

King's Somborne

Design Guidance

Draft Report

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Prepared for the King's Somborne Neighbourhood Development Plan

Quality information

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Preface

The Parish of King’s Somborne is a collection of classic rural villages and hamlets , each with a distinct character, that typifies the landscape of lowland England; an expanse of both arable and pasture fields combined with natural habitats, ancient woodlands and established hedgerows all intimately connected to the villages, smallholdings and farms of the Parish. The Parish’s buildings are an important element of the special character of the area.

Small-scale changes to the local landscape, buildings and settlements take place almost constantly. There is an especially high level of development pressure in Test Valley and King’s Somborne receives significant numbers of planning applications. Whilst the vast majority of these applications entail relatively minor development, the cumulative impact of these numerous small-scale changes may result over time in the erosion of the Parish’s distinctive character.

Based upon a Neighbourhood Development Plan (NDP) survey in 2016 and Regulation 14 consultation feedback in 2018, the aim of this Design Guide is therefore to provide a design framework to protect not only the vernacular architecture of the Parish, and

in particular of the Conservation Area, but also to help achieve high standards of design in development proposals, whilst retaining and enhancing the distinctive character of the natural and built environment. The guide does not prescribe one style of building over another. Rather it is intended to inspire all applicants, their agents, architects and designers, to have regard to those features and characteristics that make the Parish such a special place when formulating new development proposals.

The Design Guide is a key part of the Parish’s Neighbourhood Development Framework and conforms with, and supplements, the policies set out in Test Valley’s Local Plan. It applies throughout the Parish, both within and outside the settlements, and covers, where appropriate, both existing and traditional buildings and new contemporary designs, even though the majority of applications are likely to relate to existing buildings.

This design guidance will make a significant contribution to conserving and enhancing the wealth of individual characteristics that contribute to the local distinctiveness of the built environment (particularly within

the Conservation Area) and ensure that the Parish remains a distinctive and special place for future generations.

Specifically, the guide aims to:

- Maintain and enhance the rural landscape, natural environment and built character, while embracing sustainability;
- Seek to retain valued Parish buildings that make a positive contribution to the historic character and appearance of the locality;
- Make improvements where there is the opportunity to reverse the effects of less sensitive development, particularly within the Conservation Area, to ensure developments meet appropriate national standards;
- Encourage communities to be involved in design issues relating to the distinct character of the Parish;
- Preserve the character of the Conservation Area.

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1. Introduction

1.1 Context

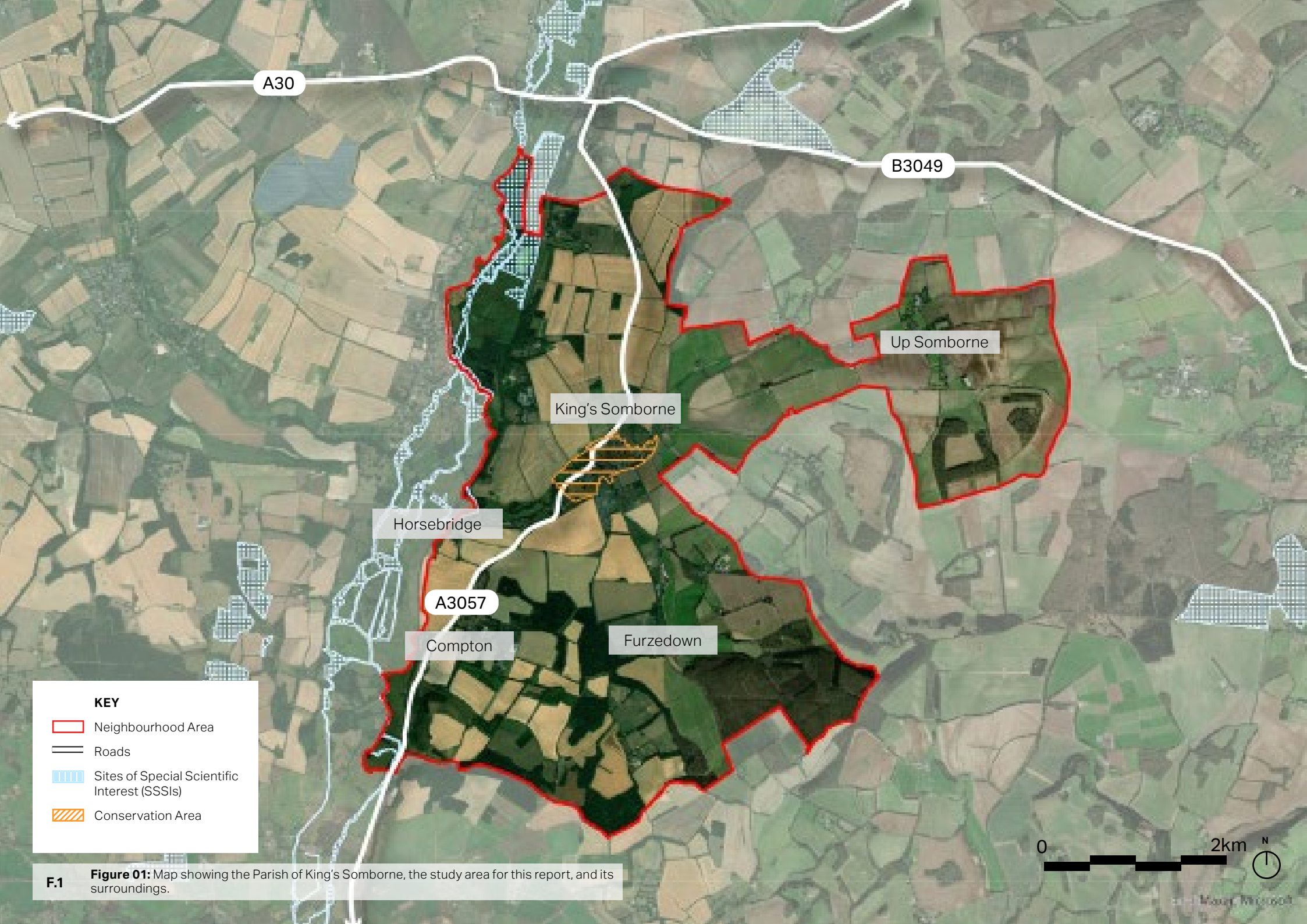
The King’s Somborne Steering Group has come together to prepare this design guidance in consultation with the local community. This report is based on original work completed by the Steering Group.

AECOM was commissioned through the Department for Levelling Up, Housing and Communities’ Neighbourhood Planning Programme led by Locality to provide a professional review of the design guidance. Following this, AECOM then made further recommendations based on the initial review, discussions with the steering group and a site visit. The support AECOM provides is intended to provide design guidance based on the character and local qualities of the Parish.

1.2 Area of study

King’s Somborne is a rural parish in the Borough of Test Valley and county of Hampshire. The Parish includes the village of King’s Somborne and the hamlets of Brook, Compton, Furzedown, Horsebridge and Up Somborne alongside a number of scattered cottages and farmhouses. The area had a total population of 1,702 at the 2011 Census.

The Parish lies in a scenic part of the Test Valley and has a highly valued rural landscape which includes a large area of ancient woodland and the River Test SSSI. There are numerous listed buildings and five Scheduled Monuments. Most of the village of King’s Somborne is within a Conservation Area which was designated in 1971 and extended in 1987.



1.3 Why do we need a design guide?

The buildings and their composition are an important element of the Parish's character.

This distinctive character also includes a number of listed buildings, a Conservation Area and valued features, together with the inherent characteristics and local distinctiveness of the individual Parish villages and hamlets as more fully described in the King's Somborne Neighbourhood Development Plan (NDP).

Pressure to meet ever-increasing expectations for space, home, working and energy-saving development can all too often bring with them "suburbanisation" and an erosion of countryside character. The Design Guide aims to ensure that new building and development are sympathetic to the rural scene. It provides guidance to those who are considering change to the built environment. It covers how development can sensitively respond to the local character and distinctiveness, and encourages high quality design.

The consultation for the NDP indicated a strong desire to retain the area's distinctive character, and the design quality of new development is a key element influencing this character. The guide aims to inform planning decisions and thus safeguard the Parish's character well into the future.

It is expected that any development proposals submitted for consideration can adequately demonstrate that due consideration has been given to integrating proposed developments into the existing Parish landscape and built environment; maintaining its rural characteristics, scale and relationships in line with this Design Guide as appropriate. Development proposals made up of generic housing forms identical in design to developments elsewhere in the country or containing identical or 'mirrored' house designs are actively discouraged as being contrary to the preservation of the unique shape of the Parish and its distinctive qualities.

1.4 How to use this guide

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

- **Section 1** explains the importance of planning policies and good design;
- **Section 2** explains what is distinctive about local character and how this can be sustained;
- **Section 3** looks at design in detail and provides a themed checklist acting as a prompt to ensure effective planning; and,
- **Section 4** summarises how key stakeholders in the development process should use and apply the design guidelines presented in this guide.

1.5 Planning policy framework

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

1.6 Aims of this design guide

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

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

Specifically, the guide aims to:

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

Appreciating the Locality and Designing in Context

02

2. Appreciating the Locality and Designing in Context

2.1 Encouraging sensitive design in King's Somborne's Landscape

The Parish of King's Somborne comprises the villages of King's Somborne, Up Somborne, Horsebridge and Brooke and the hamlets of, Compton and Marshcourt. The settlement of King's Somborne nestles in a natural geological basin. For the most part, it straddles the bourne that flows through its centre to join the River Test in Horsebridge.

The unique landscape of the Test Valley is intimately connected to the villages, hamlets and farms that make up the Parish. Much of its character has evolved from historical agricultural needs, with development often established close to the highway and with building styles reflecting the necessities of country life.

Much of the village of King's Somborne has been designated as a Conservation Area due to the quality of its built environment. It is within this context that the mosaic of buildings, and their setting within the wider rural landscape, contributes to the character of the Parish that is so important yet vulnerable to change.

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



Figure 02: View across the valley



Figure 03: Continuous planting along the watercourse in King's Somborne

2.2 Making development belong

2.2.1 Retaining rural character and scale is important, regardless of the type of development

New development should aim to fit comfortably in its surroundings, respecting the character and scale of local buildings.

Early considerations should include:

- The wider impact a development might have, such as noise or light pollution;
- The effect on boundaries, access and highway impacts;
- Protecting and supporting biodiversity; and
- Embracing sustainable technologies.

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

A starting point for new dwellings is that they should respond to the scale and character of neighbouring buildings, subject to any site-specific constraints.

Architectural design should reflect high-quality local design references in both the natural and built environment. It should reflect and reinforce local distinctiveness.

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

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

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

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



Figure 04: House on Winchester Road



Figure 05: View of King's Somborne from Yew Hill (Photo © Peter Facey (cc-by-sa/2.0))



Figure 06: One of the Parish's many thatched cottages



Figure 07: Characteristic variety of buildings in the historic part of King's Somborne

2.2.2 Siting

The sensitive siting of a new building is vital and should result in new developments sitting in harmony with the landscape. Considerable importance is placed on appropriate planting to ensure new developments are softened, though this should not be seen as a method by which a poorly designed development can be hidden.

Providing trees and landscaping within the built environment creates an interesting and varied scene and brings physical and mental health benefits. Furthermore, they can add to the identity of a place and act as a traffic calming measure.



Figure 08: A house with setback providing space for a charming front garden



Figure 09: Grade II* listed early 18th century The Old Vicarage framed by mature trees and the watercourse



Figure 10: Late residential extension to King's Somborne with rural character achieved by generous front gardens and views into surrounding countryside

2.2.3 Layout/Street Pattern

Development must reflect the existing character of its setting, especially within the Conservation Area and in proximity to heritage assets. Development affecting the transitional edge of a settlement and the surrounding countryside should particularly consider how its layout and pattern will bring about a harmonious interface between the built environment and the wider landscape.

Development should be sympathetic to local character and history and establish or maintain a strong sense of place. Understanding and appreciating the local historic environment can help to ensure that potential new development is properly integrated with existing development and does not result in the loss of local distinctiveness.

Where a group of dwellings is proposed, a fundamental guiding principle is that any new development should be integrated with the village and its existing street pattern. New developments should encourage permeability to extend the opportunity for people to access different parts of the village, pathways and existing routes. This means trying to avoid 'bolting' on new estates, often in the form of cul-de-sacs, which can be perceived as a separate and detached part of the village.

Large-scale multiple plot development is rare in rural Test Valley, and in rural Hampshire more generally. More common will be the development of sites which can accommodate a small number of houses. The main priority must be to ensure the buildings relate well to one another, as well as to neighbouring plots and the wider context.



Figure 11: War memorial and the Crown inn pub



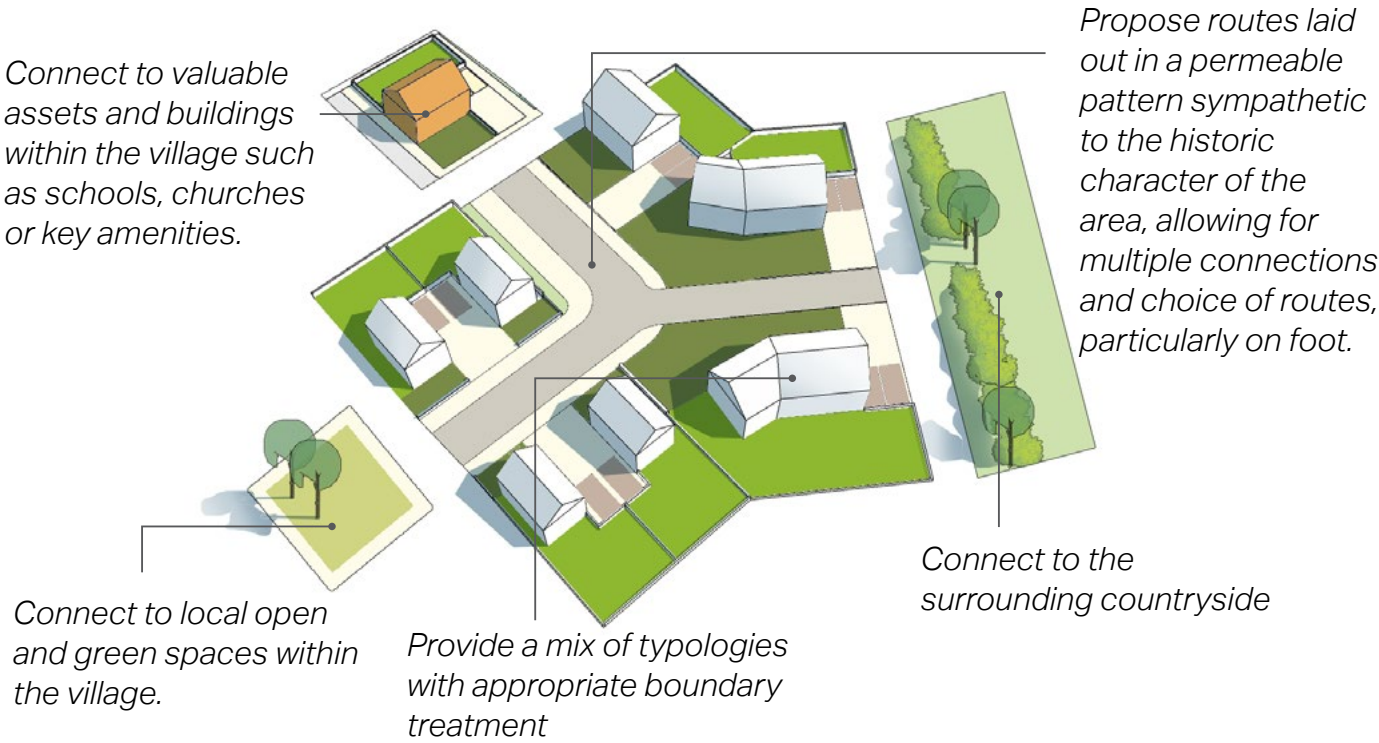
Figure 12: Example of no set back from the road as seen in some historic parts of the village

The use of a mixture of terraced, detached and semi-detached houses with some linking features, such as garden hedges or walls, can promote a harmonious integration into the existing development. All these buildings, although of differing types, should utilise complementary designs and materials as detailed elsewhere in this Design Guidance.

In particular locations, the following considerations apply:

- Development should help to sustain and enhance the characteristic and distinctive variety of built form found in the area where a site's context includes a variety of dwellings from different eras and styles; and
- Siting and layout of new development must be sympathetic to the special character of the historic parts of King's Somborne, most strictly in the Conservation Area. It should avoid eroding the legibility of the built environment by introducing suburban style layouts. It should reflect the

linear historic development along the watercourse and make use of informal open space to reinforce the rural character of the Conservation Area and other historic parts of the village.



F.13 | **Figure 13:** Illustrative diagram showing design solutions to create a permeable place which respects the settlement pattern of the existing area

2.2.4 Landscape

Commensurate with the rural location, the space between buildings should be positively designed as part of the overall development, including space within individual plots and any shared areas. In general, larger houses should enjoy larger plots. It is therefore important to plan the layout and density so as to accommodate green space provision and strengthen the network of green spaces and links.

Development should avoid adverse impacts upon the special landscape qualities of King's Somborne through the erosion of its important relationship to the watercourse, as well as on the informal network of open spaces. Views to and from hills on the valley sides are an important local feature and the siting of any proposal should consider how the design will ensure that it sits sensitively within the wider landscape.



F.14 | **Figure 14:** Informal open spaces and grasslands in the valley bottom are essential to maintaining rural character



F.16 | **Figure 16:** The hilltops provide panoramic views with King's Somborne picturesquely nestled in the valley



F.15 | **Figure 15:** The hills above the valley form a strong and consistent visual backdrop



F.17 | **Figure 17:** Downland near Compton (Photo © David Martin (cc-by-sa/2.0))

2.3 Understanding rural character and local distinctiveness

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

The key local landscape and built heritage features include:

- Common native tree species include oak, beech, ash and maple; hedgerows include holly, hawthorn and blackthorn;
- Historically, dwellings may have been very modest. They tend to follow a rhyme in their appearance, whether regular in brick with slate or tile roofs, or of a softer appearance, such as cob and thatch with its rounded rooflines and contrasting light walls;
- Buildings that may have been added to over time in a piecemeal way that has helped create organic looking rural character;
- There may be detailed traditional characteristics, particular roof pitches, dormer windows, doors, eaves and plinths; and,
- Materials may define main elements from secondary ones, such as brick and tile on a main building and modest timber frame and cladding on outbuildings.
- Historic field patterns have a mixture of small scale and large-scale patchwork definition. Fields and land ownerships are often defined by ancient trees and established hedgerows containing multiple species;
- There may be substantial walls or curtilages, emphasising important buildings and places;
- Lanes are often informal, with limited openings, traditional gates, simple verges and lane surfacing;



Figure 18: A charming thatched dwelling with a rural feeling and planting



Figure 19: The area's landscape is notably unspoilt and has avoided obtrusive modern structures



Figure 20: Mill in Horsebridge (Photo © David Martin (cc-by-sa/2.0))



Figure 21: Attractive vista along the Cross showing strong building lines



Figure 22: Half timbered houses in Horsebridge (Photo © Peter Facey (cc-by-sa/2.0))

2.4 Avoiding inappropriate development

There are some aspects of development that can conflict with the established built and natural environment and are unlikely to be in harmony with the rural setting. They can cumulatively result in a gradual erosion of the Parish's character. By recognising and avoiding them, there is an opportunity to safeguard the rural scene.

Consideration should be given to:

- Strengthening traditional rural walls, hedges and gated enclosures;
- Retaining established and historic site features to help make the development belong;
- 'Add-ons', from extensions and conservatories to solar panels and garages can cumulatively have a major impact if these are poorly designed without consideration of the existing building. Extensions can, however, improve appearance while making effective use of existing housing stock;

- Outbuildings and conversions can play a major part in countryside composition. Conversions should retain features in the original building;
- Providing low-key garaging and parking, splitting up if necessary, to provide a more rural setting;
- Minimising the impact of glazing, including at night by placing in the least conspicuous locations, avoiding extensive upper floor glazing and varying scale and size of openings;
- Buildings should relate well to one another;
- The pattern and spacing of established buildings should inform solutions; and.
- Buildings should play a part in the broader landscape composition.



Figure 23: An example of how historic buildings have evolved with the use of different materials and windows styles but with a rural and vernacular rhyme



Figure 24: A modern house blended well into the village by the use of brick and planting

2.5 Rural building influences

Scale is important to the initial perception of a building. Understanding scale and context is critical to delivering new developments in scale. The standard use of modern storey heights can make a building feel out of scale with its neighbours even if the forms and materials used are appropriate. Understanding that thatched dwellings are normally only 1.5 storeys in height with the first floor largely accommodated within the roof void immediately changes the scale relative to modern expectations.

Potential design solutions include:

- A small-scale building offsetting a larger one;
- A contemporary building with small scale cottage-like elements;
- A larger scale barn style building, but with space around it to offset its size;
- First floor windows set into a thatched roof line typify local thatched design'

- A dwelling looks less bulky by being divided into two or more elements;
- A new building borrows from existing form; and
- A courtyard echoes agricultural character.



Figure 25: Characteristic first floor dormer windows representative of local architecture



Figure 26: A strong building line and consistent roofline demonstrated by thatched cottages on Old Vicarage Lane



Figure 27: Stately Georgian and Victorian dwellings are a key feature on Romsey Road in particular



Detailed Design Guidelines

03

3. Detailed Design Guidelines

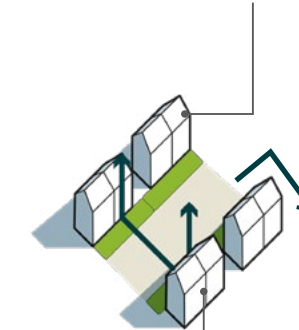
3.1 Built Form

3.1.1 Enclosure

The level of enclosure of a road or open space is determined by its relationship with the vertical elements on its edges such as buildings, walls, and trees. Developments can achieve a good sense of enclosure by creating clearly defined spaces that produce a cohesive and attractive built form, for example by determining focal points, appropriate building heights, and continuous edges.

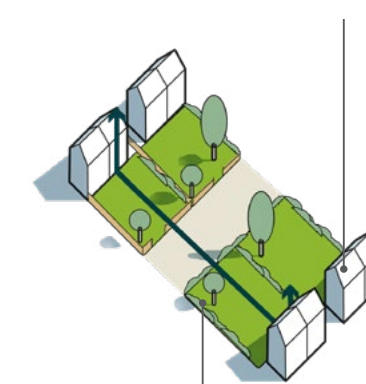
The following principles serve as general guidelines that should be considered when seeking to achieve a satisfactory sense of enclosure:

In case of building set-back, facades should have an appropriate ratio between the width of the lane and the building height.



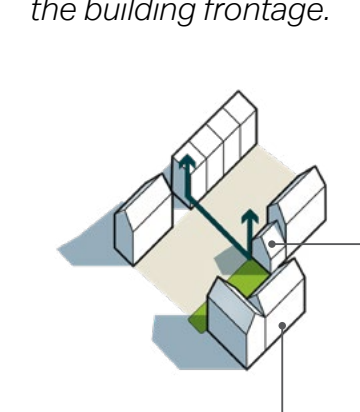
Buildings should be designed to turn corners and terminate views.

Generally, building facades should front onto lanes, and variation to the building line can be introduced to create an informal character.



Trees, hedges, and other landscaping features can help create a more enclosed streetscape and provide shading and protection from heat, wind, and rain.

Infill development and extensions along a row of established terraced or semi-detached buildings, however, should respect the existing regularity of the building frontage.



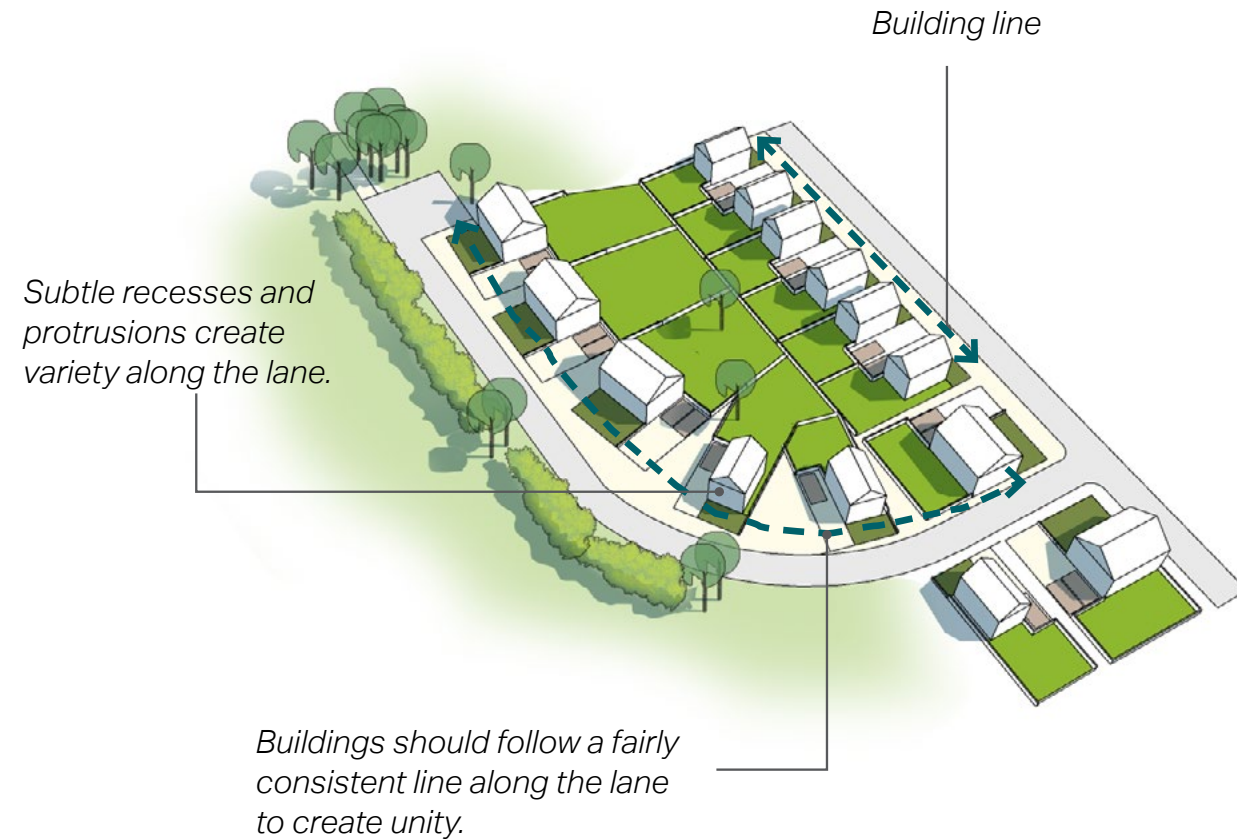
In most new developments, a variety of plot widths and facade depth should be considered during the design process to create an attractive rural character.

F.28 | **Figure 28:** Illustrative examples of enclosure types

3.1.2 Building Lines

The building line varies throughout the Parish; however, they are generally informal, following a rough line along the meandering lanes with frequent protrusions and insets.

Building lines for new development should be fairly consistent along movement corridors to form a unified whole whilst allowing for subtle variations in the form of recesses and protrusions. This provides variety and movement across the Neighbourhood Area.



F.29 | **Figure 29:** Illustrative diagram of the building lines along a lane.

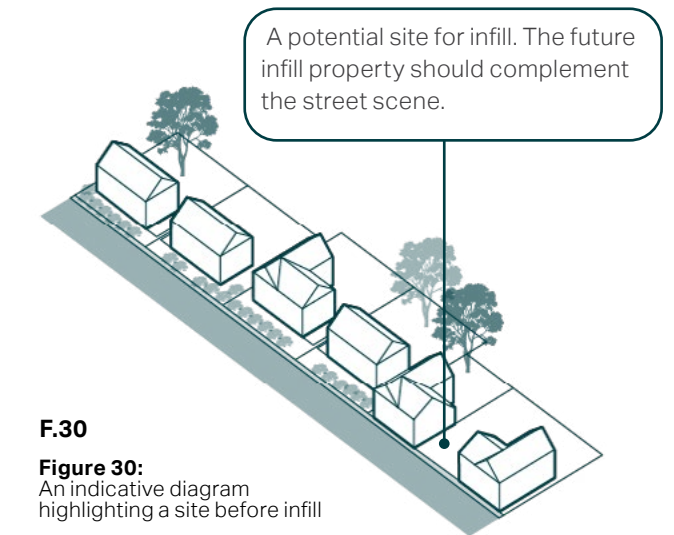
3.1.3 Infill Development

Infill development plays an important role in delivering new homes in King's Somborne. Infill sites can vary in scale, context and location, and may have significant impacts on the character and appearance of the built environment.

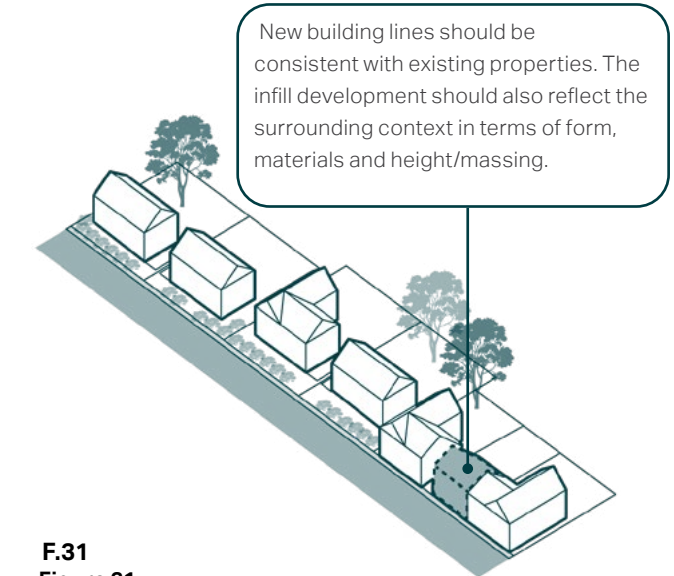
The following design principles should be considered:

- Sufficient private amenity for residents of existing buildings should be retained;
- The height of development should take into consideration the surrounding context. Where appropriate, the first floor can be set back from the street frontage to reduce the impact of the building on the streetscene;
- The density of any new infill development should reflect the character of the immediate surroundings. The optimum density will respond to surrounding densities, whilst making efficient use of land;

- Development fronting an existing street should comply with the existing building line and should have its primary aspect and windows facing the street, particularly if aspect in all other directions is constrained due to overlooking of neighbouring properties;
- The materials and detailing of the infill development should look to provide a contemporary design that complements the existing; and,
- Where appropriate, green roofs can be considered to ensure no net loss of green cover and to enhance biodiversity and urban greening.



F.30
Figure 30:
An indicative diagram highlighting a site before infill



F.31
Figure 31:
An indicative diagram highlighting a site after infill

3.2 Detailed design considerations

Great care and attention to detail is needed to ensure buildings and development enhance, rather than spoil, the landscape of the Parish. Use of off-the-shelf design or inappropriate materials should be avoided. It is always advisable to seek pre-application advice from the Parish Council and the Test Valley Borough Council Planning Department.

All development has a context – including neighbouring buildings, facilities, connections and landscape – that it needs to be consciously designed in response to. For example, it is important to consider how the scale and form of a proposed new building will affect its visibility in the landscape, and its relationship to nearby buildings. It is essential that the building is designed to fit the site.

New houses should normally have a simple form and a pitched roof with a central ridge. Extensions can be added to buildings of this shape without creating a complicated and messy structure.

More detailed advice on the way in which existing buildings can be sympathetically extended can be obtained from Test Valley Borough Council Planning Department.



F.32

Figure 32: Rural footpath in Up Somborne (Photo © David Martin (cc-by-sa/2.0))



F.33

Figure 33: Strawberry Lane, Up Somborne (Photo © David Martin (cc-by-sa/2.0))

3.2.1 Terraces

Terraced housing is not a significant feature of King’s Somborne, although there are examples and it is a useful typology, particularly for starter and more affordable homes. These are usually balanced in appearance and this should be maintained when additions are being considered. The construction of end of terrace structures, dormers and porches should be avoided, particularly where they do not exist already. If the terrace is on a slope, the individual houses should be stepped. This is a useful way of allowing buildings to follow the contours, however, it is not recommended in all instances, particularly on level sites.



F.34

Figure 34: Local example of terraces



F.35

Figure 35: Local example of stepped terraces

3.2.2 One-off character buildings

This guide is intended to help conserve and enhance the Parish landscape by promoting locally distinctive building traditions. However, this does not mean that there is no place for contemporary and innovative architecture which demonstrates adherence to the basic principle of being in harmony with its situation and the surrounding buildings and countryside.

Isolated new dwellings in the countryside will require special justification for planning permission to be granted under Paragraph 80 of the NPPF (or successor documents). The exceptional quality or innovative nature of the design may provide the special justification. The design should be of high quality, for example in its use of materials, methods of construction, integration of sustainable energy features or contribution to protecting and enhancing the environment. Such buildings should fit into the landscape in a harmonious manner.

3.2.3 Roofs

The shape of roofs is often overlooked as an important aspect of building design. Their shape, size, pitch and colour can all have a significant impact.

Traditionally, houses were rarely more than two storeys in height. The upper (third) storey often used part of the attic with small dormer windows, which helped to restrict the height of the ridge and keep the bulk of the building low.

A pitched roof is traditional to the area, as are gable-ended, hip and, more commonly, half-hipped roofs. Roof pitches should be suitable for the materials used and reflect the form and scale of the local area. Unequal main pitches should be avoided. The use of flat, nearly flat, or very steep roofs are at variance with all other forms of vernacular architecture in the Test Valley.

With larger, deep two-storey buildings there can be tendency to create a bulky roof with a high ridge that is out of scale. There are many examples of how older traditional buildings have overcome this problem by using a double roof with parallel ridges and a central valley gutter to reduce the bulk of the building.

The materials and colour of a roof are key elements of any individual building and streetscape and are especially important when elevated views of the building or village are possible, such as from the scarp ridge. Consistent colouring and use of materials helps to soften the view of the village and ensure new development matches older buildings.

The characteristic plain red clay tiles are predominant in the village, although slate roofs and thatch (both straw and reed) are common and familiar. The texture of roofing materials is also a consideration. Natural roofing materials such as clay tiles and natural slate are slightly textured and weather readily. Concrete should not be used, and clay pantiles also avoided as these are not typically common to the area.

Thatch is still found in many parts of Test Valley though less common in new builds and particular care is needed to avoid the building becoming an oddity, out of keeping with most of the buildings in the area. Of particular note is that thatch should only be used on single storey buildings (with second floors being either attic or breaking the line of the eaves).



Figure 36: Local example of half-hipped thatch roof



Figure 37: Local example of slate roof



Figure 38: Local example of pitched plain red clay tiled roof. The use of gable windows and chimneys add variations to the roofscape.

3.2.4 Bargeboards

During the nineteenth century, boxed eaves and bargeboards were introduced as a design feature and are now widely used. They are appropriate for Victorian buildings but can spoil other older buildings if added. They can add to the character of a new building if used with great care but should be avoided if a new building is being designed to reflect a traditional cottage design. Bargeboards were generally not used on brick and flint cottages which had mortared verges. Those which exhibit ornate styling can be intrusive and incongruous and should be avoided.



Figure 39: Local example of a decorative bargeboard

Figure 40: Local example of the use of bargeboard as a design feature on brick homes



3.2.5 Dormer windows

Traditional cottages sometimes had dormers to make use of the roof space. They were usually breaking the eaves line of thatched houses or gabled, small, restricted in number and sited low down on the roof. Cheeks and gables tended to be plain rendered, although occasionally lead was used for the former, brick and flint for the latter. If dormers are used at all, they should respect a few simple rules. The roof materials and pitch should match that of the main roof. Window-frames should usually match but be smaller than those used on the main elevation, although where sashes are being employed, attic casements would be just as appropriate. Cat-slide or flat lead covered dormers may be a useful addition for the architect trying to get more space in the roof, but where a traditional cottage look may not be appropriate. However, close attention should still be paid to the local context.



Figure 41: Local example of a decorated dormer window with a matched roof material to the main roof



Figure 42: Local example of gable windows on roof

3.2.6 Roof lights, solar panels, TV aerials, satellite dishes and small-scale wind turbines

Roof lights and solar panels (PV and solar hot water) need to be carefully used and positioned to avoid disrupting the appearance of a building. They can be accommodated on relatively modern buildings, but care is needed to limit the number, and ensure they are well positioned on the roof. The Test Valley Borough Council guidelines for installation in Conservation Areas should be followed.

Consideration should also be given to the siting of solar panels away from the building, if space allows and the installation can be sufficiently well screened and run effectively. They should be located away from the front or prominent elevation of the building. On older properties, new roof lights and solar panels may be difficult to incorporate without spoiling the appearance of the roof. Investigate other means of introducing attic light, for example by means of gable end windows where appropriate.

TV aerials must not be attached to the exterior of the house but mounted in the loft/attic space with a suitable booster to ensure adequate signal to all installed TV points.

Satellite Dishes need to be carefully positioned to avoid disrupting the appearance of the building and ground based receiving equipment is strongly preferred; for small developments, a communal ground-based setup should be considered.

Note that many of the items in this section are covered by permitted development rights, meaning that they do not always need planning permission.



F.43
Figure 43: Example of well-integrated solar panels on contemporary residential properties

3.2.7 Chimneys

Chimneys are generally a standard feature of all houses in rural areas, and historically most had more than one chimney. They are attractive features in their own right and add interest to a building. They were often prominent and flamboyant features of the cottages belonging to traditional estates, but also on many homes as a testament to the bricklayer’s skill.

A fireplace is a traditional part of any house in the countryside, and a valued part of rural living is having an open fire or stove. As such, designers should consider incorporating an open fireplace in new houses. Fireplaces and therefore

chimneys located in the core of the house (as opposed to a gable end or other exterior wall) will also provide added heat from the chimney stack to other rooms rather than being lost to the outside and are thus encouraged.

If a real fireplace and working chimney is not a feature of the house, consideration should be given to housing the central heating flue or a soil stack/vent pipe in a brick chimney stack rather than simply exposing a short length of piping.



F.44
Figure 44: Local example of brick chimneys which add character to the local roofscape



F.45
Figure 45: Local example of a central brick chimney on thatch roof

3.2.8 Walls

Red bricks are the basic building blocks used in the building of most houses in Test Valley, some locally produced in Michelmersh. Flint has also been a basic building material for centuries but is more commonly used for domestic construction in association with red brick. In addition, there are also traditionally-built cob houses and many boundary walls have historically been built in this fashion with a thatch capping. Although the Test Valley is not described as a woodland area, timber framing, using hardwood species, especially oak, and weatherboarding was however commonly used in the construction of barns and other ‘industrial’ buildings and the use of sustainably sourced timber for construction and finishes is encouraged.

Traditional materials of local brick, plain red clay tiles and flint are very durable and give a familiar character to a building. In contrast, many modern materials lack an appropriate colour and texture, thus retaining their ‘newness’, and fail to weather with age and exposure to the elements.

Red brick should be used. Other colours such as yellow, grey, brown or salmon pink have never been used widely and should not be used. Modern machine-made bricks, which replicate the appearance of handmade bricks, are widely available. It is important to achieve a quality finish with appropriate detailing to retain the character of the building in-line with those traditionally built in the Parish.

For repair work such as re-pointing, very careful consideration needs to be given to whether the work is necessary, and intervention should be the minimum necessary to retain flint and brickwork in a safe and sound condition. If the building is listed, then consent may be required before attempting any repairs (contact the Test Valley Borough Council Conservation Officer). Re-pointing is generally only needed when the mortar has clearly failed and is powdery, loose and crumbling or has eroded away through weathering or decay

Weatherboarding was more commonly used for outbuildings and may be a useful design detail for standalone garages, for example, but is not a typical character for houses and should be avoided. Traditionally the sawn planks used for weatherboarding were wider than the narrow boards sometimes used today.

Sympathetically painted and/or rendered housing, although not especially prevalent, is a characteristic found in houses and building across the region and extensions to existing buildings of this type should match the main property, with new builds designed to be in keeping with surrounding local houses.



Figure 46: Example of red brick with decorative pattern on building walls

Figure 47: Example of timber-framed homes on white render

Figure 48: Positive example of the use of mixed local materials including flint and brick as decorative elements on historic buildings

Figure 49: Example of flint and brick walls



3.2.9 Mixing materials and styles

Mixing ‘images’ of past architectural details in an attempt to create a false sense of history and to give an anonymous building instant character such as: medieval leaded lights, mock Georgian front doors, ornamental bargeboards and Tudor half-timbering should almost always be avoided. The designer should however refer to existing architecture in the area to help to identify local design styles and details.

3.2.10 Windows and doors

The elevational appearance of a building is strongly influenced by the positioning, size and detailed design of the windows. The traditional proportional dominance of solid wall over window opening should be borne in mind, and the subdivision of glazing given careful thought. Whilst traditional window frames are still available and are economic to install, the use of low maintenance thermally efficient uPVC/plastic windows is supported providing that they are appropriately used using profiles that better reflect the character of neighbouring properties.

Good quality UPVC or metal windows that have smaller profile than standard off the shelf product may deliver better thermal performance whilst also enhancing the visual consistency with the neighbouring properties.

Patio doors and larger window openings should be designed to avoid using large panes of glass and generally confined to the rear or screened parts of the building, particularly on older buildings.

The windows used in an extension should match and be in proportion to those of the main building. A mixture of window sizes, styles, colours and materials disrupts the appearance of the building and should be avoided. Similar principles apply to windows in conversions.

Aluminium and PVC doors and windows may not be suitable as replacements in older buildings, especially those that are listed, and it is advisable to seek pre-application advice from the Parish Council/Test Valley Borough Council Planning Department.

In all cases, replacement glazing should wherever possible be a minimum of double glazed with low 'U' and high solar heat gain coefficient values. 'e' glass should also be considered to improve thermal insulation, provided it does not give a coloured tint to the glazing which is out of character with the building or the buildings in the surrounding area.

There are no 'traditional' front door styles in the Parish. In general, those using simple, rural designs work well, particularly when taking account of the local context, and are generally constructed of timber, with little or no glazing and few ornaments.

3.2.11 Porches

All types of porches and canopies are to be found in the Parish, ranging from those which serve a useful purpose (keeping out the weather for example) to those which are for ornamentation. In many older properties, porches and canopies form an integral part of the overall design. In some instances, they are elegantly detailed and can add considerable interest to the building. This is particularly true of some Victorian and Edwardian buildings.

It is important that the porch or canopy matches the main building, whether it is a new house or an extension to an older property. It should be constructed using the same materials as the main building.

If an older building or terrace of houses has never had a porch or canopy and it is proposed to add one, using the same materials as the main house, and, if it is a porch, fitting it with either the original door or one similar will help it to blend in. The roof pitch should be as close to that of the main roof as possible.



Figure 50: Local example of a clay-tiled porch which add interest to the building



Figure 51: Local example of a proportionate porch that echoes with the window detailing and form



Figure 52: Local example of a clay-tiled porch that matches with the roof material

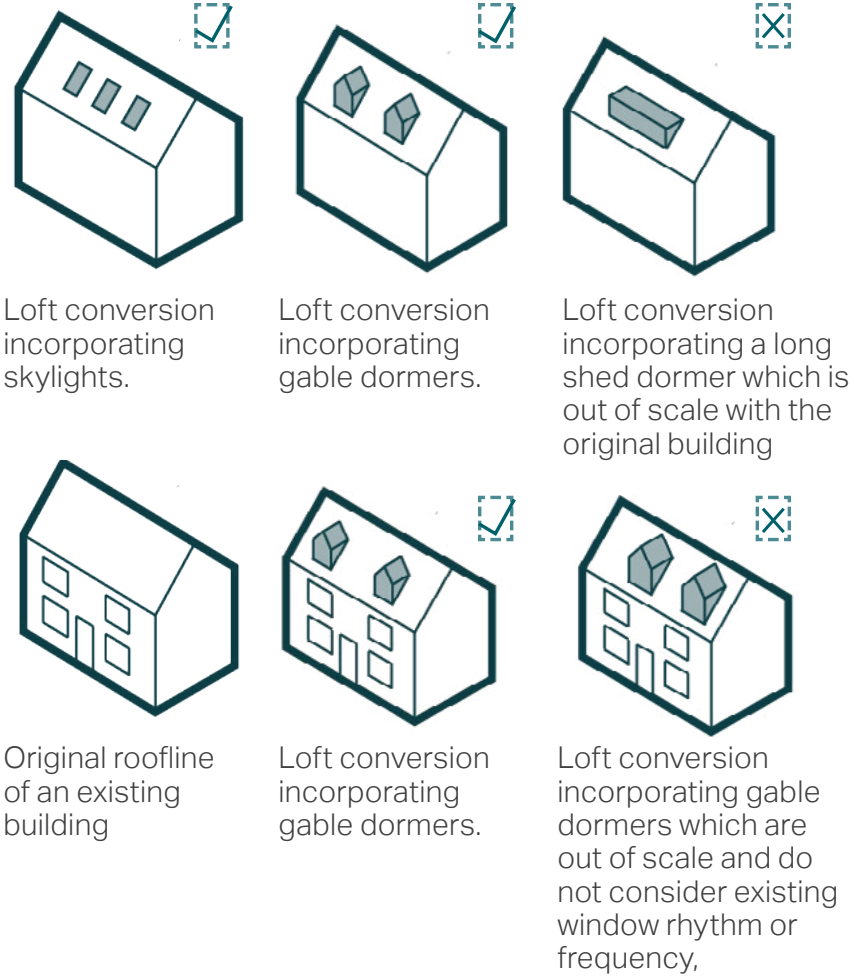
3.2.12 Extensions

Roofs and ridgelines should be kept subservient, walls should be indented rather than follow existing walls, windows should match the main building and poorly designed elements of the existing building (flat roofs for example) should be removed where appropriate. When undertaking such development, owners should take account of the design and materials of the building being extended and appropriate examples locally and should try and ensure that any extensions are located to the rear of the property, away from public view.

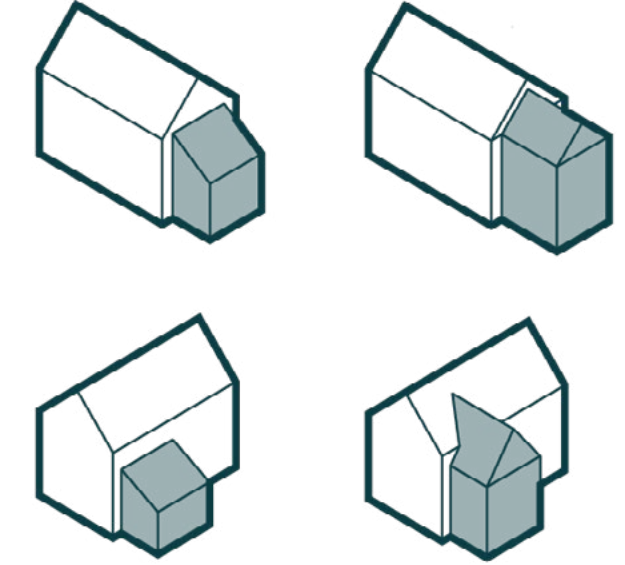
The addition of PVC conservatories needs to be especially considered so as to remain in keeping with the existing property in terms of both its construction and the choice of finish of the material. Other small garden buildings such as greenhouses and sheds should also be located to the rear of the property and should preferably be designed to fit with other buildings in the locality rather than being 'off the shelf'.

As elsewhere, many extensions are covered by permitted development rights, although these do not apply in certain situations, such as Conservation Areas – see <https://www.gov.uk/government/publications/permitted-development-rights-for-householders-technical-guidance>.

Design treatment in case of loft conversion:



Good examples of side extensions, respecting existing building scale, massing and building line.



F.53 Figure 53: Design treatments for building extensions

3.2.13 Access and Parking

Car ownership is vitally important to rural communities which are often poorly supported by public transport and where taxi services are typically both expensive and inconvenient. It is not uncommon for households to have two or even three cars.

To help reduce the visual impact of cars and reflected light, it is important to reduce the prominence of vehicular access and parking areas which can become visually dominant in developments of multiple dwellings.

Parking Typologies

Off-road parking is positively encouraged and on-street parking should be avoided because this can impact pedestrian and cycle access and have negative visual effects. Relatively modest development, such as replacing side garaging with new accommodation can progressively alter the character of the frontages and can undermine rural character.

Sensitive selection of surfacing for shared areas, and variable garden sizes and shapes can also help to avoid an overly rigid geometric layout.

Parking should generally be on-plot to the side or rear wherever possible, or on-plot with garage, although this is less preferable as it can have an urbanising visual effect.

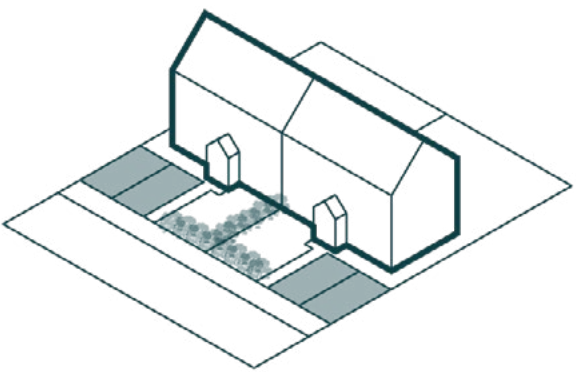
If larger shared parking areas are necessary, they should be sited so as to minimise their visibility both from outside and within the development and should be designed as a space which is capable of fulfilling a variety of needs, one of which is parking, and incorporate soft landscape planting and other features to break up the space.

On-plot parking

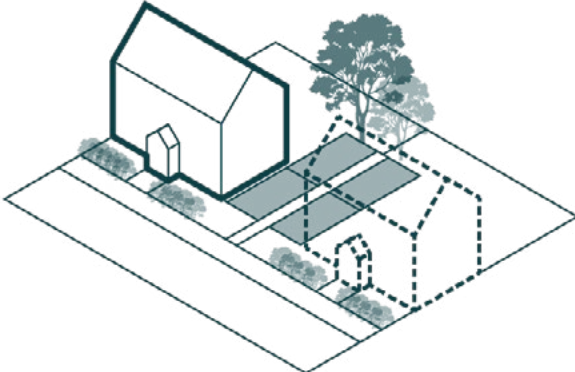
All new developments should make adequate provision for car parking. New schemes should contain sufficient off-road parking to avoid exacerbating the dangerous blockages to roads or footpaths that occur, particularly within settlements.

Key design considerations include:

- On-plot parking can be visually attractive when combined with high-quality and well-designed soft landscaping. Front garden depth should be sufficient for a large family car;
- Boundary treatment is key to reducing a car-dominated character and can be achieved using elements such as hedges, trees, flowerbeds and low walls as well high-quality paving materials between private and public spaces; and,
- Driveways should be constructed from porous materials to minimise surface water run-off.



F.54
Figure 54: Illustrative diagram showing the use of landscaping to soften the character of on-plot front parking spaces



F.56
Figure 56: Illustrative diagram showing the use of landscaping to soften the character of on-plot side parking spaces



F.55
Figure 55: Positive local example of on-plot front parking



F.57
Figure 57: Positive local example of on-plot side parking

On-plot garage

Garage accommodation should be designed to allow a car to be properly parked and has to be safe and convenient, if vehicle access and parking is considered from the outset, it can become an integral part of site planning and the design of new buildings or conversions.

Rather than automatically proposing a double garage with each new house, consider whether there are more appropriate alternatives. Covered car ports with the appearance of a cart shed or small barn may be more attractive in some circumstances and remain practical. The garage, stores and other outbuildings can be grouped around an open courtyard, reminiscent in scale and character to a small farmyard or workshop. Parked cars can be further screened and protected by hedges, trellis or pergolas.

Key design considerations include:

- Where provided, garages must be designed as an additive form to the main building to ensure continuity of the building line. It must complement and harmonise with the architectural style of the main building rather than forming a mismatched unit;
- Often, garages can be used as a design element to create a link between buildings, ensuring continuity of the building line. However, it should be considered that garages are not prominent elements and they must be designed accordingly; and,
- Consideration must be given to the integration of bicycle parking and waste storage.



F.58

Figure 58: Illustrative diagram showing a proportionate on-plot garage complemented by soft landscaping



F.59

Figure 59: Local example of on-plot garage parking

Access Design

New development must be designed to respond to the character of the surrounding area. Care should be taken so that the need to provide access and parking is not given priority over such other requirements of the development. Hard and soft landscape materials should complement those traditionally found in the area and the introduction of kerbs and hard surfacing should be avoided unless there is a tradition of using such materials in the area. Development proposals should aim to make roads and parking areas within the overall development subordinate to gardens, buildings and shared space.

Driveways are usually less dominant if they are sited to the side of the main frontage of a building and if they do not run directly into a garage or parking area. As a norm they need be no wider than three metres.

Standard highways guidance can result in large visibility splays and turning heads which are out of keeping with older parts of the village and tend to result in the road dominating the scene. It is possible to use reduced specifications without compromising safety and indeed this can have the benefit of reducing vehicle speeds in a rural environment. Designing in the space to relate to the surrounding buildings and environment rather than specifically vehicle movement is therefore preferable. This will be especially relevant for developments away from busy highways.

Provision of Electric Car Charging Points

Provision of electric car charging points in line with the growing trend for electric and hybrid electric vehicles should be made available – such points should be located in the garage/car port or parking area but should ideally not be located on the front elevation of the house or, if free standing, visible at the front of the house.

3.3 Landscape Setting

3.3.1 Boundaries

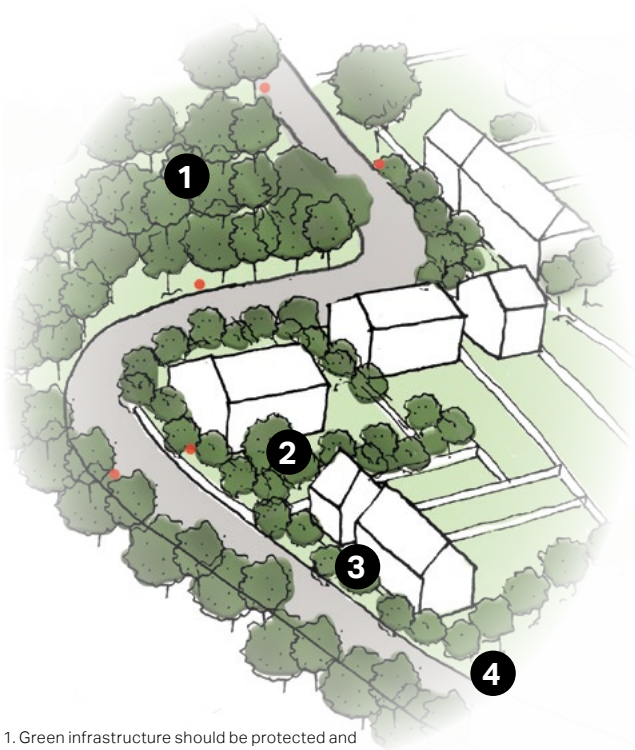
There is a wide range of traditional boundary treatments in the Test Valley area, all of which can be found in King's Somborne Parish. They include: painted brick, painted screed block walls or walls possibly also incorporating flint and half round cappings; painted cob walls with half round cappings or thatch topping; fences; and hedges. Older properties are often enclosed by a wall using similar materials to the house itself. In some parts of the Parish, walls, railings, fences and hedges can be specific to the location creating a distinct sense of place.

Walls can be used to 'tie buildings together' creating visually attractive linkages, as well as delineating boundaries, screening and enclosing one area from another. As with walls for buildings, the details of brick colour and texture, of pointing and the use of flint, needs to be carefully chosen to be in keeping with the traditions of the area.

Retaining walls need particular care. Waist-high timber fences such as picket fences or post and rail fences where adjacent to farmland, are in keeping with most village or rural surroundings, as are hedges using locally common native species. Simple metal bar railings are characteristic of large houses and estates. The strong geometric shapes of loose board fencing, larch lap or other solid fences, are too dominating and are cumbersome on slopes. They are also prone to wind damage and rot and require regular maintenance to avoid looking tatty and are not preferred on new developments.

Entrance, and any other, gates should be simple and visually permeable, either matching the boundary fencing or typical farm gates in the area.

It is not traditional for gardens to be open to the road and usually in the open countryside, grass verges are common outside the property boundary (pavements or public road in the case of King's Somborne).



1. Green infrastructure should be protected and enhanced where appropriate.
2. Front gardens should be decorated with soft landscape elements and vegetation.
3. Properties should be separated with green buffers while long brick walls should be avoided.
4. Appropriate signage indicating speed limits.

F.60

Figure 60: Illustrative plan for a rural edge development highlighting design elements



F.61

Figure 61: Continuous use of characterful hedges and waist-high timber fences enhance the rural character of King's Somborne



F.64

Figure 64: Use of stone and hedges as soft boundary treatment in King's Somborne to help define public and private space



F.62

Figure 62: Use of low brick walls as boundary treatment provides continuity and uniformity to the settlement



F.65

Figure 65: Local example of the use of mixed maintained hedges and metal railings as boundary treatment



F.63

Figure 63: Local example of waist-high timber fences as corner boundary treatment in King's Somborne



F.66

Figure 66: Local example of simple metal railings as boundary treatment in King's Somborne

3.3.2 New hedges, tree and other planting

If the location of a building is right and the site planning has been sensitively carried out there should be no need for new planting to screen a building from view. However, in some instances it is appropriate to plant trees or shrubs.

Existing native trees and shrubs should always be retained to assist the integration of a new building into its surroundings.

The planting of good hedges and trees from the outset of a development will provide a framework for gardens and open spaces in the future. They should be considered as an important way of integrating a development into its surroundings and providing greenery whether it be in a village or in the open landscape. With good design these features can benefit wildlife, be attractive and provide a sense of security for the owners without creating a sense of hostility to others.

The use of locally thriving, native species is recommended to ensure that a new hedge or group of trees fits in. Species commonly found in hedgerows throughout the Parish include hawthorn, hazel, blackthorn, beech, yew, hornbeam and field maple, with lesser numbers of many other native shrubs such as holly, dog rose, spindle, wild privet and elderberry. Common tree species include beech, ash, oak, yew, field acer and wild cherry.

If a neat hedge that remains dense throughout the year is required, a single-species planting of beech, hornbeam, holly or yew is suitable.

The positions for tree planting should be carefully considered. These may be to give shelter, to screen or break up unsightly views, to give height and visually soften rooflines or add points of interest within the immediate area. The choice of species needs to be appropriate so that trees that will eventually grow very large are not planted close to buildings or where they will obscure views or provide excessive shade and trees that will remain small will not be dwarfed by buildings. Trees can be long-lived and expensive to maintain to maturity and maintenance is therefore vital.

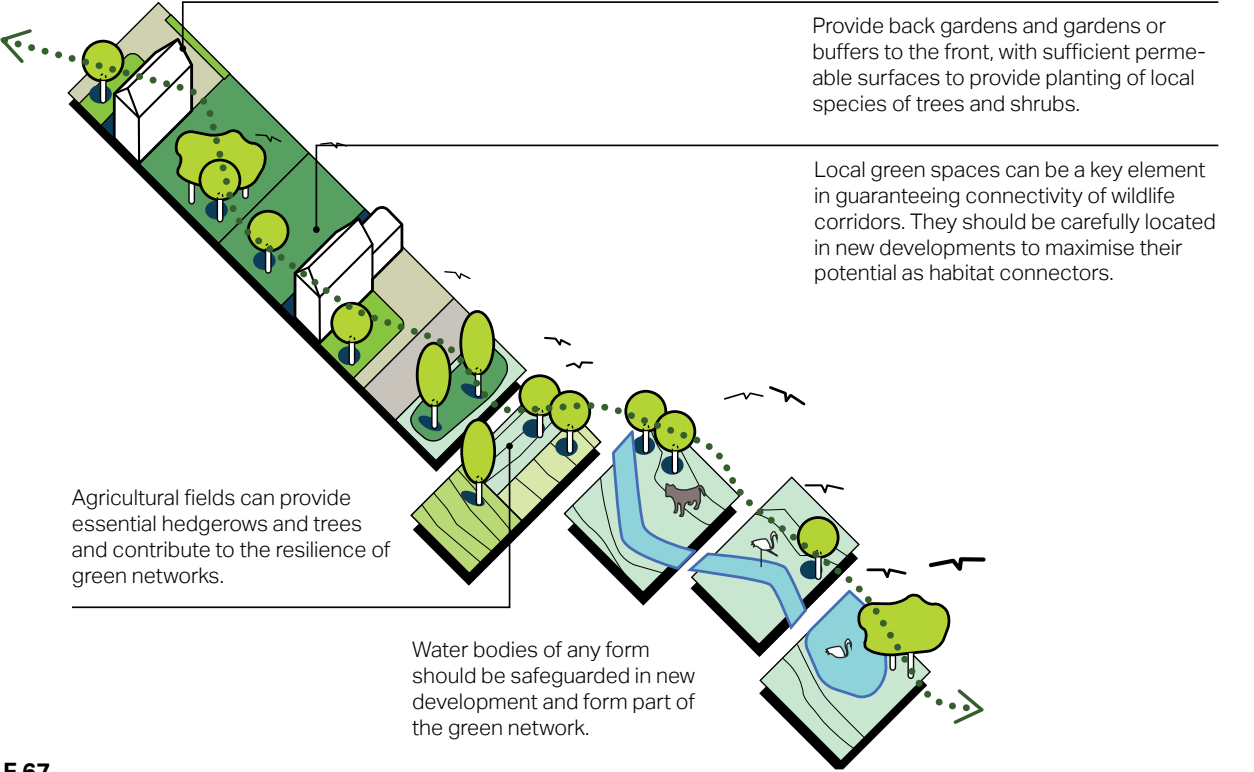
3.3.3 Create a green network

A well connected green network should be created throughout the new developments to provide links to the countryside for people as well as habitats. Opportunities should be sought to introduce green assets into design and contribute to biodiversity. Design guidelines for green networks include:

- Green networks should link existing and newly proposed street trees, green verges, open spaces, villages and the countryside together;
- SuDS should be introduced, where possible, and incorporated into design of the green network to mitigate any flooding issues;
- New development should front onto green assets and access should be granted for all groups of people;
- The proposed wildlife corridors and landscape gap should also be taken into account when designing for a green network; and

- Green networks could contain some formal provision, such as a Neighbourhood Equipped Area of Play (NEAP), playing fields and an area for active recreation. Their many

benefits include the improvement of the health and well-being of individuals and promotion of the development of inclusive communities.



F.67

Figure 67: Diagram to illustrate the green assets that can play an important role as wildlife corridors.

3.3.4 Biodiversity

There are many green assets within the Parish like rich vegetation, trees, farmland, open fields, drainage ditches and green spaces that in combination enhance biodiversity and the natural environment. New development should prioritise biodiversity enhancement through design. Some design guidelines are:

- New development should protect and enhance the existing habitats and biodiversity corridors through an accurate Biodiversity Net Gain report. This should include full details on the number of units gained, and the method and assumptions;
- Biodiversity and woodlands should be protected and enhanced where possible;
- New development proposals should aim for the creation of new habitats and wildlife corridors, e.g. by aligning back and front gardens or installing bird boxes or bricks in walls;
- Gardens and boundary treatments should be designed to allow the movement of wildlife and provide habitat for local species. For that reason, rich vegetation and plantation is suggested;
- Blue assets can also contribute to biodiversity connectivity. Therefore, the existing ditches should be considered in design proposals when planning for wildlife corridors;
- All areas of biodiversity that require further planting/ enhancement should be planted before start of construction.



Figure 68: Local example of wildlife-friendly boundary treatment along blue infrastructure

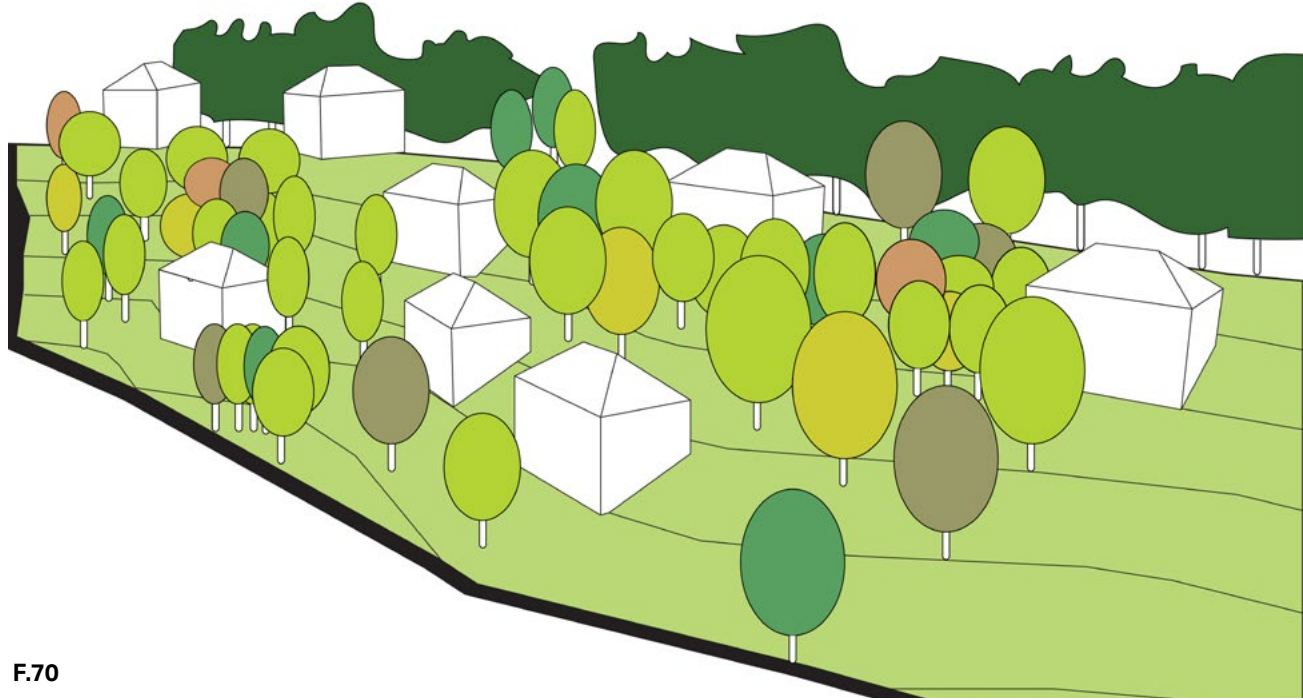


Figure 69: Allotments can have a positive impact on the landscape and community

3.3.5 Sloping Sites

Buildings with a large deep plan can sit awkwardly on a sloping site and usually require substantial ground works. Rather than adopting this approach, the design and layout of the building should be changed to fit more comfortably on to the site, by 'stepping' down the hill respecting the natural contours of the site and the adjacent areas so as to fundamentally root the development into its natural context.

The overriding rule is to adjust the bulk, layout and orientation of the building to fit the site without major ground works, ensuring a relatively low roof height. This can help to achieve more interesting designs and layouts, possibly using split-levels.



F.70

Figure 70: Diagram showing development that responds to the local topography including through careful positioning and the use of screening to allow for views and glimpses to and from woodlands and the wider landscape

3.3.6 Paving and other hard surfaces

Where paving is proposed it should be limited in extent and porous to allow storm water and run off to filter through to the ground below. Use should therefore be made of natural finishes including grass.

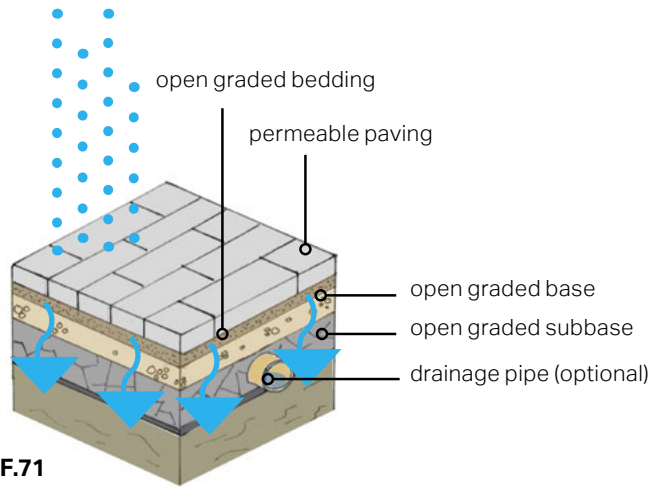
It is possible to minimise the area needed for hard surfacing and thus create a more people friendly area, by removing the standard division between highway and pedestrian pavement, if safety considerations allow. This is most likely to be appropriate in small developments away from busy public highways.

A large expanse of any one surfacing material should be avoided in residential and other small developments. If a sizeable area of hardstanding is required it can be visually broken up by, for instance, defining the access to individual buildings in a different material from the shared driveway, or by having a low step to keep cars in their defined places.

Where a village or street has stone setts or kerbs, the same should be used for new development. There may be other materials traditional to a certain location, and their continued use will reinforce the local identity of the area. Natural clay or stone paviors are preferred.

Where asphalt is used, consideration should be given to the use of a surface dressing such as appropriately coloured aggregates, to define development roads and other areas of public highway.

Gravel and bound gravels should be considered where there is less heavy use.



F.71

Figure 72: Diagram illustrating the function of a soak away.



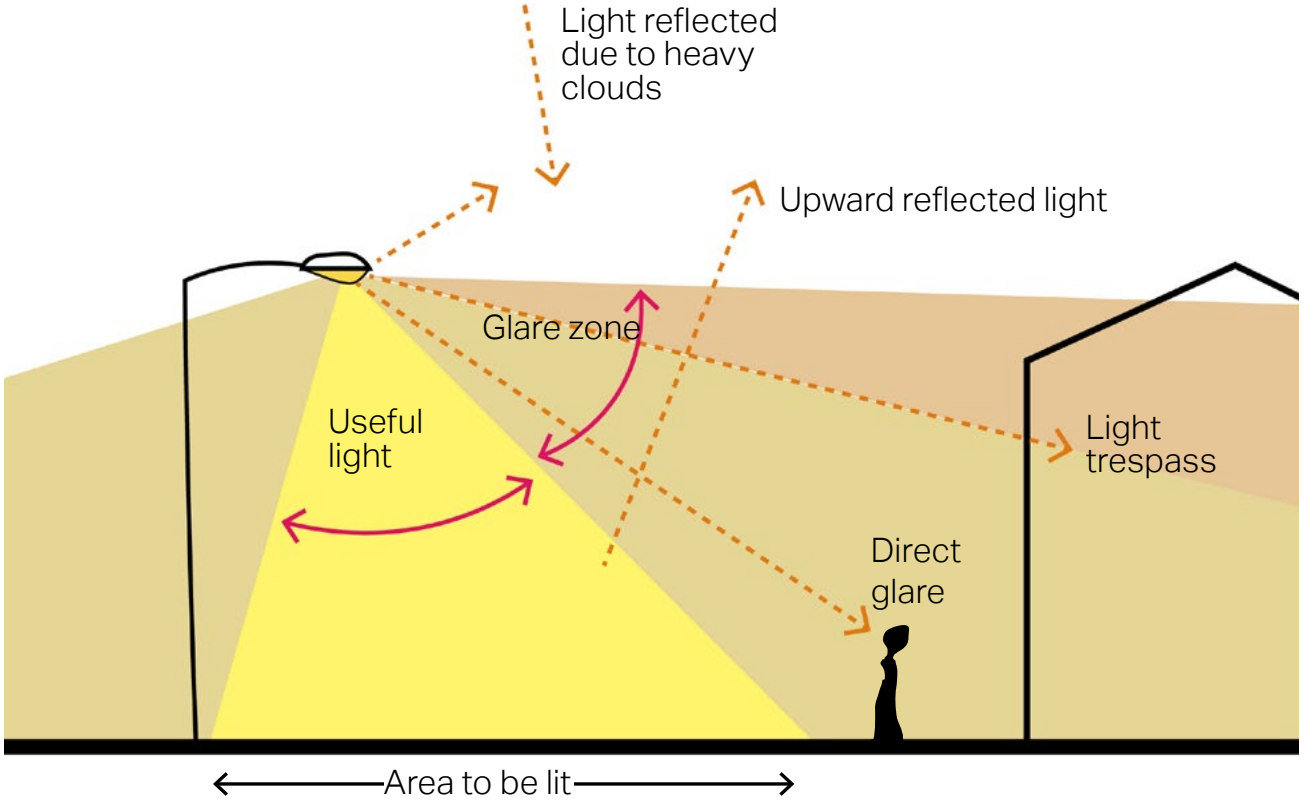
F.72

Figure 71: Example of a permeable paving that could be used from driveways.

3.3.7 Lighting and Dark Skies

The tranquillity of the rural area is under threat from light pollution. Thought should be given to the type of lighting installed, its intensity, the direction that lighting installations face and the length of time that the lights are on.

It is recommended that if external lighting is installed it should only light a specific area such as a drive or parking area of a building and not the wider countryside or access roads. Directional cowls should be fitted to stop or limit light spillage, lights should be directed downwards not upwards, lower wattage (LED) bulbs should be used (this reduces both pollution and energy demand) and lights should be fitted with timers and passive infra-red detectors to ensure that they are only on when needed.



F.73

Figure 73: Diagram to illustrate the different components of light pollution and what 'good' lighting means.

3.4 Agricultural and other rural employment buildings

The Parish includes a number of scattered cottages and farmhouses in the countryside. Some of these remote properties used to be former farm buildings that are now converted into residential.

These are positive examples of conversions within the parish in the sense that no change has been made to their historic fabric and thus, the buildings significantly contribute to the local vernacular of the village. Therefore design guidance is needed to ensure that any other future conversion or small infill in the vicinity respects the agricultural characteristics of the property and it does not undermine the original use of the farm building.

Some design guidelines are:

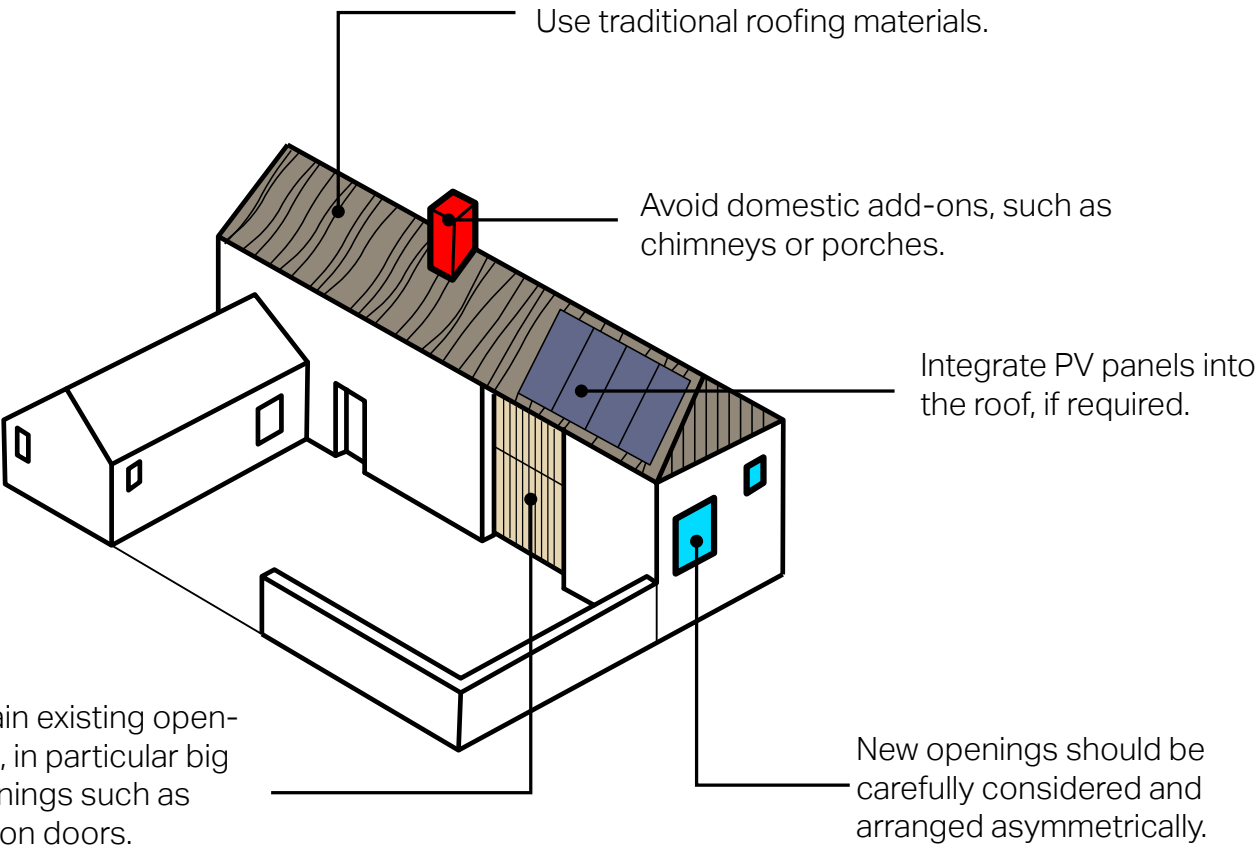
- Features and general layout of building groups that are characteristics of historic working buildings need to be retained and not filled in. For instance, loose courtyard arrangements of buildings, physical boundary treatments, openings or wagon doors. New openings should generally be avoided and kept to a minimum when necessary;
- The use of domestic add-ons such as chimneys, porches, satellite dishes, domestic external lighting and hanging baskets need to be avoided;
- The use of weatherboarding or half weatherboarding and red brick for ground floor need to be preferred over any other material, since these were the only materials used for the farm buildings;
- Features such as dormer windows need to be avoided. If rooflights are used, they should be sited discreetly so as to not become a feature in the landscape;
- Courtyards should be surfaced in a material that reflects its rural setting. Farmyards should remain open and not be divided by fences or walls;
- Parking spaces should not be formally marked out; and
- Boundary brick walls should be left intact, and not chopped through or reduced for access or to create visual splays.



Figure 74: Example of a converted barn respecting the local vernacular in King's Somborne



Figure 75: Example of a barn that was converted into residential use, retaining the existing characteristics and materials of its former use.



F.75

Figure 76: Illustrative diagram showing key design principles for agricultural conversions

3.5 Energy Conservation and Smart Technologies

3.5.1 Sustainable Buildings

This section introduces examples of energy efficient technologies and strategies that could be incorporated into new and existing buildings. Although these do not constitute a policy requirement, new development would be highly encouraged to embed these guidelines into their proposals.

Energy efficient or eco design combines all-round energy efficient construction, appliances, and lighting with commercially available renewable energy systems, such as solar water heating and solar electricity.

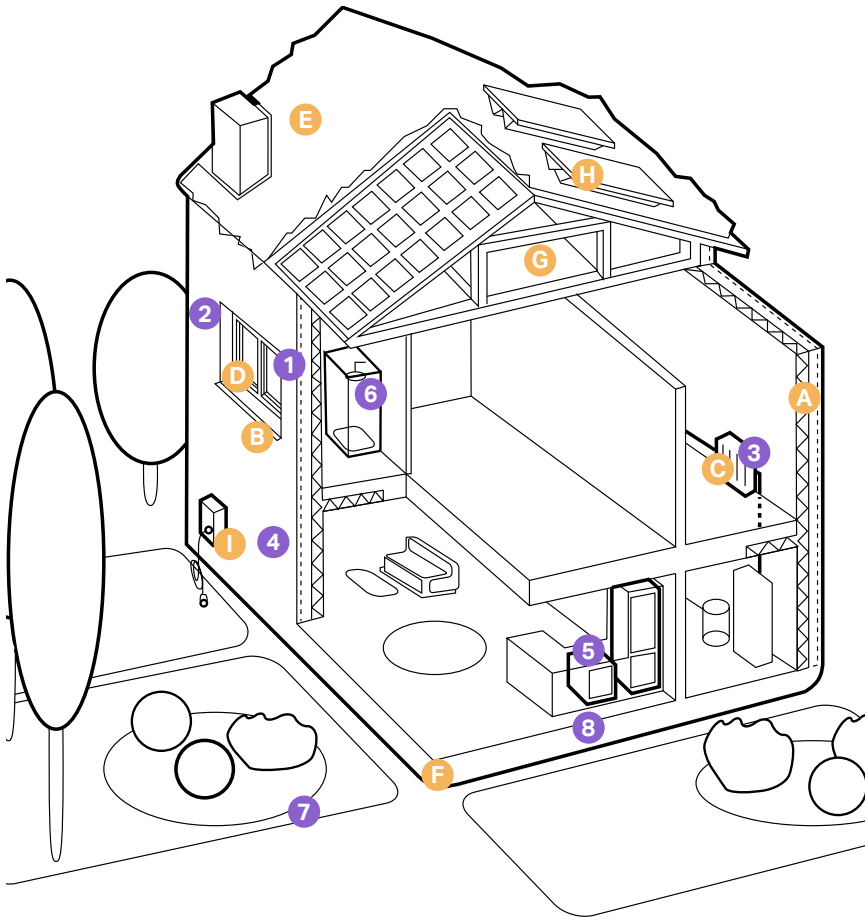
Starting from the design stage, there are strategies that can be incorporated towards passive solar heating, cooling and energy efficient landscaping which are determined by local climate and site conditions. The retrofit of existing buildings with eco design solutions should also be encouraged.

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

It must be noted that eco design principles do not prescribe a particular architectural style and can be adapted to fit a wide variety of built characters. A wide range of solutions is also available to retrofit existing buildings, included listed properties, to improve their energy efficiency¹ to the heritage significance.

The illustration overleaf sets out the an example of a low carbon home.


¹ Historic England. <https://historicengland.org.uk/advice/technical-advice/energy-efficiency-and-historic-buildings/>





F.78
Figure 77: Diagram showing low-carbon homes in both existing homes and new builds.


Existing homes


- 1


 **Insulation**
in lofts and walls (cavity and solid)
- 2


 **Double or triple glazing with shading**
(e.g. tinted window film, blinds, curtains and trees outside)
- 3


 **Low- carbon heating**
with heat pumps or connections to district heat network
- 4

 **Draught proofing**
of floors, windows and doors
- 5

 **Highly energy-efficient appliances**
(e.g. A++ and A+++ rating)
- 6


 **Highly waste-efficient devices**
with low-flow showers and taps, insulated tanks and hot water thermostats
- 7


 **Green space (e.g. gardens and trees)**
to help reduce the risks and impacts of flooding and overheating
- 8


 **Flood resilience and resistance**
with removable air back covers, relocated appliances (e.g. installing washing machines upstairs), treated wooden floors


Additional features for new build homes


- A


 **High levels of airtightness**
- B


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


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


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

 **Water management and cooling**
more ambitious water efficiency standards, green roofs, rainwater harvesting and reflective walls
- F

 **Flood resilience and resistance**
e.g. raised electrical, concrete floors and greening your garden
- G

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

 **Solar panel**
- I

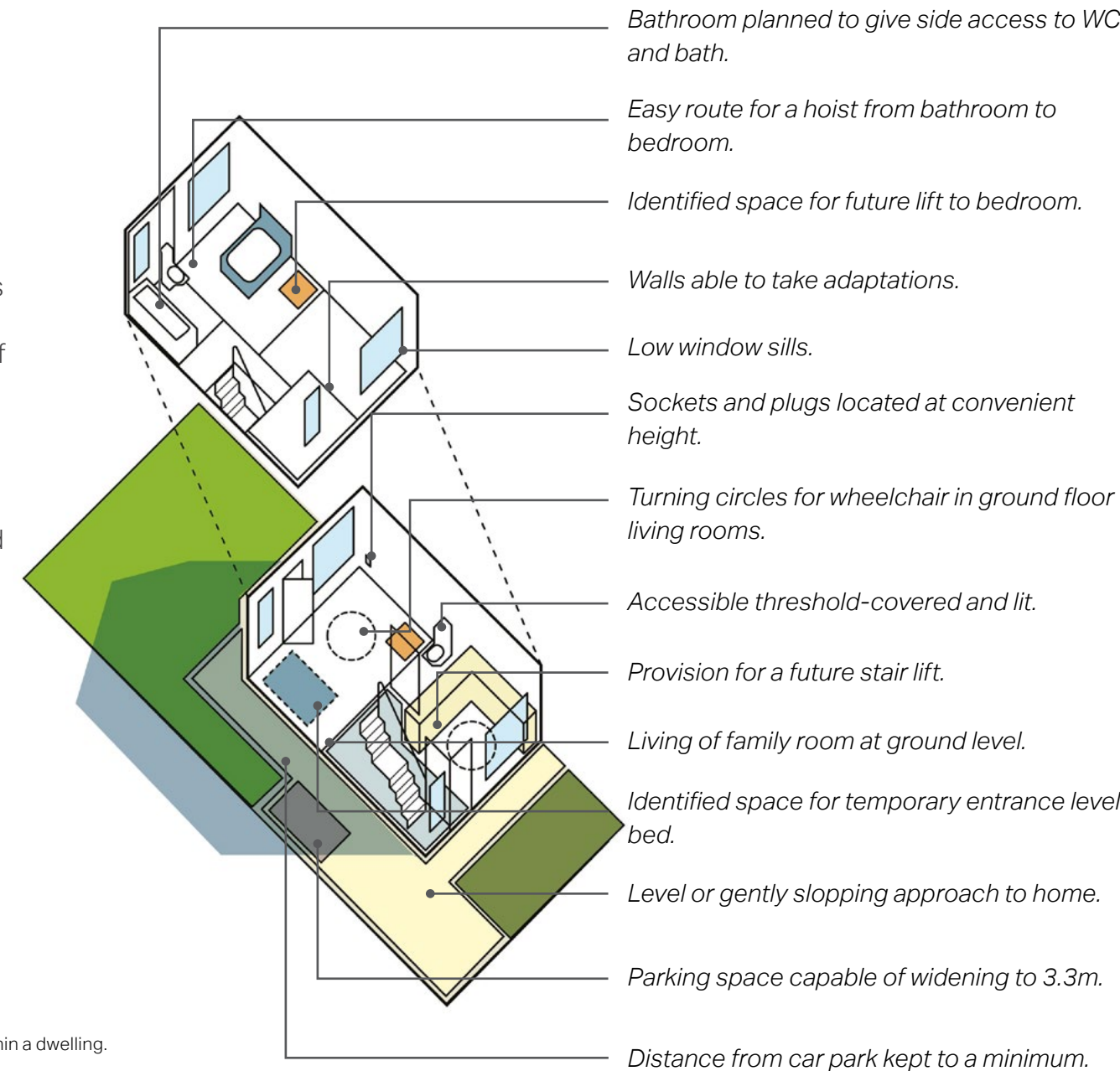
 **Electric car charging point**

3.5.2 Adaptability

Houses should be designed to meet the differing and changing needs of households and people's physical abilities over their entire lifetime. This is an important aspect of making homes sustainable and durable.

One way to achieve this is to incorporate all the standards- M4(1), M4(2) and M4(3)- of the approved document M4 of the Building Regulations in the design of new homes and to assess whether they can be retrofitted in existing properties.

The diagram to the right illustrates the principles of inclusivity, accessibility, adaptability and sustainability in a dwelling.



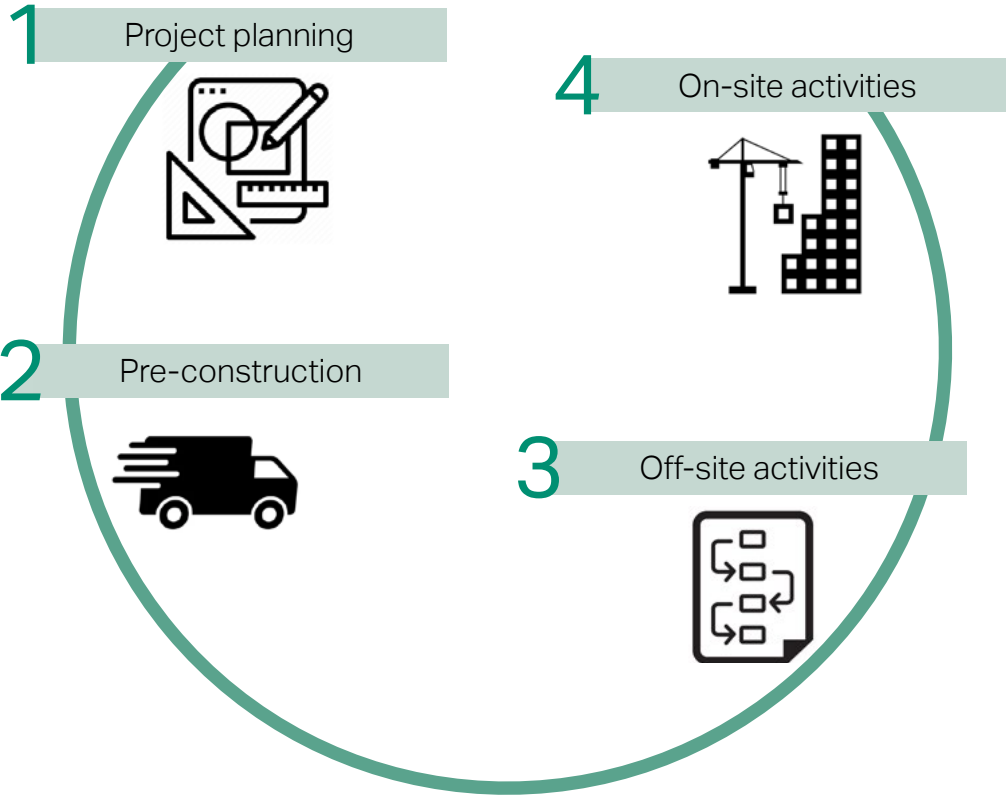
F.79 | **Figure 78:** Diagram illustrating adaptability traits within a dwelling.

3.5.3 Minimising Construction Waste

As part of the environmental management system it is important that the waste generated during construction is minimised, reused within the site or recycled.

Developers should plan to re-use materials by detailing their intentions for waste minimisation and re-use in Site Waste Management Plans. The actions that this plan will include are:

- Before work commences, the waste volumes to be generated and the recycling and disposal of the materials will be described;
- On completion of the construction works, volumes of recycled content purchased, recycled and landfilled materials must be collated;
- Identify materials used in high volumes; and,
- The workforce should be properly trained and competent to make sure storage and installation practices of the materials is done under high standards.



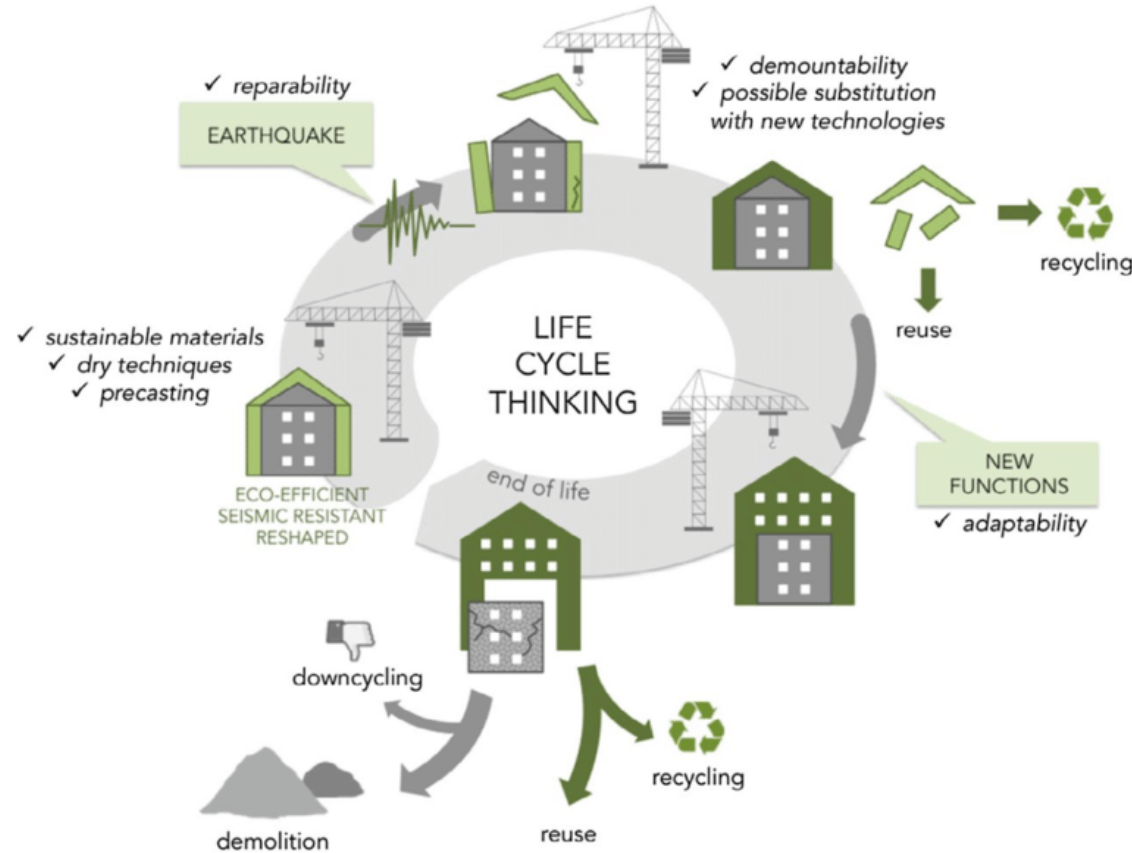
F.80
Figure 79: Diagram to illustrate the 4 main stages where waste management practices can be implemented.

3.5.4 Recycling materials and waste

To meet the government’s target of being carbon neutral by 2050, it is important to recycle and reuse materials and buildings.

Some actions for new development are:

- Reusing buildings, parts of buildings or elements of buildings such as bricks, tiles, slates or large timbers all help achieve a more sustainable approach to design and construction;
- Recycling and reuse of materials can help to minimise the extraction of raw materials and the use of energy in the production and transportation of materials; and
- Development should also maximise the re-use of existing buildings (which often supports social, environmental and economic objectives as well.



F.81

Figure 80: Diagram to illustrate the life cycle thinking for recycling materials and buildings. (Source: https://www.researchgate.net/publication/319464500_Combining_seismic_retrofit_with_energy_refurbishment_for_the_sustainable_renovation_of_RC_buildings_a_proof_of_concept)

3.6 Checklist

As the design guidelines and codes in this document cannot cover all design eventualities, this section provides a number of questions based on established good practice against which the design proposal should be evaluated.

The checklist can be used to assess all proposals by objectively answering the questions below. Not all the questions will apply to every development. The relevant ones, however,, should provide an assessment as to whether the design proposal has taken into account the context and provided an adequate design solution.

1

General design guidelines for new development:		
<ul style="list-style-type: none">• Integrate with existing paths, streets, circulation networks and patterns of activity;• Reinforce or enhance the established settlement character of streets, greens, and other spaces;• Harmonise and enhance existing settlement in terms of physical form, architecture and land use;• Relate well to local topography and landscape features, including prominent ridge lines and long-distance views;• Reflect, respect, and reinforce local architecture and historic distinctiveness;• Retain and incorporate important existing features into the development;	<ul style="list-style-type: none">• Respect surrounding buildings in terms of scale, height, form and massing;• Adopt contextually appropriate materials and details;• Provide adequate open space for the development in terms of both quantity and quality;• Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;• Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other;• Positively integrate energy efficient technologies;	<ul style="list-style-type: none">• Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours;• Ensure that places are designed with management, maintenance and the upkeep of utilities in mind; and• Seek to implement passive environmental design principles by, firstly, considering how the site layout can optimise beneficial solar gain and reduce energy demands (e.g. insulation), before specification of energy efficient building services and finally incorporate renewable energy sources.

2

Street grid and layout:
<ul style="list-style-type: none">• Does it favour accessibility and connectivity? If not, why?• Do the new points of access and street layout have regard for all users of the development; in particular pedestrians, cyclists and those with disabilities?• What are the essential characteristics of the existing street pattern; are these reflected in the proposal?• How will the new design or extension integrate with the existing street arrangement?• Are the new points of access appropriate in terms of patterns of movement?• Do the points of access conform to the statutory technical requirements?

3 (continues)

Local green spaces, views & character:	
<ul style="list-style-type: none">• What are the particular characteristics of this area which have been taken into account in the design; i.e. what are the landscape qualities of the area?• Does the proposal maintain or enhance any identified views or views in general?• How does the proposal affect the trees on or adjacent to the site?• Can trees be used to provide natural shading from unwanted solar gain? i.e. deciduous trees can limit solar gains in summer, while maximising them in winter.• Has the proposal been considered within its wider physical context?• Has the impact on the landscape quality of the area been taken into account?	<ul style="list-style-type: none">• In rural locations, has the impact of the development on the tranquillity of the area been fully considered?• How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?• How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?• Can any new views be created?• Is there adequate amenity space for the development?• Does the new development respect and enhance existing amenity space?

3

Local green spaces, views & character:
<ul style="list-style-type: none">• Have opportunities for enhancing existing amenity spaces been explored?• Will any communal amenity space be created? If so, how this will be used by the new owners and how will it be managed?• Is there opportunity to increase the local area biodiversity?• Can green space be used for natural flood prevention e.g. permeable landscaping, swales etc.?• Can water bodies be used to provide evaporative cooling?• Is there space to consider a ground source heat pump array, either horizontal ground loop or borehole (if excavation is required)?

4

Gateway and access features:
<ul style="list-style-type: none">• What is the arrival point, how is it designed?• Does the proposal maintain or enhance the existing gaps between settlements?• Does the proposal affect or change the setting of a listed building or listed landscape?• Is the landscaping to be hard or soft?

5 (continues)

Buildings layout and grouping:
<ul style="list-style-type: none">• What are the typical groupings of buildings?• How have the existing groupings been reflected in the proposal?• Are proposed groups of buildings offering variety and texture to the townscape?• What effect would the proposal have on the streetscape?• Does the proposal maintain the character of dwelling clusters stemming from the main road?• Does the proposal overlook any adjacent properties or gardens? How is this mitigated?

5

Buildings layout and grouping:
<ul style="list-style-type: none">• Subject to topography and the clustering of existing buildings, are new buildings oriented to incorporate passive solar design principles, with, for example, one of the main glazed elevations within 30° due south, whilst also minimising overheating risk?• Can buildings with complementary energy profiles be clustered together such that a communal low carbon energy source could be used to supply multiple buildings that might require energy at different times of day or night? This is to reduce peak loads. And/or can waste heat from one building be extracted to provide cooling to that building as well as heat to another building?

6

Building line and boundary treatment:
<ul style="list-style-type: none">• What are the characteristics of the building line?• How has the building line been respected in the proposals?• Has the appropriateness of the boundary treatments been considered in the context of the site?

7

Building heights and roofline:
<ul style="list-style-type: none">• What are the characteristics of the roofline?• Have the proposals paid careful attention to height, form, massing and scale?• If a higher than average building(s) is proposed, what would be the reason for making the development higher?• Will the roof structure be capable of supporting a photovoltaic or solar thermal array either now, or in the future?• Will the inclusion of roof mounted renewable technologies be an issue from a visual or planning perspective? If so, can they be screened from view, being careful not to cause over shading?

8

Household extensions:	
<ul style="list-style-type: none">• Does the proposed design respect the character of the area and the immediate neighbourhood, and does it have an adverse impact on neighbouring properties in relation to privacy, overbearing or overshadowing impact?• Is the roof form of the extension appropriate to the original dwelling (considering angle of pitch)?• Do the proposed materials match those of the existing dwelling?• In case of side extensions, does it retain important gaps within the street scene and avoid a ‘terracing effect’?• Are there any proposed dormer roof extensions set within the roof slope?	<ul style="list-style-type: none">• Does the proposed extension respond to the existing pattern of window and door openings?• Is the side extension set back from the front of the house?• Does the extension offer the opportunity to retrofit energy efficiency measures to the existing building?• Can any materials be re-used in situ to reduce waste and embodied carbon?

9

Building materials & surface treatment:
<ul style="list-style-type: none">• What is the distinctive material in the area?• Does the proposed material harmonise with the local materials?• Does the proposal use high-quality materials?• Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design?• Does the new proposed materials respect or enhance the existing area or adversely change its character?• Are recycled materials, or those with high recycled content proposed?

9

Building materials & surface treatment:
<ul style="list-style-type: none">• Has the embodied carbon of the materials been considered and are there options which can reduce the embodied carbon of the design? For example, wood structures and concrete alternatives.• Can the proposed materials be locally and/or responsibly sourced? E.g. FSC timber, or certified under BES 6001, ISO 14001 Environmental Management Systems?

10

Car parking:	
<ul style="list-style-type: none">• What parking solutions have been considered?• Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place and street scene?• Has planting been considered to soften the presence of cars?• Does the proposed car parking compromise the amenity of adjoining properties?• Have the needs of wheelchair users been considered?• Are electric vehicle charging points proposed?	<ul style="list-style-type: none">• Can secure cycle storage be provided at an individual building level or through a central/ communal facility where appropriate?• If covered car ports or cycle storage is included, can it incorporate roof mounted photovoltaic panels or a biodiverse roof in its design?



Delivery

04

4. Delivery

4.1 How to use this guide

The Design Guidelines will be a valuable tool in securing context-driven, high quality development in King’s Somborne. They will be used in different ways by different actors in the planning and development process, as summarised in the table.

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

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