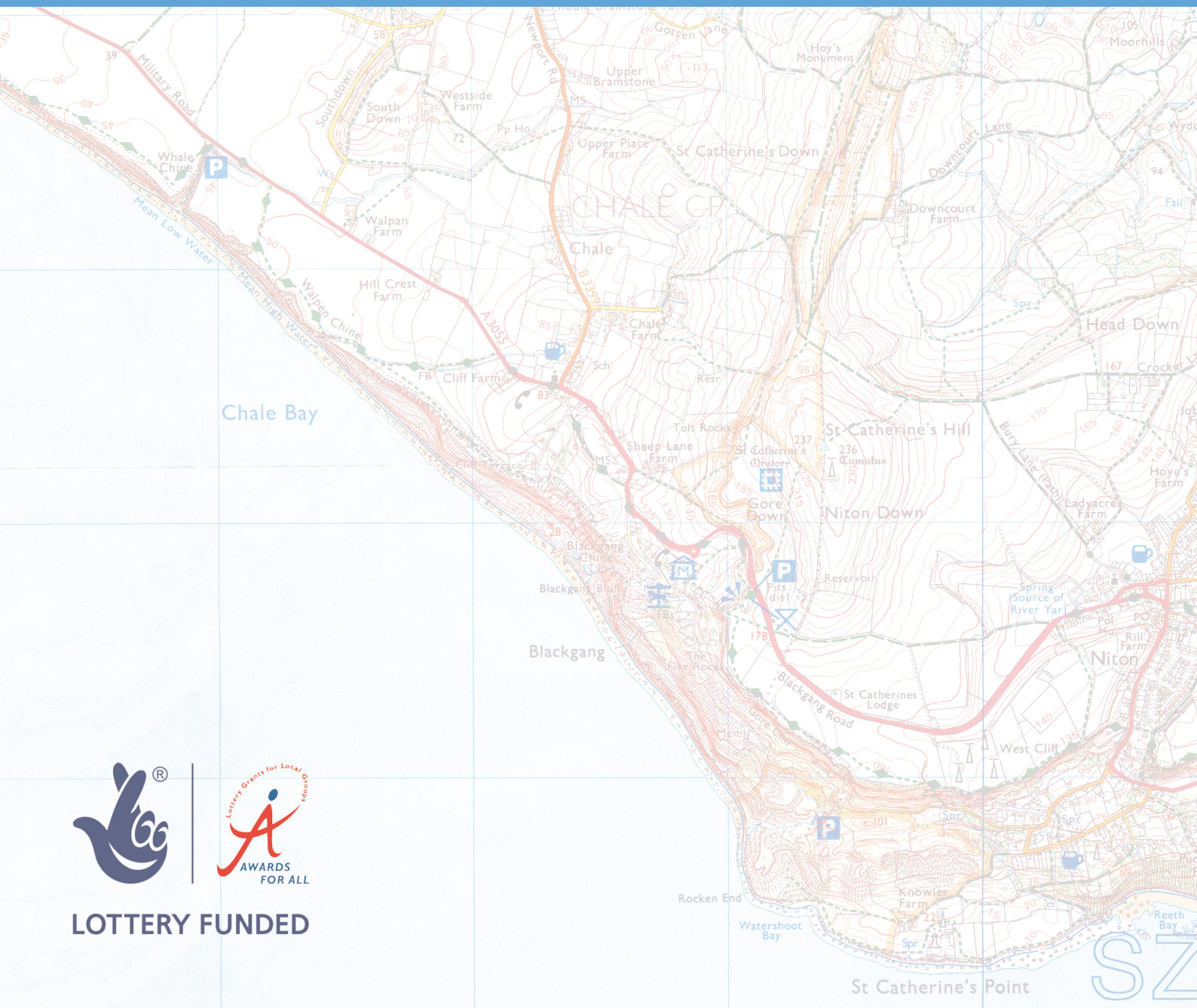


Chale Village Design Statement



LOTTERY FUNDED

St Catherine's Point

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Chale Village Design Statement

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Introduction

What is a Village Design Statement?

Village Design Statements provide clear and simple guidance for the design of all development in a village, based on its character.

They provide a way of ensuring that people planning to make changes, large or small, in a village are guided to work in a way that reflects local characteristics and the qualities that people value in their village and its surroundings.

Produced by the community, a Village Design Statement, once it has achieved the official status of a Supplementary Planning Document, gives detailed and practical guidance to supplement the broad outline contained in the Local Development Framework, 'The Island Plan'.

By making its views widely available in this way, the community is able to influence the planning process at an early stage and not simply react to planning applications after they have been made public.

Additionally, those making proposals for development and the planners who assess such proposals have access to considered guidance on local feeling and opinion.

Importantly, it also provides residents within the village the opportunity to consider the impact on their village of the minor changes they make when the formal planning process is not involved.

Whilst the document is concerned primarily with the visual environment, it recognises the influence of social and economic factors.

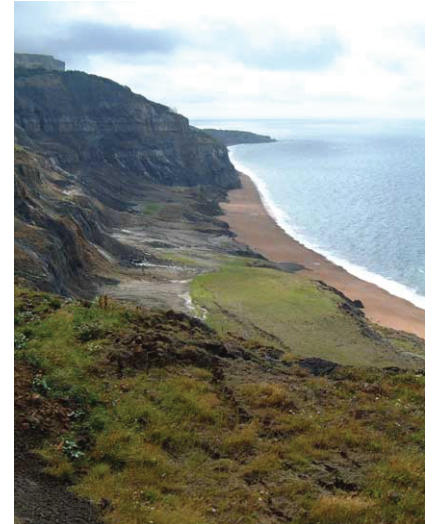
Why produce one for Chale?

In March 2005, Chale produced a Parish Plan that seeks to set out a vision for the community. It contains an Action Plan that has been partially implemented and continues to be evolved and developed by Chale Parish Council working with other local community organisations.

One of the key questions addressed in the research questionnaire underlying the development of the Parish Plan was 'Do you think Chale has a character worth preserving?' There was an overwhelmingly positive response to this question.

This document seeks to provide a description of that special character.

The Chale Parish Plan also contains a large amount of



information regarding the history and community of Chale. This document avoids repeating that information unless it is specifically relevant to a Village Design Statement.

A copy of the Chale Parish Plan can be obtained from the Clerk to Chale Parish Council.

Who is the Village Design Statement for?

It is intended to guide everyone involved with the future of the village. That includes all present and future residents, our farmers, other businesses, developers, designers, architects and the planning authorities.

It will be as valuable to individual householders wishing to build

extensions or put in new windows as it will be to planners, developers and architects considering new or replacement building and conversions.

Every household and business will have a copy.

How was it produced?

Residents of the parish with the full support of Chale Parish Council, the Chale Village Partnership, the Isle of Wight Area of Outstanding Natural Beauty Partnership (AONB) and the Isle of Wight Council have produced this statement.

It is the result of extensive public consultation involving the parish at all stages including:

- A number of public meetings, workshops and exhibitions.
- An extensive questionnaire distributed to every household.
- A project undertaken by local schoolchildren.
- A short questionnaire survey was conducted with visitors to the village and an exhibition mounted at Chale Show.
- Opportunities for all households to comment on two draft versions.
- Consultation with the AONB team.

- Consultation with local planning officers.

A wide range of residents has contributed at the meetings including members of the farming and business communities in addition to householders. Additionally, the residents who have contributed at meetings ranged across the age spectrum and from those who have moved into the village in recent years to those who were born here.

What does it cover?

This Design Statement is divided into a number of sections on:

- Landscape setting and shape of the settlement.
- Spaces and boundaries.
- Buildings and materials.
- Traffic and communication links.
- Environmental performance.

Each section is broken down in turn into its component parts with a description of the character and the guidance that arises from it. The intention is to provide users with a sufficient level of specific detail to give immediate clarity on any point and avoid lengthy discursive text.

In addition, a number of points arise that, although not of a

planning nature, require further consideration within the context of the Chale Parish Plan. These are specifically addressed to Chale Parish Council.



Top: Chale Primary School
Middle: Chale Women's Institute Hall
Bottom: The Wight Mouse Inn

Landscape Setting and shape of the settlement

Village Setting

Character Description

From surrounding areas, especially in views from the downs, the visual impact of the village is of buildings nestling in to the contours of the land. The village is linear in nature with groups of houses at various points e.g. around the church and pub; around the former Methodist chapel and around Upper Bramstone Farm.

Guidance

- *Buildings and changes to landscape features should respect the vistas that are those most valued by residents (shown on the map) and any new development should avoid material harm to their character.*
- *The pattern of buildings should be retained so that they are in harmony with the landscape and respect the contours of the land.*

Camera Obscura Effect

Character Description

The open nature of the village with the buildings generally in small groups ensures that in most locations throughout the built area as well as the open areas it is possible to view the countryside around the village. One villager described this as like living in a camera obscura.

A camera obscura is a darkened chamber with an aperture through which images of outside objects are projected onto a viewing surface that normally takes the shape of a large dish.

The gaps between the buildings play a critical role in defining the character of the built environment.

Guidance

- *Any proposals for new buildings need to take into consideration the potential impact on existing views into the countryside.*
- *Landowners should be encouraged to avoid blocking views past their buildings into the countryside with walls, hedges and fences.*

Fields go to the cliff edge

Character Description

There are a minimal number of properties on the cliff edge - The Terrace and Blackgang Chine - resulting from landslip having removed a number of significant houses in the Blackgang area during the last 100 years.

Open views of the sea are available as fields lead to the cliff edge from the Military Road with no hedgerows at the cliff edge.

The coastal cliffs are in a state of steady erosion.

First 50m of land from the edge of the cliff are protected by designation as a Site of Special Scientific Interest. The designated area is 'rolling' in that it moves inland as the cliff erodes.

The path along the cliff top forms part of the Isle of Wight Coastal Footpath and is very popular with residents and visitors alike.

Guidance

- *New buildings should not interrupt views across the open area south of the Military Road. If a pavilion is proposed for the Recreation Ground (the home of Chale Show), it should be carefully positioned to minimise visual impact on the landscape.*
- *On the cliff top, in order to maintain the open views, landowners are encouraged to use wire fences for boundaries, rather than solid walls and fences.*
- *Landowners are encouraged to improve cliff top access.*

Recommendations for the Parish Plan

Continuance of rolling Site of Special Scientific Interest (SSSI) designation to be supported.

Continuance of existing Heritage Coast designation to be supported.



Isle of Wight Council plans to seek World Heritage site status for this coast to be supported.

Access to and along the coastal footpath and its relocation further inland as erosion makes necessary to be supported.

Area of Outstanding Natural Beauty/ Heritage Coast

Character Description

The village and surrounding falls within a designated Area of Outstanding Natural Beauty (AONB). The coastline is defined as Tennyson Heritage Coast. The primary purpose of the AONB designation is the conservation and enhancement of natural beauty, landscape, natural and historic heritage. However, there is a recognition that this natural beauty relies upon the management of the landscape through agricultural and forestry, and the economic and social activities that occur within it.

The Heritage Coast definition has a similar purpose to AONB but puts a greater emphasis on recreation management.

Blackgang Chine is a major development and important visitor attraction and local employer situated on the cliffs at the edge of the village. It was opened in 1843 and has changed

and developed over the years to meet both modern visitor needs and the changes imposed by the receding cliffs. It is almost anonymous to the landscape in spring and summer being generally well screened by trees and shrubs.

Ecotourism is starting to play an important role in the village, creating jobs in service provision at the shop, self-catering, hotel and bed and breakfast accommodation. The many paths attract people who also enjoy the open sea and country views, maritime sunsets and star laden skies.

Shooting also plays a role with the breeding and release of game birds and the supporting countryside management including the maintenance of cover.

Guidance

- *It is of central importance to the character of the village that those proposing to make changes pay attention to the need to achieve a balance between economic activity in the area and the conservation of its natural beauty and landscape heritage.*
- *Developers should recognise in any proposals, the value that villagers place on the benefits of living within the AONB.*

Recommendations for the Parish Plan

The Parish Council should consider supporting proposals that seek to increase ecotourism in the village that are consistent with this guidance

Community facilities/ location/needs

Character Description

The Women's Institute Hall at the southern end of the village is the main village hall. It is one of two remaining local buildings constructed in wood and clad in corrugated iron. These materials were usual in the village in the early to mid twentieth century.

The village school provides a nursery and primary education as well as out of hours activities for children and daytime and evening activities for adults.

The Scout Hut is used for cubs although activities are restricted due to the quality of the building and the limited toilet and kitchen facilities.

The village shop and Post Office provide essential services that are highly valued by villagers. The recently extended shop provides a café/meeting place.

The pub which is located at the southern end of the village is targeted mainly as a restaurant for visiting families.

Sensitive Landscapes and the importance of impact from backland development to St Catherine's Down.

*Top: Chale Village core
Middle: Chale Street dispersed linear development
Bottom: Chale Green contained residential core*

The presence of the church building and its well kept churchyard are highly valued by villagers although its normal congregation is small. The bells include one of the oldest being rung in the south of England that was cast between 1360 and 1370, having originally been hung in a bellcote on the same site.



There are no facilities to support the full use of the recreation ground.

Recommendations to planners - significant landmark buildings

The church, school, former Methodist Church, WI Hall, former Blackgang Mission Hall and the Scout hut are historically important to the village and the Planning Authority is encouraged to regard them as significant landmark buildings even though the last three may be considered to be of no particular architectural merit.

Sympathetic consideration by planners is recommended to proposals which will enable better use of the recreation ground.



Recommendations for the Parish Plan

In considering any proposals for change, the Parish Council should recognise the importance of each of the limited facilities available in the village. Villagers' concerns remain the same as at the time of the initial Parish Plan survey.



Spaces and Boundaries

Field types/patterns

Character Description

The pattern of fields and their types is related to agricultural land use – the pattern today is a remnant of what was once common across the Island and has remained almost intact since the 1840s.

This is an essential feature of the Chale landscape, reflecting the uses of the land over centuries. Changes in farming practice present a threat to its survival.

Benign farm practices encouraged by current government policy are keeping farmers on the farms but as individual farms are small they are subject to purchase as 'hobby' holdings.

Guidance

- *Non-farming landowners are encouraged to let their land for mixed farming.*
- *When considering non residential development, planners and developers should consider preferring projects that support local agricultural uses as well as local producers and local markets.*
- *Landowners are encouraged to consider forms of land use diversification that do not erode or modify the established field types and patterns.*

Downland

Character Description

Open grass and heath on the ridge and down to the east of the village.

Typical downland maintained by livestock grazing.

Visible ridge and the north side of the hilltop are both the property of the National Trust.

Guidance

- *The National Trust should be encouraged in their current policy of maintaining the land in their ownership as low fertility downland.*

Trees and Woodlands

Character Description

Occupy unfarmable land, wetland, steep slopes, etc.

Historic remnants remaining by benign neglect.

Provide natural shelter for cattle. Value for wildlife diversity. Create rural landscape variety. Provide materials for the production of hurdles/timber (hazel coppice).

Guidance

- *Landowners are encouraged to manage woodland actively including for woodland products and fuel for the local community.*

- *Farmers are encouraged to avoid inadvertent damage from pollution and run off.*
- *The highways authority, farmers and landowners are encouraged to ensure that works and changes of use provide appropriate drainage.*
- *Landowners are encouraged to consider forms of land use diversification that enhance ecotourism through recreational use.*
- *All villagers are encouraged to plant trees that will provide additional food sources for the local red squirrel population.*

Green public spaces - recreational facilities

Character Description

Chale Green is linear being mostly used as a footpath getting people to bus shelters and the shop sited at the north end.

Village events are sometimes staged on the Green. Children's play area on Spanners Close and adjoining open space belongs to a Registered Social Landlord. It is well used by children and dog walkers.

Recreation Ground adjoining Chale Bay Farm is currently used for various sporting activities including football; kite flying; golf; pigeon racing; family

games; Chale Show; Gymkhanas and car boot sales. Whilst it has some enclosing features including hedges and banks, most notably a substantial hedge to the southern end, it is visible, open and accessible and the safest open space within the parish.

There are allotments next to the churchyard.

Recommendation to the Registered Social Landlord

The owner of the children's play area is encouraged to maintain the safety and amenity of the area.

Guidance

- *Chale Green is one of the most notable features within the village and retaining its open nature is very important to the character of the village.*
- *Recreation Ground – should the Parish Plan propose a pavilion in this accessible location to meet the needs of the sports and other activities that take place, then the location of such a building should take advantage of the shelter of the substantial hedge at the southern end, adjoining the public footpath whilst adopting a design that is low lying and sits comfortably within the landscape.*
- *The landowner is encouraged to retain the allotments as a village amenity.*

Spaces between houses/infilling

Character Description

Infilling, particularly in Town Lane, has blocked views and changed the character of the village in that area.

Spaces between houses allowing views from all over the village out of the village.

Small groups of housing with large spaces between creating open views.

As local people are generally forced out of the village if they wish to purchase a home, then such limited development that is permitted can best underpin the sustainability of the village by favouring affordable housing.

Guidance

- *Any proposals for development on the west side of Chale Street to the south of the redundant chapel should respect the openness of the landscape, avoid interrupting the extensive vistas across the land and retain the separation between the two built-up areas of the parish.*
- *Affordable housing provision for local people is encouraged and, for their location, priority consideration should be given to sites of existing redundant and derelict buildings.*

Hedgerows and ditches - including those that are historically important

Character Description

Field boundaries east of Chale Lane and North of Newman Lane are essentially the same as they were in the 1844 Tithe Map. Field patterns on Bayley's Hill between the shop and the Hoy monument are also essentially the same as they were in the 1844 Tithe Map.

Hedges along the Military and Atherfield Roads have been largely grubbed up.

Hedges are predominantly local native species including elm, bramble, honeysuckle, hawthorn, blackthorn, spurge laurel, gorse and trees of oak, elm and ash.

One of the Island's principal rivers, the river Medina, arises within the parish.

Guidance

- *Farmers and landowners are encouraged to retain and maintain all existing hedges and associated banks to both maintain the character of the village and support biodiversity.*
- *Farmers and landowners are encouraged to keep all ditches clear.*

Network of narrow lanes
with substantial hedgerows
- vulnerable to adjacent
change of land use.



Fences - Rural

Character Description

The pattern of small fields is strongly influenced by the enclosure necessary for rearing livestock and the hedges are also important as a wildlife habitat.

Wire fences bound fields not enclosed by hedges.

There is limited subdivision of existing fields with small paddock construction featuring painted rails and white tapes which are visually disruptive.

Guidance

- *Landowners are encouraged to retain the established pattern of smaller fields and the existing hedgerows.*
- *Opportunities should be taken to plant fence lines with hedgerow species.*
- *Landowners are encouraged to avoid the use of fencing materials alien to the local landscape and particularly to avoid visual intrusion into the established field pattern.*

Stone Field Walls

Character Description

The parish has only one stretch of good quality stone field wall that marks the boundary of the parish on the east side.

There are fragments of more walls to the south side of St Catherine's Hill.

These walls and the adjoining area in Niton Parish are a feature unique to this area of the Island.

Guidance

Landowners are encouraged to recognise the importance of stone field walls as a feature unique to this area of the Island.

Banks and Verges

Character Description

Banks predominantly feature as boundary markers and along roadsides, notably the large number of sunken/hollow lanes and where prevailing winds mean that hedges cannot be grown successfully.

Wide grass verges are intermittent in Chale Street, the Military Road, Blythe Shute and leading up to the Viewpoint Car Park. Many of these have materialised through new road and road widening schemes.

Residential developments and the consequent requirements of the highway authority are resulting in the erosion of the character of these banks.

Guidance

- *New road accesses should seek to maintain the character of road banks where these currently exist.*

House Boundaries and Screening

Character Description

Walls of stone and/or brick, hedges (mainly locally found native species), wire fences and grass banks.

Careful tree planting plays an important role in sustaining the rural/green element of built locations e.g. Spanners Close

Guidance

- *Where hedges are created or replanted, locally found native species (blackthorn, hawthorn, oak, ash, elm, spurge laurel and dog roses) are preferable to modern conifer hybrids in order to sustain biodiversity .*
- *Careful screening of new buildings is suggested where they might otherwise have a significant visual impact.*
- *Where security is important, a combination of hedgerow and open fence (e.g. weldmesh) is preferable to close boarded fencing which is inappropriate in this landscape.*



Overhead cables/pole mounted transformers

Character Description

Most telephone and electricity cables are pole mounted
Some local transformers are pole mounted.



Guidance

- *When development or other changes are proposed, every opportunity should be taken to relocate cables below ground and move transformers to ground level.*
- *Pole mounted transformers are best located where there is sufficient local screening.*
- *Any new cable should be attached to existing networks so that new pole networks can be avoided.*

The western approach is contained by topography. Highly significant impact could arise from development along Southdown Lane and Chale Lane.

Buildings and Materials

Property Mix

Character Description

The houses in the village reflect building styles and locally available materials over several hundred years. It is only since the twentieth century that styles have been influenced by national trends rather than local needs and materials.

Whilst wooden buildings have largely disappeared, low cost materials such as cob are still seen along with older high cost materials such as stone. The limited availability of local brick ensured limited use in combination with local stone until improvements in communications led to widespread use.

Modern industrially produced bricks are now in evidence and there are only two buildings of corrugated iron and wood remaining; at one time there were a number scattered throughout the village.

All the earliest buildings are of stone and are predominantly farmhouses ranging in size up to substantial manor houses such as Walpen, Gotten and Pyle.

The general size of the older stone buildings is larger than might be anticipated from the wealth being generated within the area and particularly from the associated landholdings.

The majority of buildings were originally constructed for residential use or uses associated with agriculture, predominantly barns. The most notable of the latter is a tithe barn located at the southern end of the village.

Traditionally properties were generally two storeys although a number of bungalows have been built, most notably in the second half of the twentieth century. There is one block of flats built in the late 1970's.

A number of social housing developments were constructed in the twentieth century, the largest of these being the development on the glebe land at Spanners Close. The most recent development was a group of four bungalows at Hoy Close in the 1990's.

Guidance

- *The mix of property in the village has reflected materials available locally at the time and how they could be used most effectively.*
- *Builders and developers should consider adopting a similar approach whilst avoiding substantial contrasts in scale with existing buildings.*

Position within the landscape & impact

Character Description

The nature of the village is mainly linear and because of the strong prevailing winds, the houses are grouped into folds in the landscape and other locations which provide some shelter e.g. in a small valley or the lee of a hillside.

The main components of the settlement are also positioned parallel and at the foot of the downland ridge to the east.

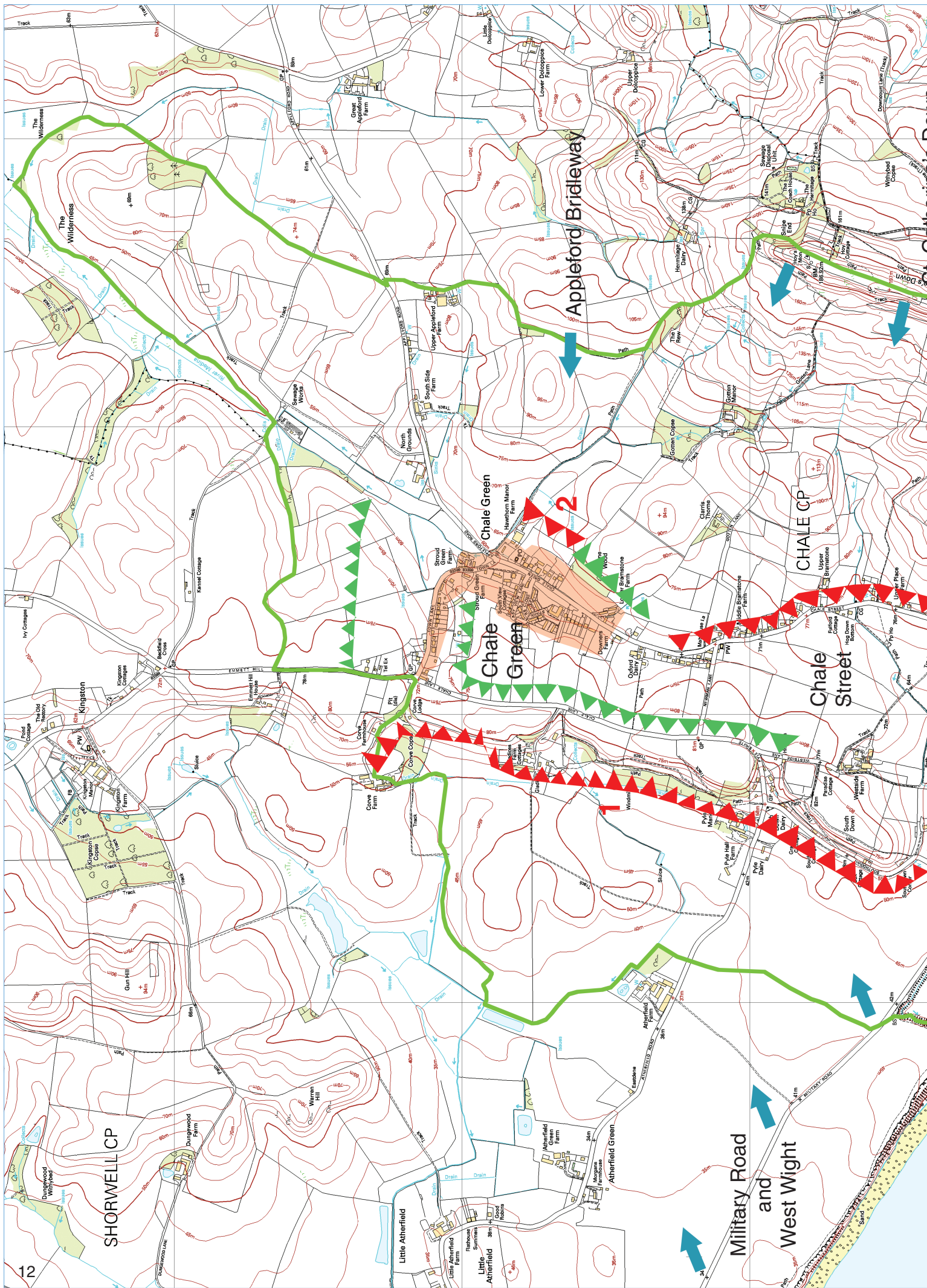
Because properties have been carefully positioned within the landscape, the village is 'lost' within the landscape and even within the village; the impact of the built on the rural environment is low.

Many of the older stone buildings are built at right angles to the roads rather than facing them.

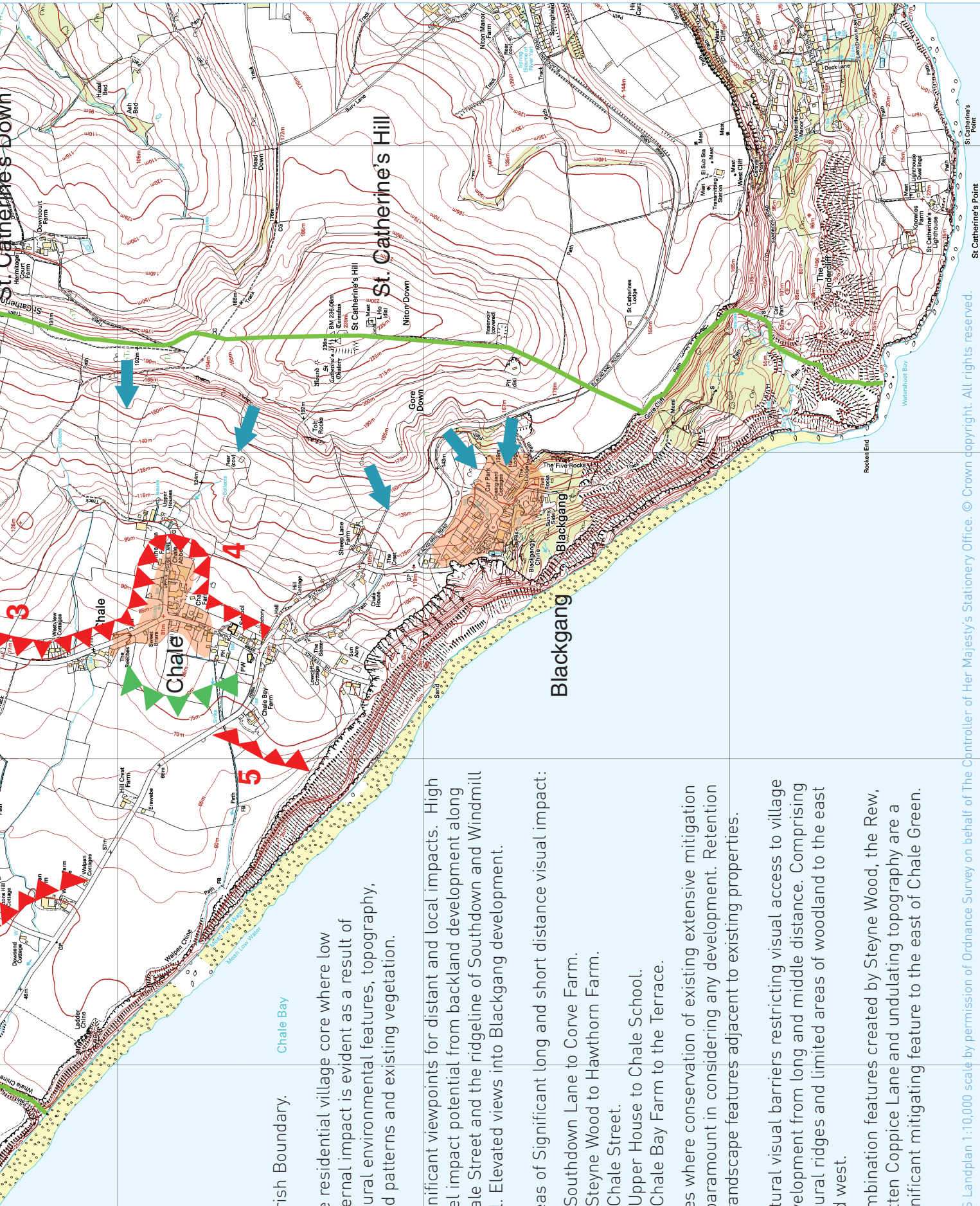
From outside the village, many of the properties are only seen as rooftops across the fields.

Guidance


- *Any proposed development should consider its location within the landscape as seen both from within and outside the village to ensure it is not visually intrusive. Cont. p15.*




SHORWELL CP





Key

 Parish Boundary.

 Chale Bay


 The residential village core where low external impact is evident as a result of natural environmental features, topography, field patterns and existing vegetation.

 Significant viewpoints for distant and local impacts. High level impact potential from backland development along Chale Street and the ridgeline of Southdown and Windmill Hill. Elevated views into Blackgang development.

 Areas of Significant long and short distance visual impact:

1. Southdown Lane to Corve Farm.
2. Steyne Wood to Hawthorn Farm.
3. Chale Street.
4. Upper House to Chale School.
5. Chale Bay Farm to the Terrace.

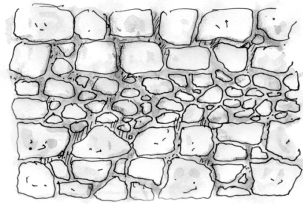
Sites where conservation of existing extensive mitigation is paramount in considering any development. Retention of landscape features adjacent to existing properties.

 Natural visual barriers restricting visual access to village development from long and middle distance. Comprising natural ridges and limited areas of woodland to the east and west.

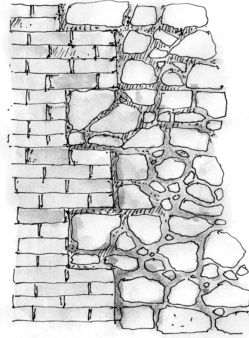
Combination features created by Steyne Wood, the Rew, Gotten Coppice Lane and undulating topography are a significant mitigating feature to the east of Chale Green.

Buildings and Materials

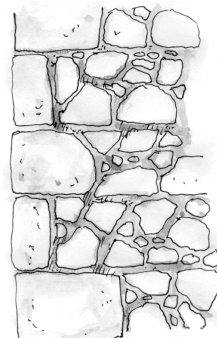
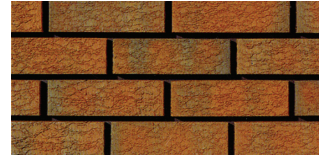
Typical brick types, rustic or wire cut. Other variations only for exceptional design.



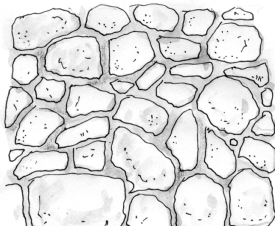
Coursed Rubble.



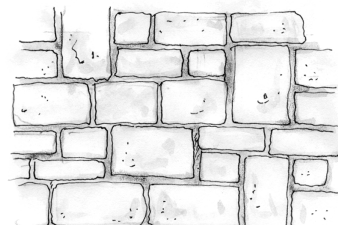
Brick quoins.



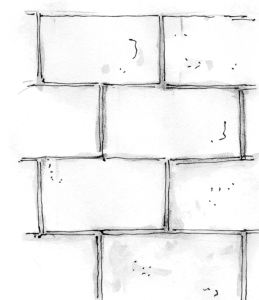
Stone quoins.



Random uncoursed rubble.



Snecked stonework.



Ashlar uniform horizontal courses - high status buildings only.



Avoid uniform units of reconstructed stone.

Typical buildings 17th-20th Century. Cob wall to brick and thatched roof to slate to tile. Note effects of changes in window detail.

“Building Communities”
*Successful blends of
 harmony and discord
 in age and materials
 can contribute to
 local distinction.*



Guidance continued from page 11.

- A map showing the areas of high visual impact in the village is included in this document.

Styles and groupings

Character Description

Old houses built of stone or latterly stone with brick quoins and roofed with thatch or clay peg tiles, sometimes re-roofed in slate are placed sporadically throughout the village. They range from large stone farmhouses to smaller cottages and are both detached and semi-detached.

There are a number of Victorian villa style houses. These are usually found in defined groups and built of brick or stone with slate roofs e.g. the surviving houses at The Terrace and opposite the church in Church Place.

Pre-war properties are sporadically placed around the village, singly, in pairs and in small groups and are generally built of brick with slate or tile roofs.

Post-war development was primarily small groups of 5-10 houses although there was one substantial social housing development that commenced in the late 1970's at Spanners

Close. Almost all of this development was in brick with tile roofs and included a number of bungalows.

Recent building has been of mainly single houses built on existing sites or on infill sites. Construction is frequently in reconstituted stone with brick quoins and tile or slate roofs. Pressed composite slates are now being used.

Only a very small number of corrugated iron clad and timber buildings now exist most having been replaced with modern buildings.

Poor choice of roofing materials can have a long range impact that is visually intrusive.

Guidance

- *Proposals should recognise the continuously evolving nature of development in the village and avoid designs that are simply attempts at pastiches (copies) of a particular period of construction.*
- *Villagers would welcome modern designs that respect their surroundings and are consistent with a rural environment.*
- *Building proposals should consider the long range visual impact of the materials they use, particularly roofing materials.*

Views from the rear of buildings/‘tidiness’

Character Description

The location of most of the built locations along the foot of the downs means that the rears of properties are often as visible or more visible than the fronts, particularly from the high ground.

Agricultural operations can generate unsightly areas.

Guidance

- *Proposals should consider the rear view of planned development and its impact on the landscape.*
- *Landowners should consider the impact on the landscape of materials stored at the rear of their properties.*
- Farmers are encouraged to screen particularly unsightly operations where practicable.

Building plot/size ratio

Character Description

Large gardens are the norm throughout the village other than in the most recent developments such as at Spanners Close.

There has been recent infill development, notably in Town Lane, which has changed the ratio of the buildings to the plot

size and introduced a more urban nature to the street scene, removing the open views between the houses.

There is a tradition of self sufficiency in the village with many vegetable plots.

Guidance

- *Proposals by developers and landowners need to take into account the expectations of villagers that plots will be of adequate size to provide the potential for self sufficiency in vegetable crops.*
- *Infill development should take account of the resulting plot size and street scene.*

Position within plot

Character Description

Larger houses such as Victorian villas are normally set in the middle of their own plots whereas cottages and farmhouses are set in close proximity or right on to the road.

More modern houses are positioned slightly back from the road with their own driveways or allocated parking.

Houses rebuilt on existing sites are positioned on the footprint of the previous building that can lead to them appearing oddly positioned in relation to other modern buildings.

Excessive adherence to properties being located behind building lines is eroding local character.

Guidance

- *Proposals for change should consider the physical context of new buildings to ensure that they are placed on their plots in a way that is consistent with similar properties in the village avoiding excessively strict adherence to building lines.*

Conversions/ extensions and renovations

Character Description

There is a wide range of conversions, renovations and extensions that have taken place in the village, some very successful like the Star Brewery and others much less so.

The small number of barn conversions have been generally successful in retaining the agricultural nature of the buildings so that they still appear as such within the landscape despite their variety of current uses.

Guidance

- *Architectural features should be retained and alterations should be avoided that are*

disruptive to the character of the original building e.g. large flat roofed extensions, dormer windows in houses and Velux windows in roofs are best avoided wherever possible.

- *Pastiche solutions which copy the original structure are also best avoided as they can lead to the loss of form of the original building.*

Replacement Buildings

Character Description

A number of the original buildings of timber and corrugated iron in the village have been replaced with modern structures of brick and reconstituted stone.

Replacement buildings are normally built on the original footprint in accordance with current planning policy.

Guidance

- *The scale and mass of replacement buildings should be carefully considered to minimise visual impact on the street scene and surrounding properties.*
- *Materials should be chosen with careful regard to their potential impact on the street scene and surrounding properties.*



Strong relationship between buildings and landscape despite a wide variety of age, style, scale and materials.

Barns, sheds and garages

Character Description

There are a wide variety of non-domestic buildings in the village ranging from stone barns, including a listed tithe barn, to corrugated iron and wood or brick structures. Roofs also range through thatch, corrugated iron, tiles, slate and roofing felt. They are broadly reflective of the development of the residential properties in the village.

Guidance

- *Developers and property owners are encouraged to consider outbuildings that are in scale with the existing buildings and sympathetic to the site in that they are not visually intrusive to the main building and its setting.*
- *Particular attention should be paid to the grouping of buildings, avoiding a scattered approach that increases the perceived mass of the settlement.*
- *Careful consideration should be given to the placing of buildings to avoid closing off open views from rights of way and in respect of overlooking from the downs.*
- *Driveway and footpath surfaces should use appropriate surface*

treatments with informal finishes using natural materials.

Form and Materials

There are a wide variety of building styles in the village that can be placed into a timeframe both in terms of their form and the materials used in their construction. Form and materials are indivisible in their impact. Poor form cannot be salvaged by the use of vernacular materials and building of appropriate local form will be damaged by an inappropriate use of materials.

The following sections seek to provide details of this history and draw out guidance for future development in the village. The section needs to be considered as a whole as repetition of the guidance has been kept to a minimum.

Form

Character Description

Prior to 1800 – steep roof pitches, strongly defined gables, quite commonly half hipped roofs and positioned end on to the road or highway. Often using the attic space as a third storey. Small window openings throughout the building and normally on the gable end. Many have a cat slide roof to increase

ground floor area. Chimneys are frequently both central and at one end.

1800-1900 – Roof pitches reduced but still above 45 degrees. Buildings tend to be more squat with lower elevations and chimneys located at either end.

1900-1970 – Roof pitches are 45 degrees or less and frequently fully hipped with central chimneys. Elevations tend to be symmetrical both front and back with an increasing number of detached properties. The arrival of the bungalow with shallow pitched roofs below 30 degrees with large site coverage for the accommodation provided and an increased long view impact.

1970-1990 – Introduction of national character building. Identical roof pitches, loss of detailing in the external elevations that have an increasing scale of impact. No chimneys. Introduction of high impact garaging to the front and side of buildings with substantial provision of hard surfacing for turning areas and driveways. Introduction of over fussy open plan frontages with loss of hedgerows and traditional village settings to buildings.

1990 to date – Tendency to return to pastiche architecture with a poor combination of

materials and form of period. e.g. roof pitches, windows and scale of elevations are not matched to the choice of materials. No examples of quality modern building designs. Buildings in elevated positions close to the highway or pushed to the rear of plots are tending to create situations where they lose their relationship to nearby buildings and the highway.

Guidance

- *Development should respect in detail the needs of local distinctiveness and the character of the original village.*
- *The choice of materials and their relationship to each other is of paramount importance in respect of colour, unit size, mix and texture.*
- *The form of buildings should take account of overall mass including ancillary structures, space between buildings, roof pitches and fenestration.*
- *The location of buildings within plots and most importantly the vertical positioning of buildings and their mass should be considered particularly in relation to elevated sites.*
- *Frontages should reflect a village character and use locally available natural materials and planting,*

avoiding urban finishes and external works.

- *Provision for cars parking and turning should not dominate frontages.*
- *Consideration to modern architectural solutions should not be rejected in favour of adherence to inappropriate and mixed pastiche buildings.*

Materials

Character Description

Prior to the 19th century – stone with stone quoins and mullions in stone or wood. Roofs predominantly thatch and hand made clay and stone tiles.

1800s – 1900 – Stone infill with brick quoins, brick wind recess and lintels. Roofs use less thatch and increasingly clay tiles and some slate.

1900 – 1970s – Brick, originally Island red and buff brick but later industrial bricks not of local origin. No new thatch roofs, mass-produced clay tiles and a significant amount of slate. Built up felt flat roofs - notably on extensions.

1970s – 1990s – No coherent pattern. Bradstone, multi and odd coloured imported bricks & tiles.

1990 to date – Brick quoins of indeterminate origin and

uncoursed infill of small insignificant stone, usually reconstituted. Roofs of indeterminate nature and origin. No coherent relationship between the building and roofing materials.

Guidance

New and replacement buildings.

- *Developers should consider styles more reflective of the established pattern and provide more variety and locally appropriate solutions.*
- *Developers and builders should consider the provision of matched materials and local distinctiveness.*
- *An over reliance on a single period in respect of details of form and materials is best avoided.*
- *When attempting a pastiche, it is essential to match both the dimensions and colour of the materials being echoed.*
- *Attention needs to be paid to the coursing of stones where used and the relationship to the scale and colour of quoins.*
- *Adding to an existing group of buildings is preferable to infill development.*

Conversions and extensions.

In addition to the points made above:

- *The scale of additions should be sympathetic both in relationship to the existing roof line and the forward building line.*
- *By preference, all extensions should be to the rear in order to preserve the open spaces between buildings.*
- *Extensive rear extensions should be avoided as these can be particularly prominent when viewed from the downs.*
- *The integrity of the original buildings and particularly those of historic merit, can best be retained by a change of building line and height as well as material where possible e.g. the use of brick and render when adding to stone buildings. This will preserve the integrity of the original structure.*



Windows and doors

Character Description

A wide variety of window forms are evident in the village although these are generally casement windows with small single panes. Whilst white paint predominates as a finish, there are a variety of colours in evidence. Later buildings demonstrate a movement towards larger casement and picture windows that can have a detrimental impact in respect of light escape and reflecting impact. In the last twenty years there has been a move towards repetitive stained softwood frames.

Traditionally there are a limited number of openings to buildings on the side facing the prevailing wind.

Dormer windows are not traditionally used on houses. During the period from the 1970s-1990s, there was a proliferation of fully glazed doors. Since, there has been a return to a more traditional form of timber doors that are sometimes partly glazed.



Guidance

New and replacement buildings/Conversions and extensions

- *The use of oversize openings and large panel windows should be avoided because they permit high levels of light escape or cause visual disturbance e.g. through reflection.*
- *Over fussy glass and leaded light windows should also be avoided.*
- *Care needs to be taken to match architectural style and materials.*
- *Dormer windows are best avoided on houses although they can be appropriate on true bungalows.*
- *Velux windows in roofs are best avoided as they both permit high levels of light escape at night and are inconsistent with dark skies. They also can cause visual disruption to views though daylight reflection.*
- *Painted hardwood or software windows are historically more appropriate.*

Care should be taken to preserve and enhance the distinctive nature of adjoining structures. By contrast in finish, scale or position.

Traffic & Communication Links

Parking

Character Description

Parking areas are:

Adjacent to the village Shop.

By the Scout Hut.

At the Wight Mouse.

Viewpoint Car Park.

Two areas belonging to South Wight Housing Association Limited at Spanners Close and St Edmunds.

Intermittent parking on streets and verges where space allows.

The village roads are generally narrow and winding.

Guidance

- *All development should make provision for off street parking taking into account the potential visual impact of groups of parked vehicles as seen both from within and outside the village to ensure their visual impact is not intrusive (see the map).*
- *Natural materials and permeable surfaces are preferable to avoid creating a hard and unsympathetic situation.*

Recommendations for the Parish Plan

A number of popular walks attract vehicles to park at the most popular setting off points. The most notable is the use of

the Viewpoint Car Park that provides a convenient starting point for walks along the cliff top and over the down. Other walks are not well served and the options to provide a limited amount of parking at appropriate starting points need to be identified e.g. walk from Chale Green up to the Hoy Monument. There may be a need for more general car parking e.g. opposite Lea Bank and in the proximity of the church. Research into parking needs could usefully be undertaken

Dark Skies

Character Description

Limited street lighting, low building density and a lack of other ambient lighting ensures a clear view of the night sky with constellations of stars and some of the planets clearly visible to the naked eye.

Dark skies in the Isle of Wight Area of Outstanding Natural Beauty are a significant proportion of all dark skies in the South East.

Guidance

- *Property owners are encouraged to minimise the use of security lighting and particularly systems that can be triggered by wildlife or passing vehicles.*
- *Where the use of external lighting is unavoidable,*

downlighting systems are preferable.

- *The use of time and sensor switched systems is encouraged as an alternative to external lighting that is permanently on.*

Street Lighting

Character Description

Limited existing lighting only complete at Spanners Close, The Glebe and St Edmunds. One Light each at Lea Bank and Hoy Close.

Solar powered units have been installed on the surface of the roadway at the entrance to the car park by the scout hut. These mark the entrance clearly without producing unnecessary additional light.

Guidance

- *Householders are encouraged to ensure that individual house lighting is not activated by passing traffic.*
- *All lighting should be downward facing.*
- *The uses of innovative solutions that avoid creating excess light are to be preferred to the installation of further fixed street lighting.*

Road Marking, Street Furniture and Signage on Rights of Way

Character Description

A profusion of road signs in various states of repair from good to unreadable – especially skid signs, speed limit indicators and other warning signs.

A number of footpath/bridle path signs are in a poor state of repair.

Recommendations for the Parish Plan

A review of all signs in the parish should aim to reduce street clutter as well as replacing/repairing/consolidating signs as necessary to ensure that they are effective.

Traffic Speeds

Character Description

There is a 30 mph limit from Emmett Hill along Town Lane and through the Green and Spanners Close as well as from the church to West View. A 40 mph limit exists in the remainder of Chale Street.

Villagers consider that traffic travels at excessive speeds in certain areas of the village

Recommendations for the Parish Plan

Further speed restrictions and physical road marking of the entrance to Chale Green should be considered in Appelford Road.

A reduced speed limit should be considered in the residential area of Blythe Shute and along the Military Road past the entrance to Chale Recreation Ground.

Footpaths and Bridleways

Character Description

There is an extensive network of field paths in and around the village with some significant gaps where previously roads were used as footways. These connections are no longer viable because of the level of traffic on what are very narrow and winding lanes with restricted visibility.

Building in the village, particularly at Spanners Close, has not provided linkages to existing facilities e.g. shop, bus stops, phone box.

Infilling has increased pedestrian traffic where no footway exists, notably in Town Lane.

Guidance

- *Developers should consider cycle/footpath linkages and their improvement as a component of any development.*
- *Footpaths should use appropriate surface treatments with informal finishes using natural materials with permeable surfaces and sustainable drainage solutions. Generic/urban approaches such as tarmac and block paving should be avoided.*

Recommendations for the Parish Plan

Consider publication of a footpath routes guide for the village along with the promotion of greater footpath use.

Review existing gaps/inconsistent links in the paved footpath network and develop an action plan including the formalisation of current trespass routes.

Develop an action plan for a pedestrian/cycle link from the recreation ground to the shop which connects to all main areas of the built environment.

Consider dangerous locations within the village with a view to working with the highways authority to enhance pedestrian safety.

Environmental Performance

Energy supplies in Chale do not include mains gas. There are a wide variety of energy sources used including mains electricity, oil, wood, coal and LPG

Wind Turbines

Character Description

Chale has a high level of wind all the year round due to its open coastal location.

One modern domestic wind turbine was installed in the village although this has now been removed.

Guidance

- *Recognising the past use of windmills on the Island for a variety of purposes, well sited units to suit domestic or individual business needs should be considered favourably.*

Recommendations for the Parish Plan

Options for schemes to generate electricity to fulfil village needs should be reviewed as small-scale wind and tide technologies develop.

Solar Power

Character Description

Recent years have seen the installation of a number of roof mounted solar water heating systems. These tend to be highly reflective and visually intrusive on a sunny day if the installation is overlooked.

No photovoltaic installations are currently apparent in the village. There is at least one ground source heat system in the village.

Guidance

- *Property owners are encouraged to use non-reflective materials when installing solar water heating systems, particularly when these are overlooked from nearby paths and from the top of the downs.*
- *Property owners considering the installation of photovoltaic systems are encouraged to avoid large units and consider tile/slate design based systems.*

Combinations of stone, brick, tile, timber and even tin can be found in harmony. Buildings can be grand or humble but it is their individual character and local distinctiveness that distinguishes their quality.



Acknowledgements

Awards for All
Planning Aid South
Isle of Wight Council
Chale Parish Council
Chale Village Partnership
Isle of Wight AONB Partnership
The people of Chale

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