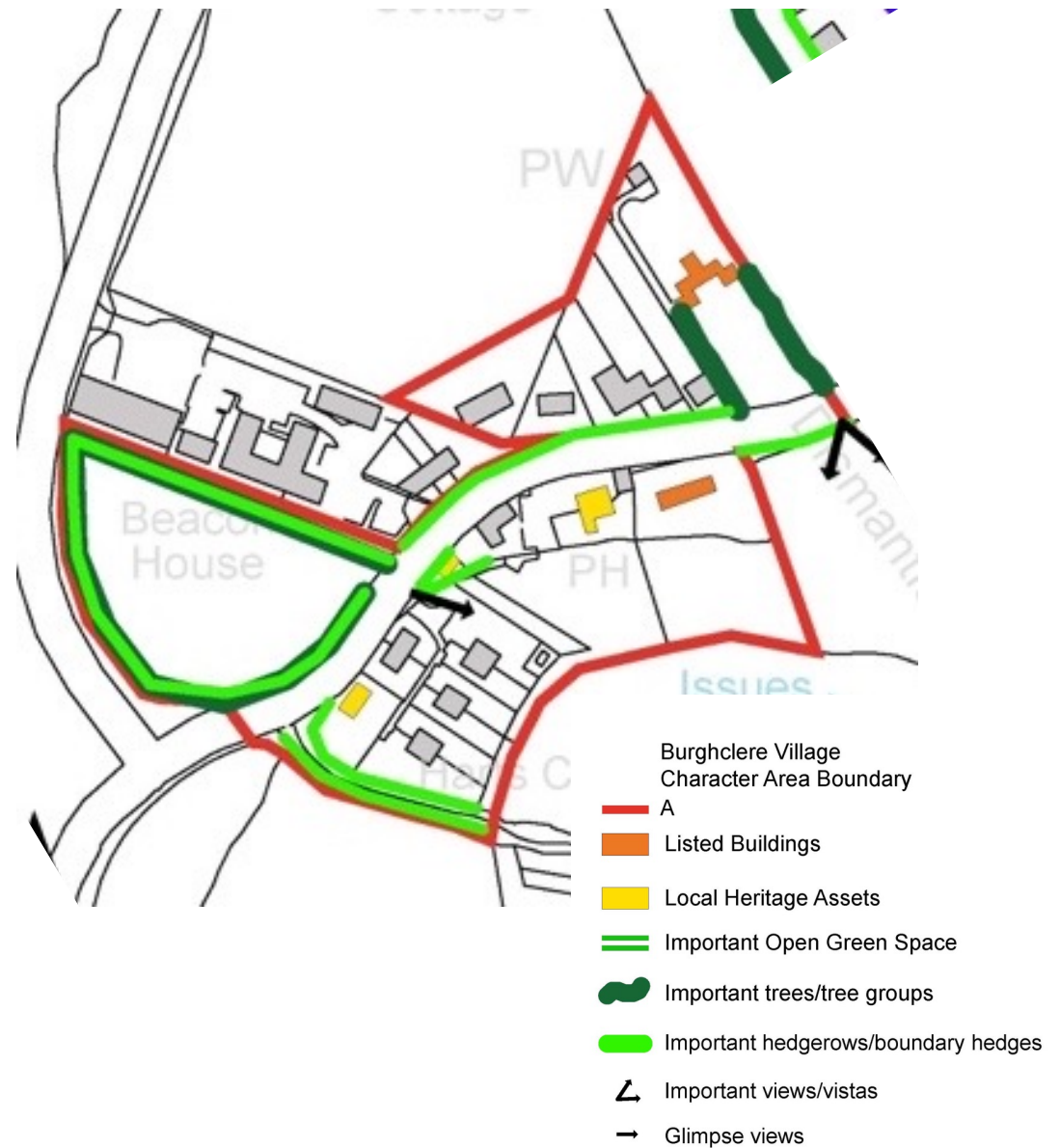
Locally listed building Old Methodist Church Harts Lane



Harts Cottages from the Public Right of Way on Coopers Lane



Locally listed building The Carpenters Arms



5. Character Assessment

Burghclere Village Character Area A



Locally listed building The Carpenters Arms



Soft boundary treatments are common in Harts Lane. Use of chimney stacks and pattern crested ridge tiles noticeable in the street scene adding interest to the roofscape.



Grade II listed building Sandham Memorial Chapel

5. Character Assessment

Burghclere Village Character Area A

Landscape Structure including Views and landmarks

The Character Area is nestled in between two corridors of thick vegetation. To the east the dismantled Didcot, Newbury and Southampton Railway, now a calm and tranquil woodland, designated as a Local Green Space, with some natural wet areas, separates the Character Area from the main village settlement of Burghclere and to the west adjacent to Winchester Road a green buffer to the busy A34. Plots and field boundaries are defined by well-established hedgerows and trees which feature heavily in the street scene on Harts Lane and Coopers Lane (also a Public Right of Way). Tree lines to the north and south largely screen long distance views providing a strong sense of enclosure. An intimate and strong rural character is provided by the small-scale mosaic of pasture and surrounding woodland enjoyed in views from Harts Lane at the eastern edge of the Character Area and a glimpse view at the entrance to Harts Cottages. Noise from the busy A34 and the B4640 reduces the sense of tranquillity of the intimate setting. The well-managed small-scale parkland character with formal features of the grounds of the Sandham Memorial Chapel, kept as a meadow, is of note here.

Buildings

Plots are arranged along either side of Harts Lane. Nos. 1 – 6 Harts Cottages, a row of semi-detached two-storey dwellings, is nestled behind the two-storey detached Holmbush Cottage and nos. 7 – 8 Harts Cottages which are bungalows. Apart from the two-storey short terrace nos. 1 – 2 Hart Lane and the bungalow Westburgh, the remainder of the properties are two-storey detached dwellings.

Buildings continued

Buildings are set well apart which have been largely maintained and buildings lines are consistent. The Character Area is largely residential with a successful public house, Carpenters Arms, and tourist attraction Sandham Memorial Chapel owned by the National Trust is located here. Commercial uses at Beacon House are situated immediately adjacent to the north of the allocated mixed-use Land off Harts Lane/Winchester Road site. There is little or no off-road parking on most of Harts Lane with some limited off-road parking provided for visitors to Sandham Memorial Chapel. Very little hard boundary treatments have been used with softer treatments such as mature hedgerows and planting being common.

Architectural detailing, style and materials

The following summary has been taken from the made Burghclere Neighbourhood Plan 2011 – 2029 Appendix 1 – Design Statement update from 2018.

Returning to the SW end of the village Holmbush Cottage is a very pretty building of early 19th century construction of red brick and occasional blue header and a slate roof, listed in the HER. On Coopers Lane, Budds Farmhouse is Grade II listed and dates from the 18th early 19th century. On its West elevation of 2 storeys are 6 windows and hipped tile roof with molded brick cornice to the eaves. Painted brick walling is in Flemish bond, with some flint panels, first floor band, cambered openings, with molding to the plinth, and mid 19th cast iron casements with large diamond design. The house is associated with William Cobbett as being the starting point of his Rural Rides in 1821.

5. Character Assessment

Burghclere Village Character Area A

Architectural detailing, style and materials

The following summary has been taken from the made Burghclere Neighbourhood Plan 2011 – 2029 Appendix 1 – Design Statement update from 2018.

The 17th century Coopers Farmhouse is Grade II listed and its stable and three barns are on the HER. Ashold Farm although not on the HER is for BAH1 consideration. Parsons Corner on Harts Lane has already been mentioned as a fine example of an early Methodist Chapel with red brick wall with buff brick window dressings and gauged arches. The Carpenters Arms is a mid 19th century building, HER listed, with plain rendered walls, probably covering brick, with a single storey ancillary building to the East. Both Laburnum Cottage and the outbuilding to its West are HER listed; the gable contains a diamond with the date 1677. Opposite is White Roding a private house of red brick with attractive roof ridges proposed as a BAH1. Sandham Memorial Chapel owned by the National Trust, is a plain rectangular block of red brickwork and is Grade II listed. The South side is arranged in symmetry with a single storey almshouse on each side and in front, an attractive formal garden.

5. Character Assessment

Burghclere Village Character Area B



Laurel Bank (top and middle photographs) on Harts Lane and Sandham Gardens on Pound Lane (bottom right photograph). Cul de sac style developments which have responded well in their use of a variety in architectural detailing, style and materials and maintaining the intimate and enclosed character of the area in landscaping schemes.



5. Character Assessment

Burghclere Village Character Area B



Strong hedgerow structure and established woodland as backdrop



New development on Pound Lane. Use of chimney stack adds interest to roofscape and entrance porch adds interest to street scene. Use of black roof tiles out of character. Strong hedgerow structure and informal road treatment maintained.



Locally Listed Building Grange Cottage



Scenic view across pasture from Harts Lane

5. Character Assessment

Burghclere Village Character Area B

Landscape Structure including views and landmarks

The thick vegetation of the the dismantled Didcot, Newbury and Southampton Railway, now a calm and tranquil woodland, designated as a Local Green Space, with some natural wet areas, forms the western boundary of this Character Area. Established and intact woodland and hedgerow structure with a high proportion of hedgerow trees dominates the streetscene contributing to the intimate and enclosed rural character of the area limiting long distance views on Pound Lane. Conversely, there is a scenic unobstructed rural view across pasture and surrounding woodland towards the Downs in the distance from Harts Lane, part of the Brenda Parker Way. The established tree line to the north of the Character Area creates a definitive rural settlement edge to the more formal setting of the Heatherwold Stud Farm on this part of Pound Lane (a Bridleway open to all traffic).

Buildings

Plots are generous and buildings set well apart with the exception of the recent Sandham Gardens and Laurel Bank in a cul-de-sac style arrangement. Building lines are maintained across this Character Area. Buildings are two storey detached dwellings with the exception of Nos 5 – 6 Sandham Gardens as semi-detached and Hawthorn House, Cherry Tree View, and Evergreen as a short terrace. There is little to no off-road parking with most using driveways or garages as such. Very little hard boundary treatments have been used with softer treatments such as mature hedgerow, planting and hedgerow trees being common. High level fence panelling is rarely used, which does little for the environmental quality of the area.

Architectural detailing, style and materials

The following summary has been taken from the made Burghclere Neighbourhood Plan 2011 – 2029 Appendix 1 – Design Statement update from 2018.

At the junction of Pound and Harts Lane sits Grange Cottage a white painted brick house of early 18th century, HER listed with a plain clay tile roof. A short way up Pound Lane is Sandham House where Sir Stanley Spencer lived during the time he painted the murals. Although now part of Sandham Close and not easily visible from the road, the building merits being included as a BAHl, as do Heath House and Frogmill the two attractive houses next to Sandham further up the lane.



Variety in architectural detailing, style and materials found in Pound Lane, informal road treatment, a strong hedgerow structure and hedgerow planting against a backdrop of established woodland.

5. Character Assessment

Burghclere Village Character Area C

- Burghclere Village Character Area Boundary
- C
- Listed Buildings
- Local Heritage Assets
- Important Open Green Space
- Important trees/tree groups
- Important hedgerows/boundary hedges
- Important views/vistas
- Glimpse views



The use of tile-hung elevations in properties on Limes Avenue.



Buildings set back from the road on Limes Avenue, where the informal road surface and grassy banks contribute to the rural character of the area.



Cul de sac style development at Stembridge Close a good example of the use of a variety in architectural detailing, style and materials and maintaining the intimate and enclosed character of the area in landscaping scheme. The use of kerbing on both sides of the road introduces an urbanising influence.



Buildings set back considerably from the road on Harts Lane

5. Character Assessment

Burghclere Village Character Area C



Cul de sac style development at Cobbetts View is a very good example of the use of a variety in architectural detailing, style and materials and maintaining the intimate and enclosed character of the area in landscaping scheme.

5. Character Assessment

Burghclere Village Character Area C

Landscape Structure including views and landmarks

A largely continuous strong hedgerow structure with a number of hedgerow trees and significant tree groups in the street scene along both sides of Harts Lane dominates here contributing to the verdant and rural character of the Character Area. The Stembridge Close development has responded well to the verdant character of the area in implementing its landscaping scheme. This mature planting largely screens long distance views providing a strong sense of enclosure, although a glimpse view of open countryside is enjoyed at the entrance to the public right of way connecting to the Ox Drove to the north. The sylvan environment of the parish church, adjacent and outside the Character Area, is also enjoyed here. There are exceptional seasonal views enjoyed across pasture towards the Downs in the distance from Harts Lane. St Michael's School lies opposite properties on Harts Lane, part of the Brenda Parker Way, outside the Character Area to its south-west and mature landscaping within the grounds reinforces the rural context, obscuring inter-visibility with school buildings. This extensive vegetation along the southern Harts Lane boundary serves as a clear demarcation between settlement and the countryside.

Buildings

Plots are arranged along cul de sac style developments at Stembridge Close, Cobbetts View and Limes Avenue off Harts Lane giving the impression of a clustered and nucleated pattern of development, but this is largely confined to the north of Harts Lane. The majority of plots are large with some narrow plots evident where short terraced buildings feature. The remaining plots are

Buildings cont

one size deep but quite generous on a linear arrangement also confined to the north of Harts Lane where buildings are detached dwellings set back considerably from the road maintaining a consistent building line. Buildings are also set back and facing the road in the cul de sac developments with consistent building lines. Buildings here are a mixture of two-storey detached and semi-detached dwellings with a number of short terraces. There is little or no off-road parking on most of Harts Lane. Grass verges with mature planting remains the predominant form of boundary treatment. High level fence panelling and extensive use of tarmac on front gardens is rarely used, which does little for the environmental quality of the area.

Architectural detailing, style and materials

The following summary has been taken from the made Burghclere Neighbourhood Plan 2011 – 2029 Appendix 1 – Design Statement update from 2018.

Opposite the War Memorial on Harts Lane, set back from the road, is The Croft a large house dating from the late 19th/early 20th century that, together with Folly Cottages a whitewashed set of workers' cottages that date from the 1920s are worthy for BAH1 incorporation. Sitting at the junction of Harts Lane, Ayres Lane and Well Street is Ladle House HER listed, formerly the Queen's pub, circa 1867, built with a symmetrical façade and its main door beneath a slat ed veranda roof. At the junction of Well Street and Church Lane is Reeves Cottage dating from 1833, red brick with gabled and hipped clay plain tiled roofs, which has recently been sympathetically extended. Beyond that on Well Street is The Old Rectory a two storey former rectory dating f rom the 19th and 20th centuries. Both are HER listed.

5. Character Assessment

Burghclere Village Character Area D

- Burghclere Village Character Area Boundary
- D
- Listed Buildings
- Local Heritage Assets
- Important Open Green Space
- Important trees/tree groups
- Important hedgerows/boundary hedges
- Important views/vistas
- Glimpse views



Large grass verges providing a more open and spacious feel



Row of garages providing some off-road parking



Common detailing and materials



Some low-level hard boundary treatments



Harts Lane – part of the Brenda Parker Way



Largely continuous hedgerow structure and consistent building line



Remarkable long-range south/south-east view from Harts Lane towards the Downs

5. Character Assessment

Burghclere Village Character Area D

Landscape Structure including views and landmarks

The south side of Harts Lane is bounded by mature and largely continuous hedging and trees which reinforces the rural character of the area and makes a positive contribution to landscape character at this location. This extensive vegetation along Harts Lane also serves as a clear demarcation between settlement and the countryside. The remarkable long-range south/south-east views from Harts Lane towards the Downs has long been valued here and provides a strong connection with the countryside in this location. Hedgerows and boundary trees remain prominent on the north side of Harts Lane and on Coronation Close and Breachfield, but to a lesser extent. The large grass verges at the end of Breachfield provides a more open and spacious feel. The Brenda Parker Way runs along Harts Lane.

Buildings

Modest plots are arranged along the northern side of Harts Lane on either side of the entrance to the low density cul de sac developments of Breachfield and Coronation Close. Buildings are set back from the road and set well apart which have been largely maintained. Alongside low-level boundary treatments this provides an open and spacious feeling to this Character Area. Hedgerows dominate as a boundary treatment, but some low-level hard boundary treatments, fence-panelling and the occasional use of picket fence is occasionally used. Two-storey semi-detached dwellings dominate in this Character Area, with one pair of bungalows on Coronation Close and short terraces at the head of the Breachfield cul de sac development where there is also a row

Buildings continued

of garages providing some off-road parking along its forecourt. Lay-bys along the north side of Harts Lane provides off-road parking for these frontage properties.

Architectural detailing, style and materials

The mid-20th century small estate served by the cul-de-sacs Breachfield and Coronation Close was built behind the frontage properties on Harts Lane. The use of red brick in stretcher bond, brick flat segmental arches on windows, projecting porch with canopy pitched roof and brown concrete roofing tiles are common here. Ridge mounted, gable end and centred, red brick chimney stacks are a prominent and distinctive feature of roofscapes although there are some located further down the roof slope. Roof forms are either hipped or gabled, with smaller projecting gables.

5. Character Assessment

Burghclere Village Character Area E



Detached bungalow on large plot set back from the road



Well-established and intact hedgerow structure with a high proportion of hedgerow trees on Well Street.



Variety in architectural style, detailing and materials



Lane-side plots to the west on Ayres Lane have maintained the building line



- Burghclere Village Character Area Boundary
- E
- Listed Buildings
- Local Heritage Assets
- Important Open Green Space
- Important trees/tree groups
- Important hedgerows/boundary hedges
- Important views/vistas
- Glimpse views

5. Character Assessment

Burghclere Village Character Area E

Landscape Structure including views and landmarks

Medium to small-scale fields, with a predominance of pasture, enclosed within an established assorted woodland and intact hedgerow structure with a high proportion of hedgerow trees encompass the Character Area to its north and west with views only visible at the edge of the Character Area in these locations providing a countryside connection and clear settlement edge. The buildings and grounds of Clere School is adjacent to the Character Area on Well Street, largely screened by a well-established and intact hedgerow structure with a high proportion of hedgerow trees. This vegetation and informal grassy banks dominates the streetscene on Ayres Lane and Well Street although some urbanising infrastructure – modern bus shelter, signs and hardstanding – have been introduced. A combination of these boundary treatments, alongside informal grassy banks, well-established trees, hedges and other vegetation make a significant contribution to the intimate and enclosed rural character of the area limiting long distance views on Ayres Lane and Well Street. A public right of way footpath provides access to Earlstone Common accessed from Well Street at the north-eastern end of the Character Area running along the northern boundary of Clere School and also forms part of the Brenda Parker Way.

Buildings

Residential development in the Character Area is largely comprised of detached bungalows or two-storey detached properties set back from the road centrally in large plots. Plots are arranged between Ayres Lane and Well Street, one plot deep extending to two plots deep at the north-eastern edge of the Character Area. Plots

Buildings (continued)

arranged along the south-western side of Ayres Lane are two plots deep, thinning to one plot deep development at the north-western end of Ayres Lane and the Character Area. There is one instance of three properties extending from the frontage with Ayres Lane, however the smaller plot building Terann is a modern bungalow constructed in the 1970s well screened from the streetscene and in wider views of Ayres Lane avoiding a cramped appearance in the streetscene. Lane-side plots have maintained the building line. There is little to no off-road parking with most using driveways or garages as such. Properties are enclosed by a strong hedgerow structure with some use of low-level picket fencing. High level fence panelling is rarely used, which does little for the environmental quality of the area.

Architectural detailing, style and materials

Properties in this location have been constructed over the past 50 years resulting in a variety of shapes, brick colours and roofing styles. Brick is the predominant material, of a variety of colours and sometimes colour-washed. Some buildings have tile-hung elevations, and the use of plain roof tiles is common.

5. Character Assessment

Burghclere Village Character Area F



War memorial with sylvan environment of the Church and its environs as the backdrop



Open space of Recreation Ground provides a sense of spaciousness against wooded backdrop



Locally listed Burghclere Primary School



5. Character Assessment

Burghclere Village Character Area F

Landscape Structure including views and landmarks

A largely continuous strong hedgerow structure with a number of hedgerow trees and significant tree groups in the street scene along both sides of Harts Lane, much of Church Lane and Well Street dominates here contributing to the verdant and rural character of the Character Area. This is most evident at the sylvan environment of the Church of Ascension and its grounds which retains a strong sense of spaciousness with moderate but verdant gaps to other nearby developments maintaining the generally rural setting of the church. The extent of vegetation and of trees in the immediate space around the church means it is not a prominent building in many parts of the nearby streetscene or more widely within the surrounding countryside. The graveyard has a tranquil, rural ambience allowing for reasonably secluded contemplation including restful views across adjoining pastoral fields to the Downs beyond. This is part of a wider rural perspective along the southern side of the Character Area which forms the juxtaposition of the village edge and surrounding countryside. The memorial garden of the Portal Hall, the War Memorial Green and the green strip that divides Burghclere Primary School grounds from Church Lane contribute to maintaining the rural character in the centre of the village. The open space of the Recreation Ground and play area provides a sense of spaciousness on this part of Harts Lane. A number of public right of way footpaths and bridleways can be accessed off the main residential roads. The Brenda Parker Way runs along Harts Lane joining Well Street in the north.

Buildings

A cluster of community uses dominates the Character Area with some residential development along Church Lane and to the north of the Recreation Ground. Residential development in the Character Area is largely comprised of detached two-storey properties set back from the road centrally in large plots with the exception of short terraced bungalows at Elkington Close off Church Lane opposite the school in a low-density courtyard type development style. There is some off-road parking on Church Lane as well as a car park serving residents in Elkington Close, at the Portal Hall and Recreation Ground to serve visitors. Grass verges with mature planting remains the predominant form of boundary treatment. High level fence panelling is rarely used, which does little for the environmental quality of the area.

Architectural detailing, style and materials

The following summary has been taken from the made Burghclere Neighbourhood Plan 2011 – 2029 Appendix 1 – Design Statement update from 2018.

In the village centre the Grade II Church of the Ascension dominates. A slate roofed Anglican church, it was constructed in 1838 and enlarged in 1875. Originally with a plain wide nave with shallow transepts and chancel and with a western tower, it was extended eastwards by the attachment of a long chancel, with a south aisle and north vestry. The interior has a chancel screen of open traceried timber work above a stone dado wall, steps, stalls, communion rail, sedilia, and brass eagle lectern. Adjacent to the

5. Character Assessment

Burghclere Village Character Area F

Architectural detailing, style and materials (cont)

church is Burghclere War Memorial designated at Grade II as a permanent testament to the sacrifice made by the community in two World Wars and as a simple tribute to the Fallen of Burghclere. Standing in a grass triangle at the junction of Harts and Church Lanes, the memorial has a visual relationship with the Portal Hall and the Church of the Ascension. Opposite the church is the Grade II listed Portal Hall (sometimes referred to as Parish Room and House built in 1890. It is a commemorative building in the Arts and Crafts style, comprising a main block of 6 bays, with a dwelling attached at the east end. It has a steeply pitched tile roof and ribbed chimney stacks. On Church Lane is The Old School Cottage a low white painted building which merits BAHl inclusion given its unusual roofline. Burghclere Primary School (HER listed) dates to the early mid 19th century and comprises a tall white painted brick single storey main block with attached two storey masters House at the western end.



Grade II listed Portal Hall (Parish Room and House)



Unusual roofline of Old School Cottage



Low-density courtyard type development style at Elkington Close

5. Character Assessment

Other Character Area A



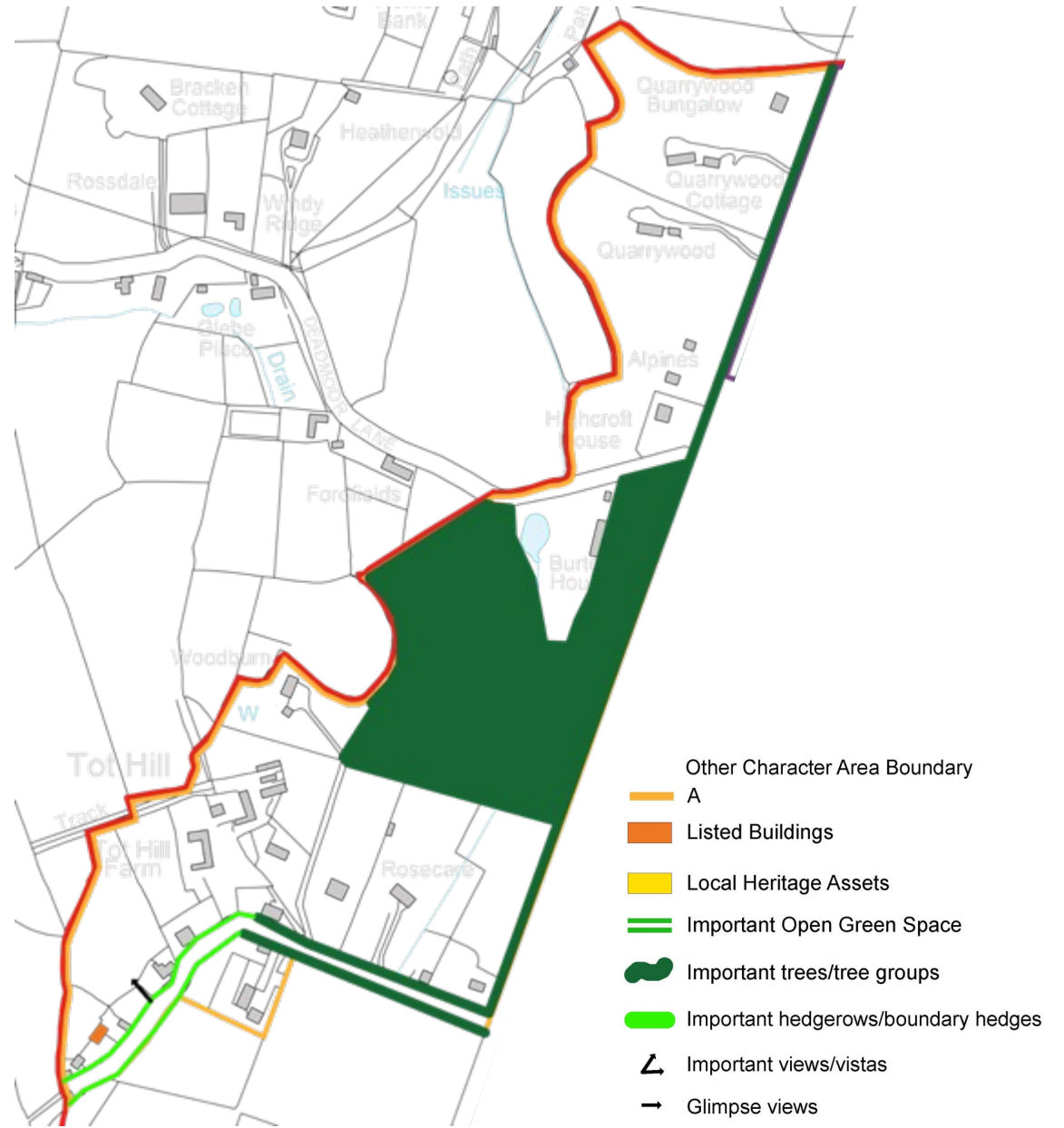
Grade II listed Thatched Cottage, 1 and 2, Tothill



Abundant blocks of woodland and healthy vegetation on the B4640



Public Right of Way at Tothill



5. Character Assessment

Other Character Area A

Landscape Structure inc views and landmarks

The Character Area is made up of a complex structure, with abundant blocks of woodland and healthy vegetation. This alongside, a strong hedgerow structure creates an intimate enclosed character and contributes to the high scenic quality of a wooded skyline in views towards this area. Fields are predominantly under pasture. Residential development at the head of Tothill uncovers a countryside view towards the more low-lying areas in the north. Tothill and Deadmoor Lane are both public right of ways starting at the intersection with the B4640. The northern boundary of the Character Area also forms the parish boundary and is a public right of way connected to an extensive network of public rights of way to the north at Newtown Common.

Buildings

Development took place here as a result of the Highclere Estate Auction in 1926. Lots adjacent to the B4640 (the old A34) and adjoining roads contained a restriction forbidding building within 25 to 35 yards from the road resulting in a dispersed pattern of development. Where distinguishable plots have been formed, these are very generous, and buildings are spaced well apart and centred on the plot, with the exception of a linear style of development at the head of Tothill. The majority of the detached residential dwellings are two storey and well screened behind tall mature hedgerow boundary treatments and hedgerow trees. Parking is accommodated within large plots with no off-road parking available.

Architectural detailing, style and materials

What was once a pair of 18th century thatched cottages, red brick walling in Flemish bond with blue headers and a first floor band, lies at the head of Tothill and is a Grade II listed residential building. Other residential buildings in this location have been constructed over the past nearly 100 years since the Great Auction of the Highclere Estate in 1926 resulting in a variety of shapes and roofing styles. Red brick is the predominant material and the use of plain tiles is common.

5. Character Assessment

Other Character Area B



Smaller plots on Well Street. Buildings are set back from the road along a consistent building line creating a linear pattern of development. Cluster of attractive Victorian properties.



- Other Character Area Boundary
- B
- Listed Buildings
- Local Heritage Assets
- Important Open Green Space
- Important trees/tree groups
- Important hedgerows/boundary hedges
- ↙ Important views/vistas
- Glimpse views

5. Character Assessment

Other Character Area B



Hedgerows and boundary trees remain prominent at Yeomans Lane.

5. Character Assessment

Other Character Area B

Landscape Structure inc views and landmarks

The Character area is largely made up of residential plots with healthy vegetation and includes Sheepwash Farm and its abundant blocks of woodland and tributary stream running perpendicular with the River Enbourne to the north introducing a more complex landform. Sheepwash Lane, a public right of way and residential access road to properties to the south, forms the northern boundary of the Character Area and the parish connecting Well Street, the eastern boundary, with the B4640, the western boundary. It has a deeply rural and self-contained character with an informal road surface and thick vegetation limiting long distance views. Woodbine Lane, off the B4640 is a public right of way with a deeply rural character serving as a residential street. The right of way continues across Sheepwash Farm leading into Yeomans Lane which serves as a residential street connecting to Well Street. The enclosed, well treed and intimate character is focussed more sharply in locations such as Sheepwash and Woodbine Lane. Hedgerows and boundary trees remain prominent at Yeomans Lane and Well Street but to a lesser extent.

Buildings

The restriction forbidding building within 25 to 35 yards from the road in this location (see Character Area A) was ignored in some places in this Character Area, however, there remains a distinct difference between plots sizes in the west and east. In the west plots continue to be very generous in size with buildings either centred or along a consistent building line generously set back from the road frontage to the south of Woodbine Lane. There is no

Buildings (cont)

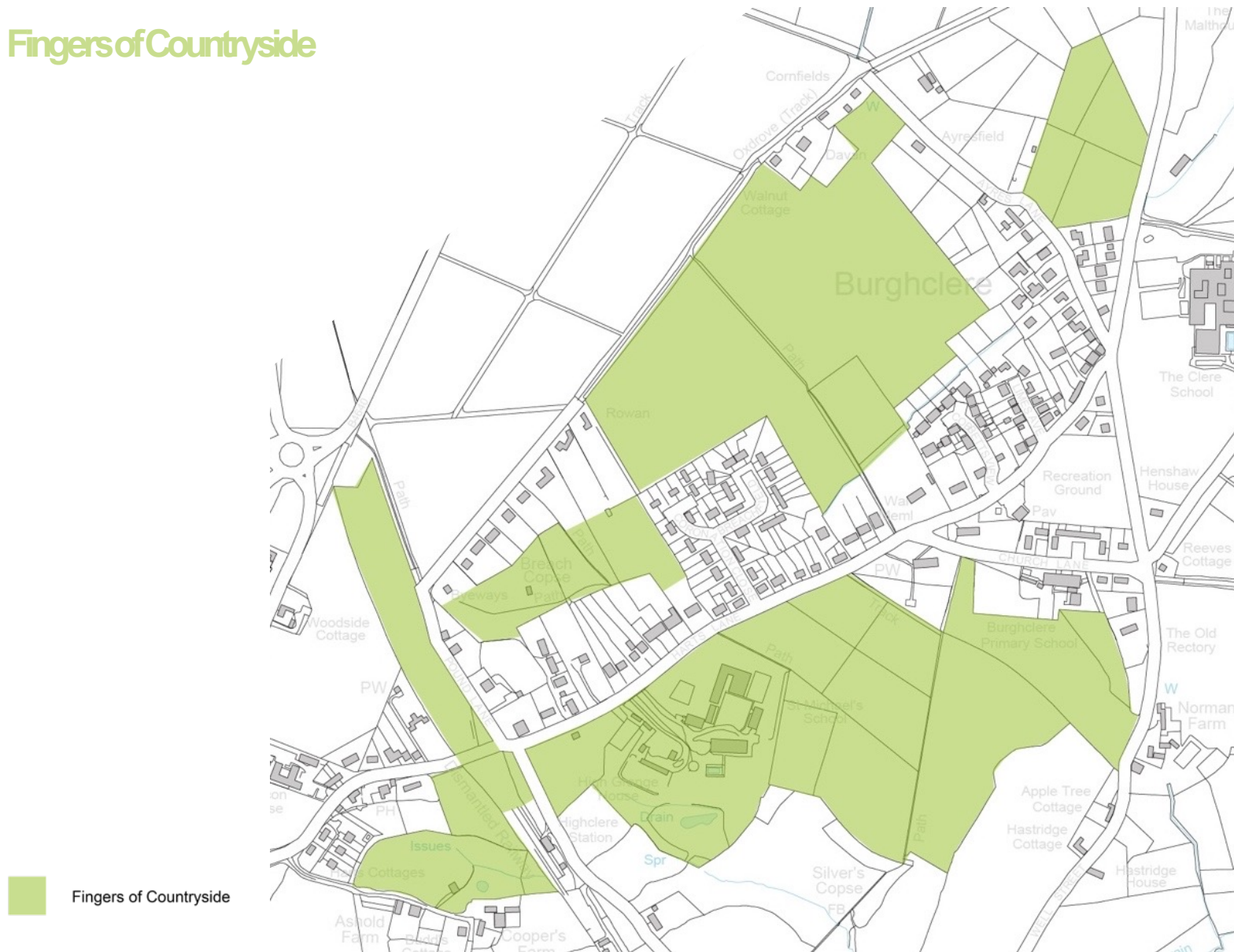
consistent building line to the north of Woodbine Lane. Buildings are heavily screened from Woodbine Lane behind tall mature hedgerows and hedgerow trees. In the east plots are smaller and buildings are set back from the road along a consistent building line creating a linear pattern of development along Yeomans Lane and Well Street. Buildings are mainly residential two-storey, with some bungalows, large and detached, with the exception of the use of short terraces on Well Street. The introduction of hard standing for car parking and hard boundary treatments have introduced a suburbanising effect at Yeomans Lane and Well Street but there remains extensive mature hedgerows and hedgerow planting. Kerbing has also been used on Well Street.

Architectural detailing, style and materials

The Character Area is architecturally distinct with no defining architectural style or design to the street scene with the exception of a cluster of attractive Victorian properties on Well Street. Red brick is the predominant material with some tile hung elevations, timber cladding and white render. Clay and concrete tiles dominate, with the exception of slate coverings on some of the late Victorian and early 20th century buildings which also feature ridge mounted, gable end and centred, chimney stacks, and pattern crested ridge tiles, prominent and distinctive features of roofscapes in this part of Well Street.

5. Character Assessment

Fingers of Countryside



5. Character Assessment

Fingers of Countryside



5. Character Assessment

Fingers of Countryside

The following summary has been taken from the made Burghclere Neighbourhood Plan 2011 – 2029 Appendix 1 – Design Statement update from 2018.

The agricultural and equine fields within and around Burghclere village create a rural ambience, engagement with the countryside and provide attractive views and tranquil vistas. Across the parish open spaces offer long distance views to or from the high Downs, while wooded areas and dales offer seclusion and intimacy thanks to the many mature trees and shrubs growing in gardens and the wild.

There is a distinct difference between the landscape to the north of the village of Burghclere and that to the south. However, both offer the village of Burghclere its connection to the surrounding countryside. A strong sense of enclosure and intimacy is created by irregular shaped fields, thick hedgerows, mature trees and blocks of woodland in most parts of the village and to its north.

The most sensitive landscape surrounds the south of the village which has an open character with distant views to the scarp landscapes of Beacon and Ladle Hill. Development is not a characteristic feature in this southern landscape resulting in a strong rural character at the edge of this part of Burghclere village.

This sense of openness in contrast with the enclosed character of much of the village is a key characteristic of Burghclere which enhances the strong rural character of the Parish and provides the

village with an important visual resource and strong connection with the countryside.

This strong rural character is important to the overall character of the settlement of Burghclere, and it is the identified ‘Fingers of the Countryside’ that provides the village with this strong connection with the countryside and should therefore be recognised and protected.



6. Design Codes

The Code establishes the principles of essential design considerations in the residential environment of the main village settlement, its landscape setting and residential settings in the open countryside: dwelling design, boundary design, building materials and landscaping, based on the analysis of local character presented in this report, community consultations and discussions with members of the neighbourhood plan steering group. Beyond these considerations, there remain other design matters where the Code does not specify an approach. In these areas the existing pallets of materials, detailing form and layout may provide evidence of the most appropriate design response. Nevertheless, attention should always be given to the wider Borough design guidance and the need to achieve a high quality of design.

For each Character Area, the Code translates the key design guidelines into specific requirements. Specific requirements that apply area wide are also identified. This is indicated as per the legend shown to the right. Throughout the Code, there are local photographs to illustrate the guidance where necessary.

Code #	Where the relevant Code # applies
AW	Area Wide
BVA	Burghclere Village Character Area A
BVB	Burghclere Village Character Area B
BVC	Burghclere Village Character Area C
BVD	Burghclere Village Character Area D
BVE	Burghclere Village Character Area E
BVF	Burghclere Village Character Area F
OA	Other Character Area A
OB	Other Character Area B

5. Design Codes

Key design principles – spatial structure

SS1 – Analyse and respond positively to the spatial structure of the area.

SS2 – Create a clearly defined structure, which can be easily understood by the people using the development.

SS3 – Create an effective grid of blocks, which should be clearly defined and well-expressed.

SS4 – Incorporate blocks or a range of shapes and sizes in order to provide variety and respond to relevant constraints and opportunities.

Source: Design & Sustainability SPD

Spatial Structure	
AW SS1.1	Proposals should maintain or reinforce features which contribute to views within, and out, of the Character Area within which it is located, and Important Open Space, Trees and Hedgerows (as defined in this Code Analysis and in the Design Code) which play a role in defining the overall rural character of the area.
AW SS1.2	Proposals should strengthen the landscape structure and quality of boundaries to reduce the impact of existing or proposed peripheral developments.
AW SS1.3	Proposals should acknowledge the Fingers of the Countryside as a valuable countryside setting contributing to the tranquillity of rural life and as a haven for wildlife where development is not a characteristic feature and will not be supported.
BVD SS1.4	Proposals should acknowledge the very regular pattern of plot shapes and sizes along every road in this area.
OA SS1.5	Proposals will be required to demonstrate that proposed buildings or extensions will reinforce local distinctiveness through incorporating open spaces which are characteristic of the more dispersed style of buildings arranged within the Character Area and makes a significant contribution to the rural character of the area.
OB SS1.6	Proposals should sustain the pattern of linear development on Well Street, Yeomans Lane and the southern side of Woodbine Lane.
OB SS1.7	Proposals in Sheepwash Lane and the northern side of Woodbine Lane will be required to demonstrate that proposed buildings or extensions will reinforce local distinctiveness through incorporating open spaces which are characteristic of the more dispersed style of buildings arranged within the Character Area and makes a significant contribution to the rural character of the area.

5. Design Codes

Key design principles – spatial structure

SS5 – It is recommended that development is based on perimeter blocks, with outward facing buildings, and more secluded spaces (such as gardens) in the centre of the block.

SS6 – Culs-de-sac need to be legible, efficient and permeable.

Source: Design & Sustainability SPD



Spatial Structure	
AW SS5.1	The characteristic pattern of development in the Parish is one where the buildings are set within the landscape; where the landscape is dominant. In this rural parish, an irregular block layout, as guided by this Design Code, is considered to provide a more appropriate ‘organic’ character and perimeter blocks will therefore be resisted.
BVA SS6.1	Cul-de-sac layouts are acceptable only where through routes are not achievable. Where cul-de-sac layouts are unavoidable urbanising highways or bin storage infrastructure must be avoided.
BVB SS6.2	Cul-de-sac layouts help accentuate the quiet nature of this low density Character Area and are therefore acceptable but must avoid introducing urbanising highways or bin storage infrastructure.
BVB SS6.3	Cul-de-sac layouts help accentuate the quiet nature of this low density Character Area and are therefore acceptable but must avoid introducing urbanising highways or bin storage infrastructure.
BVB SS6.4	Proposals for plot sub-division or for more than one dwelling or change of use within an established plot will not be supported. Cul-de-sac layouts will therefore be resisted.
BVB SS6.5	Proposals for plot sub-division or for more than one dwelling or change of use within an established plot will not be supported. Cul-de-sac layouts will therefore be resisted.
BVB SS6.6	Cul-de-sac layouts are acceptable only where through routes are not achievable. Where cul-de-sac layouts are unavoidable urbanising highways or bin storage infrastructure must be avoided.
OA SS6.7	The use of cul-de-sacs in new development would erode the dispersed pattern of development in this Character Area. Cul-de-sac layouts will therefore be resisted.
OB SS6.8	The use of cul-de-sacs in new development would erode the historic dispersed and linear character pattern of development in this Character Area. Cul-de-sac layouts will therefore be resisted.

5. Design Codes

Key design principle – formation of spatial structure

FS1 – Decide on an appropriate shape of streets and spaces, which will need to respond appropriately to the context.

FS2 - Ensure new development is as permeable as possible and contributes to making Basingstoke a more walkable place.

FS3 - Establish where the routes across the site can be located so as to reinforce and wherever possible enhance existing networks.

FS4 - The course these routes take will give structure to new layouts.

FS5 - There needs to be a clear hierarchy to the routes defining the spatial structure.

Source: Design & Sustainability SPD

Formation of spatial structure	
AW FS1.1	Proposals should maintain or reinforce the informal nature of roads, driveways, footpaths and grass verges contributing to the rural character of the Parish and avoid introducing urbanising elements such as extensive areas of asphalt or concrete surfaces, kerbing, guardrails or bollards more appropriate to urban areas.
AW FS1.2	Any new access points off rural lanes should wherever possible, retain trees, hedgerows and verges and replace as much lost planting as possible where removal has been sufficiently justified. Kerbing should be kept to a minimum to avoid suburbanising the Parish settlements.
AW FS1.3	Proposals should ensure that any associated improvements to the highway network, where practicable, avoid urbanising highways infrastructure to preserve the rural character of the Parish settlements.
AW FS1.4	Proposals should reinforce the traditional ‘lane’ type road layout found in many parts of the Parish.



5. Design Codes

Key design principles – formation of spatial structure

FS6 - Focal points can be created at the intersections of important routes, and the land uses and building design will need to respond positively to such opportunities.

FS7 - Ensure that important existing and new landscape features are incorporated into the structure, and are placed in prominent positions.

FS8 - The landscape structure will also help define the arrangement of built form, and green links will be needed across the site in order to ensure the continuity of the structural landscape framework and wildlife habitats.

FS9 – Ensure that open space is designed so that it supports community safety, is well integrated into the layout (located in a prominent position), and has development fronting onto it.

FS10 – Ensure that the structure of the development is legible/easy to understand and navigate.

Source: Design & Sustainability SPD

Formation of spatial structure

AW FS7.1	Proposals should acknowledge Important Open Space, Important Trees and Hedgerows (identified in this Code Analysis), as well as identified Fingers of the Countryside and the rural nature of the rights of way network where applicable, for their valuable contribution to the rural character of the Parish.
AW FS7.2	Proposals to fell any tree having a diameter of 9” (225mm) or more measured at 2’0” (600mm) above the ground will not be supported unless it can be demonstrated there is sufficient justification to remove the tree, or it is dead, dying, dangerous or diseased.
AW FS 7.3	If it is necessary to remove trees to carry out a development, proposals should make provision for the replacement on a ‘one for one’ basis or where the existing tree has been identified as Important in this Code Analysis, on a ‘two or more for one’ basis, with replacements being of a reasonable size and quality.
AW FS7.4	All development should contribute to the maintenance and delivery of a high quality multi functional network of Green and Blue infrastructure in the Parish to provide long term benefits for people, places and nature, in ways that reinforce local character.
AW FS 7.5	Proposals should embed green and blue infrastructure in ways that help support nature recovery and reverse the decline in biodiversity resulting in a ‘net gain’ in accordance with the Green Infrastructure and Nature Recovery policy B10 in the Modified Burghclere Neighbourhood Plan.
AW FS 7.5	Proposals should not lead to the reduction in the effectiveness of an existing drainage channel or ditch, which are vital for the removal of surface water in the village.
AW FS8.1	Proposals should maintain the established village envelope of Burghclere village to protect the Fingers of the Countryside and the village’s relationship with the open countryside.
AW FS 8.2	Proposals should acknowledge the key characteristics of the landscape types, as appropriate to the location of the proposal, in the Highclere and Burghclere Character Area identified in this Code Analysis and the B&DBC Landscape Assessment May 2021.

5. Design Codes

Key design principle – movement and walkability

MW1 – An overarching objective for the borough, and particularly Basingstoke town, is making it a more walkable place. This requires increasing the quality and connectivity of pedestrian routes and ensuring that footpaths are:

- **Useful:** i.e. they take people to useful destinations such as facilities and services.
- **Safe:** i.e. the routes need to feel safe for people using them.
- **Comfortable:** i.e. the routes need to be practical and pleasant for pedestrians to use.
- **Interesting:** i.e. routes need to be attractive and stimulating.
- **Legible:** well signed and easy to understand.

Source: Design & Sustainability SPD

Movement and walkability

**AW
MW1.1**

See AWFS1.1 & 1.2.

**AW
MW4.1**

Any new roadside foot and cycle paths must avoid urbanising highways infrastructure, including excessive lighting, use of kerbing, signs, road markings and street furniture to maintain the rural character of the area.

Key design principles – movement and walkability

MW2 – Foot and cycle path provision needs to be emphasised and must be given at least as much attention as provision for motor vehicles.

MW3 - Ensure foot and cycle paths are safe and user friendly.

MW4 – Ensure streets are public spaces design primarily for people and are not overly dominated by vehicular traffic.

MW5 – Design streets so that they naturally slow traffic speeds.



5. Design Codes

Key design principles - arrangement of buildings and spaces

ABS1 – Provide continuous, active frontages.

ABS2 – Ensure density responds positively to the context and character of the proposed development.

ABS3 – Mix uses where possible, but in a manner which ensures they are compatible.

ABS4 – Ensure streets and spaces benefit from suitable levels of enclosure.

ABS5 – Provide a positive interface with the public realm, and ensure natural features are provided along frontages.

ABS6 – Buildings need to turn corners effectively, specific corner building designs are likely to be needed, especially in large scale development.

ABS7 – The buildings along streets needs to convey a sense of movement, this is generally provided through creating rhythm and using repetition of certain features.

ABS8 – The townscape needs variety, which requires the inclusion of some more prominent and distinctive buildings.

Source: Design & Sustainability SPD

Arrangement of buildings and spaces	
AW ABS1.1	Proposals should retain and enhance the intimate, enclosed and strong rural character of the Parish settlements created by a combination of domestic gardens, grass verges, trees, hedgerows, blocks of woodland and Fingers of the Countryside.
ABS2.1	See AWSS1.1 – 1.3; BVDSS1.3; OCASS1.4; OCBSS1.5 – 1.6.
AW ABS4.1	Proposals should in the first instance consider the retention and provision of local indigenous species mature hedgerows and planting as boundary treatments to retain the sense of enclosure on most residential streets in the Parish. Where removal of planting is required, proposals should replace as much lost planting as possible.
AW ABS5.1	Proposals should not include street lighting as part of schemes. Lighting schemes should minimise the occurrence of light pollution employing energy-efficient forms of lighting that reduce light scatter and and have regard with the current guidelines established for rural areas by the Institute of Lighting Professionals (ILP).



5. Design Codes

Key design principles – arrangement of buildings and spaces

ABS9 – Ensure open space is integrated effectively and that the arrangement and design of buildings responds positively to it (i.e. the buildings look onto the open space).

ABS10 – Protect and incorporate natural features, these need to be placed in prominent positions and ensure that the arrangement and design of buildings responds positively to these features.

ABS11 – Ensure that the arrangement of new development prevents harm to biodiversity.

ABS12 – Respond positively to the topography.

ABS13 – Ensure that the function of spaces are clearly defined and that they are designed to reflect that function.

ABS14 - Ensure that rural development has a rural as opposed to suburban character, and reflects the local context.

Arrangement of buildings and spaces	
AW ABS10.1	Proposals should avoid introducing buildings or planting which obscure Important Views/Vistas (as identified in this Code Analysis).
AW ABS12.1	All development should be ‘zero carbon ready’ by design to minimise the amount of energy needed to heat and cool buildings through landform, layout, building orientation, massing and landscaping in accordance with Policy B6 of the Modified Burghclere Neighbourhood Plan.



5. Design Codes

Key design principles – arrangement of buildings and spaces

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ABS14 - Ensure that rural development has a rural as opposed to suburban character, and reflects the local context.

Source: Design & Sustainability SPD

Arrangement of buildings and spaces	
BVA ABS14.1	Proposals must not lead to new buildings or existing buildings extending in front of any building line to the plot frontage that is common to both adjoining buildings.
BVB ABS14.2	Proposals should not lead to new buildings or existing buildings extending in front of any building line to the plot frontage that is common to both adjoining buildings. Exceptions to this may be appropriate if it does not harm the character and appearance of the street scene and does not lead to the removal of Important Trees and Hedgerows (as identified in this Code Analysis) or established vegetation.
BVC ABS14.3	Proposals should not lead to new buildings or existing buildings extending in front of any building line to the plot frontage that is common to both adjoining buildings. Exceptions to this may be appropriate if it does not harm the character and appearance of the street scene and does not lead to the removal of Important Trees and Hedgerows (as identified in this Code Analysis) or established vegetation.
BVD ABS14.4	Proposals should maintain the strong building line of every road in this area.
BVE ABS14.5	Proposals must not lead to new buildings or existing buildings extending in front of any building line to the plot frontage that is common to both adjoining buildings.
BVF ABS14.6	Proposals should not lead to new buildings or existing buildings extending in front of any building line to the plot frontage that is common to both adjoining buildings. Exceptions to this may be appropriate if it does not harm the character and appearance of the street scene and does not lead to the removal of Important Trees and Hedgerows (as identified in this Code Analysis) or established vegetation.
OCA ABS14.7	Proposals should not lead to new buildings or existing buildings extending in front of any building line to the plot frontage that is common to both adjoining buildings. Exceptions to this may be appropriate if it does not harm the character and appearance of the street scene and does not lead to the removal of Important Trees and Hedgerows (as identified in this Code Analysis) or established vegetation.
OCB ABS14.8	Proposals should maintain the strong building line of Well Street, Yeomans Lane and the southern side of Woodbine Lane. Elsewhere, any building line to the plot frontage that is common to both adjoining buildings. Exceptions to this may be appropriate if it does not harm the character and appearance of the street scene and does not lead to the removal of Important Trees and Hedgerows (as identified in this Code Analysis) or established vegetation.

5. Design Codes

Key design principles – cycle storage

CSVP1 – cycle storage needs to be safe, user friendly, attractive and well integrated with the buildings and spaces it relates to.

CSVP2 – vehicle parking must not undermine the design of the proposed development and must not visually dominate streets and public spaces.

CSVP3 – integrate parking in a manner which is sympathetic to the design of the proposed development and the wider character of the area.

CSVP4 – provide sufficient and appropriate soft landscaping and tree planting around and within parking areas.

Source: Design & Sustainability SPD

Cycle storage and vehicle parking

**AW
CSVP2.1**

All new parking should be provided off-street.

**AW
CSVP4.1**

New parking should be sensitively integrated through planting using local indigenous species.



5. Design Codes

Key design principles – high quality buildings

HQB1 – The bulk and massing of buildings needs to be attractive, and well related to the context.

HQB2 – Ensure that the scale of buildings is well related to the context.

HQB3 – Buildings need to be well proportioned.

HQB4 – Designs need to be ordered, coherent, balanced and elegant.

Source: Design & Sustainability SPD

High Quality Buildings	
AW HQB1.1	Proposals should be no more than two storeys in height.
AW HQB2.1	Proposals should include either detached, semi-detached or bungalows built form only. Short rural terraces will only be acceptable where the proposal will not harm the character and appearance of the street scene.
AW HQB3.1	See BVDSS1.4; OCASS1.5; OCBSS1.6-1.7; BVBSS6.4; OCASS6.7; OCBSS6.8



5. Design Codes

Key design principles – high quality buildings

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HQB2 – Ensure that the scale of buildings is well related to the context.

HQB3 – Buildings need to be well proportioned.

HQB4 – Designs need to be ordered, coherent, balanced and elegant.

Source: Design & Sustainability SPD

	High Quality Buildings
BVA HQB4.1	Proposals should acknowledge the pattern of houses facing the street set towards the front of long, narrow plots.
BVB HQB4.2	Proposals should maintain and avoid introducing buildings and extensions which would harm the features identified in this Code Analysis to maintain the intimate and enclosed character of the area.
BVC HQB4.3	Proposals should maintain and avoid introducing buildings and extensions which would harm the blending of the village with the Fingers of Countryside beyond to maintain the historic envelope of the village settlement.
BVD HQB4.4	Proposals should acknowledge the pattern of houses facing the street set towards the front of long, narrow plots.
BE HQB4.5	Proposals should include a less formal relationship with the road with houses set further back in large gardens.
BVF HQB4.6	Proposals should maintain and avoid introducing buildings and extensions which would harm the blending of the village with the Fingers of Countryside beyond to maintain the historic envelope of the village settlement.
OA HQB4.7	Proposals should maintain, and avoid introducing buildings and extensions which would harm, the features identified in this Code to maintain the deeply rural and self contained character of the area.
OB HQB4.8	Proposals on Yeomans Lane and the northern part of Well street should acknowledge the pattern of houses facing the street set toward the front of long, and narrow at north Well Street, plots. Elsewhere proposals should include a less formal relationship with the road with houses set further back in large gardens.
AW HQB4.9	Proposals should retain the built form and architectural features of Local Heritage Assets, including Georgian and Victorian architectural style buildings, and should acknowledge the role they play as a positive contribution to the street scene.
AW HQB4.10	Proposals should acknowledge the setting of heritage assets, other buildings and structures, open spaces, mature trees and tall hedges to defining the village centre in front of the Grade II listed Portal Hall (recorded as the Parish Rooms and House) and Grade II listed Church of Ascension at the junction of Church Lane and Harts Lane.

5. Design Codes

Key design principles – high quality buildings

HQB5 – Entrances should be clearly expressed through the form and/or articulation of the building and/or high quality entrance features (such as porches which are consistent with the design of the building).

HQB6 – The fenestration needs to be consistent with and reinforce the character of the building.

HQB7 – Balconies need to be designed as an integral part of the architecture should be consistent with and reinforce the overall design concept.

HQB8 – Roofs need to respond positively to the overall design concept, the bulk, scale and massing of the building, and respond positively to the context.

HQB9 - Dormers must not dominate the roof, and must complement the overall composition of the building(s) in terms of proportion, size, position, fenestration, detailing and materials.

High Quality Buildings	
AW HQB5.1	A high proportion of entrances are emphasised by porches in the Parish adding interest to the streetscene where these are visible. Detailing should be appropriate to neighbouring buildings and to the general locality.
AW HQB6.1	Proposals should include the use of a variety of architectural styles and traditional building materials using historic buildings in the general locality as a guide. Stembridge Close is a good example of the appropriate use of variety in building materials, however the use of close-boarded fencing should be avoided.
AW HQB7.1	A balcony providing a direct sideways view over and immediately to the rear of another dwelling impacting on residential amenity will be resisted. Where balconies provide other views, separation distances suggested for windows (20m for two storey development) should be applied from the rear most section of the balcony.
AW HQB8.1	Proposals should retain and provide chimney stacks whether decorative or operational on new large expanses of roof.
AW HQB8.2	Flat roof forms are not appropriate in the Parish. Green, brown and blue roofs should be explored on all roof types as a contribution to nature recovery, surface water flood alleviation and their appearance will contribute to the verdant character of the area.
AW HQB9.1	Flat-roofed box dormers should be avoided and replaced where possible.

5. Design Codes

Key design principles – materials and detailing

MD1 – Materials and detailing need to be good quality, durable, and consistent with, and also reinforce the overall design concept of the proposed development.

MD2 – Where bricks are proposed, wherever possible, use good quality stock bricks.

MD3 – Avoid overly dark brown/red bricks or buff bricks which are overly yellow.

MD4 – Tile hanging can help in adding texture to the external elevations, but the tiles need to be high quality, and well related to the roof tiles.

MD5 – While render can produce attractive buildings, the use of this material is discouraged, as it can discolour significantly. When render is proposed it is necessary to demonstrate that its discolouration can be prevented.

Materials and detailing	
AW MD2.1	Proposals should take into account the common use of brick in a variety of colours and sometimes colour washed.
AW MD2.2	Proposals should take into account the weather-boarded elevations of traditional farm buildings and the occasional use of thatch on older buildings contributing to the diverse character of the area.
AW MD4.1	The Grade II Parish Room and House (Portal Hall), Wood House and Wynberg are excellent examples of the appropriate use of tile hanging in the Parish.

MD6 – Timber cladding needs to be sustainably sourced, durable and consistent with the overall design concept.

MD7 – It is vital to ensure that the timber cladding is used in a manner which allows it to weather/age attractively and can be suitably maintained.



5. Design Codes

Key design principles – materials and detailing

MD8 – The use of modern materials needs to be well related to the overall design concept, and should be sympathetic to the context.

MD9 – Contemporary detailing needs to be crisp, precise and elegant.

Source: Design & Sustainability SPD

Materials and detailing

**AW
MD8.1**

Proposals should maintain and reinforce the use of traditional materials to protect the rural character of the Parish.



5. Design Codes

Key design principles – materials and detailing

MD14 – New boundary treatment, especially where it forms part of the street scene, should be good quality, contextual, durable and respond positively to the overall design for the site/development.

MD15 – Wherever possible, incorporate prominent planting as part of the boundary.

MD16 – Hard surfaces must be good quality, durable and respond positively to character of the proposed development.

MD17 – Different surface treatments should be used to convey the different functions of the external spaces.

MD18 – The council will not accept the substitution of good quality materials and detailing for inferior versions.

Source: Design & Sustainability SPD

Materials and detailing	
AW MD14.1	Proposals should retain and provide mature hedgerows and planting as soft boundary treatments and avoid the introduction of suburban features such as hardstanding in front gardens and higher level hard boundary treatments.
AW MD14.2	Proposals for walls, fences and gates should include the use of simple forms in traditional materials whilst avoiding harm to Important Views (as identified in this Code Analysis).
AW MD14.3	Proposals which include the provision of new boundary treatments should seek to replace close boarded fencing with treatments more appropriate to the rural character of the Parish settlements.
OA MD16.1	Proposals must avoid the use of hard surfacing materials to maintain the deeply rural character of this area.
OB MD16.2	Proposals on Sheepwash Lane must avoid the use of hard surfacing materials to maintain the deeply rural character of this area.

5. Design Codes

Key Design principle - extensions

E1 – Detrimental impacts on neighbours must be prevented, particularly:

- overbearing impacts
- direct overlooking
- blocking out natural light.

E2 – The design, form materials and detailing of extensions must respond positively to those features which define the character of the existing building.

E3 – The scale of the proposed extension should usually be subservient to, and be well-proportioned in relation to, the existing building.

E4 – Extensions need to respond positively to the streetscene and wider character of the area.

E5 – Extensions must consider the impact they have on the space around the building, in relation to issues such as plot coverage, views through and effect on the streetscene.

Source: Design & Sustainability SPD

Extensions	
AW E2.1	The design should enhance the original features and contribute to the significance of Local Heritage Assets, including Georgian and Victorian architectural style buildings.
AW E3.1	Proposals should not lead to new buildings or existing buildings extending in front of any building line to the plot frontage that is common to both adjoining buildings. Exceptions to this may be appropriate if it does not harm the character and appearance of the street scene and does not lead to the removal of Important Trees, Hedgerows or established vegetation (as identified in this Code Analysis).



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