

# Special Character Areas Supplementary Planning Guidance No.27

## TEXT ONLY

East Dorset District Council Policy Planning Division  
October 2005

*East Dorset District Council  
Furzehill, Wimborne, Dorset BH21 4HN  
Tel: 01202 886201  
e-mail: [planning@eastdorset.gov.uk](mailto:planning@eastdorset.gov.uk)  
web: [www.dorsetforyou.com](http://www.dorsetforyou.com)*



# Contents:

## Introduction

- What is a Special Character Area?
- The Need for Special Character Areas
- Planning Policy
- Planning Application Requirements
- Planning policies and development constraints

## Special Character Areas

### Colehill:

- Giddylake/Beaucroft
- Kyrchil/Park Homer

### Corfe Mullen:

- Central Avenue
- Corfe Lodge Road

### Ferndown:

- Beaufoys Avenue
- New Road Area
- Woodland Walk

### Holt:

- Gaunts Common

### St Leonards & St Ives:

- Ashley Drive
- Avon Castle

### Verwood:

- Church Hill & Dewlands Way
- Manor Road

### West Moors:

- Glenwood Road/Moorlands Road
- Riverside Road

Woodside Road/The Avenue

Wimborne Minster:

St. Catherines

Victoria Road

**Glossary** including Abbreviations

## What is a Special Character Area?

*'In addition to the designated Conservation Areas, there are other parts of some towns and villages which are important for their character and the contribution which they make to the local environment. These may be areas of older development, areas with a particular character of buildings or layout, or areas where trees and bushes are particularly important in creating a sylvan character. Although they are not of sufficient historic or architectural interest for designation as Conservation Areas, and the individual buildings may be undistinguished, it is important that they should be protected because of their intrinsic quality and their local importance, although this protection will be less comprehensive than that given to the Conservation Areas themselves. For example, there is no presumption against redevelopment, so long as it respects those features and characteristics which are important for the quality of the area.'*

East Dorset Local Plan paragraph 6.134

### Policy BUCON6

*'In the Special Character Areas defined on the proposals maps and insets, development or redevelopment must respect those features or characteristics which are key to maintaining the environmental quality of the area'.*

There are a number of areas within the District that have a distinctive character and sense of place. These established areas have a mature quality and identity that sets them apart from the urban environment as a whole, but have no other Local Plan recognition of their environmental quality.

Most of these areas are of pre-War and inter-War housing characterised by large family houses and set in a spacious environment of mature gardens and specimen trees. Other areas have also been identified as having special character. These comprise part of the rural village of Gaunts Common; Victoria Road, Wimborne; parts of the Wimborne 'Railway Town' centred on St Catherine's; and two small areas in Verwood: Manor Road and Church Hill respectively.

Some Special Character Areas are quite extensive; others are confined to part of a single street. Unlike Conservation Areas, which feature groups or larger areas of buildings of architectural or historic importance, Special Character Areas rely less on the intrinsic value of individual buildings. Rather, they have been selected on account of their street pattern and/or presence of strong landscape elements that are of high environmental quality.

Certain areas, however, do feature individual dwellings of outstanding local architectural merit, which although not meeting national listing criteria, add significantly to the special qualities of the area. These special buildings, of whatever age, enhance the street scene and add to their distinctiveness and identity.

The Local Plan provides the basis for planning control within Special Character Areas, unlike listed buildings and conservation areas, which are of historic importance and subject to national statutory legislation.

### **Special Character Areas differ from Conservation Areas in other ways too:**

The designations define different areas and don't overlap. Conservation areas are of historic importance.

Planning control in conservation areas is generally tighter in order to conserve and enhance their character.

Conservation Area consent is necessary to demolish buildings in conservation areas.

Special permission is required to lop or fell unprotected trees in conservation areas.

A Conservation Area Statement has been prepared for each conservation area in the District and may be obtained from the Council Offices.

### **Need for Special Character Areas**

The majority of the District's Special Character Areas were first developed at a time when land was considerably less scarce and when it was fashionable to build large houses set within spacious grounds.

Increasing demand for housing has made such low-density areas vulnerable to change. Pressures have further increased as a result of government policy to make more efficient use of previously developed land in our built-up areas rather than build on Greenfield sites. Despite their recognised qualities, Special Character Areas are not immune to such pressures.

It is vitally important that such development is guided in such a fashion that their essential qualities are not undermined.

The effects of infill development and redevelopment on the District's distinctive low-density housing are a matter of increasing concern. These effects are manifest in three main ways:

- Redevelopment of some older properties, together with additional hard-standings and garages, may result in a loss of character and maturity.
- Additional new dwellings can disrupt the established pattern of development.
- New development often results in the loss of mature trees, hedges and other vegetation.

The sub-division of original gardens into much smaller plots exerts pressures on existing trees and other vegetation. Trees may be removed to provide sufficient space for the new dwellings, parking and access drives. Other trees may need to be felled in subsequent years in order to give more light to the new dwellings and gardens. Front hedges that provide a strong unifying element along the residential street may be removed for new access provision and sight lines. And spaces once used for lawns and shrubberies are often converted to drives and hard-standings.

### **Policy**

The settlement strategy contained in the Local Plan follows both Regional Planning Guidance and Structure Plan policy. It aims to halt the trend of outward expansion by

concentrating future development on the existing towns. This represents a key element of a sustainable development strategy for the district.

It is important that current government policy should be reflected in the design criteria too if environmental changes are to be effectively controlled. Cognisance must therefore be taken of Planning Policy Guidance 3, which sets out the government's objectives regarding housing provision. The government is committed to making more efficient use of previously developed land. Paragraph 54 notes that good design and layout of new development can help to achieve the government's objective of making best use of previously developed land and improving the quality and attractiveness of residential areas.

*'...local planning authorities and developers should think imaginatively about designs and layouts which make more efficient use of land without compromising the quality of the environment'.*

New development must respect and enhance local character (paragraphs 55 and 56). For each Special Character Area the Local Planning Authority has described those essential qualities that make a particular area 'special'. Stemming from these descriptive analyses, development criteria have been formulated to provide essential design frameworks, which together will form Supplementary Planning Guidance to the Local Plan. Their aim is to ensure that the District's distinctive residential areas can be maintained whilst at the same time addressing Development Plan policy and government density objectives.

Hand in hand with encouraging higher housing densities, the government is also promoting higher standards of layout and architectural design, as set out in Planning Policy Statement 1, Paragraph 13 states that new buildings and their curtilages have a significant effect on the character and quality of an area. The appearance of proposed development and its relationship to its surroundings are therefore material considerations in determining planning applications and appeals. These considerations relate both to the design of individual buildings and to the relationships between them and streets and other spaces which make up the public domain. The advice notes that the appearance and treatment of the spaces between and around buildings is often of comparable importance to the design of the buildings themselves.

The Local Plan Inquiry led to a revision of the original Special Character Areas policy, reducing the emphasis on reproducing existing form and appearance. In most areas there will be opportunities to create new innovative architecture within the scope of basic planning design framework, set out in Policy DES8. Only in certain areas, such as Wimborne's Railway Town and Victoria Road, together with Central Avenue, Corfe Mullen, will the existing form and appearance of buildings exert stronger influence over the design of redevelopment proposals.

## **Planning Application Requirements**

For all sites within Special Character Areas, where development or redevelopment is proposed, applicants must submit an accurate and detailed Site Survey. The survey

plan must include information on existing ground levels; drainage; the species, height and spread of existing trees and other vegetation; existing boundary treatments; together with buildings and structures within the site.

A Site Analysis must also be submitted that demonstrates how existing site features have been properly considered in the layout and design of the proposed development. The Site Analysis should also extend beyond the site to consider the characteristics of the surrounding environment, especially those features identified in the Special Character Area Appraisals. Using photographs, plans and diagrams, the applicant must demonstrate how the proposals relate to these special qualities.

A Design Statement must be submitted that describes the design approach undertaken for the scheme and which explains how it takes account of the Site Analysis, in terms of the building's siting, bulk and massing, height, architectural design, the access and parking arrangements, retention of site features and new landscaping.

### **Planning policies and development constraints**

This Supplementary Planning Guidance makes no reference to other Local Plan policies and proposals, or to physical constraints on development such as flood risk. These factors represent the basic planning framework upon which any proposals for development or redevelopment will be determined. The development criteria identified in this report are intended to provide additional design guidance in respect to these areas. They are intentionally broad-brush in nature, reflecting the tone of Paragraph 38 to Planning Policy Statement 1: 'Design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout and access of new development in relation to neighbouring buildings and the local area more generally.'

# **Colehill:**

## **Giddylake/Beaucroft Special Character Area**

A diverse edge-of-town area having special environmental quality on account of its history, buildings, settlement pattern, highway design and landscape. Although sharing common themes, each road has its own particular character.

The first significant development of the area occurred in the 19<sup>th</sup> century when a number of large villas, together with their associated lodges, coach-houses and stables, were built on the upper slopes of Colehill overlooking the town and Stour valley. Most of these remain today and act as 'anchor' points in defining the area's distinctive character. They are sited in extensive grounds, bounded by thick shrubberies and trees.

Some of the earlier cottages, mostly of cob and thatch, have also remained and also contribute to the area's distinctive character.

The area has developed slowly throughout the 20<sup>th</sup> century, with most styles and periods represented. This has resulted in a mix of single and two storey family dwellings of varied age, design and character, often juxtaposed. The architectural quality of the buildings, whether large or small, is generally high, with a number of outstanding examples of Victorian, Edwardian, and Arts and Crafts houses.

The area is characterised by low-density development, with buildings often being set well back from the road frontage and/or having generous space in between dwellings. With the exception of Giddylake, most dwellings follow established buildings lines and face onto the public highway. The settlement pattern in Giddylake is much more irregular, although the overall building density remains low.

The informality of Giddylake is reinforced by the road itself, which is little more than a narrow track that twists down the hillside enclosed by trees. Soft verges also feature in Highland Road and Beaucroft Road, replacing kerbs and pavements, and the resulting informality contributes significantly to the environmental quality and character of these areas.

The large plot sizes have allowed old trees to remain and encouraged new plantings. A number of very large oak trees still exist, and there are some important groups of Monterey pine and other conifers, mostly likely planted in association with the Victorian villas. Where they occur, trees of varied maturity add significantly to the special character of the area. They provide a backdrop and setting for many dwellings and give height, enclosure and identity to the road. The planting of more forest trees should be encouraged.

Boundary hedges are also significant, especially on road frontages. The low-density development allows long frontages, and these are often bounded with hedging, mostly evergreen. The hedges reinforce visual cohesion and part-screen the varied



buildings that are sited behind. They help conceal drives and parking areas and help soften and enclose the roadside scene.

### **Development Criteria**

1. New development must follow the established patterns of development and echo the rhythms and spacing of existing dwellings. New buildings must respect the existing pattern of development, and where applicable, the existing building line.
2. The mature street character must be maintained, by preserving existing trees, boundary hedges, fences and gates and, where applicable, roadside verges.
3. Space around buildings shall be maintained in order to preserve existing large trees and to allow successive trees to develop.
4. Privacy and seclusion shall be maintained by retaining front and flank boundary hedges, mature trees and shrubberies.
5. New buildings must echo the scale, massing and height of existing dwellings in the immediate locality. Most comprise detached, traditional 2-storey dwelling houses with generous space around them. In order to preserve this defined character, any redevelopment proposal must be designed in order to be entirely compatible with these forms, that is, have the appearance of a detached dwelling.
6. Contemporary dwellings using non-traditional building forms and materials may be permitted provided they are clearly of outstanding architectural quality and provided they meet all other Special Character Area design criteria.
7. Victorian and Edwardian houses in particular make a major contribution to the distinctiveness of the special character area. These should be retained wherever possible, together with period outbuildings and walls. Conversions to multiple occupation, provided this is sensitively undertaken, will always be the favoured approach by the local planning authority, rather than demolition. It is also important that the settings of these distinctive buildings should not be spoilt by inappropriate new development.
8. Existing specimen conifer and deciduous trees must be protected, ensuring that buildings, services or hard standings are not sited too close. Wherever possible, new trees of similar species in that particular locality should be planted in order to maintain its special character in future years.
9. Many parts of the Special Character Area, centred on Giddylake, Beaucroft Road and Highland Road, feature un-improved, un-metalled residential lanes. These contribute considerably to the informal character of the area. Their informal roadside verges without kerbs or pavements and their generally low level of street lighting are particularly important. The narrow, twisting, steeply undulating character of Giddylake, enclosed by tall trees and hedges, give this residential lane a unique rural character. Any new development must not compromise these special characteristics. In addition, all applications must be accompanied by landscape schemes that detail the proposed landscape

treatment within view of the public realm, including the proposed treatment of all boundaries.

## **Kyrchil/Park Homer Special Character Area**

A high quality low density housing area occupying a favoured position on the south facing slopes of Colehill and, in places, enjoying panoramic views of the Stour valley and beyond.

The area is characterised by large, detached houses set out in spacious, landscaped gardens in a woodland or semi-woodland setting. The majority of the dwellings are modern, individually designed buildings, but other periods are also represented. There are a small number of well-preserved Victorian, Edwardian and Arts and Crafts mansions and houses, some of exceptional architectural merit. And two or three cottages that first occupied the site still remain, and retaining much of their original identity.

The dwellings are set in large or very large plots with long road frontages, and in most cases, spaced well apart. Most plots are enclosed and screened by trees, laurel and beech hedges and shrubberies. Car parking is generally well concealed on account of the abundance of vegetation and discreet driveway entrances.

Trees are a vitally important feature of the area. Pine woodlands within and beyond the edges of the Special Character Area have a pervading influence. Groups of pine are also scattered throughout the area in private gardens, supplemented by other specimen conifers such as Monterey pine, Sequoia and Cedar. Oaks and beech also feature prominently. These are very large tree species requiring considerable space, and a safe distance from buildings.

The trees afford a woodland or semi-woodland setting and an important backdrop to the dwellings. The woods in the eastern part of the area also form a valuable backdrop to residential areas outside the Special Character Area. The sylvan context, together with frontage hedges and shrubberies, create enclosure and seclusion. Within the gardens, the dwellings are set amongst extensive, flowing lawns and borders.

Northleigh Lane, Kyrchil Lane and Kyrchil Way are old established rights of way that have remained largely unaltered. These are narrow or very narrow roads, without kerbs or footpaths, bounded by hedges and trees that conceal the properties behind. At the dog-leg between Kyrchil Lane and Kyrchil Way is an attractive small 'green', backed by several massive oaks.

### **Development Criteria**

1. New development must reflect the rhythm and spacing of existing dwellings. It is important that the feeling of space and the quality of landscape of that space –all of which characterises the area- should be maintained. Generally, the aim should be to improve spatial relationships with neighbouring dwellings.
2. There should be no sub-division of gardens if this adversely affects the pattern of development, loss of amenity space and/or the loss of trees and/or boundary hedges.

3. The amalgamation of plots will not be discouraged provided that the pattern of development of the area is maintained and/or this allows more space for significant additional tree-planting and/or boundary planting.
4. New development must not adversely affect the character of the street scene, as a result of being sited too close to the road, of inappropriate massing and form, of excessive height, or causing the loss of soft landscape features or other factors contained in these design criteria.
5. The scale, massing and height of proposed development must be generally consistent with neighbouring dwellings.
6. In order to promote and reinforce local distinctiveness, any redevelopment proposal must demonstrate that it has taken cognisance of the scale, form, proportions and materials of the original dwellings.
7. New developments must sit comfortably in relation to neighbouring dwellings. The depth of proposed buildings must relate with adjacent buildings. Cognisance must also be made to the amenities of neighbouring gardens in respect to potential overlooking and any possible reduction in sunlight.
8. Three-storey development will only be permitted where it can be demonstrated that there is no adverse impact on adjacent dwellings or on the street scene, and where its bulk is sufficiently articulated in order to allow views into the site and backdrop tree-scape. Massing and floors-space must diminish at second floor level, as should the number of window openings.
9. New developments should contribute to the public realm by facing onto it behind landscaped amenity space, rather than being separated from it by utility buildings. Single or multiple garages, and associated hard-standings, should be discreetly sited at the side and/or rear.
10. Access and hard-standings must not dominate the site or adversely affect existing amenity vegetation. It is important that the majority of the site (net of the building/s) remains as amenity space.
11. Existing narrow entrances and driveways should remain, as these maintain the street scene as well as reinforcing enclosure and privacy.
12. Existing boundary vegetation must not be adversely affected by new development. Hedging must not be replaced with fences or walls. However, where hedging is absent a combination of hedging and walls or fencing may be considered provided the hedging predominates. Evergreen hedging species should be used.
13. A comprehensive landscape plan must accompany any application for redevelopment that follows the advice contained in SPG 20, 'Design Requirements for Landscaping Residential Areas'. In order to sustain the special character of the area it is vital that sufficient space is allocated for high quality amenity landscaping. This may include substantial additional tree and under-storey plantings to reinforce the landscape around and within the site. This will be in addition to high quality landscape design around the new buildings, access and other hardstandings.

14. The initial site planning must include a detailed tree survey that identifies their exact location, species, height, spread and condition. An assessment of their age, amenity value and longevity should also be made and this information will help determine the location of new development. It is important that sufficient space is reserved for all trees to develop without causing problems for residents.

15. Opportunities for the regeneration of similar major amenity trees must be identified on each development site. These may include planting groups of Scots and Monterey Pine and/or deciduous species such as oak, sweet chestnut and birch.

16. It is important to preserve the soft landscape adjacent to the highway and avoid a 'fortress' appearance caused by high walls, entrance pillars and gates. Site entrances should remain low-key, retaining or restoring period features such as old gates if possible. Additional security measures should be discreet.

# Corfe Mullen:

## Central Avenue Special Character Area

Central Avenue is a unique and highly distinctive area of Corfe Mullen that features Pre-War Edwardian-style houses set back from the road in large enclosed plots.

The period houses are detached family residences, except for three paired dwellings that were designed to appear as single houses. They share common building features in terms of their scale, building form, proportions and detailing. Most houses have hipped roofs with chimney stacks and wide soffits, and symmetrical elevations that feature prominent glazed porches. The period proportions and robust yet refined detailing, together with fine red brickwork, draw the buildings together in a unified composition. Whilst sharing similar architectural principles and themes, each house is individual in its appearance, on account of variances in elevation design and detailing.

The two-storey houses are set back from the road, partly concealed by boundary hedges. The enclosed frontages extend almost continuously along the road on account of the wide frontages, and are only broken by narrow driveways. The well-mannered dwellings are set in extensive landscaped gardens that provide considerable seclusion and privacy. The generous spaces between the houses allow the arboreal landscape to permeate the area.

Central Avenue features many fine, mature Scots and Monterey Pines, as well as other coniferous and deciduous trees. They are distributed throughout the area, on the road frontage, between plots and on the rear boundaries (including a small copse on the western boundary), giving the area an essentially sylvan character. The trees are vitally important and distinctive features of the street, and provide a backdrop and setting for the houses.

### Development Criteria

1. New development must follow the established pattern of development and echo the rhythm and spacing of existing dwellings. New buildings must respect the existing layout, building line and street pattern.
2. The mature street character must be maintained, by preserving existing trees, boundary hedges and fences, and wherever possible, period gates and other distinctive features.
3. Maintain space between buildings, which allow large trees to develop and create attractive gardens that flow from front to back.

4. Maintain privacy and seclusion, by retaining front and flank boundary hedges and walls, mature trees and shrubberies, narrow driveway entrances and limit the area of hard standings.
5. New buildings must echo the scale, massing and height of existing dwellings, most of which comprise detached, 2-storey single dwelling houses with generous space around them. In order to preserve this defined character, any redevelopment proposal must be designed so as to be entirely compatible with these form, that is, have the appearance of a detached dwelling.
6. The distinctive scale, simple form and good proportions of the original Pre-War Edwardian style houses should form the basis of design for new buildings.
  - Ensure conformity with ridge and eaves heights.
  - Replacement buildings should appear as a two-storey dwelling. Some additional accommodation in the roof space may be possible subject to design, and avoiding dormers.
  - Ensure fenestration has a vertical emphasis.
  - Ensure building elevations display similar solid-void proportions to existing buildings.
  - Use similar materials –orange red facing brick, natural slate or plain tile roofs.
  - Include wide soffits, tall chimneys and deep window reveals.
  - Avoid integral garages.
7. Protect existing conifer and deciduous trees, ensuring that buildings, services or hard standings are not sited too close. Encourage the regeneration of similar species –Scots pine, Monterey pine and beech in particular.

## **Corfe Lodge Road Special Character Area**

Corfe Lodge Road Special Character Area is a low-density residential backwater, surrounded by heath-land on the edge of an escarpment enjoying long distance panoramic views of Poole Harbour and the Purbeck Hills.

Separated from Corfe Mullen by Upton Heath, the loose grouping of detached houses and bungalows is approached by a long private drive, known as Corfe Lodge Road. The informality of the private road is reflected in the adjacent development pattern.

A mixture of dwellings, mostly modern in construction, are set deep in large or very large plots and approached by long narrow driveways.

The buildings are well spaced apart and screened from each other, and from the road, by trees, evergreen hedges and dense shrubberies. Mature groups of Scots and Monterey Pine characterise the area, most of which are located in private gardens. Expansive lawns and shrubberies surround houses in the western part of the area.

The eastern part of the area is much more densely wooded, including some large specimen beech, and a significant area of beech woodland managed by the Woodlands Trust. Extensive woodland gardens, many featuring mature trees and understorey plantings, are of particular importance to the character of the area.

### **Development Criteria**

1. New development must reflect the rhythm and spacing of existing dwellings. It is important that the feeling of space and the quality of landscape of that space –all of which characterises the area- should be maintained. Generally, the aim should be to improve spatial relationships with neighbouring dwellings.
2. There should be no sub-division of gardens if this adversely affects the pattern of development, loss of amenity space and/or the loss of trees and/or boundary hedges.
3. The amalgamation of plots will not be discouraged provided that the pattern of development of the area is maintained and/or this allows more space for significant additional tree-planting and/or boundary planting.
4. New development must not adversely affect the character of the street scene, as a result of being sited too close to the road, of inappropriate massing and form, of excessive height, or causing the loss of soft landscape features or other factors contained in these design criteria.



5. The scale, massing and height of proposed development must be generally consistent with neighbouring dwellings.
6. In order to promote and reinforce local distinctiveness, any redevelopment proposal must demonstrate that it has taken cognisance of the scale, form, proportions and materials of the original dwellings.
7. New developments must sit comfortably in relation to neighbouring dwellings. The depth of proposed buildings must relate with adjacent buildings. Cognisance must also be made to the amenities of neighbouring gardens in respect to potential overlooking and any possible reduction in sunlight.
8. Three-storey development will only be permitted where it can be demonstrated that there is no adverse impact on adjacent dwellings or on the street scene, and where its bulk is sufficiently articulated in order to allow views into the site and backdrop tree-scape. Massing and floors-space must diminish at second floor level, as should the number of window openings.
9. New developments should contribute to the public realm by facing onto it behind landscaped amenity space, rather than being separated from it by utility buildings. Single or multiple garages, and associated hard-standings, should be discreetly sited at the side and/or rear.
10. Access and hard-standings must not dominate the site or adversely affect existing amenity vegetation. It is important that the majority of the site (net of the building/s) remains as amenity space.
11. Existing narrow entrances and driveways should remain, as these maintain the street scene as well as reinforcing enclosure and privacy.
12. Existing boundary vegetation must not be adversely affected by new development. Hedging must not be replaced with fences or walls. However, where hedging is absent a combination of hedging and walls or fencing may be considered provided the hedging predominates. Evergreen hedging species should be used.
13. A comprehensive landscape plan must accompany any application for redevelopment that follows the advice contained in SPG 20, 'Design Requirements for Landscaping Residential Areas'. In order to sustain the special character of the area it is vital that sufficient space is allocated for high quality amenity landscaping. This may include substantial additional tree and under-storey plantings to reinforce the landscape around and within the site. This will be in addition to high quality landscape design around the new buildings, access and other hardstandings.
14. The initial site planning must include a detailed tree survey that identifies their exact location, species, height, spread and condition. An assessment of their age, amenity value and longevity should also be made and this information will help determine the location of new development. It is important that sufficient space is reserved for all trees to develop without causing problems for residents.

15. Opportunities for the regeneration of similar major amenity trees must be identified on each development site. These may include planting groups of Scots and Monterey Pine and/or deciduous species such as oak, sweet chestnut and birch.
16. It is important to preserve the soft landscape adjacent to the highway and avoid a 'fortress' appearance caused by high walls, entrance pillars and gates. Site entrances should remain low-key, retaining or restoring period features such as old gates if possible. Additional security measures should be discreet.

# Ferndown:

## Beaufoyo Avenue Special Character Area

Centred on Beaufoyo Avenue, this area is characterised by individually designed family houses set in large or very large plots. Some groups of dwellings are randomly sited within their plots; other groups follow a building line. In nearly all cases, the buildings are set well back from the highway.

Houses and bungalows of all construction periods, from Edwardian to the present day, are represented. Some of the earlier houses in particular are of exceptional architectural quality. They have retained their special character and benefit from their mature settings. These properties make a special contribution to the distinctiveness of the area.

The properties have a sylvan setting of mature conifers mixed with specimen deciduous trees. Groups of pine are widespread throughout the area, reinforcing visual cohesion and distinctiveness. Often they appear as focal points at road junctions or as a backdrop when seen between dwellings. Occasional Monterey Pine specimens and other massive old conifers impact on the mature character of the area. However, it is the abundance of tree cover generally that makes this area special. This is made possible by the low building density and the generous spaces that exist between dwellings.

Curves in the road alignments emphasise the importance of the trees still further. The area has an introspective, secluded character. This is reinforced by hedges that screen each property from the road and between the plots. The evergreen hedges, mostly of laurel or conifers, appear as long frontages and extend almost continuously throughout the area. They are broken only by private driveways. Many of these are long and narrow, and flanked by high hedges and/or trees. Views into the properties are therefore very restricted. Throughout the area dense vegetation encloses gardens and conceals car parking and garaging.

### Development Criteria

1. New development must reflect the rhythm and spacing of existing dwellings. It is important that the feeling of space and the quality of landscape of that space –all of which characterises the area- should be maintained. Generally, the aim should be to improve spatial relationships with neighbouring dwellings.
2. There should be no sub-division of gardens if this adversely affects the pattern of development, loss of amenity space and/or the loss of trees and/or boundary hedges.
3. The amalgamation of plots will not be discouraged provided that the pattern of development of the area is maintained and/or this allows more space for significant additional tree-planting and/or boundary planting.

4. New development must not adversely affect the character of the street scene, as a result of being sited too close to the road, of inappropriate massing and form, of excessive height, or causing the loss of soft landscape features or other factors contained in these design criteria.
5. The scale, massing and height of proposed development must be generally consistent with neighbouring dwellings.
6. In order to promote and reinforce local distinctiveness, any redevelopment proposal must demonstrate that it has taken cognisance of the scale, form, proportions and materials of the original dwellings.
7. New developments must sit comfortably in relation to neighbouring dwellings. The depth of proposed buildings must relate with adjacent buildings. Cognisance must also be made to the amenities of neighbouring gardens in respect to potential overlooking and any possible reduction in sunlight.
8. Three-storey development will only be permitted where it can be demonstrated that there is no adverse impact on adjacent dwellings or on the street scene, and where its bulk is sufficiently articulated in order to allow views into the site and backdrop tree-scape. Massing and floors-space must diminish at second floor level, as should the number of window openings.
9. New developments should contribute to the public realm by facing onto it behind landscaped amenity space, rather than being separated from it by utility buildings. Single or multiple garages, and associated hard-standings, should be discreetly sited at the side and/or rear.
10. Access and hard-standings must not dominate the site or adversely affect existing amenity vegetation. It is important that the majority of the site (net of the building/s) remains as amenity space.
11. Existing narrow entrances and driveways should remain, as these maintain the street scene as well as reinforcing enclosure and privacy.
12. Existing boundary vegetation must not be adversely affected by new development. Hedging must not be replaced with fences or walls. However, where hedging is absent a combination of hedging and walls or fencing may be considered provided the hedging predominates. Evergreen hedging species should be used.
13. A comprehensive landscape plan must accompany any application for redevelopment that follows the advice contained in SPG 20, 'Design Requirements for Landscaping Residential Areas'. In order to sustain the special character of the area it is vital that sufficient space is allocated for high quality amenity landscaping. This may include substantial additional tree and under-storey plantings to reinforce the landscape around and within the site. This will be in addition to high quality landscape design around the new buildings, access and other hard-standings.
14. The initial site planning must include a detailed tree survey that identifies their exact location, species, height, spread and condition. An assessment of their

age, amenity value and longevity should also be made and this information will help determine the location of new development. It is important that sufficient space is reserved for all trees to develop without causing problems for residents.

15. Opportunities for the regeneration of similar major amenity trees must be identified on each development site. These may include planting groups of Scots and Monterey Pine and/or deciduous species such as beech, oak, sweet chestnut and birch.
16. It is important to preserve the soft landscape adjacent to the highway and avoid a 'fortress' appearance caused by high walls, entrance pillars and gates. Site entrances should remain low-key, retaining or restoring period features such as old gates if possible. Additional security measures should be discreet.

## **New Road Area Special Character Area**

A number of different features combine to give this area its distinctive generic character. All make an important contribution to its environmental quality and are clearly recognisable.

The area is characterised by detached two- or single-storey, single family dwellings set back behind established building lines in large or very large plots. This low-density development affords a sense of spaciousness, emphasised by generous landscaping and lawns. The buildings tend to be substantial, individually designed and built, and some are of high architectural quality. Inter-war and early post war houses that have retained their original style and which have matured over the years are particularly distinctive. Where these buildings occur they make a significant contribution to the character of these localised areas.

Extensive treescape add to the area a distinctive sylvan character, especially since many of the trees are mature. Copses of mature pines and firs provide enclosure, a setting and a backdrop to the houses, as well as providing a strong unifying element throughout the area.

The large plots retain remnants of the original pine woodland that is now interwoven within the built-up area and supplemented with other more recently planted trees, all of which reinforce the sense of enclosure and seclusion.

There are many mature specimen trees, both coniferous and deciduous trees, which are of exceptional stature and character. These, and the abundance of other tall trees of varying maturity, are important roadside features throughout the area.

Boundary hedges and other understorey planting strengthen enclosure and privacy between properties. Some roads feature continuous hedges along property frontages. Where these coincide with soft verges the roadside environment takes on a more informal and exclusive character.

The area contains a number of flat developments that have been constructed over the last 40 years or so. These have been absorbed with varying degrees of success. One of the better examples is St Katherine's Court, 126 Golf Links Road. The street scene is little altered on account of the discreet entrance, soft front boundary treatment and retention of garden trees. The two-storey flats development relates well in terms of scale, proportions and materials with single houses in the locality. It is set well back into the site, its visual impact further softened by surrounding tall trees. A small garage near the frontage conceals a larger block and car-parking area behind.

### **Development Criteria**

1. New development must reflect the rhythm and spacing of existing dwellings. It is important that the feeling of space and the quality of landscape of that space –all of which characterises the area- should be maintained. Generally, the aim should be to improve spatial relationships with neighbouring dwellings.
2. There should be no sub-division of gardens if this adversely affects the pattern of development, loss of amenity space and/or the loss of trees and/or boundary hedges.
3. The amalgamation of plots will not be discouraged provided that the pattern of development of the area is maintained and/or this allows more space for significant additional tree-planting and/or boundary planting.
4. New development must not adversely affect the character of the street scene, as a result of being sited too close to the road, of inappropriate massing and form, of excessive height, or causing the loss of soft landscape features or other factors contained in these design criteria.
5. The scale, massing and height of proposed development must be generally consistent with neighbouring dwellings.
6. In order to promote and reinforce local distinctiveness, any redevelopment proposal must demonstrate that it has taken cognisance of the scale, form, proportions and materials of the original dwellings.
7. New developments must sit comfortably in relation to neighbouring dwellings. The depth of proposed buildings must relate with adjacent buildings. Cognisance must also be made to the amenities of neighbouring gardens in respect to potential overlooking and any possible reduction in sunlight.
8. Three-storey development will only be permitted where it can be demonstrated that there is no adverse impact on adjacent dwellings or on the street scene, and where its bulk is sufficiently articulated in order to allow views into the site and backdrop tree-scape. Massing and floors-space must diminish at second floor level, as should the number of window openings.
9. New developments should contribute to the public realm by facing onto it behind landscaped amenity space, rather than being separated from it by utility buildings. Single or multiple garages, and associated hard-standings, should be discreetly sited at the side and/or rear.
10. Access and hard-standings must not dominate the site or adversely affect existing amenity vegetation. It is important that the majority of the site (net of the building/s) remains as amenity space.
11. Existing narrow entrances and driveways should remain, as these maintain the street scene as well as reinforcing enclosure and privacy.
12. Existing boundary vegetation must not be adversely affected by new development. Hedging must not be replaced with fences or walls. However, where hedging is absent a combination of hedging and walls or fencing may

be considered provided the hedging predominates. Evergreen hedging species should be used.

13. A comprehensive landscape plan must accompany any application for redevelopment that follows the advice contained in SPG 20, 'Design Requirements for Landscaping Residential Areas'. In order to sustain the special character of the area it is vital that sufficient space is allocated for high quality amenity landscaping. This may include substantial additional tree and under-storey plantings to reinforce the landscape around and within the site. This will be in addition to high quality landscape design around the new buildings, access and other hardstandings.
14. The initial site planning must include a detailed tree survey that identifies their exact location, species, height, spread and condition. An assessment of their age, amenity value and longevity should also be made and this information will help determine the location of new development. It is important that sufficient space is reserved for all trees to develop without causing problems for residents.
15. Opportunities for the regeneration of similar major amenity trees must be identified on each development site. These may include planting groups of Scots and Monterey Pine and/or deciduous species such as oak, sweet chestnut and birch.
16. It is important to preserve the soft landscape adjacent to the highway and avoid a 'fortress' appearance caused by high walls, entrance pillars and gates. Site entrances should remain low-key, retaining or restoring period features such as old gates if possible. Additional security measures should be discreet.



## **Woodland Walk Special Character Area**

This small residential area has a distinct and cohesive character, strongly influenced by its woodland setting and informal road system.

Woodland Walk is a private drive, accessed directly off the main road over a dropped kerb. On entering the drive, the woodland setting is immediately apparent. Hedges and tall trees –mostly pines- extend close to the narrow road within narrow grassy verges. These provide a very informal approach to each property. The communal driveway merges into individual driveways, some of which are very long and lined with hedges.

Plot sizes are large, many with spacious lawns and shrubberies, and all featuring an abundance of conifer and deciduous woodland trees. Some properties are screened by vegetation, adding to the seclusion. Woodland immediately to the north reinforces the sylvan character.

The dwellings are mostly large family houses, some of which are of high architectural quality. A small number of older houses fall into this category. These are well-proportioned, well-crafted buildings constructed of high quality materials. The spacious, heavily treed gardens provide a distinctive and special setting for these and other houses in this high quality residential area.

### **Development Criteria**

1. New development must reflect the rhythm and spacing of existing dwellings. It is important that the feeling of space and the quality of landscape of that space –all of which characterizes the area- should be maintained. Generally, the aim should be to improve spatial relationships with neighbouring dwellings.
2. There should be no sub-division of gardens if this adversely affects the pattern of development, loss of amenity space and/or the loss of trees and/or boundary hedges.
3. The amalgamation of plots will not be discouraged provided that the pattern of development of the area is maintained and/or this allows more space for significant additional tree-planting and/or boundary planting.
4. New development must not adversely affect the character of the street scene, as a result of being sited too close to the road, of inappropriate massing and form, of excessive height, or causing the loss of soft landscape features or other factors contained in these design criteria.
5. The scale, massing and height of proposed development must be generally consistent with neighbouring dwellings.

6. In order to promote and reinforce local distinctiveness, any redevelopment proposal must demonstrate that it has taken cognizance of the scale, form, proportions and materials of the original dwellings.
7. New developments must sit comfortably in relation to neighbouring dwellings. The depth of proposed buildings must relate with adjacent buildings. Cognizance must also be made to the amenities of neighbouring gardens in respect to potential overlooking and any possible reduction in sunlight.
8. Three-storey development will only be permitted where it can be demonstrated that there is no adverse impact on adjacent dwellings or on the street scene, and where its bulk is sufficiently articulated in order to allow views into the site and backdrop tree-scape. Massing and floors-space must diminish at second floor level, as should the number of window openings.
9. New developments should contribute to the public realm by facing onto it behind landscaped amenity space, rather than being separated from it by utility buildings. Single or multiple garages, and associated hard-standings, should be discreetly sited at the side and/or rear.
10. Access and hard-standings must not dominate the site or adversely affect existing amenity vegetation. It is important that the majority of the site (net of the building/s) remains as amenity space.
11. Existing narrow entrances and driveways should remain, as these maintain the street scene as well as reinforcing enclosure and privacy.
12. Existing boundary vegetation must not be adversely affected by new development. Hedging must not be replaced with fences or walls. However, where hedging is absent a combination of hedging and walls or fencing may be considered provided the hedging predominates. Evergreen hedging species should be used.
13. A comprehensive landscape plan must accompany any application for redevelopment that follows the advice contained in SPG 20, 'Design Requirements for Landscaping Residential Areas'. In order to sustain the special character of the area it is vital that sufficient space is allocated for high quality amenity landscaping. This may include substantial additional tree and under-storey plantings to reinforce the landscape around and within the site. This will be in addition to high quality landscape design around the new buildings, access and other hardstandings.
14. The initial site planning must include a detailed tree survey that identifies their exact location, species, height, spread and condition. An assessment of their age, amenity value and longevity should also be made and this information will help determine the location of new development. It is important that sufficient space is reserved for all trees to develop without causing problems for residents.
15. Opportunities for the regeneration of similar major amenity trees must be identified on each development site. These may include planting groups of

Scots and Monterey Pine and/or deciduous species such as beech, oak, sweet chestnut and birch.

16. It is important to preserve the soft landscape adjacent to the highway and avoid a 'fortress' appearance caused by high walls, entrance pillars and gates. Site entrances should remain low-key, retaining or restoring period features such as old gates if possible. Additional security measures should be discreet.

# Holt:

## Gaunts Common Special Character Area

The Special Character Area comprises the nucleus of the old part of the village, featuring thatched cottages in large gardens and later turn-of-the-century small houses.

Most of the cottages have been substantially altered and extended, and some have been re-roofed in slate. Much of their intrinsic character however remains, especially in terms of their scale, building spans, eaves and roof height, simple building forms, well-proportioned elevations and use of traditional materials.

The linear settlement pattern comprises a fairly regular succession of cottages interspersed with open spaces. Several cottages are sited end-on to the highway. Some cottages are sited close to the highway and others are set further back. The informality created by this haphazard siting, and the large garden plots, are important characteristics of the area.

The triangle at the southern end of the area was developed at the end of the 19<sup>th</sup> century, on the original village 'green'. These small villas are evenly sited within the triangle in regular rows. These buildings also have consistent themes in terms of their scale, proportions, elevation treatment and materials, and are appropriate to the village setting.

Landform and the impact of the adjacent countryside are important elements of the area's character. The village street descends into a leafy hollow before rising on the other side, drama being added by the twisting alignment. From the south are views of an open field, opposite Rose Cottage. And from the north, the view is blocked by trees. The Special Character Area appears enclosed and sheltered when compared with the remainder of the village.

The enclosure also stems from the trees and hedges. Most of the trees are deciduous and are situated in plot and field boundaries, but there are some notable evergreen trees, including a group of large *Macrocarpa* trees in the garden of Little Orchard, and pine trees in two corners of the triangle.

The trees provide a protective edge to the settlement and form a backdrop to many cottages. Most of these are oak, big trees that require a lot of space and distance from buildings.

Hedges extend almost continuously along the village street, enclosing garden plots and partly concealing the buildings behind. The hedges soften and enclose the village street as well as adding to its visual cohesion. Regrettably, clipped conifers make up the majority of the hedges, which appear alien in this rural location.

Elsewhere, a fine beech hedge and several thorn hedges appear much more in keeping.

The hedges and grass verges, and the absence of kerbs and footpaths and street lighting, complement the area's relaxed settlement pattern and reinforce rural character.

## **Development Criteria**

1. Given the special character of the area and the stated importance of open spaces between the buildings there are very few opportunities for new development. Where opportunities do exist, new development must not adversely affect those existing buildings that make a positive contribution to the character of the Special Character Area.
2. In addition to Local Plan design policies, any new development proposals, including extensions to existing dwellings, must pay regard to the Countryside Design Summary and its Code of Practice.
3. Incremental increases in the size of existing dwellings, including conservatories, can adversely impact on their character and affect that of the Special Character Area. Special regard must be made to their design and scale in order to preserve their essential character. Proposals that impact adversely on the character of existing dwellings and that of the Special Character Area will be rejected.
4. The narrow linear form of the village should not be compromised by back-land development. The sense of immediacy between the village and its agricultural setting must not be undermined by new development. Rural views and glimpses must therefore be maintained.
5. It is important to retain the large gardens and other open spaces, which make a significant contribution to the informal character of the area.
6. Any development or redevelopment must reinforce the distinctive character of the area in terms of scale, form and materials of the existing traditional buildings, particularly in terms of building spans, eaves and roof heights, simple building forms, simple well-proportioned elevations and use of traditional materials.
7. The siting of buildings shall respect the informal settlement pattern. New buildings, wherever sited, must always relate comfortably with adjacent dwellings.
8. The 19<sup>th</sup> century villas sited on the original village triangle form a regular, compact group and share similar characteristics in terms of scale, proportions, elevation treatment and materials.
9. New garages must not dominate, in terms of siting, size or materials either in relation to the new development or adjacent properties.

10. New development should not result in any loss of trees or hedges, especially those that are important in the landscape or which provide the village with its enclosure or special identity. Buildings must not be sited close to existing trees, especially those such as oak that will develop into significantly larger specimens.
11. Hedging should be retained or reinforced along the village street using native species and the soft highway verges maintained. Walling, fencing and brick pillars and bespoke gates are suburban in character and must be avoided. Driveways should be surfaced in tarmacadam or gravel; paving blocks are suburban in appearance and are therefore inappropriate in rural areas.

# St. Leonards & St.Ives:

## Ashley Drive/St Ives Park Special Character Area

Recent, post 1950 low-density estate developments set in pine woodland. Large plots have been cut out of pine woodland, leaving remnants of the woodland in gardens, road frontages and on parcels of undeveloped land.

The estates consist mostly of substantial bungalows set in landscaped gardens. The pattern of development, comprising three distinct loops with properties regularly spaced around them, is distinctive. The roads, enclosed by frontage hedges and tall pines, are further closed by the curving road alignment.

High evergreen hedging, mostly of clipped laurel, extends as continuous green walls along wide frontages, broken only by narrow driveways. They partially screen the buildings and car parking and afford a high degree of privacy and seclusion. They also help to unify the area and create attractive streetscapes.

The abundance of Scots pine throughout the area provide a backdrop and setting for the buildings. The pines form the dominant unifying theme and give the area its distinct identity.

### Development Criteria

1. New development must reflect the rhythm and spacing of existing dwellings. It is important that the feeling of space and the quality of landscape of that space –all of which characterises the area- should be maintained. Generally, the aim should be to improve spatial relationships with neighbouring dwellings.
2. There should be no sub-division of gardens if this adversely affects the pattern of development, loss of amenity space and/or the loss of trees and/or boundary hedges.
3. The amalgamation of plots will not be discouraged provided that the pattern of development of the area is maintained and/or this allows more space for significant additional tree-planting and/or boundary planting.
4. New development must not adversely affect the character of the street scene, as a result of being sited too close to the road, of inappropriate massing and form, of excessive height, or causing the loss of soft landscape features or other factors contained in these design criteria.
5. The scale, massing and height of proposed development must be generally consistent with neighbouring dwellings.

6. In order to promote and reinforce local distinctiveness, any redevelopment proposal must demonstrate that it has taken cognisance of the scale, form, proportions and materials of the original dwellings.
7. New developments must sit comfortably in relation to neighbouring dwellings. The depth of proposed buildings must relate with adjacent buildings. Cognisance must also be made to the amenities of neighbouring gardens in respect to potential overlooking and any possible reduction in sunlight.
8. Three-storey development will only be permitted where it can be demonstrated that there is no adverse impact on adjacent dwellings or on the street scene, and where its bulk is sufficiently articulated in order to allow views into the site and backdrop tree-scape. Massing and floors-space must diminish at second floor level, as should the number of window openings.
9. New developments should contribute to the public realm by facing onto it behind landscaped amenity space, rather than being separated from it by utility buildings. Single or multiple garages, and associated hard-standings, should be discreetly sited at the side and/or rear.
10. Access and hard-standings must not dominate the site or adversely affect existing amenity vegetation. It is important that the majority of the site (net of the building/s) remains as amenity space.
11. Existing narrow entrances and driveways should remain, as these maintain the street scene as well as reinforcing enclosure and privacy.
12. Existing boundary vegetation must not be adversely affected by new development. Hedging must not be replaced with fences or walls. However, where hedging is absent a combination of hedging and walls or fencing may be considered provided the hedging predominates. Evergreen hedging species should be used.
13. A comprehensive landscape plan must accompany any application for redevelopment that follows the advice contained in SPG 20, 'Design Requirements for Landscaping Residential Areas'. In order to sustain the special character of the area it is vital that sufficient space is allocated for high quality amenity landscaping. This may include substantial additional tree and under-storey plantings to reinforce the landscape around and within the site. This will be in addition to high quality landscape design around the new buildings, access and other hardstandings.
14. The initial site planning must include a detailed tree survey that identifies their exact location, species, height, spread and condition. An assessment of their age, amenity value and longevity should also be made and this information will help determine the location of new development. It is important that sufficient space is reserved for all trees to develop without causing problems for residents.
15. Opportunities for the regeneration of similar major amenity trees must be identified on each development site. These may include planting groups of



Scots and Monterey Pine and/or deciduous species such as oak, sweet chestnut and birch.

16. It is important to preserve the soft landscape adjacent to the highway and avoid a 'fortress' appearance caused by high walls, entrance pillars and gates. Site entrances should remain low-key, retaining or restoring period features such as old gates if possible. Additional security measures should be discreet.

## **Avon Castle Special Character Area**

Avon Castle is an exclusive low-density residential neighbourhood sited in pine woodland on elevated land overlooking the Avon valley. Comprising almost entirely of post 1960 dwellings, the development has now extended well beyond the original confines of Avon Castle, still recognisable by its distinctive 19<sup>th</sup> century entrance lodge and gate pillars.

The nucleus of the area is characterised by narrow shared drives, flanked by high evergreen hedges, which branch out to serve individual properties. These properties are heavily screened from each other by pine woods, hedges and shrubberies, and afford a high degree of privacy and seclusion.

Elsewhere, properties face directly onto conventional roads, but are still well screened by frontage plantings.

The low-density development allows much of the pine woodland, which extends throughout the area, to remain. The woods give the area its special quality, providing a dominant and uniform landscape element that unifies the entire area. The woods enclose the area and result in an essentially introspective neighbourhood, except for the eastern fringes which enjoy panoramic views over the Avon valley and beyond.

### **Development Criteria**

1. New development must reflect the rhythm and spacing of existing dwellings. It is important that the feeling of space and the quality of landscape of that space –all of which characterises the area- should be maintained. Generally, the aim should be to improve spatial relationships with neighbouring dwellings.
2. There should be no sub-division of gardens if this adversely affects the pattern of development, loss of amenity space and/or the loss of trees and/or boundary hedges.
3. The amalgamation of plots will not be discouraged provided that the pattern of development of the area is maintained and/or this allows more space for significant additional tree-planting and/or boundary planting.
4. New development must not adversely affect the character of the street scene, as a result of being sited too close to the road, of inappropriate massing and form, of excessive height, or causing the loss of soft landscape features or other factors contained in these design criteria.
5. The scale, massing and height of proposed development must be generally consistent with neighbouring dwellings.

6. In order to promote and reinforce local distinctiveness, any redevelopment proposal must demonstrate that it has taken cognisance of the scale, form, proportions and materials of the original dwellings.
7. New developments must sit comfortably in relation to neighbouring dwellings. The depth of proposed buildings must relate with adjacent buildings. Cognisance must also be made to the amenities of neighbouring gardens in respect to potential overlooking and any possible reduction in sunlight.
8. Three-storey development will only be permitted where it can be demonstrated that there is no adverse impact on adjacent dwellings or on the street scene, and where its bulk is sufficiently articulated in order to allow views into the site and backdrop tree-scape. Massing and floors-space must diminish at second floor level, as should the number of window openings.
9. New developments should contribute to the public realm by facing onto it behind landscaped amenity space, rather than being separated from it by utility buildings. Single or multiple garages, and associated hard-standings, should be discreetly sited at the side and/or rear.
10. Access and hard-standings must not dominate the site or adversely affect existing amenity vegetation. It is important that the majority of the site (net of the building/s) remains as amenity space.
11. Existing narrow entrances and driveways should remain, as these maintain the street scene as well as reinforcing enclosure and privacy.
12. Existing boundary vegetation must not be adversely affected by new development. Hedging must not be replaced with fences or walls. However, where hedging is absent a combination of hedging and walls or fencing may be considered provided the hedging predominates. Evergreen hedging species should be used.
13. A comprehensive landscape plan must accompany any application for redevelopment that follows the advice contained in SPG 20, 'Design Requirements for Landscaping Residential Areas'. In order to sustain the special character of the area it is vital that sufficient space is allocated for high quality amenity landscaping. This may include substantial additional tree and under-storey plantings to reinforce the landscape around and within the site. This will be in addition to high quality landscape design around the new buildings, access and other hardstandings.
14. The initial site planning must include a detailed tree survey that identifies their exact location, species, height, spread and condition. An assessment of their age, amenity value and longevity should also be made and this information will help determine the location of new development. It is important that sufficient space is reserved for all trees to develop without causing problems for residents.
15. Opportunities for the regeneration of similar major amenity trees must be identified on each development site. These may include planting groups of

Scots and Monterey Pine and/or deciduous species such as oak, sweet chestnut and birch.

16. It is important to preserve the soft landscape adjacent to the highway and avoid a 'fortress' appearance caused by high walls, entrance pillars and gates. Site entrances should remain low-key, retaining or restoring period features such as old gates if possible. Additional security measures should be discreet.

# Verwood:

## **Church Hill & Dewlands Way Special Character Areas**

The first area is based on the churchyard and triangular shaped greens to the north of St Michael and All Angels Church; the second area lies immediately to the west to include a small group of dwellings in Dewlands Way.

St Michael's Church was built in 1829 and later refaced in brick and extended. The buildings and associated churchyard together with the adjacent greens provide a significant contrast in character to the surrounding, extensive areas of more recent residential development. The views around the greens are framed by mature trees which lie within the gardens of the dwellings facing Church Hill and Manor Road.

The small group of dwellings set on rising ground to the west of Church Hill includes a small thatched, listed cottage and a Victorian slate roof cottage. A large Edwardian style house has been redeveloped for flats, but its important garden trees have been retained. A narrow lane from Dewlands Way serves four dwellings, with a footpath link at the end to Oaklands Close. There are a number of mature conifers associated with this group which, given the topography, have a significant visual impact on views from beyond the immediate setting.

## **Development Criteria**

1. In order to maintain the character of this small area it is important that its open spaces, mature trees and pedestrian routes are preserved.
2. Existing boundary treatments within the area and on its edges help to define this character and should be retained wherever possible.
3. Buildings in the areas are grouped in an irregular development pattern with generous spaces between that have allowed large trees to develop. In order to maintain this character, the existing pattern of development should be preserved.

## **Manor Road, Verwood Special Character Area**

A mixture of largely post-war houses and bungalows, the latter predominating, all set well back from the road along a regular building line in deep plots with generous front gardens. Front boundaries are marked by mature evergreen hedging, mostly laurel, often above 1.5m in height, which with groups of mature birch and conifers, particularly along Manor Road, combine to provide a well defined landscape setting for the development in this area. In contrast to Manor Road, St Michaels Road and Firs Glen Road are unmade and consequently much more informal in appearance.

### Development Criteria

1. New development, or redevelopment of existing properties, must echo the rhythm and spacing of existing dwellings. New buildings should reflect the scale, mass, and height of neighbouring dwellings, and respect the existing layout, building line and street pattern.
2. There should be no sub-division of existing gardens if this results in new plots being smaller than the average size for the area.
3. In order to maintain the character of the area it is important that existing boundary hedges should be preserved and that they are not removed or replaced with walls or fences.
4. Pine and birch help to define the character of the area and these should be protected. New trees of the same species should be planted wherever possible in order to maintain this character.

# West Moors

## Glenwood Road/Moorlands Road Special Character Area

A mature, urban area of mostly pre First World War family houses placed in large sylvan plots. Two storey villas, having consistent scale, proportions and detailing, but of varied elevation treatment, face onto established streets. The streets are mostly straight and dominated by mature trees and boundary hedges that conceal, in varying degrees, the properties behind.

The urban street character is softened by the abundance of mature deciduous and coniferous trees, and by hedges. The sense of enclosure is maintained at road junctions too, on account of the proximity of plot boundary hedges sited close to the public highway. Groups and individual specimens of pine occur throughout the area, strengthening visual cohesion and local identity.

Frontage hedges tend to be evergreen and often above eye-level in height, sometimes supplemented by low brick walling or low fencing. They help to screen the property behind and importantly, conceal parking and garaging. Driveways often enter discreetly onto the public highway through narrow entrances, maintaining the enclosure and seclusion.

Moorside Road is distinguished by its substantially larger garden areas and larger dwellings. A number of Arts and Crafts buildings in the street are of special architectural interest. The curve in the road alignment emphasises the sylvan setting and sense of enclosure.

## Development Criteria

1. New development must follow the established pattern of development and echo the rhythm and spacing of existing dwellings. New buildings must respect the existing layout, building line and street pattern.
2. The mature street character must be maintained, by preserving existing trees, boundary hedges and fences, gates and walls.
3. Maintain space between buildings, which allow large trees to develop and create attractive gardens that flow from front to back.
4. Maintain privacy and seclusion, by retaining front and flank boundary hedges and walls, mature trees and shrubberies, narrow driveway entrances and limit the area of hard standings.
5. New buildings must echo the scale, massing and height of existing dwellings, most of which comprise detached, 2-storey single dwelling houses with generous space around them. In order to preserve this defined character, any

redevelopment proposal must be designed so as to be entirely compatible with these form, that is, have the appearance of a detached dwelling.

6. The distinctive scale, simple form and good proportions of the original pre First World War houses should form the basis for new buildings.
7. Replacement buildings should not generally exceed two storeys in height. Additional limited accommodation in the roof space may be possible, subject to design and provided the ridge height does not exceed other original two-storey houses in the area.
8. Ensure fenestration has a vertical emphasis.
9. Ensure building elevations display similar solid-void proportions to existing buildings.
10. Use similar materials –render, orange-red facing brick, natural slate or plain tile roofs.
11. Include wide soffits, tall chimneys and deep window reveals.
12. Avoid integral garages.
13. Protect existing conifer and deciduous trees, ensuring that buildings, services or hard standings are not sited too close. Encourage the regeneration of similar species –Scots pine, Monterey pine and beech in particular.



## **Riverside Road Special Character Area**

A small, single street Character Area, comprising mostly 1950's bungalows. Each dwelling is set in a large plot, fronting a straight, un-mettled road. The gravelled surface, together with grass verges and almost continuous frontage hedges combine to give a distinctively informal character to the road.

At the western end of the road is open countryside adjacent to Uddens Water. This view, and the abundance of trees in domestic gardens, provides a sylvan setting to the dwellings.

The single-storey dwellings tend to be hidden behind high hedges, discrete private drives providing the only glimpses. The buildings themselves are mostly bungalows of similar age and construction and having a restrained, well-mannered design. This consistent architectural theme is disrupted by a small number of more visible modern houses that have replaced earlier buildings or constructed on virgin sites. Importantly, these new dwellings still preserve the established density and pattern of development. None of the houses or bungalows are of outstanding architectural merit.

Each property is separated from its neighbours by hedges and fences, reinforcing privacy and seclusion. The large plots allow a mixture of deciduous and coniferous forest trees, in varying states of maturity.

Post-War bungalows screened behind high hedges and trees. The un-metalled road with soft verges adds to the area's informal character.

### **Development Criteria**

1. New development must echo the rhythm and spacing of existing dwellings. It is important that the spatial quality that characterises the area should be maintained.
2. There should be no sub-division of existing gardens if this results in new plots being smaller than the average size for the area.
3. The amalgamation of plots will not be discouraged provided that a stronger landscape framework can be created.
4. New development must not affect the setting or exert greater impact on the street scene than the existing dwelling.
5. Buildings must be of a high architectural standard, which are well detailed and constructed of quality materials. New or replacement dwellings shall be of traditional two storey construction.

6. Schemes for redevelopment should generally improve the spatial relationship with neighbouring buildings. In most cases this will result in creating additional space between buildings.
7. Outbuildings and garages shall not dominate the site or the main building. Such buildings shall be concealed from public view by careful siting and by planting within the site. It is important that parking and garaging should be considered as an integral part of the scheme taking full account of existing site features. This may be achieved by means of site planning at the beginning of the design process, rather than being considered later as an afterthought.
8. Large expanses of hard-standings should be avoided. Hard and soft landscaping should be used to divide parking areas and soften their impact. Parking areas should, by siting and/or landscaping, be concealed from the road.
9. Existing wide property frontages with relatively few vehicular entrances shall remain. Wherever possible the number of site entrances should be minimised.
10. Existing narrow entrances and driveways should remain, as these maintain the street scene as well as reinforcing enclosure and privacy.
11. Where feasible, when plots are amalgamated, drive entrances should be rationalised and boundary gaps filled with appropriate hedging.
12. Existing boundary vegetation must not be adversely affected by new development. Where appropriate, additional planting may be required. Frontage hedging shall not be replaced with fences or walls. Sufficient space should be allowed to ensure a strong landscape structure that can develop over time.
13. Additional security measures should be concealed from the road. It is important to avoid a 'fortress' appearance on property frontages.
14. There is a general presumption that existing site trees shall be retained and given sufficient space to ensure their longevity. Removal of landscape structure will weaken the effect of screening from the public highway and this in turn may affect the form and size of the replacement building that may be permitted.
15. Opportunities for the regeneration of similar major amenity trees must be identified on each development site. These may include planting of beech, ash, poplar and birch.

## **Woodside Road/The Avenue Special Character Area**

A 19<sup>th</sup> century housing area planned on a regular grid street pattern. The late Victorian and Edwardian two-storey villas, sited in an orderly manner in generous (by modern standards) plots, remain an important characteristic of the area, despite the encroachment of modern houses and bungalows.

The straight streets are urban in character, but softened by an abundance of mature trees and frontage hedges. Garden boundaries extend close to the highway at road junctions, which strengthens enclosure and adds to the area's special character. Similarly, many driveways enter discreetly onto the public highway through otherwise continuous hedges. These tend to be evergreen and often above eye-level in height.

The 19<sup>th</sup> century family houses are modest in size, set behind regular building lines and often with generous space each side. These spaces, enhanced by trees and hedges, provide important settings for many buildings, and emphasises their individuality. Each house follows consistent principles of scale, proportion and detailing, but vary in elevation treatment.

High frontage hedges partly conceal the properties, including garages and parking. The preponderance of laurel reinforces the period housing character. Mature pines add height and enclosure, and contribute towards the area's distinctive character.

### **Development Criteria**

1. New development must follow the established pattern of development and echo the rhythm and spacing of existing dwellings. New buildings must respect the existing layout, building line and street pattern.
2. The mature street character must be maintained, by preserving existing trees, boundary hedges and fences, gates and walls.
3. Maintain space between buildings, which allow large trees to develop and create attractive gardens that flow from front to back.
4. Maintain privacy and seclusion, by retaining front and flank boundary hedges and walls, mature trees and shrubberies, narrow driveway entrances and limit the area of hard standings.
5. New buildings must echo the scale, massing and height of existing dwellings, most of which comprise detached, 2-storey single dwelling houses with generous space around them. In order to preserve this defined character, any redevelopment proposal must be designed so as to be entirely compatible with these form, that is, have the appearance of a detached dwelling.
6. The distinctive scale, simple form and good proportions of the original pre First World War houses should form the basis for new buildings.

7. Replacement buildings should not generally exceed two storeys in height. Additional limited accommodation in the roof space may be possible, subject to design and provided the ridge height does not exceed other original two-storey houses in the area.
8. Ensure fenestration has a vertical emphasis.
9. Ensure building elevations display similar solid-void proportions to existing buildings.
10. Use similar materials –render, orange-red facing brick, natural slate or plain tile roofs.
11. Include wide soffits, tall chimneys and deep window reveals.
12. Avoid integral garages.
13. Protect existing conifer and deciduous trees, ensuring that buildings, services or hard standings are not sited too close. Encourage the regeneration of similar species –Scots pine, Monterey pine and beech in particular.

# Wimborne:

## St. Catherines Special Character Area

The Special Character Area comprises a significant part of the former 'Railway Town', a homogeneous area of artisan housing that was developed in a forty year period from the mid 19<sup>th</sup> century. The main impetus for the housing was the introduction of the railway in 1847, and development spread successively north and west from the station itself. Nothing remains of the railway, or of the station, or of the Station Hotel that was sited opposite, and the shops that served the 'Railway Town' have also long disappeared. A substantial part of the housing area, however, has remained largely intact.

The period and type of housing and their layout represent the most important characteristics of the area. A number of strong architectural themes extend throughout the area, which give it cohesion and a distinct identity. The Railway Town forms an integral part of Wimborne, but has its own unique character that distinguishes it from the town as a whole.

Houses appear mostly as paired dwellings, sited close together to form longer terraces. Rows of three or four urban cottages also occur, or occasionally a larger single dwelling, also set close together. The terraces adhere rigidly to continuous building lines, some of which coincide with the edge of the public highway; while others are set back a few metres to provide small garden spaces. This results in compact, intimate urban streets.

With very few exceptions, all the housing is two storeys in height. This produces a consistent and distinctive roofscape, especially when viewed from higher ground in St John's Hill and Rowlands Hill. In most streets, building ridges and eaves are of uniform height, which strengthens unity and cohesion when viewed from street level. Most roofs are simple, single-ridge roof forms with gables at each end. A number of houses and terraces feature hipped roofs, often planned as part of the architectural composition of the group. And a few dwellings feature fire parapet walls that divide the properties above roof level.

Roof pitches are constant throughout the area, but slightly lower pitches are evident in some rows. Dormer windows on the front elevation of houses are almost non-existent in the area, as are roof-lights, and eaves lines are continuous. These simple roofs reflect the simple form of each dwelling and concentrate attention on the elevations below.

Such consistency is also apparent in the occurrence of chimneystacks and the pattern of fenestration on building facades. Massive stacks, usually with multiple chimney pots, are a feature of the Railway Town. They are often architectural features in themselves, adding poise to the dwellings and breaking up the horizontal ridge-line with a sense of drama and gusto. Collectively, they contribute to the complexity of the roofscape.

The buildings are essentially Victorian in terms of their scale and proportions. Building elevations are simply fenestrated, adopting recurring architectural themes. Following established principles of proportion that give the underlying rhythm and unity between buildings, craftsmen introduced many variations of detail and decoration. Particular terraces may be distinguished by prominent window heads, some with keystones or half-round arches, some with carved motifs; others might feature two-storey bays with projecting gables above. A number of dwellings have retained their original porches and front entrances.

Importantly, each dwelling within a particular terrace or group is architecturally identical.

The generous scale of the buildings and robust detailing are evident in all the Victorian dwellings, including the smallest urban cottage. Deep window reveals, generous sub-sills and window-heads, and deep roof soffits form part of the underlying architectural vocabulary.

Irrespective of their size or type, each Victorian house is well proportioned in terms of their elevation treatment and individual building components. The relationship between solid wall and window voids relate to long-established geometric principles of visual harmony, as do the shape of the windows themselves and the precise proportions of the box sliding sash windows. Many houses still retain their original timber windows.

Applied render, giving the appearance of stone, is commonly used on bay windows, adding visual weight and architectural importance to these features.

Overall, it is the quality of the brickwork that distinguishes the buildings most. Quality face brickwork, a uniform orange/red colour of even texture, is used on all elevations throughout the area. Most terraces feature decorative brickwork using contrasting buff brick. These dressings, which vary in elaboration from block to block, appear as quoins, stitching, and plat bands.

Slate was originally used for all roofs, easily imported to the area by the railway, and many of these fine textured roofs remain, although a significant proportion have since been re-clad using concrete tiles, these being of heavier profile, coarse in texture and muddy in colour.

In some streets, terraces enjoy long rear gardens. The contrast between the essentially urban street environment and the relaxed gardens at the rear, as well as giving clarity to the urban form, represent important characteristics of the area. The allotments in St Catherines 'read' as private rear gardens.

In some streets, terraces are sited directly onto the public footpath, or even the highway itself. More commonly, the dwellings have at least a small area of 'defensible' space. These frontages are enclosed by low brick walls with capped pillars. A high proportion of dwellings are without on-site garaging or parking provision, especially in the higher density streets. This allows a more unified frontage treatment that is small scale and pedestrian orientated.

Low brick walls and capped pillars were used consistently throughout the area and many still remain. Some also include decorative painted iron piping or intricate iron fretwork.

Buildings extend right up to road junctions, which reinforces the 'hard' streetscape and sense of enclosure still further. Enclosed spaces are an important characteristic of the area, and are generated by the layout of the buildings. The dogleg in Newborough Road represents the heart of the Railway Town, where a variety of buildings, including some that are larger in scale, are randomly grouped. Their tight siting and the twisting road alignment create interesting townscape.

The gentle curve in the alignment of St Catherines, Crescent Road and Grove Road respectively visually closes these streets, and focuses on the consistent grain of the building forms and their strong architectural rhythms.

Lynwood House, prominently sited at the corner of Station Road and Poole Road, is the only substantial detached house in the Special Character Area. This fine, well-preserved Victorian house, of buff brickwork under a slate roof, stands well back from the road behind a high walled garden containing mature trees.

## **Development Criteria**

Opportunities for development are very limited in this Special Character Area, where the aim should be to preserve the area's architectural cohesion and distinctive local identity. Proposals for new development or the redevelopment of existing buildings will be rejected unless they take account of the following criteria:

1. New development must follow the established pattern of development, which comprises mostly pairs, or groups of three or four identical dwellings. New buildings should comprise simple forms and respect the existing layout, building line and street pattern and echo the rhythm and spacing of existing dwellings. Any redevelopment must take the form of similar groups of individual matching houses.
2. New buildings must echo the scale, massing and height of existing dwellings. New buildings must conform to adjacent eaves and ridgelines and their elevations must have a strong vertical emphasis. This can be reinforced by the inclusion of fire parapets over roofs, which feature on some existing dwellings. Cognisance should be made to the robust scale and proportions of existing Railway Town dwellings so that new buildings blend in seamlessly. Building elevations should display similar solid-void proportions to existing houses.
3. New dwellings shall in most cases be traditional two storey houses having simple roofs that match those of existing roofs in terms of their pitch and use of wide soffits. Dormers seldom appear, except in Newborough, and should be avoided.
4. Windows should echo the simple proportions of the early Victorian houses and frames fixed deep into brickwork reveals, with chunky subsills and window heads. Square, horizontal, or small-pane windows should be avoided.

5. New dwellings must include chimneystacks, one at each end of the ridge and match the scale and proportions of adjacent stacks. Where applicable, cognisance should be made to the rhythm of chimneystacks and projecting bays.
6. Integral garages should be avoided. Where space permits garages should be sited at the side of the dwelling, well behind the building line.
7. All new dwellings and associated outbuildings and walls must be entirely in brickwork that matches the colour and texture of the Railway Town. Although many dwellings, for reasons of economy, have been re-roofed using cheap concrete tiles, the roofs in the Town were originally clad in natural slate. New dwellings should follow the earlier tradition.
8. The urban street character should be maintained by preserving wherever possible the original front boundary brick walls, pillars and gates, including original ironwork, some of which is highly ornate. Walls constructed in concrete or stone walls are inappropriate in this predominately brick environment. Hard-standings that replace front enclosed gardens undermine environmental quality generally and spoil the setting of the individual house in particular.
9. Rear garden space between the building frontages should be maintained, in order to maintain the existing clear urban pattern of development and permit a greener, softer landscape environment in contrast to the street environment.



## **Victoria Road, Wimborne Minster Special Character Area**

The Special Character Area comprises two rows of medium density 19<sup>th</sup> century/early 20<sup>th</sup> century housing that face onto Redcotts Recreation Ground. The area is of special character on account of the period and homogeneity of the houses and their regular layout grouped around the park. They form distinctive features when approaching or leaving the town and contribute towards the identity of the open space.

The two storey houses follow well-defined building lines. In Redcotts Road, this runs parallel to the road to give short front gardens of equal size. In Victoria Road, the building line gradually diverges from the road, affording those properties to the south longer front gardens, although plot sizes overall remain constant.

The family houses in Victoria Road are paired, except for one near the middle of the row, which is detached. Those to the north of this house are Victorian; the three pairs to the south were built in the 1930's. The buildings are equally spaced and are similar in form and elevation treatment. All the houses, except two that flank Cuthbury Gardens, have hipped roofs. The paired houses feature massive central chimneystacks with multiple pots and projecting two-storey gabled bays.

The houses in Redcotts Road, built between 1932 and 1944, are all detached and are also identical and equally spaced, giving a regular rhythm to the row. Each house has a hipped roof, and carries a massive chimneystack with pots at the mid point.

Both rows form unified architectural groups, with strong recurring themes. All the houses have well-proportioned elevations with traditional detailing. In Victoria Road, late Victorian sliding sash windows, with deep reveals and rendered sub-sills, give this row its distinctive character. In Redcotts Road, the windows feature decorative stained glass work. Throughout the area, many of the original timber windows remain.

All the buildings have simple building forms, with plain roofs unaffected by dormers or roof-lights when viewed from the public highway. Only one house, the detached house in Victoria Road, features a central dormer window that forms an integral part of the elevation design.

Each row has its distinct pallet of building materials. In Victoria Road, the houses are of good quality orange/red brickwork, with buff brick dressings in the form of quoins, stitching, plat bands and motifs. The roofs are clad in Welsh slate with exposed rafter feet. The houses in Redcotts Road have walls of pebbledash render and brickwork, under plain tiled roofs. The decorative gables feature tile hanging, using plain tiles or scalloped tiles.

All the properties have short front gardens and long, narrow rear gardens. The frontages are all enclosed, originally by a common low wall treatment with capped pillars, and with decorative horizontal iron piping. Many of these have since disappeared and replaced with other walling and fencing, although remnants of the ironwork may still be found.

Most properties are served by narrow, straight driveways that lead to single garages, set back behind the dwellings. Five dwellings at the southern end of Victoria Road have pedestrian access at the front only, which in conjunction with their longer gardens, lawns and softer boundary treatment, result in a more informal and attractive setting to these houses.

## **Development Criteria**

1. New development must follow the established pattern of development and echo the rhythm and spacing of existing dwellings. New buildings must respect the existing layout, building line and street pattern.
2. The mature street character must be maintained, by preserving existing trees, boundary hedges and fences, gates and walls.
3. Maintain privacy and seclusion, by retaining front and flank boundary hedges and walls, mature trees and shrubberies, narrow driveway entrances and limit the area of hard standings.
4. New buildings must echo the scale, massing and height of existing dwellings, most of which comprise detached, 2-storey single dwelling houses with generous space around them. In order to preserve this defined character, any redevelopment proposal must be designed so as to be entirely compatible with these form, that is, have the appearance of a detached dwelling.
5. The distinctive scale, simple form and good proportions of the original period houses should form the basis for new buildings.
  - Ensure conformity with ridge and eaves heights.
  - Replacement buildings should appear as a two-storey dwelling.
  - Ensure fenestration has a vertical emphasis.
  - Ensure building elevations display similar solid-void proportions to existing buildings.
  - Use similar materials –orange red facing brick, natural slate or plain tile roofs.
  - Include wide soffits, tall chimneys and deep window reveals.

- Avoid integral garages.

## Glossary:

ANCHOR POINTS- Historical references. Landmarks.

ARBOREAL - Relating to trees.

ARTS & CRAFTS - Distinctive building style 1860 - 1925 by artists and designers, including William Morris, based on fine craftsmanship and use of natural materials.

BACK LAND DEVELOPMENT - Detached from road frontage by existing development.

BOX SLIDING SASH WINDOWS - Common in 18th and 19th century buildings. Cased frame (box) within which are counterbalanced sashes that are raised or lowered in vertical grooves.

BUILDING FORM -Three-dimensional shape.

BUILDING LINE - Line drawn on a plan coinciding with the most forward part of a row of buildings.

BUILDING SPAN - The distance between two supports, usually walls. Length of roof trusses.

BULK - External volume.

COUNTRYSIDE DESIGN SUMMARY - Term coined by Countryside Agency. A CDS for East Dorset was published in 1999. Its purpose is to aid understanding of local landscapes, settlement patterns and traditional building characteristics in order to influence the design of new development in rural areas.

CODE OF PRACTICE Building designers' 'toolkit' aimed to strengthen the distinctive qualities of rural areas, based on CDS research (see above).

CONSERVATION AREA - A group of buildings or wider area formally identified by the local planning authority as having special architectural or historic interest. Designation under the Planning (Listed Building and Conservation Areas) Act 1990 provides general control over demolition of unlisted buildings and a basis for preservation and enhancement.

CURTILAGE - The ground adjacent to a building and associated with its use, normally in the same ownership as the building

FENESTRATION - Arrangement of windows on building elevations.

FIRE PARAPET WALL -A low wall above the slope of a roof.

FOREST TREES - Large woodland tree species.

GREEN FIELD - Outside the urban area. Previously undeveloped land.

HIPPED ROOF - A roof having sloped instead of vertical ends.

HALF-HIPPED ROOF - Part sloping, part gable.

INSETS - Detailed, large scale plans contained within the Local Plan.

MASSING - Relationship of building volumes.

PLAIN TILE - A small clay or concrete roof tile.

PATTERN OF DEVELOPMENT - Spacings between buildings that form a distinct pattern when seen from the air, or on maps

PPG - Planning Policy Guidance, documents published by Central Government to explain the interpretation and application of planning policy, currently being replaced by the PPS or Planning Policy Statement.

PROPORTION - Relative size or arrangement of parts in a whole. (See *SOLID-VOID RELATIONSHIP*). 'Well proportioned' describes balance and harmony.

PUBLIC REALM - Land within unrestricted sight of the general public.

REDEVELOPMENT - the re-use of land or buildings often involving the demolition or alteration of existing structures

REVEAL - The side of an opening in a wall between the framework and the outer face of the wall. If cut diagonally or at an angle it is called a *SPLAYED REVEAL*.

RHYTHM - Pattern formed by regular or alternate spacings of architectural elements, such as windows. Wide spacing suggests slow rhythm; narrow spacing faster rhythm.

SCALE - Relative size, usually in the context of the human form.

SENSE OF PLACE - Strong local identity brought about by distinctive buildings and spaces.

SOFFIT - Underside of any part of a building, but often applied to the eaves.

SOLID-VOID RELATIONSHIP - Proportion of glazed area (windows) to area of masonry.

SPATIAL QUALITY - The relationship between buildings and the condition of these spaces.

SPECIAL CHARACTER AREA - Residential area defined in the Local Plan as having distinctive character. See introduction to this document.

STREET PATTERN - Configuration of streets, sometimes making a regular pattern (geometric or radial), sometimes irregular.

SUB SILL - Masonry sill beneath windows, designed to shed water.

SPG - Supplementary Planning Guidance, documents produced by the local planning authority as a means of setting out more detailed guidance on the way in which the policies in the local plan will be applied in particular circumstances or areas and are intended to help applicants when submitting planning applications.

SUSTAINABLE DEVELOPMENT STRATEGY - One which helps to maintain earth resources, in terms of land, energy and transport.

SYLVAN - Relating to trees. Wooded.

TRADITIONAL CONSTRUCTION - Using conventional building materials and construction methods, based on external masonry and a pitched roof.

UNMETALLED - Without tarmacadam (or concrete) surfacing.

VERNACULAR - An historic building style applied to rural buildings prior to the widespread use of mass-produced materials. Locally sourced materials that determine the size, form and appearance of dwellings.

WELL-DETAILED - a building where attention has been paid to specific architectural features such as the depth of window reveals and to the design of external fixtures and fittings