

LANDFORD VILLAGE DESIGN STATEMENT

7 A Design Guide for Housing

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IMPORTANT NOTE: These **Guidelines** apply equally to both new development and replacement building, and extensions as applicable.

These guidelines are intended to retain the local distinctiveness and especially the rural character of Landford for the present and future generations. The term **'traditional buildings'** in this document refers to structures built with mostly local materials following distinct local styles and constructed before c.1950. The key features of traditional buildings in this area are described throughout section 7.

7.1 Location, Scale and Form

Most houses are situated centrally in their plot width and set well back from the front boundary, in line with adjacent buildings. To maintain views of the countryside beyond a building and keep the rural character of the area, a reasonable spacing between properties should be retained.

GUIDELINE 7.1.1 - The main building or principal elevation should be located in the centre of the plot or as near as possible if vehicle access is needed on one side, unless there are overriding reasons why this would not be appropriate.

GUIDELINE 7.1.2 - Preferably a minimum distance of 3m from the side of the house to the boundary should be achieved

Traditional dwellings, irrespective of the road frontage of the site, were constructed with a front elevation width of 8–10m. Some of the rectangular plan properties were constructed with the narrower width (usually with a gable end roof) facing the road. The combination of these orientations adds interest to the street scene and it is important that the overall size and shape of new dwellings make a positive contribution to the overall effect of the village.

GUIDELINE 7.1.3 - The front of new dwellings should be no closer to the road than adjacent properties or a minimum of 10m where there are no adjacent properties



Gable end facing road

GUIDELINE 7.1.4 - Frontages of new properties should ideally not be wider than 50% of the width of the plot to retain or enhance the character of the area.

The above guidelines are intended for replacement dwellings even when the building to be replaced is in a different location on the plot.

GUIDELINE 7.1.5 - Maintaining a good sized back garden (eg if possible a standard sized allotment approximately 250m²) is an important aspect of retaining the character of the area.

If due to trees or other natural features there is a limit to the growing area, then provision of a similar sized area within a reasonable distance of the proposed property should be considered.

To preserve the traditional long back gardens, together with orchards and woodland they may contain, tandem or backland development is considered inappropriate. The collective effect of this form of development creates an inappropriate suburban environment which is not characteristic of this area.

GUIDELINE 7.1.6 - Tandem development is strongly discouraged.

The maximum height to the ridge of new buildings should be less than 8.5m if the building is not going to look out of place. The selection of good proportions to elevations will often reduce this considerably. In general, the further back from the road the building is positioned, the greater the height of the ridge may be (still subject to 8.5m maximum). Roofs should not be too dominant even when they are quite some distance from the road. For properties where the ridge runs parallel to the road, the roof pitch and overall height will determine the depth of the building.

The majority of dwellings in Landford are detached, 1½ or two storey buildings with simple pitched roofs and simple front elevations. This is the traditional form which characterizes the area. Other styles of buildings have been added in the recent past and their existence serves to highlight their incompatibility with the vernacular.



One and a half storey traditional property

GUIDELINE 7.1.7 - New dwellings should take the form of 1½ or 2 storey buildings. Modest plan depths maintain the character of the area moreover help to avoid high ridge lines.



Two storey traditional property

Non-traditional structural forms such as new bungalows, chalet bungalows and flat roofed buildings (and extensions) are therefore inappropriate additions to the area by virtue of their detrimental visual impact within a street scene of traditional buildings. In particular, bungalows are inefficient in both energy use (large areas of exposed walls and roofs) and in their use of land area (the equivalent of two floor areas on one level).

Plan shapes and sizes of the traditional houses are generally modest, rectangular or T-shaped (the projection facing the back of the property). Most of these started life as two-up-two-down properties but the demands of modern living have necessitated extensions to the habitable accommodation. Other small properties have been replaced by much larger structures containing the maximum permitted floor space. The result is that the village has lost many of its smaller properties effectively denying young couples and families houses which they can afford.

GUIDELINE 7.1.8 - The proportions of each elevation (particularly the front elevation) should be consistent with traditional dwellings

GUIDELINE 7.1.9 - The scale of new buildings should be comparable to traditional dwellings – not an oversized version of a country cottage.

GUIDELINE 7.1.10 - The massing and scale of walls and roofs should be in proportion and not overbearing.

Affordable Housing

Affordable housing includes social rented and intermediate housing, provided to specified, eligible households whose needs are not met by the market. Affordable housing should:

- Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices.
- Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision.

Both the Landford Community Plan (2008) and a housing needs survey (2010) concluded that there was a local demand for small dwellings. As well as individual buildings, proposals for small houses could take the form of new semi-detached or terraced properties. Some existing semi-detached and terraced properties, albeit in small numbers, can still be found in the main area of the village.

To exclusively cater for local families and those with strong links to the area, small dwellings will need to be built as 'affordable housing.' Although all new dwellings should still conform to the following Guidelines for traditional materials and styles, the spatial Guidelines for the site itself may need to be scaled down to suit the proportions of these smaller properties.

Accordingly, Guidelines 7.1.2, 7.1.4 and 7.1.5 can be applied with greater flexibility for 'affordable housing' that has no more than two bedrooms and a maximum floor area of 80m². (Any housing that is greater than 80m² would be expected to comply with Guidelines 7.1.2, 7.1.4 and 7.1.5.) What is more, it would be expected that any proposals for such housing would not reduce the boundaries of adjacent or adjoining sites below the levels of Guidelines 7.1.4 and 7.1.5.

For such housing to work effectively any sites selected for 'affordable housing' should meet the criteria for sustainability, i.e. to be within easy walking distance of shops, public transport, recreation ground and primary school. They should also be retained, in perpetuity, as small dwellings by including restrictions on their use and future extensions.

7.2 Walls

Multi-red brickwork is the traditional material for the outside face of walls, although painted render, tile hanging and timber boarding also feature in various combinations throughout the parish. Stone has been sparingly used for just a few important buildings in the area. The variety offers a pleasing mixture in some areas of the village and the final choice of wall finish for new properties will largely depend on the immediate locality.

Walls should appear robust and substantial and features such as string courses, plinths, dentil courses, burnt header motifs and buttresses can all add interest to the building provided they are subtle and compatible with the overall style of the property. Too many or inappropriate embellishments should be avoided.



Original white mortar
repointed with inappropriate colour

Where brickwork is chosen, the colour should be a multi-red/plum using stock bricks with a sanded or 'handmade' face. A good appearance can be achieved with tight, flush or slightly recessed joints. Mortar colour should be white with a gritty texture. The use of lime mortar can achieve the correct effect with the added benefits of its tolerance to movement; its vapour permeability allowing walls to breathe and the ability to clean the bricks for reuse at a later date. To give the brick wall a mellow quality, avoid the use of bricks with harsh, sharp corners.

GUIDELINE 7.2.1 - Brickwork should match the traditional style in colour and texture with tight joints using a light coloured mortar

Rendered walls can be either left as the natural cement colour or painted with a neutral off-white colour, as walls in this area tend not to be coloured. Tyrolean render or pebble dash finishes are not visually suitable.

GUIDELINE 7.2.2 - Tyrolean render, pebble dash and other proprietary wall finishes look harsh and suburban and are not visually compatible in this area.

GUIDELINE 7.2.3 - Wall finishes other than brickwork should be carefully selected to ensure compatibility with other wall finishes on the same site and adjacent buildings.



Landford Wood Mission Hall

Horizontal timber boarding is a common feature but mainly restricted to relatively small areas of houses such as gable ends. Sawn straight edge and waney edge boarding is more appropriate than shiplap boarding, feather edge, TGV, loglap or plastic. These tend to give a weak or uncharacteristic appearance. For a robust effect, rectangular timber boards of not less than 200 mm x 20 mm thick should be used. Boarding can be left in its natural colour particularly if a durable timber such as larch, oak or Douglas fir is used.

GUIDELINE 7.2.4 - Boarding is an appropriate material and may be treated with a natural colour timber stain or treated with a black stain. Unnatural treatments such as redwood or stylized colours are considered inappropriate.

Historically, large areas of tile hanging were only used as weather protection for vulnerable brick, timber or cob walls, added when the inadequacies of the walls were experienced and the resulting damp living conditions were no longer acceptable. Walls were more often rendered to achieve the same protection.

Apart from notable exceptions such as Manor Cottages and Whitehouse Farm most of the traditional tile hanging to be found in and around the village is confined to small areas such as gable ends of porches and sides of dormer windows. There is a trend for more newly constructed two storey properties to include half brick, half tile hung walls. This is a feature that is not dominant in the area and should not be widely encouraged.

GUIDELINE 7.2.5 - Tile hanging should be restricted to limited areas of a building and carried out using plain clay tiles (not concrete) with a warm orange or terracotta tone. Patterned tiles should only be used if appropriate to the overall style.

GUIDELINE 7.2.6 - All walls forming the front elevations should avoid clutter such as TV aerials, satellite dishes, meter boxes, soil pipes, vents and oil tanks. This is the preferred approach even where these do not require planning consent.

7.3 Roofs



One of Landford's thatched cottages

Most roofs are double pitched with gable ends although a few slated roofs have hipped ends. Some gable roofs incorporate 'half hips' or 'barn ends' but this feature should be restricted to the ends of large, plain roofs and not replicated on all secondary features such as dormer windows. For a traditional effect, the hip end should not extend more than half way down the main roof, and preferably only one third. Other forms of roof, e.g. flat, parapet, gambrel, mansard, etc., are not a common sight in this area and should be avoided.

GUIDELINE 7.3.1 - Roof structures should be simple pitched roofs, and the pitch should be appropriate for the roof finish.

Ridges are predominantly capped with red, half round clay ridge tiles which, for hipped roofs, can also be effectively used as hip tiles. The use of patterned ridge tiles and shaped plain tiles should be reserved for high status or public buildings.

Traditional roofs in Landford are finished either with red/brown plain clay tiles, dark grey natural slates or straw thatch. Pitches of roofs vary depending on the material used for the roof covering – no less than 50° for thatch, 40-50° for plain tiles and 25-35° for slates.

GUIDELINE 7.3.2 - Roofs should be finished with plain clay tiles, natural slates or straw thatch or other locally appropriate material. Tile, slate colours and textures to match existing traditional roofs.



Interesting roof-scape

Concrete tiles, in their different shapes and sizes, have been used on many buildings since the 1960s, although their use in recent years has been almost non-existent. This return to traditional roofing materials is an acknowledgement of the lesser visual quality that concrete tiles exhibit against the long-lasting beauty of clay tiles or slates. The use of the various profiles and pantile shapes of concrete tiles has imported a character that is not traditional in this area.

GUIDELINE 7.3.3 - For new buildings, concrete tiles should be avoided. For extensions, consider re-roofing the whole building with traditional materials in place of concrete tiles.



Traditional dormer windows



Dormer windows can be an attractive addition to roofs over 40° pitch, with the proviso that they are not too dominant either in scale or number. Large dormer structures which jut out from the roof simply to create more usable floor space, extending well beyond any window (or in some cases have no window at all) are out of character in this area. Roofs of dormer windows should not be flat (except for the very smallest dormer windows

where lead should be used as the roofing material) but should have pitched roofs with a covering to match the host roof.

GUIDELINE 7.3.4 - Dormer windows should only be included for roof pitches over 40°. Their size should be small with an overall character to reflect the main building.

As an alternative to dormer windows, roof-lights can be used. These should not project above the surface of the roof covering, be of a conservation type and, as for dormer windows, not too dominant either in scale or number.

GUIDELINE 7.3.5 - Any rooflights on traditional roofs used should be of a conservation type and not project above the roof surface.

Care should be taken to prevent unsightly projections on or through the roof. Items such as vent pipes, roof ventilators, solar panels, perspex domes, stainless steel flues, etc., should all be confined to areas that cannot be readily seen from the road.

GUIDELINE 7.3.6 - Out of character projections and additions should be kept away from the front slopes of roofs.

7.4 Eaves & Verges

The junctions between the roofs and walls are significant features of buildings and as such should reflect local styles. Due to their prominence, the wrong effect can disproportionately reduce the quality of the whole building.

The eaves of buildings in the parish are generally very modest with narrow fascias and a small overhang. Some buildings have open eaves which allow the rafter feet to be exposed and results in quite an interesting rustic appearance. Other eaves are closed with timber fascias and soffits usually painted white. Black gutters, half round or ogee in cross-section, together with black downpipes are the norm. White rainwater goods are not appropriate.



Traditional maintenance free eaves and gables

GUIDELINE 7.4.1 - Eaves depths and projections should be small (suggest 250mm maximum projection).



Good brickwork detail around open eaves and verge



Poor transition from roof to gable wall



Interesting junctions of eaves and verge



Similar interesting junctions of eaves and verge

Verges can take very different forms. In many cases, no bargeboards are used at the junction. Where this is the case, decorative brickwork following the slope of the roof should be employed. This creates a traditional and very interesting transition from wall to roof. The absence of bargeboards, which can reach great heights at the ridge, has the advantage of eliminating future maintenance problems.

GUIDELINE 7.4.2 - Verges may or may not be fitted with bargeboards depending on the best visual option for the building. If fitted they should be carefully and traditionally detailed.

Where bargeboards are used, they should not be too wide and be formed using two lengths of timber, one planted on the other. This will add visual strength and relief to an otherwise plain timber finish and conform to the traditional style. Chamfers can be added to one or both of the timbers for added interest or the barge boards shaped to form a decorative pattern along their length. The bottom end of bargeboards should also be shaped but should not adopt the modern technique of 'boxing out'.



Traditional shaped barge boards

Projections of bargeboards over the wall below should match the eaves although a slightly larger projection may be suitable. The practice of extending and cantilevering wall plates and purlins to support the bargeboards is a common sight in the area.



Two-piece' barge boards (no boxing)

7.5 Windows

An extremely important part of the character of any building is its windows, together with their lintel and cill treatments. Traditionally, the window to wall ratio is small and the window proportions have a vertical emphasis. Only two basic types of traditional window are commonly found in Landford – the vertical sliding sash and the side hung casement. The material from which they are constructed is invariably timber of generous size sections giving the window a robust and solid appearance.



Flush framed windows with robust cill and brick arch over



Brick arch over



Decorative brick arch over

This effect is further enhanced by setting the front of the window back from the front face of the wall to provide visual depth thus avoiding loss of character and a 'paper thin' elevation. Any glazing bars used to divide the glass area should be narrow and moulded to give the element the subtlety and finesse which distinguishes it from the main framework of the window.

A particularly poor alternative is the modern equivalent of plastic strips sandwiched between the glass panes of double glazing. Another modern way of subdividing glazing is to apply lead strips to the face of the glass to form either a rectangular or diamond lattice. Original leaded lights are not a common feature in the area, and consequently this is a technique which should not be employed.

GUIDELINE 7.5.1 - Vertical sliding sash windows or side hung casement windows are most appropriate. Window to wall ratio should be small and window proportions should have a vertical emphasis. Windows in masonry walls should be set back 100mm minimum from the face of the wall.

Vertical sliding sash windows are a very practical style of window. Not only are the natural proportions (greater height than width) aesthetically pleasing, the choice of high level or low level ventilation (or both) and the lack of any projections when open, are two of their advantages over other types of window.

Side hung casement windows offer another acceptable form of fenestration. Where this style is selected, the important features to note are that they should be 'narrow module' to achieve acceptable proportions for each section and 'flush framed' to achieve a sturdy appearance. All vertical divisions should be fitted with casements, whether opening or not, preventing the fitting of glass direct to the outside frame and weakening the overall character of the window. The introduction of top hung casements within this style of window will destroy the proportions.

Mixing both sash windows and casement windows in the same property will rarely look appropriate.

While perfectly visually acceptable for a suburban house, the use of PVC will lose the character and quality of a traditional, rural property. PVC windows can only replicate the character of timber windows in a simplistic manner, resulting in a clumsy interpretation of important details and the loss of the visual or aesthetic character of the window.

When considering the replacement of existing windows with PVC it is advised to refer to the following publications for important information concerning cost implications and environmental issues. **Creating Places Design Guide** – page 96 ‘Some advice on uPVC windows’ and **PVC-u or Timber. Which is best?**¹

GUIDELINE 7.5.2 - All windows should be made from sustainably grown timber. uPVC or aluminium are considered inappropriate.

GUIDELINE 7.5.3 - Painting rather than staining new windows would be most appropriate.

Supporting walls over window and door openings is locally dealt with in three ways. The first and probably oldest method is to provide an exposed timber beam to span the opening; secondly, to construct a brick arch; and thirdly, to install a stone or concrete lintel. All three are used in many properties in Landford although the timber beam option is only associated with the very oldest buildings. Modern methods use steel lintels which are completely hidden from view and lose any need for visible means of support. Purely decorative token gestures, usually in the form of brick soldier courses, are often built in to modern properties, but they are a poor substitute and detract from the character of the three traditional alternatives previously mentioned.



Cast stone lintels and cills

Several variations on the brick arch theme can be used – the most acceptable being the double header arch. Arches formed with bricks on end do not work well due to the ugliness of the large area of mortar created at the top of the tapered joints. Rubbed brick arches (very flat radius) which avoid the tapered joint effect are simply not a feature in this area.

GUIDELINE 7.5.4 - Walls over window and door openings should be supported by timber beams, traditionally detailed brick arches or cast stone lintels.

Cast stone lintels have been a popular choice in the past and appear in many properties. Variations include square or splayed ends, stopped chamfers on the leading edge and patterns carved or cast into the face.

Substantial cast stone cills are often found below most windows in traditional brick or rendered walls, which are finished with a reasonable sized projection over the wall below. These are particularly appropriate where windows are set back some distance into the wall. Modern timber cills appear weak by comparison.

GUIDELINE 7.5.5 - Cast stone cills provide a very effective and traditional finish beneath windows in masonry walls.

¹ See Reference 9.8

Where windows are inserted in timber boarding or tile hanging, cast stone cills would be inappropriate and in these areas, timber cills are acceptable.

Many properties contain feature ground floor bay windows complete with their own roof. Bay windows are typically splayed, and occasionally square. Windows of this type traditionally incorporate masonry corner 'posts'. Whilst single storey bay windows with masonry corner posts may be acceptable, bow windows are not a traditional design feature.



Traditional bay windows

7.6 Porches



Porches add a great deal of interest to the front elevations of Landford properties. Many were not constructed at the same time as the original building but the practical benefits were soon realised and the porches added later. Their traditional form, possibly arising from their after-thought status, is as a small, simple structure projecting from the front wall of the house and with an independent roof. Recessed porches or those with roofs which are a continuation of the main roof, lose all the character of their traditional alternatives. Every porch needs its own pitched roof,

usually a double pitched roof, but the walls can be open or solid, timber framed or brickwork, or any combination. There has been a tendency in the past to enclose porches by filling in any open areas in the walls and fitting a front door. This defeats the original purpose of the porch - to provide shelter when using the front door of the property – and the trend should be discouraged



Traditional porch

GUIDELINE 7.6.1 - Porches should be small additions to the property with a pitched roof and permanently open access to the entrance door.

Door surrounds and simple canopies are a weak substitute for the traditional porch and are not recommended for new detached properties.

7.7 Garages & Carports

Before 1950, garages were not features of traditional dwellings. To include garages as an integral part of a new house would therefore be out of character. Such structures should generally be treated as separate buildings. However, a modest sized single garage may in circumstances where the composition is enhanced, be linked to the main building in the form of a subordinate extension, such as a lean-to addition to a gable wall.

GUIDELINE 7.7.1 - Garage and carports should generally be detached from the main building.

Garages, whether linked or detached, provide an opportunity to include materials which are different to the walls and roof of the main house. Indeed, the overall form and structure of garages may contrast, but not visually conflict, with the main dwelling. With appropriate scale and positioning for example, an oak framed car port or a slate roof garage can sit comfortably alongside a brick and tile house.

Garages should not extend beyond the front (facing the road) wall of the house and should rarely be constructed in the front garden unless at a considerable distance from both the house and the road. In such circumstances, the garage structure should not overlap the road frontage of the dwelling itself.

GUIDELINE 7.7.2 - Garages and carports should not be positioned to obscure the front of the house.

Roofs of garages or car ports should always have a traditional pitch – flat roofs are to be avoided – and be finished with traditional materials including, where appropriate, galvanised (not plastic coated or PVC) corrugated steel sheeting. Ridge heights should be kept as low as possible, particularly with double garages, to avoid the building appearing too dominant.

GUIDELINE 7.7.3 - Garages and car ports should take on a traditional form without a dominant appearance.

GUIDELINE 7.7.4 - Materials to be avoided for garage buildings are steel frames, plastic coated profiled sheeting, polycarbonate or PVC sheets, precast concrete panels and bituminous felt roofs (both flat and pitched).

It is important that garage doors, because of their size and resulting visual impact, take the form of simple, side hung, vertically boarded doors. Tudor and Georgian styles are just not historically correct, and appear modern and out of place in a rural setting. To maintain the traditional effect for double garages, two sets of doors rather than one double door should be used.

It is not unknown for a garage area to be adapted for other uses, often for habitable accommodation and without planning consent. To avoid the circumventing or abuse of the planning process which takes place, conditions may be imposed when permission is granted, preventing the use of the space for activities other than garaging or storage. If planning permission is subsequently granted for an alternative use of the garage, future applications for garage buildings on the same site will not normally be considered favourably.

7.8 Chimneys

Traditional cottages in Landford all have a very similar chimney style. They punctuate the roof at ridge level with a sturdy, robust stack, usually constructed in face brickwork. The tops of chimneys feature corbelled brick detailing and flues are terminated with clay pots. All new chimneys should conform to this style adopting one of the variations on the theme, to be found in the village.



Traditional chimneys

For a more adventurous style, the chimney on the village school is a superb example although, at the time, this was probably constructed to reflect the status of the building. Try to keep chimneys free from the clutter of TV aerials and satellite dishes.

GUIDELINE 7.8.1 - New chimneys should adopt the local style incorporating corbelled detailing and clay pots.

7.9 Balconies

External first floor balconies are an uncharacteristic feature in Landford. Not only is the overlooking of neighbours an unacceptable nuisance but also the creation of the flat roof to form the balcony is not a desirable feature.

GUIDELINE 7.9.1 - External balconies and pseudo balconies are not traditional in this area and are considered inappropriate.

7.10 External Lighting

Landford is a rural area, but there is already an unacceptable amount of night time light pollution caused by the nearby Southampton conurbation. Therefore all attempts should be made to reduce any further pollution from locally generated sources. Artificial lighting should be subdued, avoiding harsh floodlighting of large areas as well as multiple 'driveway' lighting. All lights should be sensor controlled so that lights are not permanently on during the hours of darkness. Light fittings attached to gate posts or entrance features are particularly unacceptable - they are either left on for most of the night or activated by every passing vehicle.

GUIDELINE 7.10.1 - External lighting should be kept to a minimum (both numbers of lights and lighting level) and preferably activated only by sensors.

7.11 Boundaries

Most of the property boundaries in the parish are hedgerows. These provide a pleasing soft edge to properties in this rural environment and also have major benefits as wildlife habitats and sanctuaries. Many of the hedgerows have existed for many centuries and their destruction or replacement will be strongly resisted. Mature trees within existing hedges are particularly valued and should be preserved. Any new boundaries should take the form of new hedgerows using native species (certainly not fast growing conifers), preferably incorporating some indigenous trees which will be allowed to grow to maturity. A useful leaflet 'Native Species Hedgerow Planting Guide' <http://www.newforestnpa.gov.uk/nativespecies1.pdf> is available from the New Forest National Park Authority.

GUIDELINE 7.11.1 - Existing hedges should be protected during any development. New boundaries should be planted as hedgerows using mixed, native species. Fast growing conifers are not considered suitable.

Other forms of enclosure and boundary treatment appear weak in comparison to hedges, especially panel fencing, which although relatively instant, is a poor long term substitute. Brick walls and post and rail fencing may be a substitute for hedges in certain locations. This will only be the case where, by reference to the locality and nearby properties, hedges are clearly not appropriate.

GUIDELINE 7.11.2 - Panel or close board fencing is considered inappropriate in this area.

Open plan frontages, which have been adopted by a number of relatively recent developments, do not follow the general pattern of traditional robust enclosures and should not be a feature of new buildings.

GUIDELINE 7.11.3 - Open Plan frontages are considered inappropriate to this area.

Existing buildings which have no front boundary enclosure can be visually improved by the planting of hedges along their roadside frontage. Care must be taken when planting or creating boundaries, that they do not encroach upon the roadside verges owned by the highway authorities.

GUIDELINE 7.11.4 - The planting of roadside frontage hedges with indigenous species is positively encouraged.

7.12 Entrances and Driveways

Oversized and ornate entrance features which often consist of walls, large piers (with a decorative capping) together with tall, elaborate gates are out of character for this area. The preferred option is a modest entrance with timber posts and a timber or metal field gate.



Good examples

GUIDELINE 7.12.1 - Simple rural style entrances should be used in preference to ornate, suburban entrance features.

Surfacing for entrances and drives should be such that surface water can drain away naturally. Tarmac, concrete, block paving and other relatively impervious surfaces are not recommended but natural granular material such as gravel, scalpings, shingle, etc. all allow rain water to filter uniformly to the ground below. For wheelchair and pushchair access the selective use of flagstones or other suitable visually appropriate material (eg. grasscrete) as a pathway may be acceptable.

GUIDELINE 7.12.2 - Natural granular material should be used for surfacing drives rather than impervious materials.

New entrances to properties must not be allowed to interfere with any existing ditch or watercourse. Large diameter pipes, not less than 450mm diameter, should be built in where ditches or watercourses are bridged. Since many ditches in the past have been filled in or replaced by french drains, it may be advisable to build in such pipework even where a ditch or watercourse is not obvious.

7.13 Wildlife Considerations

A building reduces the space available to wildlife. Good design will attempt to compensate for this loss. For buildings in rural locations, it is desirable to provide wildlife habitats within the site. This can be achieved by suitable planting of native species of trees and shrubs to provide food and shelter for the local wildlife. If sufficient ground is available this can be augmented by creating special wildlife areas for insects and small mammals, or possibly a pond.

GUIDELINE 7.13.1 - Compensate for the loss of wildlife habitat. Make provision onsite for wildlife to coexist alongside human activities.

For suitably designed buildings it should be possible to incorporate nesting lofts for larger birds of prey or nest boxes for smaller birds. Consideration should also be given to provision for bats.

It should also be noted that certain species, including bats, are given legal protection and should not be disturbed during building works. Further information is available from Natural England in various publications.²

² See Section 9.9

7.14 Utility Services

For all new properties, mains services such as water, gas, telephone and electric, should all be located underground. This avoids the unsightly effect of overhead cables. Meter boxes, where services terminate above ground, should be positioned away from the front of the property and located where they cannot be seen from the road.

GUIDELINE 7.14.1 - Wherever possible avoid the use of overhead cables and placing meter boxes on the front elevation of properties.

7.15 Conservatories

As a largely glass structure, care should be taken when locating a conservatory, to respect the privacy of adjoining properties. Preferably positioned on the rear of the building, a conservatory may need solid side walls or other screening to protect the privacy of neighbours.

GUIDELINE 7.15.1 - Respect the neighbours' privacy when planning a conservatory.

The size and shape of conservatories should reflect the host building. Its size should not overwhelm the main structure and the shape will depend on the style of building to which it is attached. Generally the new roof should reflect the roof of the main building, avoiding the particularly awkward junction which is created when the conservatory's eaves form a valley junction with the dwelling. To overcome this, in the case of bungalows and chalet bungalows, the addition of a new gable end may be required to the existing roof, to create a vertical plane for the conservatory to link to.

GUIDELINE 7.15.2 - The conservatory size and shape should not overwhelm the main building, nor should it conflict visually with the building.

In taking a very different form to that of the main building, it becomes important that the style and materials themselves match the house, to create a relatively cohesive overall effect. So if the house has brick walls, the conservatory should have matching brick dwarf walls; and if the house windows are timber, the conservatory should be timber, painted in the same colour. Similarly, only a simple style conservatory should be added to a simple cottage or modern house – an overly ornate pseudo-Victorian conservatory would look inappropriate and create a clash of styles.

GUIDELINE 7.15.3 - Materials and style should match the main house.

Some local authorities produce specific guidelines for conservatories, which should be consulted before making a final decision on the choice of conservatory. Consult your planning authority.

Orientation of the conservatory is of prime importance if the room is not to be blighted by a 'too hot in summer, too cold in winter' environment. The proposed use of the room and occupants expectations will determine the tolerance to the resulting temperature extremes and whether the orientation, or indeed the conservatory itself, is suitable for its purpose.

7.16 Extensions

Extensions to existing buildings come in many shapes and sizes. In each case the following design parameters should be considered beyond the planning criteria concerning the effect on neighbours and the immediate locality. It is also important that the “location” guidelines in **Section 7.1** apply when considering any extensions. Details on the size of extensions can be found in the relevant development plan policies for the National Park and Wiltshire Council.

The extension must be visually subordinate to the original building and make a positive contribution to it. The larger the extension, the more difficult this will be to achieve. Equally, the position of the extension relative to the front of the main building will have an effect. So too will the shape and proportion of the extension be an influential factor. In general, a lower eaves height and a lower ridge height for the extension will ensure it does not result in dominance of the original structure.



Original symmetry, scale & proportion lost by 'in line' extension



Well proportioned extension of thatch, brickwork and tile hanging

The extension must not adversely affect the scale, proportion and character of the main building. For example, an 'in line', full height extension to the symmetrical frontage of a property will, no matter how small, unbalance the elevational appearance to the detriment of the whole property. A change in the plane of a wall by means of a 'set back' extension will avoid destroying the character of the original building.

GUIDELINE 7.16.1 - Extensions should be visually subordinate to the original building and make a positive contribution to it without adversely affect the scale, proportion or character of the main building.

GUIDELINE 7.16.2 - The style, materials and details of the extension should generally match the main building.

To extend an 'out of character' building in the same 'out of character' style will not add to the character or appearance of the village as a whole. It would be preferable to consider alternatives that would improve the existing building.

When considering significant works to a building that does not fit in with the local rural character, the opportunity should not be lost to make changes to its character. Even small changes such as replacing white gutters and downpipes with the traditional black colour, can make a noticeable improvement.

7.17 Modern Designs

Contemporary buildings that do not conform to the normal 'traditional' design may be acceptable in certain circumstances. Buildings of this nature are likely to be isolated and should be carefully located within the landscape, use design and materials of the highest quality and be in total harmony with the scale and form of the rest of the village.

GUIDELINE 7.17.1 - Contemporary designs should satisfy the following criteria:

- Footprint to be sympathetic to the local development pattern;
- Profile to be sympathetic to good examples of established buildings;
- Mass and form to have something in common with the locality;
- Materials to reflect local characteristics;
- Fenestration to have a thread of local style;
- Should fit into the local context.

GUIDELINE 7.17.2 - The setting and landscape context of contemporary buildings should satisfy the following criteria:

- The building should tuck into existing land-forms;
- The simplicity of the building should allow it to merge into its setting;
- Levels of the building should allow it to be set down within the broader landscape;
- Tone of the building should merge with its surroundings.

7.18 Outbuildings

In residential gardens, outbuildings take many forms –greenhouses, sheds, summerhouses, log stores, small garages, etc. In most cases, these fall into the category of 'permitted development', where there is no need for planning permission. It is worth checking on the Planning Portal website³ or with the local planning authority to make sure that any proposed outbuilding meets the requirements for 'permitted development'.

GUIDELINE 7.18.1 - Whenever the opportunity arises, remove prefabricated or substandard buildings.

To reduce the impact of outbuildings it is preferable to provide small, modest structures. They should be designed so that they do not look at odds with the main building or its setting.

GUIDELINE 7.18.2 - A group of smaller buildings is preferable to one large building.

To avoid unsightly outbuildings, traditional materials should be used for their construction. Timber boarded sheds with corrugated 'iron' roofs, for instance, are perfectly acceptable but the use of precast concrete, plastic coated steel sheeting, an expanse of concrete blocks or metal shipping containers are not appropriate. Similarly, buildings with bitumen felt roofs are both unattractive and high maintenance, and are best avoided.



Good example of an outbuilding

GUIDELINE 7.18.3 - Traditional materials and natural finishes should be used for outbuildings

³ See Reference 9.6

The finished colour of all outbuildings should be subdued, with natural colours being preferred. The choice of colour should be guided by the shades of brown, grey, umber and ochre found in the natural landscape. A matt finish is preferred.

In all cases, the overall effect of these structures should not be detrimental to the general landscape of the area.

7.19 Renewable Energy Features

In the drive to cut CO₂ emissions and dependency on fossil fuels, reducing energy use in housing plays a significant part in the design process. With UK housing contributing 27% of national CO₂ emissions⁴, energy efficiency of houses is of prime importance and this is effectively enforced for new dwellings by the Building Regulations. For existing buildings, good levels of thermal insulation, draught-proofing and efficient heating appliances are the most important factors in ensuring the efficient use of fossil fuels.

To supplement those factors, renewable energy systems such as solar panels, photovoltaic cells, micro wind turbines, ground or air source heat pumps can be utilised to good effect provided they are suitable for the property. No one system is universally the best for all situations. Individual circumstances will determine the best solution for any particular property.

Just as the choice of the most appropriate system needs careful thought and consideration, so too do the visual and environmental effects. Unsightly, non-traditional features should be located away from public view – easily achieved with a little thought and imagination. Research into the environmental and ecological impacts should be undertaken to establish if there are any adverse effects arising from a particular course of action. For instance, will a micro wind turbine produce noise to annoy neighbours, or will it create problems for the local bird or bat population?

GUIDELINE 7.19.1 - Energy saving schemes to reduce consumption are encouraged provided there are no adverse visual, environmental or ecological effects.

⁴ Sustainable Development Commission July 2006 'Stock Take' – *Delivering improvements in existing housing*
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