

CABINET 4 JUNE 2003

BREAMORE VILLAGE DESIGN STATEMENT

1. INTRODUCTION

- 1.1 In line with the Countryside Agency's initiative to encourage communities to prepare Village Design Statements, Breamore Parish Council has produced a Village Design Statement (VDS) for their parish. The purpose of this report is to consider the adoption of the VDS as Supplementary Planning Guidance to the New Forest District Local Plan. A copy of the VDS is attached at Appendix 1 to this report.
- 1.2 Breamore Parish Council published the VDS in 2001. It was not adopted by NFDC at that time because it contains incorrect information regarding the Conservation Area boundary. The document at Appendix 1 contains an erratum sheet detailing the correct boundary for the Conservation Area.

2. CONTENTS OF THE GUIDANCE

- 2.1 The VDS outlines the main features of the environment in Breamore that the community value, and provides general design guidance for the parish as a whole.

3. COMMENT

- 3.1 The VDS accords with the current adopted New Forest District Local Plan and with the First Alteration.

4. FINANCIAL IMPLICATIONS

- 4.1 None arising from this report.

5. CONSULTATION

Community involvement

- 5.1 In preparing the VDS, the Parish Council sought to involve the community of Breamore. A statement of the procedures that they followed is attached at Appendix 2 to this report, and will be made available with the VDS as an appendix to the document. This is considered to satisfy the requirement of PPG12 paragraph 3.16.

6. ECONOMY & PLANNING PORTFOLIO HOLDER COMMENTS

- 6.1 The Portfolio Holder supports the adoption of this Village Design Statement.

7. ENVIRONMENTAL AND CRIME AND DISORDER IMPLICATIONS

- 7.1 The VDS seeks to protect and enhance the environment of Breamore parish. There are no crime and disorder implications.

8. OTHER OPTIONS CONSIDERED

8.1 Not relevant to this report.

9. CONCLUSION

9.1 It is RECOMMENDED that the Breamore Village Design Statement (incorporating the amended Conservation Area boundary and the statement of consultation undertaken) be adopted as Supplementary Planning Guidance to the adopted New Forest District Local Plan and the deposited First Alteration.

For further information contact:

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Background papers:

None

APPENDIX 1



Breamore VDS.pdf

**BREAMORE PARISH COUNCIL
VILLAGE DESIGN STATEMENT**

**STATEMENT OF MEETINGS AND PUBLIC
ATTENDANCES**

14 January 1999

(5 members of the public present)

Martin Poole spoke at the Council meeting, mentioned that a Village Design statement could be prepared by Council, which was felt to be worth further consideration.

9 August 1999

Village Design Statement was further discussed; it was felt that some input from NFDC would be essential.

4 October 1999

Letter reported from NFDC offering support from the graphics team in the production of a Village Design Statement.

13 December 1999

An "Awards for All" Funding Application Pack had been received, Council agreed the application be prepared and submitted for the Village Design Statement.

14 February 2000

(13 members of the public present)

"Awards for All" application had been completed for the Village Design Statement and Chairman authorised to sign document on behalf of Council.

Annual Parish Assembly 15 May 2000

(61 present)

Chairman spoke in detail about the Village Design Statement, all present asked to complete a questionnaire, Hampshire Wildlife Trust had agreed to contribute to the VDS, the meeting fully supported Council in the production of a VDS.

12 June 2000

It was reported that the following were taking place to produce the Village Design Statement:

- | | |
|---------------------------|--|
| Photography: | Cllr J E Elliott was co-ordinating photography including aerial photography. |
| Hampshire Wildlife Trust: | are producing a report and photographs on "The Marsh", "Watermeadows" and surrounding "Downlands". |
| Questionnaire: | The Chairman summarised replies received. |
| Workshop: | Arranged for Saturday 8 July 2000. |

Artist Picture:	A pen and ink drawing had been offered by a village artist, Chairman to arrange.
O.S Licence:	For double page map in centre of Village Design Statement had been obtained from the Ordnance Survey, expected cost <u>£45.00</u> + VAT.
Written Content:	Clerk reported that a start had been made in compiling the text, Anthony Light, local historian and author has agreed that any of his material can be used.
Centre Page Village Map:	The map in the Conservation Area Leaflet would be ideal, NFDC have agreed to its use.
NFDC:	Are being kept informed, they will become more involved when draft document ready.

A further meeting for the sole purpose of the Village Design Statement was arranged for Tuesday 27 June 2000 in the Museum complex at 7.30pm.

Saturday 27 June 2000

Meeting to further develop the Village Design Statement held in the Museum Complex.

Saturday 8 July 2000

Further meeting to progress the Village Design Statement was held.

14 August 2000

(6 members of the public present)

Chairman stated that Village Design Statement was being maintained against a very tight schedule, agreed that "Awards for All" Logo would appear on the back page, also confirmed that NFDC would require 6 weeks to review and approve the statement. A draft of the written content was handed to Cllr A R J Stevens. clerk agreed to copy and get to all members of council.

2 October 2000

Chairman reported on a meeting last Friday with Martin Poole, NFDC. Council agreed to incorporate the 6 main alterations to the Draft text as suggested.

Council agreed to request NFDC to prepare the Appendix as offered which would list the District Local Plan policies.

A further meeting for the village would be held on Saturday 21 October 2000 in the Museum Complex between 10.00-12.00 and 2.00-4.00pm. Notices to be placed around the village, there would also be a note to all households.

Saturday 21 October 2000

Public meeting in the Museum Complex, 10.00-12.00 and 2.00-4.00pm, 38 residents of Breamore attended.

11 December 2000

(16 members of the public present)

Council agreed to place print of Village Design Statement with Sarum Graphics at a cost of 2315.55 for 1000 copies.

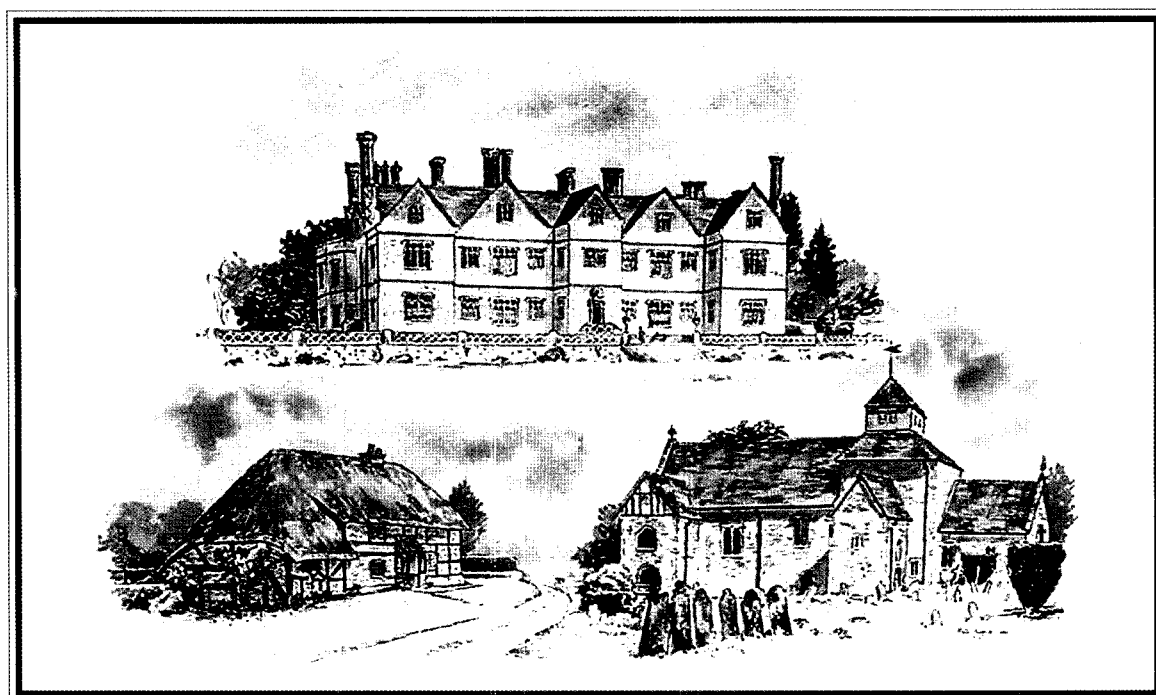
12 February 2001

(9 members of the public present)

Confirmed that the Village Design Statement had been distributed to every household in Breamore.

A number of copies have also been taken to NFDC officers on 6 February 2001 (30 No.)

BREAMORE



VILLAGE DESIGN STATEMENT

• BREAMORE PARISH COUNCIL •



St Mary's Church

Acknowledgements

*This Document was prepared with guidance from
The Countryside Agency, Advisory Booklets and the New Forest District Council
Cost of preparation provided by a grant from The Millennium "Awards for All" programme*

Photographs are by John Elliot and Dennis White

Map reproduced with the permission of the Ordnance Survey

Drafting and layout by Members of Breamore Parish Council

Cover Illustration: Ink and Wash Drawing by Rod Hague

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Summary of Guidance

Foreword

As Chairman of the Parish Council I appreciate the opportunity to write a foreword to this Village Design Statement because I am one of the few who understands the amount of work that has gone into it.

This booklet was started with the best of intentions towards the people of Breamore and has been completed with same intention's.

This is to be a guide both to the present and future owners of property in this unusual parish who have intentions to modify or alter such property. There was never any intention for it to be dictatorial but to say to people, "this is what we have, this is how it evolved, think before you act".

Some people may feel that being largely a Conservation area, within the future part of this area being included in the proposed New Forest National Park, added protection is not necessary, probably true, but! I am cynical by nature and consider that most things in the world are promoted for profit and/or personal need and not for the good of the community as a whole.

The Village Design Statement has been created for use by the present and future generations who have the privilege and pleasure of living in this unique village.

John Forshaw
Chairman of Breamore Parish
Council

INTRODUCTION

1. Aims and Objectives of the Village Design Statement.

"Breamore is unique". We all agree. Perhaps that is why we choose to live here, but when we alter its buildings and their surroundings, do we ensure we are retaining their own particular characteristics and appearance? Or are we introducing into this historic village, inappropriate features which we may have seen in a magazine or on a visit?

This village design statement(VDS) aims to raise everyone's awareness of what is so very special about Breamore - that particular local distinctiveness of its buildings and setting. We are the present guardians of that heritage. It is our responsibility, collectively and individually, to preserve, protect and help develop it in an appropriate way.

This statement is based on the opinions of the residents of Breamore expressed at a public meeting, during a 'workshop' and in response to a questionnaire. More than 100 people have participated and their views have been drawn together by the Parish Council and supported by the Millennium "Awards for All" programme.

What is different about Breamore? This is difficult to define. Some features can easily be identified but, beyond these, there is that countless variety of detail which contributes collectively to the uniqueness of the whole.

This statement is an attempt to define that local distinctiveness. The text and illustrations seek to identify this, with guidance set in bold text. It is hoped that it will help us all - residents, architects, builders, planners and others involved in the inevitable and necessary process of change - to consider whether we are doing our best to retain the characteristics of Breamore.

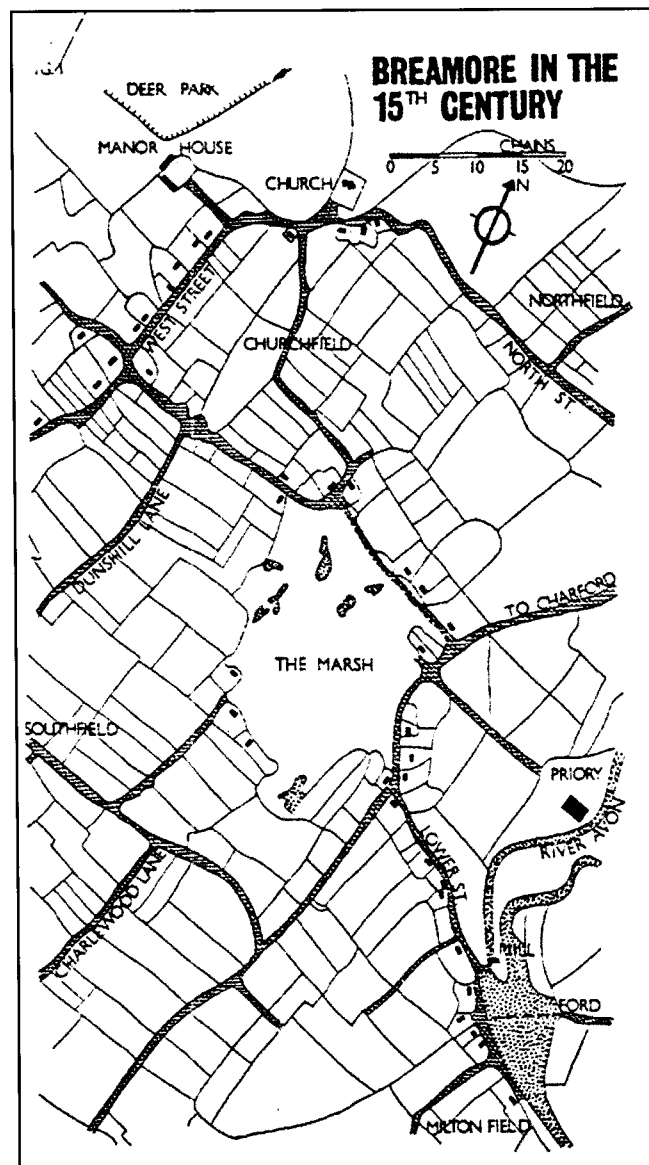
2. Planning Context of the Village Design Statement

The VDS will become a reference document which the planners have to consult when making any recommendations regarding planning applications for any type of building work including listed building consents or proposed alterations or additions to buildings or landscape in the conservation area.

The uniqueness of Breamore means that much of the area covered by the parish is not only subject to normal planning laws but there are a large number of listed buildings all requiring special consents for any work which may alter the nature or style of the building, its structure and the interior layout. Also a large area of the village falls within a conservation area in which any alterations or additions to buildings or the landscape have to be considered and approved. The Marsh and River Avon are listed as Sites of Special Scientific Interest (SSSI) and are therefore controlled as to what can be done to the landscape and environment. Other parts of the Parish fall within the Cranborne Chase and West Wiltshire Downs - Area of Outstanding Natural Beauty. In addition to all these controls it is likely that a considerable area of the eastern side of the village will fall within the western boundary of the proposed New Forest National Park. Any planning proposal has to work within some or all of the above restrictions and conform to the policies set out in the New Forest

District Local Plan. These policies are listed at the end of this document.

It is hoped that this VDS will assist those preparing plans etc., and also guide the Parish Council and planners when making their recommendations to the New Forest District Council.



The Village

3. Historical Outline

Man has inhabited the area from early times. Signs of Neolithic and Bronze ages can still be seen on the chalk downlands beyond Breamore Wood. These include early burial sites such as the long barrow known as the "Giant's Grave" and a number of round barrows. The north eastern boundary of the parish follows Grims Ditch, part of the extensive ditch system which divided up the Bronze Age downland landscape.

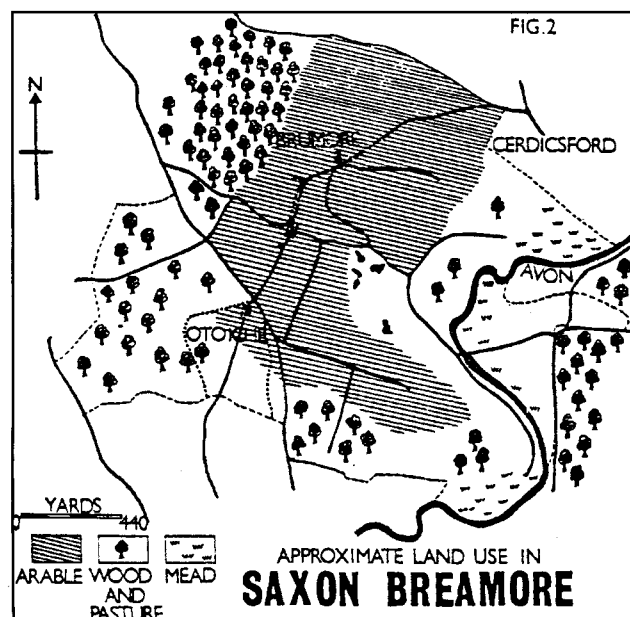
By the Iron Age, farms and hamlets were being established throughout the area. At least five sites are now known as a result of archaeological surveys. These farms continued in use into the Roman period.

The battle of Cerdic's Ford, which gave its name to Charford, in the north of the parish, took place in 519AD. This eventually resulted in the establishment of the kingdom of Wessex.

The settlement known as 'Brumore', the forerunner of the modern village, probably originated around the middle of the Saxon period, in the area of North Street and the church. The church was built around the end of the 10th century.

The Domesday Survey, completed in 1086 is the only surviving documentary detail of Saxon life in the village. The Domesday Entry states: -

"The King holds Brumore which belongs to the manor of Rockbourne and was held by King Edward. Here is 1 plough land in demesne and 4 villeins and 8 borderers with 4 plough lands, also 82 acres of meadow. This manor 2 1/2 hides and wood for 50 hogs are in the forest and they pay 51/8d. There is forest land in Brumore, Rockbourne, Broughton and Burgate which together was worth £13.10s."



The village, consisting of twelve dwellings at the time of the Domesday Survey, seems to have been situated along the present day Upper Street.

Gradually the settlement spread southwards and eastwards with new groups of houses around the Marsh and the Mill - by 1300 the village appears to have contained about fifty dwellings. As the population grew, there must have been an increase in arable land enclosed from the surrounding uncultivated 'waste'.



St Mary's Church

The Priory was founded on the west bank of the Avon in about 1130. Over the next two centuries it acquired about half of the houses and land in the village, much of it on the more recently settled southern side. The remainder was retained by the Earls of Devon as Lords of the Manor of Breamore and they built a substantial manor house near the church.

On the 5th July 1536 the Priory was dissolved and its property granted to new owners. By 1580, William Dodington, Auditor of the Tower Mint, had purchased the village, including the former Priory property. He soon built the splendid new manor house which survives today.



Breamore House

The housing stock remained largely medieval in style until the end of the 16th century, when the great "Tudor rebuild" began. Some of the cottages which we see in Breamore today replaced the former tiny and often insanitary dwellings at this time.

In 1748 the estate was purchased by Sir Edward Hulse, whose family has retained Breamore House, the Lordship of the Manor of Breamore and extensive lands in the area until the present day.

Over the past two and a half centuries, there have been many changes to village life. While many cottages have survived, others inevitably have needed replacing. Additional estate workers' cottages were built in Victorian times and the countryside has evolved to suit changing fashions in agriculture, particularly since the last war. The 17th century system of irrigating the "water meadows" has fallen out of use within the past forty years. The Downs no longer echo to the bleating of large flocks of sheep.

In 1748 almost every dwelling in the village was occupied by a farmer, smallholder or estate worker, many of whose parents and grandparents had worked the same lands. In contrast, few of today's occupants are involved in farming and many are new to the village. The railway has come and gone, the horse and cart have disappeared, while the general availability of the motor car has perhaps done more to change the old way of life than any other single factor.

Despite all these changes the village has retained much of its atmosphere. Here, more than in most villages, the visitor, with a little imagination, should be able to visualise the past and to recognise some of the historical developments which have produced the community we see today.



Yew Tree Cottage - Typical Thatched Dwelling

4. The Village as it is Today

Breamore is a largely unspoilt village situated in the valley of the River Avon, just south of the Wiltshire border. Unlike most villages, it is free of modern suburban-style developments and is now largely protected by Conservation Area status.

Breamore Parish includes low-lying meadows and large areas of fertile, arable land woodland and chalk down land. The village housing is somewhat scattered along the main Salisbury/Bournemouth road, around the Mill, around the edge of the Marsh, along Upper Street and the hamlet of Outwick. There are also a number of outlying farms and dwellings.

The electoral roll has approx. 290 names. With the changing nature of agriculture numbers of people employed directly locally has declined in the last three or four decades and with this change occupation and ownership of many dwellings has altered so that there are many more commuters and retired people living in the village. With these changes there is the desire to modernise/improve many of the old buildings and to add extensions and garages.

So the pressure on the village comes not from the needs of the 'Estate' and agriculture but from residents desiring to take advantage of the village's unique nature and to have all the comforts and facilities they have been used to in modern urban areas.

5. Development in the Village

Development is and will be severely restricted and it is likely that only a few affordable houses, to meet social and economic need, will be considered for the few sites available.



Folly in Breamore Wood

The Character of the Landscape Setting

6. Visual Character of Surrounding Countryside

The River Avon follows the eastern boundary of the Parish. The river and its tributaries are of national and international importance for their wildlife communities with more than 180 species of aquatic plants having been recorded together with one of the most diverse fish faunas in Britain.



The Mill from the air

This exceptional richness has led to the River Avon being designated as a Site of Special Scientific Interest (SSSI) under national legislation, and a candidate Special Area of Conservation under European legislation. The presence of species such as floating water crowfoot, salmon, brook lamprey and sea lamprey have qualified the Avon for such designations.

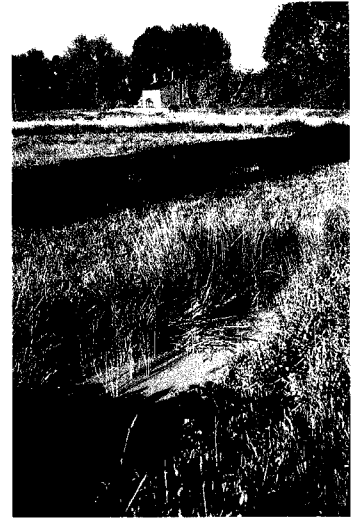
The river valley itself has been designated as an Environmentally Sensitive Area (ESA) by MAFF to encourage farming landowners to help safeguard areas of the countryside where the landscape, wildlife or historic interest is of national importance. The traditional pastoral landscape of the Avon Valley has evolved over the centuries through farming of the fertile flood plain, and has shaped a varied lowland landscape of exceptional value. Landowners are encouraged to undertake



The Avon from Mill Bridge

management practices to maintain and enhance the landscape and wildlife value of the river valley.

Away from the River Avon there is another SSSI of national importance - Breamore Marsh. The Marsh is a surviving manorial green on which goose and cattle grazing persists as it has done for many generations. This management has led to a near-unique assemblage of nationally rare aquatic and semi-aquatic plants associated with the seasonal ponds and ditch systems.



The Marsh

There are also 127.5 hectares of Sites of Importance for Nature Conservation (SINC's) throughout the Parish, representing ancient semi-natural woodlands and agriculturally unimproved grasslands of significant nature conservation interest and value. SINC's are selected according to strict criteria devised by Hampshire County Council, English Nature and Hampshire & Isle of Wight Wildlife Trust. They support rare and threatened species and habitats and are a recognition of the high wildlife value of a site and the legacy of good management that has maintained its interest. Local Authorities are adopting policies through applications for planning on or adjacent to SINC's.



Rally Field looking East

The Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB) was established in 1981, and its boundary enters the Parish on the western side. The AONB is part of an extensive belt of chalkland which stretches across southern England. The landscape within this area of the Parish is characterised by remnants of a chalk downland within a traditional mixed farming setting, with scattered copses and combes throughout.

7. Buildings and Landscape

Breamore is a rare example of buildings and landscape which have survived substantially unchanged throughout the 20th century. The pattern of development and the way of life can be clearly traced from the way the settlement has moulded around particular spaces and features.



'Cross Trees' a recent rebuild to replace a listed building burnt down

In the village itself a string of cottages and other buildings lie along the main road with the concentrations of buildings around the Marsh and Upper Street which leads to Breamore House and the church. Beyond, in the hamlets of Charford, Outwick and Roundhill a loose scatter of cottages and farms can be seen around extensive water meadows and farmland. Much of the area was designated as a Conservation Area in 1981; covering approximately 442 hectares, this is the second largest Conservation Area in the District. It provided statutory protection and opened the door to grant aid from English Heritage.

There are some 93 listed buildings in the Parish. These include the church, Breamore House itself and associated buildings, a small number of larger manors and farmhouses, together with cottages, barns, granaries, cart sheds, a water mill, road bridges, a telephone box and the village stocks. There are also many other buildings of historic interest which, together with the listed buildings, reflect the distinctive character of the area.



The Cricket Pavilion

Settlement Pattern Character

8. Overall Pattern of the Village

Breamore House and Park and the church setting within its walled graveyard, with mature trees and unrivalled views across open fields, are of paramount importance in setting the character of the village.

The village is not compact and most buildings are well set apart from their neighbours. The only tightly grouped buildings are adjacent to the village shop on the main road, the A338. Most dwellings have adequate gardens and road frontage and no problems occur with parking or access. This landscape stretches from the River Avon up to the Park and beyond.

9. Character of Roads and Routes through Village

The roads and lanes throughout the village are rural in nature with natural hedges and grass verges and little street furniture and road markings to spoil the ambience. The only road with significant street furniture and markings is the main Salisbury/Ringwood road, the A338. Lanes tracks and driveways off the tarmac roads are virtually all surfaced with local 'hoggin' and gravel.



The Bat & Ball

10. Character of Open Spaces and links with Wider Countryside

With a village of this character and spread there are several large open spaces which link directly with the fields and are an integral part of the surrounding countryside. There are links with lanes, tracks and footpaths that ensure that these areas are well used by villagers and visitors alike.

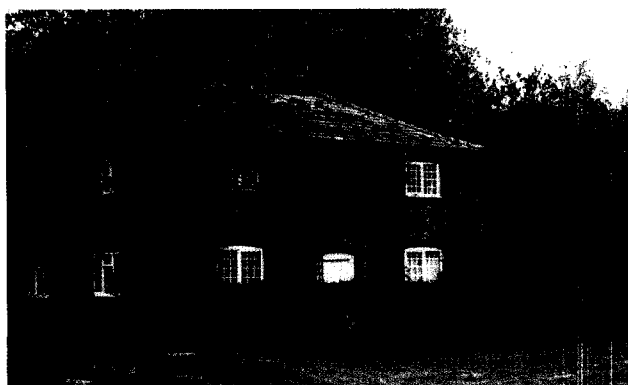


Bridleway through Breamore Wood

11. Relationship Between Buildings and Spaces

The relationships between buildings and spaces are essentially those that have been formed in the past by estate influence and the dominance of agriculture. That has now changed and the small holdings, allotments etc. of the past now form large gardens or small fields, the latter being mainly used to graze horses. So with this change there is a tendency to enclose properties with neater hedges or fences replacing, in some cases, the original timeless hedgerows.

It is the relationship of Buildings and Space which is important in maintaining the timeless character of Breamore.



Cherry Tree Cottage - The Marsh

Buildings and Spaces in the Village

12. Character and Types of Buildings

The character of the area is established by the scattered cottages and agricultural buildings. A large number of the cottages are timber framed. Except for a small number with 14th and 15th century cruck frames (mostly hidden under 18th and 19th century brickwork) most are 16th, 17th and 18th century box framed construction, with wattle and daub or brick infill panels and leaded or cast iron window frames. Roofs are thatched or of clay tiles.

Later buildings are mainly brick construction with clay tile or slate roofs. A number of these buildings have brick patterns which enhance their appearance.

The barns, cart sheds and granaries are mainly 17th and 18th century buildings. The majority of these too are timber framed, some on brick plinths or staddle stones, clad with weatherboarding and with clay tiled roofs.

These materials and methods of construction are fundamental to the character and the historic and architectural interest of the buildings.

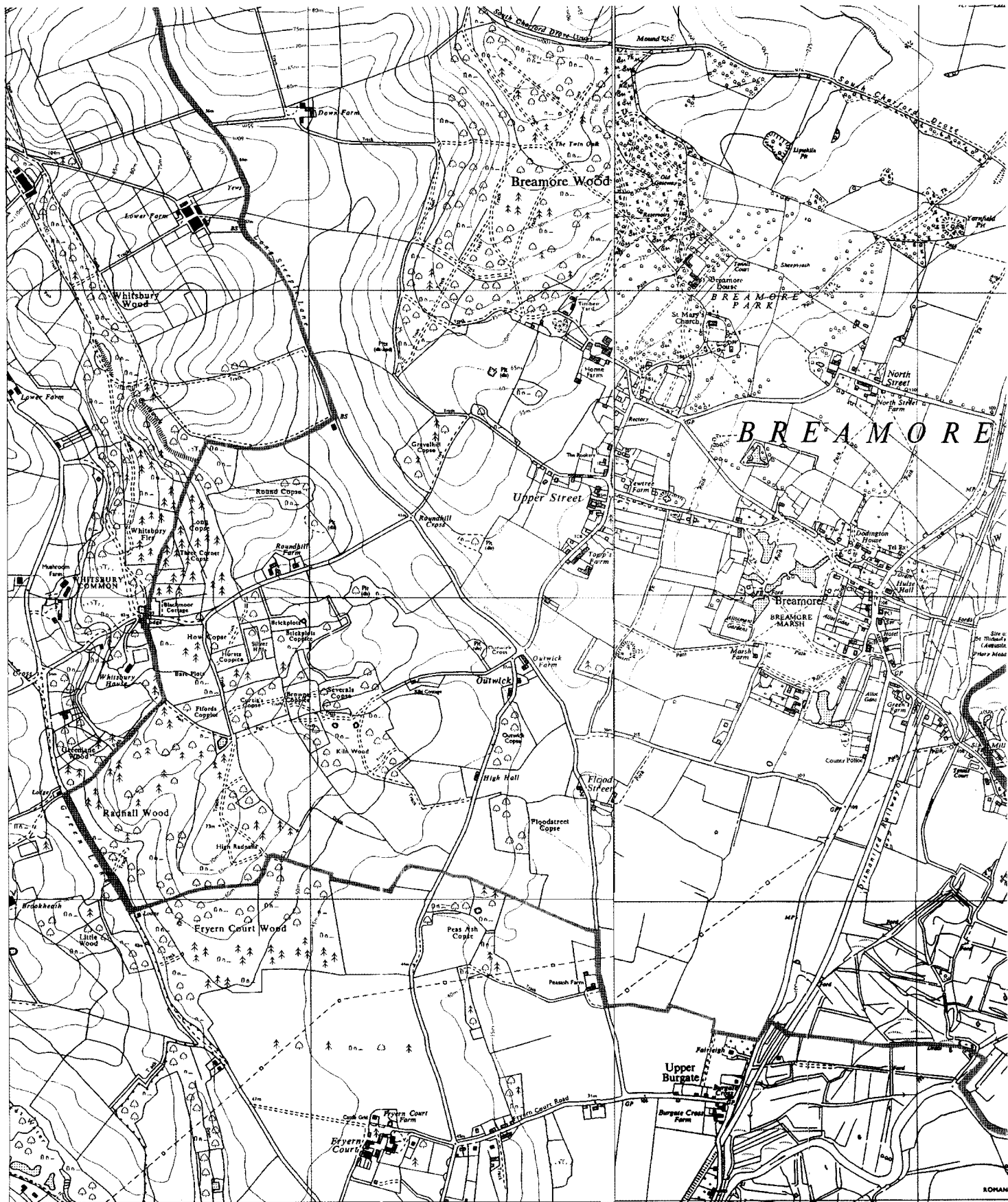
Special care should be taken to ensure that they are used and that as much existing fabric as possible is kept.

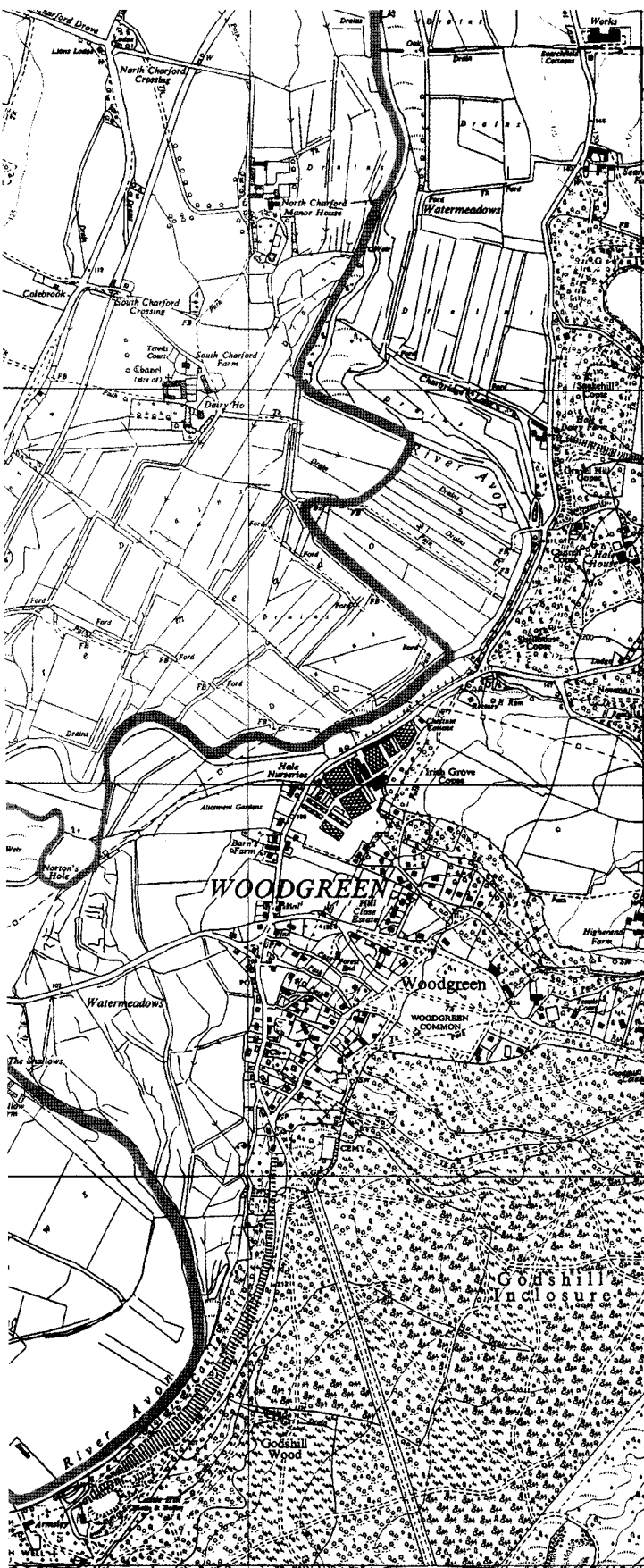
In particular, importance should be placed upon traditional carpentry methods following original styles and patterns; lime putty should be used for mortars and in the repair of wattle and daub. Thatching should, ideally, be carried out in long straw (the method used before mechanisation took place at the beginning of the 19th century) with plain ridges.



The Rectory - Built Postwar

Roof lights should be carefully considered in terms of position, size and detail; they are now available to fit flush with the roof line and incorporating glazing bars.





MAP OF BREAMORE

Conservation Area
shown in Light Yellow
*(slight adjustments have
been made to this in 2000)*

Parish Boundary
shown in Orange

**The Proposed New Forest
National Park Boundary**
to be the A338
with an extension to
include the Marsh
and surrounding area

Based upon
1992.SU 11 NE, SU 11 NW.
1- 10000 Ordnance Survey map
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Ordnance Survey on behalf of the
Controller of Her Majesty's
Stationery Office.

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13. Height, Scale and Density of Buildings

The height and scale of buildings are generally domestic, two storeys with front to back rooms in the older buildings. There are some single storey



The Reading Room

dwelling which in the past have served special purposes such as the Reading Room and retirement homes for the local workers. Departure from the 'domestic' scale is only seen in a few buildings such as Breamore House and The Rookery.

14. Mixture of Sizes, Styles and Types of Buildings

The mixture of sizes, and styles and type of buildings ranges from the church, circa 1000AD, through the 15th century up until the present day. Progress through the centuries has established certain styles which have reflected in later buildings in various degrees so that form of windows, shape of the roof, brickwork and type of roof covering thatch or tiles, should always be considered.



Topps Farm

Buildings erected in the 19th and early 20th centuries have windows that reflect the older style of leaded lights by using Cast Iron frames to take small panes of glass later and this tradition has extended to the few houses erected in the later 20th century using timber frames.

Any alteration, extension or new build must have a sympathy with the special character of Breamore. They should be "good architecture" in their own right with the scale and proportions carefully considered in relation to the building and surroundings.

15. Hedges, Walls and Fences

Hedges are generally formed of traditional hedging plants reflecting those found in the field hedgerows. The height of the hedge has been established generally at about 1metre. All trees in a conservation area have the same protection as those covered by tree preservation orders and it is an offence to fell or prune such trees without prior written consent.

Fences are varied in style with no particular format dominant.

Some older properties have brickwall boundaries and these vary in height between 1 and 2 metres. In three instances there are cob walls 2 metres high finished with a thatch or tile ridge.

Existing hedges should not be removed and new hedges should be in traditional species including Holly, Hawthorn, Yew, Beech etc. Leyland Cypress should not be used in any circumstance.

New timber fences should be to a design and in a material sympathetic to the surrounding areas and existing fencing. New brick walls should be in a brick matching existing brick colours and the top of the low boundary walls should be finished in bull nosed bricks.



Virginia Cottage

16. Distinctive Village Features

Distinctive features can be listed as follows: -

Large number of thatched buildings (most thatched in long straw) many existing from the 16th century.

Window frames having small panes of glass either in leaded lights or in Cast Iron frames.

Roof shape - hipped in many cases.

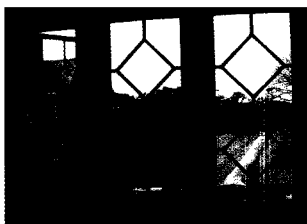
Layout and siting of buildings still clearly reflect the development of the village over five to six centuries.

Any extension or new build should be carefully designed so that it blends with the existing building and garages should be designed to fit the rural nature of the area and not look suburban.

17. Doors and Windows

The doors and windows form a key element in the street scape. Wide doors, some with iron furniture, are set in masonry openings. Some are protected from the weather by simple corbelled canopies. **This detailing is very important, modern standard doors are inappropriate.** The doors of former barns and workshops are much more robustly constructed in weatherboarding in openings with exposed lintels.

There are a wide variety of sash and casement windows, some set in stone surrounds and cills. The mullions and transoms dividing the windows into small panes are sensitively detailed with elegant timber sections in later windows' whilst earlier 19th century windows were formed in this style in cast iron. Some of the older buildings still have their leaded lights.



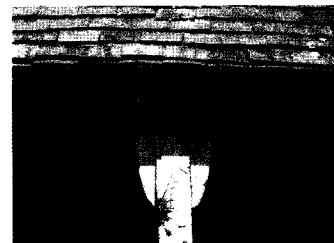
Replacement windows should be considered very carefully. Chunky stained timber or plastic frames will look out of place. It is important that the scale of window and door openings is retained, and the relationship of solid and void in the wall is not destroyed.

18. Roofs

Roofs vary from thatch through to clay tile and slate with the shape reflecting the pitch required for the particular finish. Many roofs have hipped ends.

Thatching is traditionally 'long straw', this should be the chosen material wherever possible. Ridges on long straw should be simple and flush to the roof line.

Flat roofs on any building should be avoided as they are unsympathetic to existing building shapes and proportions.



Grown Knee & Clay Tiles

19. Brickwork & Claddings

Brickwork generally reflects the age of the building, the older buildings having locally produced bricks set in and pointed with lime mortar. Newer buildings have generally tried to match the colour and pointing (flush) with that of the older buildings. Many of the Victorian buildings have simple patterns incorporated in the brickwork.

Some of the old timber frame buildings retain wattle and daub infill panels. The lime mortar finish to most of the panels has in the last century been replaced with a Cement/Sand mortar finish. Brick infill, which has replaced the wattle and daub, is generally straight course but in one or two instances there are herringbone patterns

Any new brickwork should reflect the style, colour and pointing of existing buildings. Avoid the use of wire cut bricks and use flush joints with lime mortar.

Timber claddings are used on many buildings and extensions either of horizontal boards or vertical boards with narrow cover strips, prevailing styles should be used wherever possible. Boarding should be left to weather naturally or creosoted. Coloured stains should not be used.



Garden Cottage



The Village Shop

Highways and Traffic

20.Characteristic of Roads and Lanes

In the village the roads and some pavements are finished in tarmacadam to standard details with few road markings.

Repairs to surfaces should be carried out carefully, and traditional laying techniques should be encouraged.

Lane marking on the street surfaces in the village is considered inappropriate. Driveways and Parking areas should be surfaced with hoggin and gravel to maintain local character.

Urbanisation of roads and driveways should be avoided. Grass verges should be maintained and care taken where new “turn-ins” are proposed that they blend with the surrounding area.



Cross Trees - Traditional Meeting Place

21.Tracks and Footpaths

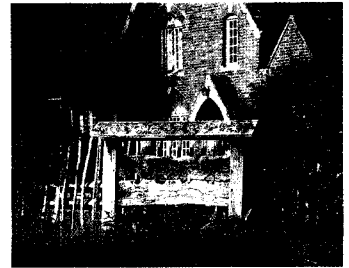
The village is a delightful amenity and is used for walking, sport and village activities and its open views greatly enhance the charm of the village. The tracks and footpaths give access to the fields and woodlands surrounding the village.

There are grass roadside verges where hedgerows and fences enclose both fields and woodland. Hedges should be carefully maintained and access to footpaths kept clear and free of obstruction.

The varied countryside with green fields, mixed woodland, hedges and footpaths in the surrounding valley and Down lands should be conserved.

22.Street Furniture, Utilities and Services

The mile post, village stocks, type K6 telephone kiosk and the old direction signs are antiquities. There is no formal street lighting and such lighting would diminish the splendour of the setting.



Tourism, electricity, telecommunications and modern living can introduce a welter of appendages into the village streets. **Unnecessary signs and clutter should be resisted, and residents and utility companies should be aware of their duty to respect the heritage of the village.**



The A338 and Roadside Clutter

Fences and gates should be simple and in appropriate materials to the rural area. External ‘always on’ lighting is not considered appropriate.



Post Box



Listed Telephone Box

Property Alterations and Extensions

23. Basic Considerations

Size

Buildings should be able to house your requirements without over enlargement or drastic changes in character. They should be in proportion and style sympathetic to the buildings and locality.



Roundhill Cottages

Character

Retain and develop good points of a building character and correct its shortcomings by sympathetic modification. The design should reflect the character and finish of the surrounding buildings and "village style".

Any Conservatory type of extension should receive special consideration to ensure that it is appropriate to the building to which it is attached.



Village School with New Extension

Surroundings

Respect the building's surroundings, whether it be the landscape or nearby buildings. Ensure that the design for the building/extension and subsequent landscaping does not have an undesirable effect on the overall village landscape.

24. Prepare Your Own 'Conservation Assessment'

If you are considering altering or extending your property, changing any external detail of the building, its paintwork, signs, garden or surrounds, consult this document and then:-

1. Look at the frontage from some distance. Note down the most distinctive features and, separately, those which seem to be more recent and out of character with the building and surrounding properties: perhaps take some photographs.
2. Now stand in front of the property and do the same; but this time study the details of windows, doors, eaves and so forth.
3. Repeat the process for each elevation or aspect of the property after studying the guidance given in this design statement.
4. Now think about the changes you have in mind. Consider whether they could prejudice the distinctive characteristics and details which you have noted down. If so, examine other ways of meeting your requirements - but which will conserve this irreplaceable heritage. A policy of minimal intervention and simplicity of design is nearly always appropriate.
5. Next check whether changes you now envisage will assist in removing any of the uncharacteristic features and details you have noted.
6. Finally, go to your architect or designer and ask whether they agree with your Conservation Assessment or can suggest any improvements to it.
7. Having completed the 'Conservation Assessment', check what planning approval is required and discuss with the relevant officer at NFDC before making a formal application.
8. In preparing and/or checking designs ensure that they are in scale and proportion to the existing building and that specified material will match the existing.

NEW FOREST DISTRICT LOCAL PLAN

The contents of this document should be considered in conjunction with the New Forest District Local Plan. The objectives and policies of the Plan are listed below, with a summary of their content. When residents, or their professional agents, are preparing development proposals, they should consult the New Forest District Local Plan to determine which policies are relevant.

Objectives

One of the three principle aims of the New Forest District Plan (Aim 3) is 'Protecting and Improving the Environment'. Objectives of the Plan that follow from this include:

Objective 4 - Countryside

To protect the character and appearance of the countryside for its own sake.

Objective 5 - Landscape

To achieve and maintain a high quality landscape in rural and urban areas; and to protect and maintain trees and woodland of high amenity and landscape value.

Objective 7 - Built Heritage

To protect and enhance the archaeological and historic built heritage of the District; ensure that the integrity of buildings and places is respected; and promote public education and understanding of the historic built environment.

Objective 9 - Environmental Design

To encourage the highest possible standards of design in new development and in environmental improvements; and to provide attractive, stimulating and safe places in which to live, work and play.

Policies

The policies that follow from these objectives are:

Policy DW-E1 General Development Criteria

Achieving appropriate and sympathetic development in terms of scale, appearance, materials, form, siting and layout of building.

Policy DW-E2 Infrastructure

Siting lighting, telecommunications and other public utilities' infrastructure acceptably and unobtrusively.

Policy DW-E3 Energy Conservation

Requiring new development to have regard to measures to conserve energy.

Policy DW-E5 Requirements for Landscape Scheme

Explaining when a landscape scheme would be required as part of new development on sensitive and important sites.

Policy DW-E6 Content of Landscape Schemes

Explaining what a landscape scheme should include.

Policy DW-E9 Protection of Landscape Features

Protecting open areas and landscape features which contribute positively to the visual character of an area.

Policy DW-E10 Protection of Historic Street and Footpath Patterns

Requiring new development to respect ancient routes.

Policy DW-E12 Access for those with Impaired or Restricted Mobility

Requiring development involving public access to make provision for the access needs of those with disabilities.

Policy DW-E14 Alterations, Extensions and Repairs to Listed Buildings

Maintain the historic character of the listed building stock.

Policy DW-E15 Demolition of Listed Buildings

Preventing demolition, except for the removal of unsympathetic alterations/extensions.

Policy DW-E16 Setting of Listed Buildings

Policy DW-E17 Change of Use of Listed Buildings and Other Buildings of Importance to the Character of Conservation Areas

Preventing changes of use which would damage the special interest of buildings or the character or setting of conservation areas.

Policy DW-E18 Exceptional Development to Retain Listed Buildings or Other Important Buildings

Allowing that change of use or development not in accordance with other policies may be permitted if it is the only way a listed building or other important building can be retained.

Policy DW-E19 New Development in Conservation Areas

Preserving or enhancing conservation area character by protecting historic plot layouts, important views, significant open spaces, and valuable trees and landscape features, and by ensuring that development respects the best characteristics of the locality.

Policy DW-E20 Demolition in Conservation Areas

Preventing demolition of buildings which make a positive contribution to the character of the area.

Policy DW-E21 Shopfronts in Conservation Areas

Traditional shopfronts must be retained and restored.

Policy DW-E22 Advertisements in Conservation Areas

Obtaining appropriate and sympathetic advertisements.

Policy DW-E23 Development affecting Archaeological Sites

Protecting valuable archaeological sites. Ensuring archaeological investigation and recording takes place where necessary.

Policy DW-E24 Archaeological Field Assessment

Obtaining assessment of archaeological potential of sites before development proposals are determined.

Policy DW-E25 Historic Landscapes

Protecting historic and archaeological value of historic parks, gardens and landscapes.

Policy DW-E30 Development in Areas of Outstanding Natural Beauty

Avoiding development that detracts from landscape quality in AONBs, and obtaining the highest standards of design.

Policy DW-E31 Nature Conservation Sites

Ensuring development has no adverse effect on SSSIs or National or Local Nature Reserves.

Policy DW-E32 Sites of Importance for Nature Conservation

Ensuring development has no adverse effect on Sites of Importance for Nature Conservation.

Policy NF-E1 Control of Development

Permitting development only if it does not damage the character of the New Forest or increase pressure on it.

Policy NF-E4 Landscape Character of the New Forest

Preventing development which adversely affects the landscape character of the New Forest.

Policy NF-H1 to NF-H3 New Residential Development in the New Forest

These policies strictly limit residential development and the size of extensions and replacement dwellings.

Policy CO-E1 The Countryside Outside the New Forest

Controlling development to safeguard the character and appearance of the countryside.

Policy CO-H1 to CO-H3 New Residential Development in the Countryside outside the New Forest

These policies strictly limit residential development and the size of extensions and replacement dwellings.

Government Advice

The policies of the New Forest Local Plan are generally in accordance with government guidance on design issues generally and in rural areas as set out in the following Planning Policy Guidance (PPG) note issued by the Department of the Environment, Transport and the Regions (DETR)

PPG1 - General Policy and Principles

PPG2 - Green Belt

PPG7 - The Countryside - Environmental

Quality and Economic and Social Development

PPG15 - Planning and the Historic Environment

SUMMARY OF GUIDANCE

Extensions, alterations, changes of use and new building, if any, should strictly respect the inherent scale, style and setting of the building and the location of the building in the landscape of this historic village.

Vehicular traffic movement, together with any parking provision, should be considered as a central issue in protecting the amenity.

New roof lights should be carefully considered in terms of position, size and detail.

Brickwork should be in patterns to match existing buildings and the bricks finish colour should match the 'Breamore Brick'. Pointing should be of the type and finish to match existing

Replacement doors and windows should retain the scale and detail of original openings.

Unnecessary signs, external lights and clutter should be resisted. Contractors and utility companies should be made aware of their duty to respect the heritage of the village.

The maintenance of road surfaces, grass verges and hedges is important. The Local Authority, land and property owners, and occupiers, should be aware of their duty to carry out maintenance and repairs as required.

Lane marking on the street surfaces is considered inappropriate and should be avoided wherever possible.

The rural appearance of the surrounding valley and downlands should be preserved.

The conservation of our architectural heritage and landscape depends to a very large extent on the care taken by landowners and individual householders, and who will benefit from enhanced value and marketability of their property.

Take advice, and consult the information available from NFDC publications and the New Forest District Local Plan.

Remember, ignoring the Planning, Listed Building or Conservation Area regulations can attract penalties.

Further Reading

NFDC Local Plan

NFDC Residential Design Guide for Rural Areas in the New Forest

NFDC Conservation and Urban Design Leaflets

1. Chalk and Clay Cob
2. Historic Buildings Brickwork

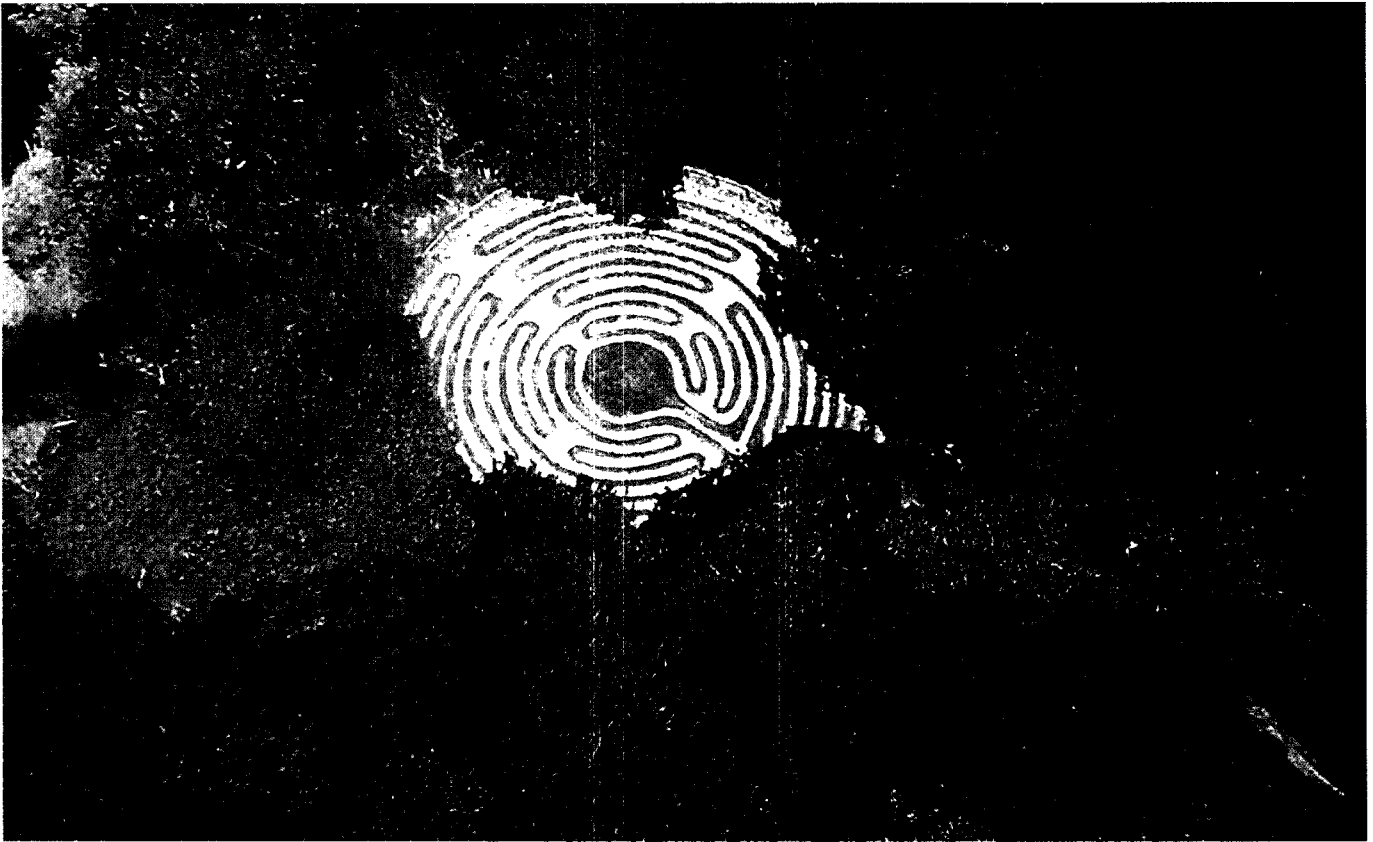
NFDC New Forest Conservation Areas "Breamore"

To be adopted by NFDC as supplementary planning guidance for the village

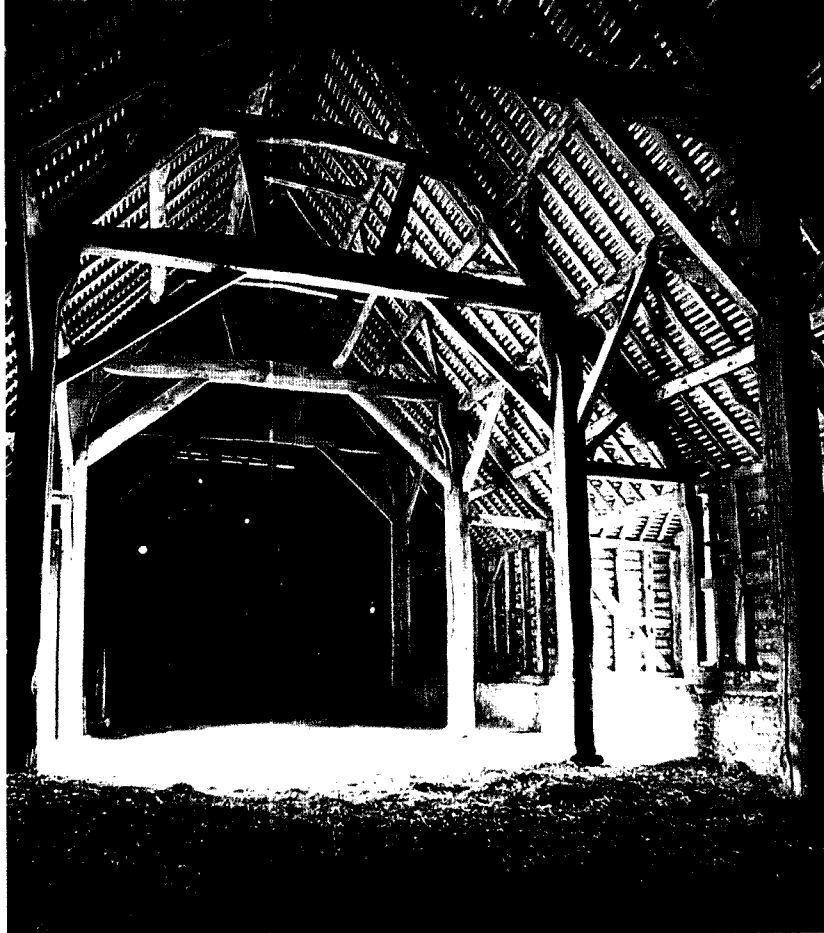
Produced by
The Breamore Parish Council
and the Villagers of Breamore



Supported by
The Millennium "Awards for All" programme



Historic Breamore - The Mizmaze, Breamore Down, from the air.



*16th Century Barn - Home Farm, Breamore
Restored 1998*

BREAMORE PARISH COUNCIL
Breamore · Nr. Fordingbridge · Hampshire



New Forest
DISTRICT COUNCIL

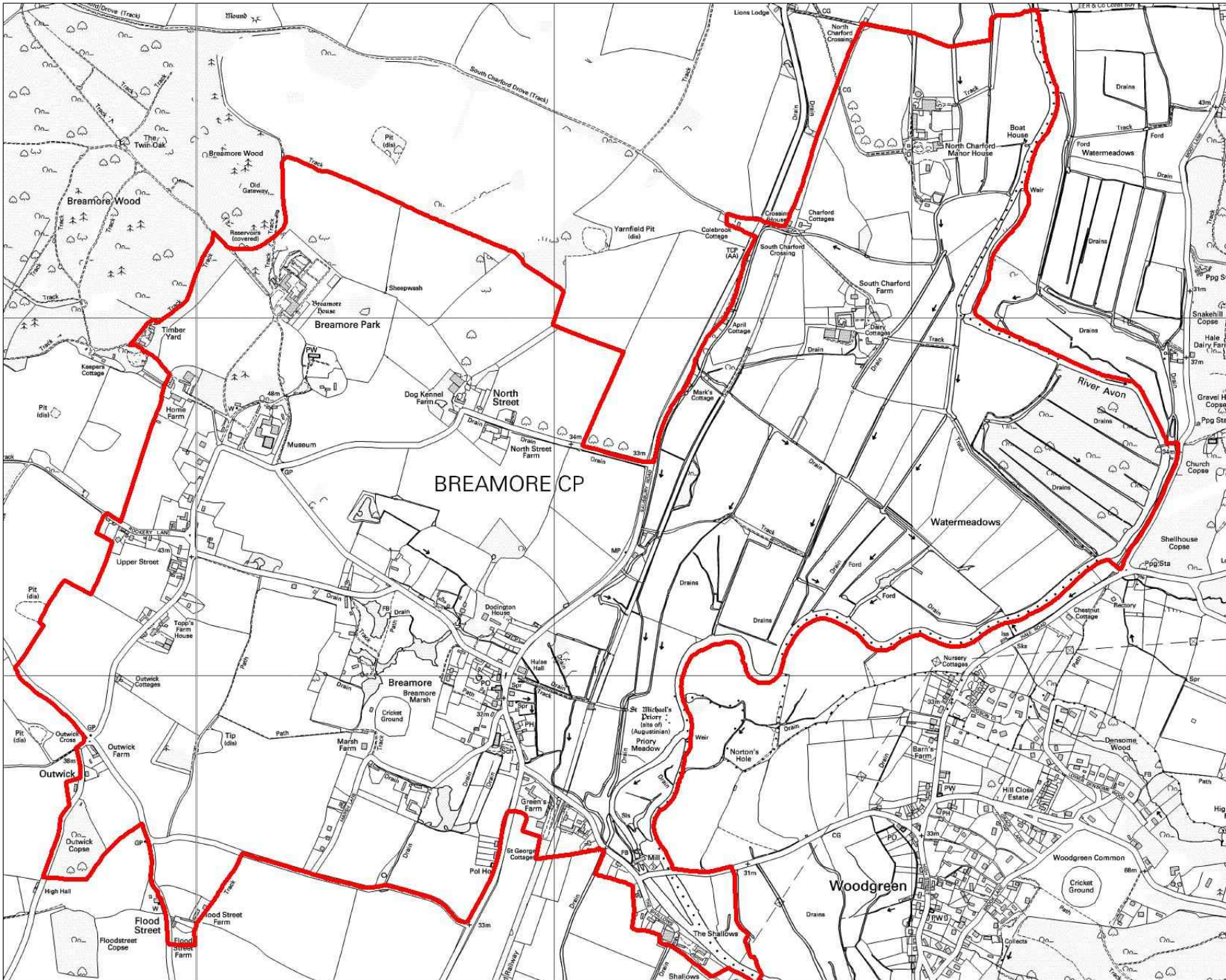
Community Services
New Forest District Council
Appletree Court
Lyndhurst
SO43 7PA

Tel: (023) 80285000

ERRATUM

**Breamore
Conservation Area**

**Revised Boundary
05.04.00**



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