



Introduction

Village Design Statements

New buildings are all around us, and many of them are welcome additions to the local scene. Nevertheless, people have sometimes felt threatened by new development, and it is important that ordinary people have a way of influencing the key decisions.

To meet this need, the Countryside Agency has introduced Village Design Statements (VDS) so that local communities can feed their ideas and suggestions into the formal planning process, in order to conserve and enhance the distinctiveness of their village. Winchester City Council has adopted the VDS as a Supplementary Planning Document. It forms part of the Winchester Local Development Framework and will help guide change and strengthen the character of the villages and their buildings. It will have particular relevance for:

- Local authorities
- Statutory bodies and providers of services and utilities
- Local householders, landowners, businesses and farmers
- Architects, designers, planners and engineers
- Developers and builders

The document has been written by a group of Kings Worthy residents, working closely with the Parish Council. It describes Kings Worthy and Abbots Worthy at the beginning of the 21st century, and sets out our hopes and aspirations for the future. It covers the settlements of both Kings Worthy and Abbots Worthy, describing the existing village characteristics and providing guidelines for future design. It comprises:

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Each section is accompanied by a series of planning guidelines which form the Supplementary Planning Document for Kings Worthy. The additional goals represent some of our aspirations but do not form part of the adopted planning policy.

This Village Design Statement has been produced for and on behalf of Winchester City Council and will be used as part of the planning process.

NB. not all places mentioned in the text are in Kings Worthy.

The design guidelines are all cross-referenced to relevant policy in the Winchester District Local Plan Review (2006).



Village and Community Context

Location

Kings Worthy and Abbots Worthy lie two miles to the north of Winchester, on the edge of the chalk lands of the Hampshire Downs. The river Itchen flows along the south-eastern border of the parish.

Kings Worthy is bounded by the main London-Southampton railway to the west, Lovedon Lane to the north-east and the A34 to the south (refer to map). Much of Kings Worthy stands on the sides of a north-south dry valley at Springvale. To the south of the village, the older part of the settlement lies on a south-east facing slope above the River Itchen.

Abbots Worthy is a much smaller village, lying to the east of Kings Worthy. The village is situated on a shallow south-east facing spur of chalk downland to the north of the River Itchen.

Kings Worthy and Abbots Worthy became part of the same parish in the 1830s.

History and Development

Early History

There are traces of settlement in Kings Worthy and Abbots Worthy from the Stone Age onwards, with flint and stone axes dating from the Neolithic/Bronze Age found in a number of locations in the parish. There is also evidence of Iron and Bronze Age field systems north of Abbots Worthy and an inhumation burial to the east of Mill Lane, believed to date from the Bronze Age.

There are sites of Romano-British settlements close to Kings Worthy. The Roman origins of the area are also reflected in the straight alignment of the A33 Basingstoke Road, which historically formed part of the Winchester-Silchester Road.

In Worthy Park there is an Anglo Saxon cemetery dating from the 5th/6th century and also some Anglo Saxon earthworks. From this period onwards both Kings Worthy and Abbots Worthy established as small agricultural communities close to the River Itchen. Mill Lane, Abbots Worthy, was first referred to in the Anglo-Saxon Charter of AD961.

The name 'Worthy' is thought to derive from the Saxon word 'Wordie', referring to part of an estate or well-defined area. At the time of the Domesday Survey Kings Worthy was a Tithing of Barton Stacey, held first by King Edward and then King William, thus giving it its regal name. Abbots Worthy is also mentioned in the Domesday Book, and its

name is likely to derive from the fact that it had been granted to the Monks of St Peter's Abbey in 900AD.

Kings Worthy

This historic core of Kings Worthy is centred near St Mary's church. The church dates from 12th century whilst adjacent properties such as the Old Post Office, (reputed to be the oldest Post Office in the country), date back to the 17th century. During the 18th century, the Cart and Horses Inn was a coaching stop on the route to London.

The village would have developed in this area to benefit from the River Itchen and during the 18th and 19th centuries sawmills used the river for power. Until the mid-19th century the village changed little and remained focussed on the church. At this time the population of Kings Worthy stood at about 185 with the majority of the population working on local farms and in service, which kept the village self-sufficient.

Improved communications during the second half of the 19th century led to the construction of more substantial houses in the village. However it wasn't until the latter part of the 20th century that the form of the village began to change substantially, with rapid expansion to the north and west. By 1950 the population of Kings Worthy had almost tripled. Numbers of more modest houses were built in the Springvale area after the Great War and this was followed by large-scale development of council housing in the 1950s and 1960s. Housing development in the Hookpit and Wesley Park areas followed in the 1970s and 80s and, since then, there has been further building on smaller scale infill sites within the parish boundaries.

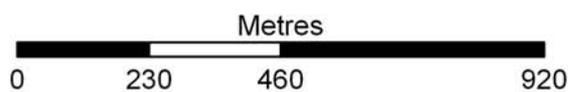
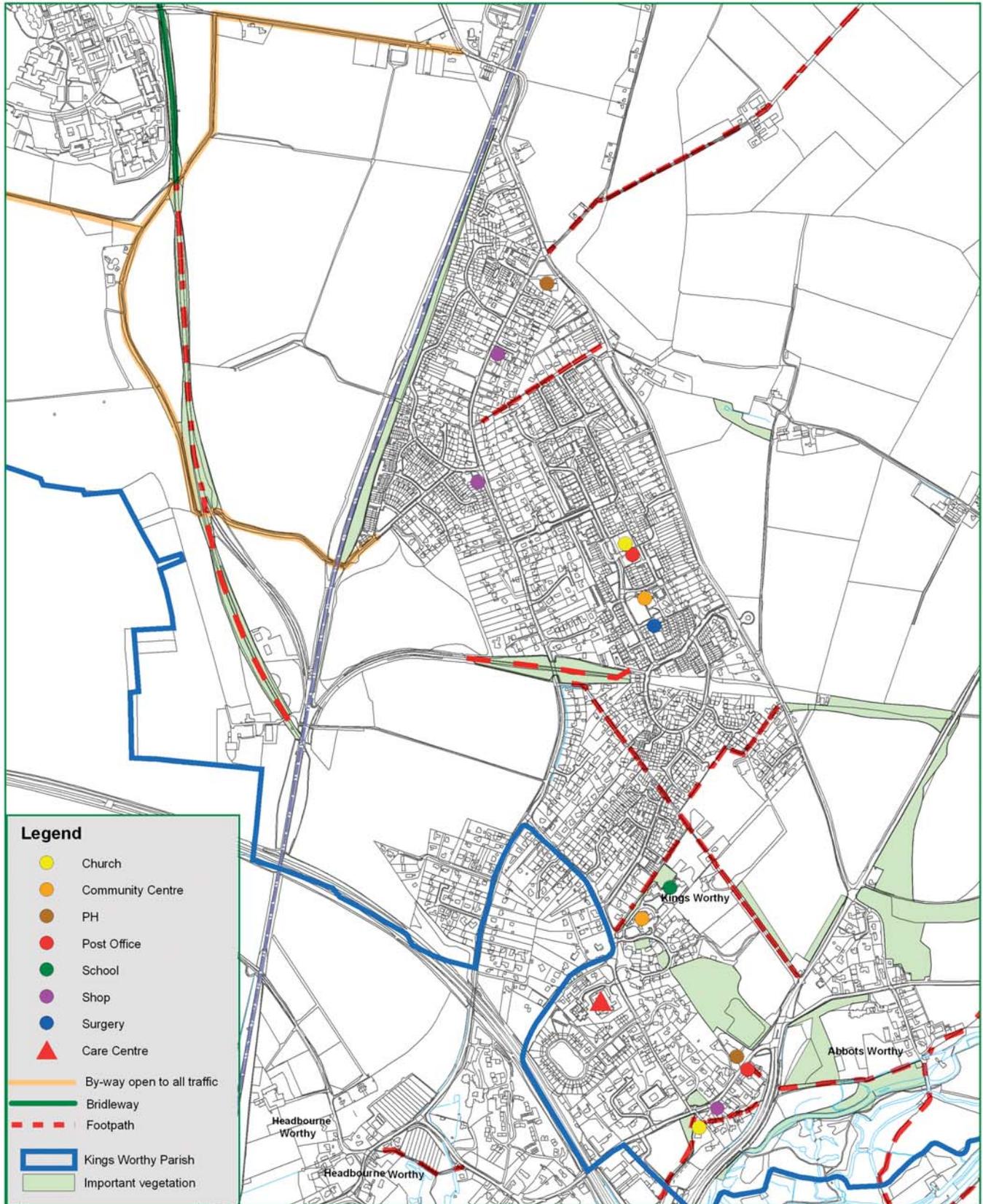
The population of Kings Worthy and Abbots Worthy at the time of writing is just over 4000, living in around 1700 households. Just over 20% of the residents are under 18, and 23% are over 60.



Kings Worthy locator map



Figure 1: Village Context



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Abbots Worthy

It is likely that the form and position of Abbots Worthy has been influenced by the existence of ancient tracks crossing the River Itchen and tracks following the valley. Abbots Worthy Mill dates from the medieval/post medieval period and there is evidence of a fulling mill just north of the existing Fulling Mill also dating from this period. Between these two mills there is evidence of the remains of a medieval village.

Following the Dissolution, Abbots Worthy was passed to both the Earl of Southampton and Lord Russell before forming part of the Bedford Estates. In 1801 it was sold to the Baring family and in 1836 Abbotsworthy House was constructed for Rev. Charles Baring. The presence of this large property with extensive gardens is likely to have



Kings Worthy Church & Church Rooms

restricted the development of the village to the west of Mill Lane. Worthy Park House has also influenced the development of the village as several houses to the East of Mill Lane were once Worthy Park estate cottages.

The village has changed very little since the 1840 Tithe map with the only later extensions being at the northern end of Park Lane and southern end of Mill Lane. The 1960s and 1970s saw infilling within this structure.

Employment

Kings Worthy and Abbots Worthy have a high proportion of working families, the majority finding employment in Winchester, the Solent conurbation, Basingstoke and London. The villages provide a limited number of job opportunities, although many self-employed people work from a home base. There is a commercial / light industrial area on the southern edge of the village, in Headbourne Worthy.

During weekdays Kings Worthy and Abbots Worthy have a quiet feel, due to a large proportion of its population working elsewhere.

Shopping

Kings Worthy supports a small number of local shops: a convenience store in Springvale

Road; a convenience store / post office at Springvale, and a post office / newsagents in London Road. There are also two hairdressers and a fireplace shop on Springvale Road. London Road also has a specialist fishing / country wear shop and a repair garage. A grocery shop and hardware store have both closed in recent years, which may indicate that there is little scope for additional general grocery premises.

Abbots Worthy has no shops.

Winchester, with its wide range of shops, is easily accessible by car, and there is also a regular bus service. There is a large supermarket two miles away at Winnall.



Kings Worthy Centre

Educational Facilities

Kings Worthy has a large primary school with just over 300 children, predominantly drawn from the village. It is near capacity, and any future large-scale development in the area would require extra facilities at the school if required by the Local Education Authority. There is also a community-run playgroup in one of the village halls, and a commercial nursery school in Abbots Worthy, taking pre-school children from Winchester and beyond.



Cart & Horses PH

Community Facilities

There is a doctors surgery near the Kings Worthy Community Centre and there is a strong need for basic surgery facilities to be maintained, perhaps shared between the three Winchester practices. The villages do not support a pharmacy, although the surgery offers a prescriptions service. A village questionnaire revealed that a chemist's shop would be the single most popular new amenity.

Hampshire County Council operates a day centre and a residential home for elderly people and a centre and residential home for young people with learning disabilities. These facilities serve the whole of central Hampshire, including Kings Worthy and Abbots Worthy.

Warden-controlled sheltered housing is available at Harwood Place in Springvale, and social housing for the elderly can be found at Churchill Close and Mountbatten Close in Kings Worthy.



King Charles PH



Eversley Park

Meeting space is amply provided for, with three village halls as well as rooms for hire at the church and the school. The Kings Worthy Community Centre including the Tubbs Hall (known locally as the Kings Worthy Centre) was renovated in 2004 and now also houses the Parish Council offices. St Mary's

Hall in Springvale also doubles as a chapel, though most services are held at the medieval church of St Mary's.

The villages support many groups, including the W.I., an amateur dramatic society, a dance and drama school, and a local history group; all of them use one or other of the village halls. There are also Guide and Scout Groups, the latter with its own clubhouse.

The Mobile Library visits the villages every two weeks and there are two Public Houses in Kings Worthy, the King Charles on the northernmost edge and the Cart and Horses on the London road to the south.

itches. The Worthies Sports and Social Clubhouse is situated at the edge of Eversley Park.

The other main open space is the Village Green at Springvale, where there is a children's play area. Broadview and Hinton Park are additional green areas, although these are not large enough to accommodate much in the way of formal leisure activities.

At the time of writing, Winchester City Council's Open Space Strategy for 2005-6 identifies a shortfall of recreational space in Kings Worthy and Abbots Worthy. The shortage is especially acute in the northern part of the Kings Worthy and the Parish Council is looking at ways to acquire additional recreation land in this area.

Millennium Mosaics



Mosaic at Broad View

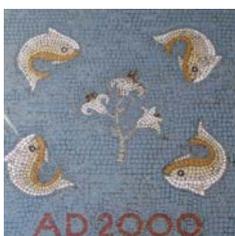


Peeks Field

Sports and Leisure Facilities

The largest open space providing leisure facilities is at Eversley Park at the south-east edge of Kings Worthy. This facility is owned and maintained by Kings Worthy Parish Council and is named after Lord Eversley, a cabinet minister who lived at Abbotsworthy House. Facilities here include four football pitches, an all weather basketball / five a side pitch, and a children's play area. Several Kings Worthy football teams, mostly juniors, use the

Kings Worthy celebrated the Millennium with the design and construction of a series of mosaics throughout the village. Some of these are in buildings with restricted access such as the school, the day centre, the Kings Worthy Centre and Jubilee Hall. Others however, can be found in the public realm, at Broad View and St Mary's Church.



Mosaic at St Mary's Church

Design Guidelines

D1 Opportunities should be provided for art works in the public realm wherever possible (DP.9)

Additional goals

- G1 Open space / play area provision should be increased, especially to the north-west of Kings Worthy. Kings Worthy Parish Council is planning to provide a range of recreational facilities when the Top Field site is made available (see Figure 1)
- G2 Retain local shops within existing retail areas such as Springvale village green
- G3 Conserve the existing mosaics in the public realm
- G4 Encourage opportunities for a pharmacy to open within Kings Worthy, possibly linked to Surgery



Landscape Setting

Topography and Vegetation

Both villages lie on chalk and loam soil, with rolling open countryside to the north and the River Itchen to the south. In the main this countryside is given over to arable farming, mostly for cereal crops, although there is also some pasture grazed by cattle. This area is punctuated by stands and groups of mature trees, sometimes along drives and lanes, in patches of woodland, or along railway embankments.

The main physical features of Kings Worthy are the valley of Springvale and the ridge above it, which affords views to the West and North. From this ridge the land slopes gently south and east towards the Itchen valley. Extensive views of the village and surrounding areas can be seen from the Stoke Charity Road, Top Field, Broadview and Eversley Park.

Water-courses and Drainage

Some of the oldest buildings in both Kings Worthy and Abbots Worthy are located in close proximity to the River Itchen. This is considered to be one of the best examples of a chalk river habitat in Europe and it is identified as a candidate Special Area for Conservation (cSAC). Its clear alkaline water is important for both recreation and biodiversity with species such as kingfishers, otters and little egrets found in the area. Established paths provide access for informal recreation along the valley, although there are no walks immediately adjacent to the riverside. The valley floor also forms part of the Itchen Valley Site of Special Scientific Interest and is typified by a shallow floodplain with braided chalk streams, unimproved grassland, meadows, carr and reed beds.

Despite its proximity to the River Itchen, Kings Worthy is separated from the watercourse by the A33, which forms an abrupt barrier. Abbots Worthy however, has distinct visual and physical links with the river, with Mill Lane leading directly down to the river banks.

The permeable nature of the underlying chalk in the area generally leads to a lack of water on the surface, but can result in flooding after periods of exceptional rainfall when the water table reaches the surface. This happened in 2000/1 in Kings Worthy, when Springvale Road and some adjoining properties were flooded. Local people are concerned that any development on the west side of Springvale Road would not only be at risk of flooding, but might also increase run off and aggravate the problems for neighbouring properties.



River Itchen at Abbots Worthy

Vegetation

There are fine specimens of many native broadleaf deciduous trees within the area and mature hedgerows line the fields and roads. A comprehensive survey of rural hedgerows undertaken in 2000 and updated in 2005 indicated the presence of the following species:

Indigenous Tree and Hedgerow Species associated with the countryside around Kings Worthy and Abbots Worthy

Alder Buckthorn (*Rhamnus frangula*)
Ash (*Fraxinus excelsior*)
Beech (*Fagus sylvatica*)
Blackthorn (*Prunus spinosa*)
Bird cherry (*Prunus padus*)
Common oak (*Quercus robur*)
Crab apple (*Malus sylvestris*)
Dog rose (*Rosa canina*)
Dogwood (*Cornus sanguinea*)
Elder (*Sambucus nigra*)
Elm (*Ulmus glabra*)
Field maple (*Acer campestre*)
Guelder rose (*Viburnum opulus*)
Hawthorn (*Crataegus monogyna*)
Holly (*Ilex aquifolium*)
Spindle (*Euonymus europaeus*)
Wild privet (*Ligustrum vulgare*)
White poplar (*Populus alba*)
Wild cherry (*Prunus avium*)
Yew (*Taxus baccata*)



Abbots Worthy Mill from Itchen Way

To the southeast, Kings Worthy and Abbots Worthy are bounded by the floodplain of the River Itchen, as it flows in its braided winding channels through the surrounding water meadows. Here there are reed beds and meadows rich in wild flowers and water-loving plants and water tolerant native trees are more common.



Kings Worthy and Abbots Worthy Village Design Statement



Beech trees at The Woodlands, Church Lane

Indigenous Tree and Hedgerow Species associated with the River Itchen at Kings Worthy and Abbots Worthy

- Alder (*Alnus glutinosa*)
- Ash (*Fraxinus excelsior*)
- Beech (*Fagus sylvaticus*)
- Blackthorn (*Prunus spinosa*)
- Crack willow (*Salix fragilis*)
- Dog rose (*Rosa canina*)
- Elder (*Sambucus nigra*)
- Goat willow (*Salix caprea*)
- Guelder rose (*Viburnum opulus*)
- Hawthorn (*Crataegus monogyna*)
- Common oak (*Quercus robur*)
- Osier (*Salix viminalis*)
- Poplar (*Populus sp*)
- White willow (*Salix alba*)



Beech avenue St Swithuns Way, Abbots Worthy

The oldest part of Kings Worthy developed on the slightly higher ground around St Mary's Church. This area is above the flood level of the river, and here there are more fine trees, including more ornamental varieties. Owners of the Victorian villas in both Kings Worthy and Abbots Worthy planted a variety of species that are now well-established and of significant stature, contributing greatly to the street scene. These include beech (*Fagus sylvatica*), yew (*Taxus baccata*) holm oak (*Quercus ilex*), Scots pines (*Pinus sylvestris*) chestnut (*Aesculus hippocastanum*), larch (*Larix europaea*), lime (*Tilia spp.*) and cedars (*Cedrus spp.*), often along the edges of the roads and drives.

Figure 2 on page 11 illustrates the location of important groups of trees and areas of vegetation. These include:

Kings Worthy

- The 'avenue' along the A33 Basingstoke Road
- Trees at the A33/London Road junction, adjacent to Victoria Cottages
- Trees along frontage of Kings Worthy Court, London Road
- Lime trees within St Marys Church yard
- Holm oak, pine and chestnuts within private gardens of Church Lane
- Beech trees at The Woodlands, off Church Lane
- Beech trees at Hinton Fields
- Mixed trees (including pine) to north of Kings Worthy Primary School
- Mixed avenue (including pine) on Hinton House Drive
- Holm oaks & sycamores at junction of Church Lane/London Road, Kings Worthy
- Ornamental trees within the grounds of properties on the London Road and Church Lane
- Group of pines on Springvale Road



Trees by A33

Abbots Worthy

- Yew, beech, lime and sycamore at A33/B3047 junction at Kings Worthy Grove
- Trees within the grounds of Abbotsworthy House (yew, holly, sycamore, lime)
- Beech avenue on Long Walk, St Swithuns Way, to south of Abbotsworthy House
- Trees associated with River Itchen on both sides of A33 Basingstoke Road
- Woodland on northern boundary of Park Lane (yew, beech, sycamore, maple, hazel, ash)

There is also a group of trees on the London Road at Peeks Field, which is not characteristic of the area. The coniferous trees are not indigenous and detract from the streetscene, blocking views to the church.

Where village and country meet: Important Views

Figure 2 illustrates important views around Kings Worthy and Abbots Worthy.

Kings Worthy

To/from the West

The topography and the preponderance of groups of mature trees mean that much of Kings Worthy is well integrated with the landscape when viewed from the west, as much of the modern part of the Kings Worthy lies within the valley of Springvale. Here, building development is also bounded by the wooded embankment of the main London to Southampton railway line. However, glimpses of the village can be gained from the Top Field and important views out to the countryside can be gained from parts of Springvale Road and from Nations Hill.

To/from the North

Again, the rolling topography around Kings Worthy restricts views, however panoramic views of the village can be obtained from the Stoke Charity Road, close to the railway line. Important glimpses of the open countryside to the north of the village can also be obtained from Lovedon Lane and the burial ground. To the north of Kings Worthy, the farmland separating the village from South Wonston helps to segregate and define the distinct identities of the two villages. It is therefore important to retain the open rural character of this area.

Beech trees at Hinton Fields





View from Top Field

To/from the East

From the north-east Kings Worthy is approached along the A33 through open farmland, and the topography and trees generally restrict views. However, south of the disused Alton railway, there are filtered views from the A33, through an informal avenue of mature trees. Apart from being attractive landscape features in their own right, these trees help integrate the village with its surroundings and it is important that they be retained. On the south-eastern edge of Kings Worthy, there are long panoramic views out from Eversley Park to the wider countryside.



Open farmland, A33 & Lovedon Lane

To/from the South

Views to the south of Kings Worthy are partially restricted by the vegetation and water courses of the Itchen valley, however recent tree clearance has opened up attractive views towards Easton Down from the A33.

The scenic aspect of the area between the Cart and Horses Public House and Lovedon Lane acts as a buffer to the new developments at the top of the rise. It also helps to integrate the village into the surrounding landscape, providing a rural approach to the Kings Worthy Conservation Area. Moreover, this attractive open area helps to segregate and define the distinct identities of Kings Worthy and Abbots Worthy. It is therefore important to retain the open rural character of this area.

Abbots Worthy

Views to and from Abbots Worthy are generally limited, due to the enclosure given by the mature trees both within the village

and along the floor of the Itchen valley. Glimpses from Mill Lane, the Itchen Way and the A33 across the Itchen Valley towards Easton Down contribute to the rural setting of the village. Longer distance views eastwards can also be obtained from St Swithun's Way, adjacent to Worthy Park Home Farm.



Trees on A33 & London Rd

Landmarks and Views within the Settlements

Within the Kings Worthy Conservation Area, the Cart and Horses Inn, Kings Worthy Court, the Reading Room and the church and its lych gate are all important focal features, especially when viewed from the London Road. There are also important views of the church and Kings Worthy Court from Church Lane.

To the north-west of Kings Worthy, the disused Winchester-Alton railway embankment forms an important gateway, subdividing the Springvale area in two. Springvale Road passes under the bridge and the well vegetated embankment provides enclosure to the surrounding area. The Kim Bishop footpath passes along the top of this embankment.

Within Abbots Worthy, the Abbots Worthy Mill forms a local landmark to walkers on the Itchen Way, marking a gateway to the village. Nearby, Abbotsworthy House also forms an



St Mary's Church



Kings Worthy Court from London Rd

important landmark to walkers on the St Swithun's Way. To the north of the village, the Old Rectory forms a gateway landmark on the A33.

Views within Abbots Worthy are marred by overhead telephone cables.



Springvale Road railway embankment



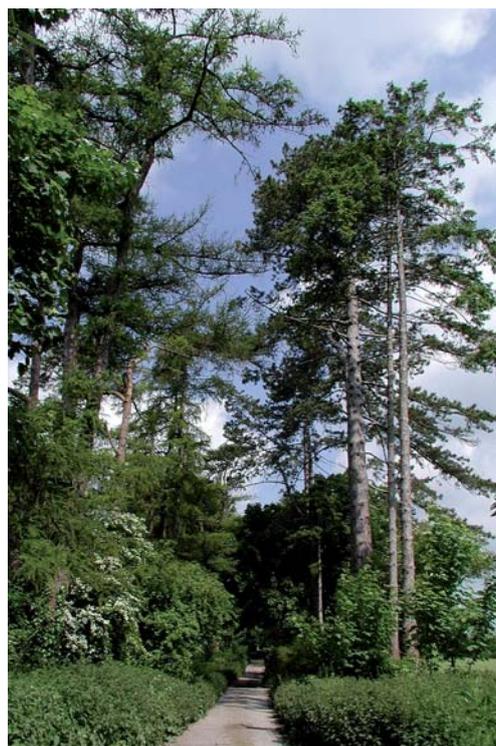
Open Spaces

The main recreational open spaces within Kings Worthy are at Eversley Park, Hinton Park, Broadview, Willis Way and Springvale Village Green. Smaller grassed areas within residential areas, such as Fryers Close, Mountbatten Place and Lynn Way also provide important spaces for children to play close to home. The recreation ground at Peeks Field is also a public facility but as it is in private ownership, its accessibility in the long term cannot be guaranteed. At the southern end of the village there is also a wooded area and adjacent field to the west of Hinton House Drive. For many years, this area has been well used for dog walking and other informal recreation; a well-used footpath crosses the land, but it has no official status.

In addition to the recreational open spaces there are a number of open areas that are important for their visual amenity. The triangular piece of land in front of the church, for example, provides it with an important setting whilst the open grassed areas at the junctions of London Road and the B3047 off the A33 Basingstoke Road provide attractive gateways to both Kings Worthy and Abbots Worthy. Castle Rise, off Lovedon Lane in Kings Worthy, provides an open area of grassed embankment.



Church triangle



Hinton Drive

Design Guidelines

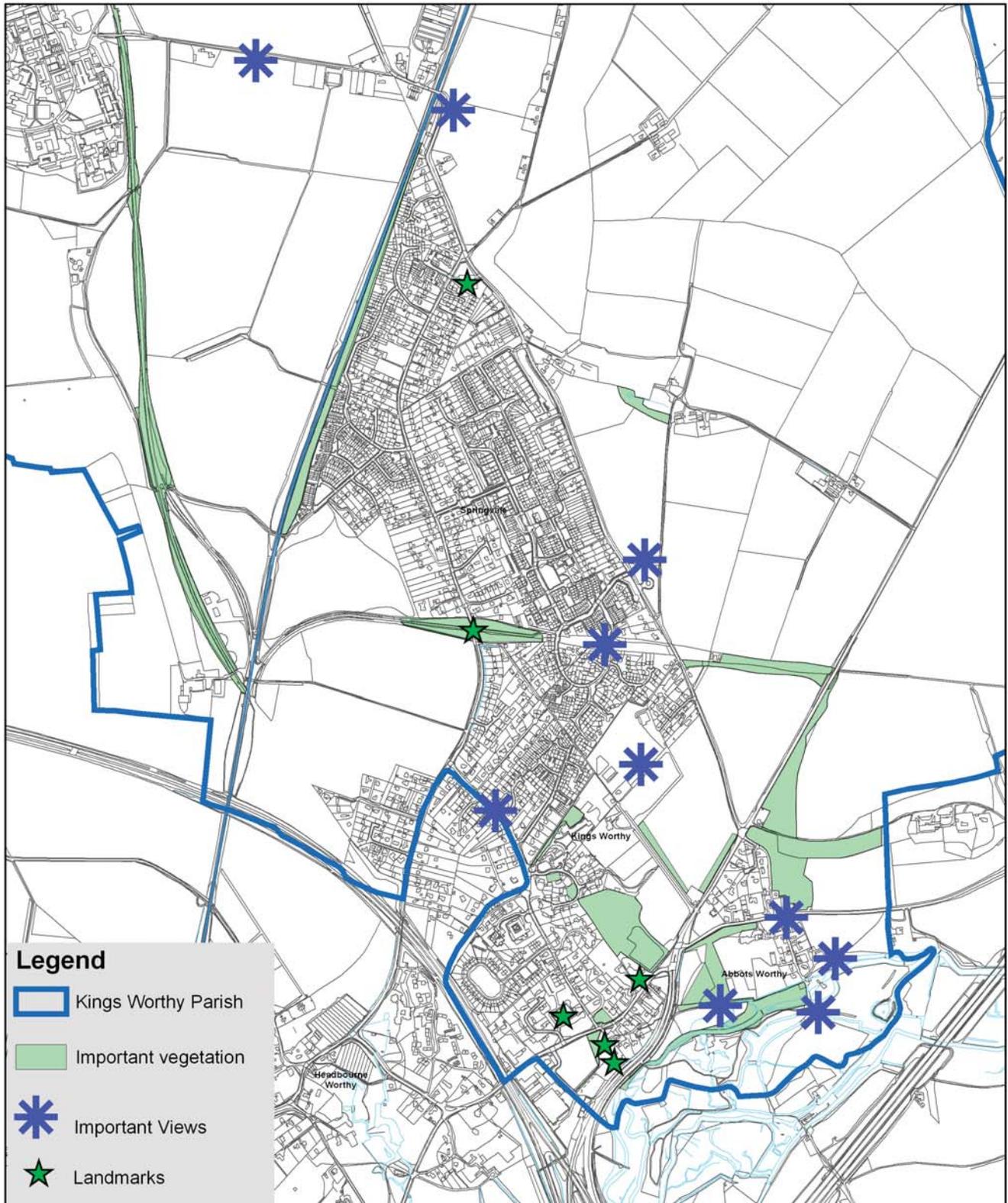
- D2 Important views out of and into the villages, as shown on Figure 2 should be protected (DP.4, HE.4)
- D3 The views towards the local landmarks shown on Figure 2 should be protected and where possible enhanced (DP.4, HE.4)
- D4 Opportunities should be taken to provide public open space within both villages, both for formal play and sport and for informal visual and recreational amenity (DP.5, RT.1, RT.2, RT.4, RT.5, RT.6)
- D5 The open, rural character of the following areas is important to the setting of the villages and should be conserved (see Figure 2):
 - The woodland and farmland between the Cart and Horses Public House and Lovedon Lane (CE.2, CE.3, CE.5)
 - The open farmland between Kings Worthy and South Wonston (CE.5)
 - The open farmland to the north-east of Lovedon Lane (CE.5)
- D6 New building should be restricted to sites within the village envelope, to preserve the open fields around the village and minimise the impact on traffic flows within the village. (H.3, T.1)
- D7 The continuity of the villages' mature trees and hedgerow structure should be encouraged, especially the groups of mature trees and hedgerows shown in Figure 2, which contribute to the streetscene and integration of the villages with their countryside setting. (DP.3, DP.4, CE.5)
- D8 New planting should use locally sourced indigenous species or reflect Victorian specimen planting as appropriate. (DP.3, DP.4)
- D9 Any future development, particularly in the Springvale Road area should take account of the risk of flooding and should avoid exacerbating the problem. (DP.8)
- D10 The landscape character and biodiversity of the River Itchen should be conserved. (DP.4, CE.5, CE.7)

Additional goals

- G5 Trees and vegetation should be actively managed to conserve the leafy, secluded character of both Abbots Worthy and Kings Worthy and to enhance biodiversity.
- G6 The conifers on Peeks Field should be removed to allow views through to the church from London Road. Alternative planting with deciduous trees should be considered.
- G7 A low level native hedgerow along the western boundary of St Mary's church yard and Peek's Field should be considered, to improve the visual relationship between the two open spaces.



Figure 2: Important Views, Landmarks & Vegetation



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Settlement Pattern, Character and Buildings



Railings, front gardens and eyebrow dormers



St Swithuns Way metal railings

Kings Worthy

Kings Worthy is varied in character, with a rural historic Conservation Area as well as extensive areas of suburban development. It generally consists of low density housing, a few shops, open spaces, many footpaths and a hierarchy of road styles leading into sections of housing. Many of these are cul-de-sacs and the wide variety of styles generally reflects the original developer and date of construction. There are a large number of trees and hedges throughout the village, creating a very 'green' semi-rural/suburban appearance.

The nature of the development of the village has left it with no obvious centre. The historic core of Kings Worthy, focussed on London Road and Church Road is located at the southernmost edge of the village. Its

combination of architecture, history and setting make it the most distinctive area of the village and it was designated as a Conservation Area in 1995. The character of the area has been well-documented in Winchester City Council's *Conservation Area Technical Assessment*. During the 20th century, the Tubbs Green area has evolved as another village centre, with a local shop and the refurbished Kings Worthy Centre.

The long history of Kings Worthy is reflected in the variety of its buildings and townscape. The following section describes the distribution of the varied building types, layouts, materials and property boundaries that are characteristic of the village.

Building Types and Layouts

Ribbon Development: Springvale Road and Lovedon Lane

Historically, as Springvale developed between the two World Wars, ribbon development along the main roads of Lovedon Lane and Springvale Road consisted of small to medium sized bungalows on long plots of land. In this area there are also a few two-storey houses dating from early in the 20th century. Many of these dwellings have been extended, and a number of the original bungalows have been converted into two storey chalet bungalows, or have been replaced by small developments of two to four houses in the grounds of the original building. The style of the newer buildings is generally in keeping with the original bungalows, although there are a number of more modern, individual designs.

1950s Local Authority Housing: Willis Way

To the north of the conservation area, at Willis Way and Springvale, two areas of 1950s local authority housing typified by mainly substantial, semi-detached two storey houses, in medium to large plots with open spaces in front of them. The houses are grouped around a large open green. A few bungalows and short terraces are also included in these developments.

1960s Local Authority Housing: The Green

Around the Kings Worthy Centre is an area of local authority housing built around the 1960s, consisting mainly of two storey houses in short terraces. In this area the road layout is on a predominantly rectangular form, with open green verges and larger grassy areas. More recently, the local authority extended this area with newer designed semi-detached



dwellings and short terraces of smaller houses with small gardens.

A few three-storey blocks of flats with pitched roofs were also built at this time, originally as military quarters. These are the only three storey buildings in the village, and responses to a village questionnaire showed that the majority of residents considered them to be out of context, given the topography of the site and the predominance of one and two storey dwellings nearby.

Hookpit Farm Estate

During the 1970s a number of private housing estates were constructed on the site of the former Hookpit Farm, to the north-west of the village, adjacent to the main London to Southampton railway line. These properties are mainly detached and semi-detached three and four bedroom family houses, together



Willis Way

with a few short terraces of smaller homes. The road layouts are generally linear, and some of these areas now suffer from an excess of on-street parking. However, there are a few good examples of houses serviced from rear garage courts, with only footpaths and landscaped open areas to the front. This makes for a more attractive environment with no loss of convenience for the residents.

1980s Estates – North and west of Eversley Park

The 1980s saw further substantial private development in the centre of the village, to the south of the old Winchester–Alton railway line. These consist mainly of three and four bedroom detached properties on small to medium sized plots, though a few short terraces of smaller houses were included in the scheme. These estates generally follow a more varied layout, with curved roads and significant areas planted with trees and shrubs, particularly on Wesley Park.

Recent Infill

More recently, several small estates have been built. These consist mainly of larger family homes and gardens, arranged in small cul-de-sacs such as Lynn Way, Clover Bank, Hinton Fields, The Woodlands and Ilex Close. In many cases, these developments have retained a number of mature trees, and the layouts include some distinctive features such as brick

paved or gravelled roads and cast iron traffic bollards.

Kings Worthy Conservation Area, London Road/Church Lane

Properties within the conservation area are generally residential, with a few commercial premises such as the Cart and Horses pub, Kings Worthy Post Office and the Rod Box fishing tackle shop. All properties tend to be detached or semi-detached and either one and a half or two storeys in height. Kings Worthy Court is an exception to this, rising to two and a half storeys.

Materials and Features

The majority of properties within Kings Worthy are brick-built, using mass produced materials, reflecting the modernisation of the production and delivery process.

Around Tubbs Green, properties dating from the 1960s tended to include large windows, weatherboarding or tile hanging,



Victoria Cottages



Tubbs Green housing

and typical brick and tile stocks, mainly in yellow and green. Likewise the 1970s properties at the Hookpit Farm estate are constructed of brick and are tile-hung.

Windows tend to be casements, of either timber or upvc.

More recent developments, dating from the 1990s and early 21st century, have seen more architectural variations, including circular windows, half hipped or catslide roofs, brick detailing and detached, weatherboarded garages. Whilst the architecture has not always been specifically designed to reflect the site, they have attempted to provide interest and a degree of individuality.

Kings Worthy Conservation Area, London Road/Church Lane

Typical building materials include rubble flint with brick dressings, knapped flint and red brick. There are also examples of properties



Kings Worthy and Abbots Worthy Village Design Statement



Hinton Fields

with exposed timber frames with brick and plaster infill, weatherboarding and colourwashed brickwork.

Clay tile roofs are common, (as seen on St Mary's Church, the Cart and Horses Inn, Old Post Office, Reading Rooms) as well as long straw thatch (such as Briar Cottage, Tudor Cottage and Old Thatch). Slate is also used on Victorian properties or as a replacement roofing on older buildings. Some properties, such as Eversley Cottage, have half-hipped roofs.

Features such as hipped dormers, eyebrow dormers, tall chimneystacks with hand painted clay chimney pots and intricate brick chimneystacks are important distinctive features on the rooflines of properties within the area. Decorative bargeboards are also typical of Victorian properties.



Kings Worthy Court wall, Church Lane

Older properties have leaded windows whilst there are also examples of light cast iron casement windows.

Ornamental features, such as diaper brickwork of blue headers and mock timber frame detailing can also be seen on Victorian properties

Property Boundaries

Property boundaries vary throughout Kings Worthy, generally reflecting the period in which the area was developed. More recent developments such as Hinton Fields have sought to reflect the local area by incorporating mature planting, cottage garden plants, beech hedging, and iron railings. Earlier developments such as The Green reflect the open plan character favoured in the 1960s with wide expanses of open grass providing a setting to properties, but with no distinct public/private boundary. Some of the earliest developments, along Lovedon Lane, Springvale Road and at Willis Way generally have well-established hedgerows or a combination of low walls and hedges, which integrate the buildings with the surrounding landscape and offer a degree of privacy.



Mill House – red brick and render

Kings Worthy Conservation Area, London Road/Church Lane

This area benefits from some well-defined traditional boundaries, with brick and flint walls being especially common. On the northern side of London Road, a flint wall with brick lacing courses and half round brick coping stretches from the Cart and Horses Inn to the junction of Church Lane. On the western side of Church Lane a red brick wall, mainly of Flemish Garden Wall bond, forms the boundary to Kings Worthy Court

Other boundaries consist of evergreen non-coniferous hedges, and iron railings.



6 & 7 Mill Lane timber frame with brick infill

Abbots Worthy

Abbots Worthy has a distinctive historic character and as such the majority of this small village is designated as a conservation area. The village has no commercial properties and consists of approximately 40 dwellings, some dating back to the 17th century.

Building Types

Properties predominantly consist of 1½ and two storey detached cottages, the exceptions being several pairs of semi-detached dwellings and bungalows. The majority of properties have front gardens which contribute to the rural character of the streetscene.

Building Materials

A significant number of properties are timber-framed or part timber-framed, with either plaster, flint or brick infilling. Brick and coursed flint are also commonly used



2 Park Lane – colourwashed flint

materials. There are some examples of knapped (Old School House) and colourwashed flint. Brick is often colourwashed in white or occasionally rendered (Mill House).

Roofs

Roofs are often thatched with long-straw or combed wheat reed, or constructed of clay tiles and are often hipped or half-hipped. Toothed eaves provide ornamentation. Slate is found on a limited number of properties.



Architectural Features

Timber and cast iron casement windows are typical. Some of these are leaded and others have two lights. Thatched roofs with eyebrow dormers are characteristic of the village and there are also examples of hipped dormers.

Property Boundaries

Boundary walls form an important element in the streetscene. These tend to consist of flint with brick lacing courses and brick capping. The boundary of Abbotsworthy House is the



Clay tiles – corner of Park Lane



Old School House – knapped flint

knapped flint capped with brick headers or coping stones.

Many cottage garden boundaries also consist of either native hedges such as beech and yew, or evergreen ornamental shrubs. Metal railings are also a typical boundary in the area, with black metal estate fencing found along St Swithuns Way to the south of Abbotsworthy House and Worthy Park Home Farm. These are approximately 1m high, with 3 horizontal lengths and with uprights approximately 1m apart.



5 Mill Lane

most prominent boundary wall, stretching between Mill Lane and the A33 and rising to 3.5m in height. This is constructed of coursed flint with brick lacing courses, topped with clay tiles. The 2m high brick and flint boundary wall of Kings Worthy Grove on the A33, is also a prominent feature. Elsewhere, garden walls tend to be approximately 1m in height, with a brick base and coursed



Abbotsworthy House wall

Design Guidelines

- D11 Where appropriate, conserve and promote the use of traditional building materials, including thatch, clay tiles, natural slate, flint, local brick and colour-washed brick and natural flint, especially in and around the Kings Worthy and Abbots Worthy conservation areas. All building materials should be of a high quality and long lasting. (DP.3, HE.5)
- D12 Conserve and promote the use of half-hipped roofs, eyebrow and hipped dormers and traditional wooden and cast iron casement windows, especially in the Kings Worthy and Abbots Worthy conservation areas. (DP.3, HE.5)
- D13 Conserve existing traditional boundaries such as brick and flint walls, yew and non-coniferous hedging, iron railings and metal estate fencing, especially in and around the Kings Worthy and Abbots Worthy conservation Areas and, where appropriate, promote their use elsewhere. (DP.3, HE.5, HE.8)
- D14 Dwellings in new developments should be arranged to create attractive, sociable spaces and a sense of place. (DP.3, DP.5)
- D15 The division between public and private space should be clearly defined, but walls and fences should not be used more than necessary. Boundary hedgerows and planting should be used to soften the visual impact of new development and carparking. Coniferous hedging should be avoided and where appropriate native species should be used. (DP.3)
- D16 Where appropriate to the context, high quality, contemporary innovative architecture is welcomed throughout the villages (DP.3)
- D17 Extensions and infill properties should be designed to complement the existing property and its neighbours both in terms of its architecture and materials. (DP.3, HE.5)

Goals

- G8 Avoid the use of overhead cables and seek to relocate existing cables underground.



Traffic and Communication Links

Introduction

Kings Worthy is well served with access roads and footpaths, making easy access to the village from any direction by road or on foot. Abbots Worthy is less accessible to pedestrians, having few pavements and two relatively busy roads, the A33 and B3047 running adjacent/through the village respectively. The rural character of both settlements is reinforced by the absence of traffic lights and roundabouts.



London Road

Kings Worthy was formerly served by the Newbury to Winchester railway, but the line is now buried beneath the modern A34 and the old station forms part of a small industrial area. The Southampton-Waterloo railway serves as a boundary to parts of the village, but trains pass through without stopping.

The roads in and around Kings Worthy and Abbots Worthy can be divided into three categories: principal roads, local roads and cul-de-sacs.

Principal Roads

Principal roads largely form the boundaries of Kings Worthy. The A34 is a major trunk route with no direct access to Kings Worthy and, like the main railway line, only serves the village as a boundary feature. The other main roads, the A33 and B3047, provide access to both Kings Worthy and Abbots Worthy. All of these are single carriageway, two lane roads, except the most southerly part of the A33, which is a dual carriageway. Whilst some lengths of these roads are fronted by houses, elsewhere they run adjacent to open farmland.

Alresford Drive



London Road, which bisects the old

village of Kings Worthy, suffers from a relatively large number of junctions and its sinuous course results in poor sight lines, especially at the junction with Church Lane. Traffic speeds are a problem on Springvale Road and Lovedon Lane, and measures to reduce the 40 mph speed limit to 30 mph would be welcomed.

Traffic volumes are generally moderate, but significantly increase during the rush hours. The exception to this is the A34, which is very busy at all times. Lighting levels along the main roads are very low, with lights mainly at junctions. Facilities for pedestrians are generally poor, with heavy traffic and narrow footpaths creating an unfriendly environment.

Local Roads

Branching off the main roads in Kings Worthy are a number of smaller local roads with housing along both sides. These form the major access routes and comprise Church Lane, Nations Hill, Forbes Road, Fraser Road, Pound Road and Ramsey Road. All of these are relatively narrow roads, just sufficient for two-way traffic and have grass verges along much of their length, except for Church Lane, which is much narrower with buildings adjacent to the road.

They carry moderate levels of traffic during peak periods, but this reduces at other times. Lighting is limited to a few locations, mainly at junctions and is at a slightly higher level in the more built up areas.

Cul-de-sacs and Minor Lanes

The remainder of Kings Worthy's and Abbots Worthy's roads are predominantly small cul-de-sacs of around fifteen houses, or lead into housing areas and to other smaller roads. These are mainly curved roads serving the houses, with many trees, grass verges and hedges. Traffic levels are relatively low, being only used to access residential properties. In general the level of lighting in these residential roads is low, with the highest levels in some of the newer estates.

In Abbots Worthy, Mill Lane is a 'dead-end' leading from the B3047 to the River Itchen. This is very different in character to the cul-de-sacs of Kings Worthy and has a strong rural character, with no footpaths, lighting, kerbs or formal turning head. Park Lane is similar in character, although as this is a through-route, it sees more traffic and has difficult junctions at each end.



Footpaths

Kings Worthy is very well served by a network of footpaths providing links to all parts of the villages. These include several footpaths on the Hampshire County Council definitive map, such the paths linking Hinton House to Legion Lane, and Campion Way to Frampton Way.

Abbots Worthy is also very well served with footpaths, predominantly linking it to the Itchen Valley. A number of rural footpaths stretch out through the countryside, linking Kings Worthy to Winchester (via the St Swithun's Way/Nun's Walk) and Worthy Down and Abbots Worthy to Easton (via the Itchen Way). The St Swithun's Way is a long distance trail linking Winchester with Farnham and the Itchen Way links Southampton with Hinton Ampner. South Wonston can be reached from Kings Worthy using the old Newbury railway track, which is being upgraded and dedicated as a bridleway. There is currently no link between this route and Kim Bishop's Walk, which follows the third railway to pass through the village, a section of the old Alton railway line now owned by the Parish Council. Such a link has been proposed over many years and it is hoped that this might be achieved with the development of the Top Field site.



Parking problems

Parking

In places there is not enough off-road parking provision within Kings Worthy. This is especially noticeable in the local authority housing areas and in the newer cul de sacs. To minimise visual intrusion, new developments should try and accommodate adequate off-street parking for residents and visitors. In existing residential areas such as Ramsay Road, North Road, Willis Waye and Campion Way, replacing linear parking with adequately lit, angled bays could alleviate the problem.



Burntwood

Design Guidelines

- D18 Street lighting should be positioned to provide illumination at road junctions. Consultation with local residents should be undertaken prior to introducing new or additional street lighting. (T.3)
- D19 New housing developments should be linked to the footpath network. (T.1, T.3, T.8)
- D20 Where appropriate, opportunities should be taken to create additional footpaths linking Kings Worthy with adjacent settlements and countryside (RT.9, T.1, T.3, T.8, S.9)
- D21 Where appropriate, opportunities should be taken to incorporate additional cycle routes within the village (RT.9, T.1, T.3, T.8)
- D22 Where appropriate, parking should be provided off-street. Solutions such as secure, rear serviced garage courts or landscaped parking areas should be developed to keep parking unobtrusive. (T.4)

Additional goals

- G9 In existing problem areas, additional parking spaces could be provided by replacing traditional linear kerbside parking with angled bays.
- G10 Measures to reduce the speed limit of the London Road between Taylors Corner and the Cart and Horses Public House to 30 mph should be promoted. The use of traffic calming and the provision of a pedestrian refuge should be considered.
- G11 Measures to reduce the speed limit of Springvale Road, Lovedon Lane and B3047 in Abbots Worthy to 30 mph should be promoted.
- G12 Improve safety of junctions at both ends of Park Lane, Abbots Worthy.
- G13 The use of double-decker buses along Church Lane, which is narrow in places, creates congestion. Whilst the road cannot be widened, opportunities should be taken to use smaller bus sizes on this route. The use of this road by heavy goods vehicles is also of concern.
- G14 Public and sustainable transportation is encouraged, including:
 - The use of a walking bus for the school and support for 'Safer Routes to School'
 - An improved evening bus service
 - Improved safer routes for cyclists
- G16 The recreational walking network should be extended by linking existing footpaths to create circular walks. This could be achieved by extending the Kim Bishop Walk into Top Field and Hookpit Farm Lane and by making Woodhams Farm Lane a public right of way or permissive footpath.
- G17 Footpath maps should be located at strategic locations and footpaths should be signed with their destinations. Footpath information leaflets should be widely distributed.



Appendix One: Consultation Process

The process began in 2000 with an invitation sent to all households in the village to attend a workshop. This was held in St. Mary's Hall in April 2000 and included displays, leaflets and activities. There was an opportunity to view the Countryside Commission's VDS video and talk to Winchester City Council's Director of Development Services. As a result, a small group of enthusiastic individuals formed a working party and with the support and encouragement of the Parish Council set about the task. Each member of the group undertook responsibility for an individual aspect of the document. They publicised their progress in the local newsletter, arranged public "drop in" sessions and circulated a questionnaire emphasising the need for parishioners to give their views on the village as it is today and the important features they wished to be preserved.

During 2001 we ran a photographic competition, and circulated a detailed questionnaire to the whole village with the

Winchester Extra newspaper. We analysed over 200 responses in depth and incorporated them in the recommendations of the VDS.

Changes within the Parish Council and key people leaving the village meant that some of the initial impetus was lost and the preparation of a final draft document was undertaken by a small working party of parish councillors with expert consultancy from the Development Services Department of Winchester City Council. The use of photographs and maps has been included to graphically support the text.

The formal consultation draft was displayed over a 2 day period at the Parish Office in Spring 2006 to which all villagers were invited through an advertisement placed in the local paper by WCC. Parishioners were invited to send in their comments and concerns to WCC. The points raised have, where possible and relevant, been incorporated into the final document.

Appendix Two: Sustainability Appraisal

When preparing local development documents, local planning authorities must fulfil the minimum requirements of sustainability appraisal as set out in Planning Policy Statement 12 – Development Plans in the Planning System. Sustainability appraisal is a systematic process, incorporating the requirements of the Strategic Environmental Assessment Directive 31. The main purpose of sustainability appraisal is to appraise the social, environmental and economic effects of plan strategies and policies, from the outset of the preparation process, so that

decisions can be made that accord with the objectives of sustainable development.

A sustainability appraisal for the Kings Worthy Village Design Statement has been undertaken in line with that undertaken for the Winchester Local Plan Review 2003 (Appendix 3). This assessed each of the design guidelines to ensure that they were sustainable, according to the following 13 social, economic and environmental criterion set out below.

Criterion	Description	Test/Indicator
Resources	Resource consumption (energy, materials, land etc) is reduced, resources are used efficiently, waste is minimised and reuse/recycling encouraged	Land Use Resource Use Protection of resources
Pollution	Pollution (of air, noise, water etc) is limited to levels which natural systems can cope without damage	Pollution Transport
Biodiversity	The diversity of nature is valued and protected and accessible to all	Protection of Diversity Access wildlife/nature sites
Local Needs	Whenever possible, all local needs are satisfied by local service, production and supply	Provision Use
Basic Needs	Everyone has access to good food, water, shelter and fuel at affordable costs	Housing Provision Equality
Satisfying Work	Opportunities are available for all to undertake satisfying work in a diverse economy, recognising the value of informal unpaid work and paying fairly	Economy Employment
Health	Safe, clean, pleasant surroundings support the work of the health services that emphasise prevention of illness as well as care	Treatment Prevention
Access	Access to facilities, services, jobs, goods and people is achieved at minimal environmental cost and is not determined by car ownership or income	Access
Safety	People live without fear of violence from crime or persecution because of beliefs, race, gender, income, disability or sexuality	Crime Fear of Crime Road Safety
Knowledge	Everyone has access to skills, knowledge and information necessary to enable them to play a full part in society	Self Development Sustainability Awareness
Empowerment	All sections of the community are empowered to participate in decision-making at all levels and in all areas of society	Involvement Equity
Leisure	Diverse cultural, leisure and recreation opportunities are readily available to all, and can be generated by people themselves	Provision Access
Distinctiveness	Places, spaces, settlements, buildings, landscapes and objects are designed to value and protect local diversity, uniqueness, identity and distinctiveness	Protection of Built Environment Urban Design Uniqueness Local Identity

Criterion	Indicator	Design Guidelines																					
		D1	D2	D3	D4	D5	D6	D7	D8	D9	D10	D11	D12	D13	D14	D15	D16	D17	D18	D19	D20	D21	D22
Resources	Land Use	-	-	-	?	?	✓	?	-	?	-	-	-	-	?	-	?	?	-	✓	✓	✓	✓
	Resource Use	-	-	-	-	?	?	-	-	-	✓	✓	✓	✓	-	?	?	?	✓	✓	✓	✓	✓
Pollution	Protection of resources	-	-	-	-	?	?	✓	✓	✓	-	-	-	-	-	?	?	✓	✓	-	-	-	-
	Pollution	?	-	-	-	-	?	-	-	✓	-	-	-	-	-	-	-	-	-	✓	✓	✓	✓
Biodiversity	Transport	-	-	-	✓	✓	✓	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	✓	✓
	Protection of Diversity	-	-	-	✓	✓	✓	✓	✓	✓	-	-	-	-	-	✓	✓	-	-	-	-	-	-
Local Needs	Access to wildlife/nature sites	-	-	-	✓	-	-	✓	✓	✓	-	-	-	-	✓	✓	-	-	-	✓	✓	✓	✓
	Local Needs Provision	✓	-	-	✓	-	✓	-	-	-	-	-	-	-	✓	✓	-	-	-	✓	✓	✓	✓
Basic Needs	Local Needs Use	✓	-	-	✓	✓	✓	-	-	-	-	-	-	-	✓	✓	-	-	-	✓	✓	✓	✓
	Housing Provision	-	-	-	-	?	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Satisfying Work	Basic Needs Equality	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓
	Economy	-	-	-	-	?	✓	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-
Health	Employment	-	-	-	-	-	?	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Health Treatment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Access	Prevention of illness	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	✓	✓
	Access	-	-	-	✓	?	✓	-	-	-	-	-	-	-	-	✓	-	-	-	-	✓	✓	✓
Safety	Crime	-	-	-	-	-	?	-	-	-	-	-	-	-	✓	✓	-	-	✓	-	-	-	-
	Fear of Crime	-	-	-	-	?	-	-	-	-	-	-	-	-	✓	✓	-	-	✓	-	-	-	-
Knowledge	Road Safety	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	-	-	✓	-	-	-	-
	Self Development	✓	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Empowerment	Sustainability Awareness	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Involvement	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-
Leisure	Equity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Leisure Provision	-	-	-	✓	?	-	?	-	✓	-	-	-	-	-	-	-	-	-	✓	✓	✓	✓
Distinctiveness	Leisure Access	-	-	-	✓	?	-	?	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Protection of Built Environment	✓	✓	✓	-	?	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Local Identity	Urban Design	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Local Identity	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Scores

Each design guideline has been appraised against the tests/indicators and 'scored' one of the following:

✓ Positive effect - Neutral ? Uncertain