

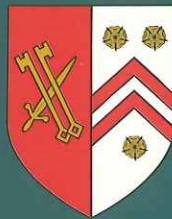
CD10 2G

WICKHAM

Village



DESIGN STATEMENT



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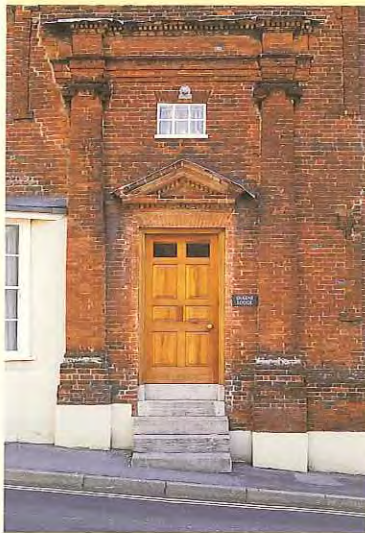
1980's



1820



19th century



17th century



1846



1960's



1970's



1990's



17th century

18th century



WICKHAM

DESIGN STATEMENT

Writing in 1967, Pevsner described Wickham as 'the finest village in Hampshire, and one of the best in the South of England'. Despite considerable change as the village has expanded to meet demands for housing in this area, it has managed to retain its ancient character as a rural village. Although only a few miles from the urban areas spread between Portsmouth and Southampton, the village is still based around a medieval square and is surrounded by countryside.

This Village Design Statement (VDS) is written in response to the considerable pressures for further development in this area and their possible effect on the village. Its aim is to manage change, whether it is a major new development or small-scale additions and alterations. It will not stop development from happening but it seeks to influence how new development fits into the village.

With one or two marked exceptions, post war developments have been typical of their time but have had few if any local characteristics; local people have had little ability to influence development and the opportunity to comment has usually come too late in the planning process to be effective.

The VDS describes the qualities and characteristics that local people value in the village and its surroundings and sets out guidance for all new development based on that character. As it is attached as Supplementary Planning Guidance to the Local Plan, planners, developers and anyone contemplating a development in this village in the future must take note of its recommendations.

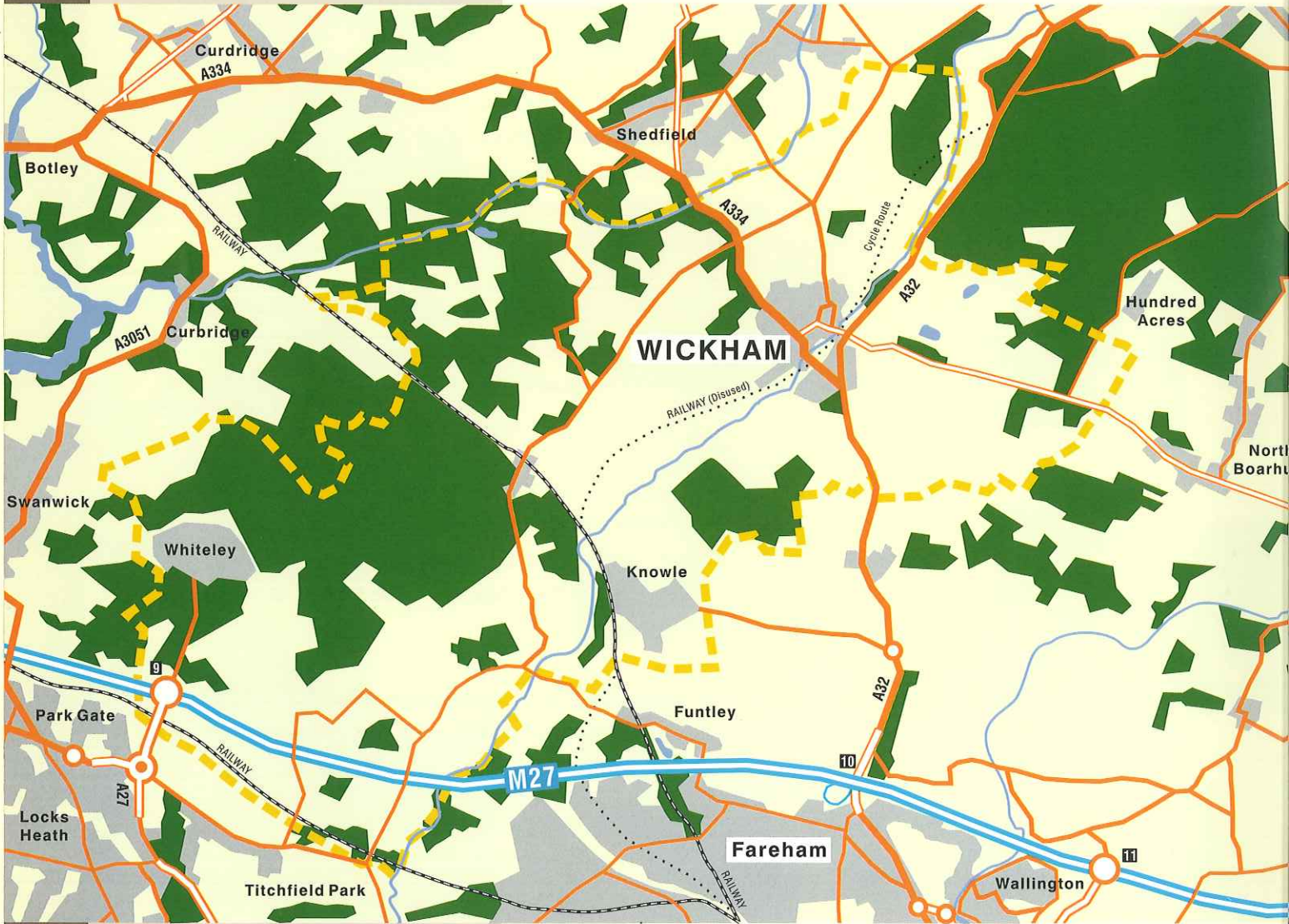
The village and its surroundings are described under the following headings, to illustrate its distinctive character, the qualities valued by residents and to identify planning recommendations:

SECTION	TWO	History and Settlement (3)	SIX	Buildings and Spaces (11)
	THREE	Natural Environment (4)	SEVEN	Future development (16)
	FOUR	Social and Employment (8)	EIGHT	Summary of planning recommendations (18)
	FIVE	Traffic (10)	NINE	Appendix on proposed Environmental Improvements (20)

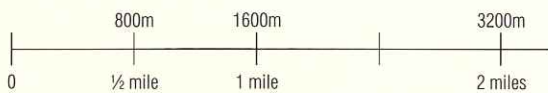
The preparation of this Statement has involved widespread consultation within the Wickham community. The project began with an open meeting of the Parish Council after a series of articles in the Parish magazine and talks to local groups and societies. Thereafter, groups of volunteers researched each section of this report and tested their findings in a questionnaire, which was distributed throughout the village. Residents of all age groups responded and their thinking is included here. Finally comment was invited from villagers and local organisations before the Statement was submitted to Winchester for approval.



MAP ONE



Broken yellow line denotes Wickham Parish boundary.





HISTORY AND SETTLEMENT

It is important that future development is sensitive to the historic character of the village and in particular should not detract from its medieval square.

Many aspects of Wickham's long history as a continuously occupied site are still relevant today. The Romans used the ford across the river as a crossing point for roads from Chichester, Southampton and Winchester. Recent excavations have revealed a Roman 'factory' producing roofing tiles, pottery and other artefacts. The subsequent Saxon settlement was based round a manor house beside the church, which dates from the same period. The Normans assumed the same feudal rights on taking over this Saxon manor.

In 1269 the then Norman Lord of the Manor, Roger de Scures, was granted a Charter by King Henry III allowing him to collect local taxes, hold a weekly market and an annual fair. He developed the village into a planned new town based on a square situated on flat dry land and surrounded by burgage plots. The Square still forms the heart of the village and a major part of its social fabric.

In the 16th and 17th centuries a mill, foundry, brewery and tannery were built and the village became a local centre of commerce, which it remains to this day. In the subsequent period a number of fine houses were built both around the square and in the surrounding countryside, and these enhance the characteristic appearance of the village.

TWENTIETH CENTURY GROWTH

The compact nature of the village and the avoidance of ribbon development should be maintained.

Growth continued at a moderate rate, from a parish population of 1198 in the 1901 census to 2568 in 1931 and around 3000 today. Post-war expansion brought local authority estates such as Meon Park, Wykeham Field, Dickson Park and Garnier Park and after 1970 a variety of private sector developments ranging from sheltered housing to the larger homes in Cold Harbour Close. Some 50 dwellings have appeared as infill either singly or in small groups.

All these developments have maintained the compactness of the village, with little ribbon development. The riverside area has recently been enhanced as the 'Water Meadows' making an important new natural space in the centre of the village.



NATURAL ENVIRONMENT

*Future development should be sympathetic to preserving the important landscape views around Wickham, as identified on **Map 2**.
(Page 5)*

The Glebe Field should be preserved as an open area and maintained for its landscape quality.

*The small remaining pockets of wild flower habitat identified on **Map 3** need careful protection.
(Page 7)*

Existing woodland, verges and hedgerows should be protected in accordance with the Winchester District Local Plan.

New planting, especially of native species should be encouraged.

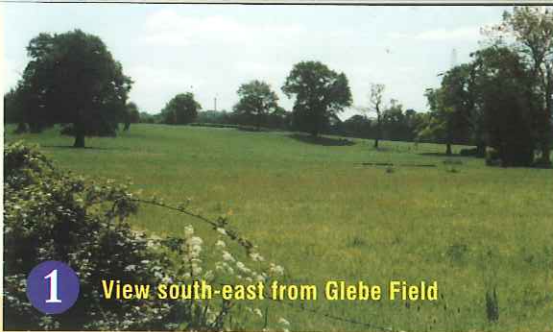
The River Meon flows through the centre of Wickham, where its floodplain and the gentle slopes of the valley are prominent natural landscape features.

The parish church of St. Nicholas, on the eastern bank of the river stands on a low terrace of river gravel. The village Square on the west bank is on a similar terrace. From the churchyard there are extensive views across open country towards Rookesbury Park in the north-east, a designated Area of Special Landscape Quality.

The view south-east from the churchyard is across ① open Glebe land, once a medieval manorial complex where recent excavations have indicated much activity as far back as the Roman period. This site has several important qualities, particularly as it affords a view of open landscape close to the built environment of the village. Historical records, excavations and the undulating topography all indicate that this is an important heritage site.

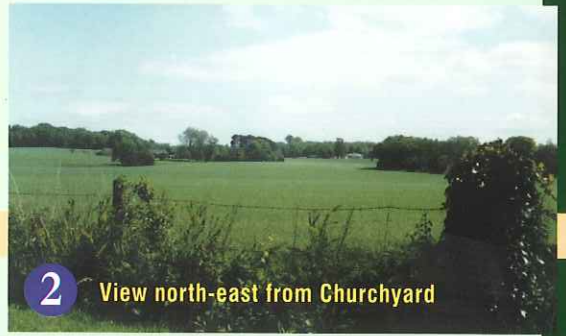
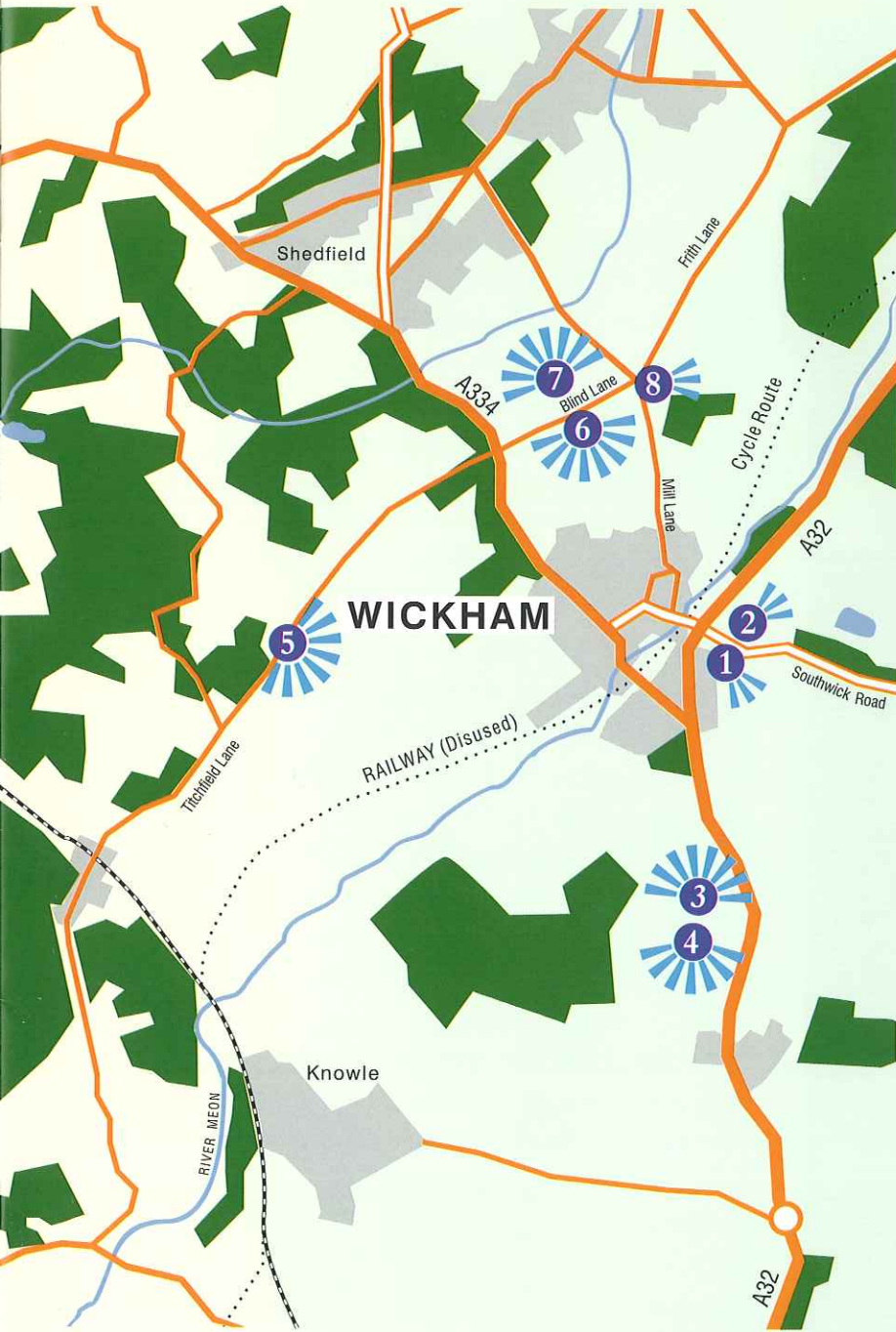
Southwick Road is the main eastward route out of Wickham and from it there are views across arable fields towards ② West Walk, the largest remnant of the Forest of Bere. In ancient times this woodland extended across the area of Wickham and over much of southern Hampshire. It is thus an area of historical importance and greatly valued for its natural history, and as a recreational area for local people (as recognised in the Winchester District Local Plan). In the east of the parish, close to the border with North Boarhunt is Wickham Common. This is an area of unimproved grassland and open woodland with a long history of public access, still much used by Wickham people.

The countryside reaches up to the built environment of the village so that there are much valued landscape views looking outwards from the village and inwards from the parish boundary. The farmland and woodland to the south of the village are especially important as they form a buffer between Wickham and the urban areas to the south. This countryside reaches to the Recreation Ground on the south-east of the village so that the open landscape ③ reaches right into Wickham from the south. The A32 is the major road out of the village to the south. It is tree lined on its eastern side until it leaves the parish and the Winchester City District at the top of Hoads Hill, from where there are still fine views across open country ④ to the south.

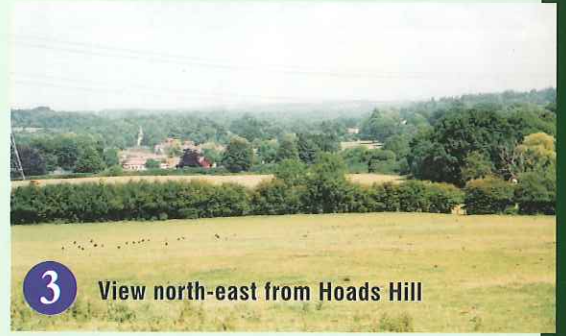


1 View south-east from Glebe Field

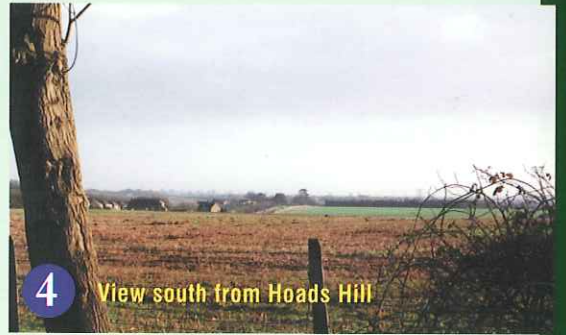
MAP TWO



2 View north-east from Churchyard



3 View north-east from Hoads Hill



4 View south from Hoads Hill



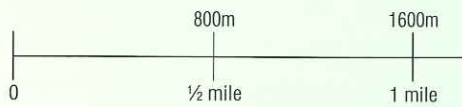
5 View south-east from Titchfield Lane



6 View south-east from Blind Lane



7 View west from Blind Lane



8 View east from Frith Lane

WICKHAM

DESIGN STATEMENT

Mill Lane



There are areas of woodland between the A32 and Mayles Lane and also extensive woodland towards Whiteley in the south-west of the parish.

From Titchfield Lane, on high ground in the west of the parish, there are more open views, this time over the Wickham Golf Course **5** and across the Meon Valley to the east. Around the lower edges of the golf course are sites of wild flowers such as bluebells, wood anemones, violets and stitchwort. All roadside edges into the village are valued for their natural vegetation and particularly for their tree cover. Mill Lane has a fine display of lesser celandines in spring.

From Blind Lane, **6** **7** close to the junction known locally as Turkey Island, there are fine views across the valley towards Hoads Hill and beyond towards Portsdown. Nearby, in Frith Lane there are more fine views towards **8** Rookesbury Park and West Wood. Mill Lane, an ancient road, now a country lane, drops down a steep hill into the village. The A32 main road north from Wickham runs between the River Meon and Rookesbury Park, where there are views of alder ringed river.

As the River Meon runs through the village, both banks are covered with extensive natural vegetation. The Water Meadows Millennium Green, on the riverbank in the centre of the village, is designed to be as natural and informal as possible.

The embankment of the disused railway runs parallel with and close to the River Meon. It is a dominant structural feature within the village and is a public footpath and bridleway. It is heavily wooded through the village but to the south it runs through open country where it is an important site for wild flowers.

During periods of heavy and prolonged rainfall flooding occurs throughout the floodplain of the Meon Valley.

MAP THREE



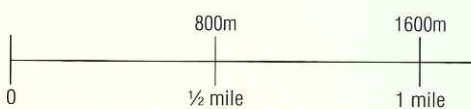
Blind Lane



There are two aggregate quarries within the parish, which have been used for depositing various waste materials. One is situated to the north of the village on the hillside between Frith Lane and the River Meon and continues to operate as a landfill site. The other is off Titchfield Lane on the hillside north of Great Fontley Farm and has ceased operating as a landfill site. Reinstatement to agricultural grassland is currently being undertaken.

The surface restoration of the disused quarries should be minimal, without the use of fertilisers, so that soils develop that are helpful for bio-diversity. (As has been HCC policy on similar sites elsewhere).

Shaded yellow area denotes remaining pockets of wild flower habitat and valued roadside verges.



SOCIAL AND EMPLOYMENT

HOUSING

A development in partnership with a housing association would encourage low cost accommodation for local people.

A look at map 5 on page 13 illustrates the relatively high proportion of social housing development that has taken place in Wickham. Since the 1970's however there has been little low cost housing built either by private or public developers for first time buyers of any age. Allocation of a council house depends on a priority list, a number of ex council houses are now privately owned and private developments command high prices. The result is that many young village people wishing to settle here have to move away to find affordable accommodation, joining those already leaving to find employment. These factors account in part for Wickham's ageing population and relatively high proportion of retired people.

LOCAL FACILITIES AND EMPLOYMENT

It is important to retain and if possible enhance the diversity of local shops.

The Square needs to preserve a sensible balance between shops, offices, and dwellings.

The creation of small craft industries and equally important, premises for technology businesses, should be allowed for in sites within the village.

Although Wickham has most of the facilities of a small town: a bank, chemist, hotel, pubs, restaurants, surgery, school, community centre and a wide range of shops, its traditional role as a local shopping centre is now under some threat. People's habits have changed and many residents travel outside the village to do their main shopping. Recent years have seen the change of use of a number of shops and present trends suggest that, in the future, Wickham will increasingly rely on visitors and tourists for its prosperity. Visitors will only come however if the village remains an attractive place to visit and in particular the Square retains its ancient and special character.

Apart from the shops and service industries, there are relatively few employment opportunities within Wickham and most of the working population have to travel outside the village. Employment could be created by provision of premises for technology and service businesses and small craft industries but no suitable area remains within the village for an industrial estate as such. In the past, land designated for light industrial use has been sold for housing due to the high prices that housing development can command.



RECREATION AND PLAY AREAS

Additional recreational space is needed, with safe access, particularly to the north of the village. Land should be allocated for this purpose in the next Local Plan.

The bridle path through the village should be upgraded to an all weather path, with improvements to drainage.

Wickham is short of both recreational space and children's play areas. Further, the location of existing facilities within the village is not ideal. The Recreation Ground, with the village football field and tennis courts, is on the south side of the village on land leased from a local land-owner. The scout headquarters is here - though badly in need of replacement by a more substantial building - and there is a children's play area as well. Children from the Wykeham Field estate opposite have to cross a busy road to reach it.

The only other recreational area is a small playground at the north end of the village at the Community Centre. There is safe access from the Garnier estate adjacent to it, but children from the Dickson estate have to cross Mill Lane.

The Water Meadows and Millennium Green near the centre of the village provides a pleasant and tranquil area for residents and visitors alike. From it there is access to the disused railway line, which is part of the proposed long-distance bridleway referred to in the Local Plan. It forms a valuable route into the countryside adjacent to the village though parts of it, particularly in the area to the north of the old railway station, are subject to flooding after periods of heavy rain.

Prospective developers should be encouraged to contribute towards village amenities, such as the Community Centre and Youth Club.





TRAFFIC

The impact of new developments on traffic and parking in the village and its immediate surroundings should be taken into account at the planning stage.

Any new development should include adequate parking for its residents.

Because of the medieval nature of the village with its narrow streets, the centre of Wickham is inappropriate for the demands of modern traffic. Residents are concerned by the speed and volume of traffic not only along the two major roads either side of the village, the A32 and the A334, but also through the centre of the village itself. Levels are forecast to increase and can be expected to aggravate the situation.

Undoubtedly traffic has an adverse effect on the quality of life in the village. Pedestrians are at risk along the streets leading to the Square, where the pavements are narrow or non-existent, and in the Square itself, which is a busy shopping centre. Efforts to hold events in the Square are hampered by cars seeking to park as well as those passing through the village.

The Square is often full of cars, particularly at weekends, and additional parking space is required. This should be within reasonable walking distance and with safe pedestrian access.

A comprehensive traffic survey is required to determine the best solution to Wickham's traffic problems. Residents feel that the following measures should be considered:

- Diverting traffic round the village
- Traffic calming
- Restricting access to HGV's for loading/unloading only
- A one way system in Station Road, Mill Lane and Bridge Street
- Traffic lights at the Church crossroads
- Traffic lights at the Winchester Road end of the Square
- Moving the bus stop out of the Square
- Pedestrian crossings

Car parking has always been a problem in the conservation area, where few houses have garages or adequate parking space.



BUILDINGS AND SPACES

CHARACTER

The burgage plot layout should be retained as part of any development.

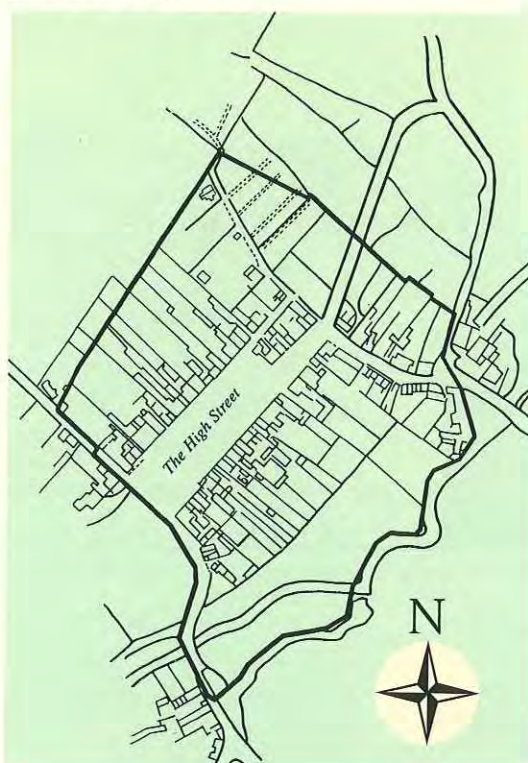
Key to the retention of Wickham's identity is the balance between buildings and landscaped open space, and this should be maintained in any new development, particularly in the conservation area.

The Square is surrounded on three sides by continuous buildings behind which lie the historically important burgage plots. (See map 4 below)

Distinctive 15th to 19th century buildings are to be found in the Square and its environs. Examples depicting their charm and build characteristics are to be seen inside the covers of this document and amplified in the 'Wickham Conservation Area Technical Assessment'.

The first council house developments in the 1930's were along School Road and in Mayles Close. Here the houses are semi-detached, houses with rendered first floor elevations under steeply pitched roofs. They sit in good-sized plots.

MAP FOUR



►
The Borough of Wickham in 1909, showing the ancient burgage plots (the narrow strips of land) adjoining the Square (previously the High Street).

(Reproduced by kind permission of Bruce Tappenden)



Built in the 1940's, the estate at Meon Park in the north-west of the village is, in the main, of semi-detached houses set in their own hedged or fenced gardens with large areas of open space and wide verges to the roadside. Easy access to the Square is gained by footpath and byway. They are built in red or buff brick, some with rendering to the first floor elevations, under a mixture of gable ended, hipped and half hipped roofs clad in plain brown clay tiles.

The 1960's development at Wykeham Field, to the south-east of the village, is terraced; the houses are brick built using light coloured bricks under shallow pitched roofs and plain concrete tiles. They achieve a feeling of space by the use of open plan front gardens; the rear gardens being enclosed. Garages and their forecourts are in separate blocks.



The later 20th century developments, Dickson Park and Garnier Park, on the eastern outskirts of the village, are again terraced with small back gardens. These are built in light or buff coloured brick under shallow pitched roofs with concrete tiles; they enjoy good pedestrian access by footpath to the Square.

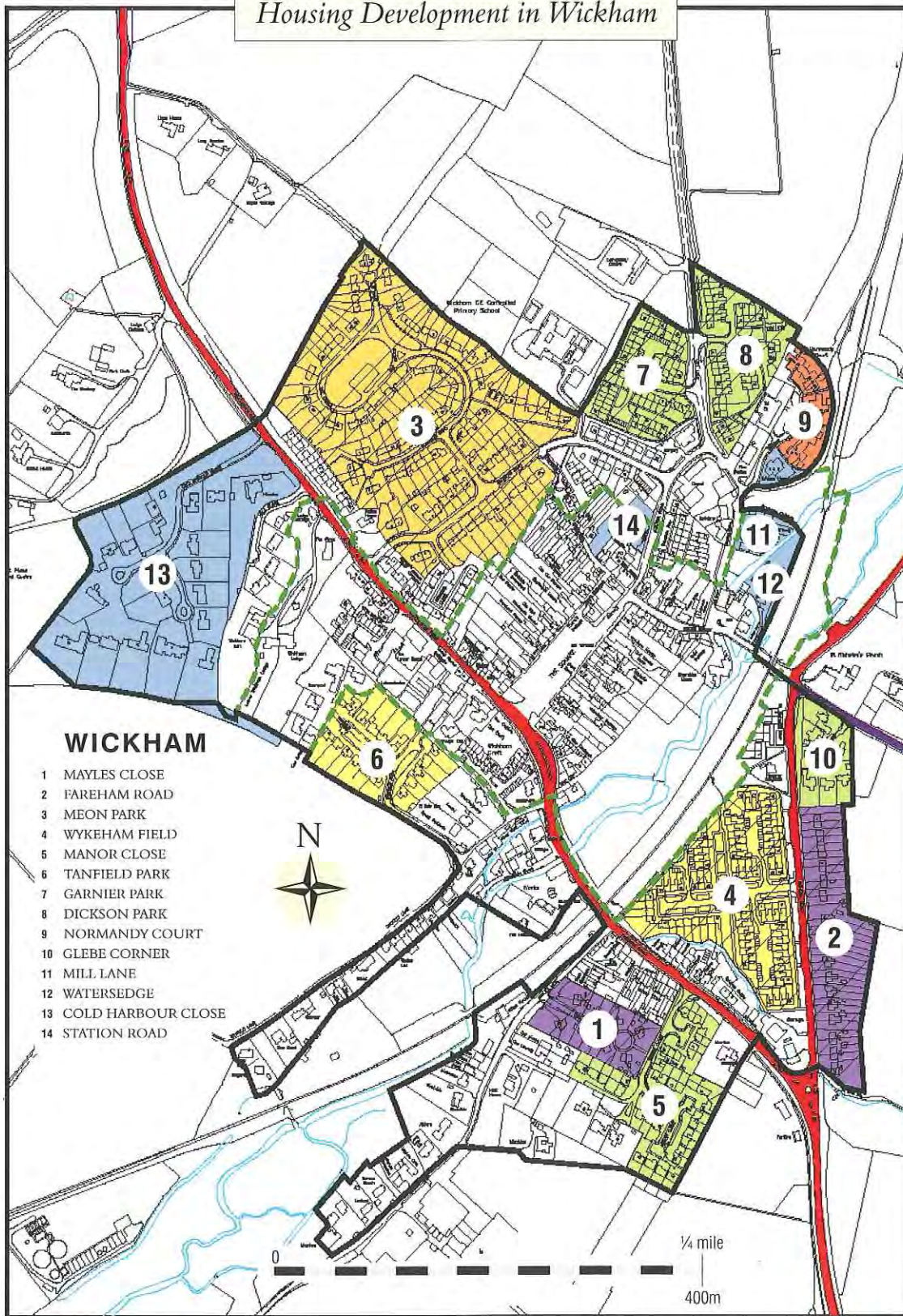


Built on a curve, the privately built Normandy Court provides sheltered housing for the elderly. Its excellent design with varied rooflines provides a good example of a building which is not only fit for its purpose but has also taken advantage of its setting.

Other private developments to the west of the village include Tanfield Park, built in typical 1960's architecture, with strong horizontal lines and shallow pitched, concrete tiled roofs. The dozen properties enjoy quarter-acre plots with delightful soft landscaping to their open plan frontages that combine trees and shrubs of many different species in an informal setting.

Also built in the 1960's at the western end of the Square is Wickham Croft which comprises town houses and flats set in an 'L' shaped block. Its appearance is slab sided and it has a most uninteresting roofline. This is an unfortunate example where the original design was changed without further consultation with the village. Nestling in the 'L' is a well landscaped and maintained garden, which provides year round colour and texture through its trees and shrubs that border the whole of the western edge to the Square.

Housing Development in Wickham

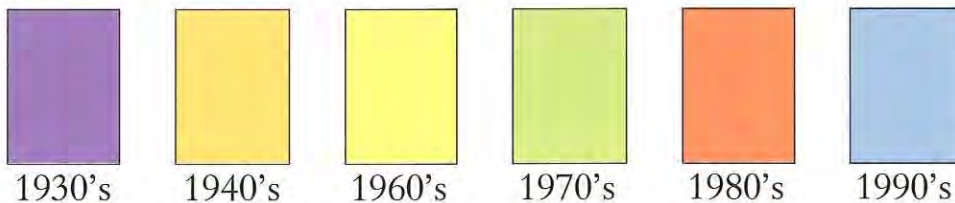


WICKHAM

- 1 MAYLES CLOSE
- 2 FAREHAM ROAD
- 3 MEON PARK
- 4 WYKEHAM FIELD
- 5 MANOR CLOSE
- 6 TANFIELD PARK
- 7 GARNIER PARK
- 8 DICKSON PARK
- 9 NORMANDY COURT
- 10 GLEBE CORNER
- 11 MILL LANE
- 12 WATERSEDGE
- 13 COLD HARBOUR CLOSE
- 14 STATION ROAD

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KEY: ——— POLICY BOUNDARY - - - - CONSERVATION AREA



HATCHED AREAS WERE BUILT AS SOCIAL HOUSING



Manor Close, a 1970's development, is an estate of some two dozen similar red brick built houses under steep pitched roofs, in varying detached and semi-detached configurations. Their informally planted open plan frontages again create a feeling of spaciousness.

In the north-west of the village bordering onto the golf course is Cold Harbour Close with eighteen individually styled houses set in large plots, all built in the 1990's. They comprise a mixture of red brick, rendered, and half-timbered elevations with a variety of steep pitched roofscapes.

Planning applications and development briefs should illustrate how the project would appear in relation to its surroundings.

Just off the Winchester Road to the west of the village Square is the 1980's Upper House Court mews retirement development of linked cottage style houses. It benefits from broken building lines and is built of red brick under steeply pitched roofs of red/orange plain clay tile. The roofline is varied in height, half-hipped, with pitched and tile hung dormers to match.

Recent developments have been of small scale and an attempt has been made to build some character into dwellings set in individual plots. In the best examples their architecture has been sympathetically linked to nearby buildings and as such enhance the village.



New development should take account of and incorporate, as appropriate, the key characteristics listed. Buildings should be designed for the site with these characteristics included as an integral part of the development, not added as decoration to standard designs. Not all characteristics will be appropriate in all circumstances and designers should analyse the site and its surroundings fully to produce a scheme appropriate to a particular site.



Key characteristics of existing buildings that should be reflected in any future development

- Quality design and diversity by the use of varied semi detached, link detached and staggered terrace dwellings in small-scale developments.
- Open space around buildings. This has been a feature of almost all past developments, both public and private, and should be continued.

FORM

- The use of varied roofscapes, strongly pitched with a variety of gabled, hipped and half hipped roofs.
- Pitched and tiled dormers.
- Substantial brick chimney stacks with clay chimney pots.
- Well-proportioned eaves.

MATERIALS

- The use of red or brown brick in combination with blue or grey brick and flint.
- Decorative brickwork is also a feature to be recommended and is commonly found in the village. Examples being corbelling, dentelling, banding and soldier courses, and dressing to window frames, door-frames and the quoins. Additionally rendered elevations or panels are in evidence.
- The use of small plain brown clay tile or slate.

FENESTRATION

- Windows must balance with the size and bulk of the building and have appropriate glazing bars. No picture frame windows. Where u.p.v.c. windows are used the dimensions of the stiles, headers and cills should be in proportion.

SHOPFRONTS AND SIGNS

- Retail facilities should, where practicable, be compliant with the City Council's 'Design Guidance for the Control of Shopfronts and Signs'.

To many visitors the Square personifies the special character of this village. However, many different elements contribute to this character, some permanent like the shape of the Square but many relatively transient, the design of shopfronts, the signs outside commercial buildings, advertisements including 'A' boards, even merchandise on the pavements. While recognising the need for the guidance contained in the City Council's publication, due consideration must also be given to the legitimate concerns of traders to earn their living. Our aim must be to maintain and enhance the character of the Square without prejudicing the commercial viability of the shops, the reason why so many visitors come to Wickham. This can best be achieved in practice through monitoring by the Parish Council and acting in co-operation with Winchester City Council.



FUTURE GROWTH AND DEVELOPMENT

The village has a clearly defined shape and size, which enhances its sense of community. This should not be breached.

The residents have expressed a clear requirement for Wickham to retain its compact village identity, bounded by open Hampshire countryside. The growing problems of traffic, and the difficulties of local people in finding affordable homes, need priority in planning in the near future.

CURRENT CAPACITY

Pedestrian access to the Square has been a characteristic of successive developments and should be maintained in future, both to ease traffic congestion and to preserve the traditional heart of the village.

Recent Government guidance requires planning authorities to assess the capacity of the existing settlement. Within the existing village boundaries there appear to be sites for between 50 and 100 dwellings. Clearly release of these sites is within the control of their individual owners and so their precise capacity cannot be predicted. However all of them are within easy walking distance of the Square and so their use must be encouraged.

The space available within the village suggests a constraint on the number of detached houses with garages.

Any developments in the Conservation Area should be appropriate and not detract from the character of the Square and its environs. They should conform to the build characteristics and local details and features already set out in the Wickham Conservation Area Technical Assessment and take note of the Winchester District Local Plan proposals on the character of settlements. Generally developments should be of small scale and in sympathy with the best examples of architecture to be found around the village.

Any future developments should be of small scale and in sympathy with the better examples of architecture within the village. A development of good modern design on an individual plot should however be considered favourably.





DEVELOPMENT OUTSIDE THE EXISTING SETTLEMENT AREA

The former Knowle Hospital is being developed into a new village within 2 miles of Wickham, to provide at least 500 new dwellings including 110 affordable houses. The intervening countryside at present maintains a rural aspect for both settlements. Although Knowle village will utilise many of Wickham's facilities such as shops, school and surgery, it is considered important to maintain a physical separation and keep Wickham itself within its natural boundaries. Development outside the existing village boundaries would lead to considerable difficulty in maintaining pedestrian access to the social and commercial heart of the village.

The present compact nature of the village should be maintained within the settlement boundary in the Local Plan. A clear physical separation between Wickham and Knowle is essential.

The Draft Winchester Local Plan Review advocates that future development should be confined within the existing settlement area. This Village Design Statement endorses this principle, seeking above all to maintain the rural nature of the village.



SUMMARY OF PLANNING RECOMMENDATIONS

- A It is important that future development is sensitive to the historic character of the village and in particular should not detract from its medieval square.
- B The compact nature of the village and the avoidance of ribbon development should be maintained.
- C Future development should be sympathetic to preserving the important landscape views around Wickham, as identified on Map 2.
- D The Glebe Field should be preserved as an open space and maintained for its landscape quality.
- E The small remaining pockets of wild flower habitat identified on Map 3 need careful protection.
- F Existing woodland, verges and hedgerows should be protected in accordance with the Winchester District Local Plan. New planting, especially of native species, should be encouraged.
- G The surface restoration of disused quarries should be minimal, without the use of fertilisers, so that soils develop that are helpful for biodiversity. (As has been HCC policy on similar sites, elsewhere).
- H A development in partnership with a housing association would encourage low cost accommodation for local people.
- I It is important to retain and if possible enhance the diversity of local shops. The Square needs to preserve a sensible balance between shops, offices, and dwellings.
- J The creation of small craft industries and, equally important, premises for technology businesses, should be allowed for in sites within the village.
- K Additional recreational space is needed, with safe access, particularly to the north of the village. Land should be allocated for this purpose in the next Local Plan.

- L The area adjacent to the old railway line and Wykeham Field should be secured as an additional green space for the village.
- M The bridle path through the village should be upgraded to an all weather path with improvements to drainage.
- N The impact of new developments on traffic and parking in the village and its immediate surroundings should be taken into account at the planning stage.
- O Any new development should include adequate parking for its residents.
- P The burgage plot layout should be retained as part of any development.
- Q Key to the retention of Wickham's identity is the balance between buildings and landscaped open space, and this should be maintained in any new development, particularly in the conservation area.
- R Planning applications and briefs should illustrate how the project would appear in relation to its surroundings.
- S New development should take account of and incorporate, as appropriate, the key characteristics listed. Buildings should be designed for the site with these characteristics included as an integral part of the development, not added as decoration to standard designs. Not all characteristics will be appropriate in all circumstances and designers should analyse the site and its surroundings fully to produce a scheme appropriate to a particular site.
- T The village has a clearly defined shape and size that enhances its sense of community. This should not be breached.
- U Pedestrian access to The Square has been a characteristic of successive developments and should be maintained in future both to ease traffic congestion and preserve the traditional heart of the village.
- V Any future developments should be of small scale and in sympathy with the better examples of architecture within the village. A development of good modern design on an individual plot should however be considered favourably.
- W The present compact nature of the village should be maintained within the settlement boundary in the Local Plan. A clear physical separation between Wickham and Knowle is essential.

Appendix to the Wickham Village Design Statement - Environmental Improvements

A number of environmental improvements to Wickham have been identified in the Wickham Conservation Area Technical Assessment and during the preparation of this VDS:

- 1 Repair/restoration of the two ornate iron Victorian railway bridge parapets.
- 2 Repair of the stucco covered wall adjacent to Far Close along the B2177.
- 3 Removal or replacement of the temporary 2 metre high wire fencing to the car parking area at Wickham Laboratories.
- 4 The land adjacent to the old railway line and Wykeham Field to be adopted by the Parish Council to provide an additional green space for the village, once legal ownership has been established.
- 5 Removal/re-routing of overhead wires and cables in certain parts of Wickham e.g. the Dairymoor.
- 6 Station car park to be improved, to provide more space, better lighting and security.
- 7 Drainage to the bridle path to be improved in the area immediately north of the old railway station.

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Circa 1450



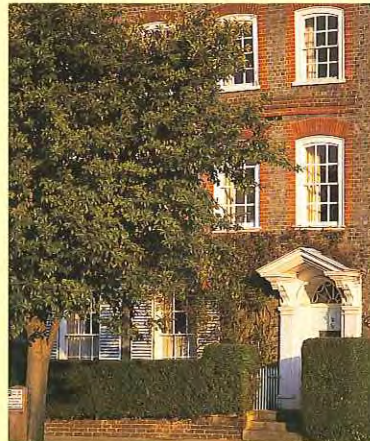
1990's



Circa 1470



20th century



18th century



1960's



1970's



18th century



18th/19th century



1970's

WICKHAM

Village



DESIGN STATEMENT

This VDS describes the qualities and characteristics that local people value in the village and its surroundings and sets out guidance for all new development based on that character.

STUDIO 6
DESIGN & PRINT

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