Purbeck District

Design Guide

Supplementary Planning Document

Purbeck
District Council

Foreword

Achieving high quality design is a key planning objective. This document provides an overview of the design principles that should be applied in devising many common development proposals. It sets down the expectations the Council will have when considering planning applications, but it will also be useful in those cases where planning permissions or consents are not required. Supporting policies with Purbeck's Local Plan Part 1, four key aims of this guide are:

- to promote the highest standard of design in all types of development;
- to provide a 'good practice' benchmark to guide prospective developers;
- to assist in the assessment of planning proposals; and,
- to help deliver a more attractive and sustainable environment in Purbeck.

This document was subject to a period of public consultation between 21st September and 1st November 2013. Comments arising from this consultation have been taken into account in producing the final version. The document was adopted by Purbeck District Council as a Supplementary Planning Document (SPD) on 14th January 2014.

Contents

About this design guide

1. This is the introduction to the Design Guide. It explains the purpose of the guide, how it is structured, who should use it and how to use it.

What is a design guide?

2. A design guide provides an overview of design principles and 'good' practice, and sets down the expectations the Council will have when assessing planning applications.

This guide aims to be:

- a starting point for the design process;
- a practical source of ideas and suggestions; and
- designed to help you think through issues.

The guide seeks to:

- raise the standard of design in all types of development;
- raise the standard of applications for planning permissions and consents;
- highlight the importance of neighbour amenity;
- assist officers in assessment of proposals; and
- facilitate delivery of an attractive and sustainable environment.

About this design guide

3. This Design Guide is a Supplementary Planning Document (SPD) that supports policies within Purbeck's Local Plan Part 1. Contents of the Design Guide form a material consideration for planning officers in assessing applications.

4. The Design Guide is organised into 6 key parts:

- The first part introduces the guide.
- The second part highlights the environmental quality of Purbeck, which underpins the need for good design.
- The third part aims to guide you through the design process.
- The fourth part introduces key design principles.
- The fifth part highlights different topics you should consider.
- The sixth part considers common types of development and provides specific design guidance related to them.

5. The Design Guide will be supported by a range of detailed topic-based design and technical guides. These cover:

- Traditonal building materials.
- Traditonal building details.
- Bats and birds.
- Landscape and landscaping.
- Trees.
- Drainage and flooding.

This list may be expanded through publication of other documents over time.

Who should use this design guide?

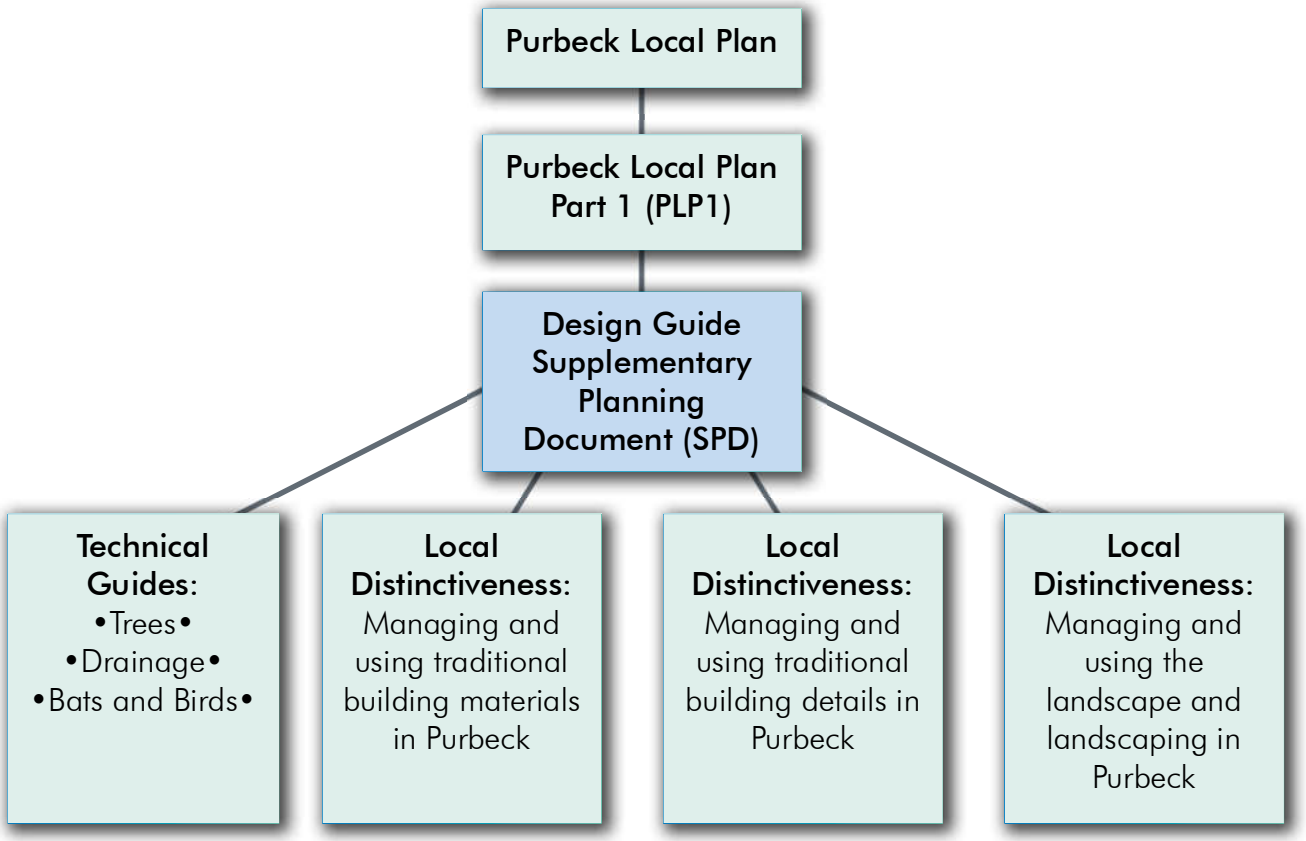
6. This guide provides useful information for anyone considering any type of building or landscaping work, whether or not this requires formal consent (e.g. planning permission). This includes:

- Home owners.
- Developers.
- Farmers.
- Local businesses and shop owners.
- Utilities and other operators of public services.
- Agents acting on behalf of any of the above.

7. The Design Guide will help all those involved in the development process, from the construction of a small residential extension to a residential estate or commercial building. The Council is committed to improving the design of all forms of development, to provide better homes, business premises and public spaces, and to enhance the overall quality of the District's built environment. High quality, well designed development benefits the wider community and has a positive influence on the way in which the District is viewed as a place to live, work and visit. In providing this guide, the Council aims to help encourage high quality sustainable development across the District. The Council is able to provide further assistance to prospective applicants for planning permissions and consents through the process of pre-application discussion. Meeting request forms and details of charges are available at www.dorsetforyou.com.

How to use this design guide

8. The Design Guide has been arranged in sections that deal with individual topics. You can select parts relevant to your project using the contents list, however the Council recommends that in all cases you read *Good design – the process*, as this sets out the way in which you should approach design generally and will highlight the range of considerations you should take into account.



Purbeck – where we live

8. Understanding the local context, and evaluating the constraints and opportunities it provides, is an important part of the design process. Purbeck is a District of high environmental quality. Over 23% of the District is covered by national and international nature conservation designations, such as Sites of Special Scientific Interest (SSSIs), Ramsar sites, Special Protection Areas (SPAs) and Special Areas of Conservation (SACs). The quality of the landscape is reflected in the designation of the Area of Outstanding Natural Beauty (AONB) over a large proportion of the District, and the importance of the coastline recognised in the Jurassic Coast World Heritage Site. As the District is predominantly rural, agricultural activity and buildings play an important role in providing character. The traditional buildings which characterise the District's historic towns, villages and countryside play an important role in providing local distinctiveness and identity, and many are listed. Most of the District's towns and villages have conservation areas in recognition of the historic and architectural value of their townscapes, though the District also contains some large areas of more modern housing. Tourism plays an important role in the local economy, and manufacturing and research and development activities are supported by a number of industrial estates.

9. Further information on environmental designations may be obtained from the Council's website www.dorsetforyou.com. A number of documents have been produced to help promote an understanding of the characteristics of the District. These provide an invaluable resource for designers and include:

- **Townscape Character Appraisals**
  The Council has adopted a number of detailed studies on Swanage, Wareham, Upton, Lytchett Matravers, Wool, Bere Regis, Corfe Castle and Bovington as Supplementary Planning Documents.

- **Conservation Area Appraisals**
  The District has 25 conservation areas designated to cover the most historically and architecturally interesting parts of towns and villages. The Council is producing detailed assessments of each.

- **Dorset Landscape Character Assessment and AONB Management Plan**
  These have been produced by Dorset County Council and the AONB Partnership to help understand the range and character of different landscape types within the county, and that part designated as an Area of Outstanding Natural Beauty.

- **Dorset Historic Towns Survey**
  Detailed assessments of the historic development of Swanage and Wareham have been produced by Dorset County Council and can be viewed at www.dorsetforyou.com.

- **Topical and technical design guidance**
  A number of topical and technical guides have been/will be published in support of this document. See 'About this Design Guide'.

Debenham era cottage, Briantspuddle

Swanage from Ballard Down

Lulworth Skipper butterfly. Photograph courtesy of Durlston Country Park.

Corfe Castle

Good design – the process

10. This section sets out the steps you should go through in designing your development.

Site and context appraisal

11. Each site has its own characteristics, and different considerations will apply to different sites. Gaining an understanding of these forms the first stage in the design process.

12. **A list of relevant considerations is set out below. Almost all works will require consideration of points a - c below. The extent to which points d-h are relevant will depend upon the nature of the works you intend to carry out.**

A. Designations:

- Would the works take place within or affect the fabric or setting of a listed building, scheduled ancient monument, registered park or garden and conservation area (collectively known as 'heritage assets')?
- Would the works affect a site designated for nature conservation interest, such as a SSSI, SPA, RAMSAR, SAC or other nature conservation site?
- Would the works affect a site designated for landscape or geological interest, such as the AONB or Jurassic World Heritage site?
- Would the works affect protected trees – any tree within a conservation area with trunk diameter >75mm, or tree covered by Tree Preservation Order (TPO)?
- Would the works take place within a flood zone?
- Would the works take place within the Green Belt?

If the answer to any of these questions is 'yes', you will need to refer to the relevant planning policies relating to these designations, as restrictions to the type and nature of works possible will apply. You should also make reference to parts of this guidance that consider the design implications.

B. Planning policy: Do any local planning policies apply to the site, and what affect do these have upon the types of developments or uses possible?

C. Planning history: Is there any history of development proposals applicable to the site or those immediately adjacent? Were conditions attached to any previous grants of planning permission that restrict the scope of future development?

D. Surrounding development: What is the character of the immediate and wider developed setting of your site? You should consider things like:

- the height of surrounding buildings;
- the volume, shape and arrangement (massing) of surrounding buildings;
- the balance of buildings to open space (density) of surrounding development;

- the pattern of building or plot sizes (grain);
- the nature of adjacent uses;
- the position of the site relative to existing highways, paths, accesses, spaces and services; and
- the visual character of surrounding development, including materials, distinctive features, architectural details, style and any significant views.

E. Landscape: What is the character of the landscape on and surrounding the site, and how does the site relate to this? You should take note of things such as planting, trees and hedgerows, the shape of the land, natural features, boundaries and views.

F. Drainage: How does your site drain, and what is its relationship to existing watercourses, pools and sewers?

G. Ecology: What species of plants or animals use, or are present on and around your site? Does the site contain or is it adjacent to any obvious habitats? You should consider both protected and non-protected species and habitats including ancient woodland.

H. Archaeology: Would or might your development disturb archaeological features? Is your site in an area known to be of potential archaeological interest?

13. Some of the above information can be obtained by accessing Dorset Explorer, consulting the Dorset Historic Environment Record, requesting a search or pre-application advice from the District or County Council (see www.dorsetforyou.com for details and charging where applicable). The involvement of independent professionals may be required for more detailed or specialist assessments of site appraisal.

Developing a concept plan

14. A concept plan is a useful tool where proposing larger developments such as new housing. It is used to show how a site might be developed, to express ideas and demonstrate responses to issues identified in the site appraisal. A concept plan may form a basis for early pre-application discussions with planning officers. The content of a concept plan will depend upon the type of site and nature of development, though might cover aspects such as the basic layout, form, type, mix and distribution of buildings and uses, potential points of access, boundaries and open spaces.

Design and access statements

15. Design and access statements are required to accompany applications for many types of development. Their purpose is to enable the applicant to explain the rationale behind their proposed design, showing how it relates to and impacts upon the site and the wider area, and the extent to which issues such as disabled access have been taken into account.

Box 1. Design and access statements – things to include where relevant:

1. Explain the particular characteristics of the site, and particularly those judged to be important in informing the design.
2. Explain the design principles and concepts of the proposal and how these have influenced the particular layout, scale, form, appearance, landscaping and materials to be used.
3. Explain how the development relates to the site and the wider area.
4. Explain how the proposed layout will create a safe environment.
5. Explain how the development responds to and achieves the conservation and enhancement of the historic and natural environments.
6. Explain how the buildings, layout and spaces ensure access for all types of users, and if not, why.
7. Explain how the design has taken into account the need to conserve natural resources – including energy, water and building materials – in construction and through the lifetime of the development.

Good design – the principles

16. The following section sets out what you should consider in formulating the design of new development and what we (the Council) will look for when determining your application. Where relevant, evidence for this will be contained within a design and access statement attached to the application. This section provides useful guidance whether or not formal consent is required for a project.

Local distinctiveness

17. Development that is 'locally distinctive' embodies the particular characteristics of the built and natural environments of Purbeck. These provide a sense of place and identity to the District. New development can and should play an important role in strengthening and enhancing this.

18. How local distinctiveness can be understood varies from place to place within the District, and includes the contribution made by both the built and natural environments. Distinctiveness is commonly reflected in factors such as: the use of particular materials and details in construction; the mix of building types; periods and styles; the street pattern and street furniture; the layout; scale and massing of buildings; or the arrangement and landscaping of spaces. In order to assist in understanding the characteristics of different places, a range of guidance documents are available. 'See paragraphs 8 and 9 above

19. Reflecting local distinctiveness in new development need not imply the duplication of existing designs. Contemporary designs that take inspiration from their surroundings in the creation of something new can equally contribute to local character.

Box 2. Local distinctiveness

1. Reflect and reinforce locally distinctive characteristics.
2. Consider the use of 'traditional' patterns and forms of development within designated places such as conservation areas and the AONB.
3. Make creative use of local materials in contemporary design.
4. Refer to Townscape Character Appraisals, Conservation Area Appraisals, the Landscape Character Assessment and additional design guidance published by the Council on local distinctiveness for help in understanding the characteristics of Purbeck.

Scale, form and mass

20. You should consider how the scale (size and proportion), form (shape) and massing (combined effects of volume, shape and arrangement) of new development relates to attached or neighbouring buildings, and spaces. You should aim to ensure the relationship is harmonious, and development well integrated.

21. Traditional settlements often contain buildings of varied form, size and shape. The differences are sometimes quite subtle and often provide visual interest, particularly where individual plot sizes are small (otherwise known as 'fine grained'). You can feature similar variation into new developments, though you must take care to ensure that the resulting composition of buildings is harmonious.

Box 3. Scale, mass and form

Consider the scale, mass and form of new development. Ensure that a harmonious relationship with neighbouring buildings, spaces and streets is achieved.

Layout and access

Density

22. Density is a relative measure, understood as the amount of development on a piece of land. Development should generally make efficient use of space, taking account of the specific context.

Enclosure and boundaries

23. You should clearly distinguish public and private spaces within your development. This is usually achieved through use of features such as fences, walls, hedges and gates along boundaries.

24. You can use boundary enclosure to form a visual link to other sites and spaces. This helps to integrate development into the immediate townscape or landscape, and assists in promoting 'legibility' (the ease with which people find their way around and understand a place). You should avoid the use of long sections of blank walling and high close boarded fences, especially adjacent to public areas, as these provide lifeless frontages prone to vandalism.

25. Development should maintain established building lines.

26. Within larger schemes, you can achieve a more general sense of enclosure by incorporating buildings that terminate views, limit the street width or lead the eye on to other spaces. You should carefully consider the design of spaces between buildings and their siting in relation to the pavement or roadway, with the objective being to create a continuous rather than an open frontage. Varying street direction and alignment within the layout of a well enclosed scheme can be a passive means of controlling traffic speeds, helping to provide a safe and pleasant street environment.

Active frontages

27. Active building frontages are those which contain openings which may be used by people in coming and going, or looking into and out of. Active frontages help to enliven the street within both a commercial and residential context, providing visual interest and opportunities for the overlooking of public spaces, and creating a safer environment by deterring anti-social or criminal behaviour. In creating active frontages you should ensure as far as possible that the street facing elevations of your development do not contain blank gable ends or long runs of blank enclosure walls; that the principal elevation of your development is located on the main street frontage; that the main entrance is located within this frontage; and that in the case of residential development, living rooms have an outlook from such elevations.

Active Frontages

Permeability

28. Permeable development is that which is easy to enter and pass through. New development should integrate with existing routes and street networks, taking opportunities to improve connections between places. This should focus in particular upon providing safe and direct pedestrian and cycle routes.

Parking

29. You should not design layouts around, or prioritise cars. You should consider the arrangement of buildings, spaces and requirements of pedestrians first, with adjustments made to accommodate vehicular requirements.

30. You should efficiently integrate car parking spaces into their context, without dominating or undermining the quality of street design or landscape. You should equally ensure that buildings and extensions are not positioned in such a way that they reduce the availability of on-street parking.

Servicing

31. You should consider servicing to be an integrated component of the overall design of a new development, rather than included as an afterthought. You will need to take local waste collection arrangements and guidance into account and provide for the unobtrusive storage, and easy collection of waste and recycling receptacles where required.

Accessibility

32. You should ensure that as far as possible your development enables access to, and use by everyone. Give consideration to the needs of the elderly, disabled, young children and other groups who may require support. Make sure that it is easy for people to understand and find their way around your development.

Box 4. Layout and access

1. Make efficient use of land.
2. Clearly distinguish public and private space through use of boundary enclosure.
3. Provide active frontages on elevations facing onto public spaces.
4. Create permeable layouts which improve the connections between places.
5. Ensure that car parking is well integrated into the street scene.
6. Provide capacity for waste to be stored and collected.
7. Create easy, direct routes for cycling and walking.
8. Ensure the ability of all to access and use your development.

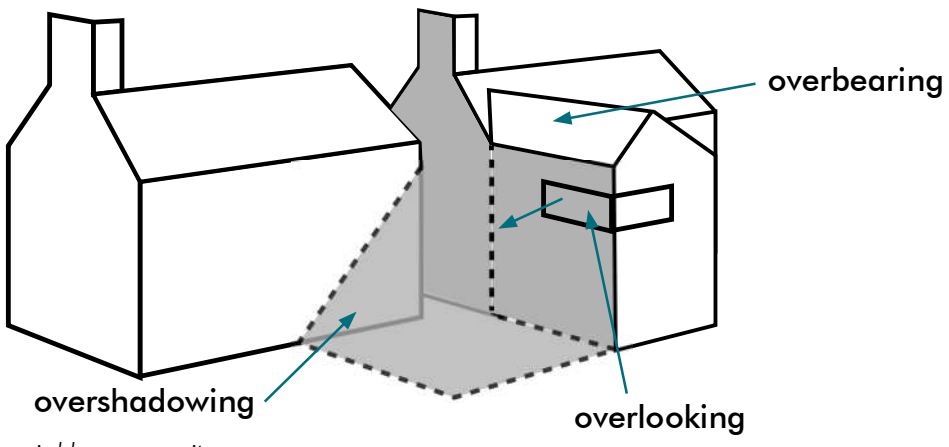
Neighbour amenity

33. The impact of a proposed development upon the quality of life enjoyed by your neighbours requires special attention. Common impacts include those related to privacy, light and noise. You should discuss the possible effects of development with neighbours to avoid any misunderstanding, particularly where exercising permitted development rights (works undertaken without need for planning permission).

Overlooking

34. Overlooking may be a problem if a new development allows views into the private amenity or living space of your neighbour. The impact of overlooking is affected by a number of factors, including in particular:

- the distance between buildings;
- the presence of openings;
- changes in levels across a site and relative to neighbouring sites;
- whether properties face each other directly or are offset; and
- the type and use of rooms facing each other.



Impacts upon neighbour amenity

35. The minimum recommended distance between buildings on similar levels with windows facing back to back is generally 21 metres. This distance may be reduced provided that this does not result in significant loss of neighbour privacy in the following cases:

- areas of established high density;
- where two buildings are sufficiently offset that direct overlooking is avoided;
- where elevations lack openings; and
- where elevations contain non-habitable rooms with obscure glazed windows.

36. The Council considers overlooking to be desirable where the spaces overlooked are public (e.g. open green spaces, the street or parking areas). The surveillance this provides can be a deterrent to criminal activity and anti-social behaviour. This is only really effective where habitable rooms with clear glazed windows (e.g. living rooms, dining rooms, bedrooms) face onto these spaces.

37. Following the traditional model of placing living rooms and bedrooms at the front of the property, and kitchens and bathrooms at the back can help to address many of the positive and negative aspects of overlooking, and create more pleasant architecture.

Overshadowing

38. This will occur if your development reduces the supply of light to a neighbour's property or garden. Whilst in planning law there is no such thing as a 'right to light', you should design your development to minimise impacts upon the amenity and living conditions of your neighbours. The extent of overshadowing and the severity of its impact upon amenity will depend upon:

- the aspect of the development relative to the path and height of the sun;
- the size of the new development;
- the position of the development relative to the neighbour's property;
- the nature and use of the rooms affected by shading;
- the presence of existing features that obstruct light; and
- ground levels.

Overbearing

39. Your development would be considered overbearing if it dominated and overwhelmed a neighbouring property. Overbearing can occur when a building is positioned too close to a property boundary and has sufficient height and mass to dominate its neighbour. The simplest way that you can address the issue is to reduce the height of proposed development and/or increase its distance from the boundary.

Noise

40. Disturbance caused by noise may potentially be an issue where neighbouring uses are dissimilar, and/or adjustment to the nature of use is proposed (e.g. where a building is subdivided to provide flats). The building regulations provide the principal means by which many noise related issues are addressed through construction. You should give careful thought to the likelihood of a proposed use, or nature of use to cause disturbance to residential properties, particularly in the late evening or early morning. In some cases, activities likely to cause disturbance to your neighbours may be strictly controlled by planning conditions.

Light

41. Whilst lighting can play an important role in helping to reinforce security and safety, artificial light sources may also cause significant harm to residential

amenity, environmental quality and wildlife. This is true of both urban and rural areas, particularly where the latter are otherwise 'dark' in character. External lighting, and in particular that provided by high power security lamps, can cause light to flood into neighbouring properties. This may be a particular problem where lamps are activated by movement, as they are frequently triggered by tree branches or pets, and may switch on at any time of the night. You should take care to avoid the use of PIR activated lamps, except where absolutely necessary. In all cases the style of lamp used, power of the bulb, and the angle and height at which the fitting is set should not cause light to flood or spill into neighbouring properties. Solar powered garden lights can sometimes provide an effective low intensity alternative to conventional lamps where illuminating a garden access is the main objective.

42. Where street lighting forms part of a scheme, the positioning of units is generally controlled by regulation. You can and should however take care to ensure that light spillage is minimised. This is particularly important where lights are positioned on or adjacent to buildings and would shine through windows if unshielded, or where light could harm the character of a dark rural landscape.

The Party Wall Act 1996

43. The Council is not responsible for issues relating to the Party Wall Act, and these are not taken into account in assessing applications for planning permissions or other consents, however you should take this into account when designing certain types of development.

44. A wall is a 'party wall' if it stands astride the boundary of land belonging to two (or more) different owners, or if it stands wholly on one owner's land, but is used by two (or more) owners to separate their buildings. A wall is a 'party fence wall' if it is not part of a building, and stands astride the boundary line between lands of different owners and is used to separate those lands (for example a garden wall). A 'party structure' is a wider term applying to walls, floor partitions or other structures separating buildings or parts of buildings approached by separate staircases or entrances (for example flats).

45. Many works may affect party walls, fence walls or structures, including those directly impacting upon an existing structure, those which may impact indirectly upon an existing structure (e.g. where inserting foundations for an extension), and those which seek to build a new structure astride a boundary line. A notice and consent procedure between neighbours exists to avoid dispute. Further guidance is available from www.communities.gov.uk.

Box 5. Neighbour amenity

1. Consider the impact of your development on the quality of life enjoyed by property owners and uses neighbouring the site.
2. Talk to your neighbours about your plans and try to resolve any issues.
3. Address the positive and negative aspects of overlooking.
4. Ensure that the size and position of new buildings does not cause unacceptable loss of light to, or bear down upon neighbouring properties.
5. Take care to ensure that external lighting does not spill into neighbouring properties.
6. Consider the extent to which proposed developments or the activities they support will generate noise, and design to limit noise transmission.
7. Consider your obligations under the Party Wall Act.

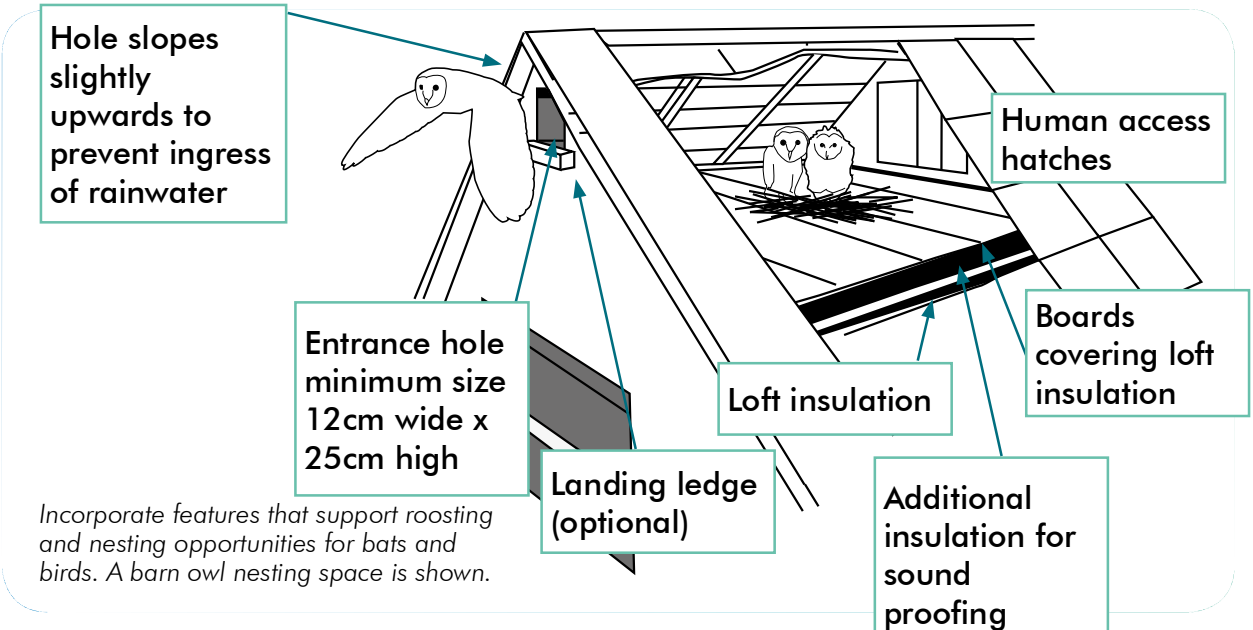
Design and the environment

Nature conservation

46. Purbeck has a wide variety of habitats and wildlife species, some of which are protected by statutory and non-statutory designations. You should identify whether your scheme will impact upon any of these early in the design process, as restrictions or specific requirements may be placed upon the nature of development possible. The Council operates the *Dorset Biodiversity Protocol* which enables you to secure advice concerning appropriate bird, bat and biodiversity requirements. Details can be found on the Council's website www.dorsetforyou.com.

47. Presence of a protected species on site (e.g. bat, barn owl, great crested newt etc.) is a material consideration when the Council determines a planning application. Development proposals affecting such sites should be accompanied by appropriate ecological surveys to allow an informed decision to be made. The surveys should be carried out by a qualified and experienced ecologist at a suitable time of year. Your development should be designed to take findings and recommendations into account. If a protected species is detected once development has started, development must stop to allow an assessment to be made of the likely impact on the species present and/or its habitat. If you fail to do this you may be at risk of committing an offence, regardless of a planning permission being in place. The Council will endeavour to resolve any planning matters arising as quickly as possible with applicants.

Slow worm



Incorporate features that support roosting and nesting opportunities for bats and birds. A barn owl nesting space is shown.

48. Whilst protected sites and species are important, they account for only a small proportion of the District's biodiversity. Many more common species live in close association with people, and increasingly depend upon environments such as domestic gardens. Consideration of the broader ecological impacts of your scheme is therefore an important part of the design process. You should take account of habitats that are present in and around your site, and the way in which your site is used by wildlife all year round, bearing in mind that patterns of use are likely to change seasonally. Here your objective should be to minimise any negative impacts of your scheme, compensating for these wherever possible, whilst taking opportunities to enhance the range and quality of habitats available to wild animals and plant life. This could involve taking measures such as:

- safeguarding and enhancing features of ecological interest on your site;
- planting native trees, hedges and plants providing shelter, nesting sites and foods such as nectar and berries;
- creating wildlife ponds;
- timing building operations and clearance of vegetation so as to minimise disturbance during the breeding season;
- incorporating features within the landscaping and building design that provide nesting and roosting facilities for bats and birds; and
- ensuring that boundary treatments do not completely block the passage of ground dwelling species such as frogs, toads and hedgehogs.

49. The Council has published a technical guide entitled *Bats and Birds*. This provides advice on incorporating features which support the nesting and roosting of bats and birds in the design of new buildings.

Box 6. Nature conservation

1. Impacts upon protected species and habitats should be professionally assessed by an ecologist.
2. Features providing habitats for wildlife should be incorporated within the design of your development.
3. Existing features of ecological value on your site should be retained and enhanced wherever possible.
4. Compensate for any negative impacts upon existing ecology.
5. Use native species within landscaping schemes.
6. Reference should be made to the Council's technical guidance, *Bats and Birds*.

Sand Lizard

Trees

50. Trees play an important role in beautifying both urban and rural environments. Depending upon species, they also provide an important ecological and economic resource, and can be used to enhance the air quality, temperature and sensory qualities of a development. Some, but not all trees of value, are covered by protective designations. You should identify whether this applies to any trees both on and adjacent to your site early in the design process, as restrictions or specific requirements may be placed upon the nature of development possible. Where this is the case further advice is available from the Council, for which a fee may be payable.

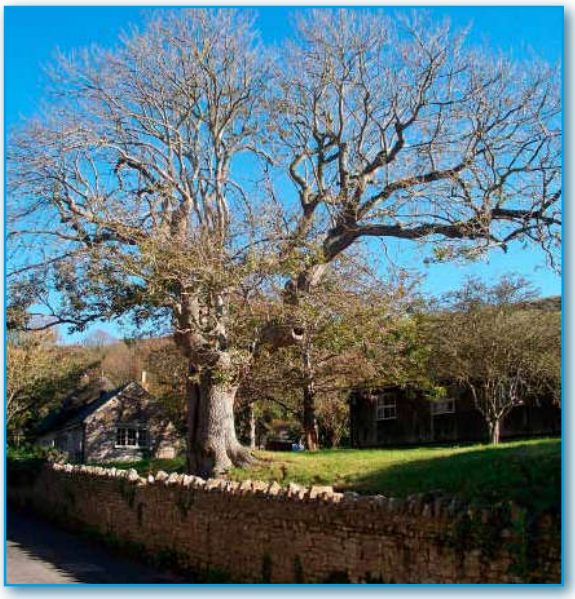
51. Where you are planting trees or incorporating them within the landscaping of a development you should carry out a long term assessment of the suitability of both species and position. Factors such as root spread, height and shading can have an adverse impact upon buildings and neighbour amenity. Impact will vary between species and will change as the tree grows. You should plant a variety of appropriate trees as this will improve ecological diversity and also help to reduce the likelihood of a single outbreak of disease killing all the trees. You should also consider the context within which tree planting will take place, ensuring that the species used will not conflict with the established character of the locality or landscape. Maintenance requirements, particularly whilst the tree is becoming established, should also be planned for.

52. Where the opportunity exists you should incorporate existing trees holding amenity value into your development. Protection should be provided to trees during construction. British Standard (BS) 5837 (2012) '*Trees in relation to design demolition and construction - recommendations*', currently provides useful guidance, and you can also take advice from a professional arboricultural consultant. Where applicable, you should attach a report outlining measures that will be taken to safeguard trees during development to your planning application.

53. The Council has published a technical guide entitled *Trees*. This provides advice on regulations and procedures to be followed in relation to management if trees

Box 7. Trees

1. Incorporate existing trees within your development scheme and protect them during construction. Compensate for any loss.
2. Take maximum root spread, height and shading into account when selecting tree species and planting position.
3. Carefully consider and plan for maintenance requirements.
4. Reinforce existing character by selecting appropriate and varied tree species.
5. Refer to the Council's technical guide, *Trees*.



Old ash tree outside Kimmeridge village hall

Drainage and flooding

54. Drainage, water conservation and resilience against flooding are important issues you should take into account when designing any development. Some sites may lie within designated flood zones, meaning that they are susceptible to flooding. You should identify whether this applies to your site early in the design process, as restrictions or specific requirements may be placed upon the nature of development possible and a Flood Risk Assessment may be necessary. Where this is the case, further advice is available from the Environment Agency and Council, for which a fee may be payable.

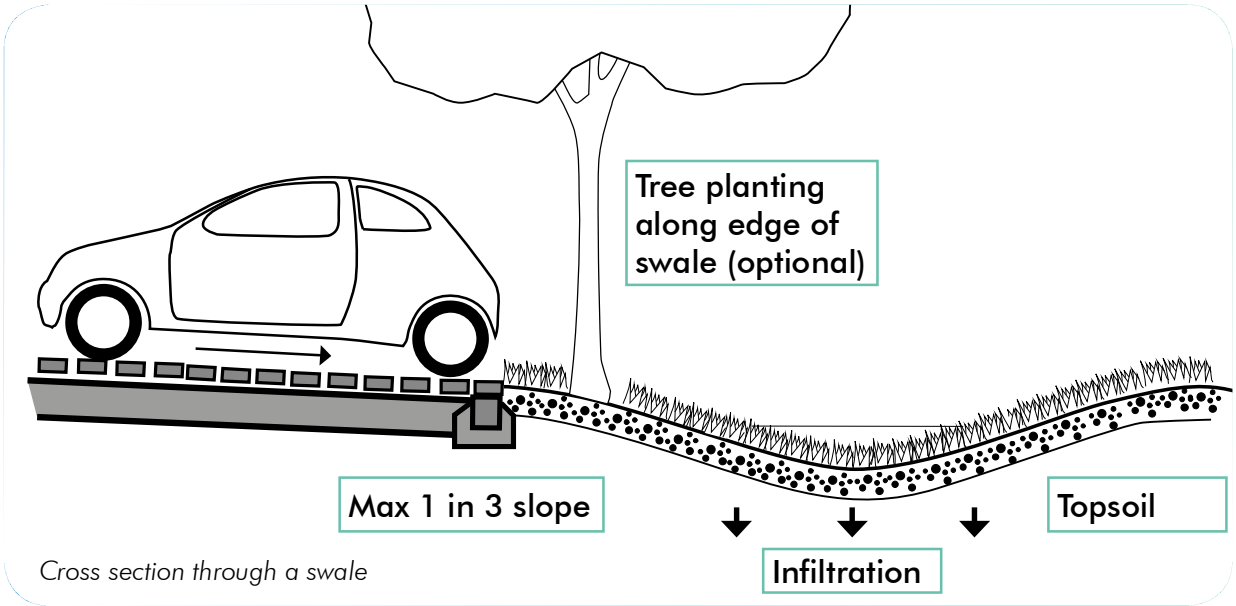
55. You should take care in specifying hard landscaping as permeability (the ability of water to pass through) varies, and the runoff created can contribute to flooding.

56. Surface water (that derived from rain, snow or similar) provides opportunities for harvesting (storage for use within the property.) This helps to conserve resources, reduce pollution and save money. The simplest way of achieving this is through use of water butts.

57. The government promotes use of Sustainable Urban Drainage Systems (SUDs) for the management of excess surface water in the design of new development. SUDs systems reduce pressure on the sewer network and likelihood of flooding by allowing water to collect and percolate into the ground. In their simplest form, SUDs include soakaways, and on a larger scale, swales (linear ditches) and soakage ponds. Where discharge is to a watercourse or sewer, SUDs might involve a balancing pond or attenuation tank to reduce the impact of peak flows.

58. You should consider surface water drainage options in the following sequence:

- connection to a soakaway or infiltration drainage system such as a swale or soakage pond (depending upon space, and soil type);
- connection to a watercourse (permission of the owner and Environment Agency required); or
- connection to a sewer (permission from Wessex Water required).



Cross section through a swale

59. When installing a SUDs scheme you should ensure that there is a management and maintenance plan in place for the lifetime of the development, with provision made for testing, inspection and maintenance. Where opportunities are available give thought to enhancement of biodiversity in designing the SUDs system.

60. The Council has published a technical guide entitled *Drainage and Flooding*. This provides advice on regulations and procedures to be followed in relation to managing drainage, and avoiding flooding.

Box 8. Drainage and flooding

1. Ensure that areas of hard standing are sufficiently permeable to avoid surface water run off.
2. Take opportunities to incorporate rainwater harvesting within your scheme.
3. Incorporate sustainable urban drainage systems (SUDs) wherever practical, considering long term maintenance requirements, and scope for enhancing biodiversity.
4. Refer to the Council's technical guide, Drainage and Flooding.

Designated areas

61. Information relating to designated areas is available from a range of sources listed within this guide (see paragraphs 8 and 9 above).

Conservation areas

62. Conservation areas are designated to cover towns and villages by the Council which are of special historic and or architectural interest. Within conservation areas, emphasis is placed upon assessing the 'character' and 'appearance' of both existing and proposed development, and conserving buildings and spaces with architectural or historic value. You should ensure that your development preserves, complements, and where possible, enhances the distinctive characteristics of existing development.

Green belt

63. The function of the green belt is to prevent towns and urban development spreading into the countryside. This strictly limits the scope of new development possible. Where development is allowed, you should place emphasis upon managing visual impact and maintaining openness aiming to achieve an inconspicuous design.

Area of Outstanding Natural Beauty (AONB)

64. As the AONB was primarily designated on account of landscape character and quality, you should consider the way in which your development will impact upon, and relate to the landscape. It will generally be appropriate to select materials and forms traditionally sourced or used within the area, as these are most likely to produce development that blends in.

Carbon footprint

65. The carbon footprint of your development can be understood in terms of the energy cost involved in carrying out works, and the energy consumed during the lifetime of the development. It is important to ensure that you take measures to reduce carbon emissions wherever possible and desirable.

66. Carbon footprint will be influenced by a range of factors including:

1. site location;
2. works required to clear a site (demolition has a high carbon cost as energy is embodied in existing buildings – reuse and refurbishment is more efficient);
3. waste management during construction (the building industry is responsible for around one third of the UK's annual waste);
4. materials used in construction (factors including source, composition, manufacturing process, transportation, durability);
5. standards of insulation;
6. the orientation of a building (i.e. affects use of 'solar gain' – ability to capture the warmth of the sun);
7. the rating of electrical fittings and fixtures;
8. management of water; and
9. the type and source of energy used to power a building (i.e. fossil fuels or 'renewables').

67. You can achieve a reduction in the carbon footprint of both existing and new development most effectively by looking at ways of reducing energy consumption (points 1-8 above) before considering means of energy production (point 9). Energy wasted is wasted energy regardless of its source.

68. Where site type, conditions and context allow, you can maximise the energy efficiency of new buildings by taking advantage of 'solar gain' (the heat provided by sunlight), natural sheltering, shading and ventilation. To do this you will need to consider the direction in which your building faces, the size of windows (generally larger windows facing south, smaller to the north), the 'thermal mass' of walls (their ability to store and release heat), and use of 'passive' ventilation systems (natural extraction provided by roof mounted vents).

69. Where upgrading an existing building you should consider the type of construction involved; 'traditional' buildings perform in different ways to those built according to modern standards. English Heritage has produced a useful guidance series entitled *Energy Efficiency and Historic Buildings*.

Box 9. Carbon footprint

1. Aim to minimise the energy consumption of development both in construction and use.
2. Take opportunities to generate renewable energy.
3. Take advantage of opportunities for natural heating and cooling.
4. Traditionally constructed buildings perform differently to those using modern methods – take care in upgrading.

Architectural design and details

70. The character and appearance of development is largely determined by the components from which it is made, and the way they are put together (or 'composed'). Where distinctive patterns or 'traditions' exist, these play an important role in giving places identity. Sometimes the process of composition is governed by 'rules', and this is generally referred to as use of a 'style'. In designing new development, or altering an existing property, you should give careful thought to detailing as this can:

- add visual interest and attractiveness;
- create or reinforce a sense of identity;
- help relate to an existing context; and
- assist in making a building more understandable (or 'legible') to its users.

71. When poorly chosen and composed, detailing can have the reverse effects. In order to avoid common errors:

- where designing a new building, carefully consider the architectural characteristics of surrounding development, and the relationship your design will have with it;
- do not copy details from adjacent buildings without a proper understanding of the way in which they were originally used, or the style of which they may form part;
- consider use of a recognised 'style' to structure your design;
- where modifying an existing building, observe and respect the characteristics of its design and detailing; and
- where architectural design forms a significant aspect of a scheme, consider employing an accredited architect with a good track record and experience in the field concerned.

72. This part of the Design Guide is supported by further guidance published by the Council entitled, *Managing and Using Traditional Building Details In Purbeck*.

Rich use of detailing on Edwardian houses in Swanage provides visual interest and attractiveness

Building materials

73. Building materials were traditionally sourced from the immediate locality within which a development took place. For this reason, building materials, and the way in which they are used, play an important role in providing a distinctive character to many parts of the District, and this varies with geological and landscape character. 'Local' materials include Purbeck stone, ironstones (known as 'heathstone'), flint, thatch, and various clays used in manufacture of tile, brick and cob. The majority of these materials remain

available today, or can be closely matched where necessary. You should consider making use of materials common in the particular locality within which your site is located, and avoiding those which are not. Avoid also artificial substitutes and be wary of cheap foreign imports, as use of such materials can undermine design quality and local character.

74. Where using local materials it is important to observe established traditions in their use, though innovative use within new design can also provide interest.

75. In specifying materials, preference should be given to those produced in an environmentally sensitive way. Timber products from managed forests certified by the Forest Stewardship Council (FSC), and building products manufactured from recycled, reclaimed or locally produced materials all rate highly in terms of environmental 'sustainability'.

Swanage brick produced using local Wealdon clay, and a wall containing an unusual mix of local flint, limestone and heathstone.

Box 10. Building materials

1. Consider building with local materials, observing traditional patterns of distribution and use.
2. Consider the environmental sustainability of the building materials used in your project.
3. Refer to the Council's detailed design guidance *Managing and Using Tradional Building Materials in Purbeck*.

Windows and doors

76. Windows and doors are the principal details found in the faces of most buildings, and have an important functional and visual role. Your objective should generally be to design in a way that serves the functional needs of the users of a development, whilst providing good quality architecture.

77. Buildings are most easily understood by their users when they have a clearly identifiable main entrance, ideally located on the street facing elevation you can use details such as porches, canopies and door surrounds to emphasise the appearance of the entrance.

78. You should carefully consider the position, size, spacing and proportion of window openings. Ensuring that there is some consistency and sense of order within a design can provide the most visually pleasing results. Where surrounding development shows a distinctive pattern (or 'rhythm') of window openings, including where these have a noticeable 'horizontal' or 'vertical' form (or 'emphasis'), it is often appropriate to echo this in your development. Designing to minimum sill heights, and increasing ceiling heights, can assist in achieving vertical emphasis.

79. The materials from which windows and doors are made can be an important consideration where designing for a building or area designated for its historic, and/or architectural interest. Within these contexts timber will usually be considered more sympathetic than plastic. More generally, you should aim to use timber derived from sustainably managed forests.

80. You should try to ensure that the design details of new windows and doors are consistent with the architectural style in which you are designing. If you are adding or replacing doors or windows at an existing property, try to match the existing details, particularly if these form a repeated feature on adjoining or neighbouring properties. Where you are double glazing consider the impact of the thickness of the units specified upon the design. Slimline units offer the potential for light weight designs that can be more complementary to the visual character of conservation areas.

81. Consider the way in which windows open, and the impact this will have upon the appearance of the building when in use. Check also whether escape windows are required, and incorporate these into your design at an early stage.

Box 11. Windows and doors

1. Ensure that the main entrance of a building is easy to identify and access.
2. Match door and window details to architectural style.
3. Ensure a sense of consistency and order in the way that you arrange and proportion window and door openings.
4. Consider sympathetic and sustainable selection of materials.
5. Ensure you have taken means of escape into account.

Roofs

82. The roof makes up a substantial proportion of the outer shell of a building, and plays an important role in visual character. You should give careful thought to the shape, pitch, and cladding of the roof when altering existing, or designing new buildings.

83. Roof details tend to vary by locality and architectural style. Where a distinctive pattern exists it will often be appropriate for you to echo this in new development. Where you are altering an existing property, you should aim to maintain any features of interest and ensure use of matching details and materials.

84. Traditional forms of residential development generally look better when chimneys are included within the design. These help to provide a more varied and broken roofline and where connected to a hearth, they allow some choice of heating type.

85. Roof lights can help to bring light to awkward spaces enabling more efficient use of buildings. If thought is not given to their arrangement, roof lights can make a roof appear cluttered. Wherever possible, you should position roof lights on the rear or least visible roof slopes of a building, keeping the size and number to a minimum. Where using more than one roof light in the same slope, try to set at the same level, evenly spaced. Fitting the roof lights flush with the roof covering can help to reduce visual impact, whilst glazed tiles can offer a more discrete alternative.

86. South facing roof slopes provide opportunities for incorporating solar panels. Where this represents the front elevation of the building the visual effects can sometimes be negative. Products such as solar tiles can help to alleviate this. The Council encourages sympathetic use of solar technology wherever possible.

87. Try to avoid the use of low pitches or flat roofs unless they form an aspect of the existing development or style in which you are designing, as these can create a boxy appearance. Avoid also covering such roofs with materials conventionally suited to a steeper pitch as this can appear incongruous.

88. The roofs of buildings can provide important roosting and nesting places for bats and birds, many of which are protected by law. The space beneath the eaves, gaps between tiles and the roof void itself may all be used. Modern sealed construction techniques and upgrading works can exclude wildlife. Design with bats and birds in mind. The Council has produced A technical guide on the topic entitled *Bats and Birds*, and the RIBA publication Biodiversity for *Low and Zero Carbon Buildings* provides further technical assistance to building designers.

Box 12. Roofs

1. Consider including chimney stacks within your design.
2. Keep roof lights to a minimum and install them on less prominent slopes.
3. Consider scope for sensitive use of solar panels or tiles where south facing roof slopes are available.
4. Provide roosting and nesting opportunities for birds and bats.

Landscape design

89. Landscape design is the process of shaping spaces in the natural and built environment to create sustainable, desirable places for people to live, work and play, and environments for plants and animals to thrive, whilst considering and providing for their long term care and management.

'Hard' and 'soft' landscaping

90. The physical components of landscape design are often referred to as being either 'hard' or 'soft'. Hard landscaping is a term that refers to paving, surface water drainage, free standing and retaining walls, fencing, lighting, street furniture and structures. Soft landscaping is a term that refers to planting, adaptation of the landform, land drainage, and directing or containing water on the land.

Landscaping in urban areas

91. Soft landscaping can be used within your development to enhance its general appearance; define and reinforce boundaries; differentiate spaces; soften the impact of buildings; screen negative views; support biodiversity; improve security; and frame existing features. Planting in streets, public open spaces, car parks, gardens and courtyards can reinforce existing, or help to create local distinctiveness. Routes and linear open spaces can be planted with trees, hedges and shrubs to form 'green corridors' that encourage wildlife into developed areas, and make connections between the built environment and the surrounding countryside stronger.

92. Depending upon the species used, planting can help to reduce pollution and the impact of noise, regulate temperature, and enhance biodiversity. Landscaped areas can also make an invaluable contribution towards the sustainable management of water, and therefore make development more adaptable to climate change.

93. By taking note of local traditions in paving and street surfacing, hard landscaping can be used within your scheme to reinforce local character, add visual interest and texture, and integrate development within its broader street setting. This is particularly true within conservation areas. The English Heritage publication *Streets for All* provides useful ideas. See also the Council's design guidance entitled, *Managing and Using Traditional Building Materials in Purbeck*. Where types of enclosure such as fences, walls, hedges and gates are typical features within the vicinity of your development consider using these to define boundaries and differentiate public and private spaces.

Newly prepared Purbeck stone paving

94. In urban areas, landscaping will be used in the design and provision of:

- structure planting (e.g. street tree planting), which creates a framework and identity for development, and helps it to integrate into the surroundings;
- open spaces such as sports pitches, parks, play areas, public gardens, 'pocket parks', promenades, squares, streets, and car parking areas;
- the grounds of public buildings, commercial and industrial development;
- private spaces such as courtyards and residential gardens, including their boundaries;
- swales and balancing ponds which channel and collect flood water;
- community woodlands or orchards;
- wildlife areas; and
- green corridors.

Landscaping in rural areas

95. Within rural areas and on the fringes of towns and villages, you need to think about the ways in which your development will impact on the broader landscape setting and affect people's experience of, and views into and from the surrounding countryside. Sensitive landscaping can be used to help development to integrate with its setting by reflecting, reinforcing and enhancing existing character. Where the boundary of your site forms an interface with open land, select types of enclosure that play a role in the surrounding landscape (e.g. hedges, dry stone walls), avoiding those more readily associated with urban areas (e.g. close boarded fencing). Planting within and around your development can be used to help restore and link habitats, and improve the condition of landscapes. The type, location and amount of planting that is required to achieve this will depend on the type and size of development that is planned. The larger and more complex the development is, the greater the impact on the countryside is likely to be.

96. If your site is in the countryside or on the edge of a town or village, and especially if it is in the AONB, you may need to provide a Landscape and Visual Impact Assessment of the development that you are proposing, so that the impact of the development on the countryside and on the people in it can be illustrated. Specialist techniques and computer software are required to gather, analyse and interpret the relevant information, produce visualisations, and suggest ways to mitigate the impact. The Council recommends that you use a landscape architect or a landscape planner.

Consider the impact of your development on landscape character where exposed to long distance views

Open space

97. New residential development should aim to incorporate useable private garden spaces wherever possible, though communal open spaces may sometimes be appropriate. Where providing the latter, these should form an integrated part of a development layout, and make a positive contribution to overall character.

98. Generally the Council will expect large scale residential developments to provide an element of public open space. Open spaces should contribute to the over all quality and success of development, helping to provide a sense of place, and spaces where people can meet, exercise and relax. The location and form of spaces within large developments should form a carefully considered aspect of overall design, rather than being assembled from 'left over' scraps of land unsuited to development. These are less likely to be used than open spaces which have been purposefully designed, and can be difficult to maintain. You should select planting, paving and street furniture with context and support for biodiversity in mind, and plan and provide for long term management and maintenance. You should fully consider the safety of areas with communal access, bearing in mind the potential for antisocial behavior. Ensuring that public open spaces are overlooked by development is one way of helping to reduce the likelihood of this.

Landscape proposals

99. When you are preparing a planning application you should ensure that any landscaping proposals are drawn on a plan at a suitable scale which identifies and distinguishes the hard and soft landscape treatments to be used. You may be required to provide a landscape strategy and a framework plan with your application, though these are also useful when discussing proposals with the Council at pre-application stage. A landscape strategy and framework describes the type and function of planting proposed for different areas across the site, giving examples of species, and are useful tools which can be used to show how you plan to integrate your development into the existing urban environment, or to reduce or offset its impact in the countryside. You should clearly set out arrangements for the long term management and maintenance of soft landscaping schemes.

100. If you already have planning permission for your development you may find that the Council has attached landscaping conditions. In order to discharge these conditions you should consider employing a landscape architect, landscape designer or a horticultural expert as they will need to provide technical details with the proposals, and will ensure that any planting is suitable for your site and its surroundings.

Box 13. Landscape design

1. Use hard and soft landscaping to help integrate your development into its setting and reinforce local character.
2. Ensure that open spaces have a purpose, are useable, safe and well integrated within your development.
3. Consider ways in which landscaping can be used to achieve design objectives related to surface water management, and support of wildlife.
4. Plan for the management and maintenance of soft landscaping.
5. Refer to the Council's design guidance. *Managing and Using the Landscape and Landscaping in Purbeck.*

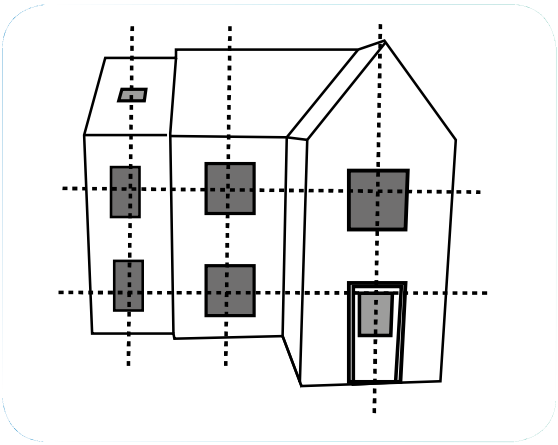
Enlarging your building

101. Extensions, including dormers, porches, conservatories and garden rooms, are all commonly added to existing properties. They may also, however, be incorporated within the design of new buildings. The guidelines below should be considered equally applicable to existing buildings and to new build.

102. The design of an extension should generally harmonise with that of the property being extended in terms of size, scale, form, materials and detailing. Where a building has been subject to extension in the past you should consider the 'cumulative' (or combined) impact of further extensions upon character of the building. In all cases you should give thought to possible impacts upon neighbour amenity, including the visual impact of change where your property forms one of a group of adjoining or similarly designed properties.

Front extensions

103. The front elevation of a building is normally its 'public face'. This is the part normally designed to be 'seen', though it is important to note that other elevations may also serve or share this role depending upon building and street layout (e.g. corner plots may have a double frontage). The front elevation will commonly relate to those of neighbouring buildings in terms of position and or detailing, and will often be the most important architecturally. For these reasons the front elevation represents the most difficult position in which to design a sensitive extension, and any addition is likely to impact significantly upon the character and appearance of your property, and its visual relationship to neighbours. Generally speaking therefore, aside from small, well proportioned and detailed porches, you should consider extension on other elevations.



The design of your extension should complement that of the existing property. Openings should align horizontally and vertically.

Rear extensions

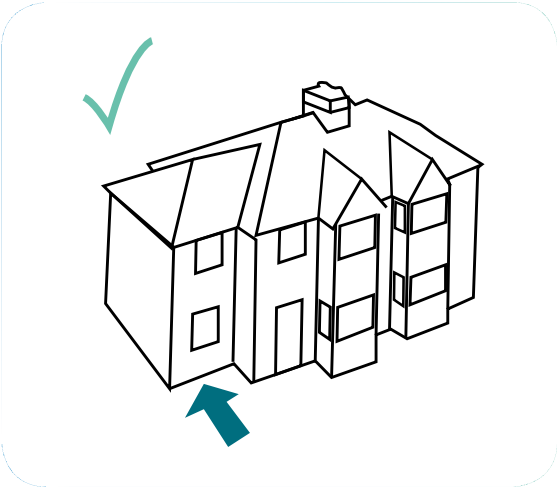
104. As the rear of a dwelling is often the least significant architecturally, and least likely to be seen in public views, it normally represents the easiest location in which to extend. Reduced visibility is not however an excuse for poor design, and the general objective remains to produce harmonious extensions which do not harm neighbour amenity.

Examples of side and rear extensions which relate well to the form and character of the host properties, by adopting a subservient and complementary design.

Side extensions

105. When considering whether to add an extension to the side of your property, give careful consideration to the impact this will have on the character of the gap between yours and neighbouring buildings and boundaries. These gaps may form part of the original design and can play an important role in shaping the character of the streets, particularly in estates where buildings have been regularly spaced. In these cases development that would produce a 'terracing' effect by closing the gap between detached or semi-detached properties can be visually harmful. On corner plots there are often two street facing elevations. Here guidelines covering 'front' extensions are applicable. In these cases extensions at the side of a building otherwise located on a street frontage are likely to dominate the immediate townscape, particularly where built close to the boundary.

106. To help lessen the impact of a side extension and disguise the junction between the existing property and the new, you should set extensions back from the front face of the building.



Side extensions of semi-detached properties should be of lesser scale than their host and set back from to the boundary.

‘Linked’ extensions

107. Linked extensions are constructed as free standing buildings, and connected to the host property by a discrete linking structure or passage. Linked extensions may be worth considering if the form, size or type of your property is such, that a conventionally designed extension, or extension of the size required, would fail to harmonise with the host property or context. Where designing a linked extension you should carefully consider the setting of the host property, and the visual and physical relationship it will have with the extension. Where it is important to clearly differentiate the host property and its extension, you should consider using a fully glazed box link.

Porches

108. Where you are adding a porch or canopy to an existing property, or incorporating them within the design of new development, you should aim to ensure that they complement the architectural character and style of the building or scheme design. A porch or canopy should form an integrated and consistent part of the overall design composition, and be of appropriate scale and mass. Porches and canopies should never be applied as an afterthought.

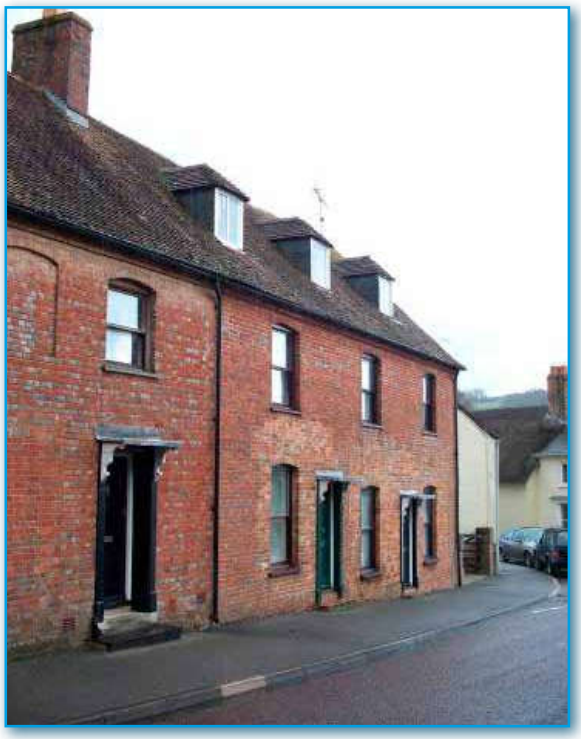
109. Where you are aiming to incorporate storage or toilet facilities in a porch, you should consider design guidelines above related to ‘extensions’ given the likely size of the resulting structure.

Various traditional porch and canopy designs.

Dormers

110. 'Dormers' generally provide two roles: lighting (the more traditional role related to modestly sized windows) and roof extension (a more modern function related to larger windows). In both cases you should give thought to potential impacts upon neighbour amenity.

111. You should ensure that dormers form a fully integrated part of the building design. This generally means designing dormers that demonstrate a clear and harmonious relationship with the windows serving lower floors, and sizing and positioning them so as to avoid visual imbalance or conflict within the elevation(s) they serve. If your property adjoins others (e.g. is semi-detached, forms part of a terrace etc.) you should also consider the relationship that they will have viewed in the context of the building as a whole. Again, dormers can cause visual imbalance and conflict where they are applied in isolation, or where details differ between properties.



Dormer windows. Careful compositions using hipped roof dormers in Bere Regis and Corfe Castle.

112. You should avoid building dormers off a gable end. In these positions a dormer is likely to appear overly dominant or create visual imbalance. A position mid way between eaves and ridge is likely to be most successful where used in conjunction with attic space accommodation, or between the eaves in the case of one and a half storey accommodation.

113. Take care to avoid attaching aerials, ducts, alarm boxes and pipes onto dormers, particularly where these are positioned on the front or a street facing elevation of a property, as these can clutter the appearance of your building.

114. Amongst traditional buildings in Purbeck, the form and character of dormer windows varies with roof type and covering. Local distinctiveness and character can be reinforced by reflecting the relevant tradition. Where a change of use has occurred, or is being considered, you should take note of the character of the building in question. As dormers carry domestic associations, it may be inappropriate to add them to building types of non-residential origin.

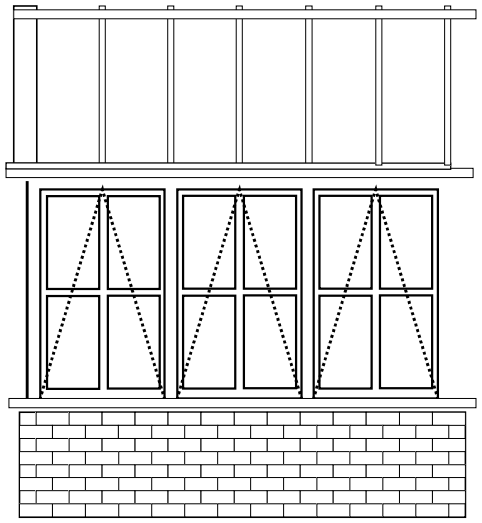
Conservatories and garden rooms

115. In architectural terms the principal difference between a conservatory and a garden room is the amount of glazing. A conservatory normally has a glazed roof, whereas a garden room has a solid roof. The technical definition used for building regulations purposes is slightly more complex, and you should have regard to the relevant requirements of the regulations during design. As recognisably domestic structures, there may be contexts where the addition of a conservatory or garden room to an existing building would be inappropriate on grounds of character, for example where converting or altering a former agricultural building.

116. The same basic principles apply to the form and positioning of a conservatory or garden room as apply to a conventional extension. It is most important that you consider the way in which the glazing will be arranged and proportioned, and ensure that panels in the roof align with those in the sides. A plinth to glazing ratio that does not exceed 1:3 of the height will help to avoid a boxy appearance.

Box 14. Extensions

1. Design with regard to the form, shape, detailing and character of the building being extended, any other buildings to which it is attached, and groups of which it forms part.
2. Extensions should appear harmonious, and not overwhelm or compete with the original building by virtue of scale, detail, position or size.
3. Extensions should at least match the original building in terms of the quality and nature of materials, finishes and detailing.
4. Consider possible impacts upon neighbour amenity.
5. Some buildings or building types may be unsuited to extension.
6. Conservatories should be designed with regard to proportion, and the balance and alignment of their components.



A well proportioned conservatory.

Garages and outbuildings

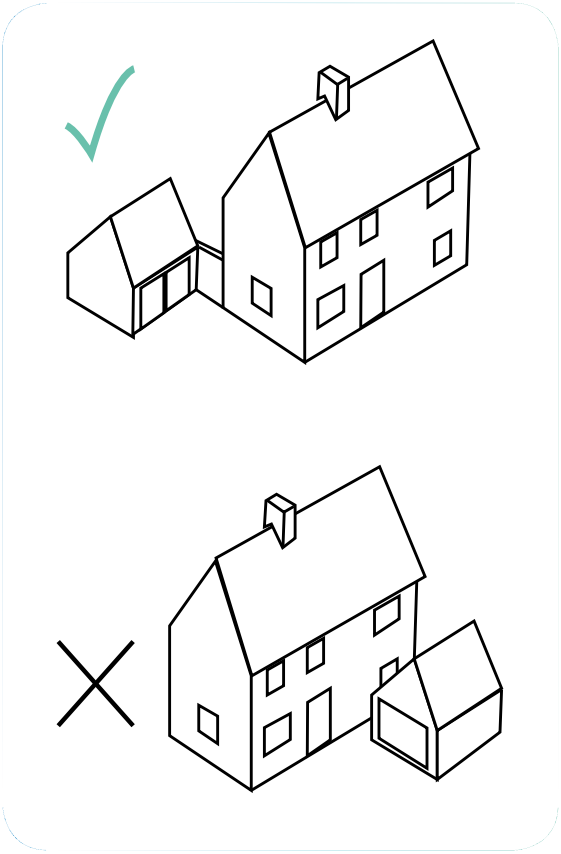
117. You should not generally position garages and outbuildings, including structures such as refuse stores, forward of the main street facing, or front elevation(s). This best respects the architectural character and public face of the frontage, and avoids visual clutter. You should ensure that outbuildings of any type do not compete with or detract from the character or appearance of the parent property, its setting or the surrounding area by virtue of size, mass, height, materials or detailing.

118. Consider using materials, finishes and a building form that relates to the parent property. Existing outbuildings can sometimes provide a useful template.

119. Where providing a garage ensure that it can be easily accessed and used by the majority of vehicles (i.e. has a length and width which allows easy manoeuvring and the opening of doors.

120. In making realistic provision for parking, you should bear in mind that free standing garages are more likely to be used for their intended purpose than those housed with the facades of dwellings.

121. Where providing a garage, the creation of a driveway or space for pulling off road may result in loss of enclosure and boundary features. These play an important role in differentiating public and private space, and often contribute to local character. In these cases the installation of a gated access can sometimes help to reduce the impact.



Position of outbuildings.

Box 15. Garages and other outbuildings

1. Outbuildings should not generally be positioned forward of the main street facing or front elevation(s).
2. Outbuildings should not compete with or detract from the parent property by virtue of height, mass, or details. Design with regard to harmony.
3. Repair breaks in boundary enclosure caused by formation of accesses.

Building services

Satellite dishes

122. When located carefully and sensitively, you can usually install satellite dishes without detracting from the character and appearance of your property and/or the surrounding area. With the position of the satellite a limiting factor, you should work with the installer to select the most inconspicuous position. Rear elevations, outbuildings and ground mounting are better than street facing elevations or chimney stacks. In some cases it may be appropriate for you to consider alternatives to satellite television which have less visual impact where these are available. These include digital television and broadband supplied via telephone lines.

123. You should select equipment, including any supporting structures, of the smallest possible size. A mesh or transparent dish is likely to be less obvious than a solid one, though it is possible to paint equipment to blend with its background. Feed cables should also be located discreetly, and again can be painted to match their background.

Flues

124. Boiler flues can appear unattractive, particularly when pluming steam during cold weather. Flues may also be a nuisance where steam vents onto pavements or other public spaces. You should aim to position boiler flues away from principal and street facing elevations. An exit through an external wall as opposed to the roof will generally be achieved in a more discrete way.

Bin stores

125. You should provide accessible refuse stores within new developments. Size will be influenced by that of the containers housed. For details contact the Dorset Waste Partnership. In designing and positioning refuse stores it is important to balance the functional requirements of servicing against other design objectives and observe the general guidelines within this document regarding outbuildings.

126. You should clearly show refuse stores on drawings submitted as part of a planning application for new commercial residential or other serviced development. The accompanying text should explain collection arrangements.

Works affecting a listed building

127. Buildings are listed where special historic and/or architectural interest has been identified, warranting regulation of alterations and development which would affect their character. Listing covers the whole of a building, both inside and outside, and structures within the curtilage which pre-date 1st July 1948. Most of the advice contained in this guide is applicable to situations involving listed buildings. You must give extra care and attention to detail when making alterations to, or developing within the curtilage or setting of a listed building, as such works should always ensure that special interest and character are conserved.

128. Where you are considering making alterations to, or developing within the curtilage or setting of a listed building, you should first seek to gain an understanding of its age, type, function/ use and evolution. You should also evaluate the significance of the relationship of the building to the site and setting of which it forms part. Aspects which may contribute to the special interest and character of a listed building, and to which you should pay particular attention include:

- building type, historic use and associations;
- architectural style;
- the historic 'plan-form' of the building (layout of rooms and spaces);
- the form and arrangement of openings (e.g. windows, doors);
- historic construction materials, construction type and finishes;
- historic fixtures, features, decoration and detailing;
- the character of and relationship to boundaries and outbuildings;
- the character of and relationship to the setting (e.g. surrounding spaces, streets and landscapes); and
- the relationship of the building to other listed buildings.

129. The fabric of a listed building represents a unique historic record of craftsmanship, forming the basis of a building's authenticity and special interest. In undertaking any works to a listed building you should aim to retain and maintain its historic fabric and features, designing with and around them. Replacement or removal of historic fabric always requires consent, and you will need to provide strong and credible justification. Should renewal of an original or historic element of the building be necessary as part of your scheme of works, this will normally be on the basis of that element being accurately replicated by its replacement in terms of form, material and finish. Where an element removed has archaeological interest, you should include a scheme of archaeological recording as part of your scheme design.

130. As the fabric of traditional buildings performs very differently to those of modern construction, you will need to take a sensitive and informed approach to specifying the materials and techniques to be used in new work or repairs, including where adding insulation. Ensure that you specify materials and finishes that are compatible with those used in the original construction, and support the capacity of the fabric to 'breathe'. In recognition of the importance of this, flexibility is allowed by the Building Regulations.

131. Design solutions that are 'reversible' (i.e. capable of removal without any lasting harm) are often promoted for listed buildings and other heritage assets. You should however give thought to the likelihood of reversal occurring, and the impact that works will have upon the character and special interest of the asset until this occurs. A design intervention cannot be considered appropriate simply on grounds of reversibility, and reversibility is not itself a justification for design that is otherwise inappropriate.

132. The use of a listed building will usually play an important role in informing its character, particularly where this is the use for which the building was originally designed. Where you are considering a change to the use of a listed building this will inevitably impact upon its character, particularly where associated alterations are involved. You should therefore generally only consider a new use where this is required to enable the long term conservation of the building in question, and then identify a use which entails the least impact upon the character, fabric and special interest of the building. Bearing in mind the sensitivity of listed buildings, you should approach the design of any conversion scheme in a flexible way, accepting that an unconventional approach to use of space, detailing and specification may be necessary.

Box 16. Works affecting a listed building

1. Design should be informed by an understanding of the character and special interest of any listed building affected.
2. Design should aim to conserve the character, special interest, fabric and of important aspects of the setting of listed buildings.
3. Consider the relationship of use to character and ensure that conversions take this into account.
4. Consider the nature and performance of historic construction and ensure that the specification of new work is compatible.

Providing new homes

133. Where you are proposing the development of new housing most of the design guidelines set out within this document will be relevant. The purpose of this section is to draw your attention to other planning policies adopted locally, each of which may affect the way in which new housing schemes are designed.

Lifetime Homes

134. When designing new residential development, you will need to ensure that you meet the 16 Lifetime Homes criteria. These have been drawn up by The Foundation for Lifetime Homes and Neighbourhoods as a means of promoting 'inclusive' design, and adopted as policy by Purbeck District Council. The criteria ensure that the design of new housing meets the existing and changing needs of diverse households. The criteria and guidance can be viewed online at www.lifetimehomes.org.uk. The Council will only consider exceptions where meeting the criteria would conflict in a significant way with the design objective of ensuring that new development integrates with the character of existing.

Building for Life

135. Where your development consists of ten or more dwellings you will need to undertake a 'Building for Life' assessment. The current assessment scheme ('BfL12') consists of twelve questions drawn up by the Design Council, Home Builders Federation and Design for Homes and scored using a traffic light system. The questions can be viewed at www.designcouncil.org.uk. The assessment can be a useful tool in discussing your development with the Council at pre-application stage, and should be referenced in the design and access statement that accompanies your planning application.

Development mix

136. Where your development would consist of two or more new dwellings, or occupy a site of 0.05 hectares or more you will need to take into account the design implications of meeting the Council's affordable housing policies. These require that a proportion of the development on your site must be 'affordable' – classified as social rented, affordable rented and intermediate housing. For further guidance see the Council's *Affordable Housing Supplementary Planning Document*.

Heathlands

137. Where your development would consist of more than fifty new dwellings, you will need to make provision for Suitable Alternative Natural Greenspace (SANG). Requirements are set out in the *Dorset Heathlands Planning Framework SPD 2012-14*. Whilst this may not affect the design of your housing scheme, the SANG will itself require careful design. Natural England is working to prepare guidance.

Box 17. Providing new homes

1. Where designing a new house ensure that it meets Lifetime Homes standards.
2. Where planning ten or more dwellings, carry out a Building for Life Assessment as part of the design process.
3. Where designing two or more dwellings ensure that you take local requirements for provision of affordable housing into account.

Works involving commercial and industrial buildings

138. Works within this category include the construction of purpose built structures which may be free standing or grouped in business parks or industrial estates, shops and offices, and related advertising. Where designing in any of these contexts you should observe the general design principles set out within Section 4 of this guide, paying particular attention to neighbour amenity and the objectives of providing accessibility and active frontages, whilst also taking note of the points below.

Durability and energy efficiency

139. You should ensure that the layout of the site and the design of new buildings do not create any unnecessary limitations on potential future adaptation (i.e. to alternative use or user), or linkage with future development sites.

140. You should consider and provide for the long term maintenance of building materials, finishes and landscaping. Aim for durability and easy maintenance.

141. You will need to consider performance of your design against BREEAM standards, and ensure that it achieves a 'very good' rating up to 1000m^2 of floor space, and 'excellent' above this, unless there are clear viability reasons for not complying with these standards. In addition, for developments over 1000m^2 of floor space, you will need to incorporate measures that reduce regulated greenhouse gas emissions beyond levels required by the Building Regulations: 10% if doing this via on site energy provisions, and 20% in other cases.

Building form and finish

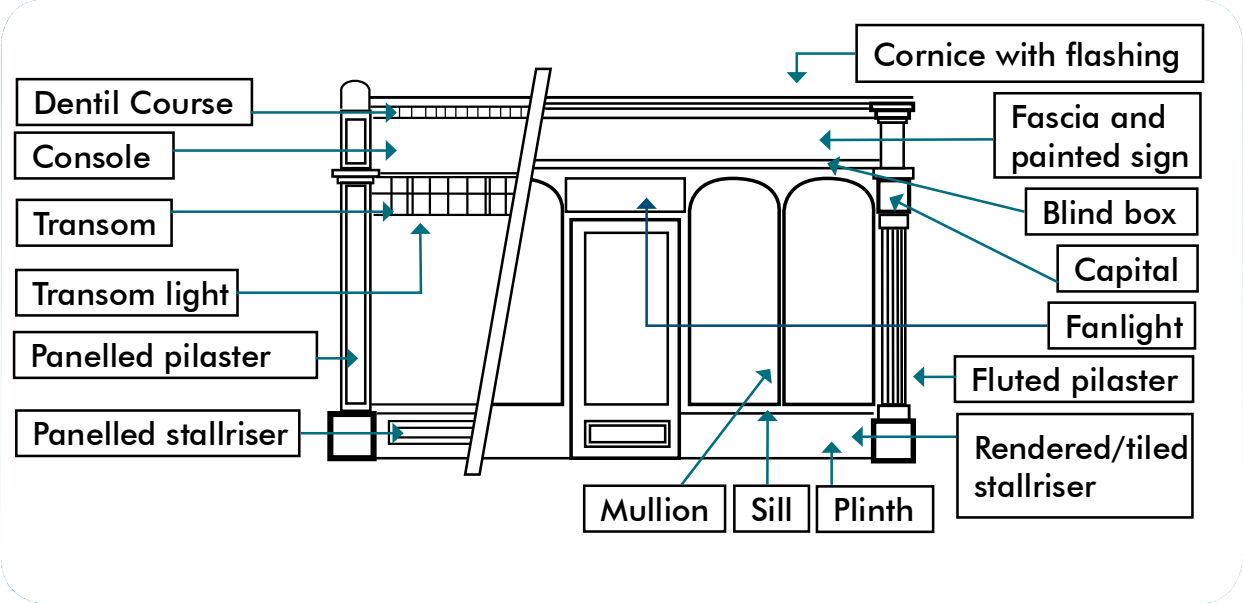
142. Where designing single span portal frame structures you should consider adding visual interest and breaking up the mass of larger units by substituting with a number of smaller units, varying roof alignments and pitches, and creating shadow lines by stepping pitches and ridges. Careful use of finishes and colour can also help to reduce adverse visual impacts.

Catering extracts and air conditioning units

143. You should run ducts associated with catering equipment internally where possible, exiting through grilles set in the wall or roof. Air conditioning units should be positioned within areas out of public view. In both cases you should have regard for impact upon amenity arising from noise and smells.

Shop fronts and advertising

144. Well-designed shop fronts and advertisements, including painted murals, can contribute to the visual character of an area. Where poorly designed however they can create visual clutter and spoil the appearance of buildings and streets. In designing or altering shop fronts and advertisements you should consider them as an integral part of the overall design of the building elevation, and aim to achieve a complementary character, scale, proportion and positioning. As many of the District's established retail centres are in conservation areas, it will often be appropriate to use traditional designs and materials, though the same principles can be applied to contemporary designs.

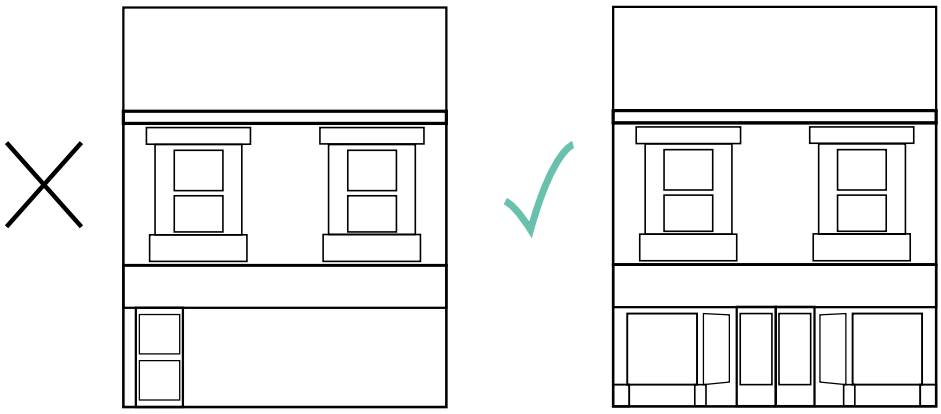


The components of a traditional shop front. Two common designs are shown. The District contains many similar examples.

145. Advertisements and signage should not appear visually dominant or incongruous when viewed within both the context of your property and its broader context. You should take into account the cumulative (combined) impact of adding new signs or advertisements to existing to avoid visual clutter.

146. If you are considering the use of illuminated signs, take note of the established level and type of building and street lighting within the vicinity. Consider the potential for light pollution, glare and other adverse impacts upon amenity arising from the use of lighting. Choose fittings that provide directed and discrete lighting. You should generally avoid internally lit box signs due to their bulk and excessive levels of lighting involved. Halo illumination (where low key lighting is provided beneath solid built up lettering providing a glow) may sometimes be appropriate.

147. If you are refurbishing an existing shop, you should set back any new suspended ceilings at least one metre from the frontage. This avoids the need to install an extra deep fascia to conceal it, and thus the creation of a poorly proportioned shop front.



Shop fronts and signage should be designed to form an integral component of a building elevation.

Design with respect to building proportion, and break up fascias rather than stretching across multiple frontages.

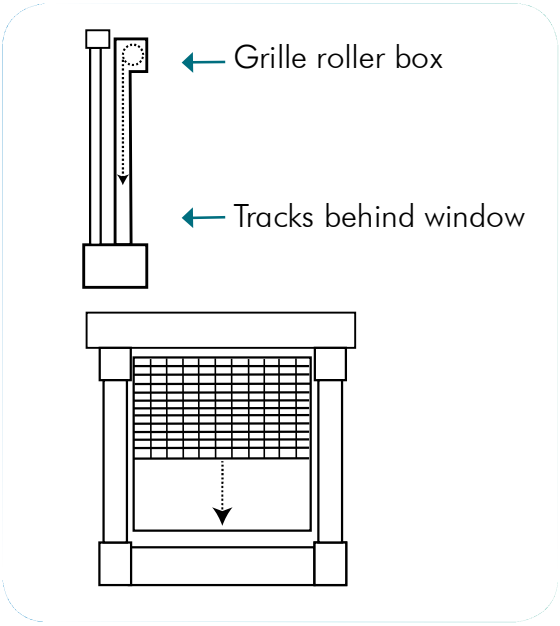
Security

148. Security fences should only be used where a proven problem exists. In cases where no other solutions are available, you should ensure that the position, height and design of any new security fence limits its impact on the visual amenities of the area. In business and employment sites, the use of powder coated mesh fencing is generally less stark in appearance than palisade and/or untreated steel fences.

149. Where you wish to install CCTV equipment, small dome cameras coloured to match their background are more discrete than conventional bracket mounted camera units.

150. If your shop front requires additional security consider use of toughened glass and or internal shutters. External roller blinds are rarely attractive, deaden the character of frontages and can attract graffiti, whereas internal blinds offer a more discrete option allowing views into the building when closed and thus helping to maintain an active street frontage.

151. Where lighting is required for security and/or community safety purposes, you should carefully consider the potential for light pollution and adverse impact upon neighbour amenity. Where absolutely necessary, you should use downward directed, vandal resistant, energy efficient light units.



Internal Mesh Security grille

Box 18. Works involving commercial and industrial buildings

1. Have particular regard to the design objectives of promoting accessibility and active frontages.
2. Consider Local Plan requirements for your design to meet BREEAM standards, and provide enhanced levels of energy efficiency.
3. Wherever possible use discrete means of dealing with extraction and air conditioning.
4. Ensure that security measures are the minimum necessary, and as discrete as possible.
5. Minimise the use of external lighting.
6. Ensure that the design of shop fronts and signs are well related to the character of the frontages and areas within which they are located.

Providing new agricultural buildings

152. When considering the construction of new agricultural buildings, structures or infrastructure you should give careful thought as to how they will relate to the rural setting, existing buildings and the natural environment. This is particularly important within sites or areas designated for their landscape, nature conservation or heritage interest.

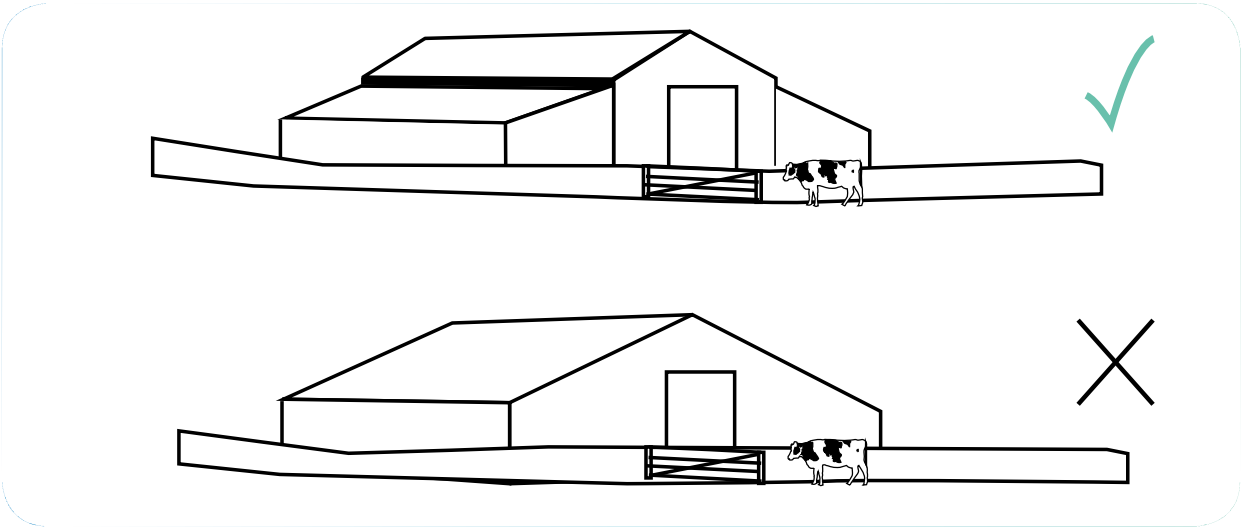
New buildings

153. The siting and location of a new farm building are two of the most important factors you need to consider. No matter how well a building is designed, if it is poorly sited or located it will be intrusive in the landscape. Things you should avoid:

- sites on the skyline;
- sites where a building will dominate the landscape such as in the middle of a flat plateau;
- buildings which would be unduly prominent or particularly visible from a public viewpoint;
- removal of existing hedges and trees;
- removal of existing enclosure walls.

154. You should give consideration to the integration of the new building with the existing farmstead or farm buildings, especially if existing buildings are listed. Using a similar scale, form and materials can help, as can clustering, though a degree of separation between modern and traditional structures may be desirable. Large single span portal frame structures can often appear out of scale with their surroundings. You should consider breaking up their mass by using two smaller units, an 'L' shaped building design and or creating shadow lines and variation by stepping pitches and ridges.

155. Depending on the materials used in construction, visual impact can be reduced by careful choice of paint colour or stain. Consider using dark matt colours where a building will be viewed against existing planting, and light matt colours (e.g. slate blue and light grey) where a building will be viewed against the sky.



Break up the form of large buildings.

Ancillary works and structures

156. Effluent from crops stored in any enclosed pit or silo is one of the most concentrated and harmful pollutants on the farm. Even small amounts in a watercourse can cause major damage to the environment. The main causes of pollution are silage clamps that are not designed or maintained properly.

157. Enamelled steel circular stores for liquid waste storage can, if sited poorly, be very intrusive. By using the natural contours of the site, you can significantly reduce the visual impact of the store. Outdoor feed bins are generally very tall and constructed from galvanised steel to reduce the possibility of vermin attack. This is a very intrusive material due to its reflectivity and they should be carefully integrated with other buildings wherever possible, i.e. in yard complexes. Therefore, colour and siting of such structures are very important.

158. It is important to consider the impact of features associated with new buildings or structures, such as driveways, hard-standings, fencing and fuel tanks. New tracks and accesses can damage features such as trees and hedges. Use existing tracks wherever possible. If these are unavoidable, use locally sourced aggregates which allow vegetation to grow through and encroach upon the edges, and consider using traditional boundary treatments such as hedges or stone walls which will help blend with the broader setting.

159. When considering new gates, high sheet metal gates or other solid gates are most likely to appear visually obtrusive. Lower barred gates, particularly if timber, are more in keeping with traditional rural character.

Landscaping, earthworks and environment

160. Always view the proposed site from near and far, and take advantage of any existing natural screening, such as dips, hills or trees. You can help to integrate a new building or structure with its setting by forming connections with existing boundary walls or hedge lines. New planting can sometimes be intrusive in its own right, particularly where used to hide or screen a building that has been badly sited or designed, where planting is in rows, and where fast growing non native species are used. It should not be necessary to totally screen a new building; fuzzing and blurring effects of partial tree and shrub planting will generally look more natural.

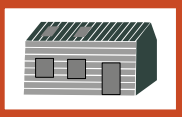
161. You should ensure that any earth modelling is gently graded to provide slopes that are unobtrusive in their surrounding landscape. Avoid creating artificial shapes with earth bunds to screen buildings as they are out of place in the landscape. Minor slopes and re-grading around the area can enhance buildings, . If the position of a building requires 'cut and fill' techniques it is important that you 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. You should consider the implications of producing large amounts of excavated material. Aim for a balance to avoid issues of unsustainable removal of material from the site, particularly where it is unsuitable for spreading across the field or potentially damaging to wildlife. If spreading, do so over a large area to avoid producing unnatural earthworks such as bunds.

162. You should consider making provision for barn owls, swallows and bats to roost and nest within new buildings, particularly if populations of these species are already established on site or nearby.

Box 19. Providing new agricultural buildings

1. Ensure that new structures and ancillary features are well related to existing buildings and the landscape setting.
2. Break up the form and roofline of large buildings.
3. Camouflage buildings by making careful use of colour and existing natural features, ensuring that any new planting or earth modeling relates to landscape character.

Converting agricultural buildings



163. In most cases, the conversion of agricultural buildings will involve 'traditional' or 'historic' structures made redundant by modern farming practices. As these buildings were designed to serve specific agricultural processes, their character varies with type, and type with original function. Given also that these buildings are often constructed using local materials, and that building type often varies by locality, they play an important role in providing local distinctiveness to rural areas and the countryside. The main design objective in converting agricultural buildings is therefore to achieve sensitivity.

164. Consideration of traditional agricultural building types and their conversion potential is provided in the Council's topical design guidance entitled *Managing and Using Traditional Building Materials in Purbeck*

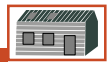
165. Where you are considering the conversion of a traditional agricultural building it is important that you first gain a detailed understanding of its character. Questions you should ask include:

- What is the building type? (e.g. threshing barn, stable, cow house etc.)
- How was your building originally used? (i.e. you should aim to develop a specific rather than generic understanding of your building)
- How does your building physically and functionally relate to other buildings?
- How does your building physically and functionally relate to both the spaces around it, and the surrounding landscape?
- Has your building been changed over time? Could your building be improved by reversing such changes?
- What materials is your building constructed from?

166. Character is generally retained best where new uses are adapted to suit the building rather than vice versa. Certain new uses may be more readily compatible with the existing character of the building than others, given that fewer changes will be required, however, you can help to overcome constraints through flexible and creative thinking regarding the use and presentation of space.

167. In designing your conversion you should not use identifiably domestic details as these will undermine the functional character and appearance of the building, and are likely to appear incongruous when your building is viewed within its broader context. Externally, elements to avoid include conservatories, chimney stacks, boxed eaves, dormer windows, white painted joinery, and carriage lanterns. Elements such as bathroom soil and vent pipes, wiring and meter boxes can be discretely incorporated underground or internally, and in the case of aerials, mounted on freestanding posts. Inside the building avoid use of details such as skirting boards, coving, and architraves and crisp plaster finishes.

168. You should try to work with existing openings, configuring internal layouts to take account of the amount of light entering the interior. Aim to avoid or minimise the insertion of new openings or blocking of existing. Where large openings are present (such as along the



front of a cart shed or shelter shed) glazed infill should be favoured over solid. Where you are considering insertion of new openings, ensure that they do not conflict with the arrangement of existing openings, or confuse an understanding of the past function of the building.

169. Retain or consider reinstating features such as doors, and use simple non-domestic glazing designs where filling historic openings. In the case of the latter use of robust timber frames often works well, though you may also consider thin section aluminium frames in some circumstances. Where an opening was not historically glazed your, objective should be to ensure that the form and character of the opening continues to be emphasised over that of the glazing. One way of doing this is to set glazing behind rather than within openings.

170. Roof lights can appear incongruous where inserted into two storey or double height structures, though may be appropriate on single storey buildings. Glazed roof tiles can offer a more discrete alternative.

171. The nature of internal space can be an important aspect of character. Design around the historic layout as far as possible and incorporate historic partitions, fixtures and fittings into the scheme. Consider open plan uses in those buildings lacking subdivision. Where the insertion of new floors is absolutely necessary, consider use of free standing mezzanines with enclosed spaces located beneath or contain accommodation within 'pods' (self contained, free standing units of contemporary design) New floors should not intrude into the space above a threshing floor or truncate external openings.

172. In landscaping the space around your building, again aim to avoid obvious domestication. Think about the past functional character of surfaces and spaces and adapt them for compatible uses. Patios, decking, pergolas, washing lines and many types of fencing are more readily associated with domestic gardens than the settings of agricultural buildings. Whilst there is always scope to substitute concrete hard standing for more attractive yard finishes, avoid lawns and garden planting.

173. Agricultural buildings are an important resource for birds and bats, whether protected or otherwise. Buildings where grain was processed and stored were often designed to support use by barn owls. Swallows are a particularly common visitor, nesting inside farm buildings. You should establish which species use, or which may potentially use your site, and design in measures that will ensure the conservation and enhancement of the biodiversity value of your building.

Box 20. Converting agricultural buildings

1. Ensure you have a full understanding of building type, character and setting.
2. Select new uses that are most compatible with the building.
3. Aim to adapt your use to the building, rather the building to your use.
4. Conserve functional character, avoiding domestication of buildings and their settings.
5. Design to cater for wildlife commonly associated with agricultural buildings.

Incorporating renewable energy

174. The term renewable energy is commonly used to describe both 'renewable energy' and 'low carbon' technologies. Whilst renewable energy technologies (such as wind and solar energy) do not create carbon emissions during energy generation, 'low carbon' energy technologies (such as air source heat pumps) have associated carbon emissions (in this case from the use of electricity to drive the motor), albeit much lower than that associated with conventional energy generation. Incorporating renewable energy technologies in development is generally encouraged, though it generally makes sense to explore ways in which standards of energy efficiency and conservation can be improved first.

Biomass plants

175. Biomass plants can be used to generate heat, power or a combination of the two through burning organic materials such as wood pellets. They are suited to use at a range of different scales, and may form a useful basis for a community heating scheme as part of a large residential development. If thinking about installing a biomass plant you should give careful consideration to the visual, odour and noise impacts upon both the immediate locality and neighbours associated with constructing, running and servicing the plant, including regular delivery and storage of fuel, and installation of a flue.

Small scale solar

176. When determining where to install small scale solar hot water and solar PV systems, the key consideration is maximising exposure to sunlight. You should generally mount on a south facing roof, or tilt on a flat surface, at an angle of 30-40 degrees, avoiding the shade cast by nearby tall structures such as buildings and trees. You should take account of the impact that installation will have upon the character and appearance of your property (particularly important if it is listed, and/or in a conservation area), neighbouring properties and the wider landscape. Using'solar tile' and ground mounted installations can sometimes be more sensitive than mounting panels on a roof.

Ground and air source heat pumps

177. Air source heat pumps resemble air conditioning units and are generally mounted on the external walls of buildings where they extract heat from the air. You should try to mount units on the least visible elevations of your building.

Mounting solar panels on the ground can help to avoid the negative visual affects of mounting on buildings.

178. Ground source heat pumps make use of buried pipework which draws heat from the earth. Significant space is required though visual impact is limited. When designing a scheme you should avoid ground that would be difficult to restore, such as unimproved grasslands and semi-natural habitats. The potential to disturb tree roots and archaeological remains should also be considered.

Box 21. Incorporating renewable energy

1. Design to achieve high levels of energy conservation and efficiency.
2. Take advantage of opportunities to incorporate renewable energy technologies.
3. Have regard to the impact of certain types of renewable technology upon visual amenity, and take care in selection and siting.

Sources of further help and advice

Crime prevention

Safer Places:The Planning System and Crime Prevention. Office of the Deputy Primeminister (ODPM), 2004

Secured by Design. Guidance series published by the Association of Chief Police Officers (ACPO)

Energy efficiency

BREEAM – guidance available at www.breeam.org.uk

Energy Efficiency and Historic Buildings. English Heritage, 2011.

Green space

A Guide to Producing Park and Green Space Management Plans. CABE, 2004.

Start with the Park. CABE, 2005.

General guidance on design

By Design, Urban Design in the Planning System: towards better practice. Department for Environment Transport and the Regions (DETR), 2000.

Design and Access Statements: how to write, read and use them. Commission for Architecture and the Built Environment (CABE), 2007.

Urban Design Compendium. English Partnerships, 2007.

Urban Design Compendium 2. English Partnerships, 2007.

Heritage

Informed Conservation: Understanding Historic Buildings and Their Landscapes for Conservation. Clark, 2003.

The Setting of Heritage Assets. English Heritage, 2011.

Housing

Building for Life 12: The sign of a Good place to Live. Design Council, 2012.

By Design, Better Places to Live. Department for Transport and Local Government (DTLR) 2001.

Improving the Design of New Housing. CABE, 2010.

Lifetime Homes Design Guide. Lifetime Homes, 2011.

Simpler and Better: housing design in everyone's interest. CABE, 2010.

Inclusive design

Developing Accessible Play Space. A Good Practice Guide. ODPM, 2003.

Inclusion by Design. CABE, 2008.

Making Connections. A Guide to Accessible Green Space. The Sensory Trust, 2001.

Planning and Access for Disabled People: a good practice guide. ODPM, 2003.

Landscape

Guidelines for Landscape and Visual Impact Assessment. 3rd Edition. The Landscape Institute, 2013.

Guidance Notes for the Reduction of Obtrusive Light. The Institution of Lighting Engineers, 2005.

Landscape Architecture. A Guide for Clients. The Landscape Institute, 2011.

Local Green Infrastructure. Helping Communities Make the Most of Their Landscape. The Landscape Institute, 2011.

Street design

Manual for Streets. Department for Transport (DfT), 2007.

No-residential Parking Guidance. Dorset County Council.

Residential Parking Provision: Local Guidance for Dorset. Dorset County Council, 2011.

Streets for All: South West. English Heritage, 2005.

This Way to Better Residential Streets. CABE Space, 2009.

Wildlife and biodiversity

Barn Owls on Site. A Guide for Developers and Planners. The Barn Owl Trust 1995.

Bats in Traditional Buildings. English Heritage, 2009.

Biodiversity by Design: a guide for sustainable communities. Town and Country Planning Association (TCPA), 2004.

Biodiversity for Low and Zero Carbon Buildings: a technical guide for new build. Williams, C, 2010.

Planning for a healthy environment: good practice for green infrastructure and biodiversity. TCPA, 2012.

Working with Wildlife: Guidance for the Construction Industry. Construction Industry Research and Information Association (CIRIA), 2011.

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