

Harvington Village Design Statement – Workshop 10th April 2010

Introduction given to working groups

1. What is a Village Design Statement ?

A Village Design Statement is a document, drawn up by local people, that describes the local character of the village and the surrounding countryside and sets out the qualities that are valued by the local residents.

The Village Design Statement is intended to stimulate interest in Harvington and to find out what is good and bad about the village. It will set out clear and simple guidance for the design of new development in the village based on the local character information.

2. Why do we need one ?

The purpose of the Village Design Statement is to help manage change. It will not decide whether development goes ahead (be that small scale house extensions, in-fill or larger sites) as that is for the local planning authority. However, it will be an advisory document produced by the local community presenting guidelines that should be taken into consideration by developers and planning officers.

3. What will it cover ?

The focus of the Village Design Statement will be a description of the particular character of Harvington and the surrounding countryside. We need to consider the character on three levels:

- The landscape setting of Harvington
- The shape of the village
- The nature of the village buildings

Using that information we need to think about design guidelines we think should be followed when any development is being considered in our village.

Examples could be :

The starting point for an extension should be the overall form and individual components of the original dwelling. It should follow the existing character of the dwelling, any properties in the immediate vicinity and the zone in which it is situated.

The Highways Authority and utility companies should conserve the character and appearance of the Conservation Area when undertaking any new works or reinstating following repairs.

Briefing notes given to working groups

The task is to examine the area of the village to which you have been assigned and identify those features which you value and those which you feel are unsatisfactory in that part of the village. You could also offer guidance regarding any further development of the area based on your findings. The following points should be included if they are relevant, but you may wish to add to them.

- The village in context – setting in the landscape, views into and out of the village.
- Growth of settlement, general character.
- Highways and traffic.
- Buildings, taking special note of materials and detailing.
- Open spaces, tree-planting, walls, hedges and boundaries.
- Areas for future development of services and housing.
- Conservation areas. (A conservation area cannot be one or two houses, and in the case of Harvington only an extension of the present area would probably be considered).

Attendance

19 people attended the workshop and were divided into 5 groups assigned to the 5 areas of the village. Following their surveys of the various areas the groups provided the following feedback.

Feedback from Area 1 – Station Road, Village Street South, Hughes Close, Grange Lane

Station Road (from Village Hall to Coach & Horses pub)

Houses set back from road with long front gardens – feeling of space
Some parking problems @ School times and when Village Hall in use
Busy road
Access to field behind houses beside Southwold – possible development land ?
Through road and bus route
Houses mostly post 1930s/40s. Mostly detached, brick with some rendered. 2 storey and bungalows
Established gardens with fences and hedges
Bus shelter – no seating
Village noticeboard by the ‘new’ Rectory
Around the pub – a poor ‘gateway’ to the village.

Village Street

Conservation Area ?
Varied house styles and ages – thatched, Georgian, 1930s bungalows
Some sheltered accommodation
Electricity sub-station (understood this will be removed/tidied up next year)
Some in-fill development of existing barns, e.g Harvest Court
Overall very attractive area, established trees and gardens, wide verge on one side with cars parked opposite
Road widening is possible ? – could some of the verge be removed to aid parking problem ?
Narrow road with many parked cars but little traffic

Grange Lane

The Old Rectory – close by on Rectory Close. This is in the Conservation Area but not listed.
Stables/views across fields
Mix of housing – wattle & daub, barn conversions, 1960s infilling
Leads to The Grange – Grade II Listed building (but not outbuildings)
Stone walls, some ‘open plan’ gardens
Established trees and gardens
Access to land at the rear but unsuitable for development
Narrow road but no on-street parking
Leads to Private Rd

Hughes Lane (leads to Hughes Close)

Quiet – little traffic, mostly to Hughes Close
Leads to footpath but access not wide enough for development access
Contrasting house styles/ages added to overall character – black & white timber, modern semis, some terraced, some detached.
Quite ‘leafy’

Hughes Close

No hedges – mostly open fronted
Attractive and leafy – established gardens
Modern development – fairly dense
Uniform house style – 1980s detached and some semis

Lots of cul-de-sacs
 No through traffic
 Some on street parking, but all houses have drives
 An obvious access to field at turning point ?

Area 2 – Church Street, Anchor Lane, Crest Hill, Stratford Rd, Shakespeare Lane, Malthouse Cottages

Church St near Coach & Horses – pub car park/bus shelter not attractive features on entering the village.
 Posters on poles should be removed promptly or become unsightly.
 Green spaces welcomed but need to be maintained
 Similarly growth alongside footpaths needs maintaining but avoid looking too clinical
 Area above the Marl Pit looks rough/overgrown but has potential (*post workshop note - this is understood to be Common Land*)
 Area at bottom of Crest Hill has been sympathetically restored. Development of the village edge in this area would alter the character of the entrance. Noise and water run-off issues ?
 Walking alongside the by-pass the hedges are overgrown (Highways Responsibility). A cycleway/footpath would be beneficial because of speed/proximity of traffic.
 Footpath signs need attention
 Crash Barrier needs maintaining
 Think about wider links to recreational facilities (Cricket Club/Golf etc on Anchor Lane).

Village entrance through Stratford Rd very attractive and should be preserved/enhanced.
 Negatives - road needs resurfacing and some hedges need attention, also could Salt Bins be green to blend in ?
 Malthouse Cottages – Very pleasant
 Stratford Rd/Church Street have parking issue.
 The end of St James Close matches well to the local environment
 Church Yard area highly commended/attractive
 The Dove Cote – although a ruin – could this be preserved as a feature ?
 Anchor Lane – issues with road surface and adjacent bank slippage and signage
 In general, this area looks good – but could benefit from cosmetic ‘clean-up’

Area 3 – Village Hall, Village Street North, Ragley Road, Hughes Lane

General comments – the area has a mixed character due to the different types of houses. Does not feel like there is room for any further development.

Likes	Dislikes	Would like	Concerns
Ragley Rd 1950s? – nice feel because wide verges with built-in parking bays Trees, green spaces, Village Hall Curved roads more interesting	Cars parked on the roads or pavements	Future development to incorporate parking – bays/drives etc. Green areas/trees	Possible development on land to rear of Ragley Road ? Wider development of ‘Ellenden’ land would be too much and would urbanise the village (especially views from the main road. Would this make the Farm Shop business unviable – would not like to lose this.
Focal points to preserve – Village Hall, Rec Ground, School, PO, Baptist Church	Dangerous parking around Village Hall and school	Existing green space opposite PO – enhance with seating , litter/dog bins? (Owned by	Consider village infrastructure could not cope with much more development

Likes	Dislikes	Would like	Concerns
Rec Ground is a complete community amenity – field beyond is also useful area	Frontages that have been gravelled or paved Cramped estates with no/few trees	Rooftop). Trees around Village Hall to have TPOs ? Acquire land beyond the Rec Ground to enhance available area for recreational use? Consider land by the allotments to provide off-road parking for the village Hall/school. Facilities in the village for retirement homes – e.g an area off Station Road which is bramble covered at present.? WHERE Small infill developments would be acceptable in principle as they allow better integration of new residents.	Lack of facilities etc for young people

Area 4 – Crossroads area

Approaches to the village:

1) From Evesham – Evesham Rd

+ves = attractive on both sides of the road. To the left the houses are well screened by gardens, to the right – open view towards the rear of Village Street. (Comment that additional development on this land would look awful)

at present daffodils and bushes on road verges are looking good.

-ves = recent flood defence work (large open ditch) looks ugly and has already attracted rubbish.

Too many temporary signs along verges

Sign to Village Centre – ignores the Leys Rd end of the village

Amount and speed of traffic on Evesham Road (although this will be reducing to 30mph).

2) Alcester Rd

+ves = Approaching from Alcester direction gives lovely views to the left towards Harvington. Screen of trees/ Church spire.

Development already up to the building line with only scattered housing beyond.

-ves = Recent development Harvington Mews very close to the road, long façade with ugly bay windows. Some of the more recent development doesn't blend in.

Wood boarding on new development ?? also out of character.

Blind spot to right on exiting from Village Street towards Alcester.

Have to accept the road is there, but road crossing is very important

Area 5 – Leys Road, Blakenhurst, Brookdale, Orchard Place etc

1. Approach to the Village – from the Lenches is pleasant. From a distance, very attractive views over the whole village. Church Spire is a focal point which defines Harvington.
2. Entering village – at the 30mph sign the area is spoilt by the number of parked cars which is a hazard. Concern about children from nearby houses running out between cars. Difficult for larger vehicles to pass as effectively one lane. (photo of tractor). Understood the houses have parking to rear that is not used.
3. Road & ditches – key problem along Leys Rd with flooding/surface run-off, along the outer /more rural parts of Leys Rd ditches are blocked by all sorts of stuff. Field edges appeared poorly maintained.
Where the new social housing is being built (Groves Close) the ditch is very badly overgrown. The second stretch of deep ditch in front of the new houses is a hazard even with the fence around it.
4. Blakenhurst – At entrance on left side a ‘tatty’ area before the first house but not sure who it belongs to. Generally a tidy, attractive development of bungalows and houses. Mix of private and social ?
5. Brookdale – Privately owned semi-detached housing, generally well maintained and in a pleasant location backing onto open fields.
6. Leysfield – a small development of bungalows- pleasant and well maintained.
7. Oak Tree Road – Private, detached bungalows. Generally well maintained and pleasant.
8. Oak Tree Rd – Orchard Place – this area encompasses the Convenience Store. An asset to the village but it would be nice to see a smarter front area. Sometime source of litter.
9. Orchard Place - again a fairly new development (1970s?), almost all well maintained.
10. Orchard Place – Crossroads on Leys Rd, Mainly 1960s/70s with a few older and some newer housing. Mix of types and generally well kept.

General Comments – Area 5 has a lot of relatively modern housing post 1960s, not much older than that. A lot is social housing, including the new development of 20 houses at Groves Close. This area underlines the amount of social housing in Harvington and that the village needs little more.

Think about village entrances/building lines etc – very important to have nice gateways to the village.

Very little obvious land that could be developed within the existing village boundary.

It would be nice if this area had more trees – although some have been planted outside the village and on the grass areas.