

## 4 CONSTRUCTION DETAILS

### General

Throughout the village, construction details generally reflect the period and purpose of the building, and it is not the intention of this VDS to comment on the sympathetic or otherwise nature of the designs and materials used. New and replacement houses cannot be expected to have slavishly followed what went before, but rather reflect the style and materials of the time, and in future will also take account of the need for sustainability in materials and use, although large glass areas and underground construction were found to be unpopular during public consultation. The buildings pictured in this section are all considered to be worthy of the village, containing details which would be acceptable in future developments.



*An Old Style Thatched Cottage. Note the Wooden Casement Windows, the Thatched Porch, Brick Chimney Stacks and Stout Hedge. Straw for thatching has been grown and harvested in the village for some time, and is a very acceptable if expensive material*



*A Modern House with Traditional Features. Note the Open Porch and White-Painted Front Door and Dormer Windows. The use of White-Painted wood is attractive and sustainable. Use of stone, including for the dwarf garden wall, gives this house a very acceptable village appearance*



*A Modern House with Rendered Walls, Stone Quoins and Porch, and Stained Windows. More modern in appearance than the previous houses, this is nevertheless a very pleasing building*



*A Modern House. Note the Leaded Windows and Velux-Type Roof Window. Old and new ideas sit well together here*

### **House Walls**

Although the local building stone is greensand, and most houses over 100 years old are constructed in this stone, there is now no single village vernacular material for house walls. Rather, the considerable variety of building materials contributes to the diverse character of the village. Newer properties have walls of reconstituted stone or brick, and a few are rendered or tile-hung.

### **Windows and Doors**

Window materials and design generally reflect the period of their installation; there are casement and sash designs, stone mullioned and leaded glass windows, and even some with metal frames, although those in newer houses and replacements are more often timber, both painted and stained. Doors are mainly of timber, some of solid construction and some with glass fanlights or panes, both clear and obscure. Some doors and windows are of either original or replacement uPVC.

### **Porches**

Once again, porches include the whole diversity of materials, including stone, brick, thatch, tiles, timber and uPVC.

### **Drives and Yards**

Drives and yards include concrete, blockwork, gravel and tarmac.

### **House Roofs and Chimneys**

Quite a few houses have thatched roofing, using both wheat and reed straw; others use brown concrete or clay double Roman tiles; some have concrete pantiles, whilst a few have plain tiles or slates. Chimneys are mainly of stone or brick, with a variety of stack designs and types of pots.

### **Other Buildings**

Farm buildings and outbuildings such as stables, garages, kennels and workshops reflect the variety of house materials described above, and also include timber framed and clad buildings, some with proprietary wall and/or roof sheeting.



*A Well-Built and Attractive Modern Timber Framed and Clad Garage and Car Port*



## Boundaries

On the roadsides there are a number of boundary styles; in the open countryside these are largely hedges of native species, including holly, hawthorn, blackthorn, beech, hazel and white beam, although there are stretches of barbed wire and a few lengths of post and rail. Hedges are used along some garden frontages, but here there are also brick, stone and reconstituted stone walls, wood panel and paling fences and small lengths of other types of boundary.

### Guidance

***4 C 1 The strongly preferred materials are natural stone for walls and clay tiles or thatch for roofs. Some innovative designs of high architectural quality may be acceptable. Underground construction and the use of large glass areas are not thought suitable in the village.***

***4 C 2 When painting, cladding, rendering, or otherwise covering the original stone or brickwork is necessary, consideration should be given to the potential impact on the local street scene and/or landscape by using neutral colours.***

***4 C 3 Timber is preferred to uPVC for aesthetic and sustainability reasons.***

***4 C 4 Where tiles are used, some form of clay tile is preferred to concrete pantiles. Slate is undesirable unless used to blend with existing roofs.***

***4 C 5 Boundary treatments should use traditional materials appropriate to the locality such as stone walls, low paling fencing or hedges; hedges of native species are preferred. The construction of new garden walls/fences should be in keeping with neighbouring properties.***

## 5 COMMUNITY FACILITIES

### Donhead St. Andrew Church

The Church is a functioning place of worship, with a Rector whose Rectory is located in the village, although this is expected to change as The Church Of England has to spread its stipendiary priests ever more thinly. The Rector and Parochial Church Council are helped in their responsibilities by The Friends of Donhead St. Andrew Church, who exist to raise funds to maintain and improve the fabric and facilities of the Church for the wider community.



*The Parish Church*



### ***The Village Pub***

In 2000/01 The village fought to retain the pub, which is now flourishing under new ownership, with bar, restaurant and a new room available for functions and meetings.

### **Henrietta Barnett Field Centre**



### ***The Former Village School***

The Henrietta Barnett School (London) purchased the old village school and refurbished it as a functioning field centre. The village hire it for a variety of events. So long as the school owns the building, this facility will be available for hire by the village.

### **Guidance**

***5 F 1 The church, public house and field centre all form foci for village life and events. They should be retained, as the loss of any one of these would greatly diminish aspects of village life and the work of essential groups. Encouragement is to be given to the owners of these facilities to maintain and develop them for the benefit of the community.***