

Liss a Hidden Village



Village Design Statement 2012

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Liss Village Design Statement Technical Supplement

FOREWORD

Village Design Statements introduced by the Countryside Agency set out clear and simple guidance for the design of all building in a village based upon its character. It is a supplementary planning document prepared by the village community intended to influence the statutory planning system with the purpose of ensuring that new building is in harmony with the village setting and distinctiveness and makes a positive contribution to the immediate environment by identifying key features in the village that need to be protected including important viewpoints, open spaces and characteristics of settlements together with building materials and styles to be respected in new building.

Village Design Statements are supported by East Hampshire District Council with the intention of having the Statements prepared by communities in consultation with the District Council and adopted by them as supplementary planning documents. Without this status a Village Design Statement will still be used but with considerably reduced effectiveness. **The Liss Village Design Statement was adopted by the South Downs National Park Authority on 10 July 2014. The adoption statement can be found at the end of this Design Statement and is also available on the South Downs National Park Authority Web Page.**

The first Liss Village Design Statement (VDS) was drawn up in 2000 and adopted as supplementary planning guidance by East Hampshire District Council. It was based on the results of a survey sent to all households in the Parish as well as public meetings and exhibitions.

Work started on the Liss Parish Plan in 2004 and this too involved a survey sent to all households in the Parish. As part of that process it was decided to update the Village Design Statement. As a precursor to the update a Parish Landscape Character Assessment (PLCA) was undertaken in 2006 and adopted by the Liss Parish Council on 19 February 2007.

This update to the VDS builds on the work of the original statement and the PLCA. It should be read in conjunction with the PLCA. Some of the issues covered by the

original VDS no longer feature as they are more relevant to the Parish Plan. Others have been resolved, such as the enhancements to the Plestor in West Liss

The update also draws on the responses to the questionnaire circulated as part of the preparation of the Parish Plan and comments received at a public exhibition held in October 2007. Other opportunities to gauge public opinion were taken, including the Christmas Shopping Night in December 2009 when the main body of the draft recommendations was discussed with local people. A final consultation on the completed document took place at the Parish Plan exhibition in June 2011 and through an online consultation in July 2011.

As a consequence the Liss Parish Council and the Liss Village Plan and Design Partnership believe that this update to the VDS has the support of the local community and represents their views, as expressed over a span of 10 years. During this time there have been significant changes in the policy framework within which the VDS sits with the advent of the South Downs National Park and the designation of part of the Parish as a Special Protection Area. These changes are wholly compatible with the aspirations of local people for the settlements. The settlements themselves have undergone some moderate changes but their key characteristic, of forming a 'Hidden Village' within a landscape of the highest quality, remains unchanged as have the views of the local people.

The Liss Parish Council and the Liss Village Plan and Design Partnership would like to thank all those within the local community that provided help in putting together this VDS and those who contributed by giving us their views.

How to use this VDS

The VDS is divided into chapters covering the main issues identified during the preparation of the document. Within each chapter there is a narrative supporting the guidelines for developers, which are highlighted in brown italics and numbered for ease of reference, recommendations to other parties are in black bold.

South Downs National Park

The Parish of Liss is wholly within the South Downs National Park and since the 1st April 2011 the South Downs National Park Authority assumed statutory responsibility for planning policy for the National Park area. In partnership with the South Downs National Park Authority, East Hampshire District Council is responsible for processing the majority of planning applications relating to Liss Parish.

The South Downs National Park Authority has statutory purposes and responsibilities to conserve and enhance the natural beauty, wildlife and cultural heritage within the National Park area, to promote opportunities for the public understanding and enjoyment of the special qualities of the Park and a duty to foster the economic and social well-being of communities within the Park.

The inclusion of Liss Parish and its settlements within the Park demonstrates that they contain natural and cultural assets of national importance. These assets are widely appreciated by the people of Liss who during the protracted process to establish the Park resolutely supported the inclusion of the Parish within it.

Specific qualities of the Parish of Liss meriting National Park status include the variety and quality of landscape and wildlife, the Parish history, the distinctive character of settlements and buildings and the setting within the surrounding landscape. This is amply evidenced by the number of designated nature conservation areas and sites and the two village conservation areas

Within the National Park, planning for Liss Parish should enhance local design and cultural characteristics and promote design of distinction and quality that meet community needs, whilst not degrading natural assets, and which is fully compatible with the rural setting within a National Park.

This Village Design Statement supports and takes into account the aims of the South Downs National Park



Riverside Railway Walk and Local Nature Reserve



West Liss entrance

1. THE PARISH

Where is Liss Parish?

Liss Parish lies to the north of the market town of Petersfield and to the south of Liphook.

The Main Settlements

The population of Liss Parish is just over 6,000, most of whom live in one of the four main settlements. These settlements have all retained their separate identities thanks to the physical features that separate them. They all have their own individual character.

LISS

Liss is now the main settlement. It developed around the railway. The Victorian heart of the village is a Conservation Area that stretches from the railway line to include Rose Cottage and the Village Hall on Hillbrow Road, the Community Centre on Mill Road and Shotterfield and Summersfield Terraces. The station and the three-storey modern shopping and housing complex (Lower Mead) lie outside the Conservation Area. Liss is the retail centre of the Parish and the two schools, a doctors' surgery and dental practice are located here. Despite its size, Liss is a village and perceived as such by local people and functions accordingly.

WEST LISS

West Liss was the original settlement. Its 13th Century church, the Spread Eagle Inn and the recently restored Plestor reflect its history. It is separated from Liss by the railway line.

LISS FOREST

Liss Forest is a product of the enclosure of common land. In the late 19th/early 20th Century a number of large villas were built by Army officers based at Longmoor. Some remain but others have been demolished and replaced by small developments. Liss Forest is separated from Liss by the railway line and meadows and from West Liss by open fields.

HILL BROW AND RAKE

Hill Brow is a series of mainly larger houses on the ridge to the south east of Liss. It is a heavily wooded area with long views over the Upper Rother Valley. It is separated from Liss by woodland and meadows. Only small parts of the village of Rake lie within the Parish, whilst most of Rake lies across the county border in West Sussex.

1.1 Liss functions as a village and should continue to do so

1.2 Settlements within the Parish should retain their separate identities

1.3 Countryside gaps between settlements should be protected from development. The meadows that separate Liss from Hill Brow and Liss from Liss Forest should be retained as Countryside gaps



2. LANDSCAPE AND SETTING

The Parish spans the shallow vale that forms the Upper Rother Valley and includes parts of the ridges that form the valley sides at Wheatham Hill to the west and Hill Brow to the east. It lies wholly within the South Downs National Park.

Extensive views of the surrounding countryside can be seen from many points within the settlements with the exception that in Rake Road in Liss the view to Wheatham Hill is marred by Lower Mead



The Hidden Village, View across Liss from below Hawkley

In the survey for the original VDS 31% said the countryside and local scenery was one of the things that they valued most about living in the Parish. Subsequent surveys have reinforced the importance villagers ascribe to the countryside. In particular, they value the views out to the hills from the settlements. See **Appendix A** for views into and out of the settlement

2.1 Views of the surrounding countryside from the settlements should be protected from any form of insensitive development including proposals for structures on higher ground like wind turbines or communication masts

The Surrounding Countryside

The surrounding countryside is mainly given over to agriculture and has a long agricultural history as demonstrated in its many traditional small fields enclosed by hedgerows.

To the north east of the Parish medieval assart field patterns remain. This is a key characteristic of the area and one that contributes to its appeal.

Recommendation:

It is vital that this character is retained and that insensitive farming practices do not detract from its beauty

In some places fields have been sub-divided into paddocks and this can have a detrimental longer-term impact on the landscape. In other cases, economic diversification has resulted in unsympathetic conversions or new build.

2.2 The impact of new large buildings such as barns which are highly visible in the countryside should be minimised through the use of timber cladding and dark roofing materials which blend into the landscape. Roof profiles should be low and kept below the tree line



Flexcombe Farm, Flexcombe

The Upper Rother Valley is a convenient transport route and the A3 lies close to the western boundary of the settlements. Although it is on higher ground, it is largely invisible in the wider landscape because of the landscaping, cuttings and largely undeveloped nature of its environs.

2.3 The continued economic well-being of farms should be encouraged as should other rural industries but unsympathetic developments should be resisted

2.4 The open countryside between the A3 and the settlements should be protected in order to retain the characteristic of a hidden village from development



St Mary's Church from the northwest

The Village Setting: A Hidden Village

Most of the settlements lie within the shallow vale of the Upper Rother Valley and thanks to its complex topography and the treed nature of the valley these settlements are largely hidden from view. Liss itself is not a 'pretty post card' village. Its attraction is the way it and the other settlements merge into the surrounding countryside rather than impose themselves on it. The wooded nature of Hill Brow hides it from view. Thus the settlements, which are largely confined below the 75 metre contour, are barely visible from the higher ground. From the Hangers to the west only East Hill House, St Mary's Church and the farm buildings in Andlers Ash Road are visible. From the Hill Brow ridge only St Mary's Church and Whitegates, close to the A3, can clearly be seen. From Longmoor, to the north, the settlements are invisible. The impression of a community enveloped by the countryside is heightened by the trees and hedgerow plantings around and through the settlements. From whichever direction you enter the settlements you come across them suddenly. Liss and its associated settlements form a 'hidden village'.

2.5 Views into the settlements from higher ground should be protected

2.6 Any development that would make the settlements more prominent in the landscape should be resisted. In particular:

- ***Any development around the main settlement of Liss above the 75 metre contour should not impinge upon the wider landscape and should be hidden within the tree cover***
- ***Any development along Andlers Ash road should be low rise and confined below the 65 metre contour***
- ***Any development on Hill Brow should be hidden within the tree cover and should not be visible in the wider landscape***

3. ENVIRONMENTAL CONSTRAINTS

South Downs National Park

Local people are well aware of the Parish's place within the South Downs National Park and place great store by this designation. During the protracted process to set up the National Park local people resolutely supported the inclusion of the Parish within it.

National Park status means that wildlife, cultural heritage and opportunities to understand and enjoy the special qualities of the area must be protected as well as the landscape. This VDS is written with this in mind.

Biodiversity

Liss Parish is within the Western Weald, one of the richest and most diverse habitats in the South Downs National Park. The Parish contains heathland, ancient semi-natural woodland, wet woodland, meres and unimproved grassland.

The richness of the environment is recognised by the international designation of Longmoor as part of the Wealden Heaths Phase II Special Protection Area (SPA). The whole of the Parish lies within 5kms of the SPA.

There are 25 Sites of Importance for Nature Conservation (SINC)s within the Parish. As well as these designated sites 10 sunken lanes are important for their lower plants.

The rich habitat of the Parish is appreciated by local people who prize its birds and wildlife, trees, woods and flower-lined hedgerows.

There are a number of non designated sites which are regarded as particularly important to local people and notable wildlife records come from many areas



Reeds Lane - Old Drovers Road

River Rother and the Riverside Railway Walk

The River Rother and its associated streams, rivulets, springs, swamp, wet woodland and waterside meadows is a key component of the landscape but is hidden from wider view by the valley's complex topography

An important feature of the river system is its largely natural and unchanged nature. It is a SINC throughout the parish as are its environs to the north of Liss. This area, known as the Riverside Railway Walk is also a Local Nature Reserve.

The Riverside Railway Walk starts at Liss station and finishes at Forest Road in Greatham. It follows the route of the old military railway along the Rother and its tributary the Blackwater.

The Walk is a Right of Way and forms the start of a long distance footpath, the Royal Woolmer Way and is part of the Shipwrights Way. It is greatly prized by local people and visitors alike. In surveys it is constantly regarded as the most valued recreational facility in the Parish and as a very special wild place.

Because the Walk occupies a long narrow strip of land it is dependant on the adjacent meadows and woodlands for its landscape setting and for the rich biodiversity. Also important are the uncultivated corridors that link the Walk to other rich wildlife habitats.



Riverside Railway Walk & Local Nature Reserve

3.1 Planning policies to protect the special qualities of the South Downs National Park should be strictly applied throughout the Parish

3.2 Planning policies to protect the Wealden Heaths Phase II SPA and SINC should be strictly applied throughout the Parish



Heathland at Longmoor

3.3 The River Rother, its buffer zones and the wildlife corridors throughout the Parish should be protected from development

3.4 In any development, the importance of the streams, the spring line and natural drainage patterns which support key wildlife habitats should be recognised and protected from harm. Improvements to wildlife habitats should be sought wherever possible

3.5 Developers should be strongly encouraged to take steps to improve biodiversity. Any adverse impact on the natural environment should be minimised. Compensatory measures to offset harm to the natural environment should only be accepted as a last resort

See appendix A for Landscape Context and Landscape Analysis map showing major identified green spaces and wildlife corridors

4. HISTORY AND CULTURAL HERITAGE

Liss Parish has been settled from Neolithic times and iron age burial mounds are found around the Parish. A bronze-age settlement was found under what is now the Flexcombe roundabout during the construction of the A3.

The word Lyss is Celtic meaning an important chieftain's court and it is likely that Liss was then an important centre. Recent excavations have revealed a Romano-British settlement dating from the 3-4th Centuries adjacent to the A3.

Lyss was mentioned in the Domesday Book. The earliest building within the Parish is St Peter's Church in West Liss. Because of the wet nature of the Parish and local building stone being of poor quality, few medieval buildings have survived. A lynchet, medieval or earlier, runs from Whitegates near the A3 to Lyss Place to the west of the Parish.

Of the existing settlements of Liss the oldest is the part of West Liss occupying the area around St Peters Church and the Plestor. Because of the age of some of these buildings they are of a variety of building materials, including malmstone, bargate stone, ironstone with galletting, flint, brick and clay tiles.



St Peters Church, West Liss

This variety of materials is also to be found in scattering of 16th and 17th Century houses within the Parish, particularly along the old drover's road following part of the line of the present day Rake Road and the lengths of Reeds Lane. This area is therefore important in the history of the Parish and still retains the assets of its rural and bio-diversity characteristics.

A feature of the Parish are the historic farmsteads the most notable of which is Lyss Place.

About a third of the Parish, much of it marsh, was enclosed in 1846 enabling the building of the railway from London to Portsmouth in 1859.

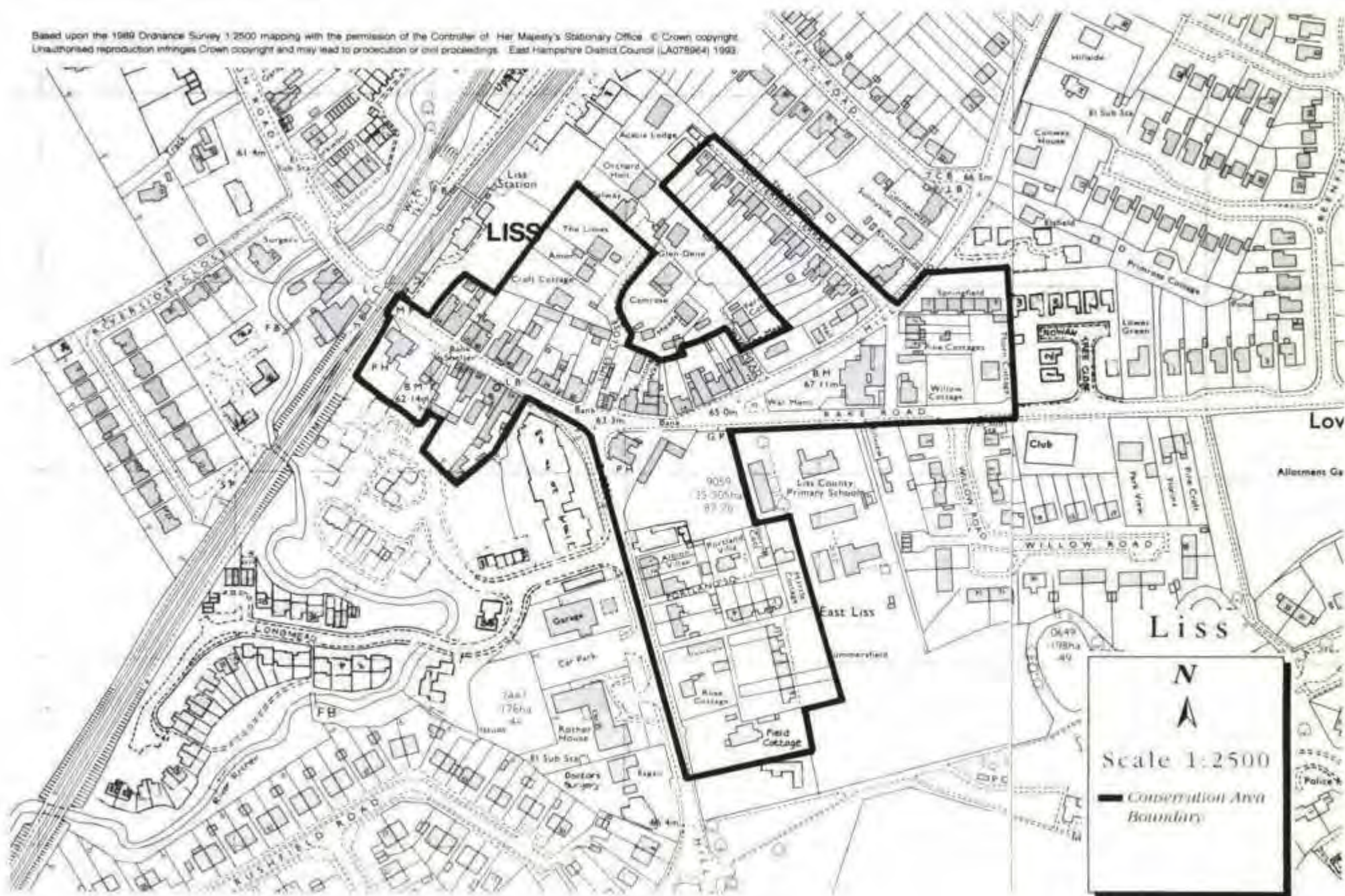
The railway heritage of the Parish also includes the Longmoor Military Railway which ran to Liss station along what is now the Riverside Railway Walk.

The coming of the railway and associated drainage of the land moved the growing community to the valley floor. A feature of the centre of Liss are the terraces of railway workers cottages. Larger houses were built on higher ground bordering Hill Brow, the most prominent of which is East Hill House, one of the few buildings that can be seen in the wider landscape.



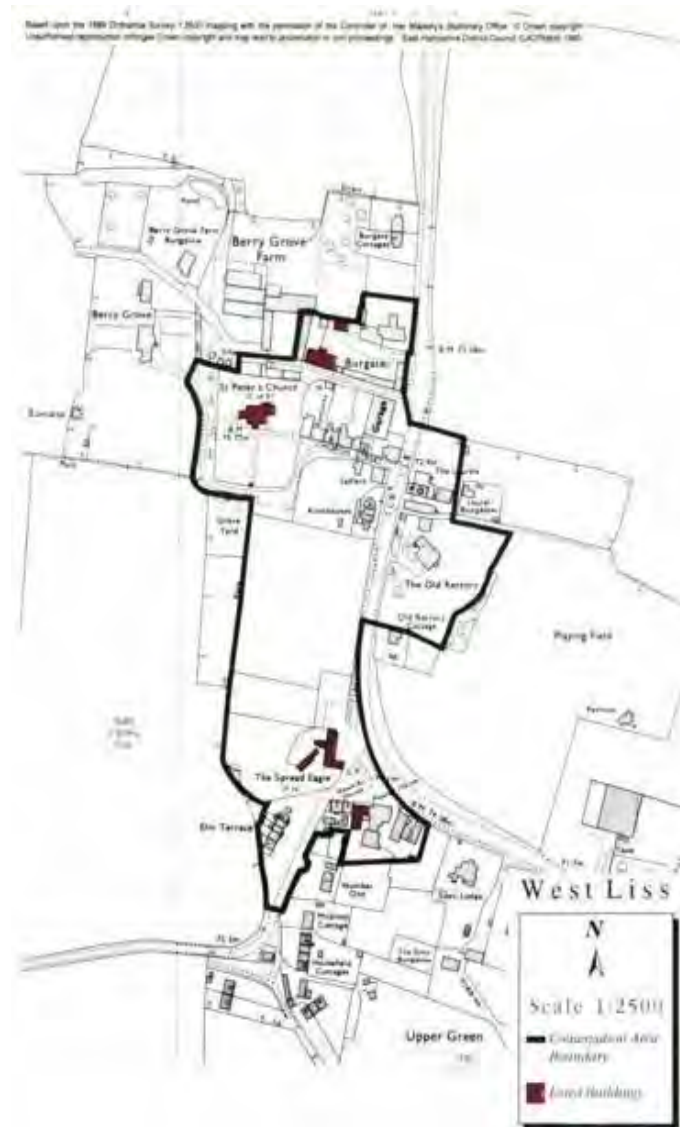
Church Street, West Liss

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Liss Village Conservation Area - Designation Map first published in 1993

The Conservation Areas are important in the preservation of the old village of West Liss and the railway village of Liss. A number of the older houses scattered around the Parish are listed but there are other buildings which are important to the history of the Parish and which are valued by local people. A number of these are included in **Appendix B**.



Period Shop Fronts - Liss Village Conservation Area

4.1 Protect the archaeological heritage of the Parish from development that would harm it or its setting



Knights Cottage Rake Road - Old Drovers Road

4.2 Protect the fabric and setting of buildings of local historical importance or which are otherwise important in the street scene. Only in exceptional circumstances should proposals for their demolition be accepted



Liss Heart Trust, Rake Road

4.3 Planning policies to protect Conservation Areas should be strictly applied. This should include period shop fronts, which should be conserved using their original features and detailing, and employing sensitive decoration, signing and lighting

5. SETTLEMENT CHARACTER AND PATTERN

Settlement Character

The key characteristic of Liss and its associated settlements, that it is a 'hidden village', is heightened by the way the settlements merge into the countryside. This is partly because the edges of the settlements are generally well integrated into the surrounding countryside by trees and by the use of hedges as boundaries. However, some more modern developments have rendered facades that do have a localised impact on the countryside.



Inwood Road - Wide verges and trees

5.1 Any development on the edge of settlements should be built of such materials and be of a density, bulk, and design that do not detract from the rural setting

5.2 The rural edge of the settlements should be maintained by native planting on any developments

Essential to the rural feel of the village of Liss are the green fingers that penetrate to its heart, of which the most important of these is the Riverside Railway Walk

The other green finger that permeates to the heart of Liss is between Andlers Ash Road and Hill Brow Road, including the allotments.

In Liss Forest there is a green corridor that extends from the Riverside Railway Walk, between Rotherbank Farm Lane and Newfield Road which includes the recreation ground and the meadows to the north and south of the Central Hall.

Recreational facilities form vital open spaces. The Newman Collard playing fields are particularly fine and are enhanced by the proximity of the village schools and their play areas. West Liss playing field, on common land, has been enhanced by new tree planting and provides a pleasant green area along Station Road. The cricket ground in West Liss is an important green space that adds character to the historic core of the settlement as well as providing a valued recreational facility.

Other notable open spaces in Liss are the allotments, including those on Rake Road and Mill Road and the treed area on Rake Road in front of Yew Tree Place, an early example of social housing in the village



Liss Cricket Ground and Plestor, West Liss

5.3 Open spaces and green corridors that contribute to the rural feel of the settlements should be retained and enhanced wherever possible. Where development is proposed adjacent to an open space or green corridor buildings should aim to face towards it.

A notable contribution to the rural character of the settlements is the many mature trees found within them. Those in the Inwood Road Estate and the Greenfields Estate in Liss are very important

The sylvan quality of Liss Forest is its key characteristic. In particular the scots pines in the Forest Rise and Pine Walk developments and elsewhere contribute to this.

The tree cover on Hill Brow is especially important to the hidden nature of the settlements. Its loss would have a significant impact on the wider landscape.



Kelseys Allotments, Mill Road



Trees within the settlements are greatly valued by local people who want to see more of them planted, particularly in the centre of Liss. Overwhelmingly native trees are preferred to ornamental specimens.

Recommendation:

Native trees within open spaces should be retained, replanted and enhanced by new planting as necessary.

5.4 Any development proposal should not adversely impact on mature native trees or hedges that contribute to the character of the settlements and wider views. Tree and hedge preservation orders must be respected

5.5 Any new developments should include open green areas and plantings of appropriate native trees and hedges



Footpath between Mint Road and Warren Road, Liss Forest

Settlement Pattern

Liss and **West Liss** are nucleated settlements around their historic cores.

The post second world war expansion has taken place mainly in small-scale developments. However, there have been two on a larger scale, the Inwood Road Estate built in the 1950s and the Greenfields Estate started in the 1960s. They lie away from the centre of the village and while they dominate the parts of the village where they are located, they are not visible in the wider landscape.

In Liss the density is generally higher towards the centre of the settlement, giving the centre a more urban feel. However, most buildings are modest in size and no more than two storeys. The predominance of single storey dwellings at the junction of Andlers Ash Road and Hillbrow Road and within the Greenfields Estate, particularly on higher ground, is important in the context of the 'hidden village'. The one storey buildings at Yew Tree Place are also notable in this respect.

Liss Forest is historically a settlement of loose agglomerates. Most of the post-war developments are small and of relatively low density. A feature of the settlement is the long gardens that enhance the rural feel. The exceptions are the high density developments at Newfield Road and in Temple Road, both built in the 1980s.

Hill Brow is an area of mainly larger but low density housing with no central core.



Liss Conservation Area - Station Road

5.6 Developments should be of a size and scale that do not dominate any part of the settlements, impinge upon their character or their relationship with the countryside

5.7 Development on higher ground and on the edge of the settlement should be low rise so it does not impinge on the wider landscape

5.8 Infill and brownfield developments within settlement policy boundaries should be of a comparable density that does not adversely impact on the local area

5.9 In Liss Forest the characteristic loose settlement pattern should be retained

5.10 On Hill Brow, including Farther Common, infill or extensions should be resisted if they would create a more compact, solid settlement form or adversely impact upon the areas' wooded nature.

5.11 The H9 status of Hill Brow should be retained

6. BUILDINGS AND MATERIALS

There is a wide-range of styles and designs within the settlements that reflect their history. Despite their range and variety, in the older parts of the settlements the styles respect each other and form a coherent and distinctive vernacular. This no doubt helps to explain the strong preference of local people for traditional building styles. Most of the post second world war housing is built in the style of the times. More recently there has been an attempt to respect the views of local people and building styles have attempted to incorporate traditional materials and detailing.



Peppermint Terrace, Limes Close

However, too many have been of poor design and have dominated nearby traditional buildings because of their height or bulk. Within the National Park, building to the lowest common denominator is not acceptable and design of the highest quality must become the norm.

The most disliked building in the Parish is overwhelmingly the Lower Mead shopping complex built in the early 1980s adjacent to the Conservation Area in the centre of Liss. It dominates the Victorian heart of the village and local people overwhelmingly want something done to mitigate its impact. Another building which detracts from the historic core of Liss is the 1970s railway station



Temple Road and Mews, Liss Forest

Building Character and Historic Context



Church Street, West Liss

West Liss contains a variety of historically important vernacular buildings dating from the 13th century through to Victorian and Edwardian buildings. In Church Street there is an attractive terrace of cottages displaying an uneven roof profile.

There are also a number of barn and outbuilding conversions in the area. Some of these are clad with weatherboarding and in one instance there remains a Horsham slab roof that may have been quarried locally.

Victorian and Edwardian architecture predominates in **Liss Village**. These period buildings are smooth rendered or red brick. Rendering is painted off-white or cream and some rendered buildings have architrave or hood mouldings. Box frame sash windows feature in many of the buildings.

Buildings of this period continue on the western side of the railway line in Station Road and into St Mary's and Western Roads. St Mary's, a church of ease, built of bargate stone, is prominent in this location.



Station Road, West Liss



Forest Road, Liss Forest

Along Forest Road in **Liss Forest** Victorian and Edwardian buildings are prevalent. In the main these buildings are of red brick or of bargate and ironstone with red brick dressing of openings and wall angles. There is little use here of rendering on buildings.



Hill Brow Road, Liss

A notable characteristic of Liss are the examples of modest Victorian and Edwardian terraced housing built for local workers. These are present in brick, stone or rendered finish.

Mainly outside the built areas of Liss Parish there exist houses with histories going back to the Tudor period.

A number of these buildings, some timber framed, are to be found adjacent to drover's tracks. Another valued and historic building in Liss is the mill situated in Mill Road. This is a red brick building constructed in English bond.



Pophole Farm, Liss

The prime characteristic building material of Liss is red brick with roofing materials of clay tile or slate.

As mentioned above box frame sash windows are a characteristic of Victorian and Edwardian houses. In the more modest houses casement windows are characteristic. Characteristic doors are also modest being four panel, perhaps with the upper panels glazed. Typically lintels for window and door openings are of brick not stone construction. Characteristically porches are recessed or of plain tile or slate canopy.

Victorian and Edwardian buildings often incorporate a wealth of detailing. Liss is not an exception. Architrave and hood mouldings have already been mentioned. Typically brick buildings have string courses, dentilation or coggings; stone, red brick dressing; slate roofs, plain red ridge tiles; slate and clay tile roofs, terracotta ornamental ridge tiles; clay roof or hung tiles, fish scale tiles; barge boards, carved decoration.

This VDS reflects the Views of Local people whilst acknowledging that in some parts of the settlements traditional design might not be appropriate. In some areas, like Hill Brow, more Innovative designs will be acceptable where they respond to local character.

6.1 Building design should respect and enhance the character and distinctiveness of the settlements. Where appropriate and feasible traditional building materials and detailing should be used. Materials of local distinctiveness, such as brick and clay tiles, should be used



Rockpit Cottages, Rake Road

6.2 Buildings should normally be of one or two storeys. However rooms in roofs are acceptable provided the overall appearance and scale remains that of a one or two storey building

6.3 Depending upon the setting and visibility of the site, exceptionally innovative buildings of a bold contemporary design may be appropriate provided their design is of high quality and they are fitting to the locality

6.4 Building design should encourage a safe environment without adversely impinging on the locality or the wider landscape

Other Features of New Properties

It is important that new properties meet the necessary standards for sustainability but in a manner that does not undermine the character of the settlements. In particular their rural nature should be respected.



Station House, Station Road

6.5 The need for buildings to be energy efficient and reduce emissions is important. However, so far as is practicable, any adverse impact upon external building characteristics, the setting, or more importantly, wider views, should be resisted

6.6 Property boundaries requiring enclosure should have hedging, preferably native species, walling of an appropriate height, design and material in keeping with the locality or open paling fencing

6.7 Properties adjoining the open countryside should have hedging

6.8 All future developments should have reasonable access to off-road parking, which should be located to the rear of the property or suitably hidden within the street scene

6.9 Pedestrian access to local amenities and shops should be provided

6.10 Provision should be made for cyclists

6.11 Provision should be made for cycle stores and bin storage that is accessible but away from the road frontage

Extensions and Modifications to Property

Many houses have been extended or modified. While some of these are in keeping with the original design of the house, others are less appropriate. It is particularly important in the older parts of the settlements that the original style of the house is not adversely affected and that extensions are in proportion to the rest of the property and that detailing reflects the traditional style.

Conservatories can have an adverse impact on the street scene. They can also detract from the views into the settlements from open countryside, particularly from higher ground if they reflect sunlight, which is important in the context of the 'hidden village'.

6.12 Extensions or modifications should normally be subservient to existing property and should be in keeping with, and respect the setting, retain existing mature trees and hedges, respect the local architecture and the character and scale of the surrounding buildings. The provenance of reclaimed materials, if used, should be authenticated

6.13 Particular regard should be paid to the design, scale and siting of conservatories to ensure they do not impinge on the wider landscape or impact adversely on the street scene

Public Buildings

Public Buildings are largely Victorian/Edwardian in style: the Village Hall and old Village School, now the Community Centre, are the most prominent examples. More recently, the new infant and junior schools have been built on the slopes of Hill Brow. The latter is a good example of a striking modern building

6.14 Exceptionally, public or commercial properties of a bold contemporary design may be appropriate provided their design is of high quality and they are fitting for the locality



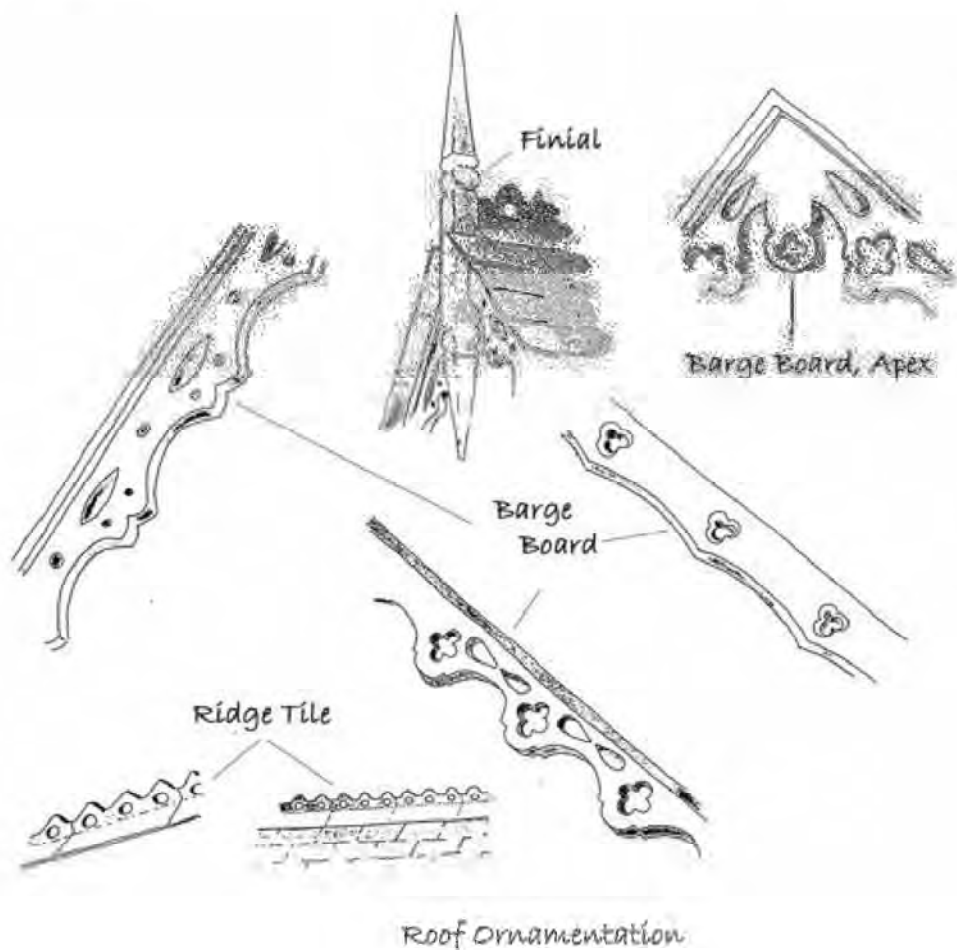
Liss Junior School, Hill Brow Road

7. DETAILED DESIGN GUIDELINES

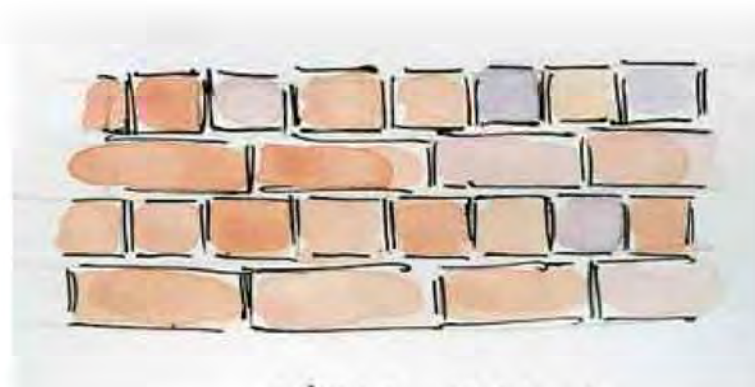
Set out below are the detailed design guidelines for use in design briefs for new development and for use by developers and householders for whatever scale of development.

Of special relevance to the key character areas of Liss Parish are:

- Any Fascia boards and soffits should be narrow

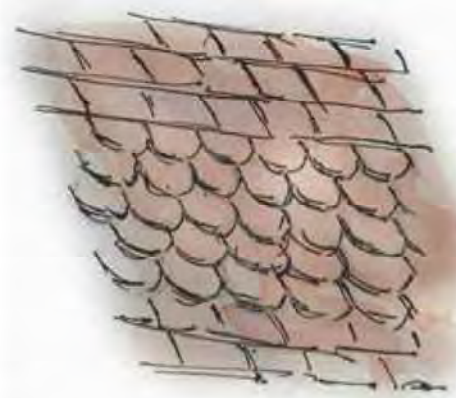


- Brickwork should be of red brick, locally sourced wherever possible, but in any event of a hue and texture that is in keeping with traditionally used brick.

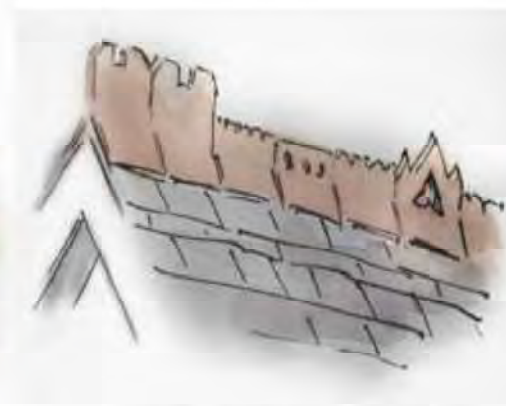


English Bond Brickwork

- Stonework should match or be compatible with existing buildings of malmstone and bargate.
- Rendering should be smooth finish.
- Tiles should be plain clay. Concrete tiles are not appropriate.



Fish Scaled Tiles



Ornamental Ridge Tiles

- Openings in brickwork and stonework should have brick arches or lintels. Stone or substitute stone blocks are not appropriate.

- Suitable doors will be of plain or modest design; for example, four panel. Pseudo classical designs especially those incorporating imitation fanlights are to be avoided. True fanlights occupy the space above a transom dividing the glazed part of the door opening from the door itself.



Variation on Four Panel Doors

- Windows should be box frame sash or casement. The former two over two with horns; the latter, one horizontal glazing bar per frame. Any fascia boards and soffits should be narrow. All joinery including windows, doors, soffits, fascias and bargeboards should be timber not UPVC. Rain water goods should be of metal.



Two over two Sash Window with Architrave surround



Casement Windows

- Chimneys should be corbelled.



Plain Rendered Chimney

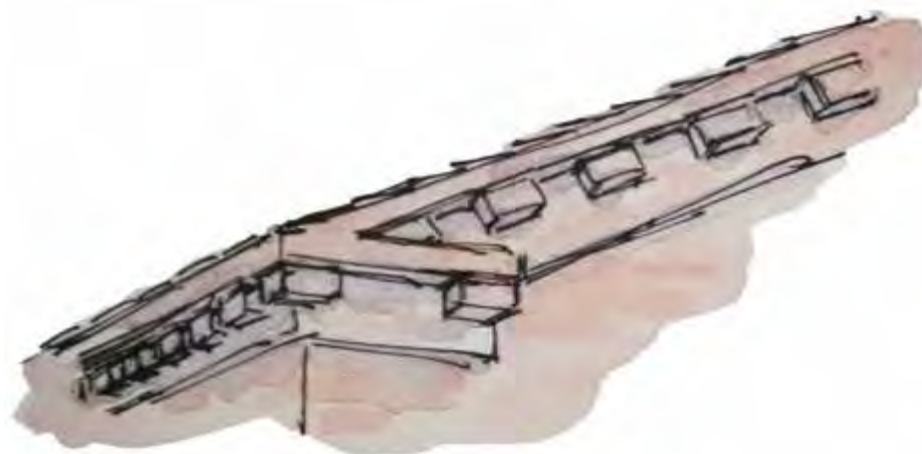


Cogging to gable end and chimney



Ornamental Pots with corbelling and string courses

- Roofs should be double pitched or hipped with pitches of 45-50 degrees for clay tiles and 30-40 degrees for slate. Mansard roofs are not appropriate.



Dentilation

- Porches should be recessed or braced slate or plain clay tile canopy.

- Detailing is referred to in Building Character & Historic Context which is part of Section 6 -. These can be employed to impart interest and These can be employed to impart interest and character to building design. At eaves level, corbelling, possibly incorporating dentilation or cogging can form an attractive feature in brickwork.



Hood Moulding

- Materials should be of proven quality with proven weathering qualities. • Large areas of glazing capable of reflecting light and also conspicuous finishes should not be applied to buildings situated in exposed positions, especially on hillsides.

Appendix 3 provides more detailed design guidelines.

8. COMMERCIAL PROPERTY AND STREET FURNITURE

Commercial Property

Some of the signage for retail and business properties in Liss is sensitive to the Victorian village centre but others are not. It is particularly important in the Conservation Area that signs respect the village conservation area.

8.1 All shops or business signage should conform to the East Hampshire District Council Standard, be modest and respect the village conservation area and rural environment within the South Downs National Park

8.2 Neon signs and internally lit signs should not be permitted

Overhead Wires

Unsightly overhead wires degrade the skyline from virtually all points in the settlements. In some areas, for example, the development in Old School Road, cables have been put underground and the aesthetic advantages are obvious.

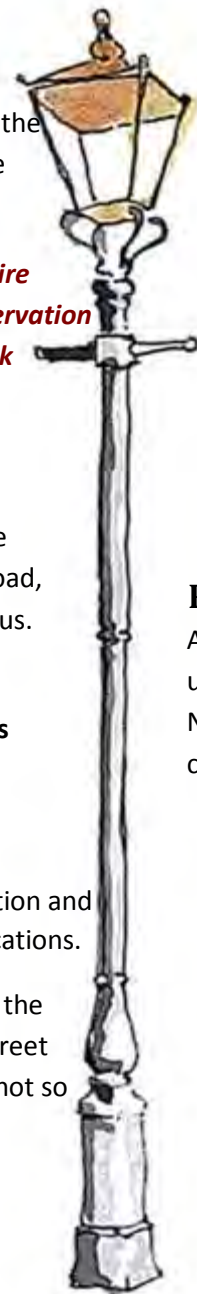
Recommendation:

Developers and service providers should be encouraged to place cables underground in order to reduce clutter in the street scene

Lighting

Too high a level of lighting or lighting in the wrong place portrays urbanisation and detracts from the rural environment especially in elevated and exposed locations.

By day street lighting is an important architectural feature. In keeping with the local buildings, as adjacent to the Community Centre, it can enhance the street scene but some of the lamp standards, particularly in more rural area, are not so appropriate



8.3 Lighting should be the minimum required for safety reasons and be of a type and design appropriate to the settlements and a rural environment within a National Park

8.4 Floodlighting of commercial premises, car parks and sports and leisure facilities, including golf ranges and equestrian centres, which adversely impact upon the rural environment and wider landscape should be resisted

Recommendation:

When lighting is due to be replaced the opportunity should be taken to assess the need for replacement or improvements to fulfil the aims of this recommendation.

Roadside Clutter

Although a clutter audit has been carried out around the Parish and many unnecessary signs removed, others that are inappropriate to a rural parish in the National Park have appeared subsequently as have unsightly utility company compounds.

Recommendation:

Road signage and furniture should be the minimum necessary for safety and be in keeping with the settlements and the rural surroundings.

Recommendation:

Utility companies should be urged to mitigate the impact of their compounds by the use of suitable cladding materials.

9. LANES AND RIGHTS OF WAY

Sunken Lanes

Of particular importance to the parish, are the many sunken lanes. Their wooded banks create attractive green tunnels and effects of sunlight and are significant features in the landscape. Sunken lanes that have been metalled hide motor traffic from the wider landscape. Those remaining unmetalled are popular footpaths. These lanes are of antiquity and form an important part of the parish history and culture and provide important wildlife habitat. When local people were asked what features they valued in the Parish they identified the sunken lanes. It is of concern to local people, however, that these lanes, where metalled, are used increasingly by heavy vehicles that damage their banks, causing erosion and damage to tree and plant life.

9.1 Sunken lanes should be protected: planning policies to protect ancient tracks and lanes should be strictly applied

Recommendation:

Efforts should be made to reduce traffic pressures and avoid road improvements that would alter their character or impact upon biodiversity. Tracks and lanes that are not metalled should remain so.



Dennis Lane, Unmetalled Sunken Lane

Footpaths and Bridleways

The Rights of Way network, local footpaths, quiet roads and bridleways are very important to the recreational value of the Parish. The Riverside Railway Walk, which links to the mainline railway, is part of the Shipwright's Way and the Royal Woolmer Way.

Other Rights of Way link the Riverside Railway Walk to the Hangers Way and it is possible to join the Sussex Border Path, though this requires the use of minor roads as well as footpaths.

9.2 Rights of Way should not be extinguished unless acceptable alternative routes are provided

Recommendation:

Where possible, and in consultation with local landowners, consideration should be given to expanding the network of footpaths and bridleways

Cycle Paths

Improvements to the cycle network would have a positive environmental impact, to sustainability and the recreational resource of the Parish. The existing routes have been improved but still require the use of busy, narrow roads.

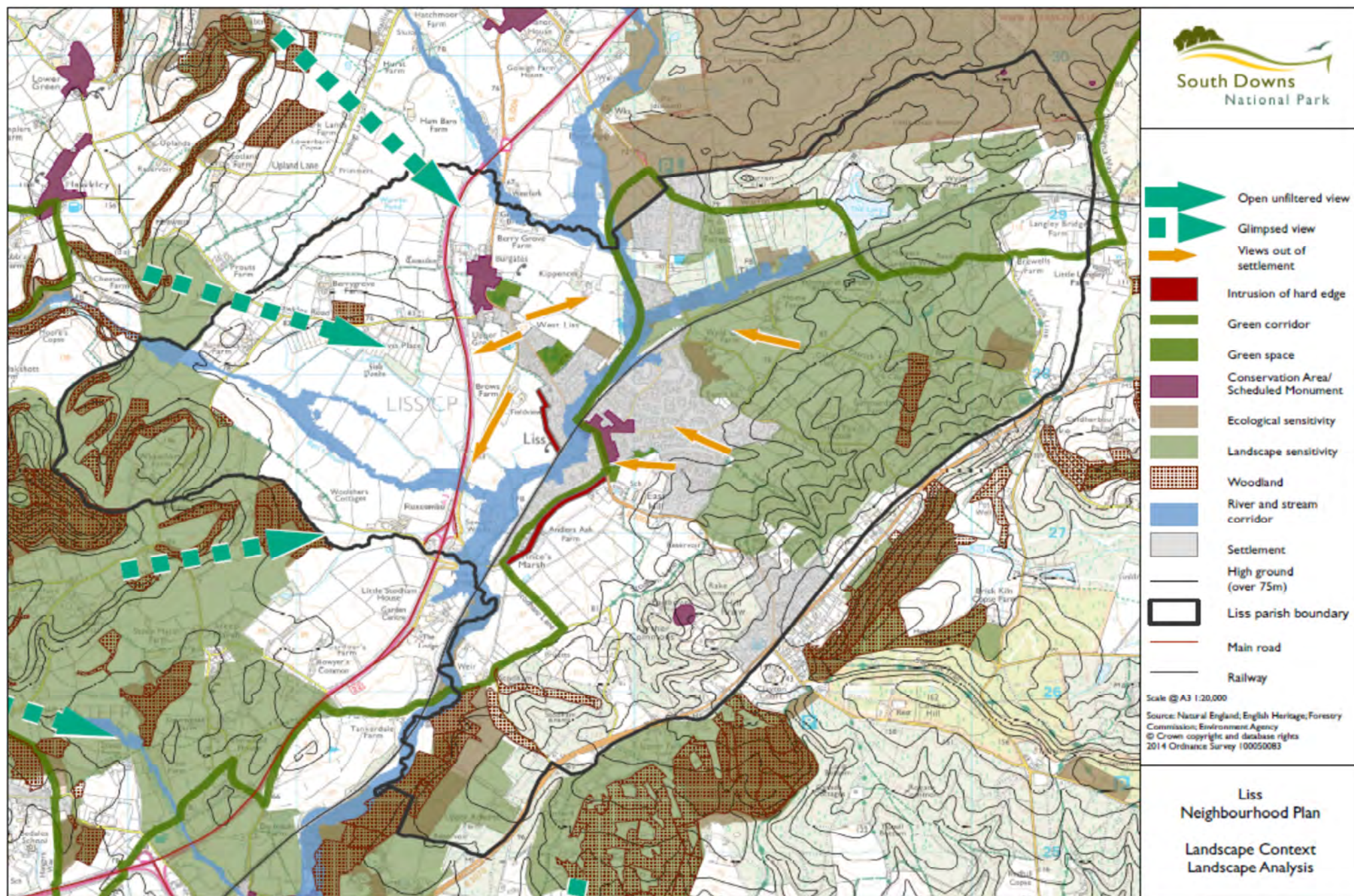
Recommendation:

Consideration should be given to the existing cycle routes and future ones to ensure they are safe and, if possible, separated from the road system



Footpath Between the Riverside Railway Walk and the Cricket Ground

APPENDIX A. Landscape Context and Landscape Analysis map



APPENDIX B.

Grade II Listed Buildings in Liss

Brewells Farmhouse

Wheatham Farmhouse

Ciddy Hall Farmhouse

Lyss Place

Plestor House

Knights Cottage

Pruetts

Mangers Farmhouse

Pophole Farmhouse

Barn Place

Old London

St Mary's Church

Little Brewells east/west

Clarks

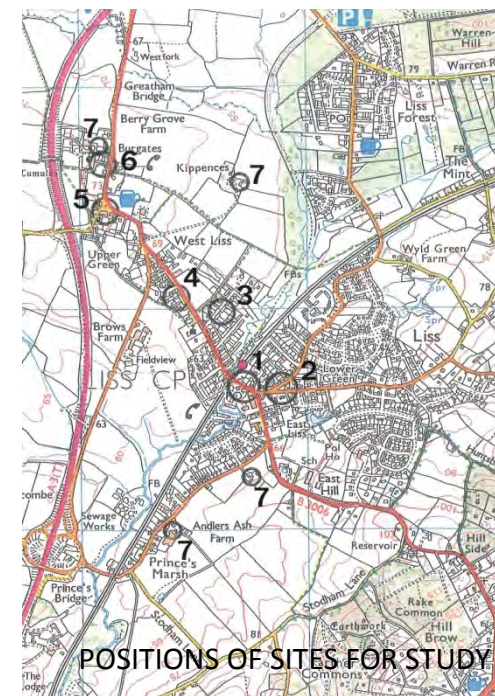
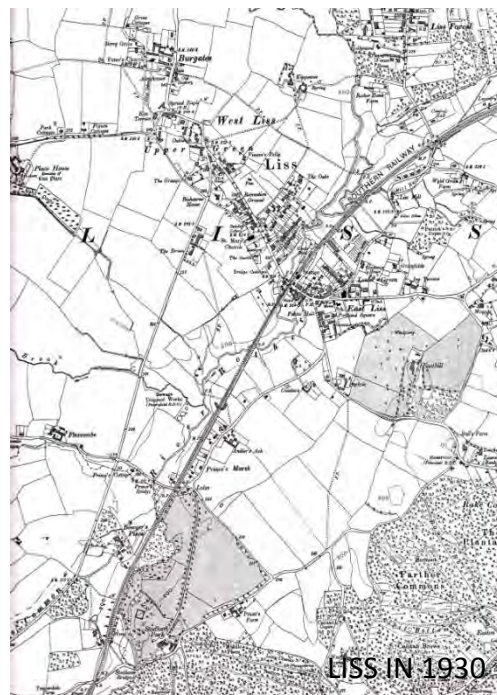
Spread Eagle Public House

Old Tithe Barn

Stodham Park



TECHNICAL SUPPLEMENT
LISS VILLAGE DESIGN STATEMENT





OBSERVATIONS

The Street has focal points at each end with the Whistle Stop PH and the level crossing at the other. There is slight curvature to the street and change in level. Diversity of elevations with gables, tiled or slated pitched roofs, rendering or red brickwork. Later buildings use more brickwork. Accommodation usually shops with flats above with access from street. Alleyways of vehicle width have allowed small residential developments behind in place of buildings that were auxiliary to the shops. Shops have no external lighting of backlit signs or fitments. Window displays lit at night and no roller shutters on the street elevations. Streetlights are traditional Victorian type installed at the rear of narrow pavements. Buildings are in groups of two or three and at the end of the street the facades turn the corner with a curve or a splay..





SCHOOL LANE



SHOTTERFIELD TERRACE

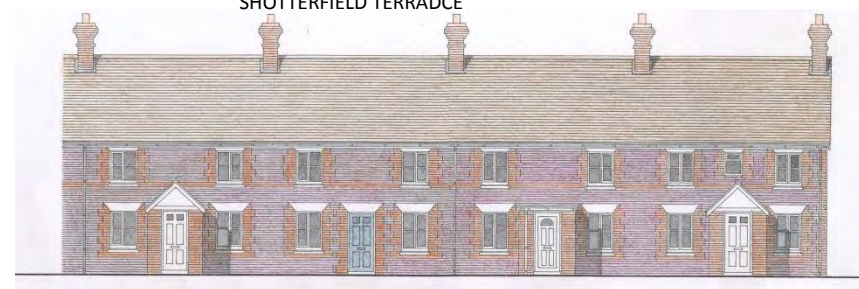


SHOTTERFIELD TERRADCE

OBSERVATIONS

Cottages are either rendered or facebrick with red brick quoins to reveals and purple brick infill. Roofs are slate or plain tiles. Cottages in School Lane have a lower pitch with red clay hips.

Windows have vertical proportions, with vertical proportion glazing panels, and subsills below timber window subsills. Houses without porches have semi-circular arched openings over the recessed entrance doorway. Porches of different styles



SPRINGFIELD TERRACE



GABLES



OBSERVATIONS

Red brick and plain tiled roofs predominate with houses occasionally and partially rendered with white or colour. Houses have varied porch and gable styles. Where there is no porch the doorway is recessed with a semi-circular arched front. Occasional hipped ends but no half-hips. Hips are usually bonnet tiles. Window and glazing proportions are always vertical. White window frames predominate. Front gardens and parking in the street. Few garages.



PORCHES



IN LISS

TECHNICAL SUPPLEMENT : LISS VILLAGE DESIGN STATEMENT

AREA 3 : HOUSES IN ST MARY'S ROAD 34



OBSERVATIONS

Houses on this section of Station Road are mostly rendered, and the occasional introduction of brickwork. Roofs mainly plain tiled other than in The Arcade. The house on the left of The Arcade drawing is a new house that mimics the adjacent original house.

Gables are restricted to small gables directly above windows, and coloured window frames and plain fascias. To be noted is the irregular building facing the street, with permitted extensions on the front of houses. Access to The Arcade is by means of an archway between two houses



TECHNICAL SUPPLEMENT : LISS VILLAGE DESIGN STATEMENT

AREA 4 : HOUSES IN STATION ROAD OPPOSITE THE RECREATION GROUND 35



THE SPREAD EAGLE PH



OBSERVATIONS

The tree on the green gives emphasis to the space and gives identity to the buildings, most of which are rendered and painted white, with plain tiled roofs. The housing in Elm Terrace has red brick quoins to reveals and an infill of reconstituted stone. Windows and glazing have vertical proportions and are mostly white apart from the Plestor Barn, where dark brown is appropriate.



TECHNICAL SUPPLEMENT : LISS VILLAGE DESIGN STATEMENT

AREA 5 : BUILDINGS IN UPPER GREEN, THE PLESTOR, THE SPREAD EAGLE AND ELM TERRACE 36



OBSERVATIONS

A street of varied heights and styles makes for a homogenous pattern of dwellings.

Large and small gables, flat roof dormers, oddly rendered panels, a bay window, different porches, varied window divisions but still vertical in emphasis, infill stonework.

Red facing brick and plain tiles on the roofs gives continuity to the street without each house losing identity.

The church at the end of the street, although built parallel to the houses, becomes a focal point at the end of the street.

The small distance between the 'edge' of the road and line of the buildings allows landscaped separation between these elements of the street scene

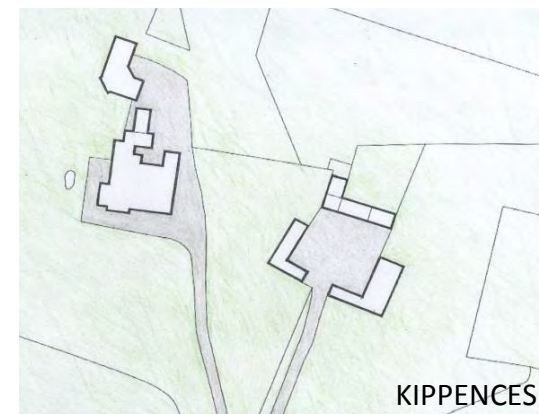


TECHNICAL SUPPLEMENT : LISS VILLAGE DESIGN STATEMENT

AREA 6 : HOUSES IN CHURCH ROAD, WEST LISS 37



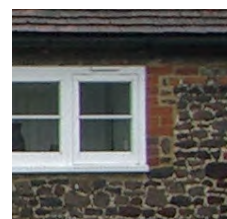
HILLIERS



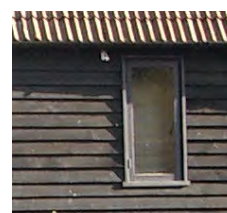
KIPPENCES



BURGATES



CUMBERS



OBSERVATIONS

Farmsteads observe the tradition of a bending entrance road or lane, often with hedging on either side and tree groupings. The buildings, generally, have roofs that predominate above the walls and often run down to ground floor level. In most cases the buildings surround a courtyard that is not defined by changes in levels or surface materials. Materials are traditional and dark, such as dark stained boarding or stone with red brick quoins. Roof finishes are usually plain clay tiles or slates. Kippences has an unusual roof finish with a serrated finish. Hilliers is a working farm, and the others have been converted to residential use. The large building adjacent to Kippences is a dwelling built at a later date than the original farm buildings. In most instances, interesting elements of the original farm buildings have been preserved.



The house on the left of these two houses is a new addition and replicates its neighbour



Bricks of traditional colouring are available from brickworks local to the South Downs National Park.



The new school replicates the traditional use of vertical windows and glazing panels. The columns articulate the faced of the building as a porch. The inverted pitch to the roof maintains a pitched roof style.

This technical supplement is intended to act as a guide to those wishing to undertake development in Liss, by showing the existing traditional character and diversity of residential development in the village.

Post-war development has not been included in the study..



New buildings and a conversions of an existing public house that show deference to buildings nearby and other buildings in Liss



Centre valley gutters are found on many houses in Liss, either transverse or parallel to the front of the house. If they are to be emulated, then the valley must be carefully designed for regular maintenance and preventing the hopperheads from icing up when the snow in the valley starts the process of melt and freeze



The Town and Country Planning (Local Planning) (England) Regulations 2012

Adoption Statement

NOTICE IS HEREBY GIVEN THAT ON 10 JULY 2014 THE SOUTH DOWNS NATIONAL PARK AUTHORITY ADOPTED THE LISS VILLAGE DESIGN STATEMENT AS A SUPPLEMENTARY PLANNING DOCUMENT (SPD)

Title : Liss Village Design Statement Supplementary Planning Document

Subject matter: The SPD sets out a framework of guidelines, policies and principals relating primarily to design matters against which future planning applications will be assessed

Area: The SPD applies only to the civil parish of Liss, contained by the Liss Parish boundary

Date of adoption: 10 July 2014

Grievances: Any person aggrieved by the Supplementary Planning Document (SPD) may apply to the High Court for permission to apply for judicial review of the decision to adopt the SPD. Any such application must be made promptly and in any event not later than 3 months after the date on which the SPD was adopted.