Lymington & Pennington

Design Guidelines and Codes

AECOM

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Delivering a better world

Quality information

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Revision History

Issue no.	Issue date	Details	Issued by	Position
1	02/08/2022	Review	Louise Young	Lymington Neighbourhood Plan Steering Group
1	04/03/2022	Review	Ben Castell	Director
1	04/03/2022	Review, site visit	Giuseppe Verdone	Principal Urban Designer
0	04/03/2022	Research, drawings	Daniel Mather	Graduate Urban Designer

Delivering a better world

Contents

Introduction

01

1. Introduction

Through the Department for Levelling Up, Housing and Communities (DLUHC) Programme led by Locality, AECOM was commissioned to provide design support to Lymington & Pennington Town Council.

1.1 The importance of good design

As the National Planning Policy Framework (NPPF) (paragraph 126) notes, 'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities'.

Research, such as for the Government's Commission for Architecture and the Built Environment (now part of the Design Council; see, for example, The Value of Good Design1) has shown that good design of buildings and places can improve health and well-being, increase civic pride and cultural activity, reduce crime and anti-social behaviour and reduce pollution.

This document seeks to harness an understanding of how good design can make future development as endearingly popular as the best of what has been done before.

Following an analysis of the Parish and good practice, those elements of good design are

1. https://www.designcouncil.org.uk/sites/default/files/asset/document/the-value-of-good-design.pdf

set out clearly as design principles which any development within Lymington & Pennington Parish should follow in order to comply with this Design Guidelines and Codes document.

1.2 What is a design code

The NPPF 2021, paragraphs 127-128 states that:

'*Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers...*'

'To provide maximum clarity about design expectations at an early stage, all local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design

Code, and which reflect local character and design preferences. Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high quality standard of design. Their geographic coverage, level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place, and should allow a suitable degree of variety.'

The Government is placing significant importance on the development of design codes in order to set standards for design upfront and provide firm guidance on how sites should be developed.

The general design guidance and codes are intended to inform the design of homes which come forward on these sites as well as through any speculative proposals.

Thus, this Design Guidelines and Codes report will provide an additional and more detailed framework to make sure any design proposal contributes to a distinctive place with a consistent and high quality standard of design.

It is intended that the Design Guidelines and Codes report becomes an integral part of the Neighbourhood Plan and be given weight in the planning process.

1.3 Preparing the design code

Following an inception meeting and a site visit with a member of the Neighbourhood Plan Steering Group, the following steps were agreed with the Group to produce this report:

STEP 2

Review of existing
baseline documents

STEP 4

Preparation of the design
guidelines and codes

STEP 6

Submission of the final
report

STEP
02

STEP
04

STEP
06

STEP
01

STEP
03

STEP
05

STEP 1

Initial meeting between
AECOM and the Lymington &
Pennington Neighbourhood
Planning Group followed by a
site visit

STEP 3

Urban design and local
character analysis

STEP 5

Draft report with the
design guidelines and
codes

1.4 Policy and design guidance

The following documents have informed this document. Some of these guidelines have been produced at national, district or parish level.

Any new development application should be familiar with these documents and make explicit reference to how each of them is taken into account in the design proposals.

2021 - National Planning Policy Framework

MHCLG

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced.

2021 National Model Design Code
MHCLG

This report provides detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on 10 characteristics of good design set out in the National Design Guide.

2020 - Building for a Healthy Life
Homes England

Building for a Healthy Life (BHL) is the new (2020) name for Building for Life, the government-endorsed industry standard for well-designed homes and neighbourhoods. The BHL toolkit sets out principles to help guide discussions on planning applications and to help local planning authorities to assess the quality of proposed (and completed) developments, but can also provide useful prompts and questions for planning applicants to consider during the different stages of the design process.

NATIONAL LEVEL

2019 - National Design Guide
MHCLG

The National Design Guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice.

2007 - Manual for Streets
Department for Transport

Development is expected to respond positively to the Manual for Streets, the Government's guidance on how to design, construct, adopt and maintain new and existing residential streets. It promotes streets and wider development that avoid car dominated layouts but that do place the needs of pedestrians and cyclists first.
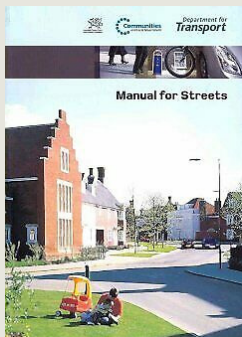
2020 - New Forest Local Plan
New Forest District Council

The Local Plan sets out a strategy and policies for the use, development or protection of land and buildings in the Plan Area for the period 2016 to 2036. The Plan Area is those parts of New Forest District outside the New Forest National Park.

2011-Lymington Local Distinctiveness Supplementary Planning Document
New Forest District Council

This report provides guidance on how new development (including alterations or extensions to existing buildings) should be undertaken in the future, to ensure that it takes place in a way that protects local character and maintains the positive features that contribute to the particular area's local distinctiveness. It applies to all new development – not just residential development.
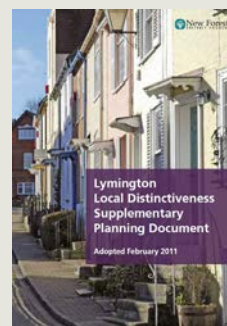
The Lymington Local Distinctiveness SPD is an important starting point for this document and the two are to be read together. This document add some more locally-specific depth and fills some gaps in the SPD but does not replace or supersede it.

NATIONAL LEVEL

DISTRICT LEVEL

1.5 Area of study

Lymington and Pennington Parish is located on the south coast of the New Forest, between Southampton and Bournemouth, where the Lymington River flows into the Solent. It includes a number of villages and hamlets, such as Pennington, Buckland and Waterford, in addition to the main port town of Lymington.

The Parish is serviced by the A337 which links Lymington to Lyndhurst and the M27 motorway to the north, and to New Milton and the South East Dorset conurbation to the west.

In terms of public transportation, Lymington has two railway stations connected to the national rail network through the branch line to Brockenhurst: Lymington Pier, on the east side of the river near the ferry terminal, and Lymington Town. Ferries run between Lymington and Yarmouth, Isle of Wight.

There is a number of local facilities and services in the Parish, including a large and active Community Centre. Lymington High Street has several independent shops, hotel, restaurants and designer boutiques, as well as a local market held each Saturday which dates back to the 13th century. In addition, there are also other facilities,

including the parish church of St.Thomas, as well as St Barbe Museum, with its exhibits and collections reflecting what the local industry, home life, trade, leisure, farming and more was like over the past few centuries.

The main industries include boat building, marinas and tourism.

The Parish landscape is characterised by a mosaic of regular and small wavy fields links with blocks of ancient woodland, weakened within parts of the Coastal Plain Estates landscape type due to field enlargement and boundary loss in the drive for agricultural intensification.

Lymington is a medieval town with largely Georgian wide street development of the High Street.

The 19th century terraces radiating from the High Street were then expanded by firstly larger isolated houses along access roads, followed by estates of bungalows, chalet-bungalows, or semi-detached houses that incorporated the village of Pennington.

Most recently the trend has been to build detached, semi-detached, or short terraced houses.

F.1

Figure 01: Lymington & Pennington Context Map.
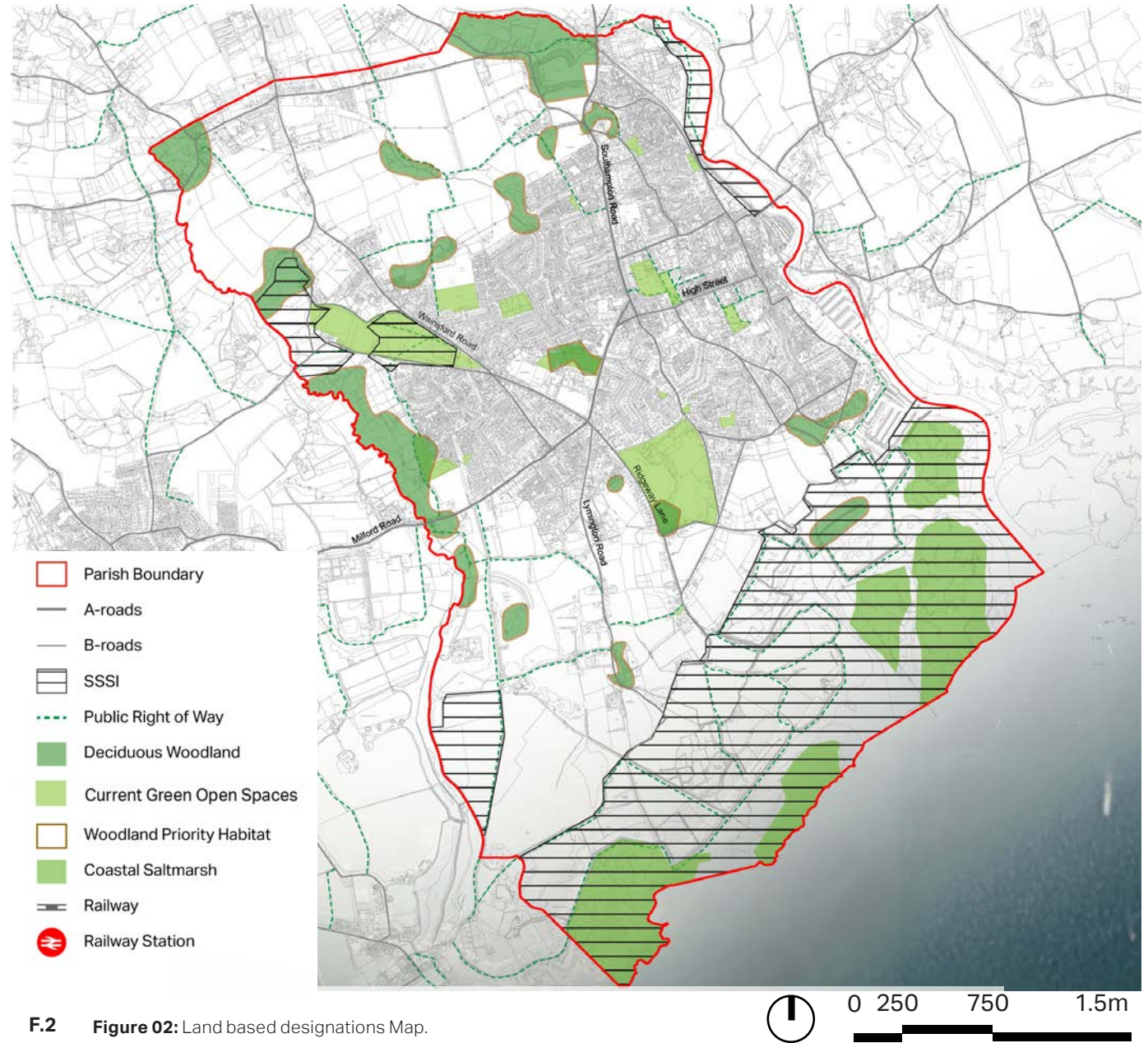
Local character analysis

02

2. Local character analysis

This chapter describes the local context and key characteristics of Lymington and Pennington Parish related to heritage, built environment, streetscape, views, landscape and topography.

2.1 Land-based designations

Considering the southern edge of the parish borders the Solent, it is hardly surprising that there are areas of land that are protected and managed. One such example is the strip of coastal saltmarshes. Coastal salt marsh is vegetated soil, sand or shingle in the intertidal zone flooded twice a day by high tides. The vegetation is mainly a mixture of grasses, rushes and herbs, many of which have a fleshy growth form.

There are also 3 separate SSSI sites scattered throughout the parish. These include the Hurst Castle and Lymington river estuary, Lymington River reedbeds and small parts of the New Forest. These features along with the deciduous woodland make for a stunning natural environment that is worthy of protection.

Legend:
- Parish Boundary
- A-roads
- B-roads
- SSSI
- Public Right of Way
- Deciduous Woodland
- Current Green Open Spaces
- Woodland Priority Habitat
- Coastal Saltmarsh
- Railway
- Railway Station

0 250   750   1.5m

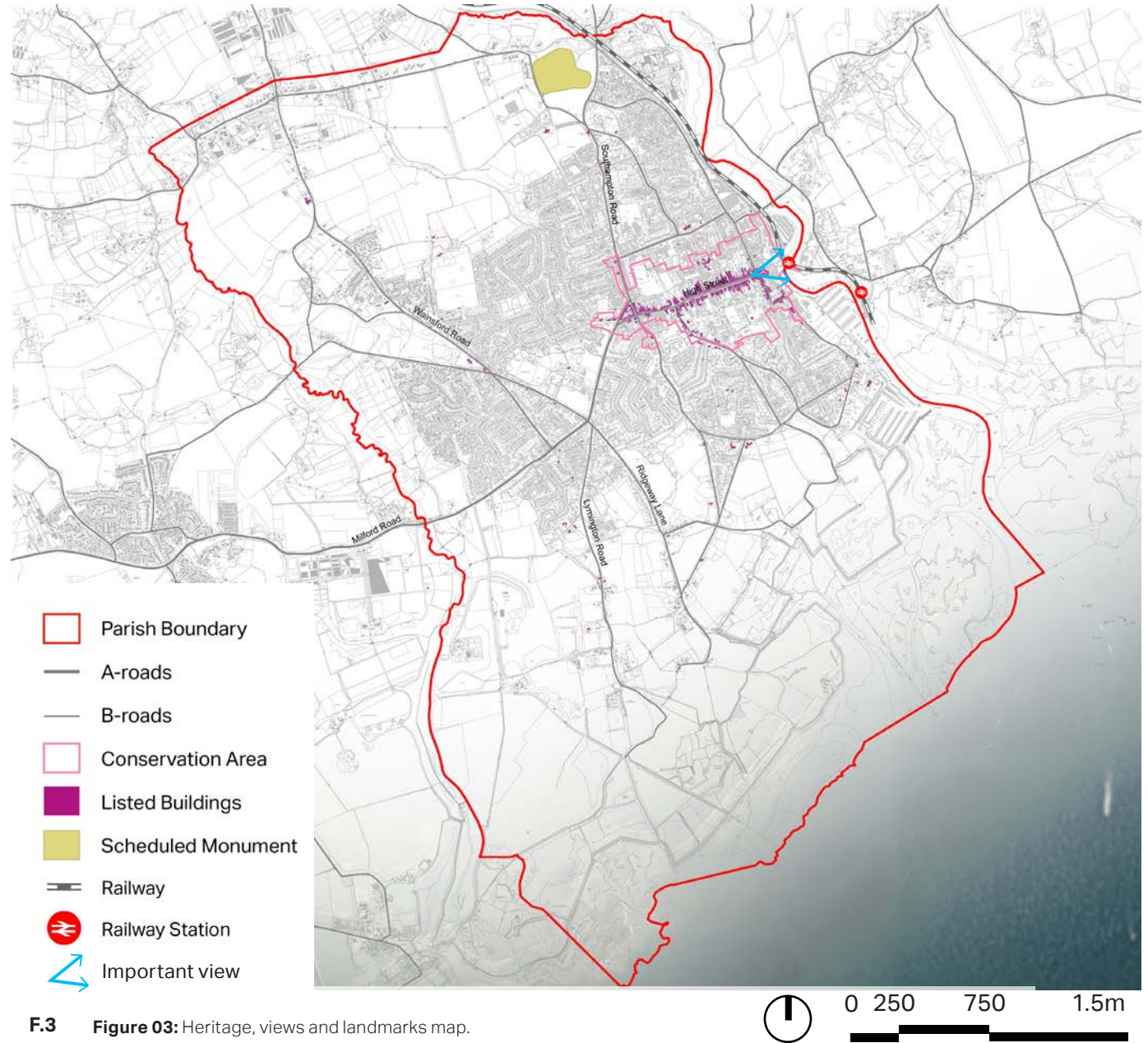**F.2**   **Figure 02:** Land based designations Map.

2.2 Heritage, views and landmarks

Lymington and Pennington is an area which is rich with historical assets. This is demonstrated by the large quantities of listed buildings within the parish. A large majority of these are situated in the conservation area which is the historic centre of Lymington.

Furthermore, in the north of the parish there is scheduled monument in the form of Buckland Rings. This is the site of an Iron Age hill fort and is now an open museum.

There is an important view of the Burrard Neal monument, which is outside the parish, from the High Street

Legend:
- Parish Boundary
- A-roads
- B-roads
- Conservation Area
- Listed Buildings
- Scheduled Monument
- Railway
- Railway Station
- Important view

0 250 750 1.5m

F.3 **Figure 03:** Heritage, views and landmarks map.

The majority of the listed buildings of the Parish are found around the High Street, where there is also a designated conservation area. The predominant buildings here are a mixture of heights and architectural styles of mostly 18th and 19th century origin, together with a significant number of adapted medieval buildings. These include grade II:

Lloyds Bank

The House on the Quay yatch Chandlery and House

The Angel Hotel

Parish Church of St Thomas the Apostle

Stanwell House

2.3 Access and movement

The two main motor vehicle routes that service Lymington are the Southampton Road and Christchurch Road. These two roads meet inside the conservation area where the historic market area of Lymington. The street structure is comprised of large blocks which are typically filled with small cul de sacs. This allows for the area to be permeable while also allowing for the residential plots within the cul de sacs to remain quiet and pedestrian friendly.

As well as this there is railway station providing routes to both Brockenhurst and Lymington Pier.

Parish Boundary
Primary Routes
Secondary Routes
Tertiary Routes
Railway Line
Railway Stations
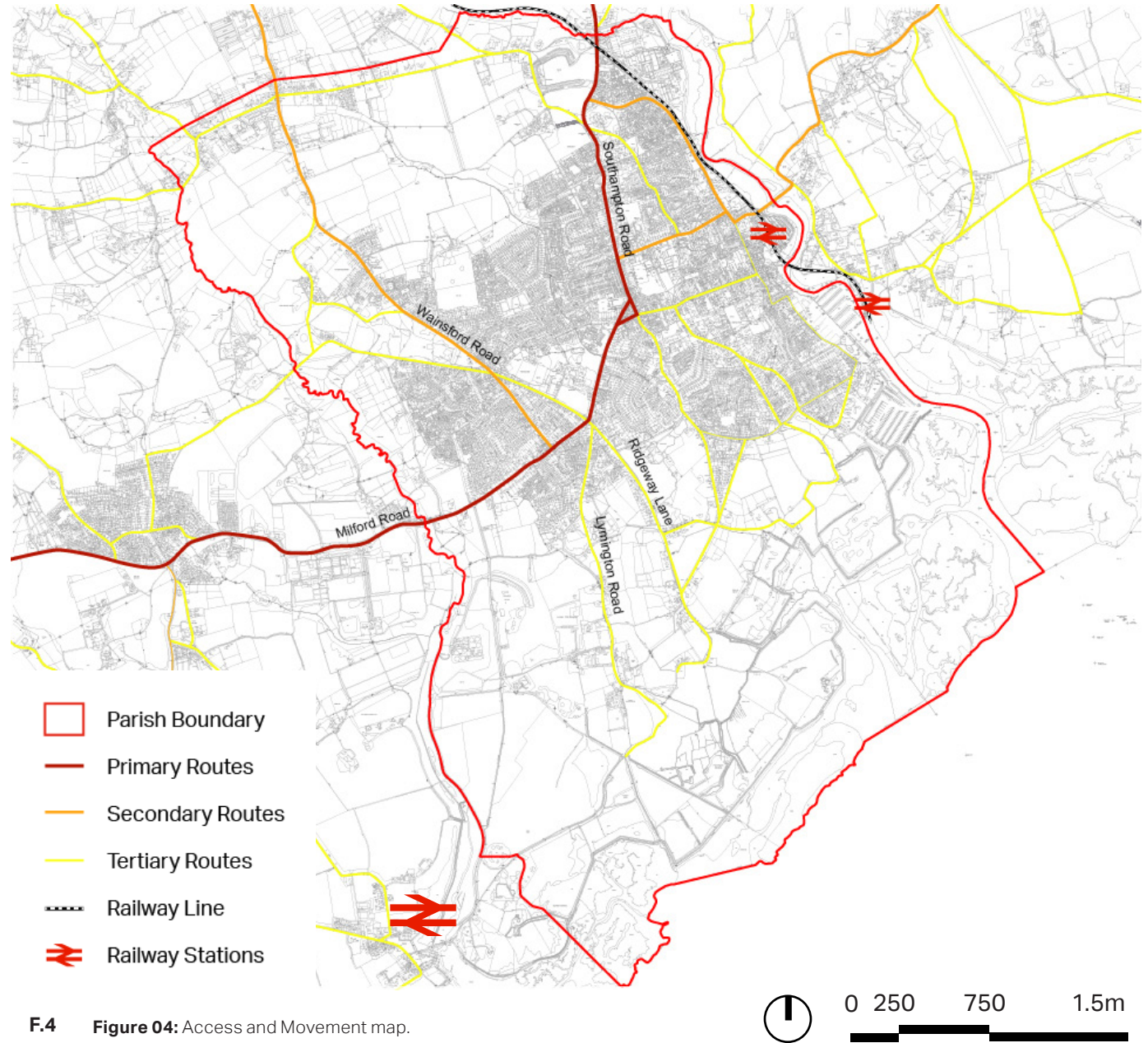
F.4   **Figure 04:** Access and Movement map.

2.4 Flood Risk

As well as from the Solent, for which flood defences are in place, the Lymington River poses both level 2 and level 3 flood threats making development in these areas without mitigation measures unwise.

Parish Boundary

A-roads

B-roads

Flood Zone 3

Flood Zone 2

Areas benefitting from flood defences

Railway

Railway Station

0 250 750 1.5m
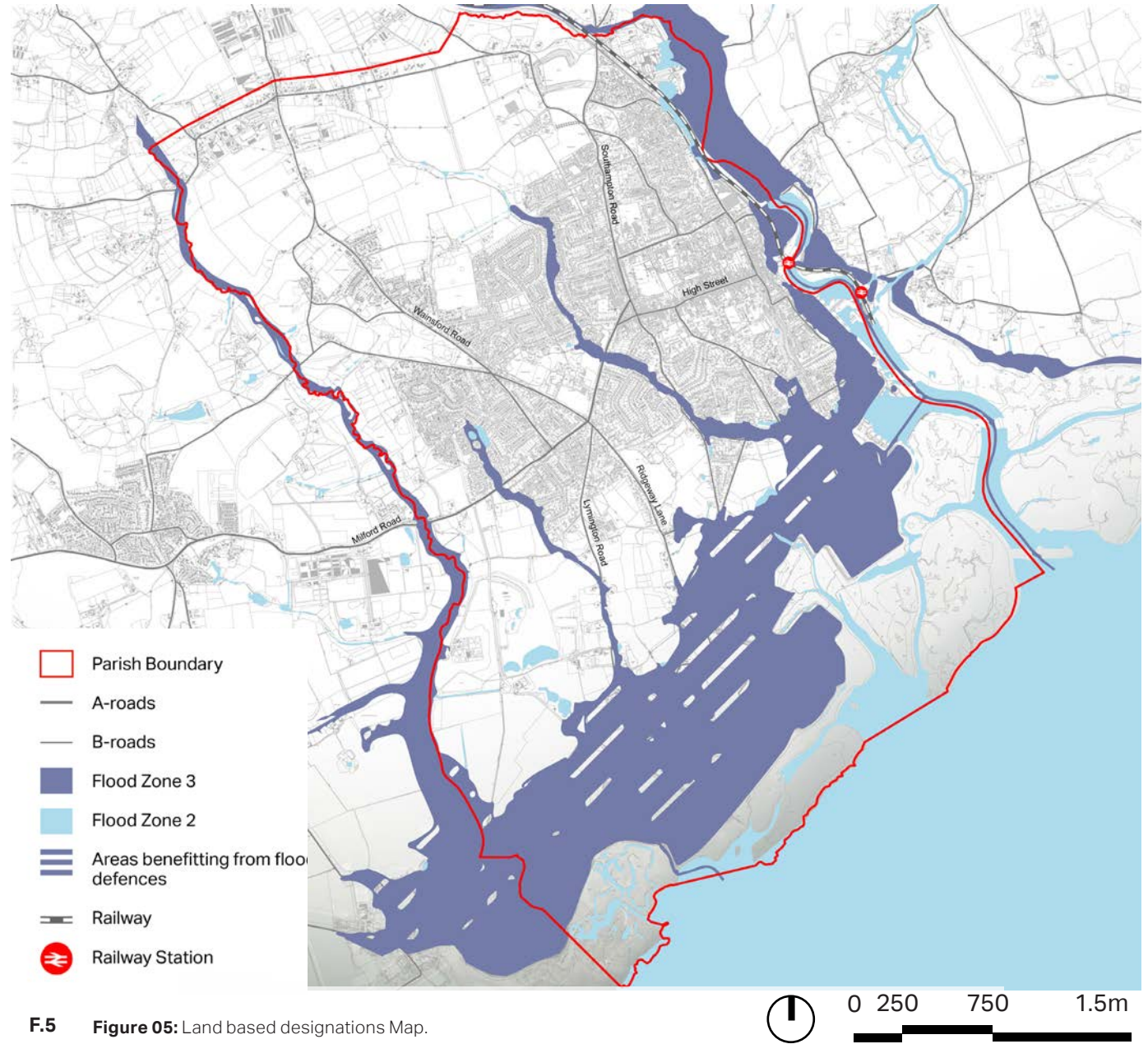
F.5 **Figure 05:** Land based designations Map.

Design guidelines & codes

03

3. Design guidelines and codes

3.1 Lymington and Pennington Parish design guidelines and codes

This section introduces a set of design principles that are specific to Lymington and Pennington Parish. These are based on:

- Baseline analysis of the area in Chapter 2;

- Understanding national design documents such as National Design Guide, National Model Design Code and Building for Healthy Life 12 Documents which informed the principles and design codes; and

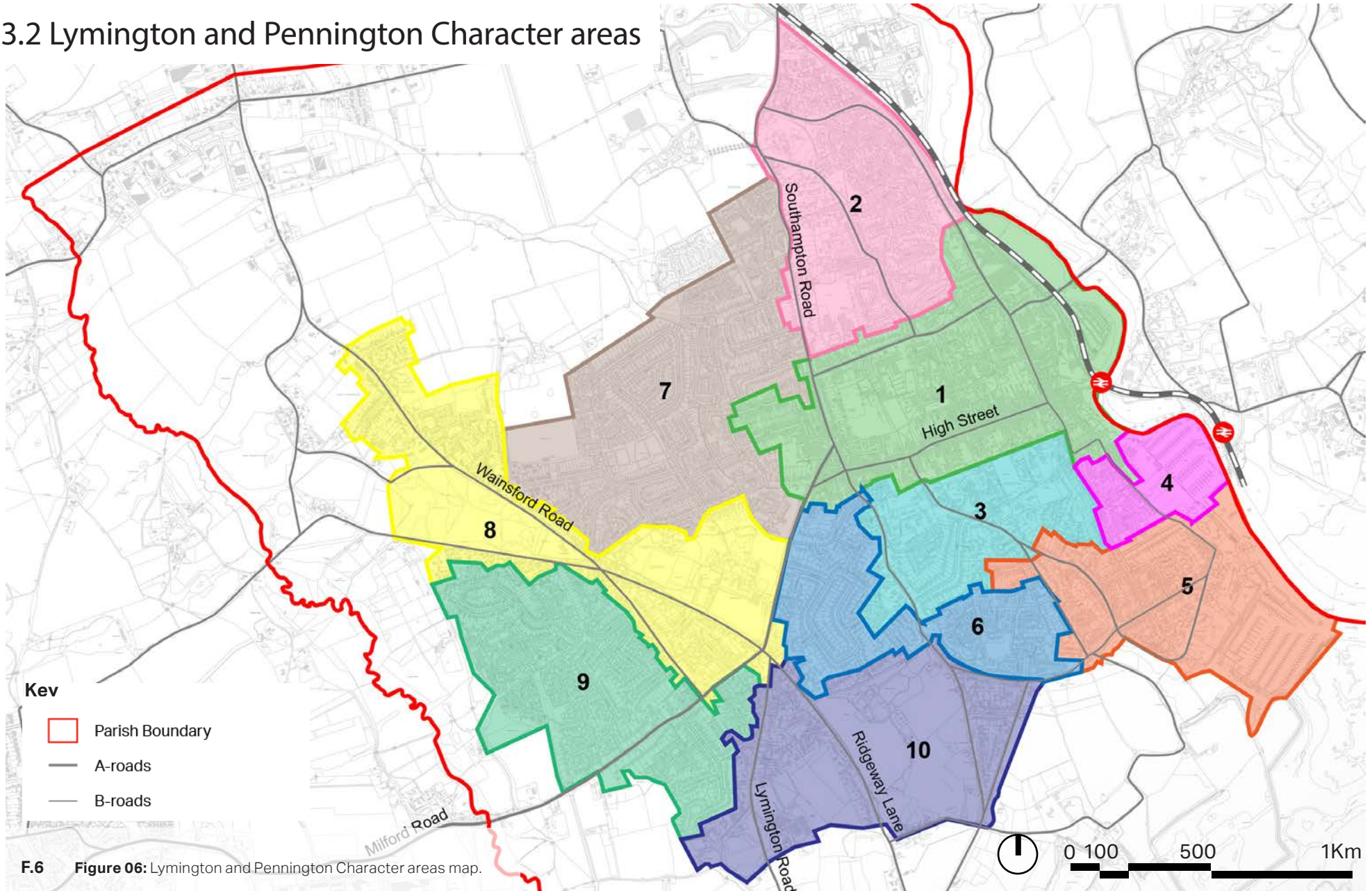- Discussion with members of the Neighbourhood Plan Steering Group.

The character areas and their attributes can help understand the nature of the design codes in the Neighbourhood Plan area, to identify challenges and specific issues common to a number of locations that the design codes need to target.

The character areas used in this report are taken from the Lymington Local Distinctiveness Supplementary Planning Document, infomed by:

- How has the town developed historically. What is its position in the landscape, and how this should influence any future growth.

- What are the factors that make the area distinctive and different from others. What are the vernacular features of architecture in the area and what are the most frequent building typologies.

- How does the green and blue infrastructure (including open spaces and vegetation features) contribute to the area and how these, and other aspects of value, should be subject to protection.

- How do the street pattern, the street scene, the walking and cycling networks and the traffic and parking provision affect the perception of the different areas.

- What is the typical plot type in each area. How many levels do residential buildings display and what is the average density of dwellings in the area.

3.2 Lymington and Pennington Character areas

Key

☐ Parish Boundary

— A-roads

— B-roads

CA1: Town Centre

The area contains a large proportion of listed and historic buildings. Dwellings are predominantly detached, semi-detached and terraced along the High Street. They present traditional building systems, contributing positively to the character of Lymington.

CA2: Lower Buckland

The area is characterised by traditional (esp. late 19th century) buildings, ranging from forest cottages, characteristics alongside Lower Buckland Road, to housing estate . Dwellings are predominantly detached, semi-detached with few terraces.


CA3: Green Mansions

Historically, the area immediately to the south of the town centre appears to have been the favoured location for a number of large mansion houses with generous sized 'grand' gardens, developed as the town became an attractive genteel resort.

CA4: Flushards

This area is consistent in forms, set-back, scale and mass, regular plot divisions and gaps. Predominant materials are red brick, cream/white render and grey roofs or light grey brick with white weather board/red tile hanging over and brown tile roofs.
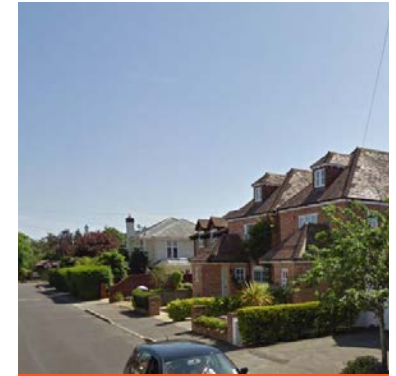
CA5: Waterford and Westfield

Waterford and Westfield displays a delightful variety and richness in the designs of dwellings, most of which have been built over a period from around the turn of the twentieth century right up until modern day.

CA6: South Lymington

This character area contains two distinguishable component areas of post-war suburban development with some variation near the edges and through recent infill and replacement.

CA7: Yaldhurst Purlieu

The overarching character of this area is created through the varied forms and sizes of dwellings, all designed within typical parameters of scale and each within their own setting, coupled with avenue tree planting.

CA8: Pennington Village

Rural workers' cottages and former agricultural buildings scattered along Wainsford Road, all the way down North Street to Pennington Cross still define the significant character of the town today, despite the many alterations and infill developments that have occurred in recent years.

CA9: South Pennington

This area has been developed as a series of clearly defined 'pockets' of dwellings. Each pocket is of very similar houses or bungalows, often in cul-de-sac layouts with footpaths linking where roads do not.

CA10: Rural Lanes

This area contains clusters of cottages clearly distinguishable which combined with glimpses of open fields, varied widths and shapes of the lanes themselves, the verges, greens and tree and hedges characterise the 'ruralness' of this area.

3.3 The design themes

This section sets out best practice examples from Lymington and Pennington, demonstrating how the existing context can serve as a reference point and an inspiration for new development that is sensitive to the existing place.

Reference to existing character does not, however, rule against contemporary approaches to design, but it does require a more nuanced and sensitive design approach to avoid inappropriate design solutions. The elements that are more general are what we mean by design guidance. Other elements that are more prescriptive or set out parameters are the design codes.

Based on the National Design Guide, this chapter is divided into 8 sections, shown on this page, each one with a different number of subsections. Each section and subsection is numbered (e.g DC.01) to facilitate its reading and consultation.

Theme	Code	Title
Movement	MO.01	Connectivity
	MO.02	Public transport
	MO.03	Orientation
	MO.04	Inclusive streets
	MO.05	Car parking
	MO.06	Cycle & refuse storage
Landscape, nature and open space	LA.01	Green networks
	LA.02	Design with water
	LA.03	SuDS
	LA.04	Surface treatments
	LA.05	Net-gain
	LA.06	Biodiversity
	LA.07	Street Planting
	LA.08	New woodland
Built form	BF.01	Density
	BF.02	Types and forms
	BF.03	Height
	BF.04	Building line
Identity	ID.01	Local character
	ID.02	Legibility
	ID.03	Heritage Assets

Public Space	**PS.01**	Access street
	PS.02	Residential street
	PS.03	Tertiary street
	PS.04	Secured by design
Uses	**US.01**	Shop Frontagea
Homes & buildings	**HB.01**	Accessibility
	HB.02	Gardens
	HB.03	Extensions
Energy & sustainability	**SU.01**	Low carbon
	SU.02	Insulation
	SU.03	Solar panels
	SU.04	Green roofs

Movement

Code: MO.01 Connectivity

Links to the countryside & natural spaces

The Neighbourhood Area boasts high quality natural habitats where forest coexist with river and proximity of the sea, permeating the fringes of the settlement and influencing much of the character further into the built-up area.

The forest and the varied topography of the area provides an excellent variety in the natural landscape.

Actions:

- Create links with the countryside. In edge locations, consider connecting all streets to the network of public pathways and rights of way.

- Consider rivers, watercourses and waterfronts as part of a network of natural spaces to reverse the effects of biodiversity fragmentation.

- Retain approach routes and the perception of the natural landscape when approaching the settlement, keeping the gradual transition from open spaces to built areas.

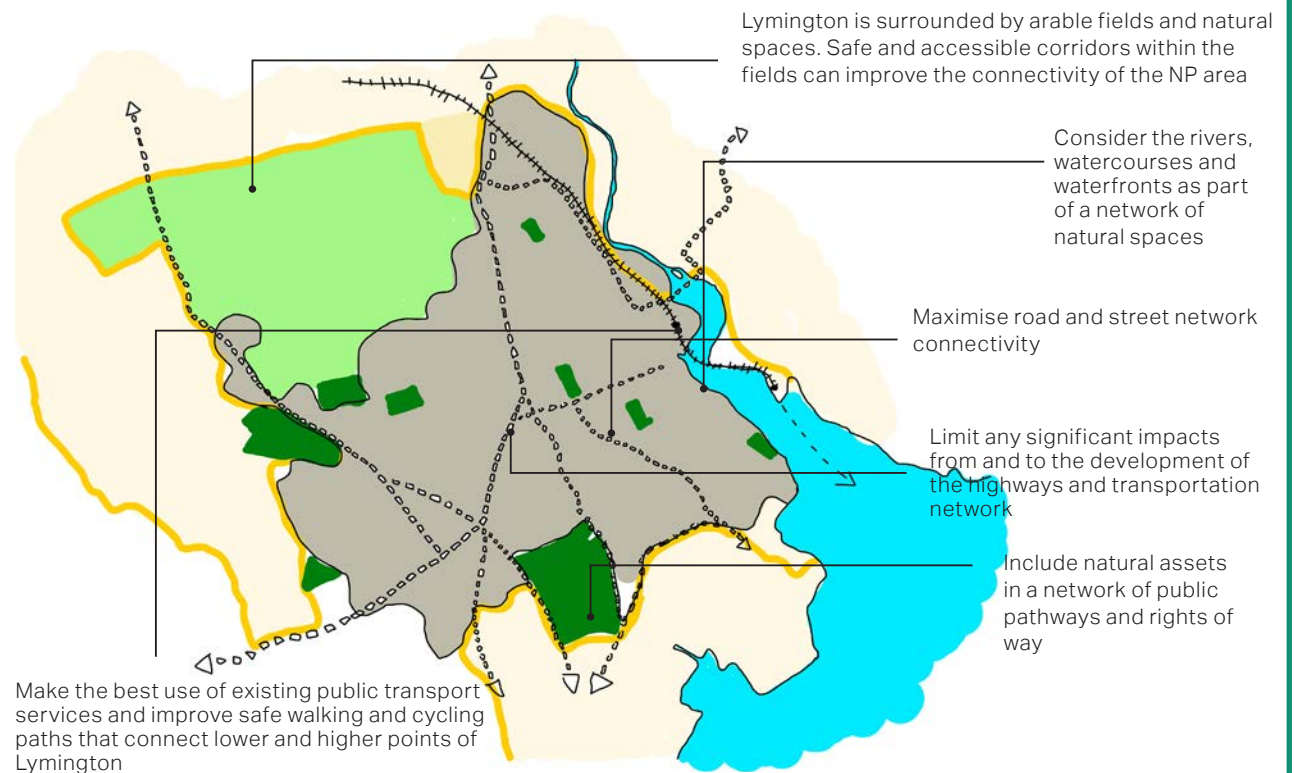### Make use of the forest landscape

Actions:

- Promote safe accessible paths & corridors within agricultural fields and forest with the potential to connect rural settlements to their hinterland.

New developments

Actions:

- Make the best use of existing public transport services and improve safe walking and cycling paths.

- Locate development where the need to travel will be minimised.

- Limit any significant impacts from and to the development of the highways and transportation network.

- Maximise road and street network connectivity.

Lymington is surrounded by arable fields and natural spaces. Safe and accessible corridors within the fields can improve the connectivity of the NP area

Consider the rivers, watercourses and waterfronts as part of a network of natural spaces

Maximise road and street network connectivity

Limit any significant impacts from and to the development of the highways and transportation network

Include natural assets in a network of public pathways and rights of way

Make the best use of existing public transport services and improve safe walking and cycling paths that connect lower and higher points of Lymington

Movement

Code: MO.02 Public transport

Many bus stops have to be placed in locations where pavement space is limited but, where space permits, the following guidelines are suggested.
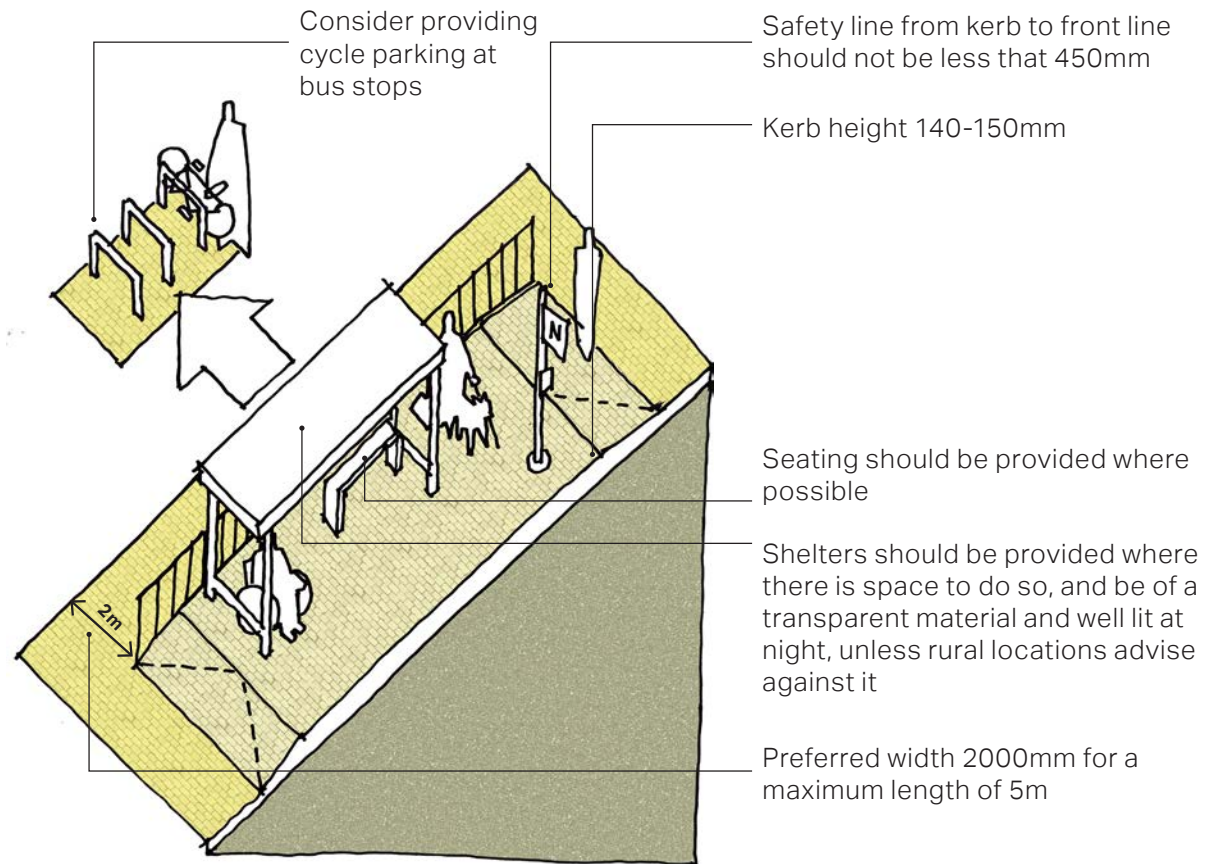
There are two conventional types of bus boarder: full width and half width.

Actions:

- A full width boarder juts out into the carriageway far enough for the bus to avoid parked vehicles, that is by approximately 1800mm.

- A half width boarder, which juts out by between 500mm and 1500mm, is a compromise design that can be used where a full width boarder would unduly delay other traffic or place the bus in or too close to the opposing traffic stream.

- Shelters should be provided where there is space to do so. From the point of view of disabled passengers, particularly wheelchair users, the best location for a shelter is opposite the boarding point.

- For reasons of personal security the bus shelter should be made mainly of transparent material and well lit at night, though use of other materials may be more appropriate in rural areas.

- Seating should be provided where possible.

- Bus stop flags should be fixed as low as possible while remaining visible above road traffic, pedestrians and any other nearby obstacles.

- Consideration should be given to providing cycle parking at bus stops with significant catchment areas. Cycle parking should be designed and located so as not to create a hazard, or impede access for, disabled people.

Consider providing cycle parking at bus stops

Safety line from kerb to front line should not be less that 450mm

Kerb height 140-150mm

2m

Seating should be provided where possible

Shelters should be provided where there is space to do so, and be of a transparent material and well lit at night, unless rural locations advise against it

Preferred width 2000mm for a maximum length of 5m

Movement

Code: MO.03 Orientation

Wayfinding

A way of making walking and cycling easier is to ensure that routes are direct as well as memorable.

Actions:

- Create places that have a clear identity and that are easy to navigate.

- Local landmark buildings or distinct building features -such as towers, chimneys, or porches- and clear, direct routes can help with legibility. Clear signage should be placed at key nodes and arrival points to aid orientation.

- Use landscape and feature trees as both wayfinding aids and as elements that provide enclosure and attractiveness to the street. Trees can be a great design tool to mark the access to new developments and distinct parts of an area.

Serial vision

Actions:

- Subtle variations in alignment and small setbacks of buildings can have a powerful effect of discovery and drama when moving through a development.

- This effect can be achieved through delivering schemes that allow free movement from one place to another,

movement to the enclosed space of a square or courtyard where people meet, and to the focal point where people go to.

- This process can be described as the interplay between sequences of focal buildings and building features, landmarks and vistas.
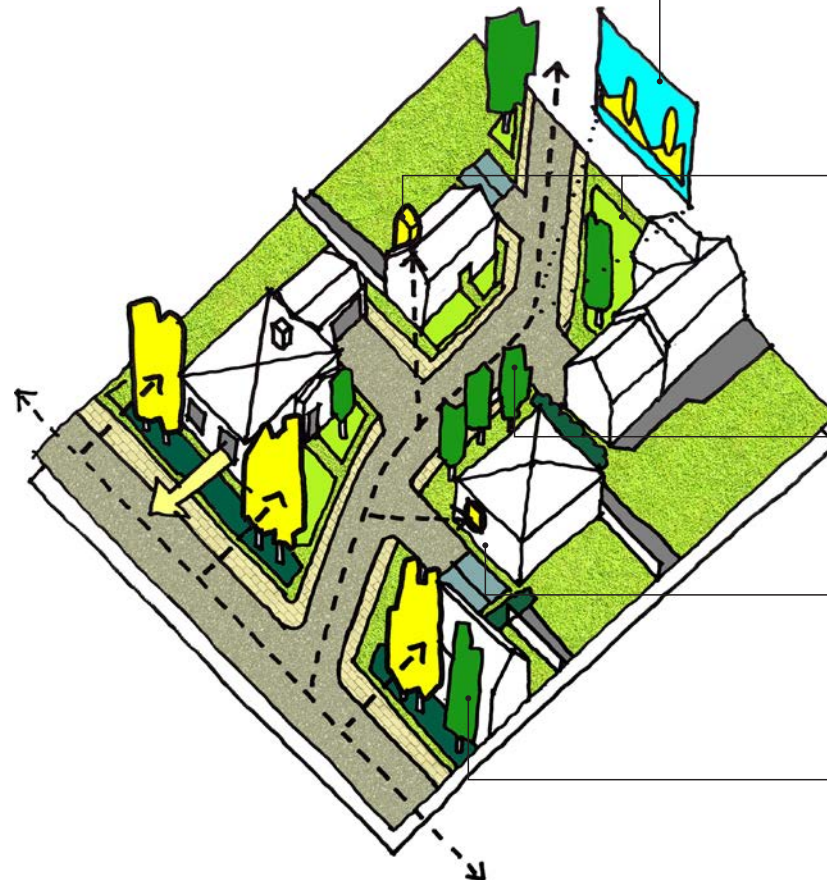
Use buildings or vegetation to frame long views to the open countryside or architectural features characteristic of the area

Local landmark buildings or distinct building features -such as towers, chimneys, or porches- at key nodes and arrival points help orientation

Use high quality trees and landscaping to help with the wayfinding along the main desired pathway

Make the most of active gable ends with windows and sides of buildings to provide an attractive street scape and facilitate orientation

Make the best use of mature trees to mark the entrance to a development or distinct area within it

Movement

Code: MO.04 Inclusive streets

Pavement widths

Actions:

- A clear width of 2m allows two wheelchairs to pass one another comfortably. This should be regarded as the minimum under normal circumstances.

Gradients

Actions:

- Recommendations vary somewhat across guidelines but, under normal circumstances, a figure of 2.5 per cent (1 in 40) should be regarded as the maximum acceptable. Where possible, it is preferable to have a crossfall between 1 and 2 per cent.
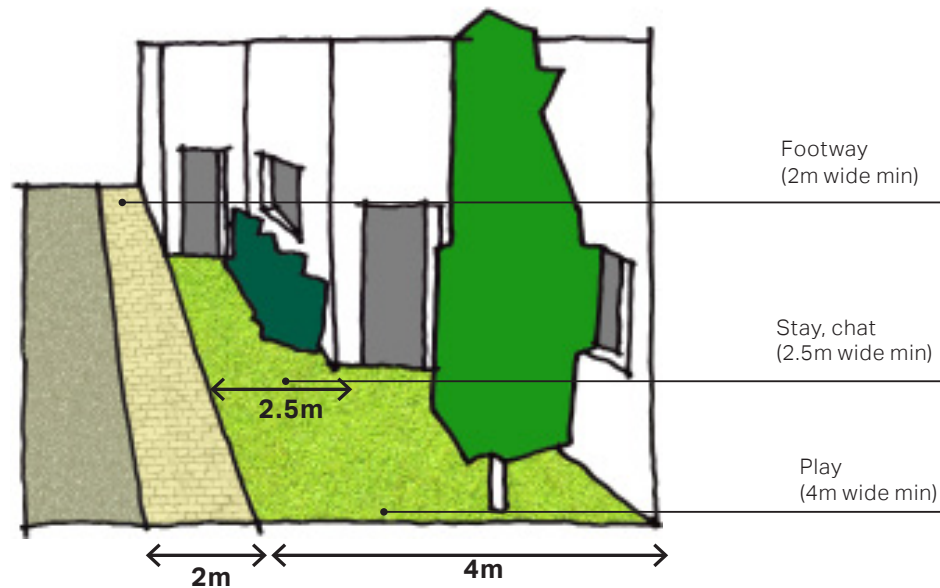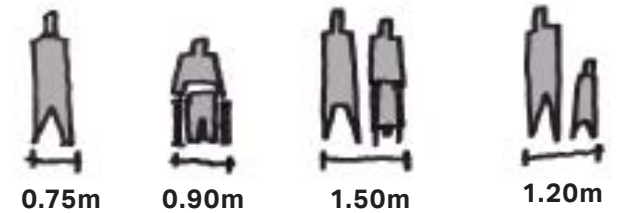
Surfaces

Actions:

- Uneven surfaces and gaps between paving slabs can cause problems for people using sticks and crutches, visually impaired cane users and wheelchair users. Joints between pavers should be as small as possible.

- When small paving bricks (paviours) are used, care should be taken to ensure that they are evenly laid; any unevenness can cause problems for some wheelchair users and some visually impaired cane users. Cobblestones should not be used.

Colours

Actions:

- Use colour / tonal contrasted marking to identify street furniture, railing or boarding around street works, scaffolding, and tactile paving surfaces. The main purpose of using contrasted marking is to help partially sighted people avoid obstacles that they might walk into or trip over.

0.75m   **0.90m**   **1.50m**   **1.20m**

Footway
(2m wide min)

Stay, chat
(2.5m wide min)

Play
(4m wide min)

2.5m

2m   4m

Pavement widths

The footway and pedestrian areas provide for a range of functions which can include browsing, pausing, socialising and play

Movement

Code: MO.05 Car parking

Car parking design should be safe and should not undermine the quality and amenity of the streets. In residential developments, parking should be provided on plot, either in garages, car ports or on the plot to the side or to the front, without jeopardising the space allocated to garden. Generally, on-street parking should be considered only for visitors and near public open spaces, and kept at a minimum. Generally, parking courtyards and flat-over-garages are not allowed in residential areas.

On-plot parking

Actions:

• On plot parking can be either in garages or car ports and/or on the driveway. If parking is proposed at the driveway, it is preferable to place it at the side of the building to minimize the presence of cars on the street.

• Driveway parking at the front of the building will only be allowed if it is combined with high quality and well designed soft landscaping.

• The parking provision should utilise no more than 50% of the frontage of the plot

On-plot garages / car ports

Actions:

• Garages should preferably be designed in forms linked to the main building, rather than free-standing structures. In both situations, they should reflect the architectural style of the main building.

• Garages should be in line or recessed from the main building line, and not dominate the street.

• Integrate bicycle parking and/or waste storage into garages.

On-plot garages / car ports

Actions:

• Garages should preferably be designed in forms linked to the main building, rather than free-standing structures. In both situations, they should reflect the architectural style of the main building.
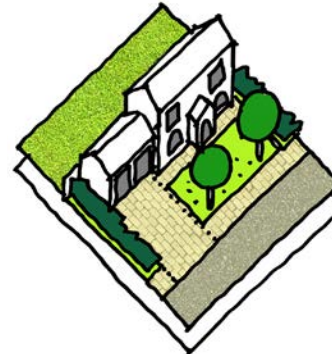
• Garages should be in line or recessed from the main building line, and not dominate the street.

• Integrate bicycle parking and/or waste storage into garages.

On-plot parking on driveway

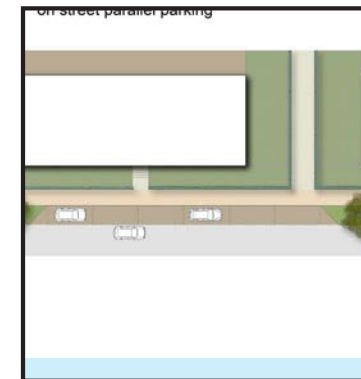On-plot parking in garage

On-street parking adjacent public open space

Stanley Rd. On-plot parking on driveway

Southbourne Rd. On-plot parking in garage

Grove Rd. On-street parking should be limited to public open space locations

Movement

Code: MO.06 Cycle & refuse storage

Bicycles

Actions:

- A straightforward way to encourage cycling is to provide secured spaces for bicycles within all new residential developments and publicly available cycle parking racks in the public realm.

- For residential units, covered and secured cycle parking should be provided within the domestic curtilage. The most appropriate location to avoid clutter on the streetscape is to provide space for bicycles within garage sheds or in secure bike storage boxes on the rear gardens.

- Access from the street to rear gardens should be provided via secured gates. Bulky bike storage on front gardens should be avoided.

Refuse bins

With modern requirements for waste separation and recycling, the number of household bins that need to be stored has generally increased. It is important that these are accommodated in ways that allow convenient access, and without increasing street clutter or harming the appearance of new buildings.

Actions:

- The most appropriate location for waste bins to avoid clutter on the streetscape is in rear gardens.

- It is normally advisable to have access to the back garden from the street with a secured door. It is also recommended to have direct exit to the back garden via the kitchen. A paved section on the garden can be located nearby and hold the required bins so they can take the organic waste generated in the kitchen and be taken out to the front of the property for collection.

- There are several solutions to minimise the presence of wheelie bins on the garden, by using screening or planting to conceal them.

Provide racking spaces on public open spaces

Provide secured storage space for bikes within the domestic curtilage
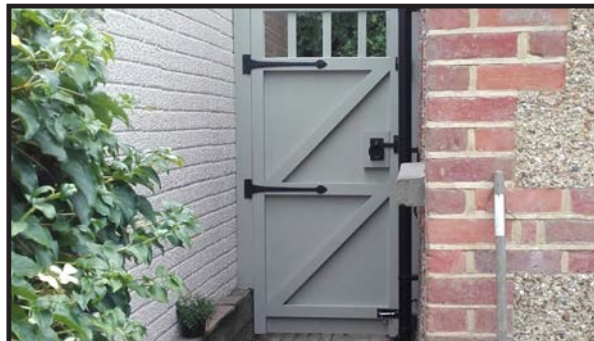
Access gate to back gardens, that provides a clear route for refuse bins to be moved from back gardens to the front of the property for collection

Positive example on how to conceal the presence of bins in back gardens

Landscape, nature and open space
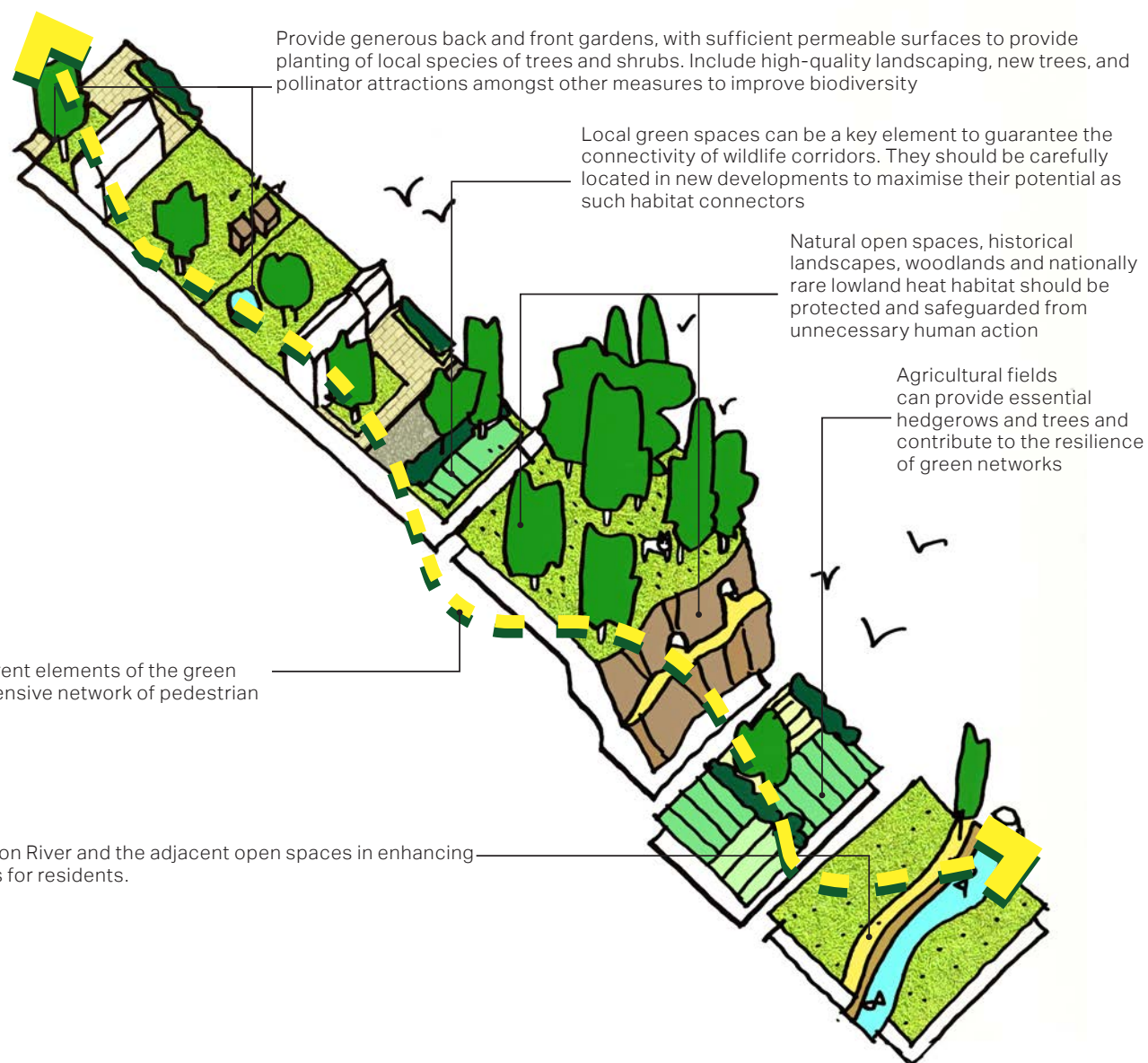
Code: LA.01 Green networks

Green networks

Green networks, corridors and linkages are widely seen as a key mechanism for reversing the effects of fragmentation on biodiversity. They also deliver a range of other social and environmental benefits, including enhancement of local landscape character, and greater opportunities for public access and recreational use.

Actions:

- Provide a connected network of private and public green spaces that includes generous and vegetated back and front gardens, public green spaces, fields and natural open spaces.

Provide generous back and front gardens, with sufficient permeable surfaces to provide planting of local species of trees and shrubs. Include high-quality landscaping, new trees, and pollinator attractions amongst other measures to improve biodiversity

Local green spaces can be a key element to guarantee the connectivity of wildlife corridors. They should be carefully located in new developments to maximise their potential as such habitat connectors

Natural open spaces, historical landscapes, woodlands and nationally rare lowland heat habitat should be protected and safeguarded from unnecessary human action

Agricultural fields can provide essential hedgerows and trees and contribute to the resilience of green networks

Enhance connectivity between the different elements of the green network, promoting a safe and comprehensive network of pedestrian and cycle paths

Underline the importance of the Lymington River and the adjacent open spaces in enhancing biodiversity and providing leisure spaces for residents.

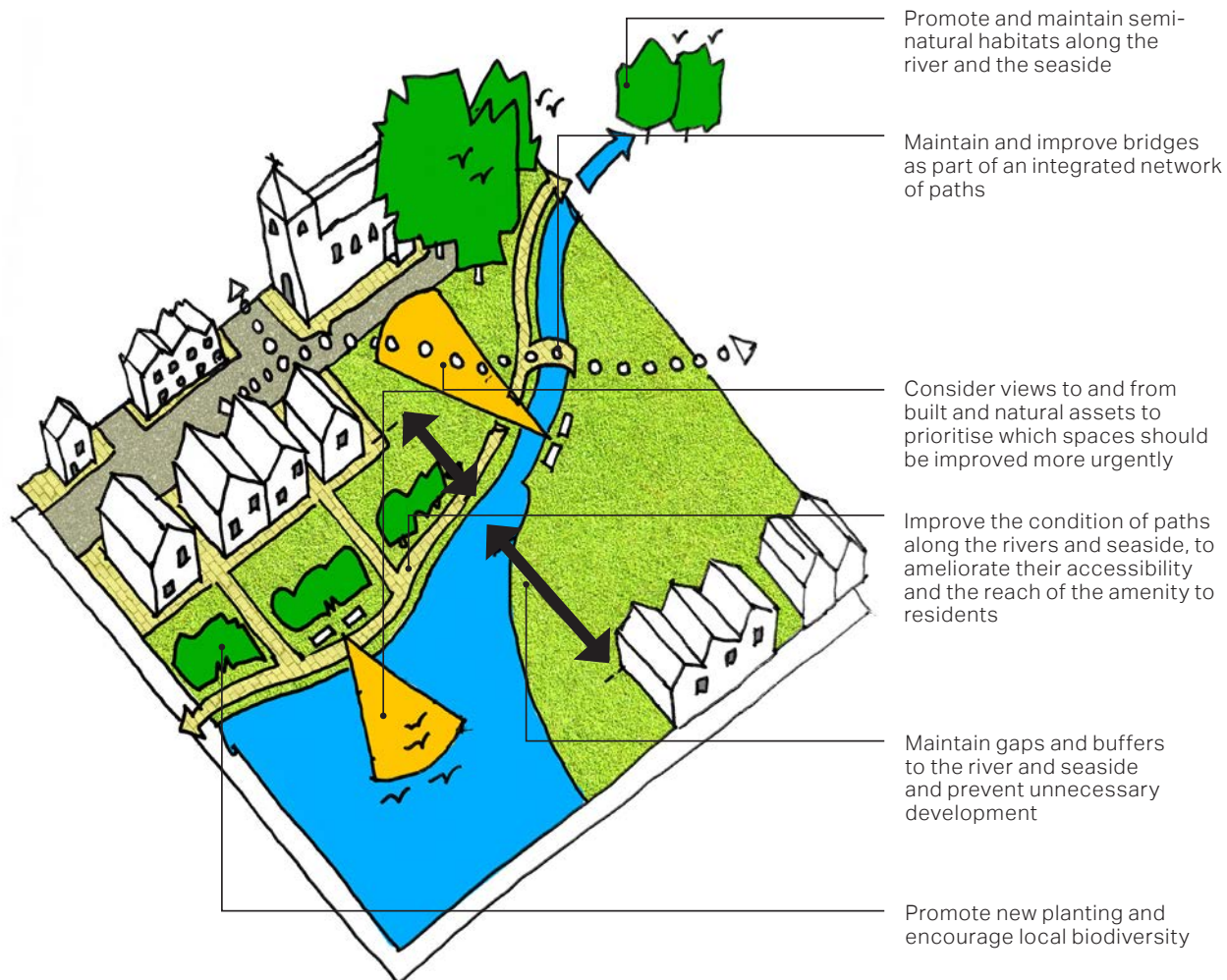# Landscape, nature and open space

Code: LA.02 Design with water

Blue networks

Water defines the town's character whilst providing a valuable natural amenity to local residents and visitors.

Actions:

- Preserve the existing gaps between the built areas and the river.

- Improve the condition of paths along the rivers, to ameliorate their accessibility and the reach of the amenity to residents. Where appropriate, promote and encourage public access to the river.

- Maintain and improve bridges.

- Avoid damage to the riverbanks as a result of agricultural, industrial or other practices.

- Promote and encourage the biodiversity of locally native species.

- Promote and maintain semi-natural habitats along the river.

- Promote the planting of trees including appropriate protection within grazing areas.

- Do not clear vegetation from river banks where there is evidence of use for perching and nesting.

Promote and maintain semi-natural habitats along the river and the seaside

Maintain and improve bridges as part of an integrated network of paths

Consider views to and from built and natural assets to prioritise which spaces should be improved more urgently

Improve the condition of paths along the rivers and seaside, to ameliorate their accessibility and the reach of the amenity to residents

Maintain gaps and buffers to the river and seaside and prevent unnecessary development

Promote new planting and encourage local biodiversity

Code: LA.03 SuDS

Sustainable Urban Drainage Systems

Sustainable urban drainage systems or SuDS are designed to reduce the rate of rainwater run-off from new development, mitigating the risk of flooding elsewhere whilst delivering benefits for biodiversity, water quality and amenity. Ideally water needs to be captured for use on site for irrigation and non-potable uses. Where this is not possible schemes need to follow the hierarchy set out as follows in decreasing preference of measures, by which water is:

• Allowed to infiltrate into the ground.

• Attenuated for gradual release to a water body.

• Released into a water sewer, highway drain, or another drainage system.

• Released into a combined sewer.

Actions:

• The approach to each site will depend on its density, the position of watercourses, the ground conditions including permeability, contamination and the sensitivity of groundwater receptors.

• SuDS need to be considered early in the design process to ensure efficient integration with other aspects of design such as public open space, biodiversity provision, and highways so as to minimise the land needed.

• Multi-functional SuDS need to be prioritised allowing for attenuation features which can also be used for biodiversity and recreation.

Rainwater

Rain gardens

Swales

Permeable paving

Green roofs & walls

Ponds
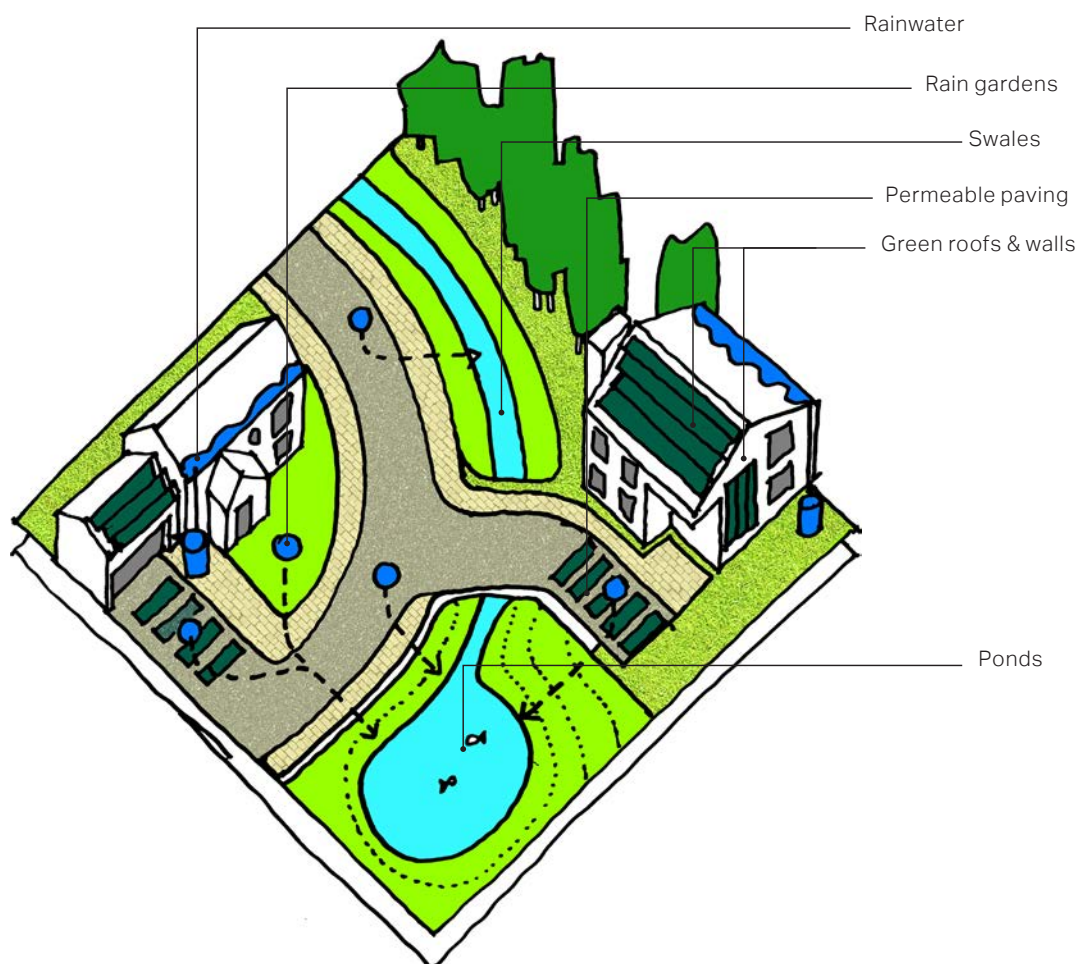
Code: LA.04 Surface treatments

Paved areas and surface treatments are a major element within most developments, and their design has a significant impact on the overall appearance, quality and success of a scheme.

The choice of pavement and its degree of permeability to the soil below is key in successful surface water management. Paving materials should be robust, aesthetically attractive and with good weathering properties to make a sustainable and attractive street scape.

Road paving

Block paving is generally recommended as road surface material that can permeate to the soil below, over tarmac. In all cases, large unbroken areas of a particular surface material should be avoided, and areas can be broken up successfully using materials of a similar colour but with different textures. Tarmac with added porosity can be a successful alternative.

Pavements

High quality materials such as stone, brick or block paving can all constitute good options for pavements. Tarmac pavements are generally the most economical option but are monotonous and make wayfinding more difficult, repairs patches create dissonant streetscapes, in addition to their reduced permeability. The laying pattern and materials used can make a significant contribution to the overall appearance, quality and success of a scheme.

Driveways

Permeable paving options can be successfully applied to driveways to maximise the accumulation effect of front garden greenery as a way to enhance the street landscape. Prioritise bigger portions of green within the pavement rather than a very granular paving pattern.

Pavements over driveways

Pavement patterns should prevail over the driveway access. To guarantee a coherent street and a continuous walkable path, kerbs should not invade the pavement.
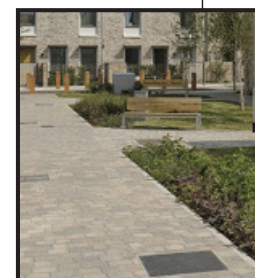

Road paving
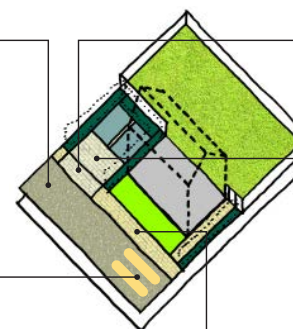
Interrupted pavements over driveways

Uninterrupted pavements over driveways

Crossings

Pavements

Driveways

Sustainable urban drainage systems

Any proposed hard surfacing design will need to take into consideration the need for an underlying system to deal with water run-off, as any hard landscaping will impact the management water run off and affect the capacity of the drainage system.

Code: LA.05 Net gain

Measuring biodiversity gains

Measurement of pre and post-construction biodiversity levels will be based on DEFRA's 'Biodiversity Metric 2.0' (see diagram).

Compensation for biodiversity loss

The interpretation of Biodiversity Net Gain includes the option for off-site' compensation', if biodiversity losses are unavoidable in accordance with DEFRA's mitigation hierarchy. Certain 'irreplaceable habitats' are not included in this option.

Actions:

• Local decision makers will need to agree biodiversity net gain plans with developers, as well as specify by a condition, planning obligation or conservation covenant, how long the developer should maintain the habitat enhancement, with a minimum requirement of 30 years.

• If off-site compensation is agreed, as a last resort, in that plan, local authorities will review developers' plans to ensure they deliver compensation through local habitat creation projects.

• If suitable local projects are unavailable, the government indicates nationally strategic habitats can be invested in.

Exemptions from Net Gain requirement

The government response tempers this ambition somewhat introducing various exemptions for specific development types, including:

• Major infrastructure projects and marine sites

• Certain urban brownfield sites, if they don't contain protected or priority habitats or 'face genuine viability difficulties'

• Smaller 'minor' development sites (fewer than 10 residential units or an area of less than 0.5 hectares) will be offered a more simplified requirement and potentially lower than 10% gain

• Building extension projects

Administration, monitoring and management

The government response has given Natural England responsibility for rolling out the Biodiversity Net Gain requirement. It calls for the creation of Local Nature Recovery Strategies to map out current biodiversity levels and identify opportunities for enhancement.

Measuring biodiversity gains:

1. Baseline biodiversity score
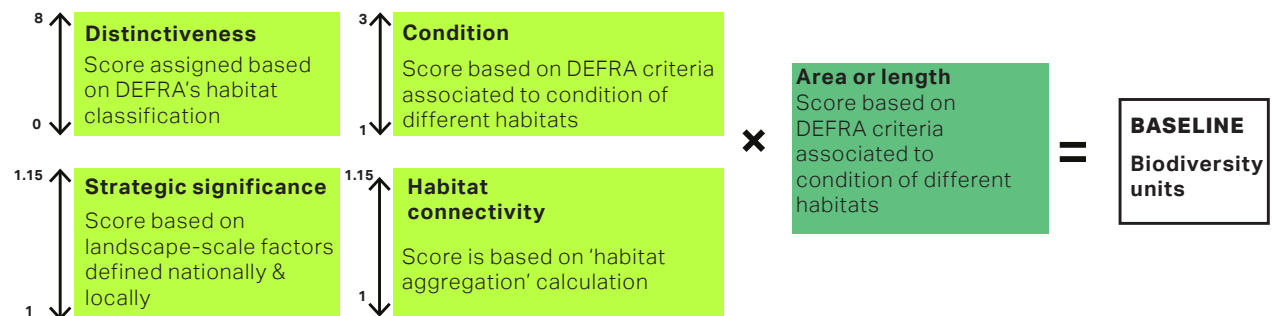
2. Post-development biodiversity score

3. Biodiversity net-gain

Landscape, nature and open space

Code: LA.06 Biodiversity

Back and front gardens, together with public green open spaces and surrounding fields play a key role in supporting biodiversity in built-up areas. They have the potential to create habitat mosaics and enable wildlife corridors, often linking up with parks, tracks, rivers, churchyards and hedgerows. Users can follow these steps to foster wildlife and habitat creation in their community.

Actions:

• Reduce or eliminate use of chemicals in gardens, use companion planting and physical removal to combat pests such as aphids, slugs and sawfly.

• Create habitats for wildlife; bee-boxes, hedgehog homes, log and stone piles for invertebrates, toads and slow worms who will also inhabit a compost heap.

• Plant late, mid-season and early blooming nectar rich flowers to attract pollinators and beneficial insects all year round.

• Make a pond, keep it ice free in winter by floating a ball on the top and ensure that it is safe for children.

• Feed birds through the winter and supply nesting boxes.

• Allotments can be another green structuring element that improves natural habitats, consider the need for allotment plot allocation when planning a new development.

• Allotments can be great opportunities for ambitious design that moves away from the poor landscape quality of some and provides true community amenity in the development.

Create habitats for wildlife, such as bird and bee boxes
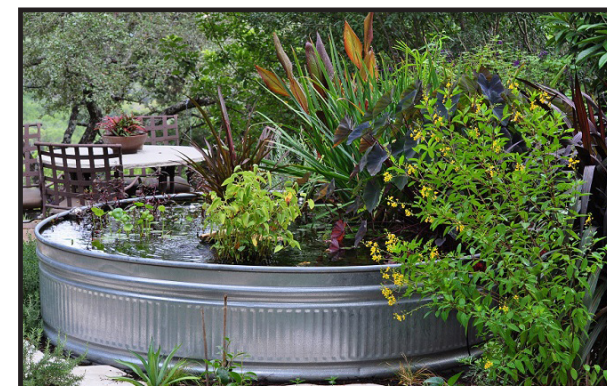
Incorporate water and wildlife friendly ponds in gardens

Consider the opportunities that allotments can offer for vibrant design

Allotments can have positive impact on the landscape and community

Landscape, nature and open space

Code: LA.07 Street planting

Flower beds, bushes and shrubs

Normally planted within the curtilage boundary, ornamental species add interest and colour to their surroundings and become an identity and expressive feature of each dwelling. The use of native species should be favoured to avoid the impact of invasive species on the biodiversity of local habitat.

Hedges

Hedgerows are normally used to mark property limits, they can also be planted in front of bare boundary walls to ease their visual presence. They can be used to conceal on-plot car parking and driveways within curtilages. They can also be used as protective barriers on gable ends facing windows onto the street.

Trees

Trees can be used to mark reference points and as feature elements in the streetscape. When planted at intersections and key locations, they improve privacy whilst enhancing the wayfinding and distinctiveness of the area. These tend to be within property curtilages.
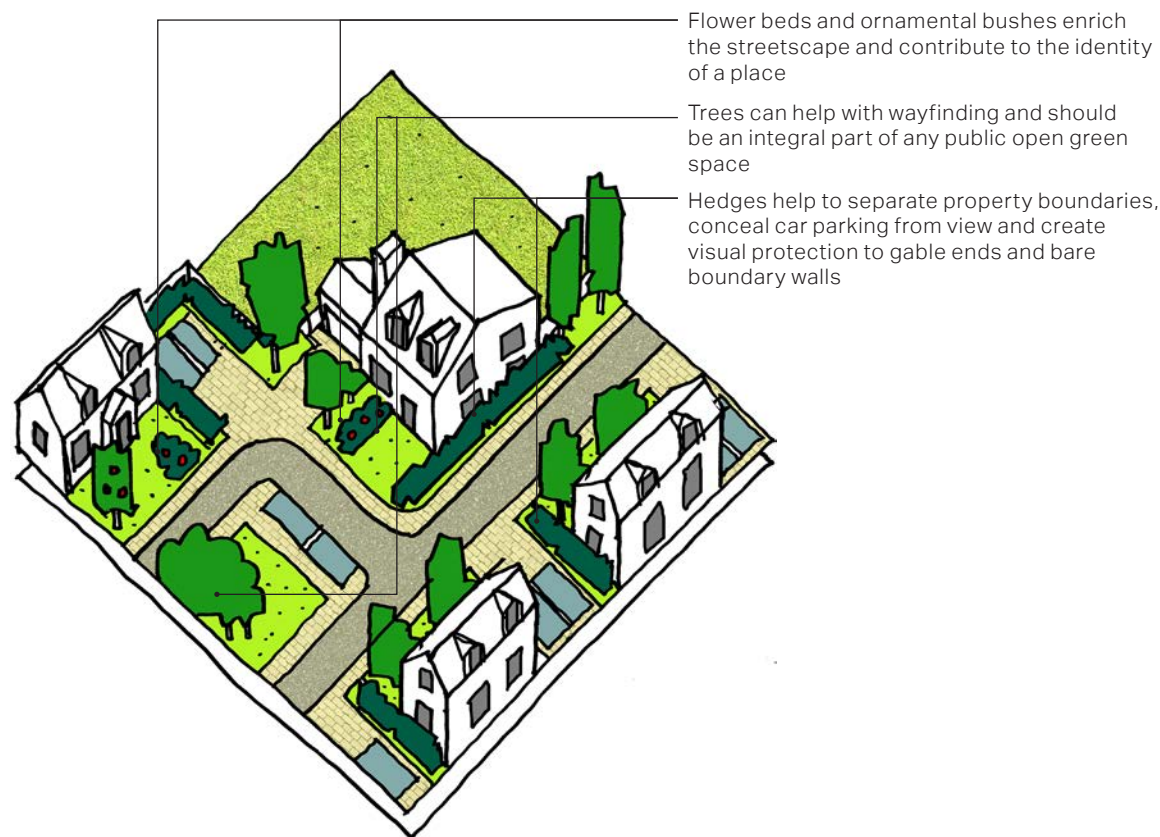
Trees should also be present in any public open space, green or play area to generate environmental and wildlife benefits.

Planting standards

The British Standard 5837: 2012 'Trees in relation to construction- Recommendations' should be the reference document when considering new and existing trees on proposed development sites.

Actions:

• Existing trees should be retained as much as possible.

• The success of tree planting is more likely to be achieved when it has been carefully planned to work in conjunction with all parts of the new development, parking, buildings, street lights,etc.

Flower beds and ornamental bushes enrich the streetscape and contribute to the identity of a place

Trees can help with wayfinding and should be an integral part of any public open green space

Hedges help to separate property boundaries, conceal car parking from view and create visual protection to gable ends and bare boundary walls

Landscape, nature and open space

Code: LA.08 New woodland

Planting a single tree has benefits for people, wildlife and the environment. Those benefits vastly increase when planting a whole woodland. New woodlands can help increase biodiversity, provide shelter, prevent soil erosion, and reduce flooding.

Actions:

- Encourage the planting of native broadleaf trees. Trees should be UK sourced and grown, and the seed origin should be fully traceable.

Location:

- Consider the planting location carefully. Archaeological sites, sites with rare or protected species, grassland that has never been ploughed, wetlands and heathland habitats should not be planted. Select tree species that are suitable for the soil conditions of the area.

- Be aware of any under or above ground services and design planting accordingly. Provide sufficient buffer to existing infrastructure.

- Consider final size and spread of the trees and the use of the site as the trees grow. Avoid planting under existing trees, as shade and lack of water will seriously restrict growth. Allow plenty of distance from existing hedges as they could swamp the growth of new trees.
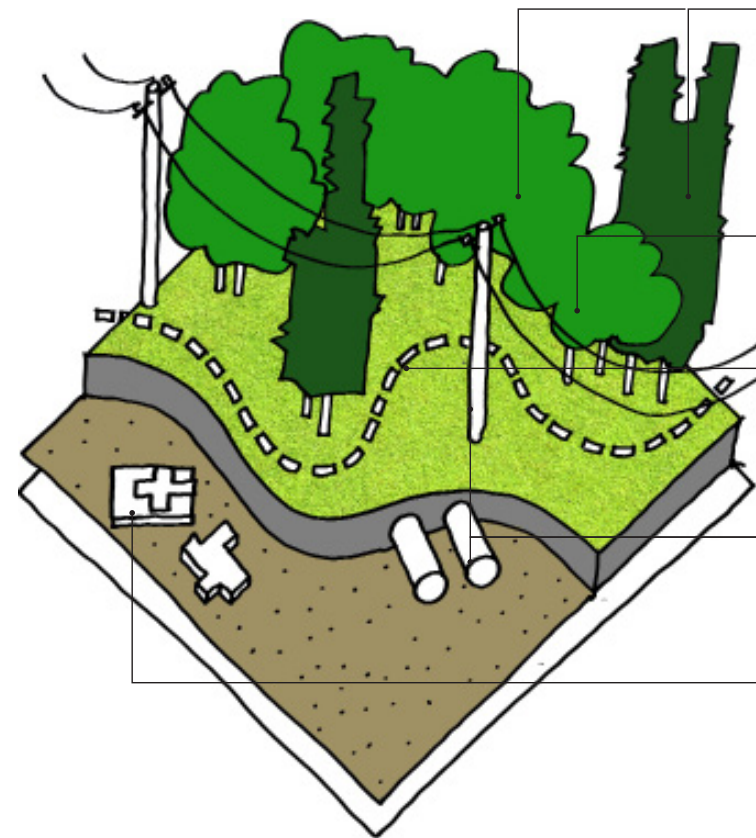
Species:

- If the area to plant is large, consider using a mix of native species. UK forests and woods are under pressure from pollution, climate change, pests and diseases. Including a broad range of native tree species will make the new wood more resilient to these pressures and attract different species of wildlife.

Spacing:

- Plant in wavy lines and varying spacing between trees. This will balance more densely planted sections with open areas for a natural look and fee.

Provide a mix of native species. Trees should be UK sourced and grown, and the seed origin should be fully traceable

Plant small groups of the same species together – this will help reduce competition between different species as they grow

Plant in wavy lines and varying spacing between trees. This will balance more densely planted sections with open areas for a natural look and feel

Consider under or above ground services when selecting the location for new planting to avoid damage to the existing infrastructure

Consider the location when proposing new planting. Archaeological sites, sites with rare or protected species, grassland that has never been ploughed, wetlands and heathland habitats should not be planted

Built form

Code: BF.01 Density

Density is the key indicator for how compact a development or place will be and how intensively it will be developed. Different density measures result in more compact or more open development, and therefore have a huge impact on the character of a place.

This section identifies the density ranges of exemplar locations within each character area, to understand how local variations in density result in different identities within the neighbourhood plan area.

Density in this section is measured in dwellings per hectare.

These density ranges can be used as reference for new developments, to facilitate the assessment of the level of compactness and the degree of built areas vs open spaces required in relation to the desired resulting character.

CA1: Town Centre
Residential density: 40-60 dw/ha

CA2: Lower Buckland
Residential density: 25-30 dw/ha

CA3: Green Mansions
Residential density: 20-25 dw/ha

CA4: Flushards
Residential density: 25-30 dw/ha

CA5: Waterford and Westfield
Residential density: 20-25 dw/ha

CA6: South Lymington
Residential density: 20-25 dw/ha

CA7: Yaldhurst Purlieu
Residential density: 20-25 dw/ha

CA8: Pennington Village
Residential density: 20-25 dw/ha

CA9: South Pennington
Residential density: 25-35 dw/ha

CA10: Rural Lanes
Residential density: 10-15 dw/ha

Density in new developments should take into consideration the density ranges of the surrounding areas, and suggest a density measure that is appropriate to them.

In every case, density measures over 30 dw/ha should be strongly justified.

New Development
Residential density: 25-30 dw/ha

Built form

Code: BF.02 Types and forms

Housing type refers to the size, purpose and arrangement of housing. Residences constitute the majority of the buildings in an area, and they have a huge impact on the character of a place.

The following section identifies the most frequent housing types in each of the character areas.

These types can be used as reference for new developments, to assess the appropriateness of suggested types in relation to the existing types in the neighbourhood plan area.

CA1: Primarily terraced houses and flats with ground floor shops in deep narrow plots.

CA2: Primarily terraced and semi-detached dwellings.

CA3: Primarily detached large houses.

CA4: Primarily detached and semi-detached dwellings.

CA5: Primarily detached and semi-detached dwellings.

CA6: Primarily detached and semi-detached dwellings.

CA7: Primarily detached and semi-detached dwellings.

CA8: Primarily detached and semi-detached dwellings.

CA9: Principally, terraced, semi-detached and flats in northern half and detached and semi-detached dwellings in southern half

CA10: Primarily detached and cottages.

Types proposed in new developments should take into consideration the typologies of surrounding areas, being considerate with building types in the vicinity.

New Development

Built form

Code: BF.03 Height

The following section identifies the prevailing heights for buildings in the neighbourhood area.

These typical heights can be used as reference for new developments, to assess the appropriateness of suggested types in relation to the existing types in the neighbourhood plan area.

2.5 storeys

CA1: Max residential Storeys: 2.5-3.

2.5 storeys

CA2: Max residential Storeys: 2.5

2.5 storeys

CA3: Max residential Storeys: 2.5

2.5 storeys

CA4: Max residential Storeys: 2.5

3 storeys

CA5: Max residential Storeys: 3.

2 storeys

CA6: Max residential Storeys: 2.

2.5 storeys

CA7: Max residential Storeys: 2.5

2.5 storeys

CA8: Max residential Storeys: 2.5

2 storeys

CA9: Max residential Storeys: 2.5

2.5 storeys

CA10: Max residential Storeys: 2.5

Most residential buildings tend to be 2-3 storeys across the built area, buildings in the countryside tend to be of a lower profile.

Even if some flat buildings are being proposed in the core of the Parish, any development over three storeys (including commercial buildings and care homes) will need to be justified and will be contested as it has the potential to significantly impact the built character of the Parish.

This tension between new intrusive development and existing dwellings should be avoided.

New Development

Built form

Code: BF.04 Building line

Building line

The way buildings sit in relation to the street can affect the feel of a development.

Actions:

- The building line should have subtle variations in the form of recesses and protrusions but should generally form a unified whole.

- Building line gaps reinforcing long distance views should be retained;

- Boundary treatments should reinforce the sense of continuity of the building line and help define the street, appropriate to the rural character of the area.

- Boundary treatments should not impair natural surveillance.

Setbacks

A setback is the distance between the back of the pavement and the building line. The size of the setback contributes to the overall character and sense of enclosure along a street.

Actions:

- A coherent street frontage should be achieved by coordinating the setback

between buildings and the street. Large differences in setbacks for adjacent properties should be discouraged as they do not contribute to the overall streetscape or the cohesiveness of a place.
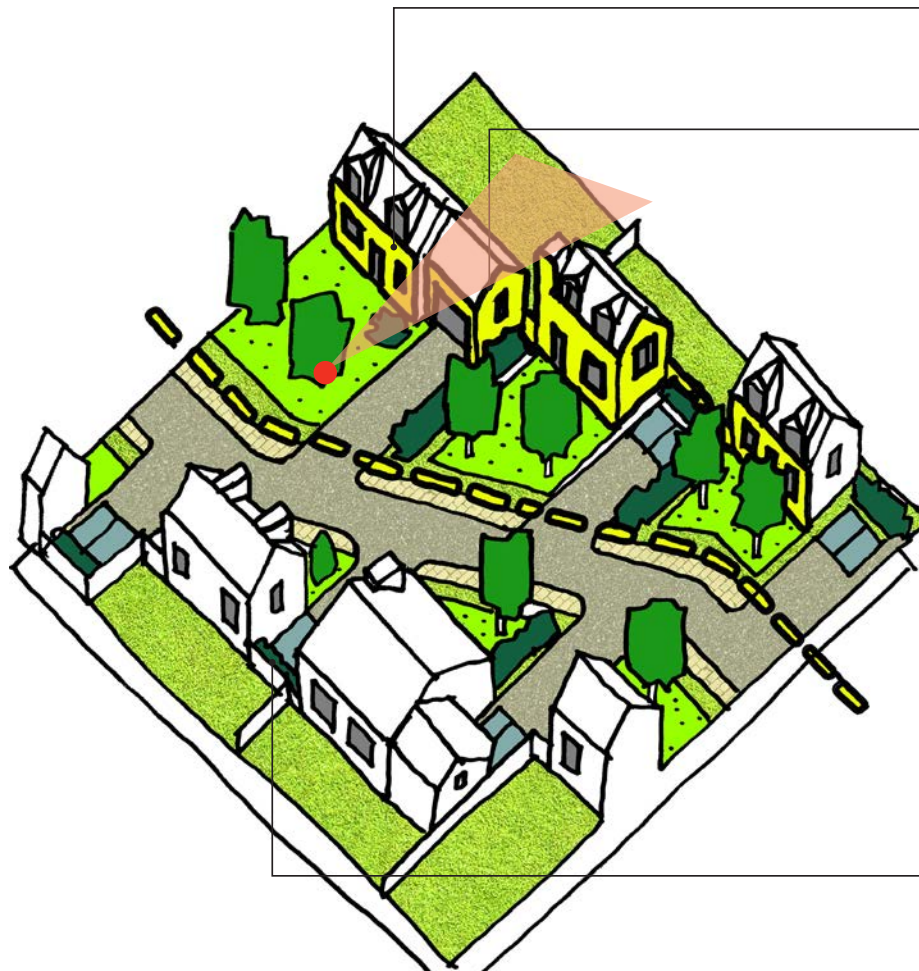
The building line should have subtle variations in the form of recesses and protrusions but should generally form a unified whole

Development that or blocks existing long distance views to the waterfront should be avoided

Boundary walls and treatments should reinforce the sense of continuity of the building line and help define the street

Identity

Code: ID.01 Local character

Roof profile & materials

Creating variety in the roof line is a significant aspect of designing attractive places. There are certain elements that serve as guidelines in achieving a good variety of roofs:

- Scale of the roof should always be in proportion with the dimensions of the building itself.

- Monotonous building elevations should be avoided, with subtle changes in roof line being promoted during the design process.

- Local traditional roof detailing elements should be considered and implemented where possible.

- Dormers can be used as a design element to add variety and interest to roofs.

- Pitched, hipped and gable roof are local traditional roof types.

- The predominant material used for roofing is clay tile. There is no historical evidence of the use of slate the use of which should be limited and restricted to natural materials.

Brick and tile hung walls

- Mostly mottled brickwork ('multi' or reddish/brown). Features include

patterning (subtle rather than brash), frequently using the same brick with coursing features (e.g. a course of horizontal or vertical perpends), or with projecting bricks forming a pattern in e.g. an extensive gable end. Corbelled course(s) under the roof wall-plate are common. Hung tiles to make old brickwork impermeable has been expanded by many recent developments adopting a brick

ground floor, with hung-tiled first floor (often incorporating tile patterns).

Other wall materials

- Render: rendering and stucco over brick can be found in the area but its use for future development should be limited. The local rendering tones are white, ochre, pink and light pastels.

Image above shows positive examples of roofscape articulations
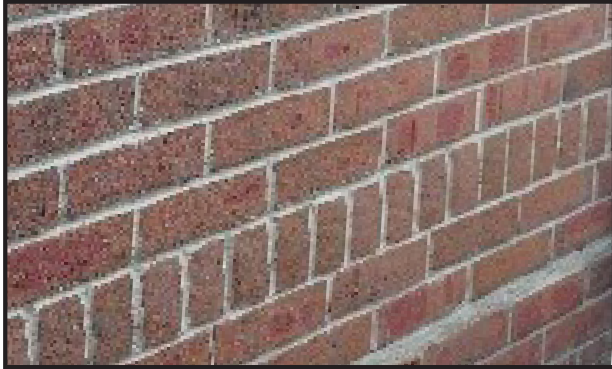

Tile corbelling to hung tile gable end

Image above shows positive examples of roofscape articulations

Brick coursing of wall and chimney

Identity

Flush, vertical perpend course

Diagonal brick course in corbel to chimney, roof and hung tiles

Brick ground floor with pattern and coursing of hung-tile first floor and gable

Projecting horizontal perpend courses, tile-hung first floor

Diagonal brick course to eaves and gable with colour contrast quoins

Colour-contrast brick coursing reversed behind, projecting box course supporting white contrast first floor on right.

Castellated projecting brick course trim to hung tiles

Standing brick lintel extended along wall

Identity

Windows & openings

Windows are the 'eyes' of a building and are crucial to its character.

Actions:

- A limited range of traditional window patterns are characteristic of traditional houses in the area and provide appropriate models where a period effect is sought or required.

- Where possible, timber windows should be selected over uPVC alternatives; they can allow a finer profile to be achieved and if they are maintained properly they tend to be more durable.

- Aluminium windows can also offer a much greater range of design possibilities than uPVC alternatives, however these should not be considered as best option when choosing what material windows are made from.

- It is important that for good internal lighting the default position is for large windows on new development.

- In general traditional styled windows look best when painted white; although other colours are welcomed as they add interest to the street scene.

- Cills and lintels frame a window and they should be designed with care. Timber lintels are the simplest form, characteristic of vernacular construction in timber-frame or brick areas.

- Ground floor windows can be larger and deeper than upper floor windows, as they add more animation to the streetscape.

- Windows on both facades of a corner building are encouraged, they add architectural interest to the building and have a positive impact on the streetscape.

Images above show typical windows and openings in the area

Special features

- It is important that the detailing and architectural elements used in new developments are of a high quality and reinforce the local character of Lymington and Pennington.

- Architectural detailing shall typically display elements that equate to those on existing traditional buildings which provide interest, scale and texture to form and elevations.

Dormers & bay-windows

- A dormer is a roofed structure, often containing a window, that projects vertically beyond the plane of a pitched roof. Dormer windows are a frequent feature in Lymington and Pennington.

- Bay-windows are frequently displayed as part of the dwelling in Lymington and Pennington and can be used as local feature elements that add interest to facades.

Chimneys

- Traditionally, buildings display simply-shaped brick chimneys. New buildings can make use of accent and feature elements such as chimneys to generate visual interest in the roof line and the streetscape.

Images above show special architectural features in the area, such as dormers, bay-windows and chimneys

Identity

Code: ID.02 Legibility

Gaps

Actions:

- Narrow gaps between buildings should be avoided, generous gaps between buildings contribute to the general feel of openness of the area.

Views

Actions:

- Consider the sequence of views and the appreciation of the view as one moves through the street scene. Consider where are the most likely viewpoints for key views and plan the arrangement of buildings, tree planting and open spaces accordingly.

- Buildings should be designed and arranged to reinforce views of existing landmarks and the open countryside through appropriate scale, mass and separation.

- Planting, particularly of trees with the potential of growing large, should be carefully planned so they don't obstruct from views of key assets to the village.
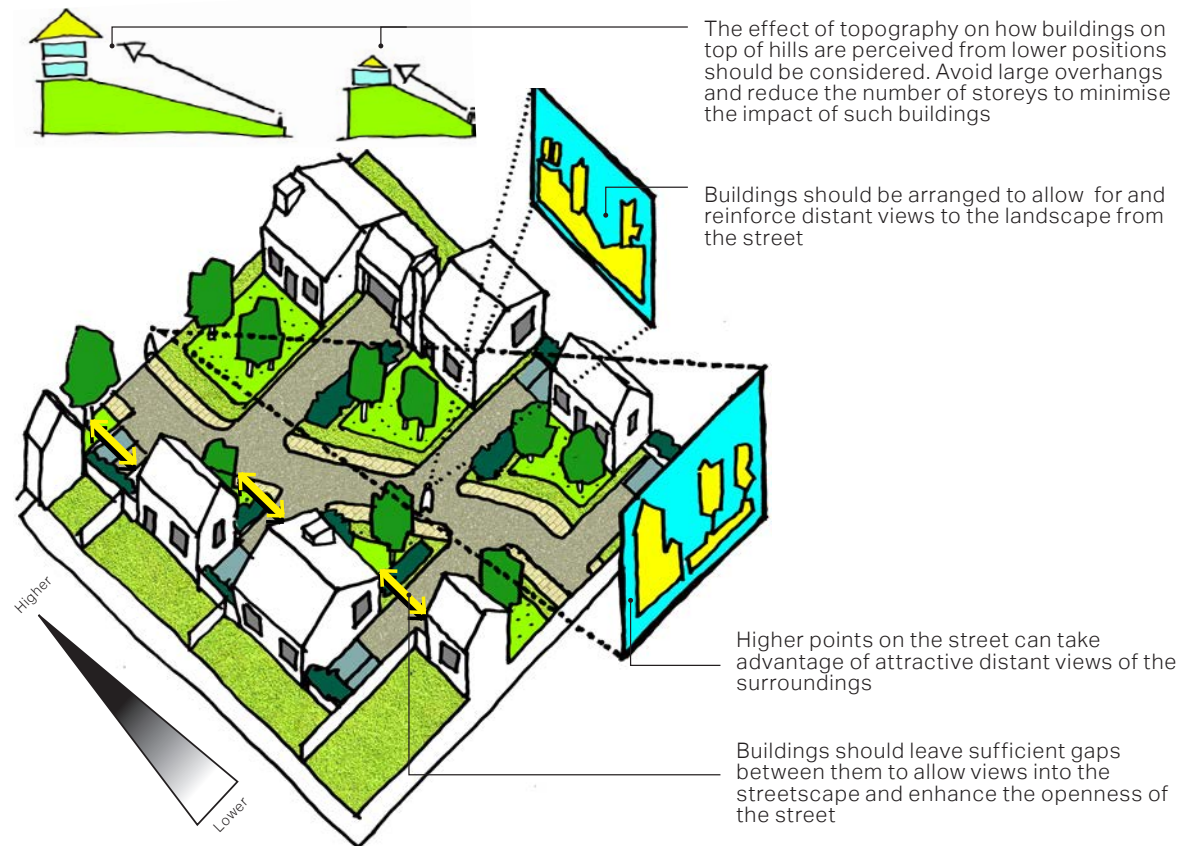
Topography

Actions:

- Consider the effect on topography on the possibility on perceiving distant views.

Hill top positions can have attractive views towards the distant surroundings. However, be conscious of the effect of development on the landscape context of the settlement.

- Consider the impact of buildings on higher topographic levels and take measures to counteract the perception of overwhelming bulk of buildings on top of hills from lower viewpoints. Consider breaking the mass and roof line of such buildings and consider limiting the number of storeys.


The effect of topography on how buildings on top of hills are perceived from lower positions should be considered. Avoid large overhangs and reduce the number of storeys to minimise the impact of such buildings

Buildings should be arranged to allow for and reinforce distant views to the landscape from the street

Higher points on the street can take advantage of attractive distant views of the surroundings

Buildings should leave sufficient gaps between them to allow views into the streetscape and enhance the openness of the street

Identity

Code: ID.03 Heritage assets

Step 1. Identify heritage assets and the effect on their setting

To assess the impact of development on heritage assets, the initial stage is to identify the assets and their setting that are likely to be affected by the proposal.

The setting of a heritage asset is 'the surroundings in which a heritage asset is experienced'. Where that experience is capable of being affected by a proposed development, then the proposed development can be said to affect the setting of that asset.
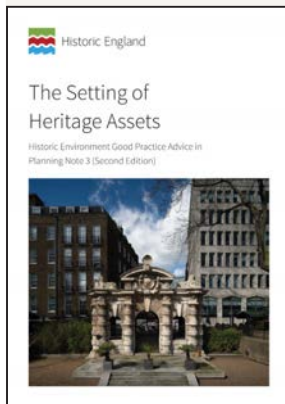
The Setting of Heritage Assets. Historic Environment: Good Practice Advice in Planning.

Historic England

2017

The codes in this section have been elaborated following the guidance on the The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning. Note 3 (Second Edition)
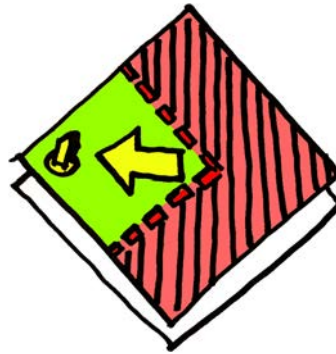
Local authority involvement

At pre-application stage, it is advisable to inquire the local authority so it can indicate whether it considers that a proposed development has the potential to affect the setting of a heritage asset. The local authority can specify an 'area of search' around the proposed development within which it is reasonable to consider setting effects

Immediate surroundings

For developments that are not likely to be prominent or intrusive, the assessment of effects on setting may often be limited to the immediate surroundings, while taking account of the possibility that setting may change as a result of the removal of impermanent landscape or townscape features
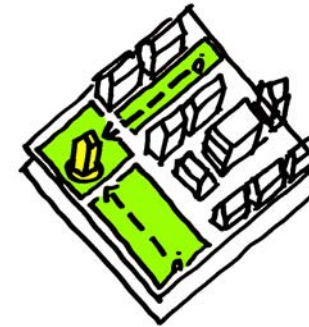

Assessment of large developments

The area of assessment for a large or prominent development can often extend for a distance of several kilometres. In these circumstances, while a proposed development may affect the setting of numerous heritage assets, it is advisable that local planning authorities work with applicants in order to minimise the need for detailed analysis

Large number of heritage assets

Where assessments of large numbers of heritage assets are required, Historic England recommends that local planning authorities give consideration to the practicalities of gathering and representing community interests and opinions on changes affecting settings

Viewing points

Where the development proposal affects views that affect the significance of an asset to be appreciated, it is often necessary to identify viewing points for assessment. An explanation why a particular viewing point has been selected will be needed

Identity

Step 2. Assess the role of settings in the significance of heritage assets

The second stage of the analysis of the impact of development on heritage assets is to assess whether the setting of an affected heritage asset makes a contribution to its significance and the extent and nature of that contribution.

This assessment should first address the key attributes of the heritage asset itself and then consider the following aspects:

Actions:

• Consider the physical surroundings of the asset, including its relationship with other heritage assets.

• Consider the asset's intangible associations with its surroundings, and patterns of use.

• Consider the contribution made by noises, smells, etc to the significance of the asset.

• Consider the way views allow the significance of the asset to be appreciated.

orientation
other heritage assets
historic materials & surfaces
topography
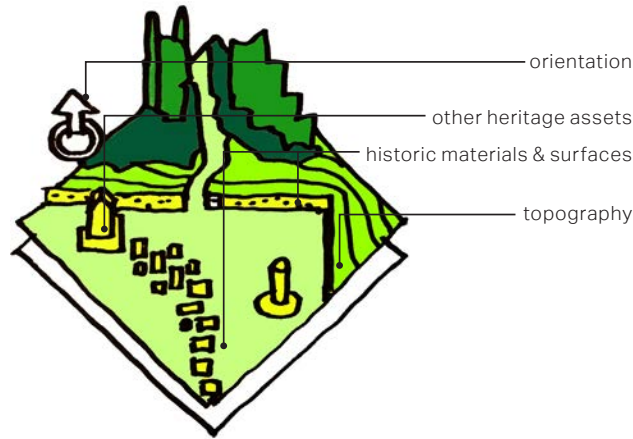
Physical surroundings of the asset

• Topography
• Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains)
• Definition, scale and 'grain' of surrounding streetscape, landscape and spaces
• Formal design eg hierarchy, layout
• Orientation and aspect
• Historic materials and surfaces
• Green space, trees and vegetation
• Openness, enclosure and boundaries
• Functional relationships and communications
• History and degree of change over time

views
surrounding landscape
sounds
traditions
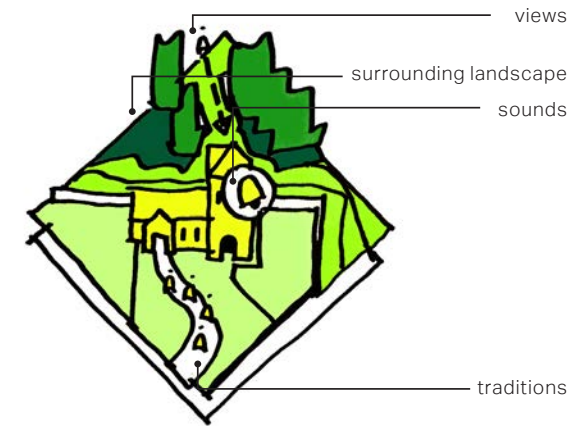
Experience of the asset

• Surrounding landscape or townscape character
• Views from, towards, through, across and including the asset
• Intentional intervisibility with other historic and natural features
• Visual dominance, prominence or role as focal point
• Noise, vibration and other nuisances
• Tranquillity, remoteness, 'wildness'
• Busyness, bustle, movement and activity
• Scents and smells
• Diurnal changes
• Sense of enclosure, seclusion, intimacy or privacy
• Land use
• Accessibility, permeability and patterns of movement
• Degree of interpretation or promotion to the public
• Rarity of comparable survivals of setting
• Cultural associations
• Celebrated artistic representations / traditions

Identity

Step 3. Assess the effects of the development on the significance of the heritage asset and its appreciation

In general, the assessment of the effects of the development should address the attributes of the proposal in relation to its:

• Location and siting

• Form and appearance

• Wider effects

• Permanence

Location and sitting of development

• Proximity to asset

• Position in relation to relevant topography and watercourses

• Position in relation to key views to, from and across

• Orientation

• Degree to which location will physically or visually isolate the asset

Wider effects of development

• Change to built surroundings and spaces

• Change to skyline, silhouette

• Noise, odour, vibration, dust, etc

• Lighting effects and 'light spill'

• Change to general character (i.e: urbanising or industrialising)

• Changes to public access, use or amenity

• Changes to land use, land cover, tree cover

• Changes to communications/accessibility/permeability, including traffic, road junctions and car-parking, etc

• Changes to ownership arrangements (fragmentation/permitted development/etc)

• Economic viability

Form and appearance of development

• Prominence, dominance, or conspicuousness

• Competition with or distraction from the asset

• Dimensions, scale and massing

• Proportions

• Visual permeability (extent to which it can be seen through)

• Materials (texture, colour, reflectiveness, etc)

• Architectural and landscape style and/or design

• Introduction of movement or activity

• Diurnal or seasonal change

Permanence of development

• Anticipated lifetime/temporariness

• Recurrence

• Reversibility

Step 4. Maximise enhancement or minimise harm on the heritage asset

Maximise enhancement

Maximum benefits of development can be secured if any effects on the significance of a heritage asset likely to affect its setting are considered from the project's outset.

Actions:

- Removing or re-modelling an intrusive building or feature

- Replacement of a detrimental feature by a new and more harmonious one

- Restoring or revealing a lost historic feature or view

- Introducing a wholly new feature that adds to the public appreciation of the asset

- Introducing new views (including glimpses or better framed views) that add to the public experience of the asset

- Improving public access and interpretation of the asset and setting.

Reduce harm

Options for reducing the harm arising from development may include the repositioning of a development or its elements, changes to its design, the creation of effective long-term visual or acoustic screening, or management measures secured by planning conditions or legal agreements. Here the design quality may be an important consideration in determining the balance of harm and benefit.

Where attributes of a development affecting setting may cause some harm to significance and cannot be adjusted, screening may have a part to play in reducing harm. It ought never to be regarded as a substitute for well-designed developments within the setting of heritage assets.

When perceived from elevated positions, Lymington and Pennington is in a bowl, and buildings are interspersed between woodland and smaller masses of trees.

The potential harm of new development onto views from higher positions should be mitigated by planting of trees, that continue the existing character of interspersed building between trees.
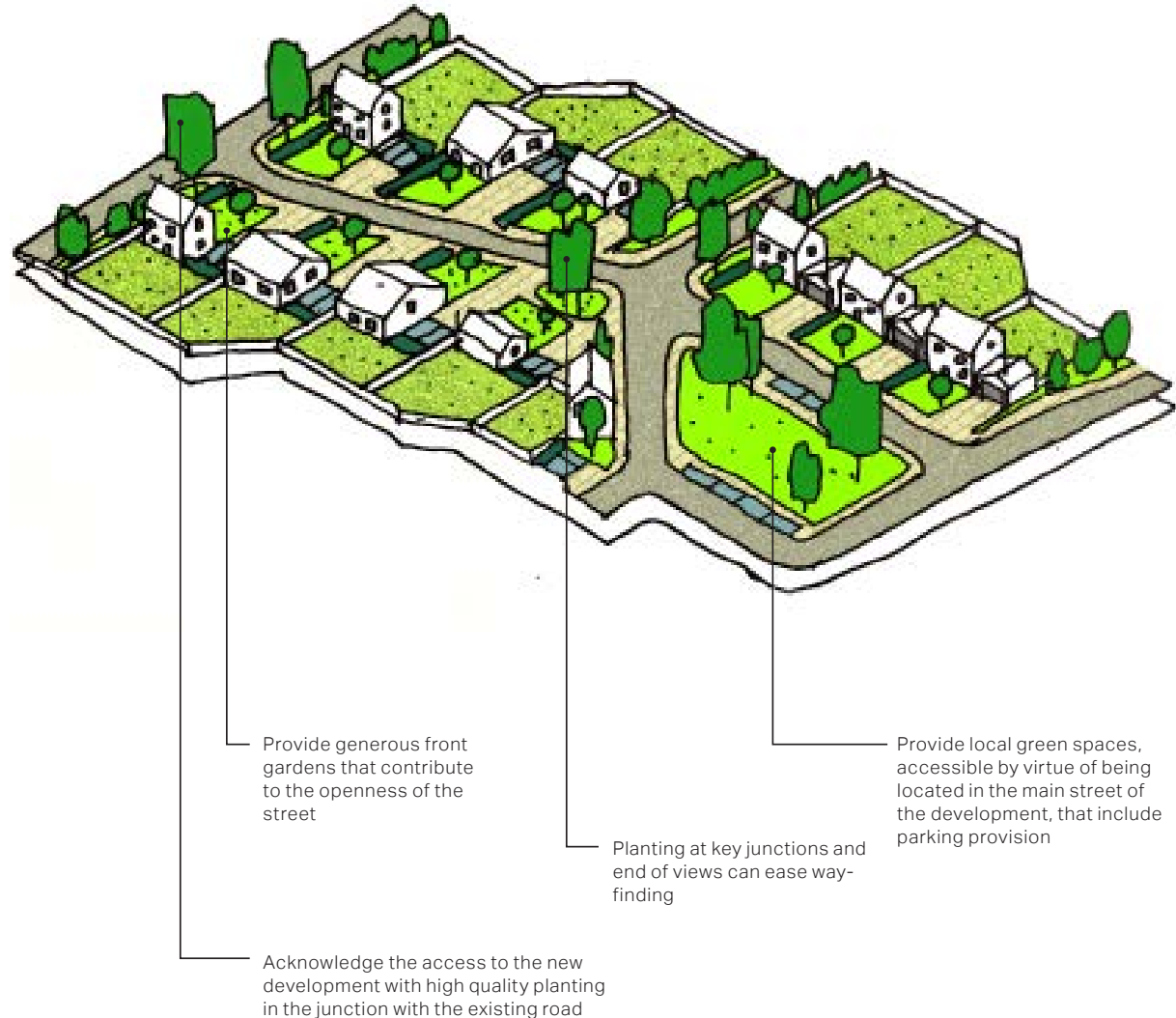
Public space

Code: PS.01 Access street

Access street

This street provides the main access spine of an area or a new development. It connects the development to the rest of the settlement.

Actions:

- Unless existing conditions suggest otherwise, provide front gardens and street planting that contribute to the general feeling of openness.

- Locate parking to the side of properties and consider using garages to mitigate the impact of cars on the streetscape.

- Main street serves as the access to the new development and that can be acknowledged by providing planting in the junction with the existing road. Buildings in the access and ending can have special features to provide interest to the main spine.

- Local open spaces can ease way-finding as planting in corners, intersections with other streets and end of views, but also as separate open spaces in their own right. Provide those local green spaces, that are made accessible by being on the main structuring spine of the development.

Provide generous front gardens that contribute to the openness of the street

Planting at key junctions and end of views can ease way-finding

Provide local green spaces, accessible by virtue of being located in the main street of the development, that include parking provision

Acknowledge the access to the new development with high quality planting in the junction with the existing road
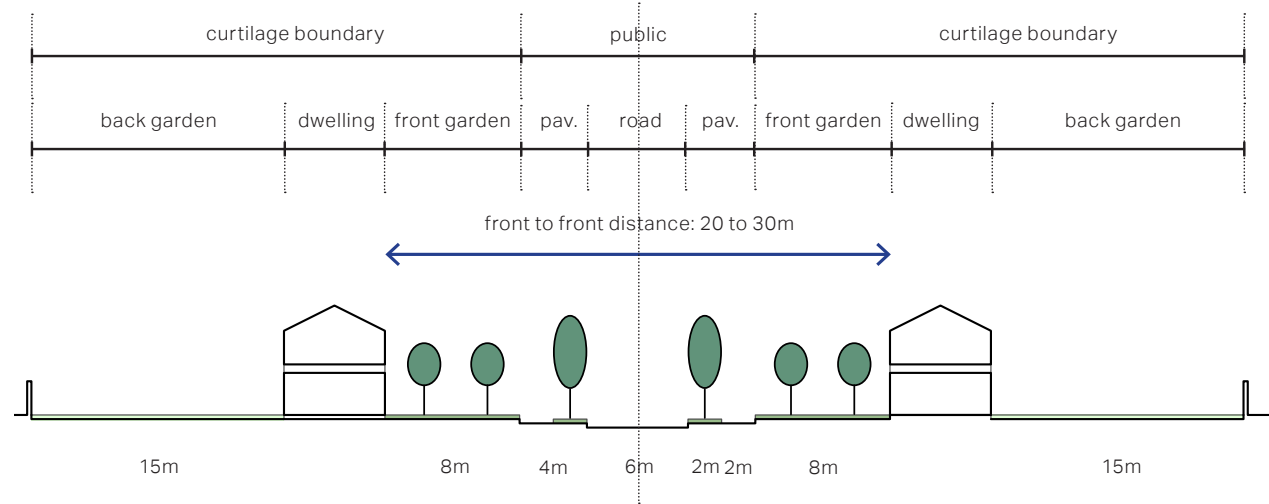
Public space

Access street key dimensions

The nominal dimensions on the diagrams to the left are a guidance on the key elements and proportions to be provided on the main access street.

- Building height: maximum building height is 2 levels + pitch roof.

- Pavements: a generally acceptable width of pavements is 2m. An additional 2m is provided for street planting if required.

- Front gardens: minimum depth of front gardens is 8m. Tree planting is encouraged.

- Back gardens: minimum depth of back gardens is 15m.

- Front-to-front distance: the resulting street corridor width is in the range of 30m, contributing to the openness of the streetscape.

Examples

Corbin Road, to the right, is a local example of an access street that includes green verge with opportunity for trees planting. In this case, the street does not include parking bay provision, which results in cars parked on the street.

curtilage boundary			public			curtilage boundary		
back garden	dwelling	front garden	pav.	road	pav.	front garden	dwelling	back garden

front to front distance: 20 to 30m

15m · 8m · 4m · 6m · 2m 2m · 8m · 15m

Corbin Rd. Example of a local access street

Public space

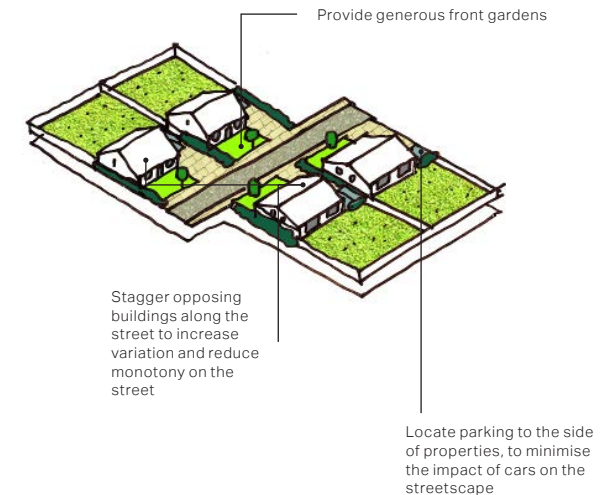## Code: PS.02 Residential street

Residential street

Actions:

- Provide front gardens that contribute to the general feeling of openness.

- Locate parking to the side of the property to mitigate the impact of cars on the streetscape.

- Residential streets branch out from the main street, it is good practice to stager branching streets organically to avoid excessive long views.

- It is also advisable to stagger opposing buildings along the street so they are not directly facing each other, and therefore reduce the monotony along the streetscape.

Cul-de-sac street

Actions:

- It is generally acceptable to increase the density and decrease the spacing of buildings in cul-de-sacs to favour activity and prevent them from becoming isolated, parking can be at the front of properties in this case. Garages separate from dwellings are not acceptable and neither are parking courtyards.

- Cul-de-sacs should have pedestrian and cycle paths that connect them to surrounding areas and increase their connectivity access and overlooking. Careful consideration should be given to the landscaping and lighting of these paths to increase their safety. Follow Secure by Design principles included in Secure by Design Homes 2019 (or latest edition).

- Cul-de-sacs are typically backing onto the open land in the area. This is generally not advisable. It is generally advisable to back onto gardens of other properties. A side dwelling typology is suggested here as an alternative when properties back onto the open countryside. It provides distant views to the open land.
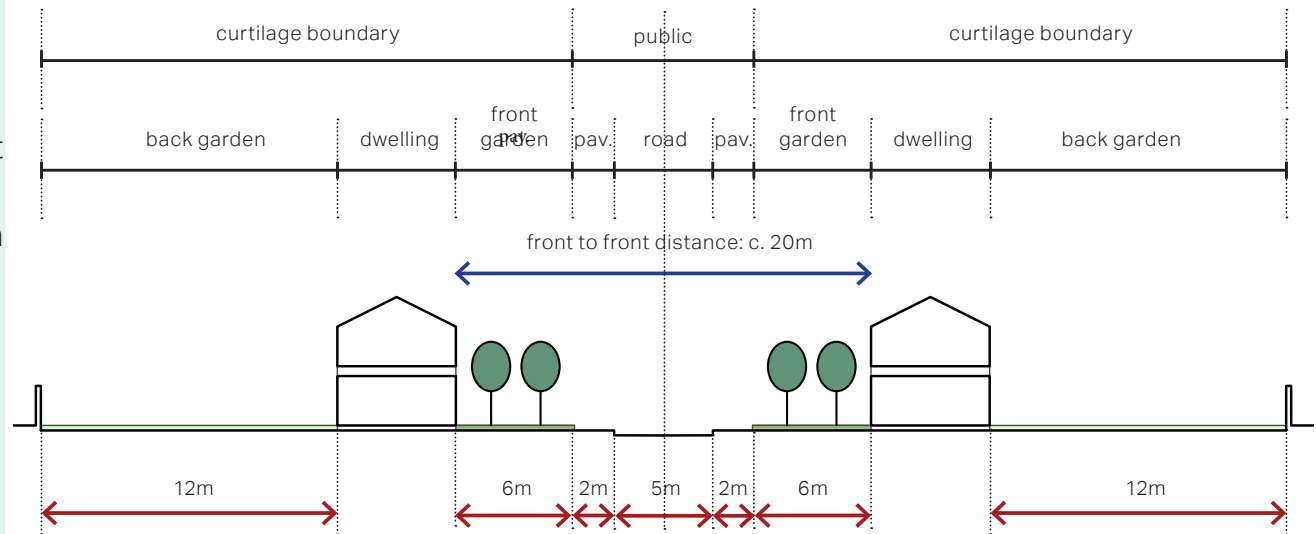

Provide generous front gardens

Stagger opposing buildings along the street to increase variation and reduce monotony on the street

Locate parking to the side of properties, to minimise the impact of cars on the streetscape

Increased density in cul-de-sacs favours activity and prevents isolation of these areas

Increase connectivity of cul-de-sacs by providing pedestrian paths at ends, with landscaping and appropriate street lighting

Backing onto rear gardens

Backing onto open countryside

Public space

Residential street key dimensions

The nominal dimensions on the diagrams to the left are a guidance on the key elements and proportions to be provided on both residential and cul-de-sac streets.

- Building height: maximum building height is 2 levels + pitch roof.

- Pavements: a generally acceptable width of pavements is 2m. An additional 2m is provided for street planting if required.

- Front gardens: minimum depth of front gardens is 6m. Tree planting is encouraged.

- Back gardens: minimum depth of back gardens is 12m.

- Front-to-front distance: the resulting street corridor width is in the range of 20m, contributing to the general openness of the streetscape.

- Examples

Farnleys Mead , to the right, is a local example of a cul-de-sac that is overlooked and includes a public space. The safety of the area could be improved providing pedestrian connection to the surroundings.

curtilage boundary | public | curtilage boundary

back garden | dwelling | front garden | pav. | road | pav. | front garden | dwelling | back garden

front to front distance: c. 20m

12m | 6m | 2m | 5m | 2m | 6m | 12m

Farnleys Mead . Example of a local cul-de-sac
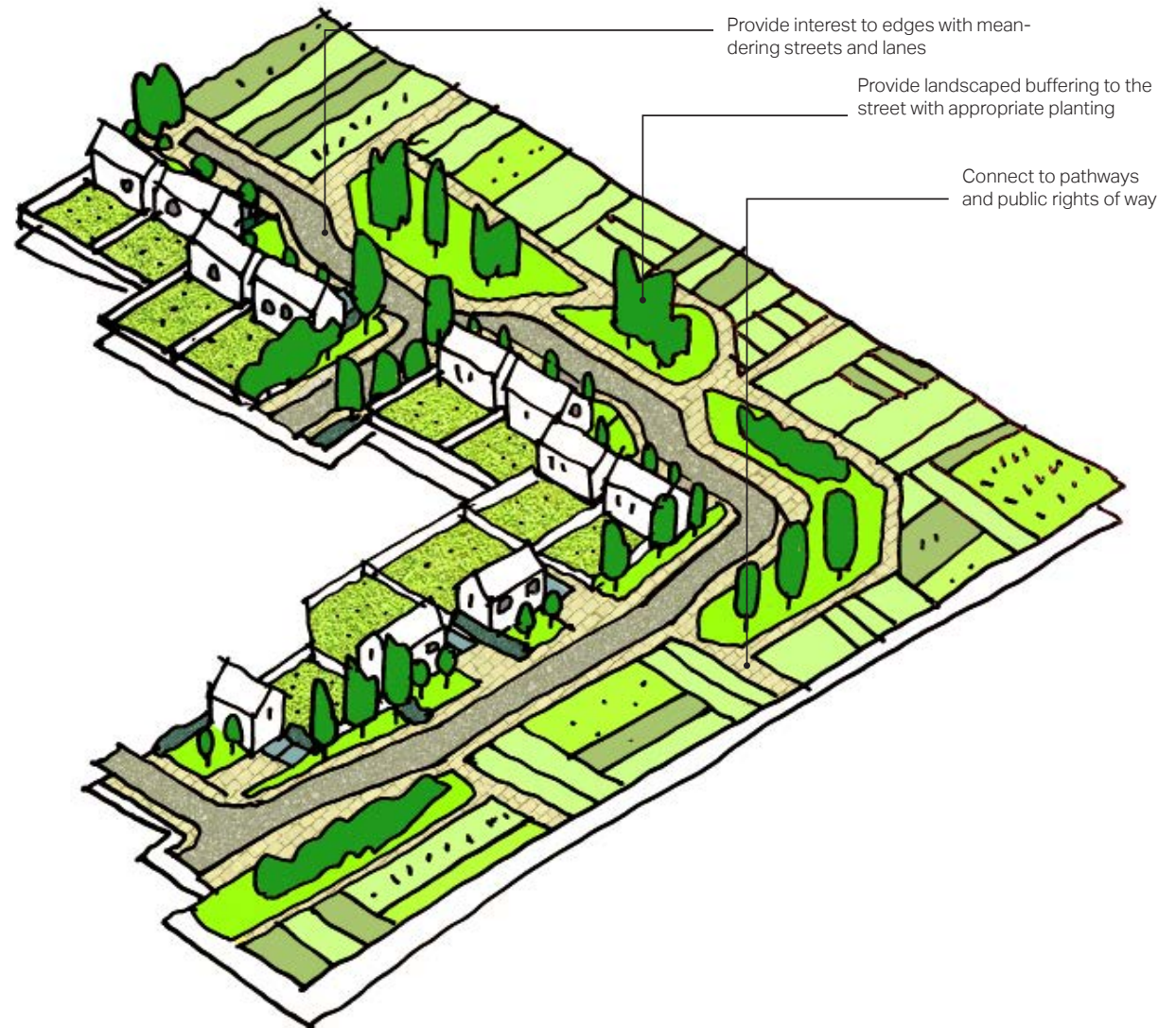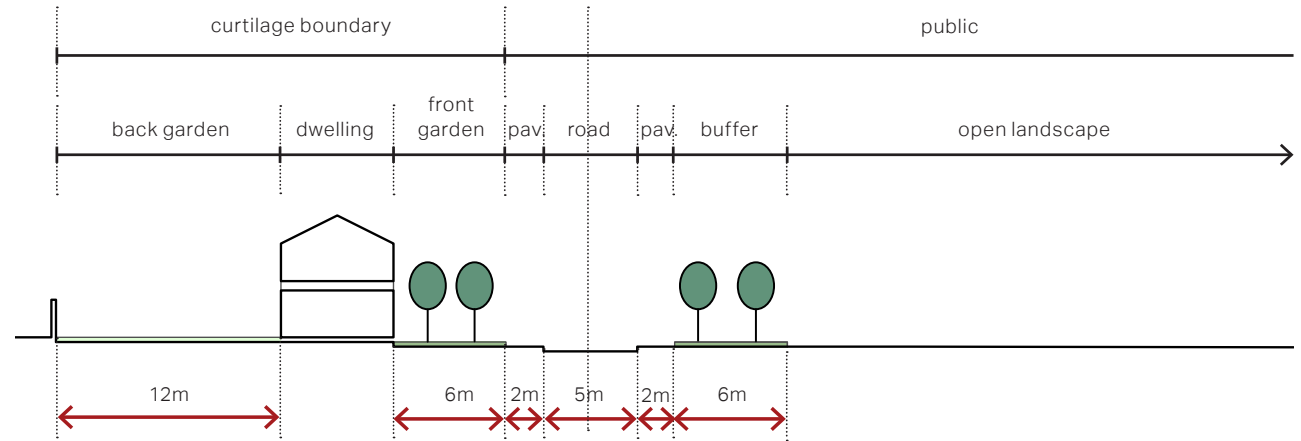
Public space

Code: PS.03 Edge lane

Edge street / lane

Actions:

- Edge lanes are a suitable way of fronting the surrounding countryside making it accessible to most users.

- These streets can have gentle meandering, providing interest and evolving views while helping with orientation.

- Carefully consider landscaping as a buffer between development and the open countryside. This buffer future proofs the development against potential development that might front to the edge lane in the future.

Provide interest to edges with meandering streets and lanes

Provide landscaped buffering to the street with appropriate planting

Connect to pathways and public rights of way

Public space

Edge lane key dimensions

The nominal dimensions on the diagrams to the right are a guidance on the key elements and proportions to be provided on the main access street.

- Building height: maximum building height is 2 levels + pitch roof.

- Pavements: a generally acceptable width of pavements is 2m.

- Front gardens: minimum width of front gardens is 6m. Tree planting is encouraged.

- Back gardens: minimum width of back gardens is 12m.

- Buffer landscaping: this buffer guarantees separation from the open countryside, and from potential new developments that might come forward beyond the boundary of the current site. A minimum buffer distance of 6m is represented in this diagram.

Examples

Wainsford Road, to the right, is a local example of an edge lane. Overlooking of the lane is good, although the connectivity to pathways and the landscape beyond could be improved.

curtilage boundary							public
back garden	dwelling	front garden	pav	road	pav	buffer	open landscape

12m   6m   2m   5m   2m   6m

Wainsford Road. Example of a local edge lane

Public space

Code: PS.04 Secured by design

Safe and lively spaces

- Designing out crime and designing community safety is essential to the creation of successful, safe and attractive developments. The following guidelines are in line with the latest manual endorsed by the police 'Secured by Design Homes 2019'.
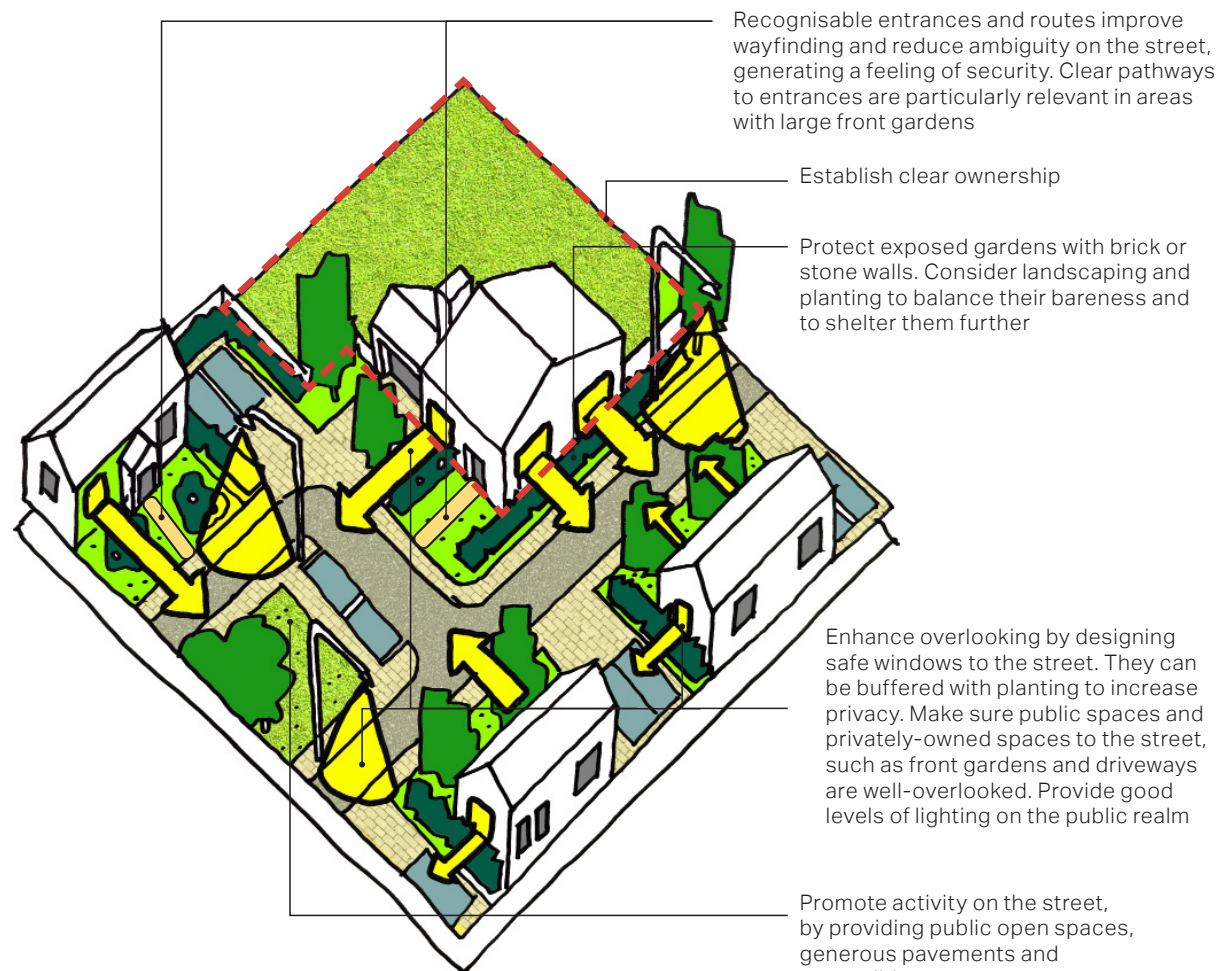
Actions:

- Access and movement: design places with well-defined routes, spaces and entrances that provide for convenient movement without compromising security.

- Structure: design places that are structured and easy to read, so that different uses do not cause conflict.

- Activity: design places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times.

- Surveillance: design places where all publicly and privately-owned open spaces (such as front gardens and driveways) are overlooked. Provide adequate levels of street lighting.

- Ownership: design places that promote a sense of ownership, respect, territorial responsibility and community-

compromising well defined dwelling boundaries;

- Physical protection: design places that include necessary, well-designed security features, such as boundary walls and party fences.

- Management and maintenance: design places that are designed with ease of management and maintenance in mind, to discourage crime in the present and the future.
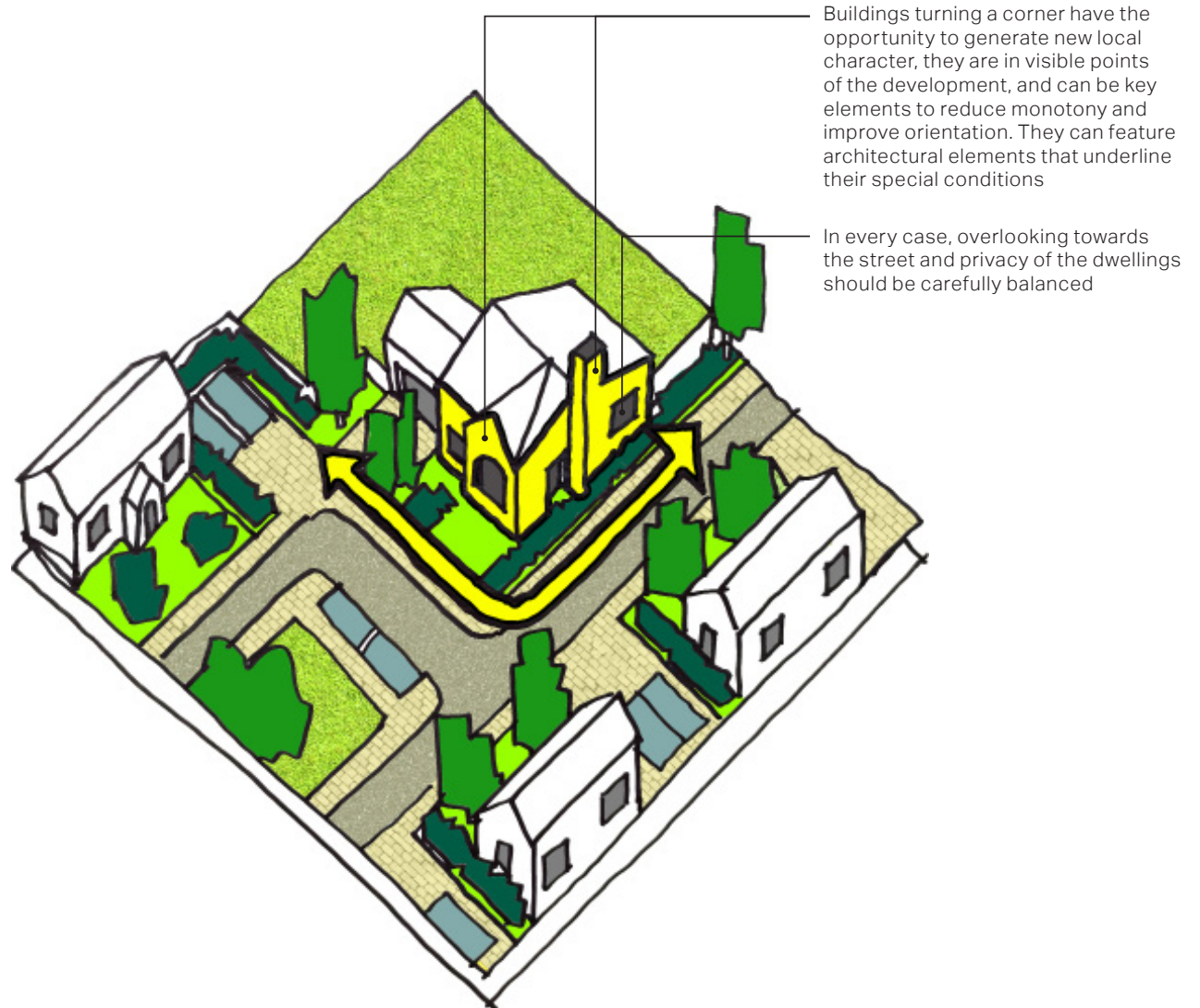

Recognisable entrances and routes improve wayfinding and reduce ambiguity on the street, generating a feeling of security. Clear pathways to entrances are particularly relevant in areas with large front gardens

Establish clear ownership

Protect exposed gardens with brick or stone walls. Consider landscaping and planting to balance their bareness and to shelter them further

Enhance overlooking by designing safe windows to the street. They can be buffered with planting to increase privacy. Make sure public spaces and privately-owned spaces to the street, such as front gardens and driveways are well-overlooked. Provide good levels of lighting on the public realm

Promote activity on the street, by providing public open spaces, generous pavements and accessible street

Public space

Buildings turning a corner

Streets with active frontages provide visual attractiveness and enhance the streetscape, but also provide high levels of natural surveillance.

Actions:

- Animate both facades on a corner buildings with doors and/or windows. Exposed, blank gable end buildings with no windows fronting the public realm should be avoided.

- Consider decorative architectural feature elements for these building types, given their prominence and their ability to create local character.

- As well as relating carefully to existing heritage features, landmark buildings should also be innovative and interesting. They should promote good architecture and ensure that places are distinct, recognisable and memorable.

- In any case, privacy measures should be taken into account from the early design stage. Issues such as overlooking from streets, private and communal gardens should all be considered. Setback from the street, front garden landscaping and detailed architectural design should help in balancing privacy to front living spaces with the need for overlooking of the street.

Buildings turning a corner have the opportunity to generate new local character, they are in visible points of the development, and can be key elements to reduce monotony and improve orientation. They can feature architectural elements that underline their special conditions

In every case, overlooking towards the street and privacy of the dwellings should be carefully balanced

US.01 Shop frontages

Reflect the building

Actions:

• Consider the overall proportion, form, scale and materiality of the building's upper floors when designing new shop fronts and alterations to shop fronts. Unnecessarily large shop fronts or signage can detract from or even cover historically valuable architecture and, more generally, create a disjointed appearance.

Reflect the street

Actions:

• Integrate the shop front with the established streetscape, introducing a sense of variety but responding to the overall character of the area. This includes using the right materials, responding to a dominant scale and proportion, and following an established pattern.

• Consider activating the streetscape with commercial uses outside of the shop. Take into consideration their visual impact on the street.

Reflect historic styles

Actions:

• Maintain historic shop fronts and reflect their appearance in new proposals.

De-clutter

Actions:

• Unnecessary visual clutter should be avoided. This includes reducing unnecessary advertisements, plastic foliage or other elements stuck onto the shopfront, and removing general detritus such as visible AC units, wires and intrusive roller shutter boxes.

Character & design
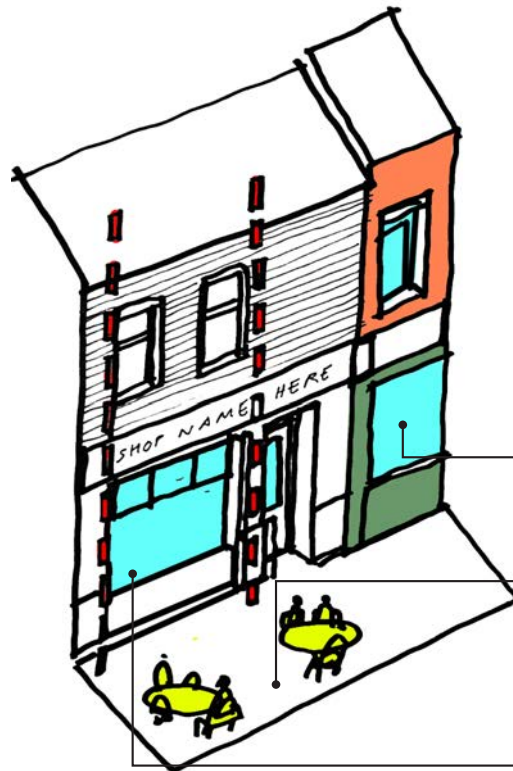
High Street. These shopfronts reflect the overall composition of the facade above, however they could incorporate the overall proportion, form, scale and materiality of the building's upper floors more actively into the design of the shopfront. These shops could provide bigger engagement with the street scape by removing the low wall under the shopfront and enlarging their frontage onto the street.

Consider adjacent buildings and typical features of the area

Consider activating the streetscape with commercial uses outside of the shop by removing the low wall to the street. Take into consideration their visual impact on the street

Reflect the building on the shop front. Incorporate the overall proportion, form, scale and materiality of the building's upper floors into the design of the shop front

Uses

Structure and form

Actions:

• Incorporate traditional elements such as fascia boards, cornices, pilasters, appropriately sized uninterrupted stall risers avoid large expanses of unbroken glazing. These elements create an appropriate architectural frame that results in a well proportioned shopfront.

• Whilst the exact proportion and detailing varies due to context, all shop fronts should incorporate an adequate architectural frame.

• Avoid the use of modern frame shapes and profiles.

• Colours to be soft and compatible with adjacent properties. Bright colours and high gloss to be avoided

Materials

Actions:

• Historically, shop fronts and signs were constructed using timber. Use wood as the most appropriate material.

Signage

Actions:

• The fascia is the most important area of a shop front for advertising the business. Maintain the signage within the established proportions and confines of the fascia board. Large box signs or additional flat boards should be avoided as they create disproportionate depth and height.

• The most appropriate signage at fascia level is individual letters applied or painted directly onto the fascia board.

• No signage should be shown on the upper floors of the building.

Signage
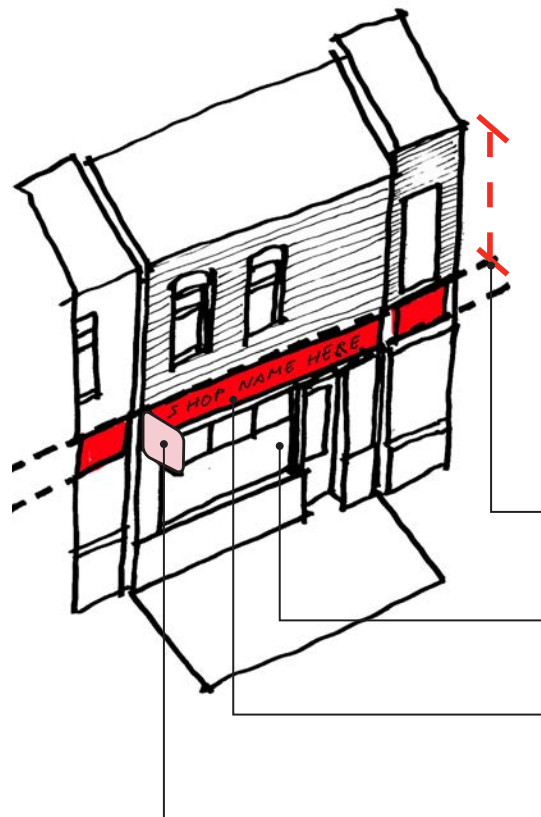
High Street. These shopfronts use the fascia as a predominant position for signage. However, their misalignment can result in a lack of coherence, affecting the consistency of the frontage onto the street

Signage should not be placed on upper floors

Avoid unnecessary visual clutter

Use the fascia as the predominant position for signage

Hanging and/or protruding signs should be in proportion to the building and street and should not dominate pavements

Uses

- Hanging signs should be appropriately sized in relation to the building and street. They should not dominate the pavement space. They should use an appropriate material, shape, and form avoiding large box signs. Hanging signs should be held by slender, well-designed, brackets using a quality material.

- Protruding signage should be avoided and where necessary it should follow the guideline for hanging signs above.

- Posters and decals should not be attached to shopfronts and windows.

Lighting

Actions:

- Avoid using visually distinct sources of illumination that result in disproportionate signage, such as internally-illuminated box signs.

Safety

Actions:

- Avoid using external roller shutters and grilles. Favour the use of internal open grilles which cover only the glazed part of the shopfront.

- Conceal alarms from the shop front facade and integrate them discretely within the shop front design or to the side of a building.

Lighting & safety
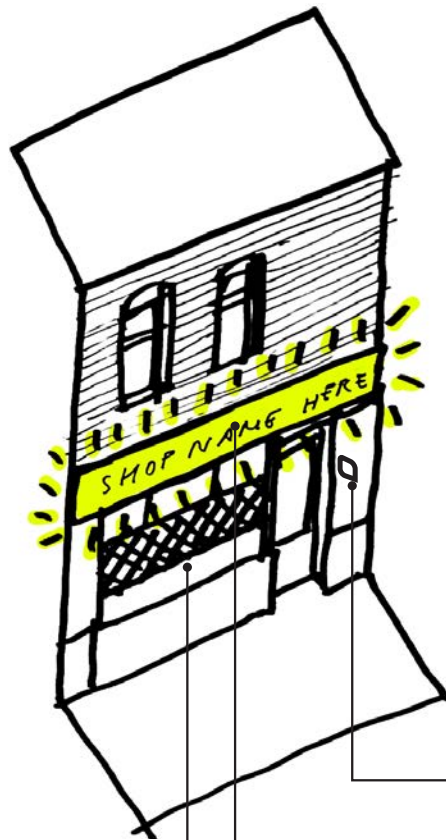
High Street. The lack of external roller shutters and grilles and the generally unobtrusive nature of the signage generate a pleasant character onto the streetscape after opening hours

Conceal alarms from the shop front facade and integrate them in the design

Avoid using internally-illuminated box signs

Avoid using external roller shutters and grilles. Favour the use of internal open grilles which cover only the glazed part of the shop front

Homes & buildings

Code: HB.01 Accessibility

Homes for a lifetime

Homes should be designed to meet the differing and changing needs of households and people's physical abilities over their entire lifetime. One way to achieve this is to incorporate Lifetime Homes Standards design criteria in the design of new homes and to assess whether they can be retrofitted in existing properties.
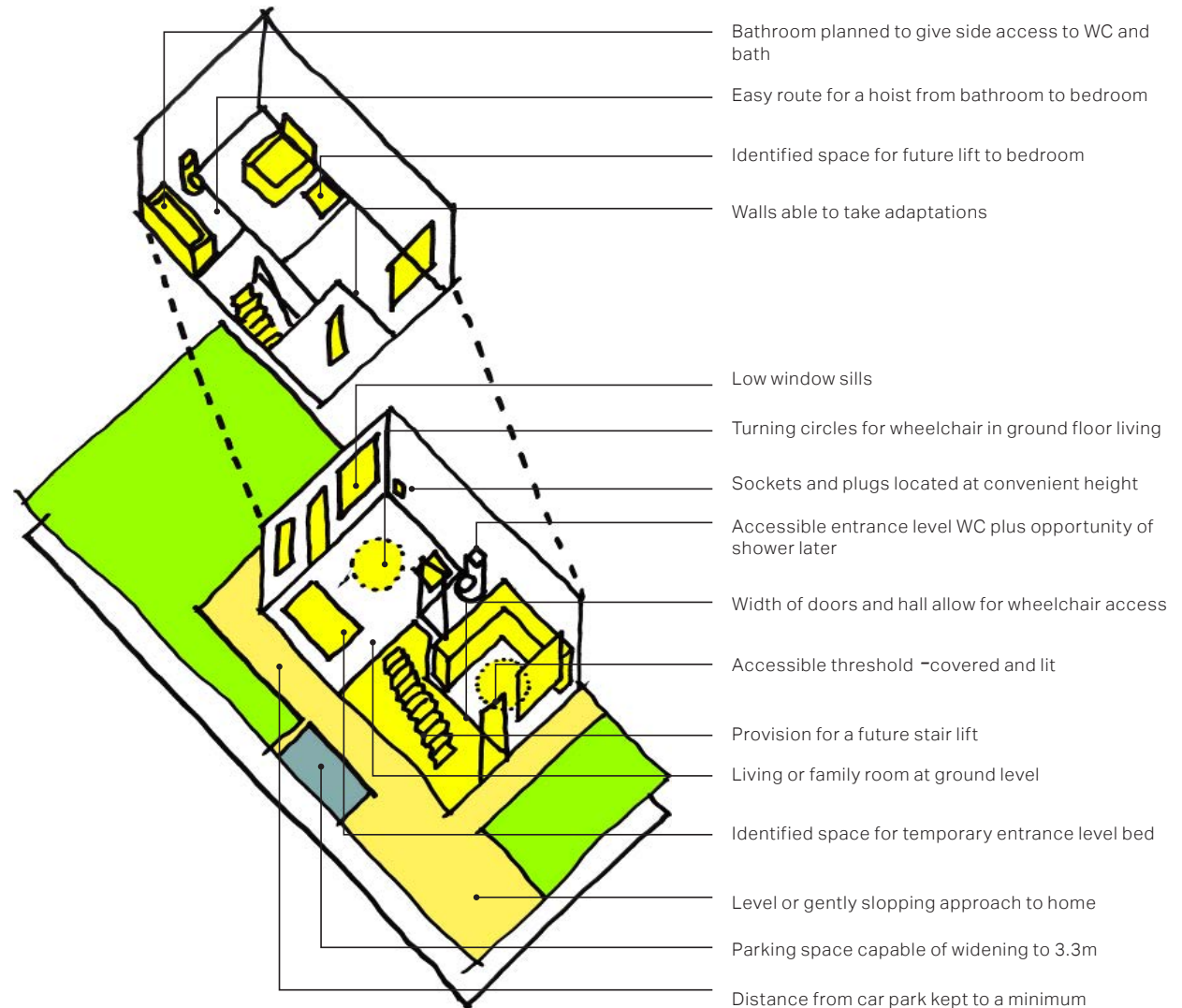
The diagram to the left illustrates the main principles of inclusivity, accessibility, adaptability and sustainability.

Actions:

Any new housing development must meet the M4(2) standards for accessible and adaptable homes. Any new development of 10 or more homes must provide 10% to M4(3) standard for wheelchair accessible homes.

The accessible and adaptable M4(2) standard is particularly relevant for a town with a larger number of older households, and developers should be encouraged to build all homes to meet the M4(2) standard. This standard is intended to ensure that new homes are suitable to meet the changing needs of people over their lifetimes. It is similar to the Lifetime Homes Standard and is incorporated into the Building for Life standard. Such housing is suitable for households with young children, and for people of all ages with varying levels of

mobility. It is of benefit not only to those living in such houses but also has been shown to reduce the demands on health and social care services.

Bathroom planned to give side access to WC and bath

Easy route for a hoist from bathroom to bedroom

Identified space for future lift to bedroom

Walls able to take adaptations

Low window sills

Turning circles for wheelchair in ground floor living

Sockets and plugs located at convenient height

Accessible entrance level WC plus opportunity of shower later

Width of doors and hall allow for wheelchair access

Accessible threshold – covered and lit

Provision for a future stair lift

Living or family room at ground level

Identified space for temporary entrance level bed

Level or gently slopping approach to home

Parking space capable of widening to 3.3m

Distance from car park kept to a minimum

Homes & buildings

Code: HB.02   Gardens & boundaries

Gardens

Front gardens can contribute positively to the character of the street scene. A well-maintained front garden adds to the overall look of the area.

Rear gardens can provide additional well-being benefits, as places to sit, eat and relax. They constitute opportunities to grow vegetables and fruits and can be appropriate places to install outdoor office spaces and working areas. Conversion of parking to areas for car parking and/or hard surface is discouraged.

Planting

Actions:

- The British Standard 5837: 2012 'Trees in relation to construction-Recommendations' should be the reference document when considering new and existing trees on proposed development sites.

- Existing important trees lines should be retained as much as possible, in order to reinforce the areas character.

Boundary treatments

Quality landscaping and well-thought boundary treatments are key to achieving attractive streets. Make good use of hedges, trees, flower beds, low walls and high quality paving materials between the private and public space.

Actions:

If low level boundary demarcation of front gardens is required for security or given the conditions of the street, it will not normally be appropriate to allow fences higher than 1 metre to the street and 1.8metres to the rear, to separate back gardens.

The selected material to mark curtilage boundaries will need to be appropriate to the surroundings and in keeping with that of neighbouring properties, wooden boarding is generally not advisable and brick and planting is preferred, as is in keeping with the traditional boundary treatments in the area.

Generally, wooden fencing can be used for concealed rear and side gardens backing onto each other, if these gardens are never facing the street or open spaces.

Hedgerow on the external face of the fence would be preferable.

Brick crinkle crankle wall

A low brick boundary wall combined with a hedge can be an attractive option

Boundary limit marked with hedgerow

Homes & buildings

Code: HB.03 Extensions

General considerations

Extensions to dwellings can have a significant impact on the character and appearance of the building, but also on the streetscene within which they sit. A well-designed extension can enhance the appearance of its street, whereas an unsympathetic extension can have a harmful impact, create problems for neighbouring residents and affect the overall character of the area.

Even if this section is not mandatory where work falls within the definition of permitted development, it can be considered as a design reference in the parish to achieve a cohesive and positive character in keeping with the town built form.

Actions:

- Alterations and extensions within the conservation area should reflect local character through the use of characteristic materials and detailing.

- All extensions should be appropriate to the mass, scale and design of the main building and should not exceed the height of the original or adjacent buildings. Two storey extensions should be constructed with the same angle of pitch as the existing roof.

- The form of extensions should respect the shape and style of the roof. Reference should be taken from the host building and the local vernacular to determine the most appropriate proportions for the extension.

- Innovative and creative material and design suggestions in extensions that complement the host building may be appropriate, but should always reflect local character in their form, scale and massing.

- Design codes BF.06, BF.07, BF.08 and BF.09 should also be followed in relation to modifications and extensions.

General forms

Actions:

- The original building should remain the dominant element of the property regardless of the amount of extensions. The newly built extension should not overwhelm the building from any given point.

- Avoid designs that wrap around the existing building and involve overly complicated roof forms.

Roof extensions

The pitch and form of the roof of buildings adds to its character and extensions should respond to this where appropriate.

Actions:

- Wherever possible, locate roof extensions to the rear of properties to minimise potential impact on the streetscape.

- Favour rooflights as a way of introducing natural light into a roofspace without resulting in negative visual impact.

Extensions to side

Actions:

- Side extensions should be set back from the front of the main building, mirror the roof pitch, replicate or have lower cornice height, and ridges should be below the existing ridge height. Take careful consideration to avoid overshadowing of the neighbouring plot.

- Set-back the extension by at least 50cm from the main facade or at least by 1m if the extension is a car garage.

- A minimum distance of 1m between the property and its boundary (giving a total distance of at least 2m between properties) should be maintained by new side extensions.

Extensions to front

Actions:

- In general, front extensions have a greater impact on the street, and so should be avoided.

- Front extensions should take the form of the existing building, mirror the roof pitch, replicate or have lower cornice height and their ridge should be below the existing ridge height.

Homes & buildings

Extensions to rear

Actions:

- Rear extensions should take the form of the existing building, mirror the roof pitch, replicate or have lower cornice height, and ridges should be below the existing ridge height. Take careful consideration to avoid overshadowing of the neighbouring plot.

Loss of private amenity

Actions:

- Extensions should not result in a significant loss to the private amenity area (front, side and rear gardens) of the dwelling.

Architectural language & materials

Actions:

- Extensions should consider the materials, architectural features, window sizes and proportions of the existing building and recreate this style to design an extension that matches and complements the existing building. The original building should remain the dominant element of the property regardless of the amount of extensions. The newly built extension should not overwhelm the building from any given point.

Permitted development

Permitted development rights allow you to extend a house without needing to apply for planning permission if specific limitations and conditions are met. If you want to exceed these, then it is likely that an application for householder planning permission will be required.

All extensions

- Only half the area of land around the original house can be covered by extensions or other buildings.

- Extensions cannot be higher than the highest part of the existing roof; or higher at the eaves than the existing eaves.

- Where the extension comes within two metres of the boundary the height at the eaves cannot exceed three metres.

- Extension cannot be built forward of the 'principal elevation' or, where it fronts a highway, the 'side elevation'.

Side extensions

Where it would extend beyond the 'side elevation' of the original house, the extension:

- Cannot exceed four metres in height.

- Can only be a single storey.

- Can only be up-to half the width of the original house*.

Single storey extensions

- Single-storey rear extensions cannot extend beyond the rear wall of the original house by more than four metres if a detached house; or more than three metres for any other house.

- Single-storey rear extensions cannot exceed four metres in height.

### Extensions of more than one storey

- Extensions of more than one storey must not extend beyond the rear wall of the original house* by more than three metres or be within seven metres of any boundary* opposite the rear wall of the house.

- Roof pitch must match existing house as far as practicable (note that this also applies to any upper storey built on an existing extension).

- Any upper-floor window located in a 'side elevation' must be obscure-glazed and non-opening (unless the openable part is more than 1.7 metres above the floor).

- All side extensions of more than one storey will require householder planning permission.

Homes & buildings
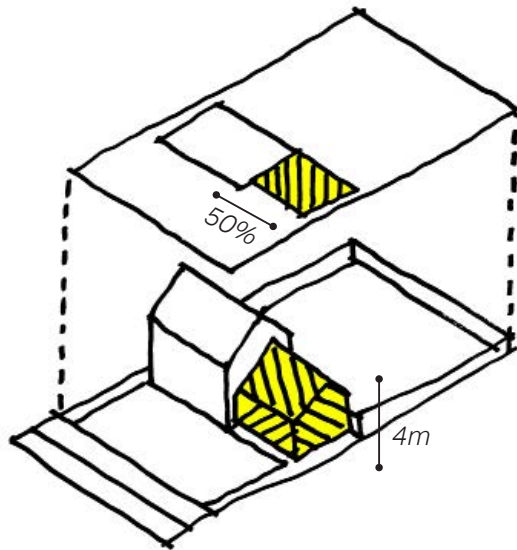
Extensions to side

- Only half the area of land around the original house can be covered by extensions or other buildings.
- Extensions cannot be higher than the highest part of the existing roof; or higher at the eaves than the existing eaves.
- Where the extension comes within two metres of the boundary the height at the eaves cannot exceed three metres.
- The extension cannot exceed four metres in height.
- The extension can only be a single storey.
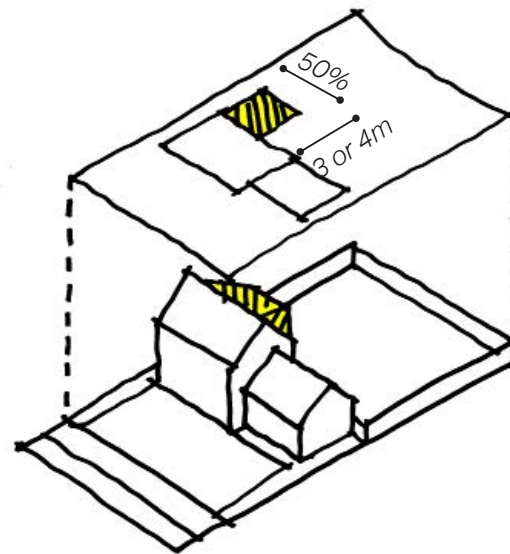
Extensions to back

- Only half the area of land around the original house can be covered by extensions or other buildings.
- Extensions cannot be higher than the highest part of the existing roof; or higher at the eaves than the existing eaves.
- Where the extension comes within two metres of the boundary the height at the eaves cannot exceed three metres.
- The extension cannot exceed four metres in height.
- The extension can only be a single storey.
- Single-storey rear extensions cannot extend beyond the rear wall of the original house by more than four metres if a detached house; or more than three metres for any other house.

For further information on permitted development Refer to https://www.planningportal.co.uk/info/200130/common_projects/17/extensions

Energy & sustainability

Code: SU.01 Low carbon

High Performance Residential Buildings

Energy efficient or eco homes combine all around energy efficient construction, appliances, and lighting with commercially available renewable energy systems, such as solar water heating and solar electricity.

The aim of these interventions is to reduce home overall energy use as cost effectively as the circumstances allow for. Whereas, the final step towards a high performance building would consist of other on-site measures towards renewable energy systems.

The actions proposed in this section are aspirational recommendations.

Existing homes

1 **Insulation** in lofts and walls (cavity and solid)

2 **Double or triple glazing with shading** (e.g. tinted window film, blinds, curtains and trees outside)

3 **Low- carbon heating** with heat pumps or connections to district heat network

4 **Draught proofing** of floors, walls, windows and doors

5 **Highly energy- efficient appliances** (e.g. A++ and A+++ rating)

6 **Highly waste- efficient devices** with low-flow showers and taps, insulated tanks and hot water thermostats

7 **Green space (e.g. gardens and trees)** to help reduce the risks and impacts of flooding and overheating

8 **Flood resilience and resistance** if needed in flood risk areas

New build homes

A **High levels of airtightness**

B **More fresh air** with mechanical ventilation and heat recovery, and passive cooling

C **Triple glazed windows and external shading** especially on south and west faces

D **Low-carbon heating** and no new homes on the gas grid by 2025 at the latest

E **Water management and cooling** more ambitious water efficiency standards, green roofs and reflective walls

F **Flood resilience and resistance** if needed in flood risk areas. E.g. raised electrical, concrete floors and gardens

H **Construction and site planning** timber frames, sustainable transport options (such as cycling)

I **Solar panel**

J **Electric car charging point**
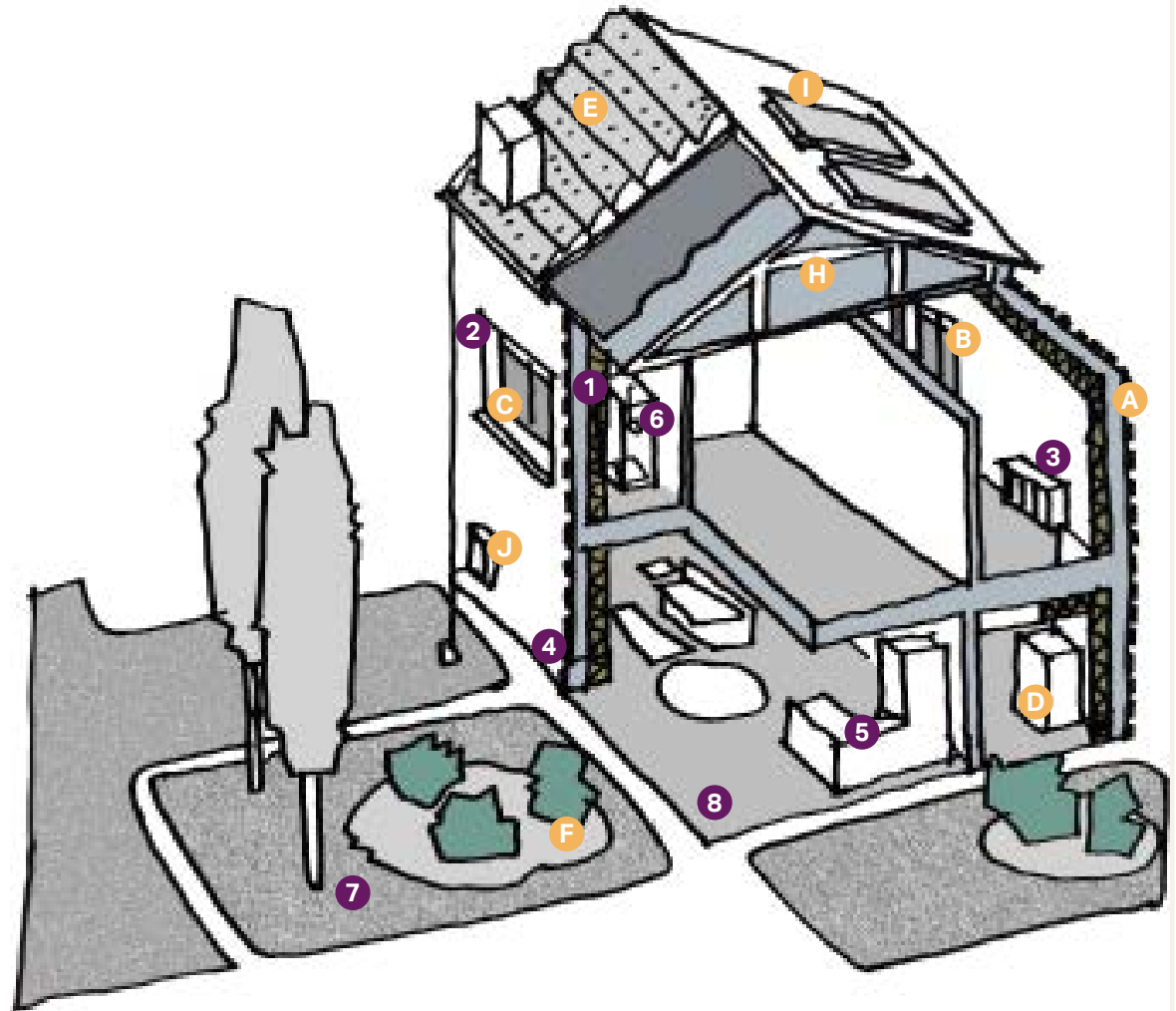
Code: SU.02 Insulation

Thermal mass

Thermal mass describes the ability of a material to absorb, store and release heat energy. Thermal mass can be used to even-out variations in internal and external conditions, absorbing heat as temperatures rise and releasing it as they fall. Thermal mass can be used to store high thermal loads by absorbing heat introduced by external conditions, such as solar radiation, or by internal sources such as appliances and lighting, to be released when conditions are cooler. This can be beneficial both during the summer and the winter.

Actions:

- Provide thermal storage in construction elements, such as a trombe wall placed in front of a south-facing window or concrete floor slabs, that will absorb solar radiation and then slowly re-release it into the enclosed space.

- Use mass combined with suitable ventilation strategies.

Insulation

Actions:

- Provide thermal insulation to any wall or roof to the exterior to prevent heat losses. Pay particular attention to heat bridges around corners and openings in the design stage.

- Provide acoustic insulation to prevent the transmission of sound between active (i.e: living room) and passive spaces (i.e: bedroom).

- Provide fire insulation and electrical insulation to prevent the passage of fire between spaces or components and to contain and separate electrical conductors.

Air tightness

Airtight constructions help reduce heat loss, improving comfort and protecting the building fabric. Airtightness is achieved by sealing a building to reduce infiltration – which is sometimes called uncontrolled ventilation. Simplicity is key in airtightness design. The fewer junctions, the simpler and more efficient the airtightness design will be.

Actions:

- Form an airtightness layer in the floor, walls and roof.

- Seal the doors, windows and rooflights (if applicable) to the adjacent walls or roof.

- Link the interfaces between walls and floor and between walls and roof, including around the perimeter of any intermediate floor.

- Seal penetrations through the air barrier.

Provide thermal storage in construction elements, such as

Provide thermal insulation to any wall or roof to the exterior to prevent heat losses

Pay attention to possible thermal bridges in openings and corners

Seal penetrations through the air barrier to guarantee the air tightness of the dwelling
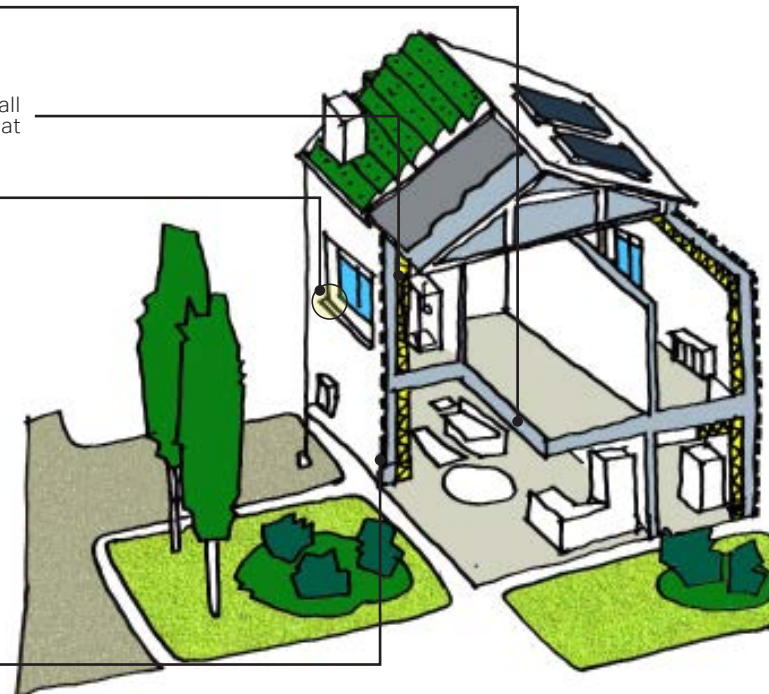
Energy & sustainability

Code: SU.03 Solar panels

New houses should incorporate solar panels in their roof design, they should follow this general design guide as appropriate.

Colour & contrast

- The colour and finish of solar panels and how they reflect light should be chosen to fit in with the building or surroundings. The majority of crystalline and thin film panels are dark blue or black; within these shades are a variety of finishes and tones to help make the panels unobtrusive.

Frames

- Panels without frames, or black-framed panels, should be used where framed panels would detract from the building.

Size and style

- Consider the style of the building and, if possible, position the solar PV panels so they are in proportion to the building and its features. For example, they can resemble roofing elements such as roof lights or windows.

- The way in which panels are laid out in relation to one another can make a huge difference to the appearance of the system – favour symmetrical arrangements.

- Consider how the installation relates to the shape of the roof or building. If possible,

covering the whole roof or one of its gables is often advisable.

Surroundings

- Choose plant and tree types and locations so that plants will not grow to shade areas on the property or on neighbouring

properties where solar energy systems are installed.

- Solar PV on adjacent houses of the same type may look out of place if the approaches are very different. Consider using similar components to fit with the prevalent panel style in the area.

Select a colour and finish that matches the surroundings

Consider frameless panels

Proportions of the panels should reflect the language of the building and its elements
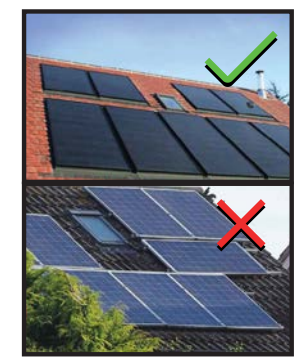
Favour symmetrical arrangements

Often, covering a whole side of a roof is the best way to relate to its general shape

Plant trees that do not overshadow the panels

Restrict overshadowing from neighbouring properties onto the panels

Maintain a consistent look with neighbouring properties

Code: SU.04 Green roofs

Sunlight orientation & overshadowing

• Sunlight, orientation and overshadowing from surrounding buildings have to be taken into account. Care must be taken to ensure that the plants receive sufficient but not excessive sunlight to grow.

Wind exposure

• Wind speed and exposure varies according to building height, orientation and location. The plants, soils and supporting structures must be able to withstand these forces. The plants and structure must be anchored so they cannot detach from the building and cause damage. The soils should be contained so the wind cannot blow them away.

Services

• Green roofs and walls need water, power and drainage for maintenance. Care must be taken to keep roots and leaves out of the drainage system, and this should be factored into design and maintenance. There should be points where the drainage system can be inspected and cleaned out regularly.

Power use

• Green roofs and walls should be designed to minimise power use, at that effect,

consider the orientation of the roof and walls, and the access to natural light. Where possible, use gravity and not pumps for watering systems.

Installation

• Green walls should be separated from the building elevations, so there is no moisture transfer to the wall.

Existing buildings and parapets

• Some roof parapets can lead to ponding and pooling of water. If the building has parapets, ensure that there is good drainage The fitting of high-water alarm systems should be considered if there is no clear overflow path.

• .

Orientate green roofs and walls to optimal sunlight radiation and minimise the effect of overshadowing

Protect green roofs and walls from excessive wind levels, in this case the sloping site assists in the protection of the roof

Favour ease of maintenance and accessibility to the green roof

Green roofs and walls should minimise power use and do not need to be heavily engineered solutions. Climbing plant species such as vines are a traditional way of achieving the same effects

3.5 Applied design codes

This section indicates the primary areas of application of each code

Character Area 1: Town Centre

Character Area 2: Lower Buckland

Character Area 3: Green Mansions

Character Area 4: Flushards

Character Area 5: Waterford and Westfield

Character Area 6: South Lymington

Character Area 7: Yaldhurst Purlieu

Character Area 8: Pennington Village

Character Area 9: South Pennington

Character Area 10: Rural Lanes

New development

x   Design code applicable to character area

-   Design code not applicable to character area

		1	2	3	4	5	6	7	8	9	10	ND
MO.01	Connectivity	x	x	x	x	x	x	x	x	x	x	x
MO.02	Public transport	x	x	x	x	x	x	x	x	x	x	x
MO.03	Orientation	x	x	x	x	x	x	x	x	x	x	x
MO.04	Inclusive streets	x	x	x	x	x	x	x	x	x	x	x
MO.05	Car parking	x	x	x	x	x	x	x	x	x	x	x
MO.06	Cycle & refuse storage	x	x	x	x	x	x	x	x	x	x	x
LA.01	Green networks	x	x	x	x	x	x	x	x	x	x	x
LA.02	Design with water	-	-	-	x	x	-	-	-	-	-	x
LA.03	SuDS	x	x	x	x	x	x	x	x	x	x	x
LA.04	Surface treatments	x	x	x	x	x	x	x	x	x	x	x
LA.05	Net-gain	x	x	x	x	x	x	x	x	x	x	x
LA.06	Biodiversity	x	x	x	x	x	x	x	x	x	x	x
LA.07	Street Planting	x	x	x	x	x	x	x	x	x	x	x
LA.08	New woodland	-	-	-	-	-	-	x	x	x	x	x
BF.01	Density	x	x	x	x	x	x	x	x	x	x	x
BF.02	Types and forms	x	x	x	x	x	x	x	x	x	x	x
BF.03	Height	x	x	x	x	x	x	x	x	x	x	x
BF.04	Building line	x	x	x	x	x	x	x	x	x	x	x
ID.01	Local character	x	x	x	x	x	x	x	x	x	x	x
ID.02	Legibility	x	x	x	x	x	x	x	x	x	x	x
ID.03	Heritage Assets	x	x	x	x	x	x	x	x	x	x	x

		1	2	3	4	5	6	7	8	9	10	ND
PS.01	Access street	-	-	-	-	-	-	-	-	-	-	x
PS.02	Residential street	-	-	-	-	-	-	-	-	-	-	x
PS.03	Tertiary street	-	-	-	-	-	-	-	-	-	-	x
PS.04	Secured by design	x	x	x	x	x	x	x	x	x	x	x
US.01	Shop frontages	x	-	-	-	-	-	-	-	-	-	-
HB.01	Accessibility	-	-	-	-	-	-	-	-	-	-	x
HB.02	Gardens	-	-	-	-	-	-	-	-	-	-	x
HB.03	Extensions	x	x	x	x	x	x	x	x	x	x	-
SU.01	Low carbon	x	x	x	x	x	x	x	x	x	x	x
SU.02	Insulation	x	x	x	x	x	x	x	x	x	x	x
SU.03	Solar panels	x	x	x	x	x	x	x	x	x	x	x
SU.04	Green roofs	x	x	x	x	x	x	x	x	x	x	x

3.6 Checklist

Because the design guidance and codes in this document cannot cover all design eventualities, this chapter provides a number of questions based on established good practice against which the design proposal should be evaluated. The aim is to assess all proposals by objectively answering the questions below. Not all the questions will apply to every development. The relevant ones, however, should provide an assessment as to whether the design proposal has considered the context and provided an adequate design solution.

As a first step there are a number of ideas or principles that should be present in all proposals. These are listed under 'General design guidance for new development'. Following these ideas and principles, several questions are listed for more specific topics on the following pages.

1

General design guidelines for new development:

- Integrate with existing paths, streets, circulation networks and patterns of activity;

- Reinforce or enhance the character of streets, greens, and other spaces;

- Relate well to local topography and landscape features, including prominent ridge lines and long-distance views;

- Reflect, respect, and reinforce local architecture and historic distinctiveness;

- Retain and incorporate important existing features into the development;

- Respect surrounding buildings in terms of scale, height, form and massing;

- Adopt contextually appropriate materials and details;

- Provide adequate open space for the development in terms of both quantity and quality;

- Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;

- Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other;

- Positively integrate energy efficient technologies;

- Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours;

- Ensure that places are designed with management, maintenance and the upkeep of utilities in mind; and

- Seek to implement passive environmental design principles by, firstly, considering how the site layout can optimise beneficial solar gain and reduce energy demands (e.g. insulation), before specification of energy efficient building services and finally incorporate renewable energy sources.

2

Street grid and layout:

- Does it favour accessibility and connectivity? If not, why?

- Do the new points of access and street layout have regard for all users of the development; in particular pedestrians, cyclists and those with disabilities?

- What are the essential characteristics of the existing street pattern; are these reflected in the proposal?

- How will the new design or extension integrate with the existing street arrangement?

- Are the new points of access appropriate in terms of patterns of movement?

- Do the points of access conform to the statutory technical requirements?

3 (continues)

Local green spaces, views & character:

- What are the particular characteristics of this area which have been taken into account in the design; i.e. what are the landscape qualities of the area?

- Does the proposal maintain or enhance any identified views or views in general?

- How does the proposal affect the trees on or adjacent to the site?

- Can trees be used to provide natural shading from unwanted solar gain? i.e. deciduous trees can limit solar gains in summer, while maximising them in winter.

- Has the proposal been considered within its wider physical context?

- Has the impact on the landscape quality of the area been taken into account?

- In rural locations, has the impact of the development on the tranquillity of the area been fully considered?

- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?

- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?

- Can any new views be created?

- Is there adequate amenity space for the development?

- Does the new development respect and enhance existing amenity space?

3

Local green spaces, views & character:

- Have opportunities for enhancing existing amenity spaces been explored?

- Will any communal amenity space be created? If so, how this will be used by the new owners and how will it be managed?

- Is there opportunity to increase the local area biodiversity?

- Can green space be used for natural flood prevention e.g. permeable landscaping, swales etc.?

- Can water bodies be used to provide evaporative cooling?

- Is there space to consider a ground source heat pump array, either horizontal ground loop or borehole (if excavation is required)?

4

Gateway and access features:

- What is the arrival point, how is it designed?

- Does the proposal maintain or enhance the existing gaps between hamlets?

- Does the proposal affect or change the setting of a listed building or listed landscape?

- Is the landscaping to be hard or soft?

5 (continues)

Buildings layout and grouping:

- What are the typical groupings of buildings?

- How have the existing groupings been reflected in the proposal?

- Are proposed groups of buildings offering variety and texture to the townscape?

- What effect would the proposal have on the streetscape?

- Does the proposal maintain the character of dwelling clusters stemming from the main road?

- Does the proposal overlook any adjacent properties or gardens? How is this mitigated?

5

Buildings layout and grouping:

- Subject to topography and the clustering of existing buildings, are new buildings oriented to incorporate passive solar design principles, with, for example, one of the main glazed elevations within 30° due south, whilst also minimising overheating risk?

- Can buildings with complementary energy profiles be clustered together such that a communal low carbon energy source could be used to supply multiple buildings that might require energy at different times of day or night? This is to reduce peak loads. And/or can waste heat from one building be extracted to provide cooling to that building as well as heat to another building?

6

Building line and boundary treatment:

- What are the characteristics of the building line?

- How has the building line been respected in the proposals?

- Has the appropriateness of the boundary treatments been considered in the context of the site?

7

Building heights and roofline:

- What are the characteristics of the roofline?

- Have the proposals paid careful attention to height, form, massing and scale?

- If a higher than average building(s) is proposed, what would be the reason for making the development higher?

- Will the roof structure be capable of supporting a photovoltaic or solar thermal array either now, or in the future?

- Will the inclusion of roof mounted renewable technologies be an issue from a visual or planning perspective? If so, can they be screened from view, being careful not to cause over shading?

8

Household extensions:

- Does the proposed design respect the character of the area and the immediate neighbourhood, and does it have an adverse impact on neighbouring properties in relation to privacy, overbearing or overshadowing impact?

- Is the roof form of the extension appropriate to the original dwelling (considering angle of pitch)?

- Do the proposed materials match those of the existing dwelling?

- In case of side extensions, does it retain important gaps within the street scene and avoid a 'terracing effect'?

- Are there any proposed dormer roof extensions set within the roof slope?

- Does the proposed extension respond to the existing pattern of window and door openings?

- Is the side extension set back from the front of the house?

- Does the extension offer the opportunity to retrofit energy efficiency measures to the existing building?

- Can any materials be re-used in situ to reduce waste and embodied carbon?

9

Building materials & surface treatment:

- What is the distinctive material in the area?

- Does the proposed material harmonise with the local materials?

- Does the proposal use high-quality materials?

- Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design?

- Does the new proposed materials respect or enhance the existing area or adversely change its character?

- Are recycled materials, or those with high recycled content proposed?

9

Building materials & surface treatment:

- Has the embodied carbon of the materials been considered and are there options which can reduce the embodied carbon of the design? For example, wood structures and concrete alternatives.

- Can the proposed materials be locally and/or responsibly sourced? E.g. FSC timber, or certified under BES 6001, ISO 14001 Environmental Management Systems?

10

Car parking:

- What parking solutions have been considered?

- Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place?

- Has planting been considered to soften the presence of cars?

- Does the proposed car parking compromise the amenity of adjoining properties?

- Have the needs of wheelchair users been considered?

- Can electric vehicle charging points be provided?

- Can secure cycle storage be provided at an individual building level or through a central/ communal facility where appropriate?

- If covered car ports or cycle storage is included, can it incorporate roof mounted photovoltaic panels or a biodiverse roof in its design?

Delivery

04

4. Delivery

The Design Guidelines & Codes will be a valuable tool in securing context-driven, high quality development in Lymington & Pennington. They will be used in different ways by different actors in the planning and development process, as summarised in the table.

Actors	How they will use the design guidelines
Applicants, developers, & landowners	As a guide to community and Local Planning Authority expectations on design, allowing a degree of certainty – they will be expected to follow the Guidelines as planning consent is sought.
Local Planning Authority	As a reference point, embedded in policy, against which to assess planning applications. The Design Guidelines should be discussed with applicants during any pre-application discussions.
Parish Council	As a guide when commenting on planning applications, ensuring that the Design Guidelines are complied with.
Community organisations	As a tool to promote community-backed development and to inform comments on planning applications.
Statutory consultees	As a reference point when commenting on planning applications.

Table 01: delivery

About AECOM

AECOM is the world's trusted infrastructure consulting firm, delivering professional services throughout the project lifecycle — from planning, design and engineering to program and construction management. On projects spanning transportation, buildings, water, new energy and the environment, our public- and private-sector clients trust us to solve their most complex challenges. Our teams are driven by a common purpose to deliver a better world through our unrivaled technical expertise and innovation, a culture of equity, diversity and inclusion, and a commitment to environmental, social and governance priorities. AECOM is a *Fortune 500* firm and its Professional Services business had revenue of $13.2 billion in fiscal year 2020. See how we are delivering sustainable legacies for generations to come at aecom.com and @AECOM.