



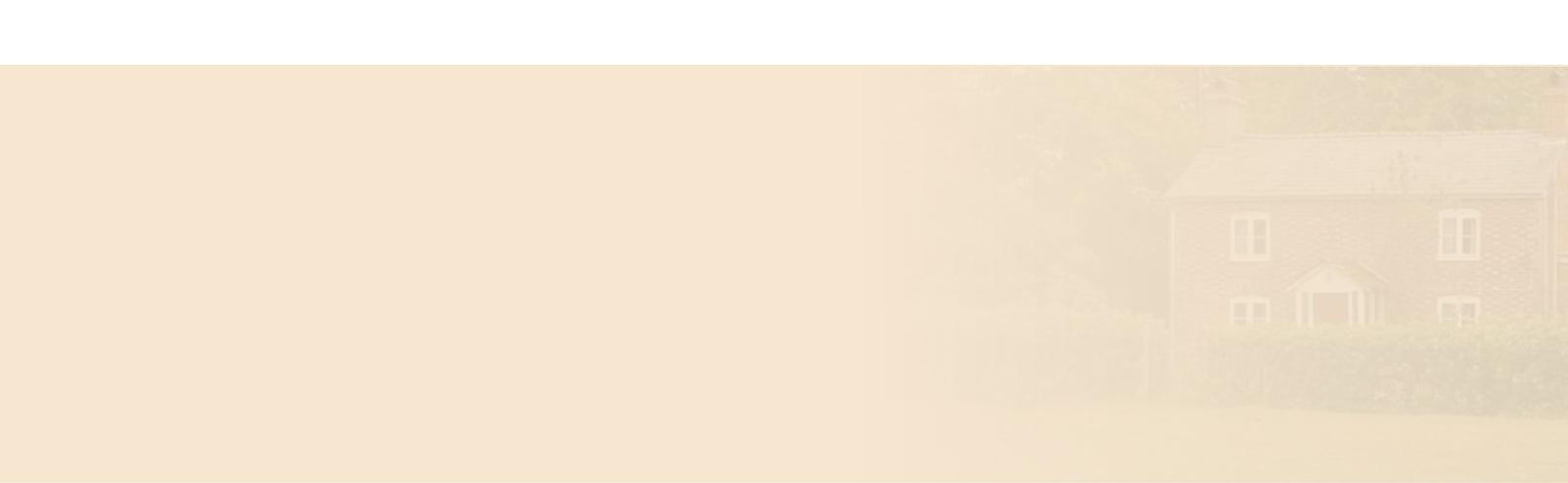
New Forest National Park Local Development Framework

Design Guide

Supplementary Planning Document

December 2011





Foreword

The New Forest is a unique landscape survival in lowland England; a great expanse of natural habitats, with extensive areas of ancient woodlands, mire and heath, all intimately connected to the villages, small holdings and farms of the Forest. The Forest's buildings are an important element of the National Park's special character.

Small-scale changes to the local landscape, buildings and settlements take place almost constantly. There is an especially high level of development pressure in the New Forest, which receives large numbers of planning applications compared to other English National Parks. Whilst the vast majority of these applications entail relatively minor development, the cumulative impact of these numerous small scale changes could result over time in a creeping suburbanisation, slowly eroding the Forest's distinctive character.

The aim of this Design Guide therefore is to provide a design framework to help achieve high standards of design in development proposals while retaining and enhancing the distinctive character of the natural and built environment. The guide does not prescribe one style of building over another. Rather it is intended to inspire all applicants, their agents, architects and designers, to have regard to those features and rural characteristics that make the New Forest such a special place when formulating new development proposals.

The Design Guide is a key part of the Authority's Local Development Framework. As a Supplementary Planning Document, it conforms with, and supplements many of the policies set out in the Core Strategy and is a material consideration in the determination of planning applications. It applies throughout the National Park, both within and outside the villages, and covers both existing and traditional buildings and new contemporary designs, even though the majority of applications are likely to relate to existing buildings.

I am sure that this design guidance will make a significant contribution to achieving one of the Core Strategy's main objectives; to conserve and enhance the wealth of individual characteristics that contribute to the local distinctiveness of the built environment. I encourage everyone to use the Design Guide to help ensure that the Forest remains a uniquely distinctive and special place for future generations.

We are extremely grateful to everyone who has contributed to the preparation of this document.

Pat Wyeth
Chairman of the Planning Development Control Committee



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Section 1

Introduction

Why do we need a design guide?

How to use the guide

Planning status

Planning policy framework

Aims of the guide

Why do we need a design guide?

The statutory National Park purposes and the New Forest National Park Management Plan recognise the importance of conserving and enhancing the natural beauty, wildlife and cultural heritage of the National Park. It is intended that the Design Guide will contribute to this.

The buildings and their composition are an important element of the Forest's special character. This distinctive character also includes the numerous listed buildings, conservation areas, scheduled ancient monuments and valued features, together with the inherent characteristics and local distinctiveness of the individual Forest villages.

Every year fewer original buildings survive due to constant pressures for development. These pressures are set to continue to meet ever-increasing expectations for space, home working and energy saving development.

These changes can all too often bring with them suburbanisation - a weakening of countryside character. The Design Guide aims to ensure that changes are sympathetic to the rural scene. It provides guidance to those who are considering change to the built environment. It covers how development can sensitively respond to the Forest's character and distinctiveness, and encourages high quality design.

Consultation on the National Park Authority's Core Strategy indicated a desire to retain the New Forest's distinctive character, and the design quality of new development is a key element influencing this character. The guide aims to inform planning decisions and thus safeguard the National Park's character well into the future.



National planning policy confirms that National Parks have the highest status of protection in relation to landscape and scenic beauty, with conservation of natural beauty and cultural heritage having great weight in development control decisions.

The pressure incurred by the high number of planning applications every year calls for high standards of design and sensitivity.

How to use the guide

The following steps will guide planning applicants and others through the planning process. They aim to inspire appropriate solutions and echo principles that will help preserve the Forest's distinctive character.

- The introduction explains the importance of planning policies and good design;
- Section 2 explains what is distinctive about local character and how suburbanisation can be avoided;
- The Directory covers development considerations - from site assessment, through guidelines on designing particular types of building. The user can focus on the type of development and then quickly refer to detailed matters, from materials selection to biodiversity.
- For informal, officer level advice on any draft proposals, consult our website about the service offered www.newforestnpa.gov.uk

Planning status

The Design Guide is a Supplementary Planning Document, prepared in accordance with the Town and Country Planning (Local Development) (England) Regulations. It conforms with, and supplements, the Core Strategy, and is a material consideration in the determination of planning applications. It can also be used as a good practice guide for development that does not need planning permission.

Applicants should note that there are many other issues to be taken into account as well as design when planning applications are being considered and development should be consistent with all relevant policies in the Core Strategy.

Planning policy framework

Development in the New Forest National Park should comply with national planning policies (see Annex 3), and development plan documents. The Design Guide provides greater design detail in relation to these policies.

National planning policy for sustainable development also expects all new development to adopt and incorporate sustainable construction standards and techniques. The aim over time is to achieve low or zero carbon footprints for new buildings. The Design Guide sets out more detail on how to incorporate sustainable features into the design and layout of new development.

Another element of local design guidance are Village Design Statements. These are a way for local communities to work with the Authority in preparing guidelines for the design of new development in their area. They can be adopted by the Authority as Supplementary Planning Documents that complement and add detail to existing National Park planning policies and guidance.

Core Strategy

It is essential that any development proposal conforms to the Core Strategy policies.

The Core Strategy can be found on the Authority's website at

www.newforestnpa.gov.uk and is also available for inspection at the Authority's offices during normal working hours.



The key policies within the Core Strategy which are amplified by the Design Guide are:

- Policy DP1: General development principles
- Policy CP5: Renewable energy
- Policy DP6: Design principles
- Policy CP7: The built environment
- Policy CP8: Local distinctiveness
- Policy DP9: Residential density in the defined villages
- Policy DP10: Replacement dwellings
- Policy DP11: Extensions to dwellings
- Policy DP12: Outbuildings
- Policy DP16: Redevelopment of existing employment sites
- Policy DP17: Extensions to non residential buildings and uses
- Policy CP17: The land-based economy
- Policy DP19: Re-use of buildings outside the defined villages

The Core Strategy confirms that development in conservation areas and to listed buildings will be carefully controlled to ensure that their character is retained, as set out in national policy.



Aims of the Design Guide

The guide provides a design framework to help to achieve high standards of design while retaining and enhancing the distinctive character of the natural and built environment. It is intended to inspire applicants, agents and others to respond to rural characteristics and local distinctiveness, producing solutions that are also sustainable.

The guide does not seek to encourage one style of building over another. Nor is the focus solely on traditional buildings. When set in context, contemporary design can complement existing character and location.



Historic buildings contribute to underlying Forest character.

Specifically the guide aims to:

- Maintain and enhance the Forest's rural landscape, natural environment and built character, while embracing sustainability;
- Seek to retain valued Forest buildings that make a positive contribution to the historic character and appearance of the locality;
- Make improvements where there is the opportunity to reverse the effects of less sensitive development;
- Encourage communities to be involved in design issues relating to the distinct character of the National Park.



1 Encouraging community involvement in design.

Section 2

Appreciating the locality

Encouraging sensitive design in the landscape

Making development belong

Understanding rural character and local distinctiveness

Avoiding suburbanisation

Rural building influences

Encouraging sensitive design in the landscape

Landscape character

The New Forest survives as a unique landscape. Great expanses of natural habitats, extensive ancient woodland, mire and heath are intimately connected to villages, small-holdings and farms. Large areas of the Park are the subject of either national or international nature conservation designations, or have conservation area status for the quality of their built environment.

Within this context, the mosaic of buildings and their setting in the landscape contribute to the underlying character that is so important yet vulnerable to change.

Some areas, especially at high ground and along the coast, have broad vistas where the land is interspersed with pockets of development. In more isolated locations, the pattern of development has evolved from agricultural needs, a nucleus of dwellings, barns and outbuildings, with traditional boundaries of wall, hedgerow and gates.



Traditionally, development has often been established close to the highway, defining irregular boundaries or emphasising narrow access ways. Barns enclose yards and contrast with smaller buildings and ancillary units. There is an organic character borne out of country life. These landscape qualities can be used to inspire new developments and their settings.

The New Forest Landscape Character Assessment (New Forest District Council, 2000) describes 21 different character areas in the National Park based on variations in the natural environment, settlement pattern and land uses. It is important to understand the unique sense of place described in these Character Areas to ensure development fits it.

Development character

New development should aim to fit comfortably, respecting the character of local buildings. Early considerations should include the wider impact a development might have, such as levels of activity or light pollution, the effect on boundaries, access and highway impacts. Protecting and supporting biodiversity and embracing sustainable technologies are of equal importance.

Encouraging sustainability

Development that reduces carbon footprints while being visibly sensitive is strongly supported nationally. Tapping into renewable resources, such as forest timber, ground source heat pumps and photovoltaics can have the low impact, small-scale qualities that help them integrate into the landscape.



Sensitively setting buildings in the landscape.



Cottages nestling into the landscape's contours.

Appreciating the locality

Making development belong

Retaining rural character is important, regardless of the type of development.

Rural buildings often have small spans, modest elements and openings to suit particular uses and a range of established materials. All these features combine to differentiate rural from suburban development.

A starting point for new dwellings is that they should respond to the scale and character of neighbouring buildings, subject to any site-specific constraints. Any additional accommodation needs to be low key, avoiding something bulkier and more imposing. Rural building types often portray a combination of main and ancillary elements and can help to influence solutions that belie their size.

Many traditional small dwellings echo small-scale characteristics special to the Forest. Their modest features need not be lost in extension or new building. The key point is to retain the essence of these qualities, concealing additional volume and ensuring that small curtilages do not start to look overdeveloped.



Many Forest buildings have modest small scale Forest characteristics. Even a modest cottage has a series of diminishing volumes and rooflines.



Development splits up accommodation into a series of elements - from lean-tos to outbuildings. The overall affect avoids bulky impact.



'Add-ons', from extensions and conservatories to solar panels and garages can cumulatively have a major impact. Extensions can, however, improve appearance while making effective use of existing housing stock. Conservatories too, need to look as if they belong. Renewable equipment can lead to clutter, so the right choice and location needs to be made if it is not going to look out of place.

Outbuildings and conversions can play a major part in countryside composition. Conversions need to retain features such as modest levels of fenestration and strong roadside enclosure.

Commercial and agricultural development can easily look out of place unless it is scaled to relate to surrounding buildings and set sensitively within the landscape.

Using materials and detail combinations familiar to the countryside is another way of making buildings belong. Many materials have stood the test of time in terms of efficiency and the ability to respond to exposure. They are also a very good way of helping development to mellow into the broader setting.

New and contemporary materials can sometimes appear harsh. Large areas of glazing can stand out, especially where they contrast with relatively small-scale elements of building. The use of plastic windows, metal conservatories, bronze tinted glass and the like are not sympathetic to rural character.

Retaining and adding to native species planting, keeping trees and integrating development with established features is an effective way of anchoring it to surroundings.

Detracting from rural character

before

after extensions



Relatively modest development, such as replacing side garaging with new accommodation can progressively alter the character of the frontages and can undermine rural character.



Development that conspicuously enlarges buildings at the expense of established settings has a similar affect.

Enhancing rural character



Using traditional material combinations can help to integrate a building.



Setting new building within an established landscape helps it to 'belong' almost immediately.

Appreciating the locality



Understanding rural character and local distinctiveness

When considering design of new development understanding what makes a place special is fundamental. It is important to consider the local landscape and built heritage for clues. Local heritage documentation may also help.

- Historic field patterns have a small scale patchwork definition. Fields and land ownerships are often defined by ancient trees.
- Boundaries are defined by historic hedgerow, often containing many different species, rich in wildlife. There may be substantial walls or curtilages, emphasising important buildings and places.
- Lanes are often informal, with limited openings, traditional gates, simple verges and lane surfacing.
- Common tree species include oak, ash and elm. Hedgerows include holly and hawthorn.
- Traditional cottages and farm groups initially set the scene.
- Look for groups or clusters of cottages, the tightness or space around buildings, any consistency of boundary type or species.
- Historically, dwellings may have been very modest. Look at their appearance, whether regular in brick with slate or tile roofs, or of a softer appearance, such as cob and thatch with its rounded rooflines and contrasting light walls.
- Look for buildings with a particular style or formality, an estate group or model farm.
- Buildings may have been added to over time in a piecemeal way that has helped create organic looking rural character.

- There may be detailed traditional characteristics, particular roof pitches, windows, doors, eaves, plinths and the like.
- Materials may define main elements from secondary, such as brick and tile on a main building and modest timber frame and corrugation on outbuildings.



Simple dwellings, well spaced within soft boundaries. The foreground interspersed with informal swaths of planting and thicket.



The farmhouse and outbuildings provide a traditional composition behind rural gates and hedgerow.



Arts and Crafts style residences and cottages with pantiled roofs at Burley.



A simple dark looking shanty feels rural with its large, field-like plot and metal gates.



Formal elevations and mellow buff brick under slate define Exbury.



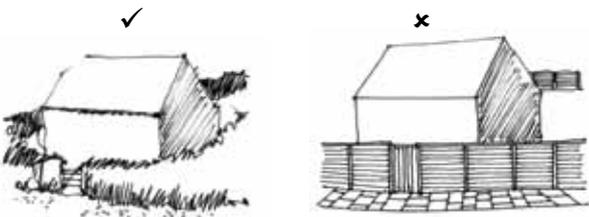
Soft rounded profiles and contrasting tones in the Western escarpment.

Appreciating the locality

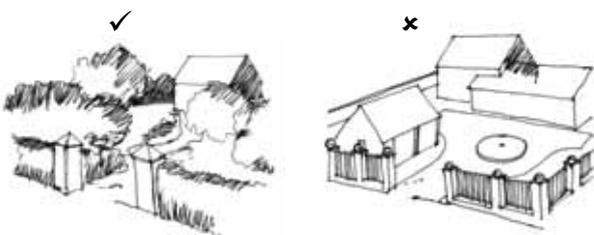
Avoiding suburbanisation

There are some aspects of development that can conflict with the natural environment and will not be in harmony with the rural setting. They can cumulatively result in a gradual erosion of the Forest's character. By recognising and avoiding them, there is an opportunity to safeguard the rural scene.

Strengthening traditional rural wall, hedged and gated enclosure.



Retaining established and historic site features to help make the development belong.



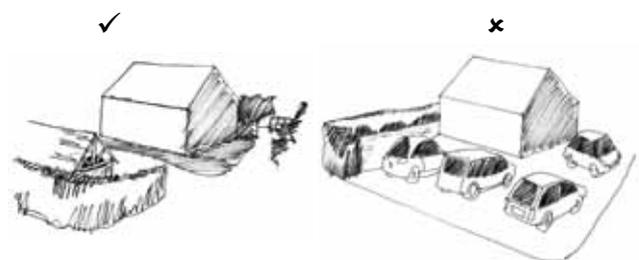
Reflecting established scale to avoid increased impact and forced grandeur.



Respecting local building types to help consolidate local character.



Providing low key garaging and parking, splitting up if necessary, to provide a more rural setting.



Minimising the impact of glazing, including at night by placing in least conspicuous locations, avoiding extensive upper floor glazing and varying scale and size of openings.





Buildings should relate well to one another.



Compatible building shapes, proportion of openings, material combinations and boundary features.

The pattern and spacing of established buildings should inform solutions.



Combining buildings and spaces in a way that reflects countryside characteristics, from general form to the relationship to natural enclosure and external space.

Buildings should play a part in the broader landscape composition.



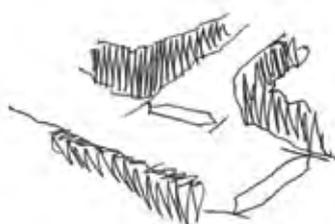
Using materials that tone with natural features, glazing that recedes and profiles that are familiar to the countryside.



Native species hedgerow, simple fencing, low key gates, natural verges and contrasting robust buildings and lightweight timbered outbuildings all help enhance rural lanes, as can:



retaining roadside boundaries...



keeping secondary access ways narrower than the main route...



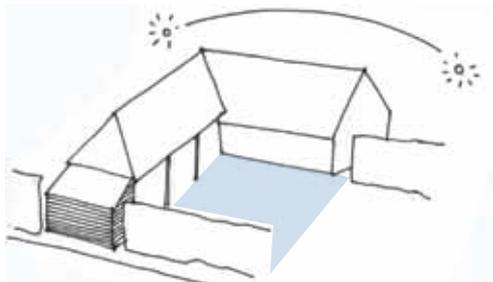
and vehicular access to the side of gardens.

Appreciating the locality

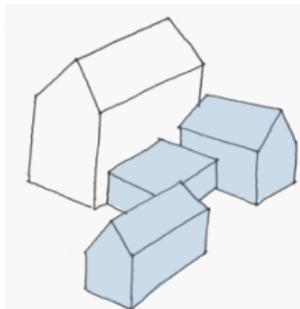
Rural building influences

The following are examples of rural building characteristics that can inspire efficient, sustainable solutions.

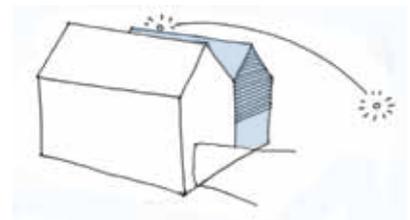
A **service yard** provides an opportunity to contrast habitable areas with leaner, simpler ancillary construction.



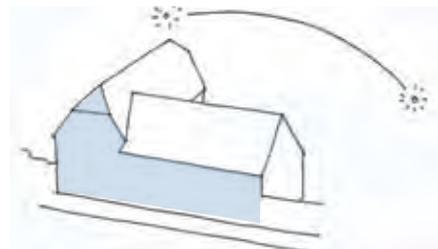
A **mix** of varying sized buildings combine to conceal a spreading floor plan. It also facilitates opportunities for efficient zoning of heating.



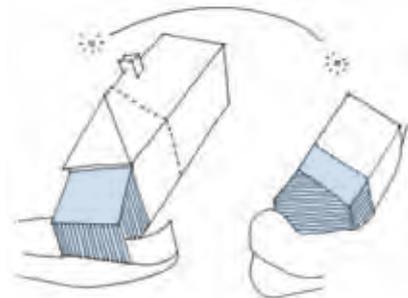
A **double pile** format defines main and service areas without monolithic impact.



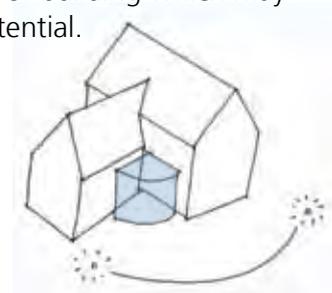
Flank wall onto road offers privacy and protection from the elements.



Timber outbuildings and '**outshots**' combine rural characteristics with practical low cost space and construction.



Main and rear buildings linked by an intermediate section of building which may offer eco-feature potential.





Examples that borrow from rural vernacular

Double pile living

A contemporary dwelling with separate service and living accommodation. A service 'buffer' to the rear, sunny main rooms and kitchen to the south. The valley allows subtle integration of renewable energy technology.



A farmstead

A new large house. Habitable and service areas in a mix of linked barn and cottage-like buildings - rural composition avoiding monolithic scale.

A courtyard home

Buildings designed around a courtyard compliment the existing house adjacent.



Appreciating the locality

Scale

Scale is important to the initial perception of development, for example:



A small scale building offsets a larger one.



3 A contemporary building with small scale cottage-like elements.



4 A larger scale barn style building, but with space around it to offset its size.

Form

The form of a building can say much about its use and origins.



A dwelling looks less bulky by being divided into two or more elements.



The form avoids a standard suburban dwelling.



6 A new building borrows from existing form.



7 A courtyard form echoes agricultural character.



Materials

Materials can echo rural character.



8 Thatch has a very strong countryside character.

Detail

The detail need not be an after-thought. It can be a key part of rural quality and character.



10 Contemporary design - lightweight claddings, simple detail.



9 Traditional dappled plum / orange brick set against slate reflects a simple combination common to the Forest.



11 Traditional detail - robust design, fit for purpose.

Appreciating the locality

Checking context

By responding to the best elements of local built form and landscape context, rural character can be retained.

The following checks can be used to ensure a proposal has a good relationship to the built or landscape context:

- Does it reflect the local pattern of development or built composition?
- Does it relate well to the scale of buildings around it?
- Does its form have any rural building influences?
- Do materials reflect the locality or the broader rural scene?
- Does its detail, such as window design, respect valued or particular local features?

A scheme may be based more on integration with the landscape.

- Does it tuck into established landscape forms, contours or enclosure?
- Does its level allow it to be set down into the broader landscape?
- Does its tone allow it to recede or merge into its surroundings?



A building responds to adjacent historic buildings and enclosure; using stone, timber, steep roofs and well proportioned window design.

Section 3

Directory

Initial assessments

Area analysis

Initial assessments

Building types

Building features

Surroundings and settings

Area analysis

It is recommended that developers and designers take the opportunity to assess characteristics of the area within which development might take place. In some cases, individual communities will have already produced Village Design Statements, which set out community expectations for new development.

In analysing the character of an area, considerations include:

- **Surrounding character** - the broader landscape.
- **The place itself** - its spaces, boundaries, highways, public access and amenity areas, overall shape and layout.
- **Its buildings and landholdings** - those of importance that lend to local character, and those that detract.
- **Surrounding designations** - including Sites of Special Scientific Interest (SSSI), Sites of Importance for Nature Conservation (SINC), County Wildlife Sites as well as general impacts on nature (verges may have SSSI designation). The proximity of designations to the site can be found on <http://my.newforestnpa.gov.uk>



Some aspects to consider when analysing the character of an area

Surroundings

- Building groups on horizon
- Surrounding farmland, views out
- Trees and land separating development
- Small scale field pattern

Settlement character

- Modest grassed margins
- Public space and access
- Principal and ancillary buildings

Roads and tracks

- Principal metalled roads
- Counter lanes and tracks in hoggin
- Rear tracks with views to main properties

Buildings and features

- Landmark sites
- Historic features
- Local character
- Inappropriate development
- Vulnerable sites
- Palette of materials



Directory

Initial assessments

Site assessment, understanding features

Site assessment

It is useful to become familiar with a site through several initial visits. Walking the area, checking distant views both towards and out of the site and using surveys and traditional / aerial photography in the analysis can help too.



Photo 1 : 2000. The broader area.



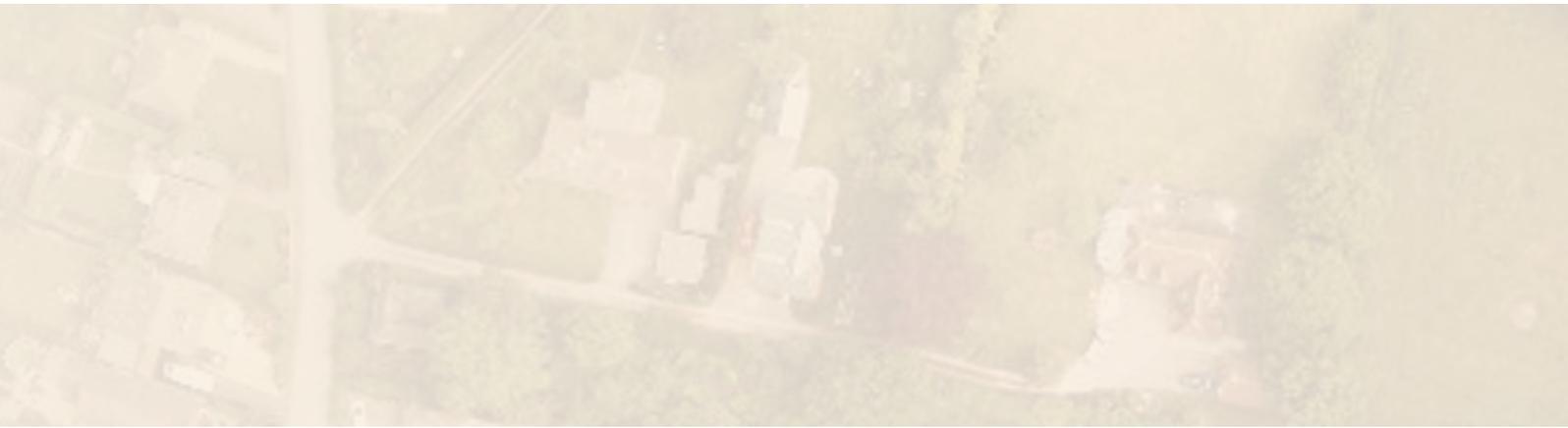
Photo 1 : 1000. Local features.



Photo 1 : 500. Site features.

Important aspects that will influence a solution may include:

- **Archaeology:** below and above ground.
- **Wildlife:** bats, badgers, bird species, reptiles.
- **Plot definition:** impacts on approaches, hedgerow and plot enclosure.
- **Street-scene:** pattern, scale, rhythm, neighbourliness.
- **Valued features:** built and landscape such as planting, trees, walls and outbuildings.
- **Site works and services:** how proposed levels and siting, service runs and excavations will affect archaeology, trees, drainage and overlooking.
- **Access to site:** consider any impact or encroachment on designated nature conservation sites or valued landscape.
- **Public access:** no development should have an adverse effect on the extent or quality of public access.



Understanding features

Several important checks need to be put in place when considering sites, buildings and tree cover in relation to development. Cultural heritage, ecological and tree issues need early assessment. Consider off-site impacts such as drainage works, highway access improvements and services provision.

Cultural heritage

Retain archaeological, historic and architectural features, considering impacts, for example, on historic boundaries.

Ecology

The design of new development should protect and enhance natural resources, support natural ecosystems and incorporate beneficial biodiversity features.

Successful schemes should seek to:

- Identify habitats and protected species constraints.
- Incorporate green spaces and trees (to provide shade and wind attenuation).
- Promote surface water drainage to soil, recycle waste, avoid pollutants and enhance natural features.
- Integrate waterways and ponds to provide wetland habitats and design features such as sustainable drainage.

Professional advice and survey should inform design and master-plan decisions.

Trees

Trees and tree groups contribute significantly to rural character and public amenity. They also enhance the setting of buildings and serve as natural habitats.

Trees in conservation areas are automatically protected when their trunk diameter exceeds 75mm at 1.5m above ground level. Tree assessment should be to BS 5837 / 2005.



Tree protection: Avoiding construction and service impacts by defining areas of tree root protection and fencing.



Ensure distance from trees to avoid overshadowing or damage to vehicles. Both can lead to the threat of tree removal.

Directory

Building types

New and replacement dwellings

New and replacement dwellings

Extensions

Conservatories

Outbuildings

Barn and rural building conversions

Commercial

Agricultural

Commoning / smallholdings

New and replacement dwellings

New dwellings should fit comfortably into their surroundings and respect spacing of buildings and natural features. Rural affordable housing schemes may involve green-field development and considerable work may be required to ensure the development is appropriate to its locality in terms of intensity of use, relationships to setting, and building character.



Affordable housing at Beaulieu, contributing to the character at the edge of the village, adjacent to the visitor car park.



Affordable housing: Gilpin Close, Pilley.



Rural tone: a combination of plum / orange bricks, tiled and corrugated roofing, and robust feather-edged cladding.



A contemporary replacement dwelling of similar scale to a Forest cottage. Set off a track behind a copse of trees, the rustic feather-edged cladding and slate help it recede within its plot.

Directory

Building types

New and replacement dwellings

New and replacement dwellings continued...

New dwellings sit more comfortably in their surroundings if they respond to the scale and character of neighbouring buildings.

Scale: a similar perception of bulk and impact of building

Size: the nature of accommodation and the floor area

Footprint: the proposed location being similar to any original footprint

Rather than adding conspicuous bulk, additional accommodation should be offset by putting it where it is ancillary and separated into modest scale elements.

If a replacement, does the proposal have a similar scale and impact?

If new, does it respect the scale and impact of development around it?

Overall, do proposals address scale, size and footprint requirements?

Development within the broader landscape



A building in the broader landscape can have a huge visual impact and influence the perceived quality of the landscape. Scale, form, materials and detail are all important.



...within a countryside composition

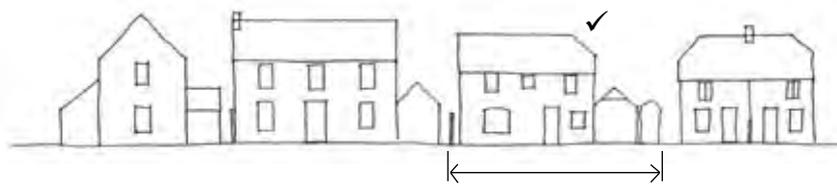


Be inspired by pleasing local characteristics and features



...as out of place features can weaken the character and composition of a locality. In particular avoid strident upper floor windows and high impact upper floor accommodation.

...dwelling in the street-scene



Look to provide compatible

- Building form, window proportion and impact.
- Material combinations.
- Spacing, curtilage and boundary treatments.



Avoid

- Suburban building character and integral garages.
- Alien material combinations.
- Loss of space between buildings and the opening up of boundaries.

Directory

Building types

New and replacement dwellings

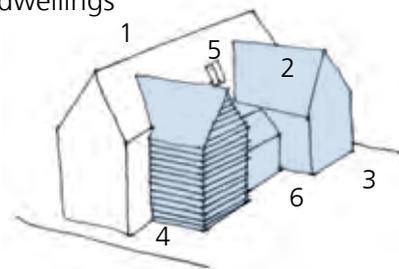
New and replacement dwellings continued...

Some of the most common ways of avoiding monolithic scale and impact:

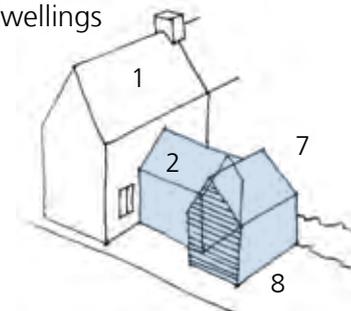
1. Keeping similar scale and size as original
2. Stepping down ancillary rooflines
3. Using smaller widths and roof spans
4. Setting back flank walls to help conceal depth
5. Focusing glazing away from boundaries and neighbours
6. Splitting or recessing large areas of glazing
7. Allocating smaller rooms to where smaller scale is needed
8. Using contrasting claddings to differentiate main from ancillary
9. Placing appropriately scaled garaging and turning where least conspicuous
10. Providing or maintaining strong natural enclosure

Some examples

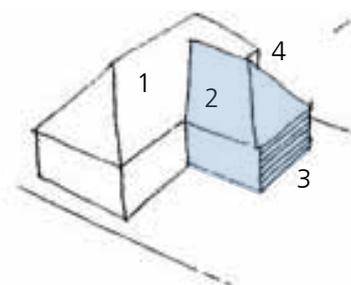
Larger dwellings



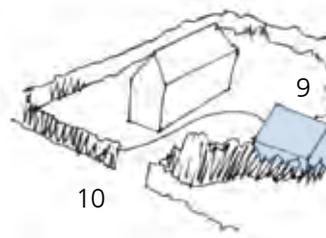
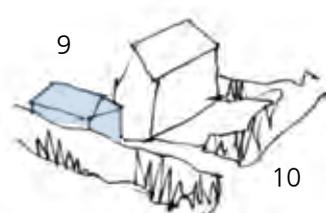
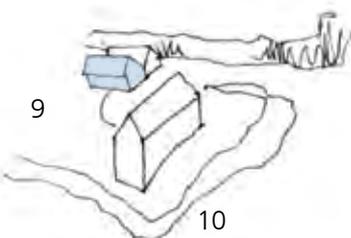
Small dwellings

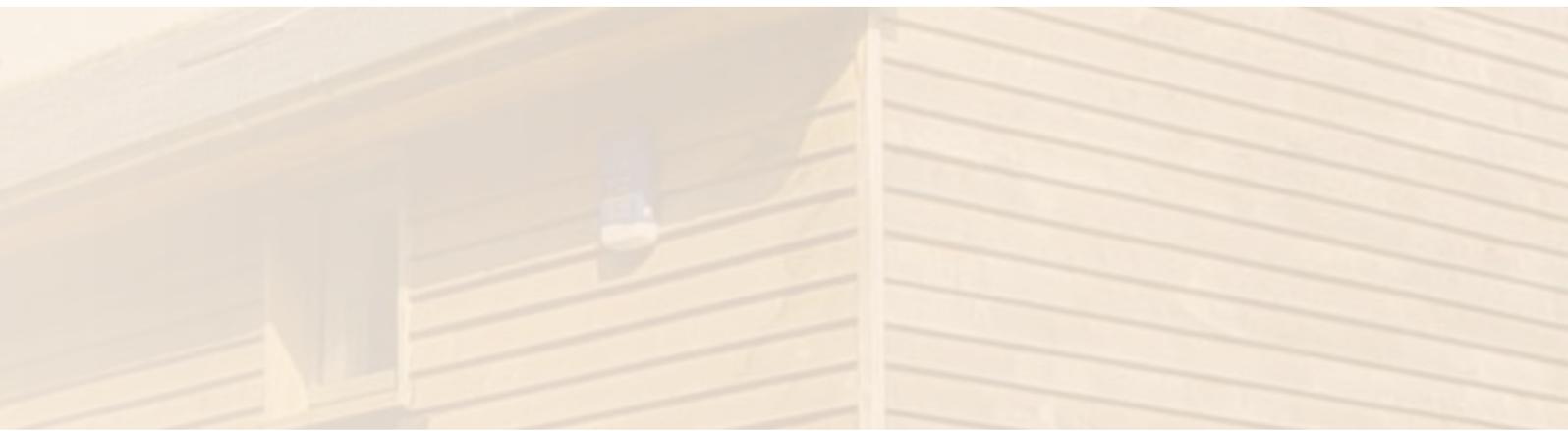


Bungalow



Garaging and enclosure

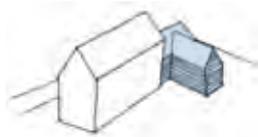




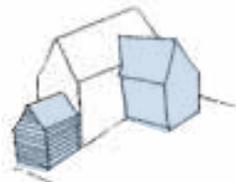
Typical variations



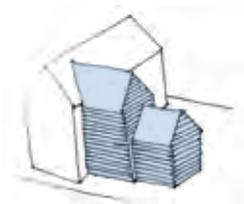
Outbuildings part screen glazing.



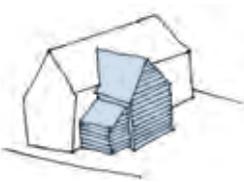
Side element screens rear projection.



Combining side and rear elements.



Stepping down rooflines.



Secondary roof and lean-to.



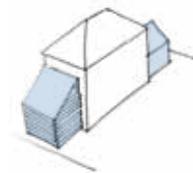
Pitched rear element and flat roof.



Separate accommodation with link.



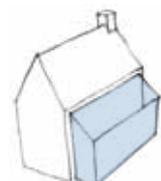
Rear element plus lean-to.



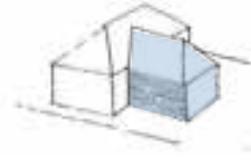
Combining two elements either side.



Ancillary element to rear via link.



Simple catslide.



Inset rear projection.



Two lower rear projections.



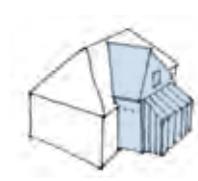
Upper projection aligns with fenestration.



Additional bay with contrasting cladding.



Rear projection with inset glazing.



Raised rear with lower glazing.

Directory

Building types

Extensions

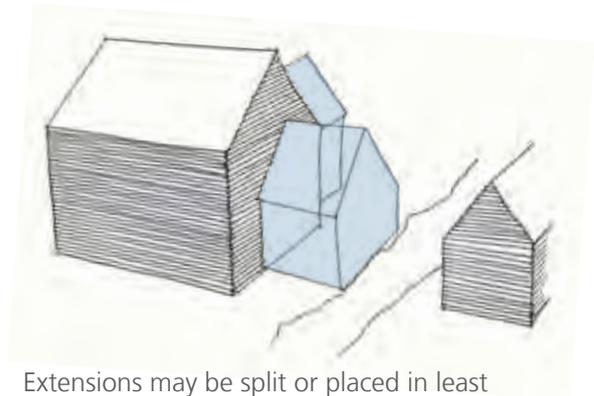
Extensions

Extensions can combine sustainable eco-characteristics with improved appearance.

Rooms and layouts can be reviewed to attain the best use of position, space and aspect.

Extensions should:

- Be compatible with the main building, avoiding significant impact on the scale of the core or original element.
- Avoid impacts on neighbouring properties, such as building bulk and loss of light.
- Use a sympathetic choice of materials.
- Minimise bulk by setting back with reduced height and smaller roof spans.



Extensions may be split or placed in least conspicuous locations.



Examples



An extension can improve overall proportion and appearance. Here, extended to the left of the chimney.



Timber cladding unites the original building and the extension.

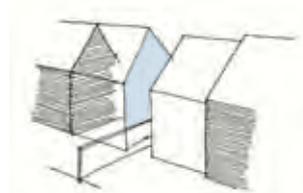


Traditional timber frame, stone and tile complement an adjacent historic building.

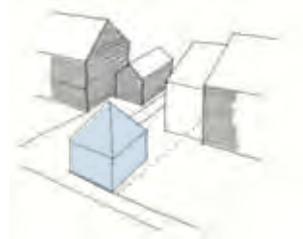


A side extension of diminishing scale, uses matching materials and detail.

Avoid



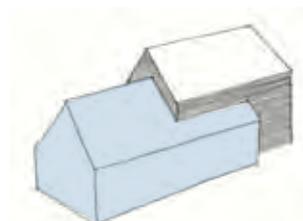
Closing space between buildings.



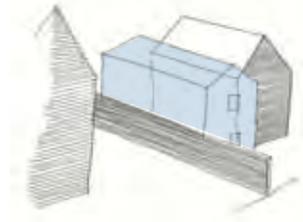
Replacing a garage with one on the frontage.



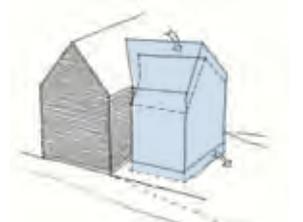
Extensions wider than the main span.



Conspicuous wrapping round.



Impacting on the boundary.



Projecting above sloping ground which aggravates scale.

Directory

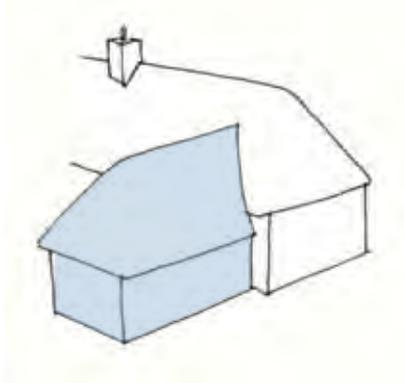
Building types

Extensions

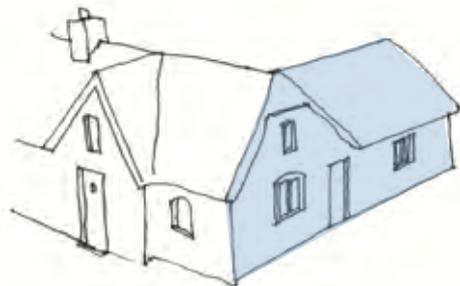
Extensions continued...

Extending thatched buildings

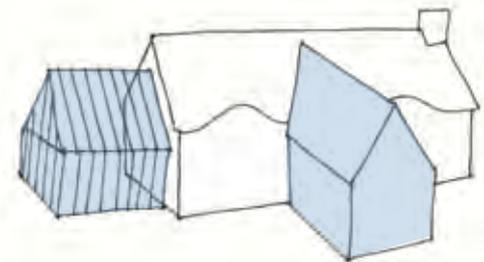
- Thatched buildings have simple form. Many are modest in size and do not respond well to complicated alteration.
- Retaining linear form is often crucial.
- Small buildings may not be extendable, although a link to a modest ancillary element may be possible.
- Proposals should not cut across or impact on original elevations.
- Extensions should be narrower than the main building and inset from the flank wall.



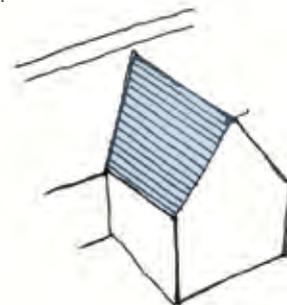
Avoid



Extensions where new elevations compete with main elevations.



Projections that compromise original shape and form.



Harsh abutments between incompatible materials and extensions wider than the main part of the building.



Extending formal, symmetrical and 'estate' buildings

- Gate houses, estate cottages and lodges were often planned to be part of a landholding and their contribution in the landscape can be valuable.
- They are usually fairly modest in size. Many will be formal in appearance.
- Where extension is possible, look to retain the scale and essence of the design, including the original window and door characteristics.
- Be sensitive to the rhythm of development, its group or landscape setting.
- There may be scope to set an extension to the rear, where less conspicuous.
- Ensure that development does not involve a transfer of car parking to a frontage, as this may compromise the setting or street-scene.



Formal cottages and lodges; change may be limited.



Directory

Building types
Conservatories

Conservatories

Conservatories can enhance the character of a property.

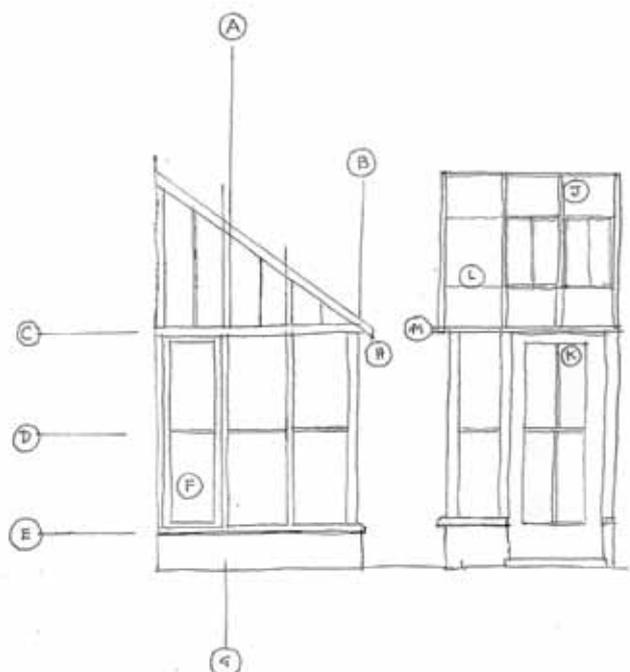
However, poor proportion, inappropriate materials and schemes that have to go through contortions to fit are seldom successful. Traditional dwellings need quite delicate-looking conservatories.

More eco-friendly materials are available than the likes of plastic, metal and bronze-tinted glass. Materials that take a considerable amount of energy in their production need to be bypassed for more sustainable solutions. Traditional materials and finishes are usually the best.

A conservatory can be used as an insulated lobby, and combined with high thermal mass materials, can produce a natural radiator affect, countering draughts while enhancing interior warmth.

Key elements of a traditional conservatory, using timber and clear glass.

- A) Vertical narrow spaced mullions follow through
- B) Substantial corner member
- C) Horizontal member
- D) Horizontal glazing bars
- E) Robust sill
- F) Casement vent
- G) Lower finishes cover slab
- H) Overhanging timber verge
- J) Timber fillet of modest scale
- K) Rafter and glazing lines through
- L) Overlapping clear glazing
- M) Simple gutter or strapped support





A lower roofed addition and an element of screening.



Following the ridge direction.



Narrow pane glazing.



Glazing one side only - reduces impact.

Avoid



Shallow roofs and oversized panes.



Cutting into roofline.



Overlapping eaves line.

Screening to retain symmetry.



Traditional lean-to vinery.



Not a conservatory, but a low-key eco-roofed link.



Complicated design on farm buildings.



Where there is insufficient depth to accommodate a conservatory.

Directory

Building types

Outbuildings

Outbuildings

Outbuildings are an essential part of rural character. Many outbuildings have been built randomly over time in response to agricultural or rural needs.

Local saw mills produce simple outbuildings in traditional forms. These are in marked contrast to sectional and prefabricated concrete buildings and garages that can mar a locality.

Two storey outbuildings can impact badly on boundaries and neighbourliness. Outbuildings should be incidental and subservient to the dwelling in scale and appearance.



Echoing rural character, using natural materials, left to weather to a natural tone, combined with irregular alignments.

Opportunities

- Harmonize with the main building and respond to style, profile and materials, avoiding impacts on existing trees and enclosure.
- Use natural and mellow materials that help merge with outside space and complement landscape. Bulky elements of brick, block and painted render can have a converse effect.
- Recycle water; direct roof and surface water to water butts, permeable surfacing, sumps and safe natural ponds.



A new timber framed outbuilding.



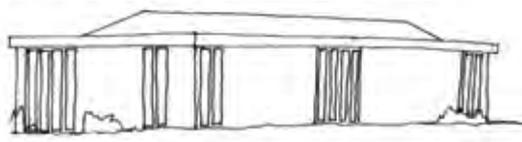
Outbuildings need to be distanced from boundary and neighbour impacts. They should not compete in size with the main building.



Outbuildings can diminish in scale to respond to different uses while minimising bulk.



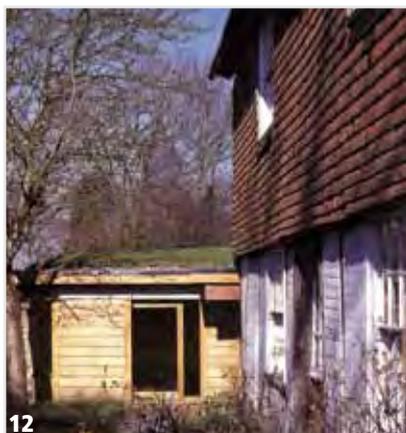
Small buildings usually need small outbuildings, and features that echo small scale elements.



Glass houses can merge and reflect natural surroundings. Bulkier outbuildings of more solid construction do not and can have a detrimental impact.



An outbuilding echoes narrow spans and traditional pitches combined with small scale windows.



12

Simple structures, while not contributing much to character, can play their part, especially when using robust natural materials and green roofs.



A group of outbuildings defines the front corner of a farmstead.

Directory

Building types

Barn and rural building conversion

Barn and rural building conversion

Finding acceptable solutions for existing and redundant buildings is important to the character of an area.

Rural buildings often have low key fenestration, strong rural enclosure and common space between buildings.

Some buildings will be key to the character of an area, or contribute to a composition of buildings or street-scene.

Over intensive and incompatible uses can be as detrimental as poor design.

Opportunities

- Retain character; retain any valued fabric or original development features such as doors and openings. Avoid excessive fenestration. Use low impact external decorative finishes.
- Minimise new impacts; concentrate change on internal, courtyard or less conspicuous elevations. Conceal service areas behind walls without windows.
- Avoid piecemeal or alien changes; these can undermine character. Domestic looking structures and conservatories can look out of place.
- Retain rural enclosure; yards and enclosures can lose their character if subdivided into domestic and ornamental features. Fussy lighting and signage can also undermine rural character.

Consider

- Modest areas of roofline glazing, or borrow light from existing openings.
- Providing simple unforced lighting off buildings or integrate within planting schemes.



13

Timber windows set into timber claddings. By merging their finish with surrounding decorations and stains, the impact of windows are minimised. Useful when placing a simple element of building in a landscape.



A former electric light station converted to office use. Its robust doors echo a past use and help reduce glazing impacts and heat build-up. Recessing glazing also reduces reflection.



14

A contemporary conversion of a group of farm buildings, making the most of existing features and the strong character of surrounding spaces.



15



A low-key extension placed so that the main characteristics of the building's scale and form are not compromised.

Directory

Building types

Commercial

Commercial

Commercial properties generate constant change of user and activity. They often need to adapt in order to stay viable.

Improvements to ameliorate impact, poor quality, or improve eco-credentials can be made whenever the opportunity presents itself, especially in conjunction with planning applications.

Opportunities

- Combining practicality with appeal; new developments can be designed to minimise the impact of bulk, un-neighbourly activity, servicing, parking, lighting, signage and access.
- Internal flexibility; buildings can be designed to maximise internal flexibility, adapting to single, multi-floor or mezzanine solutions.
- Efficient services; services can be located where they can most easily be adapted or extended.
- Interchangeable claddings; external claddings might be interchangeable, allowing variation in colour and tone.
- De-constructability; commercial, especially framed buildings, can be designed to be easily taken apart for recycling.
- Realistic space for landscape elements; there needs to be space around buildings to accommodate landscape, ensuring that it can not be gradually whittled away.



Extending a traditional building with small scale features combined with contemporary elements.



20

Keeping definition rural, with soft meandering pathways and granular surfacing.



16

Using a variety of rooflines, modest spans and building sizes to avoid monolithic impact.



Using frame techniques for a rural profile.



Designed to maximise internal flexibility.



17

Splitting up car parking so that it is not conspicuous.



18

Screening glazed areas with timber slats.



19

Setting a green roof against a tree backdrop helps it to merge.

Directory

Building types

Agricultural

Agricultural

Agricultural buildings are an intrinsic part of the countryside. Many form appealing or historic compositions.

Consider solutions with the least impact and sites where existing poor or un-neighbourly uses can be ameliorated.

Larger barns can sometimes be set into more expansive landscapes without looking oversized. In more constricted locations, larger buildings can look very intrusive.

Opportunities

- Maximising existing space, through making the most of existing accommodation.
- Minimising size by splitting up bulk into smaller elements.
- Avoiding high impact sites where appearance will be exacerbated.
- Setting down in scale and profile following natural contours. Using a series of volumes with reduced spans wherever possible.
- Considering introverted schemes and courtyard options where outside activities need to be screened or enclosed.
- Decorating buildings to tone with fabric and setting, or match estate livery. Using mellow materials that allow the building to merge with natural surroundings.
- Allowing for re-use either through relocation or by enabling buildings to be taken apart efficiently for recycling.



Look at how established buildings have mellowed into their settings.

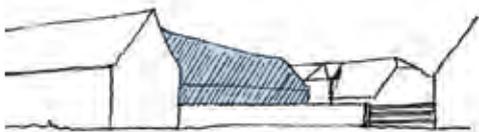


There may be opportunities to set down development to avoid harmful impact or intrusion on the skyline.



27

Roof tones can merge with surroundings.



Try rationalising the use of existing buildings or integrating new with old.

Smaller peripheral elements of building can reduce the bulk of the main element.



28

Large span, bulky roof buildings can be avoided by a series of smaller spans.



29

Larger buildings may be able to be set down behind screening.



21

Mellow slate.



22

Toned metal decking.



23

Traditional profile corrugated sheet.



24

A projecting roofline can reduce the appearance of bulk.



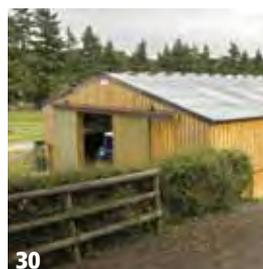
25

Combine vertical and horizontal claddings.



26

Various forms of cladding incorporate ventilation.



30

Aligning buildings with established boundaries can help anchor them down and reduce impact.

Directory

Building types

Commoning / smallholdings

Commoning / smallholdings

Commoning has helped shape the character of the New Forest. The National Park Authority is committed to supporting commoning through the Commoner's Dwelling Scheme.

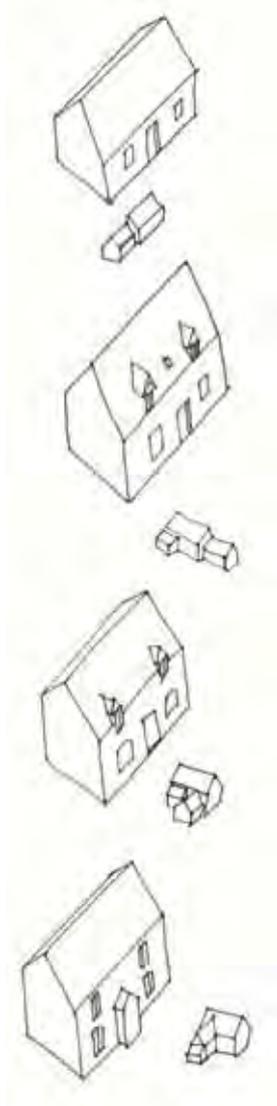
Schemes should draw on all aspects of sensitive design and demonstrate the highest standards of sustainability.

Considerations for new buildings on smallholdings include

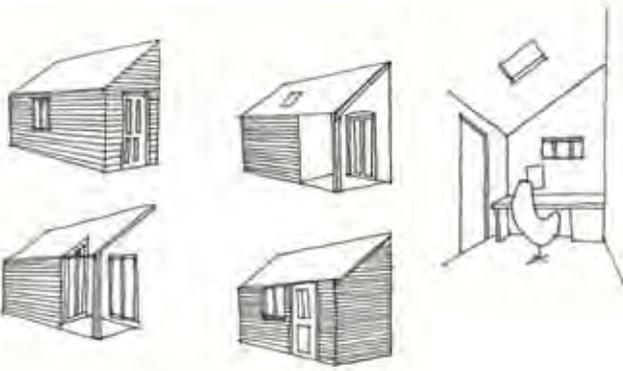
- Site capacity; whether the site can comfortably accommodate expectations, now and in the future.
- Visual Impacts; how development will affect the locality and broader views, impacts on neighbours and means of access
- Technical impacts; servicing, drainage, flooding, relationships to trees.
- Building composition; using outbuildings in a practical way, while providing a rural composition. Allow for possible relocation or recycling. Consider replacing any existing obviously out of context buildings, as part of an overall scheme.
- Construction; using materials and techniques that respond to rural character and exposure.



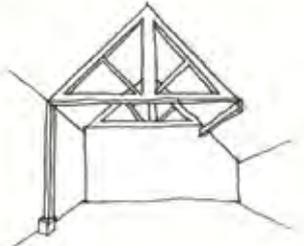
A **generic format** of layouts allows a core building at single storey to be extended upward and outward using traditionally scaled elements. It provides a broad choice of dwelling types that respond to various occupancies.



Timber truss and frame techniques can offer a variety of profiles combined with internal flexibility.



Lean-tos, a simple way to add lobby, office or habitable space.



Non-traditional narrow span / deep plan formats can be combined to form buildings with rural characteristics. Here, three units in a barn format.



Directory

Building features

Fenestration and roofline

Fenestration and roofline

Materials

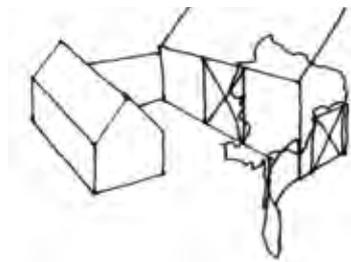
Details

Sustainability

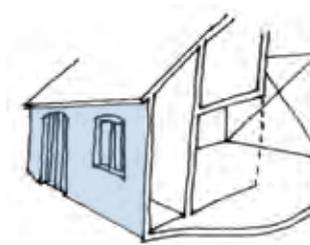
Fenestration and roofline

There are appealing ways to enhance design in the countryside while accommodating appropriate levels of light, heat and ventilation. Interesting rooflines and appealing elevations are worth striving for.

To counter light pollution place larger elements of glazing where development is set down within a site, softened by natural features, or on secondary elevations where impacts can be concealed.



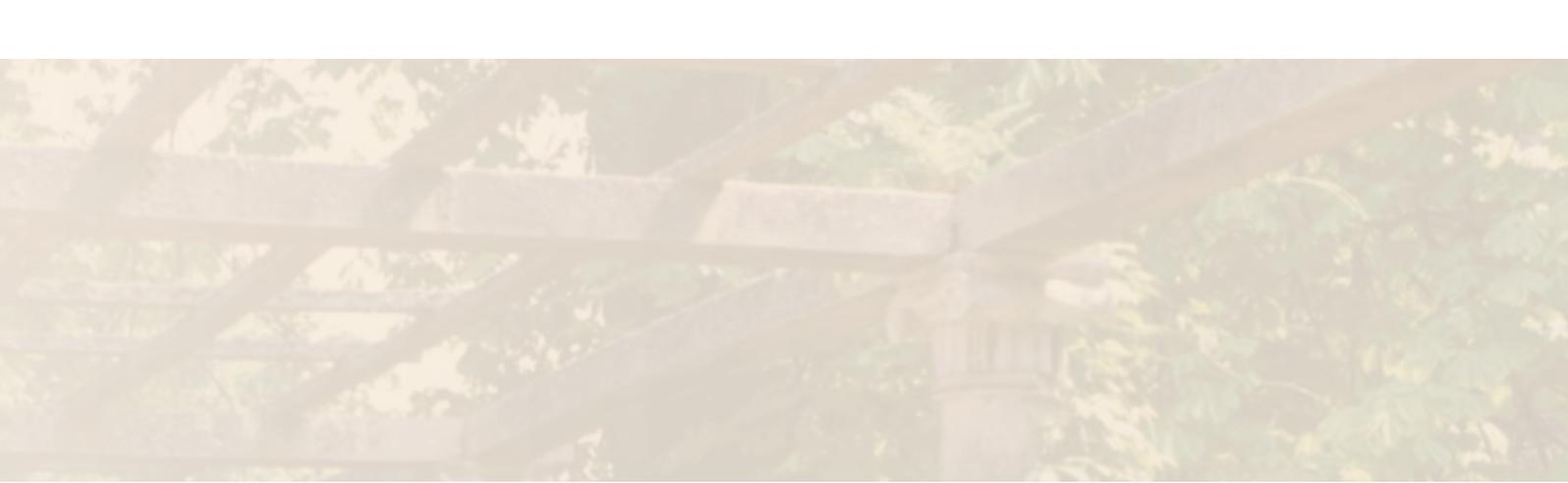
Buildings can often be grouped so that more extensive elements of glazing are partly screened.



Utility areas can be used where glazing needs to be low key or where fenestration needs to reflect small scale characteristics.



Natural trellis and pergola features can reduce glazing impacts while helping to integrate with surrounding planting.



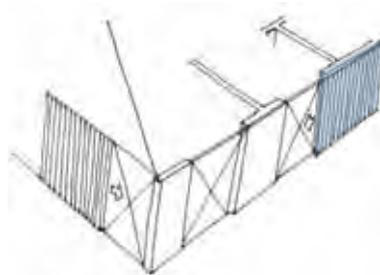
Fenestration



Recessed into thatched overhang.



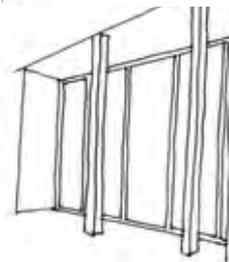
Recessed and sub-divided.



Shutter screens can reduce heat build-up by day and cut out artificial light by night.

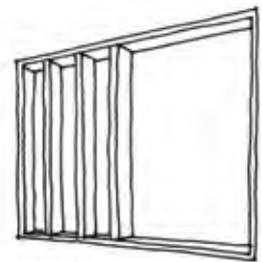


Set back at corner.



Fixed canopies and louvres can also reduce glazing expanse while adding architectural interest.

Recessed glazing can reduce daytime reflectance while minimising impact.

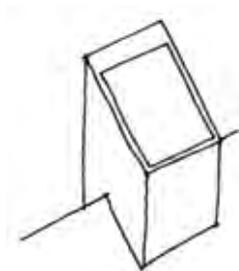


Recessing glazing between and behind robust timbers reduces extent and impact

Roofline



Combined flues and other service elements can be housed in roofline features.



Solar powered vent systems can offer a focus on the roofline.

Avoid



Excessive glazing, especially at high level.



Oversized dormers.



Windows close to roof edge.

Directory

Building features

Materials

Materials - traditional

Rural materials and combinations can be key to the success of a building, its perceived appearance and mellowness.

It is important to consider how a building will weather.

Traditional buildings usually need traditional materials and building practices.

Typical materials include:

- Thatch
- Clay roof tile
- Natural welsh slate
- Lead
- Corrugation
- Cob
- Render
- Plum / orange brick
- Buff brick
- Timber cladding

By contrast, modern, highly reflective materials and claddings can be very intrusive.

- Granular finishes can help advance weathering, allowing moss to gather, particularly on north facing elevations.
- Timbers can often be left to weather to a silver grey tone. Where the initial colouring is strident, a simple slurry coat of stain can be applied to take the edge off its appearance.
- Unprepared sawn softwood has strong rural character, especially when used in broad sections (both horizontally and vertically). This is in marked contrast to smooth and highly polished finishes, non-traditional stains and narrow timber sections that look suburban.

Example:



Thatch is appropriate for steeper roofs, avoiding fussy ridge lines and complicated roof forms and valleys. Roofs should use material prevalent to its locality.



Brickwork, avoiding fatty joints to give brick a traditional look. Hampshire oranges and reds are common. A mix of the two will give a traditional dappled look. Silver grey mortar tone, avoiding bucket handle joints, will enhance appearance. Buff bricks are common, often used with slate. In some circumstances the use of lime mortar may be appropriate to give a traditional appearance.



Clay tiles can have an antique finish, be natural terracotta allowed to weather, or a contrasting red, often used in vertical tile hanging. Avoid out of scale bulky interlocking tiles.



Slate is quite adaptable, shown here used vertically. It is also commonly used on shallow roofs.



Lead is the traditional material for canopies and architectural dressings, used here in a contemporary design.



Corrugated iron and other simple profile sheeting can be useful on lightweight structures. Dark toned fibre roofing is also effective.



Rustic feather-edged and waney-edged boarding, weathering to a silver-grey. Need to be sizable sections to look rural.

Supplying materials samples

Combining a selection of proposed materials can give a good idea of how a building will feel. As part of planning conditions, sample panels may be necessary to check appearance. Finishes should be applied to the material to be used, to check how absorbency affects the appearance.

Directory

Building features

Materials

Materials - contemporary

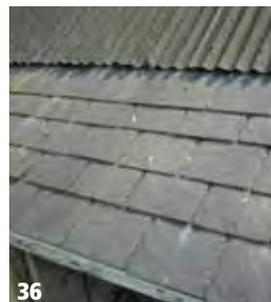
If used carefully, contemporary materials can often sit comfortably alongside traditional buildings and landscape.



A green roof can help a building merge with landscape. It can encourage rain water filtering and recycling via shallow or steeper pitched solutions. It can also provide effective insulation and sound deadening qualities.



Very occasionally mirror glass will lend itself to reducing the overall impact of development. It can emphasise surroundings and conceal a building's bulk.



Recycled rubber slates can replicate the scale and tone of traditional slates. They may be appropriate where tone and module are the key qualities sought, in low key and non-traditional situations.



Structural glass avoids structural frames, and their associated costs of repair and replacement. More extensive areas of glass can be incorporated where impacts are small.



Insulated panels (SIPS) can receive traditional as well as contemporary claddings. They are an effective way of building quickly, while providing high levels of insulation. Shown here with a membrane, waiting to receive material.



Straw bales used in conjunction with reinforcement to provide sturdy looking walls. They can be used to provide rounded corners and deep reveals. Elevations are often rendered. Roofs need pronounced overhangs to facilitate weathering.



Traditional materials can also successfully be used in a contemporary design.



Thatch shown here in conjunction with a contemporary projection.



Modern small scale interlocking clay pantiles are available that reflect traditional characteristics. Pantiles are often seen on Arts and Crafts houses and farm buildings. New versions use modern interlocking techniques suitable for shallow and steeper roof pitches.



Oak shingles are not traditional to the area, but they are natural, with a small module and little wastage. They can be used on steep or shallow pitches and as a vertical cladding. They are small enough to create winding roofs and are lightweight when compared with tiles and slates. Avoid cedar because of acid run-off.

Directory

Building features

Details

Details

The way details are put together and the materials used can influence their success.

Often traditional construction techniques need to be replicated.

Rather than opting for standard suburban solutions, the eave, verge, bargeboard and soffit details should be carefully executed, whether plain or detailed.



Opportunities

- Joinery details can be provided in conjunction with scaled elevations of windows and doors to ensure that sizing and proportion are correct prior to manufacture.
- Flue and service outlet locations are best sorted out early in the design, in order to integrate them or find out their short-comings.



Avoid unsightly items such as meter boxes and service outlets.

New and replacement porches

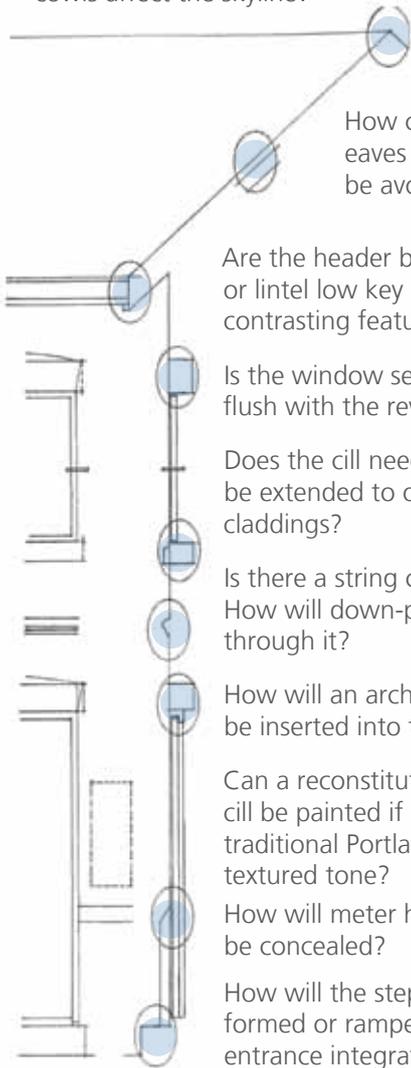
- Porches are often a focus. They need to have compatible proportion and materials with existing elevations.
- The wrong porch will mar appearance.
- Avoid over wide porches and suburban door and side window combinations.
- Avoid oversized roof coverings and undersized supports.



- Avoid cumbersome oversized tiles, heavy flashings and weak supports.

Some aspects of traditional detailing

How will ridge vents and ventilator cowls affect the skyline?



How can a bulky eaves and fascia be avoided?

Are the header bricks or lintel low key or a contrasting feature?

Is the window set back or flush with the reveal?

Does the cill need to be extended to oversail claddings?

Is there a string course? How will down-pipes pass through it?

How will an arched support be inserted into the brick?

Can a reconstituted stone cill be painted if not of a traditional Portland grey textured tone?

How will meter housings be concealed?

How will the step be formed or ramped entrance integrated?



Does the gable need an overhang and will it be corbelled?



Detailed bargeboard.



Dormer roof set close to top of window frame.



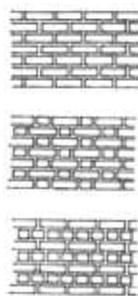
Planted fascia.



Open eave/strapped gutter.



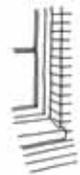
Enclosed with panelled soffit.



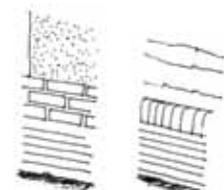
Two course brick arch.



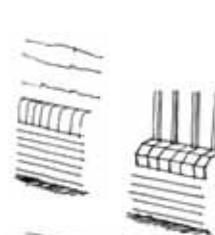
One course brick arch.



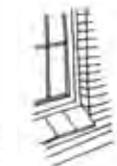
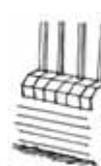
Robust timber cill.



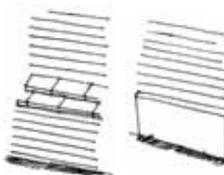
Bullnose cill.



Cill over cladding.



Tiled cill.



Broad vertical cladding with cover strip.



Broad horizontal cladding: pine, oak, larch.



Typical porch elements.

Pitch relates to elevations.

Open underside of roof.

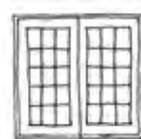
Truss supports set close to door frame.



Distance between supports relates to door width.



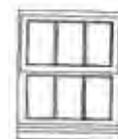
Sash.



Balanced casements: both sides of window opening have matching frames.



Agricultural hinged upper opening.



Directory

Building features

Details / Sustainability

Existing and new windows



Replicating details and finishes

Replacement windows

- The wrong windows mar appearance.
- Plastic windows with sandwiched glazing bars do not define sub-division well.
- Glass reflects as one large sheet.
- None traditional plastic frames, sections and cumbersome quarter-lights detract from good proportion and look like an afterthought. Sawn off extruded plastic cills look weak.
- Always look at the best examples of original windows and doors to inform the best solution.

- Avoid non-traditional operation and tilting glass.



- Avoid bulky fan-lights that mar proportion.



Sustainability

The Government has key objectives, leading to zero carbon dwellings, and proposals should comply with sustainable construction standards.

Advances in technology should progressively help to ensure that standards are met.

There are also requirements for high levels of sustainable construction for commercial and industrial buildings.

The National Park Authority has a strategic objective to plan for the likely impacts of climate change on the special qualities of the New Forest and reduce the overall environmental footprint of the National Park.



Rural ideals include

- Encouraging natural boundaries such as native species hedges for enhanced wildlife and ease of maintenance.
- Recycling and re-using buildings.
- Sourcing materials through sawmills or responsibly salvaged and recycled materials.
- Differentiating habitable space from ancillary, to provide lean, flexible, cost-effective buildings.
- Using flexible, organic design, where accommodation can be easily added, removed or recycled.
- Providing buildings that are simpler to maintain, with features less likely to become obsolete.

Some examples



Using construction methods that allow for adaptability and simple dismantling for re-use and recycling.



Offsetting high energy sapping products such as steel and glass with traditional materials such as timber frame.

Recycling

Opportunities for recycling include

- Relocating sectional and prefabricated outbuildings where they will not impact.
- Restoring; this normally consumes less energy and offers quicker completion for occupation.
- Recycling materials; the most popular are brick, timber, aggregate, steel, glass and insulation.
- Recycling grey water; recycling water from kitchens and bathrooms, water is filtered to remove bacteria. It cannot be used for drinking. Up to 30% water savings can be made.
- Rainwater harvesting; water is filtered through permeable blocks and surfaces and run-off from roofs. Water can be used for gardens, washing machines and toilets.
- Deconstruction; a building is designed so that it can be taken apart efficiently to allow its parts to be individually recycled without any damage or further attention. Many techniques involve the reverse of the original construction and assembly sequence.

Directory

Building features
Sustainability

Considering an eco-effective scheme

When planning a building or development, a solution will be influenced by orientation, site features, enclosure, contours and flood levels.

The ideal format is a main aspect within 30° of south.

Buildings that combine this with a buffer of service accommodation toward the north can produce one of the most effective formats.



42 Main habitable accommodation faces south.

Opportunities

- South facing main rooms; these have the optimum light levels. Light should reach well into the space.
- Controlled heat build-up; on southerly elevations, glazing may need to be controlled by integrated design techniques or external features such as controlled ventilation systems, pergolas and screen planting.
- Effective thermal mass; many light-weight buildings with low thermal mass will prove to be unacceptably hot, unable to accommodate extremes in temperature.
- Zoned services; services can be located for economical installation, maintenance and repair. Controlled ventilation can respond to the occupancy and the quality and amount of air needed within varying zones of activity.
- Eco-buildings can respond to these features while being sympathetic to the character of their locality. Over-technical buildings are hard to maintain and can be quickly overtaken by technology and become obsolete.



Keeping existing buildings may be the most sustainable option. There may be other solutions too, depending on location and impact. Here are some examples



Keeping an original building.

Avoiding demolition, making use of existing outbuildings and adding more space and light to the rear, where it doesn't impact.



43

A single storey replacement.

Taking on a double-pile rural format. The dwelling is split into living and sleeping areas. The northern element acts as the insulator and the bright top glazed living spaces act as the solar gain element.



44

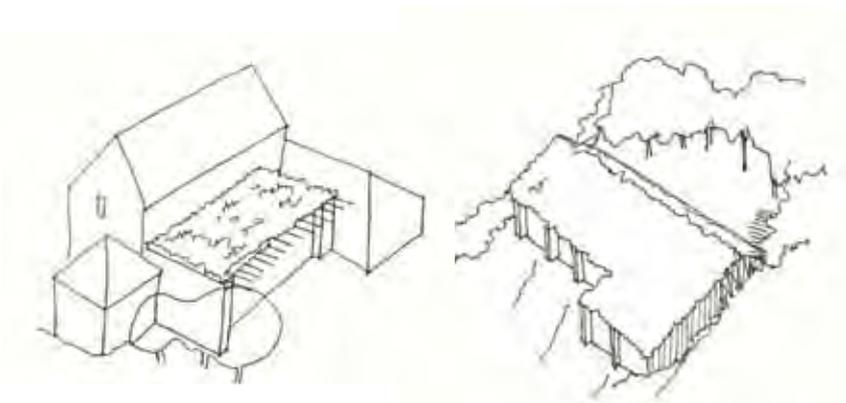
A two-storey eco-home.

The front two storey timber clad element of building reflects the scale of a Forest cottage, while at the rear, a green roof and conservatory maximise the eco-benefits of orientation.

Green roofs and walls.

Buildings can recede into the natural landscape using green or living plant roofs and walls, either as part of a variety of rooflines or as a main roofscape. Some native species are able to be used in green roof systems dependant upon the depth and type of substrate.

Flat roofed elements can help conceal deep plans, while inclined roofs that follow the slope of the land can almost merge with surroundings.



Directory

Building features
Sustainability

Renewables

A study of the renewable energy potential in the New Forest District in 2010¹ concluded that there is a potential capacity of about 145mw. Of this potential, more than 60 per cent is derived from biomass resource, about a quarter from photo voltaics, and 10 per cent from solar water heating. There is only a very small potential for micro wind energy or hydropower generation.

Solar Power

Solar energy is the leading small scale renewable technology. The siting of small scale solar panels, collectors and other applied roof modules needs to be carefully considered.

Solar panels are most cost-effective if integrated into schemes during construction. Retro-fit panels are more conspicuous and sit proud of the roof. They are, however, much easier to remove when obsolete.

Reducing the impact of solar installations

Installation and roofing tones should be compatible. (a)

Conspicuous silvered edge solar panel definition should be avoided by using a black or dark finish to the edge.

Look for a finish with minimal reflection.

Panels should be as flush as possible with the roof.

Solar slates may cover a whole roof and avoid the impact of piecemeal and raised retro-fit solutions.

Panels should not rise above the ridgeline. (b)

Valleys may conceal panels, with access via adjacent roof-space. (c)

Parapets and junctions between buildings may offer screening of solar equipment (d). Patchy positioning of panels of differing sizes should be avoided.

In some circumstances arrays may be placed on the ground. (e) There will be safety and security issues.

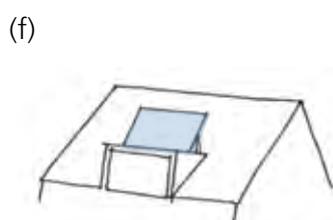
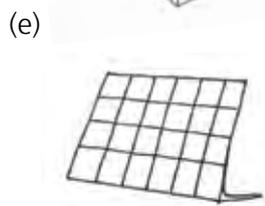
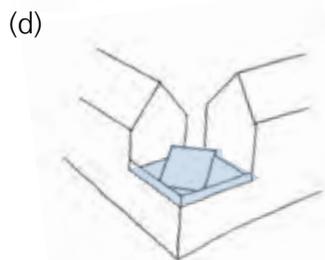
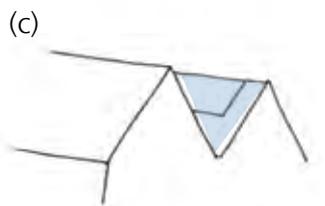
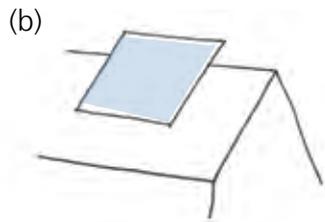
Avoid placing panels on top of dormer roofs. (f)

Consider placing them on an outbuilding or where they are substantially masked from view by other buildings. (g)

Solar panels and collectors can be integrated into designs as canopies, lean-tos and lanterns. (h)

Remember, any shadows on the panels will reduce their efficiency.

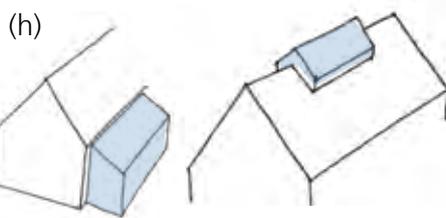
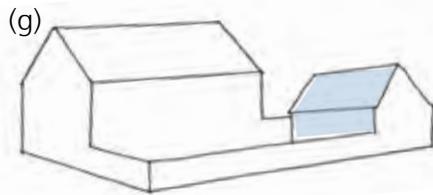
¹ IT Power for the New Forest National Park Authority and New Forest District Council, September 2010.



Flush solar panel on a monopitch roof.



Solar feature has been integrated into canopy design as an architectural feature.



The silvering on some panels and slates can mar overall appearance.



Liquid filled solar slates allow the whole roof to be clad in the same material.



Solar panels on a community shop.

Directory

Building features
Sustainability

Wind power

Small scale turbines are available that can be used in conjunction with other renewable sources and the impact of their location needs to be carefully considered.

Combined heat and power boilers

CHP boilers are like mini-power stations, generating heat and recycling energy as a by-product. They are most effective in larger scale commercial and domestic schemes, where use day and night can be maximised. They may be a solution where external impacts need to be minimised.

Wood burning and wood pellet stoves

Can be used in domestic and commercial installations, and several schemes have been grant aided in the Forest. Wood supply from local sources is in its infancy, and provision for and storage of dried timber at source and adjacent to dwellings will need to be addressed.

Below ground heat pumps

Can serve domestic heating and hot water. They are inconspicuous but need sufficient space to accommodate them. Tree roots and services are other constraints.

Other ways to improve energy efficiency include

- Insulating walls, floors and roofs
- Natural or passive ventilation, avoiding air conditioning
- Double or secondary glazing
- Energy efficient features



Biomass boiler and housing at Lyndhurst Community Centre.



Wood burning stove heating a classroom at New Forest Outdoor Centre, near Minstead.



Ground source heat pump installation at Ferny Crofts Scout Activity Centre, near Beaulieu.

Directory

Surroundings and settings

Supporting and enhancing biodiversity

Supporting and
enhancing biodiversity

Rural enhancement

Signs and lighting

Supporting and enhancing biodiversity

The New Forest is one of the most important areas in the UK and Western Europe for its wide range of plants and animals, or 'biodiversity'.

In order to counter the threat to biodiversity through the impact of development, advice on planning requirements and good practice is available at www.newforestnpa.gov.uk.

Early consultation and pre-application advice from the Authority is important to assess the biodiversity and habitat issues at the site.

An understanding of the wildlife present on a site and the impact of development proposals is essential whatever the scale of development. High quality designs will demonstrate such advice has informed design decisions.

Good design should respect and enhance the wildlife setting by protecting and augmenting natural habitats and species through design choices.

Development of built structures, particularly rural buildings and barns can impact on bats and breeding birds such as barn owls. With an informed approach these species can be conserved and new provision be made through carefully designed building features and artificial nest/roost boxes.

Design of landscape can provide benefits in the form of creating and retaining wildlife corridors and providing new features such as ponds, hedgerows and naturalised grasslands.

It is important to ensure features to benefit wildlife are not compromised by other design decisions. For example lighting can deter bats from using roosts.



All local authorities have to consider the conservation and enhancement of biodiversity when determining a planning application.

As part of the application process a detailed checklist is provided on www.newforestnpa.gov.uk

Some opportunities to enhance biodiversity

- Seek design solutions that maximise areas of green space
- Retain and strengthen natural features. Consider planting new trees and hedges using native species
- Can linkages with the wider natural environment be improved?
- Provide new homes for wildlife such as ponds, rough grassland, and bird and bat boxes.



Native hedgerows support a wide range of wildlife.



Trees in gardens also support wildlife.



Provision of bat access panel.



View of bat loft installed inside.

Directory

Surroundings and settings

Rural enhancement

Rural enhancement

The broader scene

Integrating developments within the landscape calls for sensitive design and landscape solutions that can be effectively established and maintained.



A composition of buildings in the landscape.

Opportunities

- Letting buildings define spaces and pinch-points in a rural manner, embracing natural, informal characteristics.
- Retaining and strengthening the nucleus of dwellings, barns and outbuildings, with traditional boundaries of hedgerow, walls and gates.
- Retaining and strengthening the characteristics of rural lanes with native species hedgerows, verges and traditional five-bar gates.
- Building on the character of rural yards and strong built enclosure, where small and larger elements combine to enhance composition.
- Integrating green infrastructure, footpaths, cycleways and bridleways.



Examples



Setting development against a natural backdrop.



A composition of buildings close to the roadside.



Retaining established landscape features- native hedges, verges and gates.



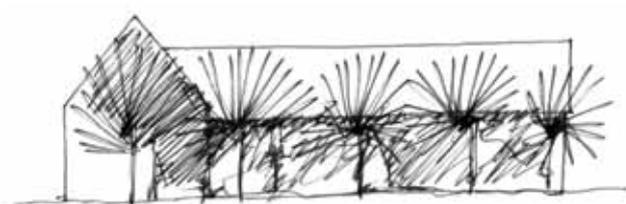
Barn and house step down on a natural gradient.



Overlapping planting to avoid direct views.



A lane with a native species hedgerow and grassed verges.



Screening through the use of a tracy of trees.

Directory

Surroundings and settings

Rural enhancement

Rural enhancement continued...

Smaller scale features:

Relatively modest change can strengthen rural character.

Opportunities

- Using native planting species
- Defining space with soft edges, banks, ditches and dragons-teeth in place of concrete kerbs.
- Re-establishing front gardens with natural hedged boundaries, traditional species planting, replacing hard-standings with permeable surfaces. (Sustainable drainage systems SUDS)
- Replacing sheds and ugly prefabs with timber frame and clad alternatives.
- Changing urban doors, windows and gates. Replacing double glazed metal and plastic doors and windows, and metal and fibreglass up and over doors with alternatives, sympathetic to building appearance and proportion.
- Replacing urban boundaries such as concrete block walls and close boarded fences with simple, good quality traditional solutions like clay brick walls with matching copings and relatively low fences where planting can poke through.
- Reviewing lighting and signing. Avoiding high impact security lighting in favour of well dispersed, concealed lighting.
- Rationalising signing and utility company impacts.



Traditional walls, soft boundaries and edges. Seasonal species planting.



Timber buildings made of vertical and horizontal timber, small logs.

Fence and hedge combination.



Poor replacement windows changed to well proportioned ones.



Harsh close boarded fencing and lurid stains should be avoided.



Simple enclosure, estate fencing.



Braced timber gates and picket fencing.



Simple boundary definition using dragon's teeth.

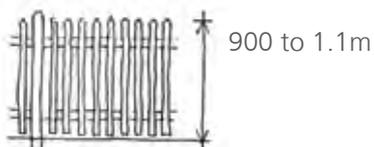
Directory

Surroundings and settings

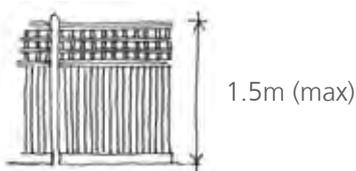
Rural enhancement

Rural enhancement continued..

Typical fencing

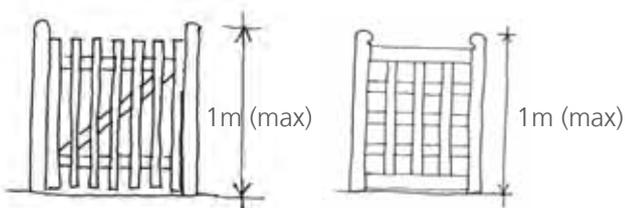


Picket fence: 75x18mm vertical timbers, 38mm clear gaps. Square, rounded, pointed tops. Main timber posts: 100mm x 100mm at maximum 1.5 metre centres.



Vertical board and trellis for inconspicuous side and rear boundaries of residential plots, in conjunction with climbers. Base gravel board 150 x 25mm. Upper trellis 38 x 25mm timbers plus capping. 100 x 100mm timber posts, enlarging in depth to 150 x 100mm depending in fence height.

Typical gates



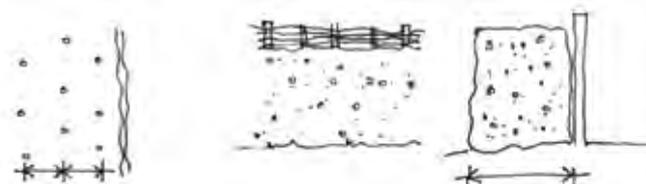
Remember a fence, wall or gate adjacent to the highway over 1 metre high would require planning permission.

Establishing a hedge



450mm 450mm 350mm 350mm

An effective way of securely separating land while establishing rural boundaries: Using mesh set between support posts. Staggered planting 450mm centres either side that will provide dense cover. In domestic situations, hazel, beech, field maple. Otherwise, spikey blackthorn, hawthorn and holly.



350 to 350mm 1 to 1.5m

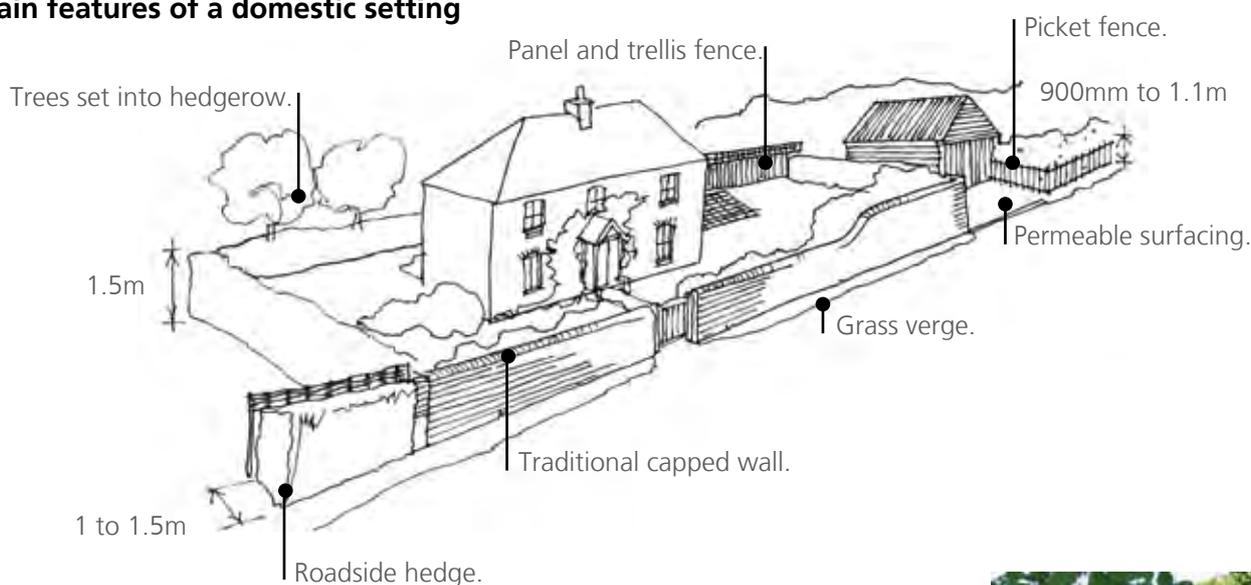
Establishing a hedgerow along a lane: Placing a temporary fence (hazel hurdle). Leaving a broad margin to receive three lines of staggered planting at 350mm centres leaving ample space to grow adjacent to the lane.



Simple planting, permeable surfacing and irregular edges.

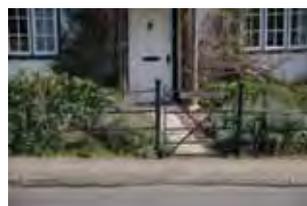


Main features of a domestic setting



Planting, climbers and surfacing

- Hedgerow trees: oak, ash, beech, hazel, birch.
- Orchard or fruit trees: apple, pear, plum.
- Swathes of planting: deciduous and evergreen. Shrubs: traditional native plants including lilac and viburnum.
- Plants: cottage garden herbaceous borders, stocks, shrub roses, delphiniums.
- Scented plants: rosemary, mint, lavender.
- Climbers: ivy, virginia creeper (without support) clematis, honeysuckle (with support).
- Ground cover: to link larger plants and soften hard surfacing, ivy, periwinkle.
- Hedges: beech and holly.
- Surfacing: granite setts, cobbles, pea shingle, golden gravel, hoggin.
- Edgings: timber, plaited and fluted terracotta.



Natural stone.



Natural environment.



Timber edging.



Gravel surfacing.

Directory

Surroundings and settings

Signs and lighting

Signs

Inappropriate signs detract from the quality of an area. Rural places in particular suffer from urban signs and clutter.

Natural environments, especially countryside locations such as car parks and lanes can benefit from signs made of wood. They need not be regular or painted and can be left to weather. Other traditional materials like slate, cast iron, carved and painted brick and render all have their place. Shiny signs using modern materials look poor.

Locating signs effectively is also important. One sign, well positioned, can make up for several signs elsewhere.

Lighting signs depends on the building and activity. Traditional hanging signs often have modest lighting. These are in marked contrast to back lit plastic and aluminium box signs and shop fascias, which detract from the rural character.

Lettering can relate to the period or character of a building. The scale, size and colour of lettering is often crucial to its impact and oversized lettering should always be avoided.

Lighting

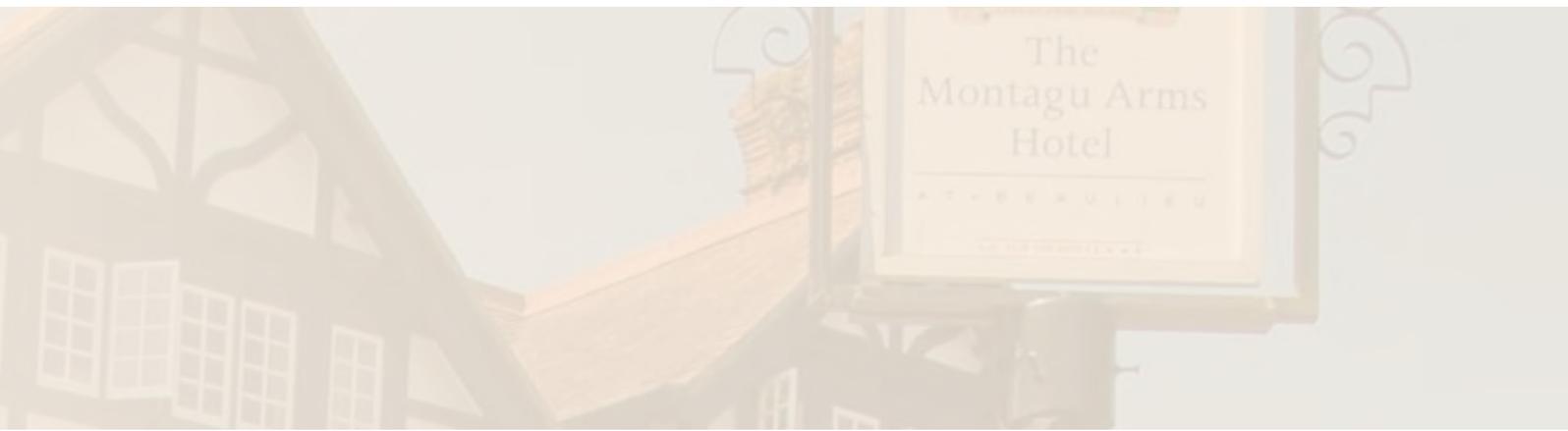
Flood lighting looks strident and focuses attention on particular buildings. Security lighting is conspicuous at building approaches and within car parks. Movement activated lights can be intrusive and light needs to be directed downward to avoid glare. In rural areas where there is no lighting, the presumption is in favour of no new lighting.

Solutions include the strategic positioning of wall lighting off buildings, ensuring that the scale and appearance of fittings is compatible. Lighting can be focused on the task only, such as a light under a porch to light a door, or a light set under the eaves to light garaging or a side passage.

Ways of ameliorating the impact of artificial light from conservatories and other glazed features should form part of proposals. Glazing technologies may progressively address this.



Practical, yet modest scale signing.



Opportunities

- Assess the need for signs and rationalise their use.
- Avoid duplicating signs and repetition of similar signs at various scales.
- Decide on the size of a sign and its characteristics. Timber and board painted will often be the best solution. Mock up lettering to judge impact.
- Ensure that signs are well proportioned and do not look too big for the space in which they are being placed.
- Choose a colour or tone that complements the fabric of the building or natural surroundings.
- On older buildings, especially shop fronts, look to remove past plastic and box signs. There may be original fascias and details underneath that can be restored to good effect.
- Use lighting sparingly, and avoid it where there are already elements of lighting in the vicinity.



Restrained signs complementing the scale of the building.



A sensitive purpose-designed sign.



A rural approach to signing.

Annex 1

Case studies

On-line case studies

It is important that communities are involved in achieving high standards of design in the New Forest.

Case studies will be welcomed from design professionals and the wider community.

By demonstrating development through case studies it is hoped that applicants will be inspired by schemes that show local sensitivity while also responding to technological advancement.

Case studies, which will be continually updated, can be found at www.newforestnpa.gov.uk

Schemes will show how they have responded to the following headings

- Building type
- Setting
- Scale
- Form
- Materials
- Detail



Annex 2

Village Design Statements

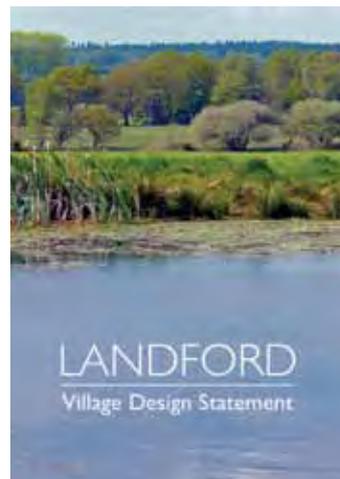
Village Design Statements

Village Design Statements are a way for local communities to work with the National Park Authority in preparing guidelines for the design of new development in their area.

The Design Guide draws attention to design issues across the whole National Park, providing a useful framework for the design considerations contained in any Village Design Statement.

Village Design Statements can be found on the Authority's website at:

<http://newforestnpa.gov.uk> and are available for inspection at the Authority's offices during normal office hours.



Landford.



Wellow.

Annex 3

Related planning policies

Related planning policies

Development in the National Park must comply with policies contained in national planning policies and in development plan documents, including the Core Strategy and Development Management Policies.

The national policies that relate to design and sustainable development within a National Park are currently outlined in national Planning Policy Statements (PPS) and Guidance (PPG), particularly PPS1, 3, 5, 7, 8, 10, 22 and PPG13, 17 and can be found on the Communities and Local Government website: <http://www.communities.gov.uk/planningandbuilding/planningsystem/planningpolicy/>.

Please note that the Government has announced a review of planning policy, designed to consolidate policy statements, circulars and guidance documents into a concise National Planning Policy Framework (NPPF). Once adopted (expected in early 2012) the NPPF will supersede most or all of the existing PPSs and PPGs and development will then have to conform with the NPPF.

At the local level, the Core Strategy sets out the planning policies for design in the National Park. The key policies within the Core Strategy that relate to design are listed in the introduction, and details of these policies can be found on the Authority's website at www.newforestnpa.gov.uk.

The Core Strategy is available for inspection at the Authority's offices during normal working hours.

Annex 4

Useful supporting references

Useful supporting references

BREEAM

Breeam Centre, BRE, Garston, Watford.
WD25 9XX
01923 664462

Energy Saving Trust

21 Dartmouth Street. London SW1H 9BP
020 7222 0101

Centre for Alternative Technology

Lwyngwern Quarry, Pantperhog, Machynlleth,
Wales SY20 9AZ
01654 705979

Royal Institute of British Architects

66, Portland Place, London, W1B 1AD
0207 580 5533

Royal Institute of Chartered Surveyors

12, Great George Street, Parliament Square,
London. SW1P 3AD
0870 333 1600

Chartered Institute of Architectural Technologists

397 City Road, London EC1V 1NH
020 7278 2206

**Department of Trade and Industry
Combined Heat and Power Association
Southampton Energy Centre
British Photovoltaic Association**

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DUA Architecture - 9/ 42/ 43 Andy Major Photography.

G Donvito Architects - 3/ 8/ 39.

e-b-c-UK - 36.

Farmplus - 21/ 22/ 23/ 24/ 25/ 26/ 27/ 28/ 29/ 30 Photographer John Eveson.

Francis Weal Architects - 11/ 44/ 48.

Marley solar - 46.

Morgan Carey Architects - 45.

John Pardey Architects - 5 Photographer James Morris/ 10.

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Perring Architecture & Design - 14/ 15.

Roderick James Architects - 31/ 22/ 33/ 34/ 40/ 41.

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The Landscape Practice. Sherborne - 16/ 17/ 19/ 20/ 35.

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