



# LANDFORD

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## Village Design Statement

*Cover - North westerly view of Landford Common from footpath 19*

# LANDFORD VILLAGE DESIGN STATEMENT

## Contents

<b>SUMMARY</b>	<b>PAGE NO.</b>
<b>1. Introduction &amp; Acknowledgements</b> .....	<b>1</b>
1.1 Introduction	
1.2 The Consultation Process	
1.3 Acknowledgements	
<b>2. Village and Community Context</b> .....	<b>3</b>
2.1 Location	
2.2 History & Development	
2.3 Industry & Employment	
2.4 Shopping	
2.5 Education	
2.6 Community	
2.7 Leisure & Social Activities	
<b>3. The Local Landscape</b> .....	<b>10</b>
3.1 Geology	
3.2 Rivers, lakes & ponds	
3.3 Land Drainage	
3.4 Agricultural Activity	
3.5 Woodland, Trees & Hedgerows	
3.6 Tree Preservation Orders	
3.7 Roads, Lanes and Paths	
3.8 Ancient Byways and Public Footpaths	
3.9 Sites of Special Scientific Interest (SSSI)	
3.10 Landford Common	
<b>4. Pictures of Landford</b> .....	<b>20</b>
4.1 Important Views out of the Settlement	
4.2 Views within the Settlement	
<b>5. Settlement Pattern</b> .....	<b>23</b>
5.1 Stock Lane & Landford Wood	
5.2 North Common & Earldoms	
5.3 Lyndhurst Road from Pound Hill to Lane End Farm	
5.4 Lyndhurst Road from Lane End Farm to the southern boundary, including Forest Road	
5.5 New Road/Partridge Hill/Sherfield English Road/Giles Lane	
5.6 Settlement Summary	
<b>6. Planning Considerations</b> .....	<b>33</b>
6.1 Core Strategy and National Park Management Plan Policies	
6.2 Purpose of this Village Design Statement	
6.3 Advice on submitting a planning application	
6.4 The Planning Decision	

<b>7. A Design Guide for Housing</b>	<b>37</b>
7.1 Location, Scale & Form	
7.2 Walls	
7.3 Roofs	
7.4 Eaves & Verges	
7.5 Windows	
7.6 Porches	
7.7 Garages & Car Ports	
7.8 Chimneys	
7.9 Balconies	
7.10 External Lighting	
7.11 Boundaries	
7.12 Entrances and Driveways	
7.13 Wildlife Considerations	
7.14 Utility Services	
7.15 Conservatories	
7.16 Extensions	
7.17 Modern Designs	
7.18 Outbuildings	
7.19 Renewable Energy Features	
<b>8. A Design Guide for Non-Domestic Buildings</b>	<b>54</b>
8.1 Conversion of Farm Buildings	
8.2 Location, Scale and Form	
8.3 Walls	
8.4 Roofs	
8.5 Eaves & Verges	
8.6 Windows & Doors	
8.7 Services	
8.8 Landscaping	
8.9 Wildlife Considerations	
8.10 Signs & Advertisements	
<b>9. References</b>	<b>64</b>
9.1 Landford Community Plan (2008-2013)	
9.2 Village Design Statement	
9.3 New Forest National Park Core Strategy	
9.4 South Wiltshire Core Strategy	
9.5 New Forest National Park Management Plan	
9.6 The Government Planning Portal	
9.7 A guide: how to satisfy design conditions	
9.8 Regarding PVC Windows	
9.9 Planning Guides for Wildlife	
9.10 List of Useful References	
<b>10. Glossary of Terms</b>	<b>69</b>
<b>APPENDIX 1 - Tree Preservation Orders</b>	
<b>APPENDIX 2 - Important Historic Buildings</b>	
<b>APPENDIX 3 - Buildings of Special Interest</b>	
<b>APPENDIX 4 - A Land Usage Map</b>	
<b>APPENDIX 5 - Environmental Designations Map</b>	



## SUMMARY

This Village Design Statement has been produced in conjunction with the New Forest National Park Authority and Wiltshire Council for consideration, approval and adoption as a Supplementary Planning Document.

The purpose of this document is as follows.

To Encourage;

- Cooperation between developers, designers, builders, landowners and the planning authorities;
- Improvement of the visual quality of the built environment;
- The use of traditional building styles and materials;
- New developments to be appropriately and sensitively landscaped;
- Judicious planting of more indigenous trees;
- Creation of habitats for wildlife;
- Traditional agricultural activities;
- The enhancement and vitality of the village;
- The use of sustainable energy sources.

To Retain;

- The countryside environment;
- The rural character of the village;
- The rural appearance and atmosphere of our roads and verges;
- Areas of open space and habitats for wildlife.

To Protect;

- Buildings and natural features of local interest, identity and character;
- Views of the open countryside and other important views;
- Hedges and trees;
- The wildlife and general environment;
- Residents against the adverse effects of excessive or inappropriate traffic.

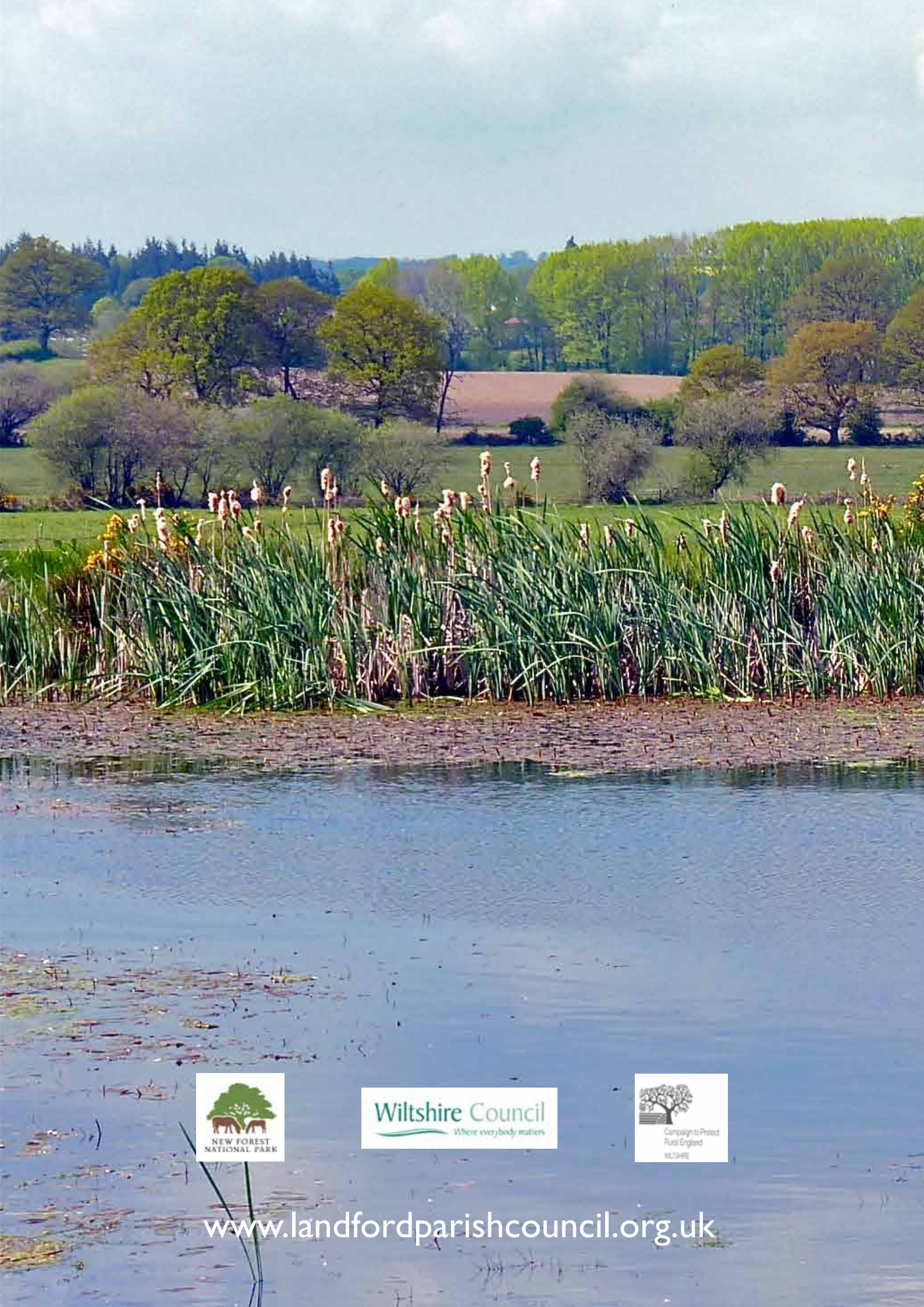
To Resist;

- Further urbanisation;
- Construction of nondescript properties;
- Use of materials and styles unsympathetic to a rural setting;
- Inappropriately designed or unnecessary street furniture and signage;

This Document provides a detailed description of Landford and the surrounding locality, and describes how the settlement developed and is distributed today. It contains a detailed Design Guide for Housing and Non-

Revision	Changes	Approved by	Date
Landford VDS Rev 1.0	Release version	NFNPA	24 Mar 2011

Domestic Buildings.



[www.landfordparishcouncil.org.uk](http://www.landfordparishcouncil.org.uk)



# LANDFORD VILLAGE DESIGN STATEMENT

## 1 Introduction & Acknowledgements

### Contents

- 1.1 Introduction
- 1.2 The Consultation Process
- 1.3 Acknowledgements

### 1.1 Introduction

The production of this document is a fulfillment of one of the actions requested in the Landford Community Plan (2008-2013)<sup>1</sup>, which was for the production of a Village Design Statement (VDS)<sup>2</sup>.

The purpose of a VDS is to address the subject of design and the way new development can be made to harmonise with the existing character of the local area.

To achieve this objective, this document provides a description of Landford and the surrounding countryside, the landscape setting, settlement pattern (including the network of roads and footpaths), its character and buildings. It contains a set of design principles based on the distinctive local character of the area. In particular the VDS helps to manage change and demonstrate how new and locally distinctive design can add to the visual quality of the village.



This document has been developed, researched, written and edited by local people; is representative of the views of the village as a whole; has involved a wide section of the village community in its production; describes the visual character of the village; and demonstrates how local character and distinctiveness can be protected and enhanced in new development.

During the creation of this document, the Committee worked in partnership with the New Forest National Park Authority and Wiltshire Council as the planning authorities for this parish. This Statement is compatible with the statutory planning system and has been designed as a Supplementary Planning Document for the parish of Landford.

### 1.2 The Consultation Process

The Landford Community Plan was published and issued to every household in December 2008. As part of the consultation process to produce that Plan, questionnaires were circulated to the 460 households in the parish, and over 80% of households responded with one or more replies. To the question "*What changes to Landford would you like to see?*" there were many replies both for and against particular things, but many of the replies could best be summed up by "**Keep the rural character of the village**".

The replies to other relevant questions were as follows;

- |  |                 |
|--|-----------------|
| • <i>Is the New Forest important to you?</i>   | Yes 508; No 18  |
| • <i>Only traditional style new houses should be permitted</i>   | Yes 347; No 146 |
| • <i>Should there be a Building Register for those buildings not already listed, but worthy of note for historical reasons or local character?</i> | Yes 374; No 119 |
| • <i>Would you like a Village Design Statement prepared for Landford?</i>  | Yes 438; No 56  |

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<sup>1</sup> See Reference 9.1

<sup>2</sup> See Reference 9.2

Having a local mandate to proceed with a VDS, a public meeting was held in March 2009 to explain the purpose and procedures involved, and people were invited to join a Committee. Twelve volunteers were recruited representing a geographical selection from across the parish.

In June 2009 the Group had a stall at the Landford Summer Fair where they displayed information already gathered regarding the settlement, and the public were asked their views on a series of questions to determine what they liked or disliked about the local built environment. With these views in mind and following research by members of the Group, a Draft VDS was produced in conjunction with the officers from the New Forest National Park Authority. It was used as a discussion document at a public meeting in February 2010 and also posted on a website. Every household received an invitation leaflet to the public meeting, which included the website address should they wish to view the document online.

Throughout this process, articles have been printed in the local community magazine (Horizon) to keep local people informed on progress to date.

**PLEASE NOTE THE FOLLOWING.** Where the terms **GOALS** and **GUIDELINES** are used in this document, the following definitions apply.

**GOALS** express a desired objective, important to the village, but not necessarily subject to the planning process.

**GUIDELINES** express specific design criteria which should help the people producing planning proposals for development. They will also influence planning decisions made by the local planning authority

### **1.3 Acknowledgements**

As chairman of the Landford Village Design Statement Committee, I thank my fellow committee members and all those that have helped us, for their time and dedication over the last two years spent on the production of this Document.

On behalf of the Committee I thank those residents that contributed valuable information during our initial surveys and outdoor events and for the constructive comments made during our open day events. We are grateful to those people who gave us permission to reproduce extracts from their contribution and any associated pictures.

The Committee wish to acknowledge the financial contribution from the Campaign for the Protection of Rural England (thanks to Mr Frank Ellis), and the considerable contribution of the New Forest National Park Authority, without which it would not have been possible to produce this Document. In particular we thank the two officers Paula Freeland (Interim Director of Conservation Recreation and Sustainable Development) and Nick Evans (Park Plan and Community Planning Officer) for their time and invaluable advice freely offered throughout this project. Similarly we thank Richard Nash (Spatial Planning Officer, Economy and Enterprise) from Wiltshire Council.

The committee also wishes to acknowledge the information and help gathered from the many accessible sources of data now in the public domain.

**Ken Parker**

**Committee Members** - Keith Cameron, John Fairhurst, Neil Gillespie, John Gledhill, Jon Hurst, John Martin, Ken Parker (Chairman), Tom Pender, Irene Spencer, John Spencer.



# LANDFORD VILLAGE DESIGN STATEMENT

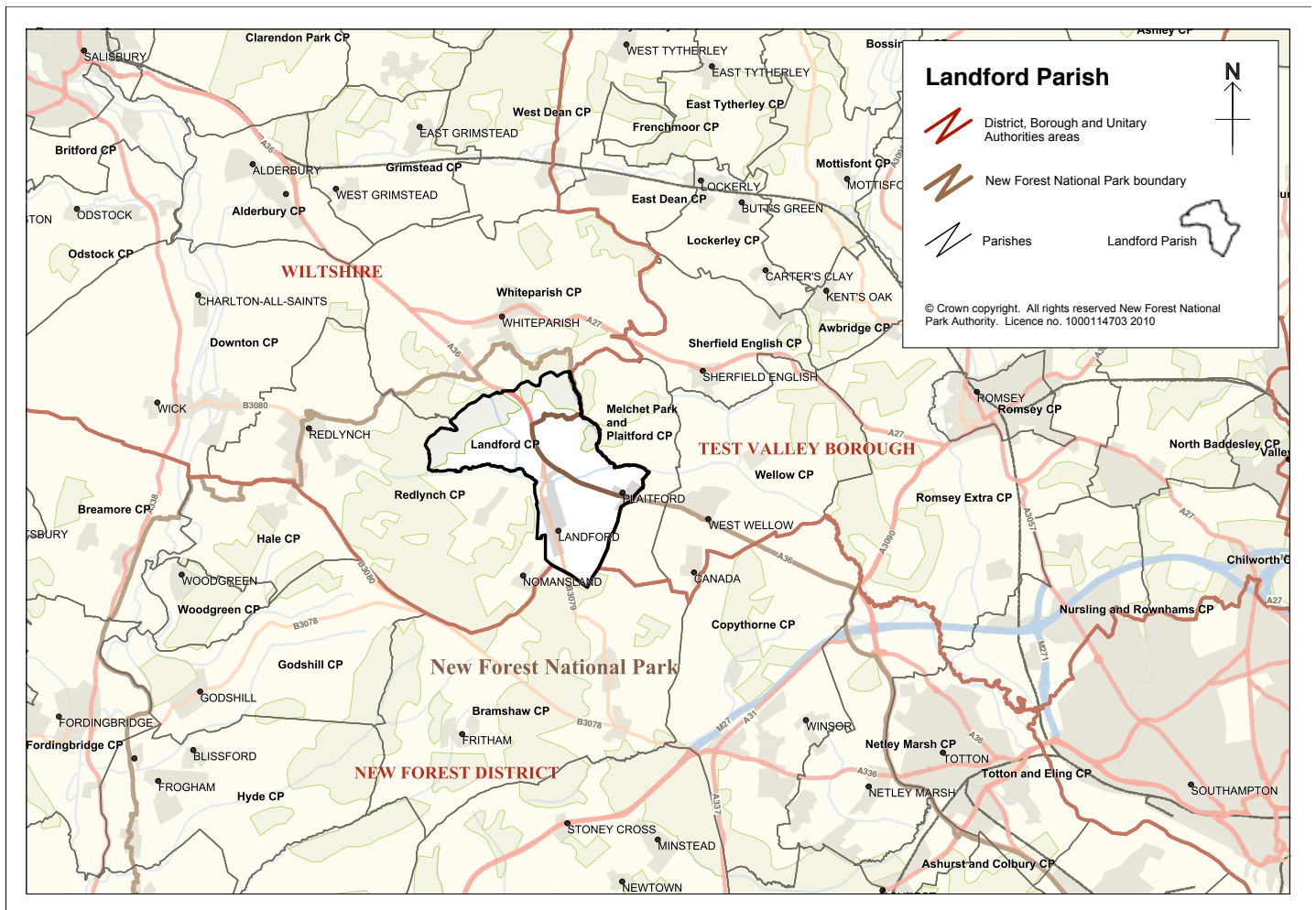
## 2 Village and Community Context

### Contents

- 2.1 Location
- 2.2 History & Development
- 2.3 Industry & Employment
- 2.4 Shopping
- 2.5 Education
- 2.6 Community
- 2.7 Leisure & Social Activities

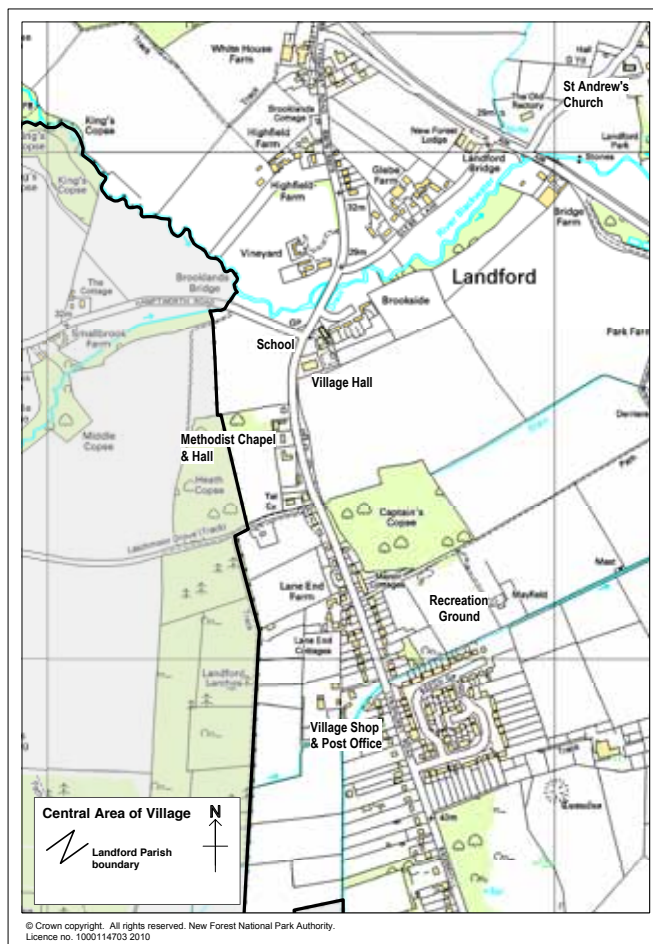
### 2.1 Location

Landford lies halfway between Salisbury and Southampton in the south east corner of the county of Wiltshire. The neighbouring parishes are Whiteparish to the north and east, Plaitford (now in Hampshire) to the south and east, Bramshaw to the south and Redlynch to the west. The village and a large proportion of the parish are now within the New Forest National Park.





## 2.2 History and Development



Village centre

At Earldoms there is an Iron Age camp in woodland and an excavation in 1929 found 18 burial urns of the late Iron Age in a small circular mound. There were settlements in other parishes and the indication is that there was prehistoric activity in the parish even if there was little permanent settlement.

There are signs of Roman settlements in nearby parishes and it is likely that they and their successors used Landford for iron working. Pottery was made at nearby Fritham. The Saxons conquered this part of Wiltshire in the early 6th century but when settlement occurred is unknown. By the 10th and 11th centuries there was a small community here and a mill on the river Blackwater.

The Domesday Book of 1086 provides an idea of the size of the settlement. There was enough arable land to maintain two ploughs, a mill and six bordars<sup>1</sup>. This indicates a fairly small community with a population of between 20 and 30. The pasture is one league (more than a mile) by half a league while the woodland is four by four furlongs. The large area of woodland that was regarded as royal forest is not included. The estate was held by Otho, and as his father held it before the Norman Conquest it is likely that he was a Saxon, probably employed as King's forester.

A church is believed to have been here in the

11th century and it seems likely that the main house would have been nearby, as Landford Manor is today. With only six other households it is likely that settlement has always been scattered throughout the parish and there may not have been nucleated settlement around the church.

In 1377 there were 48 poll tax payers (people aged over 14 years) compared with 55 in Cowesfield and 36 in Hamptworth. It is difficult to estimate population from the poll tax as there were evasions of payment and the number of children of 14 and under is unknown but the comparison would indicate that the whole parish of Landford was smaller than the settlement of Cowesfield in Whiteparish. It is quite probable that there were less than 20 families in Landford at this time.

With rights of common in the forest for the farmers and smallholders there would have been a problem with straying animals and a pound for these was established. The name Pound Hill indicates where this was in later centuries and it could well have been here from medieval times. In 1540 the manor passed to the Dauntsey family and their descendants. Sir John Dauntsey rebuilt Landford Manor House in c.1600.



Landford Manor

<sup>1</sup> [bordar - A person ranking below villeins and above serfs (slaves) in the social hierarchy of a manor, holding just enough land to feed a family (about 5 acres) and required to provide labour on the demesne on specified days of the week].

From 1577 the tenants had surrendered rights of common pasture in one of the early steps by the landowner to begin enclosure of the forest. This started in 1610 when the parish can be considered to no longer be part of the royal forest.

The Andrews and Dury map of Wiltshire in 1773 shows a very scattered settlement in the parish. There is no settlement on Landford Common and very little on North Common. Landford Mill is still working on the river Blackwater and by 1776 Landford Lodge, formerly called Breach House, was rebuilt for Sir William Heathcote of Hursley (Hampshire) who had the greater part of the earlier house taken down. The chief crops were wheat, barley and turnips and livestock was also kept in a mixed farming economy. The area in the south of the parish was still unenclosed and remained so until 1861.

During the 18th century the cottage industry of lace making spread into the parish from Downton. This provided an extra income for families when wives and daughters made lace at home. The industry continued through the 19th century and into the early 20th century. Two roads that meet in the parish were turnpiked in the 18th century and this must have increased the traffic between Salisbury and Southampton through this quiet corner of Wiltshire. Without an inn it is unlikely that any of the commercial coaches stopped, except as a special favour.



Lyndhurst Road

Landford Common was enclosed in 1861, with most of the land allocated to Lady Nelson (640 out of 740 acres) but with one acre allowed for a stone and gravel pit and four acres for exercise and recreation for the villagers. Land to the south of the track, now New Road, was sold at £15 an acre for people to build on from the 1870s. From then onwards houses were built around the two roads across the common giving a V shape of ribbon development on Broomhill (part of Lyndhurst Road) and New Road.

Administrative changes in the area meant that Plaitford was transferred from Wiltshire to Hampshire in 1895 but in 1896 Landford received the Earldoms from Whiteparish. Although the population had fallen to 231 in 1891, from a high point of 278 in 1861, it rose to 358 in 1901. This is an indication of the new houses, and later bungalows that continued to be built in the parish during the first half of the 20th century.

The modern pattern of settlement on Landford Common (Broomhill and New Road), Landford Wood and Northlands (North Common) was now established. A new bakery was built in 1912 and, in addition there was a grocer, village shop, a shoe shop offering repairs, a builder, a plumber, a wheelwright and undertaker, a blacksmith and garage, a confectioner, market gardens, and an agricultural machinist.



Pound Cottage A36



Landford Post Office 1926

During the First World War the carrier's wagon was replaced by a local bus service to Salisbury while by 1921 the Wilts and Dorset Omnibus Co. were operating services locally. In the 1920s this was chiefly an agricultural parish and in 1927 the chief crops were wheat, barley and turnips. The village pound still remained although little used. [Located on what is now the Landford Poacher and car park.]

In more recent times from 1950 onwards, there was a considerable increase in the building of new dwellings. In 1951 council houses were built at Brookside, near to the school, and Northlands House (now The Cedars Nursing Home) was converted to flats. Also in 1951 the neglected village recreation ground was restored, let to the Landford and Hamptworth Sports Club, who undertook to manage it, and it re-opened on 19th May with sports, a fete, and a tea. It was also used by Landford School for games and sports, and equipment was installed in the children's play area.

After World War II increasing prosperity, increased ownership of the motorcar, freedom to travel, and an



New Road 1830

increase in population led

to a demand for more housing. Within Landford this led to a surge in building activity, including infill along Lyndhurst Road and New Road and the new developments off Forest Road.



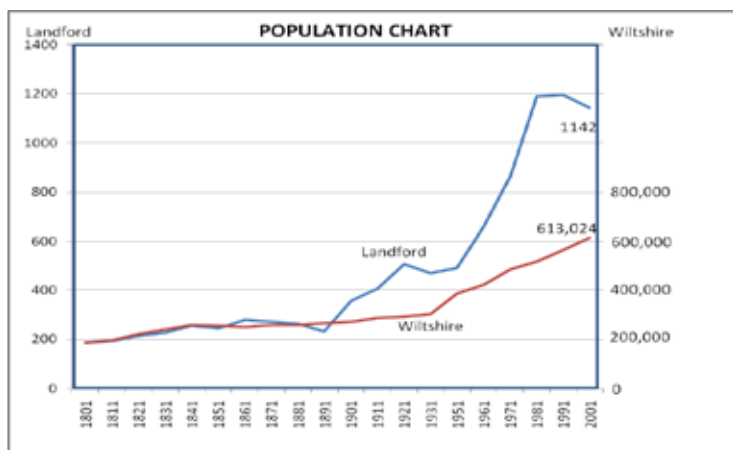
Landford Bridge A36 from River Blackwater

A new housing estate, Beech Grange, was developed in the 1970s.

The appearance of part of the village was profoundly changed in 1975 when the A36, Salisbury to Southampton trunk road, was completely rebuilt from Partridge Hill on the Hampshire borders to the Earldoms. Many fine trees were lost as a result of this,

although some were replaced, and the Church of St. Andrews now looks down upon constant streams of vehicles passing along the A36. In 1989 the first known licensed premises came to the village when the Landford Poacher opened its doors.

The increase in housing has led to a considerable increase in the population and demand on local services. The 2001 Census returned a total population of 1142 consisting of 555 males and 587 females occupying 450 households. The average age was 44 with 111 people aged 75 or over.



A full history of the early development of Landford can be obtained from the Wiltshire Community website at [www.wiltshire.gov.uk/community/getcom2.php?id=133](http://www.wiltshire.gov.uk/community/getcom2.php?id=133)

## 2.3 Industry & Employment

There is no heavy industry in Landford or large operations offering mass employment. As in many rural areas where farming has ceased or been rationalised, farm buildings have become redundant and converted to other uses. Light engineering and service industries have taken over several of the old farms in Landford. These include Whitehouse Farm and Wickets Green Farm. Others such as Landford Common Farm have converted to a stud and the barns converted to industrial units. The parish has just one industrial site at the Sand Pits in Giles Lane, which contains a mixture of light engineering and transport operations.

For centuries employment in Landford has been focused on agriculture, but with the changing demographics new employment opportunities have evolved. In addition to farming and farm related activities, there are employment opportunities in horticulture, forestry, equestrianism, light engineering, building trades and tourism. Farming continues to make an essential contribution to the landscape and visual setting of the village, and small local businesses help to provide local employment and add value to the local economy whilst maintaining the rural nature of the area.

**GOAL 2.3.1** - To encourage employment in the village with a primary focus on farming and small businesses, self-employment and professional services. Heavy or mass production industries are considered inappropriate.

## 2.4 Shopping



Although there is no specific village centre as such, the Landford Stores and the Post Office do create a focal point with their close proximity to the Recreation Ground. Other retail outlets include a farm shop selling fresh vegetables and animal supplies, a service station and second hand car sales room, a garage and MOT centre, a garden centre with gift shop, the lavender farm with visitor centre and a shop for carpeting and flooring. There are also shopping outlets in nearby Wellow, and others within a short distance, including Romsey. For such items as clothing, furniture or more substantial purchases the cities of Salisbury or Southampton are about 11 miles from Landford.

The local shops provide a vital service to the village, especially for the elderly and those who rely on public transport.

**GOAL 2.4.1** – To retain the village shops and post office by encouraging people to make more use of them, thus ensuring their viability.

## 2.5 Education

The school at Landford is located in Lyndhurst Road, next to the Village Hall and opposite the junction with the road to Hamptworth. The original school was built in 1842 to replace the dame school that had existed from at least 1818. Lady Nelson provided the site for the schoolroom, schoolmaster's house, garden and playground, while money for the building came from local private subscriptions, a grant from the National Society and a government building grant. The school and school house were built for just over £300.

The school building has played an important role in the historical development of Landford and local people brought up in the village have fond memories of school days spent there. The building itself adds character to the area due to its architectural features and historical significance.<sup>2</sup>

**GOAL 2.5.1** – To retain the school building so that it can continue its service to the community.

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<sup>2</sup> The School is included in the list of Buildings of Special Interest, Appendix 3.



In more recent times the school has struggled to maintain its quota of pupils and in 2009 it was amalgamated with the neighbouring school in Nomansland. The school is now known as the New Forest Church of England Primary School. Key Stage 1 pupils attend the site in Landford, whilst Key Stage 2 & 3 pupils attend the site in School Road, Nomansland. Part of the attraction of any village is its local school and the quality of education it provides. Following primary education, pupils move on to secondary education in Salisbury, Downton or Romsey.



Landford School c.1900

**GOAL 2.5.2** - To ensure local educational services for future generations it is important to retain a village school.

## 2.6 Community

There has always been a good community spirit in Landford, however since the inception and completion of the Landford Community Plan there has been a much stronger community involvement and more support from residents. There are three churches of different denominations providing services and social contacts across the village. The Landford Village Hall and the Methodist Hall provide facilities for indoor sporting activities and also meeting rooms for organisations such as the parish council and for several local clubs and societies (see 2.7 below). The community will benefit considerably by implementing the actions detailed in the Plan.

**GOAL 2.6.1** – To support the implementation of the actions detailed in the Community Plan (2008-2013)<sup>3</sup>.

The Whiteparish & Landford LINK Scheme is run by a group of volunteers and provides a “Good Neighbour” service not only to Landford, but across six parishes to the south east of Salisbury. The Landford Community Partnership has also been formed to both monitor and facilitate the actions laid out in the Community Plan. Resulting actions by local people include the creation of a First Responder group to provide first aid in the event of an emergency before paramedics can attend, the development of a Village Directory and also a Welcome Pack for residents new to the area. The current development of an active and expedient neighbourhood watch scheme will help to deter crime.

Local people also make use of facilities and activities organized in the neighbouring parishes of Redlynch (Hamptworth and Nomansland), Bramshaw and Plaitford. Similarly, residents of these neighbouring areas make use of the facilities in Landford, creating a community across both parish and county boundaries.

**GOAL 2.6.2** –To foster a sense of caring and well being for others; a genuine community spirit.

<sup>3</sup> See Reference 9.1



## 2.7 Leisure & Social Activities

The Village Hall and Methodist Hall are used by a number of local groups and organisations for a wide selection of activities. These include short mat bowls, several keep fit classes, karate, gymnastics for the young, badminton, line dancing, and a youth group. The halls are also used for social events such as the occasional public meeting, the annual Quiz Night, and other fund raising events. The Village Hall holds the Autumn Fest on alternate years, with its competitions for local produce, cakes and jam together with stalls for a whole range of goods and other fund raising activities. The preceding “scarecrow” competition held in 2008 attracted the attention of the local press and media, with many visitors from outside the parish touring the area taking photographs.



Recreation Ground

The recreation ground facilities have been upgraded recently with modern play equipment for the younger children and the installation of an all weather basketball/netball court. During the winter months the sports area is used regularly by a couple of football teams, and in the summer by a cricket team. The pavilion and toilet block will be modernised as finances allow keeping them up to standard and encouraging more use of the facilities. The Landford Summer Fair is also held on alternate years (alternating with the Autumn Fest) on the recreation ground. This involves a large number of local people both in staging the event and as participants on stalls, and attracts people from far and wide.

### **GOAL 2.7.1 – To promote more sport and active pastimes for all ages.**

The Landford Poacher is the only public house within the parish and it has a restaurant. There is also the Royal Jaipur Indian Restaurant and Take-away. For those that wish to travel a little further afield, there are several country pubs and restaurants in the neighbouring parishes.

### 3.1 Geology

Stock Lane and Landford Wood situated to the northeast of the A36 is geologically predominantly Nursling Sand surrounded to the north by London Clay, with Wittering Formation covering a band to the south of the area. Further to the northwest of the A36 the area is predominantly London Clay with a few areas of Nursling Sand around its edges. The geology starts to change as you travel south towards the River Blackwater. To the north of the river there is Whitecliffe Sand, then river terrace deposits and alluvium in a band along the line of the river, and Wittering Formation on the higher ground to the south with a band of Earnley Sand running around the southern corner of Landford Common and across New Road. A circular pocket of Earnley Sand straddles New Road near the junction with the A36 and River Terrace Deposits form a band straddling and parallel to Sherfield English Road and the south-eastern parish boundary.

Much of the area to the north of the Blackwater is still heavily wooded (some for commercial purposes) and where the land has been cleared it is mainly still used for cattle grazing on small farms. On the other hand, the area to the south of the river has a long association with the New Forest and at one time there was a continuous stretch of common land from Plaitford Common to the east through Landford Common to Hamptworth Common to the west. Several of the properties in this area (including to the east of the A36) still hold Commoners Rights. It is in this area following the sale to Lady Nelson in 1861 that most of the housing has been created forming the modern village.

### 3.2 Rivers, Lakes & Ponds

The two main rivers in the parish are the Blackwater and Parkwater. The Blackwater forms the southern parish boundary with Redlynch until it reaches the Lyndhurst Road, and again where it meets the Parkwater it forms the eastern boundary until it reaches the Hampshire boundary at Sherfield English Road. The Parkwater also forms the eastern boundary of the parish to where it meets the boundary with Whiteparish to the north.



River Blackwater

The Blackwater River is formed from several streams that drain the land to the west and north of the area in the parish of Redlynch, including numerous small brooks that flow from Homans Copse. The river flows across the parish from west to east with several other small streams joining it as it traverses the parish. Another natural stream rises on Whiteparish Common, meanders south to cross the fields of Bush Farm and continues on to the southeast side of Wickets Green Farm where it then crosses under the A36 and joins a tributary of the Blackwater in Barrows Lane.

By the 10<sup>th</sup> and 11<sup>th</sup> century there was a mill on the Blackwater and a small community formed around it. There was a mill in Glebe Lane until at least 1810 but it is not known what happened to it after that date.

The Environment Agency (EA) considers that the only developed area at risk from flooding is land adjacent to Glebe Lane. The EA monitors both rivers for various types of pollution and their ecological condition is said to be moderate, mainly due to high levels of nitrates and phosphate. These high levels may be naturally occurring or may be due to agricultural runoff. They also measure the groundwater at various points across the parish and it is recorded as being of good quality.

**GOAL 3.2.1** – To protect river levels and the natural water table against the effects of water extraction.

There are no records of either river ever suffering from general or industrial pollution and the EA consider that there are no pollution hazards to either river within the parish.

There are two old natural ponds in the lay-by off the A36 at Golden Acres Garden Centre. They are both choked with reeds and rubbish. However, once restored they could significantly add to the character of this part of the parish.

**GOAL 3.2.2** – To prevent any detrimental effect on the rivers, streams or ponds as a result of any development, and to enhance them by good management.

### **3.3 Land Drainage**

Drainage ditches and channels were dug at some time in the distant past to alleviate flooding and create more farmland.

To the west of Lyndhurst Road a channel extends from the northern end of Pear Tree Drive to a point behind Landford Post Office where it is joined by a ditch which starts from the playing field in School Road, Nomansland. This channel crosses Lyndhurst Road and runs in a straight line across Landford Common until it crosses under the A36 and joins the Blackwater at Giles Lane.

**GOAL 3.3.1** – To restore, retain and maintain ditches, grips and open drains which are so important to the character of the area. The replacement of these features with gulleys, pipes or culverts is considered undesirable.

The sewerage system (the responsibility of Southern Water) suffers from the ingress of surface water, particularly during wet winter periods. There is therefore limited spare capacity to serve new developments. It is important to ensure that capacity checks are carried out before any new developments are connected to the system. The natural drainage of surface water through soak-aways will prevent discharge into the sewerage system and comply with the requirements of Southern Water.

### **3.4 Agricultural Activity**

There was a period when agriculture in Landford followed the New Forest pattern of small farmsteads based on a large common with shared grazing rights. Some of the old farm houses still enjoy forest rights such as use of timber, pannage and grazing. Following enclosure in 1861, Landford Common became private farmland. Ribbon development took place along New Road and Lyndhurst Road so that much of the agricultural land has been replaced by residential development. Similarly the development of Forest Road and the three Drives was originally farmland belonging to the local farm and dairy. Apple orchards for cider production along the south side of New Road were another form of land use that has ceased.

Except for Landford Bog and some of the fields to the south of New Road almost all the natural heath with tightly grazed grass and gorse has been lost. Development along Lyndhurst Road and New Road has left only one small corridor for wildlife to migrate from and to the New Forest.

To retain the open landscape and diverse nature of the New Forest it is necessary to provide a grazing regime that will support ponies and cattle, and this in turn requires an adequate supply of back-up land to provide sufficient winter grazing. Much of this land lies within the New Forest fringes, including the parish of Landford, and is held by a dwindling number of farmers occupying farmsteads of 50 to 80 acres. Their way of life and farming practices have contributed so much to framing the characteristics of the landscape. However, commercial considerations are putting this way of life under increasing threat.

Most of the land is used for grazing cattle (both beef and dairy herds) or growing crops for winter feed. There is also an increasing use of land for horses and horticulture. Cattle farming has created two main forms of field use; either permanent pasture or arable land producing grass, barley or maize, often in rotation. The presence of cattle is also responsible for the nature of most agricultural buildings in the parish. These tend to be large modern barns which either house animals in winter or are for storage of food stuffs and machinery. The general trend in agricultural buildings is that they become ever larger to house bigger equipment or for economies of scale. Whilst wishing to continue with current practices, it is also necessary to recognize the need to provide buildings that are suitable for modern machinery and keeping animals in conditions compatible with modern standards of animal welfare.

**GOAL 3.4.1 – Encourage farming practices that will allow the continued agricultural use of farm buildings.**

There is very little production of arable crops for human consumption largely because the soil is too poor and patchy to produce economic yields. Horticulture however does exist and a large amount of lettuce and other salad crops are grown particularly along the stretch of the A36 known as the Landford Levels. This form of agriculture is labour intensive and relies on seasonal labour for harvesting.

There are also forms of agriculture not linked to food production. For example there is Landford Common Farm Stud, Landford Trees and the new Lavender Farm in Giles Lane. The land is increasingly being used for horses where the land is often divided into small paddocks bounded by post and rail fencing, with field shelters dotted here and there.

There is a tendency for farms to be either very large for economies of scale, or sufficiently small that they can be run as a part-time operation by farmers who often spend much of their time employed as contractors, hiring out themselves with their machinery. It is likely that 75% of the land in the parish is owned and farmed by as little as 20 families and individuals. Cooperation will be required to ensure that the interests of landowners and the village residents work for the common good of the community.

**GOAL 3.4.2 – Foster the development of the community by promoting cooperation between landowners and villagers.**

A summary of land usage is given in Appendix 4 as a map,

### **3.5 Woodland, Trees & Hedgerows**

The different soils may well account for the differences in woodland to be found on either side of the River Blackwater. On the north side from Landford Wood by way of the Earldoms and into Homan's Copse there are ancient woodlands dominated by oak and beech with a mixture of other native species such as ash and sycamore. There is also some commercial woodland at Earldoms which is mainly spruce and larch. Continuing westwards, Langley Wood is a National Nature Reserve and typical of the woods north of the river. Oak is the commonest species with alder, aspen, willow, hornbeam, field maple, beech, holly, yew, crab apple and wild service also present.



Trees in New Road



"Old" A36

To the south of the river, with the noticeable exception of Captains Copse which would appear to be at least one hundred and fifty years old and contains a wide range of native species, the sparse woodland is much more recent, typically consisting of pioneer species of trees such as silver birch, pines and holly with chestnut, oak and beech now becoming established.



Many of the roads and lanes in the area are at least partially tree lined and they all contribute to the streetscape, helping to maintain the rural atmosphere and appearance. Virtually all the native species can be found somewhere in the parish. There are also a considerable number of non-native trees from the North American continent and Australia, primarily introduced for ornamental purposes. These include various species of fir, eucalyptus and flowering cherries. Fortunately Cupressus Leylandii are noticeable by their absence. Trees and hedges play such an important part in creating the essential character of any rural landscape. To reinforce this character, locally native species should be used wherever possible in new plantings. (See also 7.11)

**GOAL 3.5.1 – To encourage the retention and/or restoration of trees and hedgerows to benefit wildlife and the local street scene.**

In 2009 seven tree wardens were appointed in Landford as part of the Wiltshire Council Tree Warden Scheme. The object is to carry out an in depth survey of the parish to establish those trees that are worthy of preservation and which need special protection.

**GOAL 3.5.2 – To identify and record trees of particular historical, cultural or amenity value.**

Examples of some of the most notable trees in the area are as follows:



Lime tree, Glebe Lane

Stock Lane – A truly magnificent oak tree, approximately twenty-one feet in circumference. The rule of thumb guides for aging trees give an age in excess of 450 years.

Glebe Lane – A superb specimen of lime tree, which unfortunately is often damaged by the increasing number of passing HGVs using the lane and despite all, it still survives.

Beech Grange – On the south eastern edge of the estate there is a wonderful stand of Scots Pine that forms a clear landmark in an otherwise mainly open part of the countryside.

St. Andrews Church – On the boundary with Landford Manor there is a very large beech, a tree which is not very common in the village. The tree complements the Church where they stand on a knoll overlooking the A36 and the Landford Levels.

Whilst the local trees are an important feature in this area, so are the hedgerows that line the roadsides. They create a rural appearance and provide such a vital habitat for birds and small animals. The tradition of laying hedges is no longer practiced, so they are either trimmed back mechanically or allowed to grow on to maturity, displaying their true variety of indigenous species. Hawthorn is predominant in hedgerows surrounding most farmland and bordering the lanes, but other species such as blackthorn, buckthorn and field maple can also be found competing with the saplings of ash and sycamore.

**GOAL 3.5.3 – To mitigate the effects of traffic and improve the environment by planting roadside trees and hedgerows.**

Even if it does reduce the problems of maintenance, the habit of grubbing out hedges and replacing them with various forms of fencing seriously harms the character of the area. Similarly in the more built up areas, the replacement of the original hedgerow with either fencing or walls has created a more suburban appearance, which could be avoided by the planting of a suitable frontage hedge. The curtilage boundary hedges of the older traditional dwellings are nearly all hawthorn (with the odd holly bush) providing a splendid sight when in flower in May and a great attraction to thrushes and blackbirds in the autumn when covered in red berries.

**GOAL 3.5.4 –To encourage the proper maintenance of existing hedges, and their restoration following any development.**



### 3.6 Tree Preservation Orders

Since 1948 the Town and Country Planning Act has made provision for the legal protection of important amenity trees and woodlands by Tree Preservation Orders (TPOs). Orders can be made on single trees, groups of trees, areas of trees or whole woodlands. The Local Planning Authority (LPA) has a duty to make TPOs if it is felt that the loss of trees would be detrimental to the local amenity. TPOs are more commonly imposed in urban environments but are not restricted to any particular setting.

TPO controls prohibit the cutting down, uprooting, topping, lopping, willful damage or willful destruction of trees without prior consent from the Local Planning Authority. Pruning or cutting down protected trees without prior consent can result in prosecution and a maximum fine of £20,000 for each offence. There may also be a requirement to replace felled trees. Before undertaking any works to TPO trees you must submit a written application to the LPA.

#### GOAL 3.6.1 – To identify and formally protect suitable trees or groups of trees.

A full list of current TPOs is given in Appendix 1, but always check with the planning authorities for any additions or amendments.

### 3.7 Roads, Lanes and Paths

The parish has every classification of road ranging from the A36 trunk road right down to unclassified lanes. The volume of traffic through the parish has increased significantly over the past 20 years, much of it commuter traffic and light commercial vehicles.

Speeding through the village is a constant complaint of residents, as it destroys the tranquility of the area. Attempts to control the speed of traffic have led to a proliferation of urban style road signage and other street furniture cluttering roadside verges. There is clear evidence of road surface damage caused by Heavy Goods Vehicles and verge damage where they pass each other in what are essentially country lanes.

The Primary School, Village Hall, Chapel, Landford Stores and the Post Office, are all located along Lyndhurst Road (B3079), which has accumulated a multitude of urban style street clutter. This includes speed signs, direction signs, road crossings with bollards and coloured road markings, power and telephone poles, bus shelters (lit at night), a modern telephone box, and steel bridge railings.

#### Design Considerations for Roads

Rural road improvements within Landford should adopt the Department for Transport's 'Manual for Streets' guidance which advocates a more contextual approach to road layout. Also refer to the joint English Heritage / Department for Transport's 'Streets for All,' which stresses the importance of reflecting local distinctiveness and avoiding clutter through the design and management of the road environment.



Lyndhurst Road with & without street furniture

**GOAL 3.7.1** – To adopt a more contextual approach to road layout (including the use of signage which is consistent with the rest of the New Forest National Park), and avoid further urbanization by cluttering roads with unnecessary devices & associated street furniture.

## Footpaths

Paths that run alongside roads are primarily covered with tarmac. All the major roads through the village have a footpath at least on one side of the road. The unclassified lanes do not have footpaths but are usually edged with a generous verge and ditch.

Within the village, a sense of place should be maintained through the use of local materials and sensitive design. Locally distinctive streetscapes should be preserved, enhanced and used as references when designing changes to the roads and paths.

**GOAL 3.7.2** - To ameliorate the harsh effects of kerbs and tarmac by the use of other methods and materials for separating pedestrians from traffic.

## Verges



Stock Lane

Throughout the parish there are winding lanes with canopies of trees, verges and hedgerows that help to create the rural atmosphere typical of this area. These support a plethora of interesting wildlife and have done so for centuries. Colourful displays of wild flowers abound throughout the year where the verges are left to nature. They provide a vital refuge for the local fauna and flora.

The community (most significantly farmers) have achieved a great deal in protecting the environment by the sensitive management of hedgerows and the preservation of trees that provide such a haven for the local wildlife. However, as a result of commercial considerations and demands for more housing, there is a need to ensure that these areas are preserved.

**GOAL 3.7.3** – To retain the existing verges and hedgerows that are so important to the rural character of the area.

## 3.8 Ancient Byways & Public Footpaths

In England and Wales a public footpath is a path on which the public have a legally protected right to travel on foot. In Landford they form a network of short paths offering a choice of routes to different destinations, usually linking the earlier settlement areas with the farms and large estates where people worked. Most of the footpaths are hundreds of years old. The blocking of paths by landowners, or putting barbed wire alongside the path, are criminal offences.

Landford has an extensive network of cross-country footpaths, which are described in the '*Landford Footpath Guide*' booklet available from the Post Office. A group of volunteers walk these paths during the winter months to clear overgrown vegetation, maintain the way marking and report to Wiltshire Council on the condition of stiles, blockages due to fallen trees and the general condition of the footpath network.

**GOAL 3.8.1** – To protect and maintain the network of footpaths for future generations.

Two of the more ancient routes possibly used for the movement of cattle or other stock are:

#### Latchmore Drove

In mediaeval times there was a substantial trade in cattle from Wales and Ireland across the counties of Somerset, Wiltshire and Berkshire towards London as the population expanded. Perhaps Latchmore Drove was a part of that network or it may have been as mundane as a collection road from local farms joining up with routes to Salisbury, Southampton and Lyndhurst. Both Salisbury and Lyndhurst used to hold substantial livestock markets, as indeed Salisbury still does today.

Latchmore Drove is nowadays a simple rural track, used mainly by leisure walkers and local farmers.

#### Footpath through Homan's Copse and Langley Wood

This is footpath number 13 in the '*Landford Footpath Guide*'. In places this path has some of the characteristics of a typical drove. It has mediaeval banks which helped guide what were probably commoners' animals between commons and settlements.

### **3.9 Sites of Special Scientific Interest (SSSI)**

Within the parish boundaries there are five SSSIs. The three most important are as follows.



Landford Bog

#### Landford Bog

Landford Bog was designated as an SSSI in 1987 and is managed by Wiltshire Wildlife Trust. It is one of the few Wiltshire remnants of the internationally rare habitat of lowland bog and heath. It supports many plant species which are decreasing in lowland Britain and are already scarce in Wiltshire. It is a typical valley bog, with peat lining a linear depression. It is supplied with water from the surrounding higher ground. The management of the surrounding higher ground is of vital importance to the quality of water entering the bog. The bog areas are dominated by bog mosses, including *Sphagnum Magellanicum* (the only site in Wiltshire where this is found), bog asphodel, cross-leaved heath and purple moorgrass. Among the rare plants present are marsh St Johns wort, pale butterwort, white

beak sedge, many-stalked spike-rush and common cotton grass. Scrub and silver birch have taken over the area surrounding the bog since it was enclosed.

#### Landford Heath

Landford Heath was deemed a SSSI in 1994. It is an area of botanically diverse wet heath, mire and acid grassland, representing a fragment of the extensive heathland which at one time linked Hampworth and Plaitford Commons. Landford Heath contains habitats which have always been rare in the county and which are now almost completely destroyed. Some plants which are particularly rare in Wiltshire include bog asphodel, and the insectivorous round-leaved and oblong-leaved sundews. The rare shrubs alder buckthorn and bog myrtle are found here.

The heath supports about eighteen species of dragon fly, more than any other site in Wiltshire. Among the scarcer and more uncommon are the small red damsel fly, the ruddy darter, the black darter, keeled skimmer and golden ringed dragon fly. Britain's largest arachnid, the raft spider, occurs here, where it hunts small fish, tadpoles and invertebrates from the surface of pools. The heath is currently used for paint ball games, which is considered inappropriate for a SSSI.



### Langley Wood and Homan's Copse

Designated a SSSI in 1985, it only partially lies within the parish. It is a National Nature Reserve and is also part of the New Forest Special Area of Conservation under the European Habitats Directive. The whole SSSI covers an area of more than 500 acres. The majority of the site is under minimum intervention management, where planting and felling is avoided. Any trees that fall naturally are allowed to rot where they fall, creating a natural habitat for specialized fungi and insects. There are a few small conifer plantations within the site. As they are harvested, natural regeneration is allowed to take place, and gradually broad leaved trees will become re-established. In some of the conifer plantations there is dense bracken cover, which inhibits natural regeneration. Various methods of controlling the bracken, including the use of pigs, are being tried.



Homan's Copse



Langley Wood

Langley Wood is an extensive tract of ancient forest, which appears to have no continuous history of grazing or coppicing. This has led to a forest that has been less altered by man than most lowland woodland in Britain. Much of the wood consists of oak forest but there is a wide range of woodland trees, reflecting the variations in drainage and soil types. Because of this Langley Wood and Homan's Copse form a rich and varied woodland. After oak the commonest species are birch, ash and hazel. Also present are alder, aspen, willow, hornbeam, field maple, beech, holly, yew, crab apple and wild service. Of particular note, the small leaved lime is present which is rare if not extinct in the New Forest.

Under the oak stands there are a range of scarce woodland plant species, including lily-of-the-valley, great woodrush, opium, pignut, solomons-seal and butchers broom. The site has four streams, fed by springs. The presence of these streams help provide a rich diversification of plants, such as opposite leaved golden saxifrage, loose-spiked wood sedge, water avens and alder buckthorn. Along the bank of one stream there are a number of hay scented buckler ferns, in their only location in central southern England.

The site also supports a wide range of breeding birds, including buzzard, nightingale, nightjar, redstart, wood warbler, woodcock and lesser spotted woodpecker. Muntjac, roe, fallow, sika and red deer also live in the wood.

### The New Forest

Lying outside the parish, but immediately to the south of it, the New Forest SSSI covers about 29,000 ha of open heathland, mire, grasslands and ancient woodland. It forms one of the most important areas of semi-natural habitat in northern Europe, and is protected by international legislation.

The Forest is still largely maintained by the ancient commoning system, which allows the grazing of open land by cattle and ponies. The quality and extent of the habitats support an extraordinary number of rare species as well as those declining in numbers in the wider countryside. It is known in particular for the variety of lichens and invertebrates associated with ancient trees, for flowering plants such as the wild gladiolus found nowhere else in the country and for a number of notable birds species, such as the Dartford Warbler and Wood Lark.

**GOAL 3.9.1** – Identify possible sites for the creation of further protected environmental areas.

### **3.10 Landford Common**

Since the earliest records of human habitation, Landford Common was certainly the most important feature in this area. On the Common there are four barrows, three of which are scheduled monuments, multiple ancient track ways and remnants of a field system. All of these features show how the Common has been used by mankind since early historical times.

Enclosure acts were originally used in the early 1400s but Landford was not affected until 1861. Typically, before enclosure, commoners would grow crops wherever they could during the growing season and then graze animals on the whole common for the rest of the year. They would have had the right to collect fuel all year round and possibly also use the common as a source of water. Again it was typical that commoners who owned their own homes would sign away their rights for the exclusive use of a few acres of land. Tenants did not fare so well, as since they did not own their homes they simply lost all of their rights. The areas of the Common that were of little use for agricultural purposes, (that is the Bog and the Heath), were largely left as rough grazing.

The stretch of New Road from its junction with Lyndhurst Road to the entrance to Landford Common Farm provides the only wildlife corridor that allows access from the New Forest and the Heath onto the remains of the Common. This area is vital for the passage of wild creatures between these two areas.

**GOAL 3.10.1** – Retain the open space across New Road and protect and enhance this vital wildlife corridor to the New Forest.

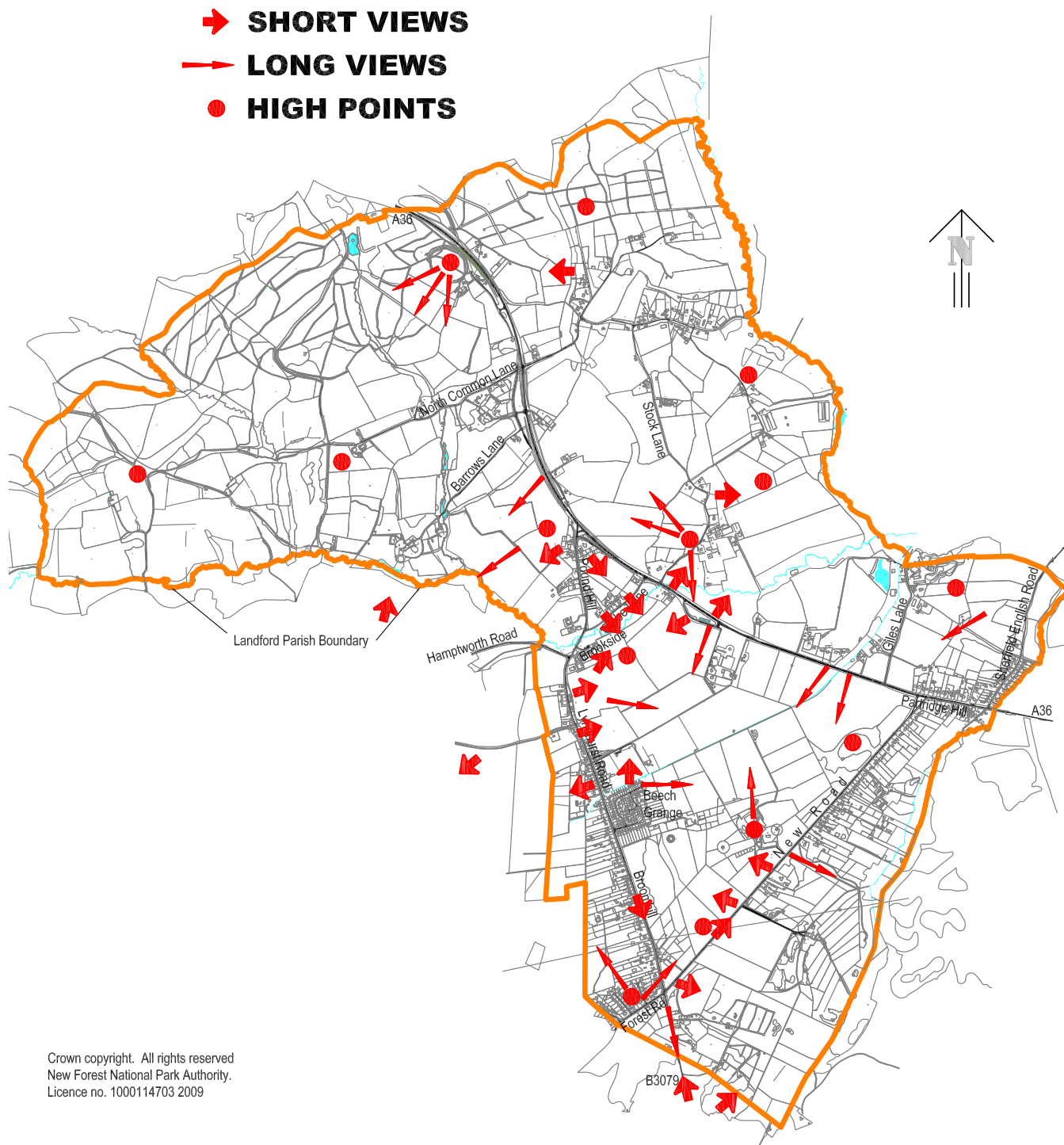


# LANDFORD VILLAGE DESIGN STATEMENT

## 4 Pictures of Landford

### Contents

- 4.1 Important Views out of the Settlement
- 4.2 Views within the Settlement



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## IMPORTANT VIEWS

## 4.1 Important Views out of the Settlement



**A36** Heading from Landford towards Salisbury



**Lyndhurst Road** Heading towards Bramshaw, routes are the most picturesque as you travel through unspoilt countryside that is now protected by virtue of the New Forest National Park. At its southern end this road leads to Bramshaw, Cadnam and the southwest.



**Southampton Road A36 Plaitford**  
Leaving the village towards Southampton



There are also three minor roads; Forest Road leading to Nomansland at the southwest tip of the parish; Hamptworth Road leading westward to Hamptworth and Redlynch beyond; and Sherfield English Road leading eastward to Sherfield English via Plaitford.



**St Andrew's Churchyard**  
Southerly view with Bramshaw Woods in the far background



**New Road** Looking North East towards Dean Hill



**St Andrew's Church car park**  
westerly view looking towards Redlynch (footpath route 4)

## 4.2 Important Views within the Settlement



### **St Andrew's church from the A36 towards Salisbury**

The Church of St. Andrew is located at the top of the hill in Stock Lane and occupies a site adjacent to Landford Manor. Due to its prominent position it provides a wonderful view of the surrounding countryside.



### **North Common Lane towards Earldom's** view of the surrounding countryside.



### **Barrow on Landford Common** The view from footpath 19



### **Pound Hill (A36 towards Southampton)** Poplars and rookery on the river Blackwater



### **North Common Lane towards Earldom's** view of the surrounding countryside.



### **Landford Wood**

The grade II listed North and South Lodges with attached walls and gate piers (former tradesmans entrance to Melchet Court)



### **Lyndhurst Road** Route into Landford from Bramshaw



### **Landford Common** View from footpath 19



### **New Road copse of trees** covered by a Tree Preservation Order



### **Landford Common** View from footpath 19 (cover page)



# LANDFORD VILLAGE DESIGN STATEMENT

## 5 Settlement Pattern

### Contents

- 5.1 Stock Lane & Landford Wood
- 5.2 North Common & Earldoms
- 5.3 Lyndhurst Road from Pound Hill to Lane End Farm
- 5.4 Lyndhurst Road from Lane End Farm to the southern boundary, including Forest Road
- 5.5 New Road/Partridge Hill/Sherfield English Road/Giles Lane
- 5.6 Settlement Summary

One of the first stages in the production of this VDS was to conduct a survey of the parish, which for convenience purposes was divided into the five areas described below. The survey entailed walking the roads and lanes taking notes and photographs. Of particular interest were buildings characteristic of this area and any of their special features. Land usage was also recorded as part of the landscape survey with particular interest in the mature trees and old hedges.

### 5.1 Stock Lane & Landford Wood

Situated at a higher level than most of the village, this area has very little commercial activity other than farming, forestry and two caravan sites. This has been the situation for many centuries although cottage industries must have played their part in the past. The area was created from two previously distinct estates, namely Landford Manor and Melchet Court.



Landford Wood House

Stock Lane loops round in a northerly direction to rejoin the A36 opposite North Common Lane, and is a journey through the history of Landford. Starting at Landford Bridge, the first building is St Andrew's Church which was rebuilt in 1858. The graveyard contains a wealth of local history with its residents as diverse as Samuel Greatheed (died 1829), owner of Landford Lodge, and Mary Stanley (died 1797), Queen of the Gypsies.

Next to the church is Landford Manor, which has existed for many centuries. It was rebuilt around 1600 and many changes have taken place since then. It had always been known as Landford House until its promotion to Manor House in the early twentieth century. The grand building, the title that came with it and the vast amount of land owned and controlled by the occupants, has long since been a major influence in the area. In 1950 the estate was broken up and sold in lots, effectively separating the Manor House both from its land and the former power it exerted over the village. However, the magnificence of the building, the archway and gates, and the adjacent Coach House are certainly worthy of their listed building status.



Coach house, arch and Landford Manor from Stock Lane

It is a short distance to Manor Farm House. Its agricultural buildings are relatively modern but adjacent stands the remains of the huge gable wall of the old tithe barn. A fire in 1969 destroyed much of the ancient structure and the barn was never rebuilt. Manor Farm was known to exist in 1515 and probably existed centuries before that.

The narrow winding lane passes through open countryside, flanked by hedges and significant trees, past isolated farmhouses and two caravan sites, until reaching the Landford Wood entrance into Melchet Park. This was the tradesman's entrance to Melchet Court until 1935 when the estate was sold.



North Lodge Landford Wood

The North Lodge and South Lodge houses with the attached walls and gatepiers serve to create impressive features on this rural lane. Passing through this entrance reveals a small hamlet of traditional (and some historic) dwellings, situated either side of a lane with its wide grass verges and mature trees.

Further along Stock Lane, the area is more wooded and passes by a gravel track where the old sawmills used to stand. The lane continues past White Cottage into open countryside and more farm dwellings, before finally reaching its northern junction with the A36.

Accessed from the A36, Wickets Green Farm can be found opposite North Common Lane. This ancient building has a history dating back to the 15<sup>th</sup> century or earlier, when it was either built or extended.



Wickets Green Farm

Due to its social importance and history, ecological environment, unique and historic buildings, and overall visual quality, Landford Wood is an especially important part of this area. Recent developments have diluted the character of the area, but fortunately not enough to have damaged its overall special quality.

Most of the houses in this area of the parish are detached, traditional style, two storey properties, some of which are very old. Although in the minority, the modern housing has tended to adopt the 'style of the day' rather than follow traditional lines resulting in a mixture of two storey houses, bungalows and chalet bungalows being built.

The sparsely populated nature of the area allows isolated properties to develop their own particular character.



Stock Lane Farm

The farming activities of the area inevitably result in a wide variety of agricultural buildings ranging from older brick and corrugated iron barns to the more modern (and larger) steel or concrete framed structures clad with asbestos sheeting. Many of these buildings feature in the panoramic views across the open countryside.

Building materials vary although brick is the dominant feature for walls. Other walling materials and finishes include tile hanging, painted render and timber. Stone is incorporated in various forms as a feature in a few of the more prominent structures. Roofs (more often gable ended) are finished with plain clay tiles, profiled concrete tiles, slates, and thatch on one important building.

Property boundaries are mainly hedges but some of the older or significant buildings have brick-built front boundary walls capped with half round bricks. Main entrances are often fitted with timber or metal five-bar field gates.

## 5.2 North Common & Earldoms

This area lies to the northwest of the A36, and much of the history of this area has been connected with farming and forestry. The sparsely populated hamlet around North Common Lane formed the northern limits of the main village and included a number of trades and services which the village and the surrounding area would have relied upon. For example, the bakery and blacksmith are known to have existed in this location.



In the northern part of this area, close to the A36, the remains of possible Iron Age earthworks can still be seen. This takes the form of a circular raised area encircled by a ditch, covering 5.5 acres. The site could have been the location for a castle or fort. Perhaps the adjacent 'Castle Copse' provides a clue? It was damaged by contractor's vehicles during road improvements and is now partly covered by trees. English Heritage has classified this as a protected Scheduled Monument of national importance.

To the west, there is evidence of a settlement with mediaeval origins at Witterns Hill Farm on the edge of Langley Wood. The path through the woods is bounded by mediaeval banks, built to guide cattle and pigs when they were moved between commons and copses. Much of this area is steeped in history and includes a large number of listed buildings. Being classed as open countryside has protected the area against any major development, thus retaining its historical and rural character.



Langley Wood Footpath

The most spectacular building within this area is Landford Lodge. It was built in the mid eighteenth century as Breach House and sold to Sir William Heathcote of Hursley in 1776. He substantially rebuilt the house in a more Palladian style.



Landford Lodge

The general character of the area today is one of large houses on generous plots of land fringed by more modest farm buildings and open countryside. Virtually no new buildings are present in the area although extensions to existing properties are evident. These extensions are mainly compatible and complementary to their original structures.

This area is mainly farmland on the eastern side, with Hamptworth golf course and Langley Wood dominating the western side. The elevated location provides magnificent views over open countryside to wooded areas beyond. The neatly mown fairways of the golf course provide a contrasting open space.

The river Blackwater flows along the southern edge of this area, creating lakes and ponds along its route where it forms the Landford/Redlynch parish boundary.

The general nature of settlement is focused around North Common Lane where most of the houses in this area are situated, although they are few and far between. The lane also includes The Cedars Nursing Home, a listed building (originally Northlands House) which has recently undergone substantial expansion. North Common Lane is now set back some way from the A36 following the straightening and widening of the main road in the 1970's but this has given the area a very secluded character.



Cedars Nursing Home

Barrows Lane is primarily the drive leading to Landford Lodge. It also leads to Landford Trees, which along with Hamptworth Golf Course (accessed from outside the parish), are the only significant commercial activities, apart from farming, to be found in the immediate locality. All the roads are little more than rural, single track lanes and most are accessed from the A36. These are not through routes and the amount of traffic using the lanes is very light.

Buildings in the area are generally quite large, comprising one and a half/two storey detached properties which have retained a great deal of the charm of their rural past. The inevitable re-building of a few properties and the need for agricultural dwellings has tended to dilute their traditional character.

However, many original buildings still exist, albeit tastefully extended, and retain many of their historic features and styles. The differing yet traditional styles and materials used in properties in this area make visually attractive and interesting groups of buildings. The ample and sometimes large spaces between each



Landford Cottage



Cobweb Cottage

property, allows each building to express its own distinctive character producing a pleasing overall combination of buildings and open space. The mixture of properties in this area ranges from Landford Lodge, a grand country mansion, to Cobweb Cottage which was formerly a pair of "one-up-one-down" estate workers cottages.

In spite of the very different styles, heights, sizes and materials used, the area has a unique quality.

Materials used for walls include brickwork, render, timber weatherboarding, painted brickwork and tile hanging. Roofs include plain clay tiles, concrete tiles, slate, thatch and corrugated iron sheeting. Hedges combined with grass verges define the edges of roadways, retaining the character of a rural country lane. The occasional wall and wooden fence have been erected instead of hedging, which appears out of keeping with the rest of the area.

### 5.3 Lyndhurst Road from Pound Hill to Lane End Farm

Lyndhurst Road is classified as the B3079 that leads south off the A36 towards Bramshaw.

This area lies to the south of The Earldoms on the western side of the A36 and up until about 1800, this area formed the hub of the village. Lyndhurst Road only extended as far as Lane End Farm (a fairly obvious choice of name at that time). At the junction with the A36, it is possible that Pound Cottage or its predecessor would have been the toll-gate keeper's house. It is well established that the roads were turnpiked around this location.



Pound Cottage

Currently this area still contains a fair proportion of the important commercial and community buildings, including the farm shop, hotel, pub, restaurant, garden centre, Methodist chapel, school and village hall, with light industrial activities located in redundant agricultural buildings at Whitehouse Farm and Bridge Farm.

The countryside around this area is predominantly used for agricultural activities but with a relatively small but increasing amount of land being used for the grazing of horses. Several woods can be seen around the perimeter of this area but Captains Copse forms an important wooded feature within the area itself, providing an interesting back drop to Manor Cottages and adjacent properties. The copse is well managed with many new trees recently planted by the owners. Ecologically this provides essential refuge for all forms of wildlife.



Manor Cottages



Poplar trees on the River Blackwater at sunset

The two ancient ponds, surrounding trees and shrubs that exist in the lay-by off the A36 would also provide a haven for wildlife if it were not for the amount of traffic and poor treatment by its human visitors. Views of St Andrew's Church and Landford Manor can be seen, retaining that traditional rural atmosphere. The Blackwater meanders through this area, made attractive by the trees that grow on its banks. Landford Mill once operated from this river but no physical sign of its existence remains today. Where the river runs parallel to Glebe Lane, the background of poplar trees, complete with nesting rooks, is a

visual and environmental asset to this area. It is rich with flora and fauna and the blankets of daffodils and bluebells in springtime are especially valued.

The overall pattern of the area is a mixture of small clusters of dwellings, farm buildings (now often used for light industrial activities), commercial buildings (along the A36) and significant open spaces between. As a result, the area maintains a predominantly rural character and a low density built environment.

The roads vary from the busy A36 trunk road to the unclassified Glebe Lane and Hamptworth Road. Despite their varied status, all roads become exceptionally busy during the morning and evening peak periods. This indicates that 'rat runs' through the smaller roads, mostly from other villages, are causing an unnecessary impact on the level of activity normally expected and catered for. During these peaks the volume, speed and size of vehicles inhibits walking, cycling and horse riding activities. Pavements are few and occur only on one side of Lyndhurst Road and a very small section of the A36.



Glebe Lane



Brookside

Traditional buildings account for a reasonable proportion of this area but the infill and replacement building policies permitted by the former Salisbury District Council along Pound Hill have allowed properties to be inserted into sites which would have been considered unsuitable in previous years. Not only have the sites become inappropriate but the properties themselves have been designed more with building fashions in mind rather than with traditional styles and materials. As a result, the street scene is an uncomfortable mixture of incompatible character punctuated by open spaces allowing views through to the countryside beyond.

Most buildings are fairly standard two storey structures with a few bungalows here and there. Almost all dwellings are arranged as ribbon development with the exception of Brookside which forms a small cul-de-sac of eight dwellings, and four other properties located to the west of the garden centre.



Boundaries between roads, houses and fields are mostly traditional hedges with the occasional wall and fence. Grass verges separate edges of roads from property boundaries and most have been left in a natural state where wild flowers are able to grow, and which is so important for wildlife.

A great many buildings have been extended over the years, some to a better standard than others, leaving a distinct shortage of smaller properties. One of the exceptions is Brookside where few houses have been altered since their construction in the 1950's. A major disadvantage to some extended properties is that side boundaries have dictated the extent of the increase in the property. This has the effect of either moving the side of the property up to or near to the boundary, or losing the scale and proportion of the original structure.

In this area, building materials vary widely, including bricks, render and tile hanging used for walls, and plain clay tiles, profiled concrete tiles, slates and thatch for roofs.

#### **5.4 Lyndhurst Road from Lane End Farm to the southern boundary, including Forest Road.**

This area covers the southern half of Lyndhurst Road to its boundary with Nomansland and the parish of Bramshaw. It has virtually no history of settlement prior to around 1900. Before this date Hamptworth Common lay to the west of Lyndhurst Road and Landford Common to the east, linking it almost seamlessly with Plaitford Common. These commons encircled the forested areas to the south and formed a natural open space between Landford and the relatively newly formed Nomansland. Smallholdings began to be created on the Hamptworth Common side of Lyndhurst Road. The amount of land required meant that the dwellings were constructed some distance apart. Most of these can still be seen today but nearly all have been extended from their original structures.



Beech Grange

From the 1950's onwards, the spaces between the original buildings began to be built on. Ultimately, this created the ribbon development on the west side of Lyndhurst Road. The development of Forest Road and the three drives leading off it were created between 1955 and 1965. This completed the continuous development from Landford to Nomansland, losing all individual identity between the two villages. The last major development took place in the 1970's when the Beech Grange estate was built with further infill taking place along both Lyndhurst Road and New Road in more recent times.

As the village has extended southwards, so too have the important local facilities. The recreation ground, post office and village shop can be found in this area. For most of the 20<sup>th</sup> century, the bakery produced bread, pastries and cakes for the village and surrounding areas, but this closed and subsequent permission granted for its demolition and replacement by housing.

Ground levels rise as Lyndhurst Road progresses south, providing views over the adjacent open countryside, and the many trees lining the road help retain that rural atmosphere. The lack of development on the Landford Common side of the road provides a pleasant panorama, although even this is being increasingly covered by unsightly buildings, a mobile home and fencing associated with equestrian activities.



Traditional property, Lyndhurst Road





Forest Road

Beyond the crossroads towards Bramshaw the ground levels out and the countryside becomes more wooded in keeping with the environment beyond the parish boundary. Most of this area is covered by a 'blanket' Tree Preservation Order, highlighting the age and importance of the trees in this setting. Taking the Forest Road towards Nomansland, the ground continues to rise and the best views from this area can be seen from the apex of the steep inclines forming Pear Tree, Whitehorn and Oakleigh Drives.

The high voltage overhead electricity distribution system complete with massive steel pylons dominate and blight the open countryside. The system crosses the corner of Landford Common, Lyndhurst Road and continues through to Nomansland and Hamptworth.

Travelling south from Lane End Farm, the ribbon development on both sides of Lyndhurst Road is a suburban mix of two storey houses, bungalows and chalet bungalows. The occasional traditional style building can still be found. The wide grass verges, ditches and hedges put the properties into a rural context.

Beech Grange has a character all of its own, with bungalows and chalet bungalows repeated in an open plan layout typical of the 1970's era.

The southern section of Lyndhurst Road from Beech Grange onwards, has housing on the western side only with similar wide grass verges, ditches and hedges as the northern section. Infill development has significantly reduced the spaces between buildings and has produced a range of buildings of different types and styles, and a mix of bungalows and two storey houses. Properties generally have wider frontages than their counterparts in the north of the road and most properties have long rear gardens. These two factors have started the recent trend of tandem development (building one house behind another) which is regrettable, as it compromises the privacy of neighbouring properties and often extends the built environment into open countryside.

The three drives off Forest Road add another dimension in the variety of building styles in Landford. These were all constructed at a time when planning constraints were more relaxed. Bungalows were very much the order of the day and stone (artificial or natural) was popular.

The only building type which is typical and distinctive in this area is the traditional two storey property (two-up-and-two-down) found throughout the New Forest. Although many were built much later than elsewhere in the 'Forest', they still retain the New Forest 'look', but with variations on the theme. Some have square bay windows, others have been altered and added to over the years, but the original character is still very much in evidence.

Apart from Beech Grange where the building sizes and styles are repetitive, building sizes, types and styles are mixed with the tendency for more recently constructed or extended properties to be as large as the site will allow.

Walls are predominately of red brick. Some buildings have painted render, painted brickwork or timber cladding, all of which add variety to the street scene. Roofs are finished with plain clay tiles, profiled concrete tiles or slate.

Boundary hedges are favoured for most properties, and some contain significant trees that add to the rural character of the area. This also helps to screen the housing.

## 5.5 New Road/Partridge Hill/Sherfield English Road/Giles Lane



Traditional property, New Road

New Road cuts across the southern edge of Landford Common, connecting the A36 at Partridge Hill with Forest Road running up to Nomansland. Originally it was no more than a track across a large area of uninhabited common land. In 1895 the church sold its holding of land to a builder, amongst other people, for £15 an acre. By 1901 there were thirteen properties and occupants included a gardener, wheelwright, undertaker and market gardener. Most of the others were employees at the Schultz Gunpowder Company near Fritham.

Other areas in this parish were inhabited long before New Road, mainly by smallholders and farmers. Being outside the main village, the original farmhouses were very isolated and few and far between. It is likely that the population of this area had more to do with Plaitford in those days, since Landford was based much further to the north-west of the village than it is today. Unless the Plaitford connection had an influence, it is puzzling to know how or why this area became as densely populated as it is, being so remote from any village centre. Certainly in more recent years, Salisbury District Council policies have supported infill between and behind existing properties, which contrasts to Test Valley Borough Council policies over the adjoining Hampshire boundary that prohibit housing development in this area of the countryside.

Giles Lane has developed in a totally different manner from the rest of the area. This lane has seen very little change over the centuries apart from the former sand/gravel extraction operation located on the parish boundary, which has now become the main industrial area in Landford. This industrial complex is situated in a relatively remote location, screened by trees and mainly hidden from view. Other industrial and commercial activities are located at Landford Common Farm off New Road and around the petrol station on Partridge Hill (A36).

The surrounding countryside in this area consists of small open fields used for agriculture or equestrianism. The most important natural feature is the area known as Landford Common, significant for its historical associations, ecological importance and as a prominent feature for much of the village. Landford Common contains several Bronze Age burial mounds, three of which are designated by English Heritage as Scheduled Monuments. This gives them the status of nationally important archaeological sites. Other burial mounds on Landford Common have been destroyed by agricultural activities, but the fact that they existed and the discovery of Bronze Age axes in areas off Sherfield English Road and Partridge Hill suggest that prehistory settlements existed in this area.

As with many other parts of the village, streams and watercourses form the parish boundary. In the case of the stream which crosses Plaitford Common to the south of New Road and the A36 near the Shoe Inn, this also forms the Wiltshire/Hampshire county boundary.

New Road offers good views of open countryside from both sides of the road, but on reaching the A36 and turning south along Partridge Hill, the character becomes built up with few opportunities to catch glimpses of countryside beyond the houses that line both sides of the road. A similar effect continues along Sherfield English Road until buildings stop abruptly to give way to open farmland. Giles Lane is primarily a country lane flanked on either side by farmland until reaching the industrial complex where the buildings take over the view.

Focusing on the housing clustered along the busy A36 at Partridge Hill, this settlement appears isolated from the main village. The car sales, garage, petrol station, carpet showroom and nearby pub provide local employment and some retail needs of the locality.

In New Road, Landford Common Farm is now a Stud and the barns converted to industrial units. These have been screened with trees from some directions but still have an adverse visual impact from other aspects. The complex generates additional vehicular traffic.

A long established caravan park (Green Hill Farm) exists to the south-east of New Road adjacent to a sensitive SSSI. It is reasonably well screened from the highway.

Situated off New Road is a business providing commercial vehicle hire, 24hr recovery, vehicle servicing, MOT and storage facilities. This was originally a repair workshop for agricultural machinery.

This area contains a mixture of two storey buildings, chalet bungalows and bungalows. Virtually all are detached. The infill policies of the planning authority have created (with the exception of Giles Lane) the ribbon development with few spaces between buildings. Bungalows dominate Sherfield English Road while in New Road, two storey buildings are the norm. Some of the original buildings in New Road, dating back to the latter part of the 19<sup>th</sup> century, can still be detected, despite the alterations and extensions that have taken place since their construction. There is a discernible theme running through these properties which distinguishes them from the later buildings.

Along Partridge Hill the buildings on either side of the road are very mixed in terms of age, height and style. Tandem development (one property behind another) probably occurs more in this part of the parish than in any other, which is unfortunate as it often intrudes into open space and has an adverse impact on the character of the area.

Hedges form most of the boundaries to properties, with gates and entrances compatible with a rural setting. However, there is a growing tendency, particularly with recently constructed properties and renovation projects, to erect grand, over elaborate entrance features and gates in an attempt to enhance the status of a property, which simply creates a suburban appearance to the locality.

## **5.6 Settlement Summary**

The parish of Landford has a diverse landscape that can be divided into two distinct areas. To the north of the River Blackwater and to the east of the A36 trunk road lies mainly open countryside that is essentially still very rural in appearance. Here you will find the old farm buildings constructed of brick with clay tiled roofs and their corrugated iron barns, often painted black. Historically this is the area that was first settled and contains the country houses and oldest dwellings in the parish. Irrespective of modernization, they still exhibit their traditional styles and use of traditional materials. Much of the land is used for grazing cattle, some horticulture and also a large swathe around the north of the parish consists of natural woodland with some commercial forestry.

To the south of the Blackwater and primarily west of the A36 lies the area that was until enclosure in 1861 part of the New Forest, that is to say Landford Common. Following enclosure, the south and west side of the Common was opened up for housing development. That also applied to the section of the Southampton road known as Partridge Hill and along Sherfield English Road. Initially the dwellings were of the typical New Forest cottage referred to as *'two-up-and-two-down'* style. However, from about 1950 onwards there was considerable pressure to build more housing. A steady process of infill took place along Lyndhurst and New Road, and housing was extended up Forest Road and the three Drives were built. Consequently this part of the parish has a far more urban feel to it with its mixture of mainly detached bungalows, chalet bungalows and houses forming a continuous development. This continued with the development of Beech Grange in the 1970's. The building styles and materials used simply reflect the times when they were built.

Besides farming, local employment is provided by the small amount of light industry scattered across the parish. There is one main industrial site in Giles Lane for mainly light engineering businesses and transport operations. Other businesses operate from redundant farm buildings, but there are no large scale employers in the area. Landford has a higher than average retired population and to some extent is a dormitory village for those who have to commute to work outside the area.

Appendix 2 contains the history and description of some of the important historic buildings in Landford, along with a list of all such buildings in this parish.

Similarly, Appendix 3 contains details of those buildings in the parish that are not officially recognised but which are of special note and contribute to the character of the area.



# LANDFORD VILLAGE DESIGN STATEMENT

## 6 Planning Considerations

### Contents

- 6.1 Core Strategies and National Park Management Plan Policies
- 6.2 Purpose of this Village Design Statement
- 6.3 Advice on submitting a planning application
- 6.4 The Planning Decision

### 6.1 Core Strategies and National Park Management Plan Policies

The responsibility for planning and development for this parish currently lies with two separate authorities. The New Forest National Park Authority (NFNPA) is responsible for that part of Landford within the Park (about 70%), the remainder residing with Wiltshire Council.

The **National Park Management Plan**<sup>1</sup> states the following.

*Examples of changes contributing to the loss of local character include:*

- *increasing suburbanisation of villages, with traditional building features replaced, changes in boundary treatments, greater use of hard surfacing and lighting, and inappropriate scale and design of new buildings*
- *a general increase in signage and other infrastructure in the countryside*
- *loss of important trees, hedgerows and features of the historic environment of local value*
- *decline in the traditional management of meadows, hedgerows, rivers and woodlands*
- *encroachment on Open Forest land.*

In order to address the above concerns, the **National Park Core Strategy**<sup>2</sup> contains the following policies.

#### **Policy CP2: The Natural Environment**

*Proposals should protect, maintain and enhance nationally, regionally and locally important sites and features of the natural environment, including habitats and species of biodiversity importance, geological features and the water environment.*

#### **Policy DP1: General Development Principles**

*All new development and uses of land within the New Forest National Park must uphold and promote the principles of sustainable development. New development proposals must demonstrate high quality design and construction which enhances local character and distinctiveness. This includes, but is not restricted to, ensuring:*

- a) *development is appropriate and sympathetic in terms of scale, appearance, form, siting and layout;*
- b) *development respects the natural and built environment, landscape character and biodiversity;*
- c) *materials are appropriate to the site and its setting;*
- d) *amenity is not adversely affected in terms of additional impacts, visual intrusion, overlooking or shading; and*
- e) *no adverse impacts associated with traffic or pollution (including noise and light pollution).*

#### **Policy DP2: Safeguarding and Improving Water Resources**

*Development will not be permitted if it would risk harm to the quality and yield of water resources, including abstraction sites, groundwater, rivers, streams and still waters.*

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<sup>1</sup> See Reference 9.5

<sup>2</sup> See Reference 9.3

**Policy CP7: The Built Environment**

*Proposals should protect, maintain and enhance nationally, regionally and locally important sites and features of the built environment, including local vernacular buildings, archaeological sites and designed landscapes.*

**Policy CP8: Local Distinctiveness**

*Built development and changes of use which would individually or cumulatively erode the Park's local character or result in a gradual suburbanising effect within the National Park will not be supported.*

**Policy DP6: Design Principles**

*All new development will be required to achieve the highest standards for the design, external appearance and location of new development within the National Park, with particular regard to:*

- enhancing the built heritage of the New Forest;*
- designing out crime through the use of Secured by Design principles and standards;*
- ensuring new development is accessible where appropriate;*
- ensuring new residential development takes account of the lifetime homes principles where appropriate; and*
- ensuring all new development incorporates sound sustainable design and construction principles and good environmental practices.*

The Core Strategy goes on to say –

*Development, whether of a traditional or modern design, should be sympathetic and in keeping with its surroundings. New buildings should have a low (or no) carbon footprint and all new development should make a positive contribution to the National Park particularly through its design, scale and layout.*

The **South Wiltshire Core Strategy**<sup>3</sup> contains the following two paragraphs relating to this area.

*The protection of the natural environment is a priority, especially given the proximity of the Area (i.e. south of Salisbury) to the New Forest National Park. The preservation and enhancement of local heritage is also an important issue, with a need to ensure that new buildings or alterations to buildings are of a high quality.*

*Some development in the remainder of south Wiltshire might impact on the National Park, and the NFNPA will continue to be consulted on proposals that are considered to potentially impact on their aims. It is also necessary for the Strategy to impose a policy to control the impact of development outside the National Park.*

In order to address these concerns, the South Wiltshire Core Strategy contains the following policy.

**Policy 15 - New Forest National Park**

*Development will only be permitted where it does not have a negative impact on the:*

- Conservation and enhancement of the unique character and environment of the New Forest National Park, and in particular the special qualities of its landscape, wildlife and cultural heritage;*
- Encouragement of understanding and enjoyment of the New Forest National Park's special qualities;*
- Social and economic well being of local communities in ways that sustain the National Park's special character.*

Similarly, the Strategy also contains the general policy as follows.

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<sup>3</sup> See Reference 9.4 Please note that although much of the Core Strategy has been completed, it is still subject to an Examination in Public and has not yet been finalised and approved.

## **Policy 22 - Protection of Services and Community Facilities**

*Proposals involving the loss of a community service or facility will not be permitted unless it can be demonstrated that the site/ building is no longer viable for an alternative community use.*

*Preference will be given to retaining the existing use in the first instance, then for an alternative community use. Where this is not possible, a mixed use, which still retains a substantial portion of the community facility/service, will be favoured. Redevelopment for non-community service/ facility use will only be permitted as a last resort and where all other options have been exhausted.*

*In order for such proposals to be permitted, a comprehensive marketing plan will need to be undertaken and the details submitted with any planning application. Only where it can be convincingly demonstrated that all preferable options have been exhausted will a change of use to a non-community use be considered.*

## **6.2 Purpose of this Village Design Statement**

The Design Guidelines in this document are consistent with and designed to supplement the relevant Core Strategy policies at a more local level. In particular they expand on policies CP8, DP1 and DP6 of the Core Strategy and Development Management Policies for the New Forest National Park, and Policies 15 and 22 of the South Wiltshire Core Strategy.

This document is primarily designed to guide those seeking planning permission for new development within the parish. However it is also intended as a source of local design information in cases where planning permission may not be required, with the view to encouraging sympathetic improvements to the buildings, street scene and landscape setting of the village and so creating a high quality environment for the benefit of the community of Landford to enjoy.

## **6.3 Advice on submitting a planning application**

The planning process can be complicated and it may not always be clear when a planning application is required, so seek advice from the Local Planning Authority at the earliest opportunity. If in any doubt whether a particular proposal requires planning permission or not, a good source of guidance can be found via the Planning Portal<sup>4</sup>. For more specific advice, contact the planning department of the relevant local authority.

Where a planning application is required, the following advice will help to ensure that the application can be validated and registered without the need for further information, and that the proposal can be considered on its merits.

### **Drawings**

Elevation drawings should be drawn to a scale that enables the full character of the existing and/or proposed building to be illustrated, together with the details that create the character. Such things as chimney style, window type, eaves treatment, etc. should be clearly distinguishable on the drawings. It is also advisable to show, for clarity, all the brick courses, as well as any brickwork features (dentil courses, contrasting brick colours, brick arches, etc.) that occur in the walls. Similarly, any patterned tiles or crested ridge tiles should be shown on the roof.

**GUIDELINE 6.3.1 - Scale and quality of drawings need to be good enough to assess the full character of any proposal**

In order to fully assess how buildings fit into the street scene, drawings of elevations fronting public highways should include existing adjacent buildings within 10 m either side of the proposed development. Block or site plans should also clearly show the layout and relationship of neighbouring buildings together with natural features, such as trees and hedges, on or adjacent to the application site.

**GUIDELINE 6.3.2 - Drawings should clearly show the relationship of proposals to adjacent or adjoining features**

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<sup>4</sup> See Reference 9.6

Planning applications for extensions to buildings should distinguish the 'existing' from the 'proposed' by means of dimension lines and notes (preferably with measurements) on both plan and elevation drawings. This provides a clear, unambiguous representation of what is being applied for, which will be readily understood by all consultees involved in the planning process.

### **Design and Access Statements**

For most planning applications, a design and access statement will need to be submitted with the documentation. This provides a good opportunity to explain and justify the design philosophy behind the proposal. The design and access statement should refer to this VDS and show how the Guidelines have been taken into account. The credibility of any application will be enhanced by the evidence that the submitted design has been carefully and coherently considered.

**GUIDELINE 6.3.3 - A design and access statement should refer to this VDS.**

To avoid planning pitfalls it is important that you refer to the publication "**A guide: how to satisfy design conditions.**"<sup>5</sup>

### **6.4 The Planning Decision**

Planning decisions will be made only after consultation and consideration by the local planning authority. Comments and advice from Landford Parish Council, as statutory consultees in the planning process, will have a major influence on the outcome of a planning decision. The parish council will take all factors into account, including the guidelines of this VDS, when considering any application and their final decision will be based on the question – **is this good enough to recommend approval?** rather than – **is this bad enough to recommend refusal?**

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<sup>5</sup> See Reference 9.7



# LANDFORD VILLAGE DESIGN STATEMENT

## 7 A Design Guide for Housing

### Contents

- 7.1 Location, Scale & Form
- 7.2 Walls
- 7.3 Roofs
- 7.4 Eaves & Verges
- 7.5 Windows
- 7.6 Porches
- 7.7 Garages & Car Ports
- 7.8 Chimneys
- 7.9 Balconies
- 7.10 External Lighting
- 7.11 Boundaries
- 7.12 Entrances and Driveways
- 7.13 Wildlife Considerations
- 7.14 Utility Services
- 7.15 Conservatories
- 7.16 Extensions
- 7.17 Modern Designs
- 7.18 Outbuildings
- 7.19 Renewable Energy Features

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

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

### 7.1 Location, Scale and Form

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

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

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

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

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



Gable end facing road

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

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

**GUIDELINE 7.1.5** - Maintaining a good sized back garden (eg if possible a standard sized allotment approximately 250m<sup>2</sup>) is an important aspect of retaining the character of the area.

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

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

**GUIDELINE 7.1.6** - Tandem development is strongly discouraged.

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

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



One and a half storey traditional property

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



Two storey traditional property

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

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

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

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

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

## **Affordable Housing**

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

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

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

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

Accordingly, Guidelines 7.1.2, 7.1.4 and 7.1.5 can be applied with greater flexibility for 'affordable housing' that has no more than two bedrooms and a maximum floor area of 80m<sup>2</sup>. (Any housing that is greater than 80m<sup>2</sup> would be expected to comply with Guidelines 7.1.2, 7.1.4 and 7.1.5.) What is more, it would be expected that any proposals for such housing would not reduce the boundaries of adjacent or adjoining sites below the levels of Guidelines 7.1.4 and 7.1.5.

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

## 7.2 Walls

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

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



Original white mortar  
repointed with inappropriate colour

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

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

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

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

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



Landford Wood Mission Hall

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

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



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

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

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

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

### 7.3 Roofs



One of Landford's thatched cottages

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

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

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

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

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



Interesting roof-scape

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

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



Traditional dormer windows



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

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

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

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

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

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

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

## 7.4 Eaves & Verges

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

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



Traditional maintenance free eaves and gables

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



Good brickwork detail around open eaves and verge



Poor transition from roof to gable wall



Interesting junctions of eaves and verge



Similar interesting junctions of eaves and verge

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

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

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



Traditional shaped barge boards

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



Two-piece' barge boards (no boxing)



## 7.5 Windows

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



Flush framed windows with robust cill and brick arch over



Brick arch over



Decorative brick arch over

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

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

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

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

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

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

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



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

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

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

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



Cast stone lintels and cills

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

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

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

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

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

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<sup>1</sup> See Reference 9.8

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

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



Traditional bay windows

## 7.6 Porches



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

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



Traditional porch

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

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

## 7.7 Garages & Carports

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

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

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

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

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

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

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

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

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

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

## 7.8 Chimneys

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



Traditional chimneys

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

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

## 7.9 Balconies

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

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

## 7.10 External Lighting

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

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

## 7.11 Boundaries

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

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

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

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

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

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

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

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



## 7.12 Entrances and Driveways

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



Good examples

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

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

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

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

## 7.13 Wildlife Considerations

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

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

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

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

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<sup>2</sup> See Section 9.9

## 7.14 Utility Services

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

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

## 7.15 Conservatories

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

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

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

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

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

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

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

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

## 7.16 Extensions

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

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



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



Well proportioned extension of thatch, brickwork and tile hanging

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

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

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

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

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

## 7.17 Modern Designs

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

**GUIDELINE 7.17.1** - Contemporary designs should satisfy the following criteria:

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

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

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

## 7.18 Outbuildings

In residential gardens, outbuildings take many forms –greenhouses, sheds, summerhouses, log stores, small garages, etc. In most cases, these fall into the category of 'permitted development', where there is no need for planning permission. It is worth checking on the Planning Portal website<sup>3</sup> or with the local planning authority to make sure that any proposed outbuilding meets the requirements for 'permitted development'.

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

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

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

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



Good example of an outbuilding

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

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<sup>3</sup> See Reference 9.6



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

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

### **7.19 Renewable Energy Features**

In the drive to cut CO<sub>2</sub> emissions and dependency on fossil fuels, reducing energy use in housing plays a significant part in the design process. With UK housing contributing 27% of national CO<sub>2</sub> emissions<sup>4</sup>, energy efficiency of houses is of prime importance and this is effectively enforced for new dwellings by the Building Regulations. For existing buildings, good levels of thermal insulation, draught-proofing and efficient heating appliances are the most important factors in ensuring the efficient use of fossil fuels.

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

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

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

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

# LANDFORD VILLAGE DESIGN STATEMENT

## 8 A Design Guide for Non-Domestic Buildings

### Contents

- 8.1 Conversion of Farm Buildings
- 8.2 Location, Scale and Form
- 8.3 Walls
- 8.4 Roofs
- 8.5 Eaves & Verges
- 8.6 Windows & Doors
- 8.7 Services
- 8.8 Landscaping
- 8.9 Wildlife Considerations
- 8.10 Signs & Advertisements

Where traditional buildings exist which are no longer in use or required it may be better to encourage their preservation by conversion to other purposes. As a general principle it is preferable to find a new site for new buildings rather than follow a policy of replacing perfectly good buildings that could be converted to other uses.

Small industry can help Landford thrive, and there is no reason why it should not be successfully situated in adapted existing buildings, or appropriate purpose-built ones.

New buildings should be designed with regard to the principles of environmental sustainability. Light, smell and noise pollution can be minimized both through building design and site screening.

Small buildings for craft workshops and light industry should comply with the appropriate design guidelines for new housing. New industrial and business development should respect the small, intimate scale and characteristics of the village and should follow the guidelines set out in this section of the document.

It is especially important where new development is being introduced into an existing area, that the compatibility of the new business is acceptable in relation to existing neighbouring uses and operates without causing disturbance to the neighbours. Consideration must be given to whether or not the scheme complements existing uses and what measures have been taken to reduce environmental concerns of noise, smell or light pollution and its associated nuisance.

### 8.1 Conversion of Farm Buildings



Farm building

Whilst wishing to encourage the continued agricultural use of farm buildings it is necessary to consider how best to manage any future changes where the farming practice has changed to maintain the viability of the farm. The purpose of these guidelines is to ensure that the traditional character of the building(s) is retained, whilst allowing for new usage.

When converting an existing building the design issues are an extremely important consideration. For example, the conversion of an agricultural barn or a listed building, which were never originally designed to accommodate commercial activity, may be in close proximity to sensitive housing or land usage areas. In those circumstances there may be very specific specialist work that has to be undertaken and submitted to the local authority to support a planning application. English Heritage have produced a range of detailed guidance notes, including the re-use of historic farmsteads<sup>1</sup>

It is essential for a conversion to respect the rural setting and landscape character of its surroundings.

**GUIDELINE 8.1.1** - There should be no detrimental effect to the visual quality of the landscape.

The preservation of the character of the existing traditional farm buildings is very important but not if this means the continuance of a rural eyesore. The building must be structurally sound and capable of conversion without substantial rebuilding. Roof structures and trusses should be retained in their entirety and kept open to view, where appropriate. Surviving arch bracing to the beams should be retained. Avoid piercing the façade and roofline: lighting can be achieved by the minimal use of conservation roof lights and by glazing existing openings.



Example showing minimal changes - before and after

**GUIDELINE 8.1.2** - Alterations should be the minimum necessary to accommodate its new use.

A building should be of a suitable size for conversion without the need for extensions and separate outbuildings that would detract from the character and appearance of the building and its setting. An important consideration in this respect is that if the business becomes successful is there room for expansion? Features on the elevations such as patterned brickwork, buttresses, owl windows, date stones and numerals should be retained unaltered. At the same time, avoid introducing new features, such as chimneys, or dormer windows to roof pitches. Similarly, garages that are incongruous with the original outline of the buildings.

**GUIDELINE 8.1.3** - Alterations should respect the scale and form of the original building(s).

During the process of converting a building it may be possible to improve its rural appearance and character by replacing inappropriate structures with those detailed in paragraphs 8.2 - 8.10



Where possible retain existing windows and doors

**GUIDELINE 8.1.4** - Wherever possible take the opportunity to make more extensive use of traditional materials.

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<sup>1</sup> See Reference 9.10

The interior layout should be designed so that the original structure, openings and features can be retained or adapted with as few external changes as possible. Use existing openings to provide access and light.

**GUIDELINE 8.1.5 - No attempt should be made to over-domesticate the building.**

Original doors and windows, if well maintained, should not normally need to be replaced and should be retained wherever possible. New and replacement doors and windows in old buildings should be of wooden construction. Their size, proportion and style should match those of the original, including the glazing bars.

Fake 'Georgian' doorways and windows are to be avoided. It is unlikely that standard joinery will be acceptable in extensions or alterations to older buildings as the design of the modern window is different to traditional design and the glazing bars are far thicker in the former. Where double-glazed units are used, and intermediate bars are necessary, it is preferable that the size should match the original slim moulding (ovolo or lamb's tongue) and it is often necessary to fix this to the face of the glass.

The increasing prevalence of uPVC windows is cause for concern.

The fitting of modern doors into the façade of older buildings requires great care. Many modern doors, especially those manufactured in uPVC, are unsuitable and damage the appearance of the building.

**GUIDELINE 8.1.6 – Retain the original doors and windows if at all possible, and where new doors and windows are fitted, they should be of an appropriate style and material that reflects the age and style of the building.**

It is important that any conversions should make provision for nature conservation. For example, bats and barn owls, both of which are nationally protected, often inhabit these buildings.

**GUIDELINE 8.1.7 – Every effort should be made to retain or enhance the site as a wildlife habitat.**

## **8.2 Location, Scale & Form**

The relationship between a new building and its setting, immediate and the wider landscape, is critical in determining its impact. There are approaches to design which can be adopted to reduce prominence and assist in making a building more acceptable in appearance. New buildings should be of simple design and proportion, reflecting the locality in scale, form and detail.

A building on the skyline will dominate the landscape, introducing hard, straight lines where they would not naturally exist. A building located in a natural fold in the site will be less intrusive. All possible steps should be taken to minimise the impact of any development by subtle use of natural features and local topography. If a site slopes it may be possible to step a building or for it to be cut into the site. If the position of a building requires 'cut and fill' techniques it is important to have regard to existing contours of the land to reduce the extent to which the natural slope is altered around the structure. On steep slopes it will always be difficult to achieve a satisfactory result.



Functional building in a natural setting

It will often be desirable where there are buildings already on an existing site, for a new building to become part of the group rather than stand in isolation. Where a group of buildings exist together their relationship should not be compromised.

**GUIDELINE 8.2.1 - Buildings should be located within the site in such a way as to minimise the impact on the landscape and neighbouring buildings.**



The use of similar smaller buildings around larger buildings can help break down scale. Access roads should follow the lie of the land. There may be natural features such as trees, embankments, or changes in topography that can be used to provide a backdrop or screen a building.



Good example of scale and form

Where possible the decision to erect a new building should be taken in the context of a long term plan, allowing the layout of possible future buildings to be co-ordinated and avoiding haphazard and fragmented development. This is particularly important for an industrial or commercial complex. The introduction of commercial activities into a rural area is liable to increase the amount of traffic, require road improvements and new access roads, and a need for parking facilities for both staff and customers. The business may also require turning areas sufficient to allow delivery of material supplies or waste disposal.

**GUIDELINE 8.2.2** – The location should allow adequate space not only for the building but also for parking and servicing without harming the character of the building setting.

In some circumstances large modern buildings will be unacceptable because of their impact. The size of the building (in particular its height) must be justified by the operations defined by its permitted use.

**GUIDELINE 8.2.3** - Industrial units should not be taller than two stories.

The mass of a building may be reduced if it is viewed end on. Environmental or energy saving considerations may also effect this decision.

**GUIDELINE 8.2.4** - In a rural setting, buildings should take the form of traditional farm buildings so as best to fit into the countryside.

Where buildings already exist on the site, they should influence the design of new buildings if this is functionally appropriate. If this is not the case, then the use of a modern design using various approaches to minimise its impact may be more acceptable.

**GUIDELINE 8.2.5** - Consider form and scale of the development so as to minimise the impact on the surroundings.

The design and construction of a building should be sympathetic to the local style so that it does not look out of place. Features relating to the construction and weathering of a building also need to be sympathetic to the local style. Scale will appear greater if the same materials are used for the roof and walls.



Example of local style

Aim for a balance to avoid issues of unsustainable removal of material from the site, particularly where it is unsuitable for spreading across the ground or is potentially damaging to wildlife. If spreading is required then do so over a large area to avoid producing unnatural earthworks such as bunds. Importation of fill is the least desirable option. All movement or spreading of large amounts of spoil may require planning permission.

**GUIDELINE 8.2.6** - The implications of producing large amounts of excavated material should be carefully considered.

### 8.3 Walls

Traditionally local materials were used because of cheapness and availability. In the New Forest these include timber framing with timber cladding, stained dark brown/black with preservative; brick (red/plum, orange, buff, sometimes in contrasting colours) in smaller quantities for plinths, but also for the whole building, often in Flemish bond with tight joints using lime mortar. The use of corrugated iron was also widespread.

The use of suitable materials will have a major affect on the success of a building or development. Steps need to be taken early on in the design process to identify appropriate materials for the job. Although there is a vast array of materials to choose from, not all are suitable for a rural location.



Use of traditional materials

#### **GUIDELINE 8.3.1 - Make maximum use of suitable traditional materials.**



Poor brickwork repair

Limited use of brick or block plinths, or other division of walling materials can reduce impact. Care should be taken to ensure that the different areas are well proportioned. The upper part should be deeper than the lower. This will help relieve the monotony of a long wall.

For a smaller scale building, continuing the use of traditional materials for the whole or part of the building may be the most appropriate option from both a viability and aesthetic point of view.

For mortar, a mixture of lime putty and fine aggregate is recommended varying in proportions between 1:1.5 and 1:3 depending upon the required colour finish. The mortar should be given a rubbed finish, though not flush with the face but to the back edge of the brickwork. The corners or arrises of the bricks will therefore not be covered but appear proud of the mortar.

#### **GUIDELINE 8.3.2 - Brickwork should match the traditional style in colour and texture with tight joints using a light coloured lime based mortar and suitable finish.**

Where modern materials are to be used they need to be carefully chosen. Reflective materials draw attention to a building and should therefore be avoided.

#### **GUIDELINE 8.3.3 - Buildings with shiny or light coloured cladding are not considered appropriate.**

Some use of brick will assist in relating a new building to existing brick buildings.

#### **GUIDELINE 8.3.4 - The use of a combination of materials (particularly for large buildings) should reduce the impact on its surroundings.**

Concrete block used sparingly can be acceptable and its appearance can also be improved to some degree by painting in suitable colours.

Timber cladding, particularly with a dark finish, can be positioned so as to provide a solid, vertical or horizontal appearance. A 'hit and miss' spacing works well in appearance.

Metal sheeting or cladding is available in a variety of profiles, finishes and colours. Simple rounded profiles are best, avoiding the regular and stylised profiles of some of the present day industrial claddings. It can be obtained or painted in appropriate dark colours. Corrugated sheet in granular finishes such as corrugated fibre cement can effectively weather to muted tones.

The type and colour of a building has a marked effect on its location or place in the street scene. Choice of colour can help to reduce the bulk of a building and integrate it into the landscape. Light buildings will look more conspicuous than dark ones and appear larger. This is further exacerbated with a light roof. Generally darker tones are better and roofs should be darker than walls. Inappropriate colours and finishes will always be resisted.

**GUIDELINE 8.3.5** - The choice of colour should be guided by the shades of brown, grey, umber and ochre found in the natural landscape. A matt finish is preferred.

## 8.4 Roofs

The appearance of the roof is often the most important aspect of building design as it is often the most visually prominent part of the new building. This is particularly true when the building is located in a prominent position in an open landscape where it may be visible from some distance. Accordingly great care is required when designing both the roof structure and in the choice of the most appropriate material and colour.

An appropriately pitched roof can help to set a building into the landscape. Where buildings are isolated it will generally be more appropriate to have shallower pitches for flat sites and steeper pitches for sloping sites. This may well determine the type of roofing material used.

**GUIDELINE 8.4.1** - Roof structures should be simple pitched roofs, and the pitch should be appropriate for the roof finish.



Good example of stepped roofline

If a particularly wide building is required it would be preferable to consider a stepped roofline so that the appearance and resultant shadow lines created by the eaves will help to reduce the impact of the large roof area. Detailing of roofs can be improved by considering the impact of shadows, bargeboards and the design of gutters and downpipes.

One of the most important rules concerning roof colouring is to ensure that the roof colour is darker than the walls. The only exception to this is when a building will be viewed against the sky, where light colours such as slate blue and light grey should generally be used. Dark colours such as slate grey or brown should be generally used where the roof of a building is being seen against the existing landscape.

**GUIDELINE 8.4.2** - As a general rule, roofs should be darker than walls.



Inappropriate roof colour

Whereas some agricultural buildings may well have had traditional timber roofs, more generally larger buildings were roofed with either red/brown plain clay tiles or natural dark grey slates. There is also widespread historic use of corrugated iron in this area.

**GUIDELINE 8.4.3** - Roofs should be finished with plain clay tiles, natural slates or corrugated iron sheets, in colours and textures that match existing traditional roofs.

The roof material should have a rough surface attractive to mosses and lichens which readily weathers to give a more natural appearance.

**GUIDELINE 8.4.4** - Roofing materials should have a matt rather than gloss appearance. Inappropriate colours and finishes will always be resisted.



Good example of clay tiled roof

Dormers or roof lights are not found on agricultural buildings and small roof lights tend to reflect sunlight providing a disruptive feature. Where roof lights are required they should be flush fitted with internal gutters and non-reflective glass used. Where buildings are arranged in a courtyard the roof lights are best fitted within the courtyard so that externally the roof appears as a continuous feature.

**GUIDELINE 8.4.5** - Dormer windows or roof lights should be avoided.

## 8.5 Eaves & Verges

Attention to detail can significantly affect the character of a building. An overhanging eaves and verge can break up the hard outline of a building and breakdown scale. In particular it creates shadow lines that can enable a new building to merge with its surroundings by giving the effect of reducing the scale of the building. However, care should be taken in exposed conditions as it may increase the potential for wind damage. The eaves of buildings in the parish are generally very modest with narrow fascias and a small overhang.



**GUIDELINE 8.5.1** - Eaves depths and projections should be sufficient to break up the outline of the building whilst being practical for the building's use. (Suggest 250mm maximum projection).

Eaves may be open or closed and fitted with black gutters, half round or ogee in cross-section, together with black downpipes. White rainwater goods are not appropriate.

Where bargeboards are used, they should not be too wide and be formed using two lengths of timber, one planted on the other. This will add visual strength and relief to an otherwise plain timber finish and conform to the traditional styles found on local farm buildings. Chamfers can be added to one or both of the timbers for added interest or the barge boards shaped to form a decorative pattern along their length. The practice of extending and cantilevering wall plates and purlins to support the bargeboards is quite common in this area.

**GUIDELINE 8.5.2** - Verges may or may not be fitted with bargeboards depending on the best visual option for the building. If fitted they should be carefully and traditionally detailed.



## 8.6 Windows & Doors

Windows and doors should not impact unfavourably on the neighbouring properties.

**GUIDELINE 8.6.1** - Windows and doors should be in scale and keeping with the overall style and other elements of the building.

Problems can arise with large door openings. The upper corners of the door openings should be kept away from the roof.

## 8.7 Services

Services in buildings have become more complex. Installations can produce some unsightly and often unplanned features. They just 'happen' on site. Invariably they can be avoided if the design of the system is considered early on. Where possible, communications equipment should be sited on existing masts and pylons or suitably disguised.

Ensure that the visual effect of service installations is satisfactory, whether traditional or the latest renewable energy options. Seek products that tone in with adjacent materials and surfaces.

**GUIDELINE 8.7.1** - All extraneous equipment or machinery should be suitably screened or hidden from view.

## 8.8 Landscaping

Landscape schemes are important to the success of a development. Comprehensive landscaping can really soften and enhance a commercial development. Consideration should be given to landscaping at the start of the design process.



Good landscape setting

Simple traditional robust enclosures should be used and not just to the frontage. Prominent hard standings and weak open boundaries should be avoided. The surroundings of new buildings such as hard standings, walls and access roads can be obtrusive, but they can also help reduce impact if considered carefully. Large surface areas of concrete or tarmac are considered inappropriate.

**GUIDELINE 8.8.1** - Hedges of native species are the preferred boundary treatment, especially on publicly visible frontages, backed by walls or fencing where security is needed.

For access to new sites, access roads should be as unobtrusive as possible and use materials that will integrate them into the landscape.

**GUIDELINE 8.8.2** - Access roads should only use inert materials. Toxic materials such as road planings are not acceptable on environmental grounds.

Suitable planting of mature trees and shrubs can help to integrate a new building into the landscape. It may be used to screen a building or to soften the impact, so that the building is set within a green enclosure. Rigid lines of planting, planting out of scale with the proposed building or quick growing conifers may draw attention to the building rather than disguise it and should therefore be avoided.

**GUIDELINE 8.8.3** - Adopt a style of planting that you would find in nature and avoid creating a regimented appearance.

It should be remembered that where trees and shrubs are likely to come into contact with livestock or wildlife, then some form of protection will be necessary. The National Park Tree Officer can give advice on appropriate species and planting.

**GUIDELINE 8.8.4** - Species should be selected from those occurring naturally in the area.

## **8.9 Wildlife Considerations**

A building reduces the space available to wildlife. Good design will attempt to compensate for this loss.

For buildings (including industrial/commercial buildings) in rural locations, it is desirable for the provision of wildlife habitats within the site. This can be achieved by suitable planting of native species of trees and shrubs to provide food and shelter for the local wildlife. If sufficient ground is available this can be augmented by creating special wildlife areas for insects and small mammals, or possibly a pond.

It should also be noted that certain species, including bats, are given legal protection and should not be disturbed during building works.

**GUIDELINE 8.9.1** - Compensate for the loss of wildlife habitat. Onsite provisions should be made for wildlife to coexist alongside human activities.

For suitably designed buildings it should be possible to incorporate nesting lofts for larger birds of prey or nest boxes for smaller birds. Consideration should also be given to provision for bats. Further information is available from Natural England in various publications.<sup>2</sup>

## **8.10 Signs & Advertisements**

There are specific planning policies controlling the size and positioning of signs and advertisement hoardings and these must be complied with. Some advertisements may not be displayed without prior approval by the Local Planning Authority. In such cases, the Authority can prosecute persons responsible for displaying an illegal advertisement or serve a Discontinuance Notice (in cases where an advertisement does not need express consent but where it causes offence to amenity or traffic safety).

**GUIDELINE 8.10.1** - Check that there are no Covenants placed on the site against the erection of hoardings.

Where commercial signage is required it should be tidy and within the site. If necessary, signs and name plates should be minimal and in keeping with older traditional styles. Shop signs should be discrete, suitably coloured and indirectly lit.

Excessive advertising should be avoided as it usually only serves to clutter the area and is inappropriate in a rural setting.

**GUIDELINE 8.10.2** - Ensure that the siting and design of signs and advertisements is legal, appropriate and sympathetic to the character of the area.

Very bright fascias and over large or inappropriately sited signs can seriously detract from the visual quality of the area. Avoid poor and excessive signage, as this will appear cluttered and lead to confusion.

**GUIDELINE 8.10.3** - Ensure that the design of signs is proportionate to the scale and character of the buildings and locality.

Lettering using alphabets based on classical proportions and spacing such as Clarendon, Perpetua Roman, Alberta, Egyptian, Rockwell, etc are decorative and easily read.

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<sup>2</sup> See Reference 9.9

Every effort should be made to adapt corporate advertising to suit local circumstances. The visual principle found most applicable in such circumstances is that in order for lettering to show up well from a distance it is better to have light lettering on a dark background.

**GUIDELINE 8.10.4** - The use of non-reflective materials in pastel shades of colours in sympathy with their surroundings is preferable to bright garish contrasting colour schemes.

Illuminated signs and advertisements are inappropriate in a rural setting and should be resisted wherever possible.

# LANDFORD VILLAGE DESIGN STATEMENT

## 9. References

### Contents

- 9.1 Landford Community Plan (2008-2013)
- 9.2 Village Design Statement
- 9.3 New Forest National Park Core Strategy
- 9.4 South Wiltshire Core Strategy
- 9.5 New Forest National Park Management Plan
- 9.6 The Government Planning Portal
- 9.7 A guide: how to satisfy design conditions
- 9.8 Regarding PVC Windows
- 9.9 Planning Guides for Wildlife
- 9.10 List of Useful References

### 9.1 Landford Community Plan (2008-2013)

In November 2000 the Government's Rural White Paper ***Our Countryside – The Future*** launched the concept of the parish and town plans whose purpose is to:

*“... set out a vision of what is important, how new development can best be fitted in, the design and quality standards it should meet, how to preserve valued local features and to map out the facilities which the community needs to safeguard for the future.”*

Guidance for parish and town councils Rural White Paper Plans should “*identify key facilities and services, set out the problems that need to be tackled and demonstrate how distinctive character and features can be preserved.*”

Parish Plans are “holistic” or comprehensive in scope. They should set out a vision of how the community wants to develop, and identify the action needed to achieve it. They can include everything that is relevant to the people who live and work in the community, from employment and playgrounds to the design of new buildings and protection of hedges and ponds. They can include any social, environmental or economic issues. It is up to the community to decide what is important to them. Parish Plans have the potential to influence a wide range of organisations and processes which affect the lives of rural communities. They should complement and help deliver local planning policies and frameworks but they cannot override adopted planning policy. They should influence local housing and land management strategies. They should also contribute to the way local services are managed and delivered.

The Landford Community Plan (2008-2013) took two years to produce and was published in November 2008. It was adopted by Landford Parish Council the following month and endorsed by Salisbury District Council (now Wiltshire Council) in January 2009.

The document is available on the local website at [www.plan.landfordcommunity.org.uk](http://www.plan.landfordcommunity.org.uk). One requirement of the Plan was the production of a Village Design Statement.

### 9.2 Village Design Statement

A Village Design Statement (VDS) is a means of influencing decisions on design and development. It provides a clear statement of the character of a particular village or area against which planning applications can be assessed. It is not about whether development should take place (that is a matter for the adopted Local Development Plan), but about how development should proceed with regard to the local identity of the area.



The criteria for producing a VDS are:

- It is developed, researched, written and edited by local people;
- Is representative of the views of the village and involved a wide section of the community in its production;
- Describes the visual character of the village and shows how local character and distinctiveness can be protected and enhanced in any new development;
- Is compatible with the statutory planning system and suitable for approval by the local Authority as support to its Local Plan;
- Is applicable to all forms and scale of development; and
- Is about managing development, not preventing it.

Local people are well placed to identify local character and distinctiveness, described in terms of the landscape setting of the village, the pattern and shape of the settlement and the nature of buildings, open spaces, landmarks and any special features.

Policy C1 of the adopted Salisbury District Local Plan (adopted June 2003) states that the Local Planning Authority attaches great importance to the preservation of the countryside and wishes to conserve the character, appearance and resources of the rural area whilst promoting the well-being of the rural communities and the viability of agriculture.

The VDS provides detailed support for the design and development policies in this document, and if adopted becomes a material consideration when determining planning applications.

### **9.3 New Forest National Park Core Strategy**

Authorities now produce Local Development Frameworks comprising a series of planning documents and the Core Strategy is a key document in the Local Development Framework. The Core Strategy guides decisions about what will happen where within the New Forest National Park.

The Authority's Core Strategy will deliver the long term planning vision for the National Park. The Core Strategy provides a planning policy framework up to 2026 consistent with the statutory National Park purposes and sets the context for the preparation of other planning policy documents within the Local Development Framework (LDF). Following an examination in public during 2010, the document was adopted in December 2010.

The VDS provides detailed support for the design and development policies in this document, and if adopted becomes a material consideration when determining planning applications.

This document can be viewed on the NFNPA website [www.newforestnpa.gov.uk/core\\_strategy.pdf](http://www.newforestnpa.gov.uk/core_strategy.pdf)

### **9.4 South Wiltshire Core Strategy**

The South Wiltshire Core Strategy Development Plan Document (DPD) sets out the Council's spatial vision, key objectives and overall principles for development in the area of the former Salisbury District Council.

The Core Strategy aims to balance the competing environmental, social and economic pressures by prescribing a sustainable spatial strategy for the future development of South Wiltshire. This will include the location of strategic sites for new housing and employment development, as well as policies with which planning applications will be judged.

The South Wiltshire Core Strategy DPD covers the former Salisbury district area (please note that this now excludes that part of Wiltshire that now constitutes part of the New Forest National Park) and should be in conformity with the South Regional Spatial Strategy.

Further planning policies affecting the Landford area will be included in subsequent Wiltshire Council DPDs in due course.

Please note that although that much of the Core Strategy has been completed, it is still subject to an Examination in Public and has not yet been finalised and approved.

The latest version of the document is available on the Wiltshire Council website [www.wiltshire.gov.uk/](http://www.wiltshire.gov.uk/) and follow the links to *planning and development* for the South Wiltshire area.

## 9.5 New Forest National Park Management Plan

All National Park Authorities must produce a Management Plan for their area. The central role of the Plan is to guide and co-ordinate the work of all those with an interest in the Park in delivering the National Park purposes and duty.

As with other Management Plans, this plan for the New Forest National Park is a strategic document which sets out the overall policy approach for the area, and attempts to tackle some of the major issues that affect the Park now, or are likely to influence it in the future. Above all it focuses attention on maintaining the New Forest as a special, distinctive and unique place for present and future generations.

This document can be viewed on the NFNPA website [www.newforestnpa.gov.uk/core\\_strategy.pdf](http://www.newforestnpa.gov.uk/core_strategy.pdf)

## 9.6 The Government Planning Portal

The Planning Portal can be accessed online at [www.planningportal.gov.uk/england/public](http://www.planningportal.gov.uk/england/public) .

You can use the tools and information on this site to find out about planning in your area and what development you can perform around your house.

The Portal's services also let you apply for planning permission electronically as well as submit and track an appeal online.

## 9.7 A guide: how to satisfy design conditions

This document considers conditions that relate to the layout and design of buildings. It is intended to help applicants and agents meet the requirements of design conditions. These conditions are imposed on planning and listed building consents to ensure that development meets appropriate standards of quality.

They will usually relate to detailed matters that are not practical to resolve at application stage. Not complying with conditions can lead to poor results and enforcement action, so it is important to comply with them within the required timescale. Some conditions need to be satisfied before any work commences on site. Others will only be addressed practically once work has started, but before the extent of actual work can be finalised.

A copy of this document can be viewed or downloaded from the New Forest District Council's website at [www.newforest.gov.uk](http://www.newforest.gov.uk) and search on the document title.

## 9.8 Regarding PVC Windows

For guidance on the use of PVC windows please consult the following two documents.

**Creating Places Design Guide** – page 96 'Some advice on UPVC windows'  
[www.wiltshire.gov.uk/south\\_wiltshire\\_creating\\_places\\_design\\_guide\\_spg\\_-\\_chapter\\_22\\_-\\_detailed\\_design\\_of\\_windows.pdf](http://www.wiltshire.gov.uk/south_wiltshire_creating_places_design_guide_spg_-_chapter_22_-_detailed_design_of_windows.pdf)

**PVC-u or Timber. Which is best?**  
[www.greenpeace.org.uk/files/pdfs/migrated/MultimediaFiles/Live/FullReport/5588.pdf](http://www.greenpeace.org.uk/files/pdfs/migrated/MultimediaFiles/Live/FullReport/5588.pdf)

## 9.9 Planning Guides for Wildlife

The following two publications are available from Natural England and can be obtained through their website at [www.naturalengland.org.uk/publications/publications/default.aspx](http://www.naturalengland.org.uk/publications/publications/default.aspx)

### **Barn Owls and rural planning applications: a guide for planners (IN74)**

This booklet, produced on behalf of the Barn Owl Trust, is aimed at planners and developers, and looks at the background of the barn owl, the problems it faces, and actively promotes ways to encourage the co-existence of barn owls and mankind.

**Bats in Buildings (IN152)**

This leaflet is for the wide range of building professionals - builders, roofers, slaters, joiners, surveyors, timber treatment specialists, insulation installers, pest controllers, plumbers, electricians and telephone engineers, who may come across bats or a bat roost in the course of their work. Bat roosts are protected, even when bats are absent. It is important that you can recognise a roost and know what to do and who to contact.

**9.10 List of Useful References****Local authorities**

Wiltshire Council, County Hall, Bythesea Road, Trowbridge, Wiltshire, BA 14 8JN,  
Tel: 01225 713000

Wiltshire Council, 27-29 Milford Street, Salisbury, Wiltshire SP1 2AP Tel: 01722 336272

New Forest National Park Authority, South Efford House, Milford Road, Everton, Lymington SO41  
0JD Tel: 01590 646615

**Statutory bodies**

English Heritage, 29 Queens Square, Bristol BS1 4ND Tel: 0117 9750700

Natural England, Cromwell House, 2nd Floor, 15 Andover Road, Winchester SO23 7BT Tel:  
03000602514

Environment Agency, Rivers House East Quay, Bridgwater, TA6 4YS Tel. 08459 333111

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# LANDFORD VILLAGE DESIGN STATEMENT

## 10. Glossary of Terms

### AIR BRICK

A perforated brick usually to be found in external walls to provide ventilation to ground floor joists.

### APRON OR APRON FLASHING

A strip of lead built into a wall and dressed down over a similar strip or felt dressed up the wall, e.g. where a flat roof abuts a vertical wall.

### ARCHITRAVE

Traditionally the moulded wood surround of a doorway.

### BARGE BOARD

A board fixed to the edge of a roof at the gable end.

### BATTEN

Timber strip to which slates and tiles are nailed or fixed.

### BAY WINDOW

A combination of windows forming a projecting shape (usually rectangular or trapezoidal) where the wall below follows the shape of the windows and forms an alcove or recess within the building.

### BENCHING

Cement finish to the space between open pipes where they join an inspection chamber or drain.

### BOND

The jointing of bricks in mortar to form a wall, e.g. English bond, Flemish bond.

### BOW WINDOW

A curved (or straight segments forming a curve) window that projects from a flat wall.

### CAMES

The lead bars in leaded lights.

### CANOPY

A projection or hood over a door or window.

### CASEMENT

A window hinged at one edge and designed to open inwards or outwards.

### CAVITY WALLS

Usually laid in stretcher bond and comprising two 'skins' of brick or blockwork separated by a gap (the cavity) of about 2 inches (50mm). Cavity ties bridge and bond the cavity of the inner and outer skins. Corrosion of the metal ties can result in the wall becoming unstable.

### CESS-POOL

A construction below ground to hold sewage and foul waste, normally without an overflow.

### COLLAR BEAM

Running across the roof space above joist level serving to tie the rafters.

### COPING

Course of stone or brick at the top of a parapet wall.

### CORBELLING

Bricks or stones projecting in steps from a wall, usually just beneath roof level or as decorative feature to chimneys.

### CORNICE

Ornamental projection of plaster around the junction of wall and ceiling.

### COUPLE ROOF

A roof without a collar.

### COWL

A moveable cap to a chimney or vent pipe.

### CROWN

The top of an archway.

### DADO

The lower part of a wall where faced in timber.

### DAMP PROOF COURSE

Horizontal impervious layer in wall (DPC)

### DAMP PROOF MEMBRANE

Impervious layer in floor.

### DORMER

A projecting window formed in a roof slope and having a roof of its own.



## DOUBLE HUNG OR SASH WINDOWS

A window where the upper and lower sashes are hung on cords or sash slides and can move up and down.

## DOWEL

A timber pin used to hold jointed sections of timber together.

## DROVE

From the Old English word "draf" meaning a flock or herd being driven in a body. Synonyms are drove road or drove way. A track wide enough for a herd of cattle to pass through, often with high banks or set lower in the ground to contain the animals.

## EAVES

The under part of a sloping roof over hanging a wall.

## ENGLISH BOND

Brickwork with alternate courses of headers and stretchers.

## FANLIGHT

Small window set in head of door opening.

## FASCIA

The edging board normally at roof level to which gutters are fixed.

## FILLET

Corner finish or trim used to fill up a narrow joint.

## FLASHING

Usually lead and fixed to provide a water proof protection at the joint of flat roofs and adjoining walls or between pitched roofs and walls or around chimneys.

## FLAUNCHING

The cement work around the base of chimney pots.

## FLEMISH BOND

Brickwork with alternative headers or stretchers in each course.

## FOOTINGS

A term used for foundations, effectively where the brick wall widens out at its base on top of the foundations.

## FRESCO

Painting applied over plaster.

## GABLE

The wall at the end of a ridged roof, generally triangular.

## GABLE (DUTCH)

A gable with multi curved edges.

## GIRDER

A large support beam made of iron or steel.

## GRIPS

A shallow channel cut into the verge, connecting the road edge to the roadside ditch. It's purpose is to drain rainwater from the highway into ditches.

## HALF TIMBERED

Timber framed walls filled with brick or stone and frequently plastered.

## HEADER

The end of a brick.

## HIP

Outside jointed angle where two roof planes meet. Where the roof slopes towards the ridge and towards the eaves. Hipped end gable walls are common which support a small sloping roof (or hip at the top).

## HOPPER HEAD

A funnel to the top of rainwater pipes to collect rain or waste from one or more pipes.

## INSPECTION CHAMBER

This is created at the intersection of drainage runs and is for the inspection of the drains and provide access for cleaning purposes.

## JAMB

The side of a door or window.

## JOISTS

Timber built into or hung from walls to provide support for floors or fixing for ceilings or both.

## KEystone

The centre stone of an arch.

**KING POST**  
The middle vertical post in a roof truss.

**KNEELER**  
The stone at the foot of a gable.

**LAMB'S TONGUE MOLDING**  
A combination of convex and concave curved surface providing a shallow "S" shape to the molding, with a deep, symmetrical profile ending in a narrow edge, as in a sash bar.

**LAMINATION**  
Breaking away by layers from a surface.

**LATH & PLASTER**  
Old method of forming ceilings and studwork by applying plaster onto timber strips.

**LEAN-TO**  
A structure, the sloping roof of which abuts a higher wall.

**LINTEL**  
The horizontal beam over a window or door opening.

**LOUVRES**  
Wood or glass slats in windows or doors laid at an angle and may be hinged so they can be opened.

**MANSARD ROOF**  
A form of roof having a break in each slope, the lower part being steeper than the upper.

**MEZZANINE**  
A floor between the ground and first floors.

**MULLION**  
An upright division of a window.

**NEWEL**  
The post at the bottom and top of a staircase to which the handrail is fixed.

**ORIEL WINDOW**  
A projecting, usually bay, window from an upper floor often embellished with stonework mouldings in older buildings.

**OVOLO MOLDING**  
A rounded convex moulding, having a cross section in the form of a quarter of a circle or ellipse. Also called *quarter round thumb*.

**PANTILE**  
A curved roofing tile which hooks over adjoining tiles.

**PARAPET (WALL)**  
An external wall built up above eaves level, with a gutter formed behind it.

**PARGETTING**  
Ornamental plasterwork on the exterior of a building.

**PARTY WALL**  
The wall which separates but is shared by adjoining properties.

**PERPEND**  
In brickwork left open deliberately to permit water to drain from below the cavity trays.

**PILASTER**  
A shallow pier or column attached to a wall.

**PLINTH**  
Projecting base of a wall.

**POINTING**  
Filling the joints between brick courses with mortar.

**PURLIN**  
Horizontal roof member between ridge and wallplate on which the rafters rest.

**QUOIN**  
Bricks or stones used at corners of walls.

**RAFTERS**  
The pitched roof timbers to which felt and battens are fixed.

**RENDERING**  
General term for most finishes applied to external wall surface.

**RETAINING WALL**  
A wall built to hold back or retain a bank of soil.

**RIDGE**  
The top of the roof where two slopes meet.

## RIDGE COURSE

The course of tiles or slates fixed next to the ridge which may be of different size to the rest.

## RIDGE TILE

A shaped tile placed along the ridge.

## ROUGH CAST

A rough render finish to external walls, usually made with gravel.

## RSJ

Rolled steel joist used for supporting upper load bearing walls above wide openings.

## SARKING FELT

A felt lining used for covering roofs before laying battens.

## SASH

The frame of a window that holds the glass.

## SEPTIC TANK

A purpose designed chamber (now often pre-formed to accept waste). Air borne bacteria render the outlet from a properly functioning tank non-toxic. Outlet from tank typically drains to subsoil.

## SKIRTING

A board fixed to the bottom of a wall at joint of wall and floor.

## SKYLIGHT

A window in the slope of a roof.

## SLEEPER WALL

A low wall built to support ground floor joists.

## SOAKERS

Lead strip to provide water proof joint between a roof slope and adjoining wall.

## SOFFIT

Normally the horizontal board turning the underside of boxed in eaves..

## SOLDIER

These are courses of vertical brickwork often used at the head of walls and parapets.

## STACK (SOIL) PIPE

Above ground large vertical drain pipe often also serving as a vent pipe.

## SPALLING

Disintegration of external surface usually caused by frost and often occurring in exposed brickwork.

## STILE

The vertical members of a door.

## STRETCHER

The face of the brick when laid lengthwise in a wall.

## STRING

The sloping side piece enclosing or supporting the steps of a staircase.

## STRING COURSE

A course of brickwork that projects beyond the face of an external wall.

## STRUT

Angled roof support timber.

## STUCCO

A type of external plaster finish.

## STUD

A vertical post in a timber partition.

## SUB-FRAME

External secondary frame used for metal windows.

## TERRACOTTA

Pottery and earthenware made of baked clay.

## THROAT

Where the chimney flue widens out at the fireplace.

## TILING FILLET

A timber fillet fixed at eaves to raise the edge of the first row of slates.

## TINGLES

Strips of lead or other metal used to hold slipped slates in position.

## TONGUE & GROOVE

Close fitted boards where the edges of one board fit into the groove of the adjoining board.

## TORCHING

Plastering on the underside of slates and tiles when laid without felt to prevent moisture being driven into the roof space.

## TRACERY

The ornamental work in the head of a window, screen or panel formed by stone or wood.

## TRANSOM

A horizontal bar of stone or wood across a window opening or doorway.

## TRIMMER

Used where openings are made in roofs and floors e.g. for roof joists, hatches, stairwells.

## TRUSS (ROOF)

A number of timbers framed together to bridge a space, often modern roofs are factory constructed with joints formed by pressing pierced steel plates to each side of timbers to be joined. When these triangulated timber structures are produced they are known as gang nailed trussed rafters.

## VALLEY

The junction between two sloping roof planes.

## VAULTING

An arched ceiling or roof of stone or brick.

## VERGES

A grass border at the side of a road.

The edge of a sloping roof where it forms a junction with a gable wall or more commonly referring to the whole assembly of components at that junction.

## WAINSCOT

Panel boarding to walls.

## WALLPLATE

A timber laid lengthways on the wall to receive the roof rafters or floor joists.

## WALL TIES

Usually of metal to join inner and outer skins of cavity walls.

## WEATHERBOARD

A board fixed to the bottom of a door on the outside to prevent rain driving in.

## WEEPHOLES

Holes at the base of walls to allow moisture to drain out.



# LANDFORD VILLAGE DESIGN STATEMENT

## APPENDIX 1 – Tree Preservation Orders

This Appendix contains a list of all known current Tree Preservation Orders applying to the parish of Landford.

**Giles Lane** – The large oak was unfortunately very badly damaged by fire in June 2009. It is not known if it will survive.

**Sloden Lodge, Lyndhurst Road** – Various trees in the garden, including oak, beech and a magnificent Douglas Fir.

**Lords Oak and Stable Cottage, Lyndhurst Road.**– Numerous trees in and around these properties, including oak, yew, lime and cypress.

**Landford Heath** – Effectively all of the trees on this site including oak, holly, Black and Austrian Pines, birch, chestnut and beech.

**Kepscaith, Lyndhurst Road** – Oak in front garden.

**Highfield Farm, Pound Hill** – Three oak trees in fields behind property.

**Falconry and adjoining farmland, New Road** – Group of trees.

**The Rosary (A36)** – Group of three oak trees.

**Field between Brookside and Bridge Farm** – Oak on high ground.

**Lynton, Lyndhurst Road** – Two oak in rear garden.

Note: all of the above are indicated in green in Appendix 5

# LANDFORD VILLAGE DESIGN STATEMENT

## APPENDIX 2 – Important Historic Buildings

Listed buildings are considered to be of special architectural or historic interest and as such they reflect the historic nature of the settlement and surrounding landscape. They make a major contribution to the life, appearance and character of the district. As a result of its long history of association with the land and various country estates, Landford has acquired a fine selection of historic buildings ranging from country houses, cottages and farm buildings. The history and description of some of the important buildings in Landford are given below, with a summary of the listed buildings shown at the end of this Appendix.

### Landford Manor



Landford Manor in Stock Lane was built c.1600 by Sir John Dauntsey. The manor was originally a gabled building but the principle front was modernised during the time of Queen Anne and George I. A south wing was added in 1680 when the manor was in the hands of the Eyre family. The Eyres also altered the front, pictured here, in 1717. In the 19th century the estate passed by marriage to the Nelsons of Trafalgar House and they added a bay on the right in 1885. There have been many more minor alterations and additions while in c.1914 a large porch was added.

Built in English bond brickwork with limestone quoins and dressings, and roofed with clay tiles with some lead for the valleys and flat roofs. The windows have stone mullioned surrounds with leaded light windows inset; metal framed openings and fan lights to the majority of the building. In the front façade there are four paned timber sash windows; to the servants / store areas there are timber framed side hung opening windows and dormer windows in the roof.

The building has been divided into two separate dwellings and the original servants' quarters converted to a third dwelling, recently extended to include the old brew house.



The Manor has a gated entrance to an open forecourt. Walls surrounding the original walled garden are still standing. Open garden to the rear of main building. The boundaries consist of the walled garden, hedgerows and estate fencing (metal).

### Landford Lodge

Landford Lodge is situated at the end of Barrows Lane. A detached country house set in its own grounds, which is square in plan with attached services around a square courtyard. The earliest records available show that a Mr George Stokes was the owner of Breach House (previous name) in 1740. At some point it was sold to Sir William Heathcote of Hursley Lodge near Winchester. Sir William had the greater part of Breach House taken down, and rebuilt it in 1776 more or less as you see it today. Much of the present house dates after 1776 as a result of work carried out by Charles Spooner who bought the house in 1787. He in turn sold it with some land to Samuel Greatheed, which became the permanent family residence for a couple of generations. (See the plaques in Landford Church).

The house is in the Georgian style and closely resembles the central façade of Hursley Lodge (the old house that is now part of the IBM complex at Hursley). The house was supposedly built as a hunting lodge, probably to hunt deer in the New Forest. As a hunting lodge, the house was never part of a large estate.



A Grade II listed building of brick with old tile roof, consisting of two storeys and an attic. The South front (shown) of 7 bays and 4 dormers, is carried up to a stone cornice with brick parapet and stone coping. The 3 central bays are framed with stone ionic pilasters carrying a frieze, cornice and pediment. There are 6-panel double doors in the central arched doorcase, with an arched fanlight of ogee pattern, panelled reveals and architrave, modified Corinthian pilasters, broken dentil entablature and open pediment. The other fronts are

similar but plainer with irregular bays.

The tympanum (the triangle enclosed by the pediment) has been left with a brick face, when they usually contain a plain rendered, decorative or sculptured finish. The windows are tall, white painted vertical sliding sash style evenly spaced and reducing in height for each floor level (very typical classical style). Sashes are subdivided with typical Georgian glazing bars. The window sills are of stone and the lintels are rubbed brick arches (without keystones). The dormer windows are flat roofed and finished with lead sheet covering.

The Stables appear to date from the same time as the house. However, it does appear from the colouration of the brick wall as though the first floor has been added at a later date, but if so it was done a long time ago. It is built of the same English bond brick and lime mortar, with clay tiled roof.



The old Granary is a timber framed structure supported by staddle stones. The roof is a pyramid



shape with a 40 degree pitch, exposed rafter feet and (probably) a lead capping. Roof covering is plain clay tiles with bonnet hip tiles. Walls are clad with black stained, plain edged, timber weatherboarding. It has a green painted, wide boarded door hung on tee hinges.

The property and surrounding land is bounded by natural hedges and the mature trees that surround the house are certainly over 200 years old.

### **The Church of St. Andrew**

The Church of St. Andrew is located at the top of the hill in Stock Lane, and occupies a site adjacent to Landford Manor. There may have been a Saxon church here and there was definitely an 11th century church. What remains of the Norman church is the arch of a doorway and some other carved stonework that has been reset. The carving dates from c.1125, and shows two women holding a cross, possibly representing the 'Invention of the True Cross'. The Norman and medieval church was built in stone with a nave, chancel, a north chapel, a north porch, and with a later mortuary chapel for the Eyre family to the south. There was a small weather boarded west belfry.

On 11th January 1689 there was a violent storm that blew down a great elm tree which fell on the nave and chancel, destroying much of the roof. A hole made in the north wall, to the east of the porch, was made into a window and the church was re-opened on 8th June. Being close to the New Forest, Landford was frequented by gypsies, particularly the Stanley family, and a Queen of the Stanley tribe is buried in the churchyard. Mary Stanley died in 1797, aged 60, and her headstone can still be seen there.

The Kelly's Directory of Wiltshire for 1855 states that, 'The church of St. Andrew presents nothing worthy of notice' and in 1856 the church was so dilapidated that the Vestry meeting decided that it was past repair. Subscriptions were started to build a new church on the site with Countess Nelson giving £1,000 and the Rev. Henry Girdlestone giving £100. The church was almost entirely rebuilt at a cost of £1,490 with beams from the earlier church being used for woodwork in the porch.



The church is built of English bond brick with bands of vitrified bricks, limestone dressings and with a clay tiled roof. The floor plan consists of a nave, south aisle, south transept, chancel, north organ chamber and north porch. The gabled porch has a timber-framed gable with wavy bargeboards and small lancets to sides.

The north side of the nave has two 2-light geometric tracery windows with polychrome stone arches, and moulded string course at sill level. The gabled organ chamber to the left has diagonal buttresses and two cusped lancets and chamfered shouldered doorcase to the north. The lean-to on the left has cusped lancets. The east end has 3-light geometric tracery window with hoodmould and cross above in polychrome brickwork, with angle buttresses. The south side of the chancel has a 3-light plate tracery window.



The south transept has a 2- light geometric window with hoodmould and tiny lights above, and to the left is a lean-to with chamfered shouldered doorcase with strap hinges. The south aisle has no south windows, but has a catslide roof of two pitches and the west end of the aisle has a cusped lancet. The west end has two geometric windows and large central buttress carried up to an octagonal bellcote with lancets and quatrefoils and oak-shingled conical roof.

All fittings are by Butterfield, other than the glass. The church has a simple limestone octagonal font, a wooden pulpit, pews and choir stalls, with a marble reredos of 1879. All the windows have good stained glass. The east window of 1861 made by Lavers and Barraud is dedicated to the memory of Mary Webb and was removed and refurbished in late 2009. The west windows are also by the same makers and installed in 1858 and 1870, to designs of N. H. J. Westlake with tracery by J. M. Allen.

The church lies within its own plot bounded by a brick wall topped with half-round brick capping. The churchyard contains several well established trees, including a beech, oak and two yews.



## Landford Methodist Church

The Landford Methodist Church is located in Lyndhurst Road. In 1816 a house belonging to Samuel Moody was licensed for Methodist worship. Landford Methodists must have prospered because a thatched, mud walled chapel was built between Latchmore Cottage and Latchmore Farm in 1825. There were also open air 'Camp' meetings held on the opposite side of the road. Buildings of mud only last a certain number of years and the congregation built a new chapel at a cost of £166.17s.4d on land leased (at 6d or 2½p per annum) from Robert Shafto of Hamptworth Lodge. It was opened on 16th October, 1866. The lease was revised in 1907 to a rent of 5s-0d or 25p per annum on land still owned by the Hamptworth



Estate. Following a six month notice to end the lease agreement, in 1921 the trustees managed to purchase the land for £150 thanks to half that amount being donated by the land owner and the rest from generous donations and fund raising events. Thanks to a surfeit of funds, the chapel was also renovated at a cost of £45.

The Primitive Methodist Chapel served both Landford and Hamptworth and was an important part of village life with Sunday School outings and Treats, teas and picnics as well as two services on Sundays. The Methodist Union of 1932 was not implemented in the Salisbury area until 1940 when the chapel became Landford Methodist Church.



The building is constructed from a mixture of red and yellow stock bricks, and the original brickwork is laid in a Flemish Garden Wall bond, sometimes referred to as Sussex bond. Note that there are three stretchers to every header in each course. This is not that common and generally much rarer than English Garden Wall bond. The whole of the front is built in yellow brick, probably "Beaulieu buffs" from the Beaulieu brick works. This makes the Chapel stand out from the neighbouring buildings in common red brick and would enhance its status in the area. The sides use red brick to sill level, and yellow brick above to roof level, and the rear of the building is

entirely in red brick. As the common red brick was the cheaper, presumably that was used where less noticeable to keep down the overall cost. The roof is of grey slate with crested clay ridge tiles with elliptical curves between and over the upstands, in the style of the Georgian period.

The front of the building has a matching entrance porch, which appears to have been added at a much later date. The bricks are different and the crested ridge tiles on the porch are the three coggled crested style, but less refined than those on the main building. The front of the Chapel has two tall slender lattice windows in plain glass with stone arched lintels and stone sills. The porch contains a single matching window. The side of the Chapel contains two larger rectangular lattice windows with simple stone lintels and sills.

To the rear there is an extension in red brick tacked on to the end wall. This was built in 1956 to house the Sunday School and now serves as the Vestry. In 1977 the adjacent Methodist Hall was constructed in materials compatible with the main Chapel building.

The buildings sit well back in the property, which is bounded by natural hedges.

## **Landford Wood Mission Hall**

The Landford Wood Mission Hall is located in Landford Wood, Landford. The Landford Wood Society was established in 1889 by Mr Gosteloe, a colporteur (a travelling distributor or seller of Bibles, religious tracts, etc.) retained by Lady Ashburton. Mr John Reynolds of Landford Wood Farm provided the society with a venue for its meetings during the first ten years.

The hall was erected using timber from the Melchett Estate and it cost approximately £300. The involvement of Reuben Moody in the construction work is the first indication of a close association that existed between the Mission Hall and Landford Methodist Church.



The Hall is mainly of wooden construction standing on six or seven courses of brick above ground level, including the porch, with wood framed leaded light windows. The interior has a light appearance due to its light varnished match-boarding with a felt under-lining. Supporting the roof are some elliptical arches of Oregon pine. Originally the Hall was roofed with Cedar wood shingles, but in the 1950's it was reroofed with clay tiles. The roof has two dormer windows on either side to provide daylight to the interior. Perched on the roof is a simple bell tower that was added for decorative purposes. The building sits back in its plot and is bounded by well kept hedges.

## **Entrance to the Melchet Estate, Landford Wood**

Landford Wood is located to the east of the A36 and approached via Stock Lane. At the entrance to what was the Melchet Estate stand the Grade II listed North and South Lodges, with attached walls and gate piers between them.



The large brick gate piers have a moulded stone capping with large ball finials. The attached walls have a plain stone coping.

Of square design, the lodges have a single storey with an attic containing two windows. Built between the years 1912 and 1914 by Darcy Braddell for the First Lord Melchet and constructed of Flemish bond brick, using small-sized bricks, pyramidal clay tiled roof and central brick chimney stack.





North Lodge has a central planked door with large decorative L-hinges, and an elliptical-arched stone doorcase. To the right is a circular window and to the left is a cross window. The building has a moulded stone cornice at the eaves. The attic has two segmental headed dormers with 2-light casements. The left return has a canted bay and two small lights, one centrally placed stone dormer to the attic with a segmental pediment and scrolled decorative cast-iron rainwater heads. The right return has 3-light mullioned and transomed window and one segmental-headed dormer. The rear has one 2- light mullioned and transomed window and two segmental-headed dormers. All casements have leaded panes.

South Lodge is a mirror image of North Lodge, with the entrance fronts facing each other across the lane. The whole construction forms a well-balanced composition.

### Landford School Building

The school at Landford is located on Lyndhurst Road, adjacent to the Village Hall and opposite the junction with the road to Hamptworth. The original school was built in 1842 to replace the dame school that had existed from at least 1818. Lady Nelson provided the site for the schoolroom, schoolmaster's house, garden and playground, while money for the building came from local private subscriptions, a grant from the National Society and a government building grant. The school (pictured in 2004) and school house were built for just over £300.



Built of red brick with a slate tiled roof, the school has stone mullioned windows and a single brick chimney leading from the fireplace in the main hall. There is a small entrance hall where the children used to leave their coats and wellington boots.

In 1846 there were 38 boys and 29 girls attending the Sunday and Day Schools and the master and mistress were paid a joint salary of £45 a year. By 1858 there was a qualified

schoolmistress, appointed that January, and a pupil teacher with 40 children. The schoolroom measured 26ft x 17ft, with a boarded floor and desks fitted to the walls.

Attendance at school slowly increased during the latter half of the 19th century. It seems to have averaged between 60 and 70 in the 1860s and 1870s with 43 boys and 24 girls recorded in 1865. By 1886 there were 101 children on the register but the average attendance was only about 75.

Building work continued and in 1886 a bedroom and sitting room were added to the schoolhouse at a cost of £97.10s.0d, while in 1891 a clock tower was added to the school in memory of Miss Ellen Austed of Brooklands.

There was a drainage scheme implemented in 1936-7 to prevent flooding in the area of the school. Throughout its life the school had been an elementary (all age) school but in 1944 the older children were transferred to the secondary school at Downton and Landford School became an infants' and junior school for children aged eleven and under. In 1955 there were only 25 children but this had risen to 42 by 2002. Following concerns over the small school's viability, in 2009 it was amalgamated with its sister school in Nomansland to become the New Forest Church of England Primary School teaching Key Stage 1 pupils.

### **Landford Cottage**

Landford Cottage is located at the start of Barrows Lane, Landford. The original cottage was built late c1600, with timber framed walls in-filled with brick (which is still in existence), and the roof most likely of thatch. In the 1790s a two storey building was added to form an L-shape with the old cottage. About 1820 a central two storey porch was added and the old cottage faced in brick and the roof was possibly then changed to clay tiles. At the same time a single storey outbuilding was erected, which is now the main kitchen.

In the 1880s an extension was built onto the 1790s front (the Drawing Room) together with a timber framed leaded and tiled bay window on the south west front. Again in the late 1800s a further two storey extension was built with a slate roof (now with clay tiles).



There are many internal features that bear witness to the changes that have happened over time. The open porch has two Roman Doric columns that have hollow wooden frames with moulded fluted pieces. The right hand column is the original of 1820 and the left hand is early 19<sup>th</sup> century. The existing sash windows also date from 1820. The stairs are dated 1830.

Externally there is a Barn/Coach House recently repaired that was built about 1820, a swimming pool built in 1967, a four car garage built in 1978, and a conservatory added to the late 1800s extension in 1988.

The cottage is located in the northeast corner of the property with views to the open countryside to the south and west. It is bounded by natural hedges and the garden contains some spectacular mature trees, including a large Cedar, a tall straight eucalyptus, and a couple of hornbeams. The cottage still retains commoners rights indicating its distant connections with the New Forest.



## **Summary of Listed Buildings in Landford**

### **Lyndhurst Road**

Whitehouse Farmhouse  
Barn at Whitehouse Farmhouse

### **Southampton Road**

Bridge Farmhouse  
Milestone in lay-by approx. 300 metres south of Bridge Farmhouse  
Boundary post near county boundary with Hampshire  
Wickets Green Farmhouse  
Earldoms Lodge  
Cottages at Earldoms Farm  
Stable at Earldoms Farm  
Barn at Earldoms Farm  
Cedars Nursing Home (formerly 'Northlands')

### **Barrows Lane**

Landford Cottage  
Landford Lodge  
Stables at Landford Lodge  
Granary at Landford Lodge

### **Stock Lane**

Church of St Andrew – grade II\*  
Greatehed monument in the churchyard  
Landford Manor – grade II\*  
The Coach House (formerly 'Caldron House')  
Archway, gates and attached wall between Coach House and Landford Manor  
Main gate piers, walling and gates at entrance to Landford Manor

### **Landford Wood** (west end)

North and South Lodges with attached walls and gate piers  
Landford Wood House

# LANDFORD VILLAGE DESIGN STATEMENT

## APPENDIX 3 – Buildings of Special Interest

The NFNPA's Local Development Framework contains the expression '*spatial objective for protecting the Forest's built environment*' which goes on to state '*conserve and enhance the wealth of individual characteristics that contribute to the local distinctiveness of the built environment of the New Forest*'.

To fulfill this objective, the Core Strategy contains Policy CP7: The Built Environment which requires that:  
*'Proposals should protect, maintain and enhance nationally, regionally and locally important sites and features of the built environment, including local vernacular buildings, archaeological sites and designed landscapes'*

This Appendix details buildings in Landford that are considered to make a positive contribution to the character of the area.

### **Southampton Road**

Hollingdale  
Hillrise  
Elm Farm  
Langtrees  
Barns/Agricultural Buildings at Bridge  
Farmhouse  
The Rectory  
1 & 2 Rose Cottages

### **Sherfield English Road**

Furze Farm  
Hobbs Copse

### **New Road**

Fir Copse  
Forest Edge  
Woodside  
Furze Croft  
Forest Ridge  
Heatherlea Cottage  
Ivy Cottage  
Evergreen  
Post Box Cottage  
The Chestnuts  
1 & 2 Rosebanks

### **Pound Hill**

Pound Cottage  
Brooklands Cottage

### **Glebe Lane**

Glebe Farm (farmhouse and barns/  
agricultural buildings)

### **Lyndhurst Road**

Landford School  
School House  
Chapel House  
Apple Tree Cottage  
Diamond Cottage  
Methodist Chapel

Latchmore Cottage  
Yew Tree Cottage  
1 & 2 Yew Tree Cottages  
Manor Cottages  
Broomhill Cottage  
Foxdale  
Pine View  
Winnford House  
Grandads  
Highbury  
Dallygander  
Spiders  
Manitoba  
Lords Oak

### **Barrows Lane**

Wall Garden Cottage (adjacent to  
Landford Trees)

### **North Common Lane**

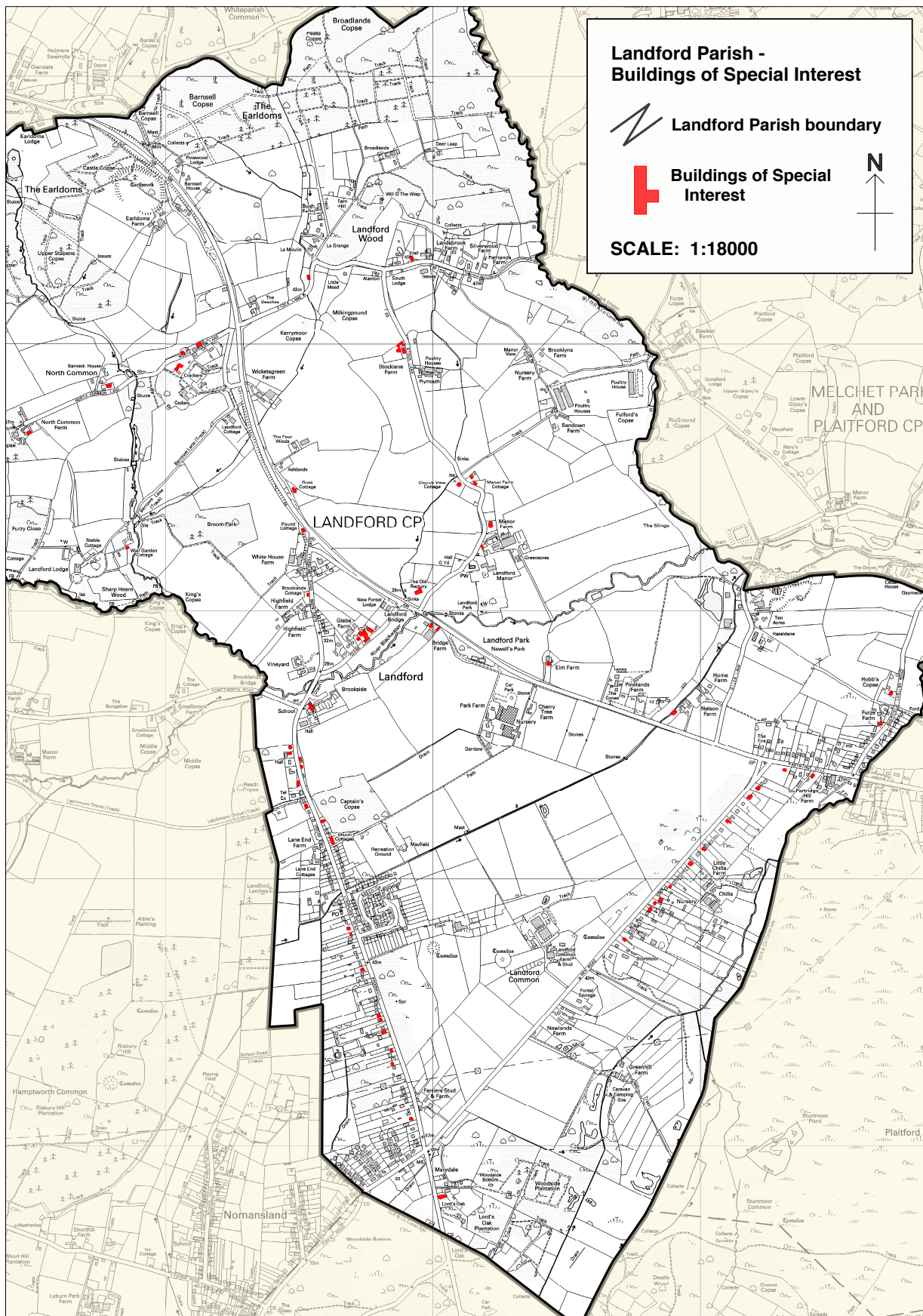
Hawkwind  
Cobweb Cottage  
Clock Cottage  
Kings Cottage  
North Common Farm

### **Stock Lane**

Gable end of tithe barn  
Manor Farm  
Church View Cottage  
Wickets Cottage  
Chauffeurs Cottage  
Stock Lane Farm  
White Cottage

### **Landford Wood (west end)**

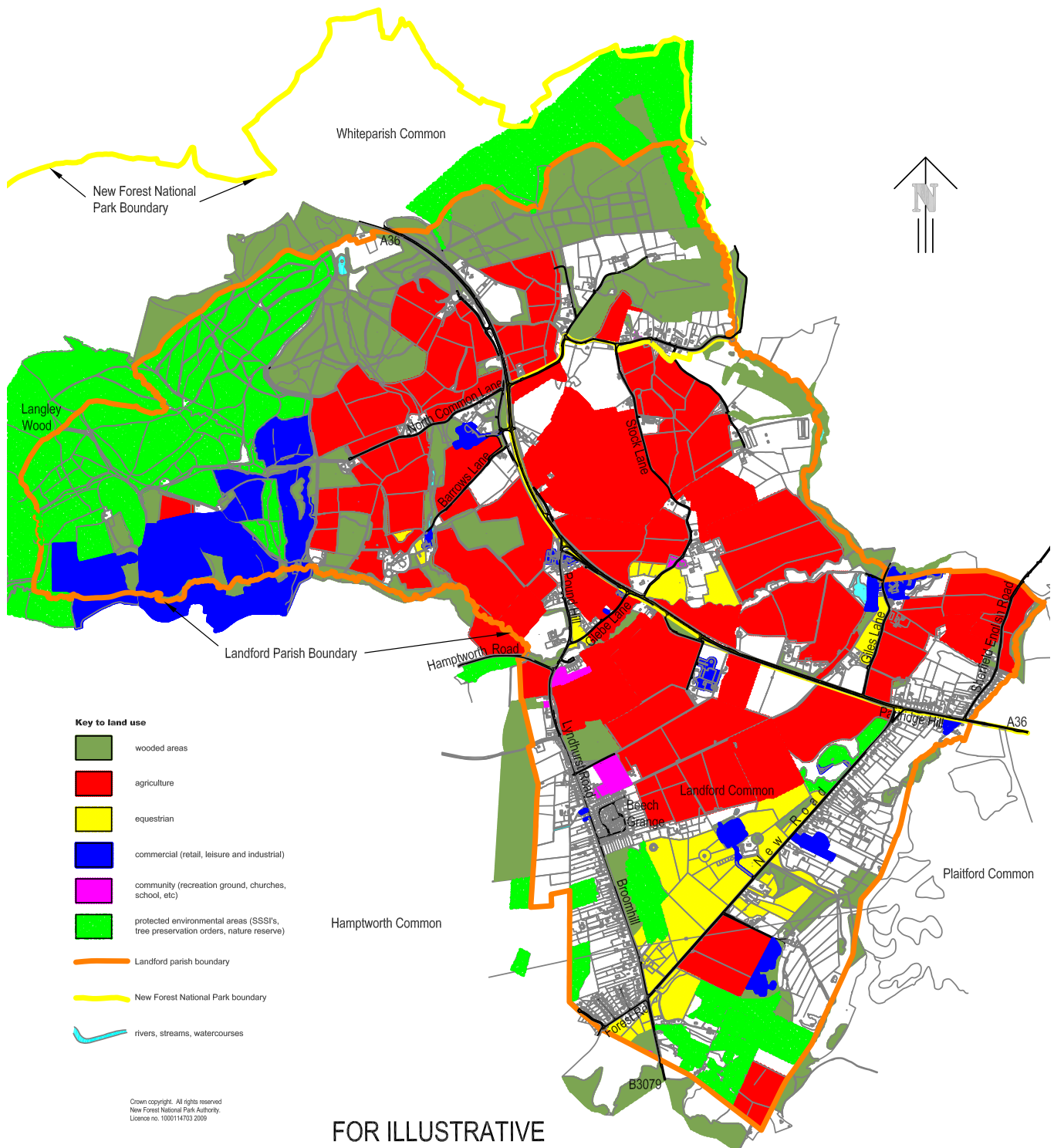
Landford Wood Mission Hall



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# LANDFORD VILLAGE DESIGN STATEMENT

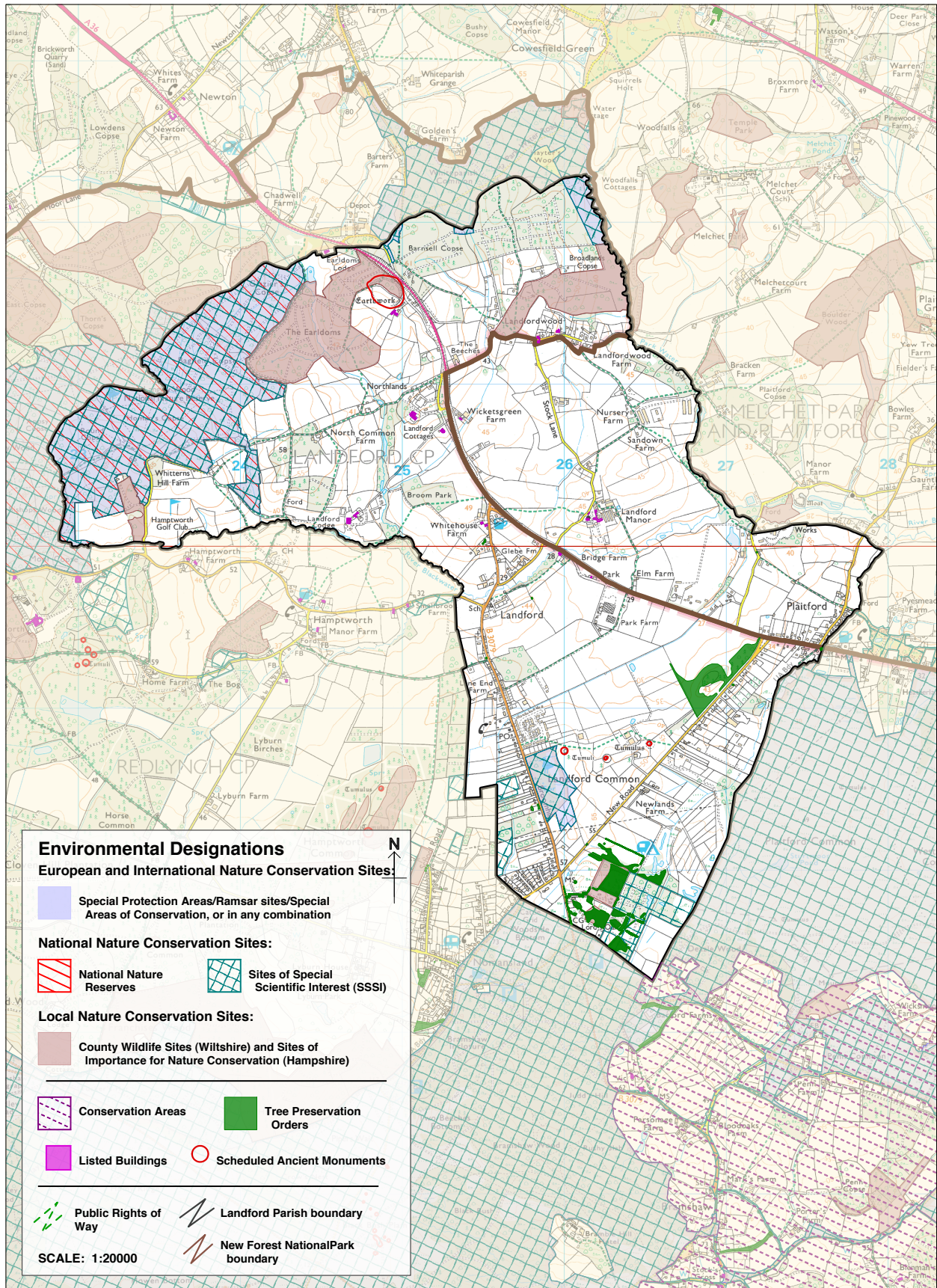
## APPENDIX 4 – A Land Usage Map





# LANDFORD VILLAGE DESIGN STATEMENT

## APPENDIX 5 – Environmental Designations Map



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