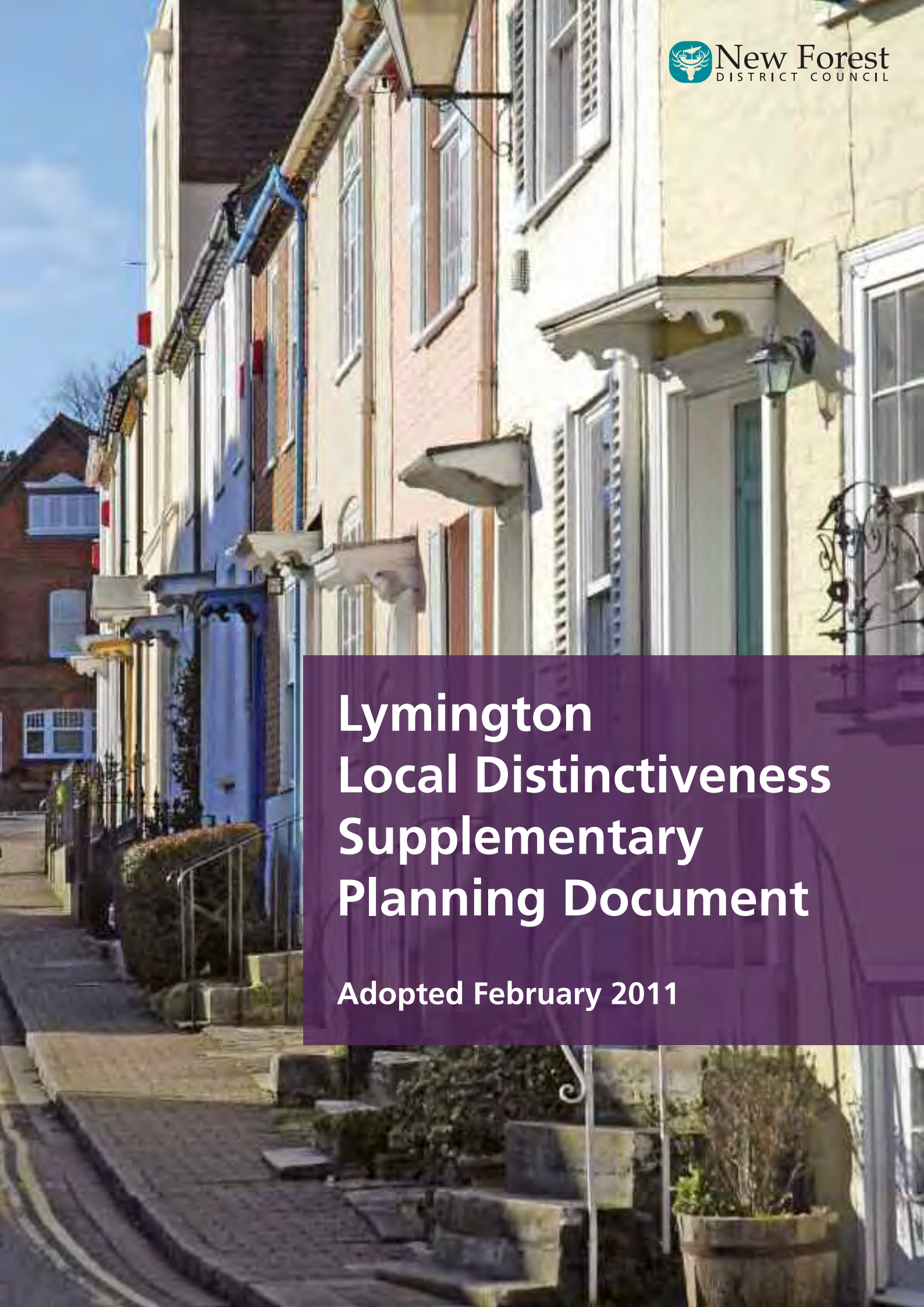# Lymington Local Distinctiveness

Following public consultation in Autumn 2010, the Council adopted the Lymington Local Distinctiveness Supplementary Planning Document at its Cabinet Meeting on 2 February 2011. This planning guidance document is aimed at ensuring new development in Lymington and Pennington is well designed and respects local character and distinctiveness.

The production of a series of Local Distinctiveness Supplementary Planning Documents (SPD) is included in the Local Development Scheme and will form part of the Local Development Framework for New Forest District (outside the National Park). The purpose of these SPDs is to provide additional guidance on the implementation of policies within the adopted Core Strategy, and in particular Policies CS2 (Design quality) and Policy CS3 (Protecting and enhancing our special environment).

- Lymington Local Distinctiveness Supplementary Planning Document
- Statement of SPD matters
- Adoption statement

For further information, email policyandplans@nfdc.gov.uk or telephone the Planning Admin Team on 023 8028 5345.

Lymington Local Distinctiveness Supplementary Planning Document

Adopted February 2011

Contents

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New Forest District Council gratefully acknowledges the assistance provided by all those who participated in the initial community workshop held 25 February 2010, and those who have responded to consultations, taken an interest in this project and contributed additional material, photographs and suggestions. In particular we would like to thank:

- The Lymington Society

- Hampshire County Council's Landscape Planning Team

- Lymington & Pennington Town Council

- New Forest District Councillors who have contributed to this project

- Lymington & Pennington Community Forum

This document has been produced by members of the environmental design, policy and development control teams in NFDC's Planning & Transportation service. Additional copies may be obtained by downloading from www.newforest.gov.uk/index.cfm?articleid=7171

or writing to New Forest District Council, Planning & Transportation, Appletree Court, Beaulieu Road, Lyndhurst, Hants SO43 7PA.

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Section 1

Introduction

1.1   This document is all about identifying and helping to protect the local character and distinctiveness of Lymington and Pennington. It is about guiding how new development (including alterations or extensions to existing buildings) is undertaken in the future to ensure that it takes place in a way that protects local character and maintains the positive features that contribute to the particular area's local distinctiveness. It applies to all new development – not just residential development. It is one of a series of 'Local Distinctiveness' guidance documents that New Forest District Council is preparing for the towns and main villages in its area.

1.2   This document is part of the Local Development Framework for New Forest District outside the National Park. It is a Supplementary Planning Document (SPD) which provides detailed guidance on the implementation of policies in local Development Plan Documents. In particular it provides guidance in the implementation of Core Strategy Policies CS2 and CS3 and Core Strategy objectives: Objective 1 - Special qualities, local distinctiveness and a high quality living environment, and Objective 6 - Towns, villages and built environment quality.

1.3   The guidance given in this document will be particularly relevant to those considering new development proposals within Lymington and Pennington. The character area guidance in this document should help inform the necessary thorough research into the context of individual sites. It is for the resident, the developer or the designer to investigate the finer nuances of a place and how they can inform the design of new development based upon the information provided here.

Policy Background

1.4   Promoting high quality design and supporting local character and distinctiveness are strong themes embodied in planning policy at national and local level. Detailed policy references are given in Appendix 2 of this SPD.

1.5   Concerns over the impact of some recent development trends on the character of parts of our towns and villages within New Forest District has led the Council to place a renewed emphasis on the importance of local environmental quality and local distinctiveness, as reflected in its adopted Core Strategy.

1.6   This guidance provides a detailed assessment of what gives the settlement of Lymington & Pennington its own unique character and identity, and offers guidance on an area by area basis to ensure that new development will respect local context and strengthen rather than erode valued local identity.

1.7   The guidance in this document expands on earlier design guidance published by the Council ('Housing design, density and character' SPD, NFDC, 2006). That SPD sets out the principles and methodology the Council expects developers to follow in the design of their proposals, and the steps to be followed in understanding and responding to local context. The main headings in this document follow the same structure as that earlier SPD, and are also consistent with national design guidance as set out in 'By Design' (DETR & CABE, 2000).

Status of this SPD

1.8   Supplementary Planning Documents (SPDs) are part of the Local Development Framework and form part of the planning framework for the area. However, they are not subject to independent examination and they do not form part of the statutory development plan. The guidance they give is a material consideration which will be taken into account in determining planning applications and appeals.

1.9   The guidance given in this document should be referred to and taken into account by those designing new development and making planning applications. It will be used by New Forest District Council to inform decisions on planning applications.

1.10   This document should also help in the preparation of 'Design and Access Statements', which should accompany the submission of a planning application.

1.11   Advice on preparing Design and Access Statements is also available in the Council's 'Housing design density and character' SPD 2006: www.newforest.gov.uk/index.cfm?articleid=5137.

1.12   Further guidance on the preparation of Design and Access Statements is available from the Commission for Architecture and the Built Environment – CABE at: www.cabe.org.uk/publications/design-and-access-statements

Structure and Purpose of this Document

1.13   This document begins by providing an overview of the historical evolution of the settlement of Lymington and Pennington in Section 2. Key features that give the settlement its own locally distinct character are identified. Maps and photographs illustrate the extent of the influence of the historical development on the town today as well as the distinctive local character. In Section 3, general design advice applicable in the town as a whole is given, including a few illustrations of how this guidance can be applied to some of the most common types of development proposals.

1.14   In Section 4, a detailed analysis of the different character areas within the town is set out and for each of the ten distinct character areas a 'key character area map' identifies the defining characteristics of the area. It focuses on those positive elements which should be used to inform new development proposals, and guidance is given that is specific to that area which will enable local distinctiveness to be recognised, protected and enhanced when development proposals are considered.

1.15   The area-based assessments in Section 4 should be read in conjunction with the general design advice applying to the whole settlement set out in Section 3.

1.16   The purpose of this document is to improve the quality of new development and to assist in identifying the characteristics of a particular area that need to be appreciated in order to achieve this. Applied properly, the guidance in this document will not inhibit innovative design but will assist by identifying the elements that any design approach must respect. A sound understanding of the distinctive context and character of an area should inform approaches to design, and enable both innovative as well as traditional design solutions to come forward that reinforce local character and distinctiveness. This document is intended to give a starting point in the design process by providing a clear statement of the existing distinctive qualities of the place in question.

Section 2

An overview of the evolution of Lymington and Pennington

2.1   Lymington is a small market and harbour town of considerable historic interest located on the south coast of the New Forest where the Lymington River flows into the Solent. It includes a number of villages and outlying hamlets which were formerly outside the main town such as Pennington (the largest – dealt with in more detail as Character Areas 8 and 9), Buckland and Waterford. The town is fortunate in that its historic structure and layout remain largely intact. Lymington has remained largely unaffected by major development. Intrusive new road schemes have not broken down the fabric as in so many other comparable towns. For the most part heavy industry has also bypassed the town in terms of impact on its character. It was not until Wellworthy brought engineering to the town after the Great War that large-scale employment became available.

2.2   The town has a high proportion of residential accommodation but does not suffer the severe problems arising from empty off-season second homes often seen in coastal towns. Lymington retains a vibrancy, colour and richness that only a place where people actively live and work can have.

Early Development

2.3   Buckland Rings and Ampress Docks, probably created sometime during the Iron Age, may be the oldest parts of the settlement hereabouts, but it is the strategic position on the Solent that seems to have led to the town's prosperity as both merchant and military port.

2.4   Lymington is a medieval new town, a borough created in the late twelfth or early thirteenth century, a time when several market towns were created in Hampshire. Whilst some new towns were created on previously undeveloped sites, Lymington was founded at the site of an earlier settlement (Lentune) that had been recorded in the Domesday Book. It appears that the town was successful for the borough was extended in the mid-thirteenth century. The various activities of the town initially led to some tight-knit building in an irregular layout along the riverside slopes (eg Quay Hill and Quay Street) and in ribbons alongside key routes. Typical of most of the other new towns

of this era, the plan of Lymington has the characteristic wide high Street (High Street and St Thomas's Street where the market was (and still is) held, lined by medieval burgage plots: distinctive long, narrow plots often retaining their regular width and length and bounded by a back lane giving access to the rear of the properties.

2.5   Salt making, carried out on the marshes to the south, was an important local industry. Lymington was one of the south coast's major areas of production. In addition to salt making, boat building and dairy farming, the harbour was also important to the economy of the town with considerable mercantile activity. Wine and other imports were brought into England via the town and New Forest timber and other goods were exported.

2.6   Over a considerable period, the town also suffered ongoing sporadic raids during wars with France and developed a reputation as something of a haven for smugglers (and prior to that, pirates).

The Eighteenth Century

2.7   The settlement developed only slowly until the eighteenth century when it enjoyed a period of prosperity that produced many of the town's finest buildings and set the principal and still predominant architectural style as Georgian. Following early agreements with the Abbey at Beaulieu over the defence of the town, and various demands for ships and mariners for military campaigns, the town became strongly military during this century.

2.8   By this time, the salt industry was in decline due to high taxes and cheap imported salt. However, Lymington had developed into a bathing resort with a bath house on the coast at Waterford and had gained a reputation as an attractive, genteel town. There was some limited development of large houses and villas on the fringes of the medieval core of the town, especially to the south side of High Street (and later, in the early nineteenth century, a terrace of houses along Southampton Road). In contrast, the area to the north of the core contained the workhouse, gas works, brickworks and sand and gravel workings.

The Nineteenth and Twentieth Centuries

2.9   From the nineteenth century onwards, Lymington benefited from the rise in popularity of sailing that has supported boat builders and the local tourism industry.

2.10   By the mid-nineteenth century, the Lymington conurbation consisted of the town principally set along the high street and around the quay, together with a number of hamlets: Buckland to the north, Pennington to the west, and Waterford and Westfield to the south.

2.11   The first major expansion of the town occurred in the late nineteenth century with the development of part of Highfield as a grid of streets to the west of the terraced housing facing Southampton Road, and the growth of Waterford with the development of Westfield Road and Stanley Road.

2.12   After the First World War the town began to expand somewhat more rapidly. Many of the original lanes were being infilled with groups of houses, some older development was replaced and some connecting roads created to accommodate new housing. Avenue Road, which until 1911 had only two houses on its north side, was developed along its length and new streets were laid out towards the cemetery at Highfield, although in common with many such new street layouts, these were speculative and were not built up until after the Second World War. In the 1950s and 1960s, large areas of land were then developed, both along these earlier speculative streets or more often as looping connected streets, typically sweeping aside existing landscape features to be replaced by the new gardens and green verges of rows of similar bungalows or houses.

2.13   By the latter stages of the twentieth century, similarly large areas of former farm land were developed as cul-de-sac groups which by contrast retained many features of the landscape including footpath routes, augmenting them with additional planting. This period also saw development within the grounds of some of the large houses to the south of the town, often retaining the historic boundary walls and gate piers.

2.14 The riverside north and south of the quay has working areas: to the north during the nineteenth century the riverside land had a saw mill and pond with an adjacent brickfield. The pond was then filled in and by the mid-twentieth century was the site of a chicken processing factory. Further north, the site of the former gasworks also serves as an industrial area whilst south of the quay there were boatyards and timber yards in the mid-nineteenth century. The boatyard function continues to this day.

The Twenty-First Century

2.15 By the turn of the century the town was essentially full and developers had moved towards redevelopment of the completed townscape with more intense urban clusters of dwellings or flatted blocks. This trend has so far left the town's historic core intact, but the trend towards taller, denser buildings has posed a growing threat to the character of the wider town. It will be important to ensure that only development which supports valued local characteristics is accepted where it seeks to infill and replace existing townscape.

The setting of the town

2.16 The historic core of the town lies along the southern edge of a ridge that rises quickly from the quayside, extending away from the river. To the south, towards Waterford, the land falls away to the coastal plain. The southwest part of the settlement rises gently from the edge of the coastal plain in the south to the north with the shallow valley of Avon Water to the west. The settlement is bounded to the north, west and south by open countryside; the edge of the built-up area is especially uneven to the west and south with small areas of development extending out into the countryside. The railway line and river flood plain form a hard boundary to development to the northeast part of the area.

2.17 The landscape types surrounding the town, and for the most part underlying the town's evolution, are: 'Ancient Forest Farmlands' to the north and northwest; 'Coastal Plain Estates – Small Parliamentary Enclosures' to the south and across the river to the east and 'Coastal Fringe' to south and southeast. Lymington lies within the 'Lymington and Pennington Coastal Plain' landscape character area. (for details, please refer to: New Forest District Landscape Character Assessment SPG, NFDC, 2000).

2.18 Lymington & Pennington retains a strong relationship with the surrounding landscape (the forest, river and proximity of the sea), permeating the fringes of the settlement and influencing much of the character further into the built-up area. This influence may be by virtue of being visually linked in longer views, being part of the atmosphere, microclimate or history, or being physically linked through green networks, habitats, paths or lanes. Through this relationship to its surroundings and through clear social links the town is intrinsically part of the wider New Forest and Solent environment.

2.19 Key characteristics of the landscape setting of the town include:

- Gently undulating coastal plain which dips down to the mouth of the river
- Coastal grazing marshes, saline lagoons and intertidal/coastal wildlife habitats of international importance
- Enclosed agricultural landscape of medium-sized fields divided by ditch and bank hedgerows, hedgerow oaks and gaps reinforced by post and wire fence
- Large arable fields close to the coast offering views over the Solent towards the Isle of Wight
- Clusters of attractive red brick farm buildings with ornate red brick barns
- Large estates with country houses and estate cottages and gate houses
- Lymington as a central focus to marinas and boatyards along the estuary

2.20 The analytical plan (Fig 1) that follows shows the town as a whole, with its key characteristics, setting and approaches. It illustrates the more important connections and destinations within the town, and significant features and landmarks.
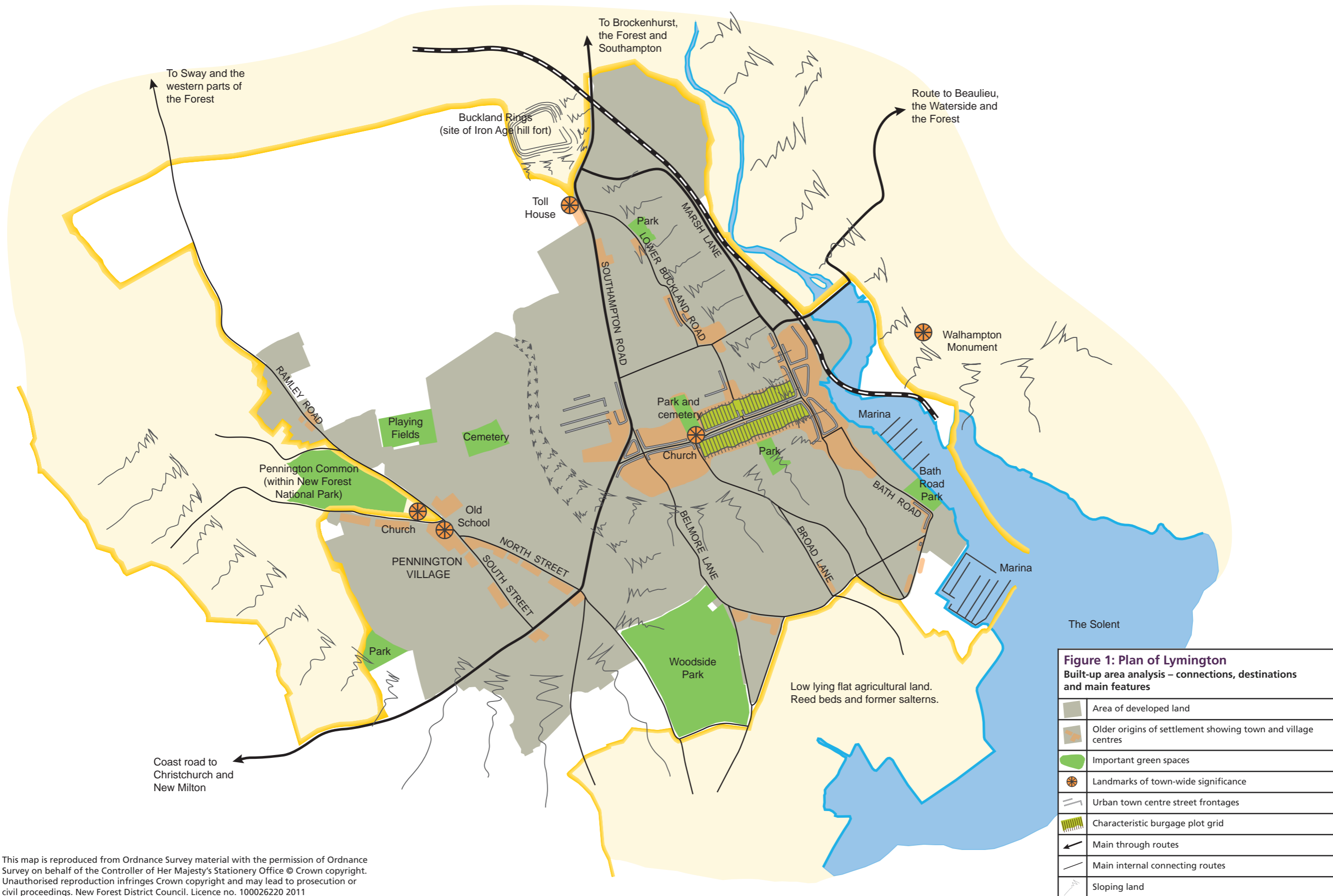
To Brockenhurst, the Forest and Southampton

To Sway and the western parts of the Forest

Route to Beaulieu, the Waterside and the Forest

Buckland Rings (site of Iron Age hill fort)

Toll House

Park

MARSH LANE

LOWER BUCKLAND ROAD

SOUTHAMPTON ROAD

Walhampton Monument

Marina

RAMLEY ROAD

Playing Fields

Cemetery

Park and cemetery

Park

Bath Road Park

Pennington Common (within New Forest National Park)

Old School

Church

BELMORE LANE

BROAD LANE

BATH ROAD

Marina

Church

PENNINGTON VILLAGE

NORTH STREET

SOUTH STREET

The Solent

Park

Woodside Park

Low lying flat agricultural land. Reed beds and former salterns.

Coast road to Christchurch and New Milton

Figure 1: Plan of Lymington
Built-up area analysis – connections, destinations and main features

	Area of developed land
	Older origins of settlement showing town and village centres
	Important green spaces
	Landmarks of town-wide significance
	Urban town centre street frontages
	Characteristic burgage plot grid
	Main through routes
	Main internal connecting routes
	Sloping land
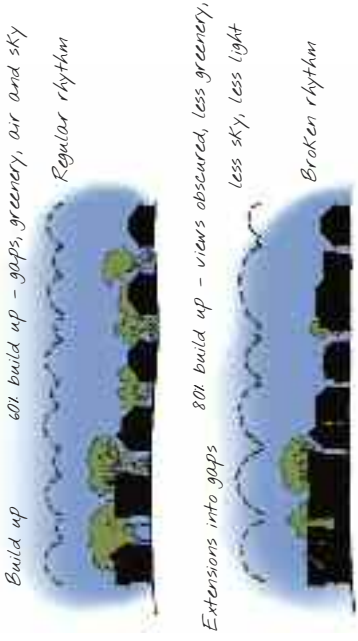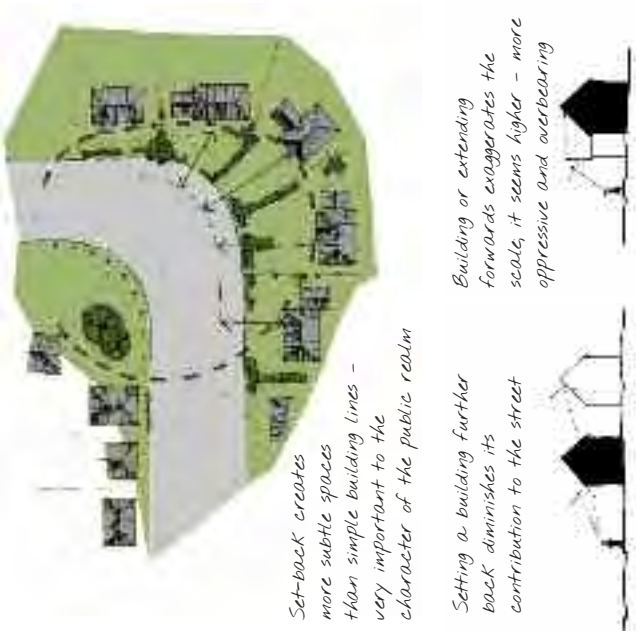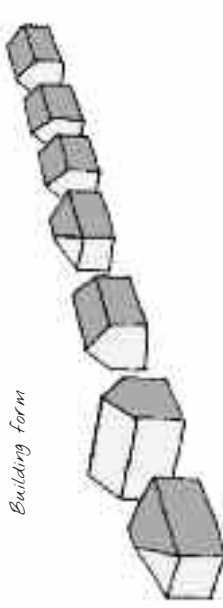
Section 3

Lymington & Pennington – guidance for whole settlement

3.1   This section provides guidance that applies to development proposals anywhere in Lymington and Pennington. The guidance for each individual character area that follows in Section 4 is additional to the guidance given in Section 3.

All roads will be considered as 'streets' for the purpose of applying the Central Government guidance on the design of residential streets given in 'Manual for Streets' (CLG/DfT 2007).

Elements of character and identity	Guidance	Illustration
LAYOUT – Pattern and arrangement of street blocks and plots (urban structure and urban grain)		
Plot width Where there are well defined and regular plot widths, these contribute to the character, especially where building lines (see below) are less distinct.	Where distinct plot widths are an important feature of an area, development should avoid crossing well defined boundaries and additional driveways. Removal of defining features such as walls and fences, tree lines and hedges should be avoided. In the town centre, plot widths may also be of heritage significance. Burgage plots off the High Street must be protected.	Plot width
Building line The line defined by the front elevations of the majority of buildings lining a street is often important in defining the space in front of buildings, allowing views along a street and setting the perceived scale of the buildings.	Wherever a distinct building line is evident, new development should respect it. The main bulk of a new building should reflect the typical building line. Forward extensions should be clearly subservient in scale to the main building.	Building line

Elements of character and identity	Guidance	Illustration
Build up of building line The relative extent and patterns of buildings and gaps along the building line. Loss of existing gaps or introduction of new gaps between dwellings can impact on character by breaking the 'rhythm' of the street and restricting wider views.	Development should seek to retain visual gaps between buildings, avoiding: • Breaks in the 'rhythm' of the street; or • the creation of an undue sense of containment, or loss of spatial structure of the street. Conversely, where a strong sense of containment is important to existing character such as in terraced streets, care should be taken not to dilute this.	Build up 60% build up – gaps, greenery, air and sky Regular rhythm Extensions into gaps 80% build up – views obscured, less greenery, less sky, less light Broken rhythm
Set-back The total distance from the edge of the road to the front of the building. Changing the set-back alters the scale of the building (bringing a building forward in relation to adjoining buildings makes it appear larger, and vice versa). This effect is most noticeable where building lines are not clear.	Replacements or extensions should take account of impact on perceived scale when viewed from the street. Building heights should take account of scale and the impact they have on the overall proportions of the street (the space contained by the building frontages).	Set-back creates more subtle spaces than simple building lines – very important to the character of the public realm Setting a building further back diminishes its contribution to the street Building or extending forwards exaggerates the scale, it seems higher – more oppressive and overbearing
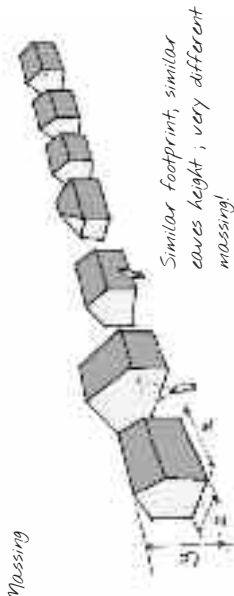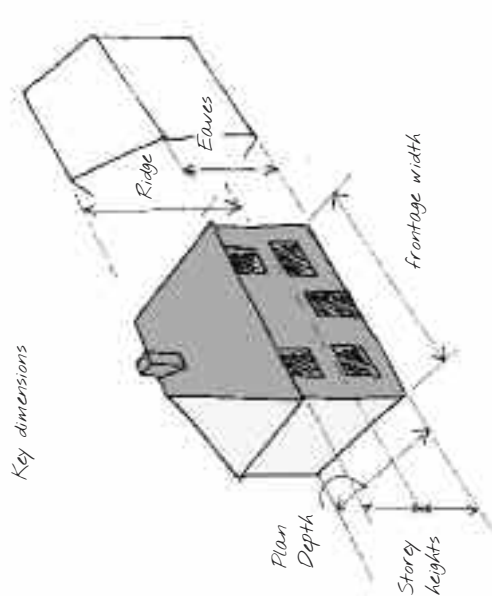
Elements of character and identity	Guidance	Illustration
LAYOUT – Pattern and arrangement of street blocks and plots (urban structure and urban grain)		
Front boundary In some areas, changes to the enclosure of a front boundary, by raising or lowering their height, can alter the character of the street. Tall screens for privacy can be detrimental to the street character of some streets, altering the space of the street, reducing views of gardens, increasing isolation and reducing natural surveillance.	Front boundary enclosures should respect the character of the road or street. Where low front boundary enclosures are typical, introducing taller boundaries should be avoided. Where strong front boundaries are characteristic of the street these should normally be retained. Occasionally rear boundaries also about streets, in which case their treatment also needs to be sensitive to the character of the street. e.g. replacing a rear hedgerow boundary with a tall close board fence would be detrimental, whereas a wall or fence behind the hedge may suit the street well.	*Front boundaries* *Over sized boundary, disrespectful of context – obscures views of neighbouring gardens as well as impeding its own contributing to the qualities of the area.* *Outside fixings are neither traditional nor neighbourly*
Building format Typical shapes of built form, including heights, widths depths, proportions, roof types. Do ridge lines run parallel to the street, or at right angles? Are roofs typically hipped and gabled?	Typical building forms should be identified and taken into account when planning new buildings or extensions to avoid damaging relationships between buildings or building elements. Where building forms (especially roof shapes and pitches) are consistent in a group or along a street, new building, extensions or additions should generally respect this and avoid significant changes to this format. Dormer additions should only be considered where they will not unduly break up the original roof form. Design of dormers should respect the proportions of the building as a whole appearing subservient in proportion and set back behind the building's façade line.	*Building form*
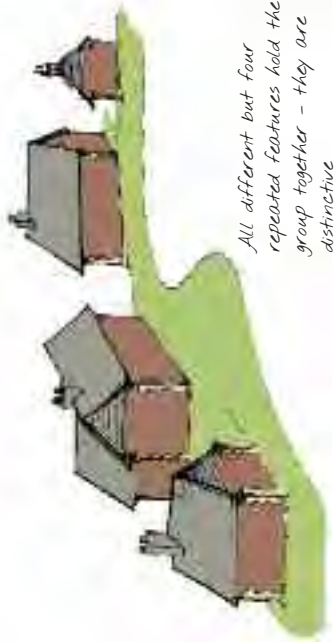
Elements of character and identity	Guidance	Illustration
LANDSCAPE		
Topography The contours of a site and surrounding area are a fundamental aspect of landscape character.	New development should be designed to complement existing contours. Design proposals which simply override the land form and are unduly dominating or require excessive retaining walls or over-engineered solutions should be avoided.	
Ground water availability Trees and other plants die if they don't get enough water. Natural replenishment and continuity of ground water is vital to support plant growth and therefore the quality of the landscape.	Impeding ground water availability through culverting of watercourses or extensive hard surfacing should be avoided. Blockwork or other hard surfacing is not usually porous enough and should only be considered where draining to areas of soft landscape.	
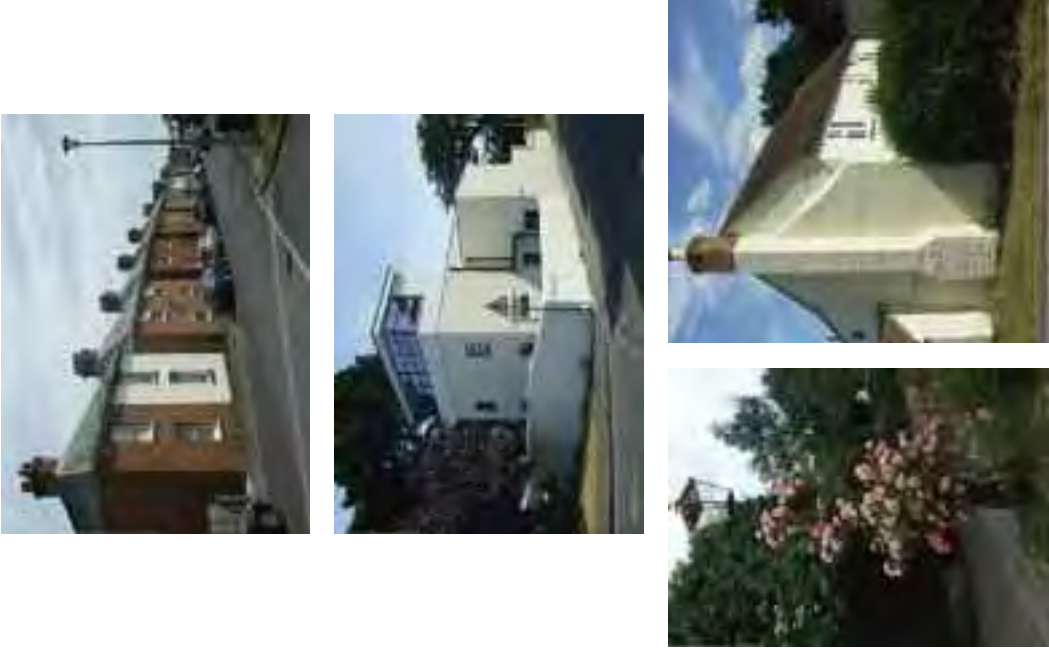
Elements of character and identity	Guidance	Illustration
Green Infrastructure Public open spaces need to be designed and managed to maximise their contribution to local character and distinctiveness. Physical links connecting landscape features and open spaces are valuable for both amenity and biodiversity. Hedges, ditches, trees, gardens and green spaces when linked by juxtaposition or along footpaths, boundaries or even busy streets, have a value greater than the sum of the parts. It is well documented that health and wellbeing are improved where good quality green infrastructure is a distinctive part of the local environment.	Public open space design and management proposals should be used to integrate green space into the built environment, re-connect people with nature, and promote biodiversity, amenity and recreational opportunity for the whole community. Management techniques and proposals should retain and enhance the wildlife potential of functional and visual links through the use of native plants, regular pruning, traditional hedge management techniques and replacement of trees lost through age or disease. Alteration through development or alteration to boundary definition that depletes the accessibility, natural surveillance, security or comfort of pedestrian links should be avoided. Designs for new development should aim to make such links attractive, and to improve natural surveillance and access. Boundaries along such links should allow some surveillance and always be of permanent quality (walls, piers and panels or hedges) and include plants to soften or add interest.	

Elements of character and identity	Guidance	Illustration
Access points Making access points and connections to a local street can affect its overall character and function. A basic building block of local character its connections, boundaries, features and surfaces are often what makes a place locally distinct.	New access points and increasing the use of existing access points should avoid creation of sight lines and radii which damage the street environment. Loss of trees, verges or hedges where such greenery is important are to be avoided or mitigated through the design. Street trees are a vital component of local character - avenues should be retained and any losses replanted.	
Trees Groups, lines or individuals. Often an intrinsic part of the distinctiveness of an area. Size, location and species are significant when defining local character.	Trees contributing to the distinctiveness of their locality should be retained and managed to maintain long-term health and amenity value. unavoidable losses should be replaced wherever possible.	
Green setting for built development Green space around buildings or groups of buildings soften otherwise hard urban environments, and contribute to local character.	Loss of greenery should be avoided in spaces that provide valuable green setting for buildings. For example, introducing excessive areas of hard surfacing with the removal of lawns and plants will produce a much harder environment and change the character. Where individual settings are important, new or replacement buildings should not significantly exceed the typical proportions of built footprint to garden space. Care should be taken to ensure that the green setting of a building is not lost to excessive car parking space.	

Elements of character and identity	Guidance	Illustration
Gardens Collectively, rear gardens through their greenery, tranquillity and biodiversity often form a strong part of the distinctiveness of an area. A single insertion of development into the collective rear garden space of a group of dwellings can destroy the integrity of the whole. Front gardens collectively make a substantial contribution to the character of an area - garden trees can make a significant contribution to the character of an area. Many dwellings have front gardens whose appearance provides amenity value to the wider community as well as to their owners.	Backland development which breaks into and destroys a peaceful oasis of rear garden land should be avoided. Where perimeter block development predominates, rear garden infill breaks the perimeter block structure and may reduce the security of internal areas. Whilst such infill will not normally be appropriate, in cases where such infill is considered acceptable, designs should ensure that rear garden boundaries are not visible from the street. Where garden space is limited, hedges along frontages and climbing plants on buildings can offer considerable green character to the street whilst taking up little room in the front garden. A single garden tree may only take up a very small amount space while giving character to the wider streetscape. New residential development should provide private garden space, appropriate to the development's context. As a guide, in suburban areas with typically larger gardens, new development should aim to provide garden space of at least 100m² for family homes or half the size of the typical gardens whichever is the greater. In town centres courtyard gardens, supplemented by green roof space or balcony, may be appropriate. In areas where field boundaries and woodland tree groups have formed the basis for a publicly accessible landscape, some gardens may be as small as 50m². In such areas layout should aim to include gardens averaging around 75m² but with a minimum of 50m².	

Elements of character and identity

Illustration

Massing

Similar footprint, similar eaves height ; very different massing!

Key dimensions

Ridge | Eaves | frontage width | Plan Depth | Storey heights

Guidance

SCALE – Proportion

Massing
The volume of buildings in relation to other buildings, streets and spaces.

Massing of new building should be proportionate in terms of depth, width and height to the buildings, streets and spaces that are characteristic of the area, especially where there is clear existing consistency.

Key dimensions
Key features and details in craftsmanship, building techniques, façade treatment, proportion, pattern of elements may provide consistency and relate one building to another.

Where there are regular and repeated elements such as windows, bays or porches, gables or even chimneys these can offer a reassuring normality to a place. They may offer a quality of character that is memorable in its own right or they may be the distinctive backdrop against which specific 'highlights' can be set. Without repeated elements, building groups become indistinct and there is no opportunity for highlight or memorable feature.

When deciding upon the main dimensional criteria of an new building or extension, make sure that actual dimensions of neighbouring buildings and of typical characteristic buildings are measured and understood. For instance, typical eaves.

heights and ridge heights are likely to be more important than number of storeys. Plan depth will affect ridge height and also the sense of mass as seen in oblique views, thus disguising excessive depth with flat topped ridges will not normally be appropriate.

Elements of character and identity	Guidance	Illustration
Spatial setting The proportion and layout of space around a built form in relation to its footprint and mass.	The spatial setting of buildings must be carefully considered to avoid development appearing 'overbearing' or 'cramped'. Extensions that may seem perfectly reasonable in other respects can not only destroy the spatial setting of the host building but also that of neighbouring buildings.	
Rhythms, patterns and consistency in features and detail In some areas there will be key features or distinct building styles or treatments, which give a consistency between one building and another. Where there are regular and repeated elements such as windows, bays or porches, gables or even chimneys, these can a give an area or group of buildings a distinct local character.	Where there is a locally distinct pattern of development this should be reflected in the new development where possible. Design, detailing and materials can be contemporary and innovative while reflecting traditional features, providing the forms, proportions and patterns are respected.	*All different but four repeated features hold the group together – they are distinctive*

Elements of character and identity	Guidance	Illustration
Locally significant buildings and structures There are occasional buildings or structures throughout the town which are key local features or which are important as particularly distinctive groups or examples. These have been identified on the key character area maps in Section 4. Even if not a statutorily Listed Building they may be of architectural merit, of a particularly distinct character, or form an important local landmark. These local buildings may be important because of their position in the neighbourhood, their craftsmanship and design or their history, in which case they may be considered as heritage assets. Such buildings are not readily replaced.	Locally significant buildings and structures should be retained wherever possible. Where replacement is unavoidable, whilst the original design need not be entirely replicated, footprints, garden spaces and boundaries, positioning within the plot, materials and proportions should be sensitively designed to retain the considerable contribution these have to the sense of place. Alterations should not reduce the architectural or historical integrity of these buildings or erode their contribution to the character of the area. Advice should be sought from the Council's environmental design team if intending to alter these buildings or their plots.	

Elements of character and identity	Guidance	Illustration
Shopfronts and advertisements There is considerable commercial pressure for "corporate identity" and national style which can all too easily erode local character and distinctiveness.	Shopfronts should be designed to make a positive contribution to the character of the street and respect the nature of the building they are part of. Advertising for all commercial premises should be sympathetic in terms of extent, location, materials, colours and lighting. For further guidance please refer to NFDC 'Shopfront Design Guide' SPG 2001 www.newforest.gov.uk/index.cfm?articleid=1255	
Materials Where consistency is important to the local character, a replacement of materials or a new build in different material can destroy that clarity of character. Variety is important but where there is no underlying consistency in other aspects of design it can destroy any sense of place.	Proposals should seek out the main underlying material use in the relevant building groups and respect this in their design. Where consistency of materials is important to local character, choice of materials should reflect the original materials of typical nearby dwellings. Designs should add to the integrity of clusters of similar dwellings through matching colour and texture choices in materials.	

Elements of character and identity	Guidance	Illustration
DENSITY		
Site coverage (intensity of built form) The approximate proportion of built to un-built land will be evident as the 'hardness' of a place and its impact will also be influenced by the intensity of hard surfaces, walls, structures and outbuildings.	New development should generally reflect locally typical site coverage. Some redevelopment projects might consider creating higher proportions of site coverage, but unless the design can successfully create a discrete and pleasant place in its own right, without adversely impacting on the distinctiveness of the neighbourhood, site coverage as well as scale and layouts should take its cue from local context. Proportions for more intense site coverage must be innovative in design to make best use of space, and be of particularly high quality external finish and detail.	
Density Dwellings or floorspace per hectare. This is linked to the number of people using a place.	Designs for residential developments that increase the density on a site should ensure that they provide gardens of a contextually appropriate size and demonstrate that the proposed increase in car parking space does not deplete the attractiveness of the street.

(See also 'Gardens' section above.) | |

Section 4: The Character Area Guidance

The Character Areas of Lymington (including Pennington)

4.0.1   The character areas are shown in Fig 2. There are ten character areas in all.

4.0.2   For each area, a description, supported by an annotated plan introduces and outlines what is distinctive and of local significance, and where there might be opportunities for improvement. For each area the key elements of local character that should be embraced in new development are listed. Finally there is a checklist of guidance that identifies any additional design considerations relating to that individual area, over and above that already covered by the whole town guidance in Section 3.

4.0.3   The ten character areas that have been identified are shown in Fig 2 below. There are often subtle or small-scale variations in character within individual streets and within individual clusters of buildings, as well as broad variations across the whole town. The scale at which this guidance looks at local character is necessarily limited to relatively broad areas exhibiting clear differences in character. The areas identified are:

     1   Town Centre
     2   Lower Buckland
     3   Green Mansions
     4   Flushards
     5   Waterford and Westfield
     6   South Lymington
     7   Yaldhurst Purlieu
     8   Pennington Village
     9   South Pennington
     10   Rural Lanes

4.0.4   Whichever part of the country you are in, recognizable and distinct patterns of urban development (townscape character types) can be identified. The main townscape character types occurring in this area have been identified and are set out in Appendix 1. These were used to inform the identification of the character areas within Lymington and should be read in association with the general design advice in Section 3 and the individual character area guidance that follows.

Lymington Character Areas

1	Town Centre
2	Lower Buckland
3	Green Mansions
4	Flushards
5	Waterford and Westfield
6	South Lymington
7	Yaldhurst Purlieu
8	Pennington Village
9	South Pennington
10	Rural Lanes

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Character Area 1 - Town Centre

4.1.1 The built up area of Lymington is centred on rising land on the west bank of the Lymington River, which forms a low broad hilltop protruding southward from the Iron Age settlement at Buckland and the Forest to the north. The land takes about a mile to rise to this position from the Solent coast but the ascent is somewhat steeper coming up from the river. It is towards that estuarine coast that the town focuses its layout. The topography creates interest but is not particularly dramatic and for that reason, the views outward and views back towards the town are fairly sensitive to change. A small addition to a building or enclosure of a space may easily block a view or create an entirely different impression of the place.

4.1.2 The high street (High Street and St Thomas's Street) runs east to west, up from the river's edge onto the higher ground. From the southern edge of the high street, the land slopes gently away to the south through a particularly sylvan part of the town (Character Area 3 – 'Green Mansions'). From the northern edge, the high ground runs relatively level, across Avenue Road which follows a route running parallel to the high street, dropping similarly towards the river (and forming a rectangle with Southampton Road and Gosport Street at the ends). Roads running in this east west direction offer occasional glimpses of the rising land on the opposite side of the river at Walhampton – green wooded slopes, fields, and of course the well-known Walhampton Monument.

4.1.3 More generally, glimpses and views beyond the immediate surroundings are important for two reasons: views from the town outwards towards its surroundings provide a sense of where one is in the landscape and in relation to the coast, and views back towards the town provide important impressions of the character of the place and contribute to the sense of approach and arrival. Within the town, glimpses and views of recognisable features such as buildings (eg St Thomas's Church), colours and trees or gaps in the skyline (eg Ashley Lane, New Street, St Thomas's churchyard) revealing spaces beyond buildings can help in recognition of where one is in relation to other parts of the town and to the functions of those parts. This good legibility helps circulation routes retain their use and vitality.

Fig1.1 Legibility: the obvious example is the church which commands a vista at the top of High Street, but it is also visible from other parts of the town, giving people their bearings. Features aiding legibility include not only iconic buildings but can just as easily be a skyline such as that which terminates the vista as one arrives along Southampton Road, or simply a highly recognizable detail on a building.

4.1.4 Lymington town centre benefits from a well-connected layout with not only a fairly regular right-angled street layout (an 'orthogonal grid') but also related small alleyways or snickets connecting streets and spaces. The town was not planned in its entirety on an orthogonal grid layout, but deep within its history, the medieval layout of linear burgage plots at right angles to the relatively straight High Street set the relationship for routes connecting with the street including the important cross roads at the half way point.

4.1.5 The history of the town centre is covered in detail in the Council's conservation area guidance (Lymington – A Conservation Area Appraisal, NFDC 2002) to which the reader is referred for a more detailed interpretation of its historical evolution. However, a broad understanding of the basic make-up of the town is essential when discussing what makes its character and atmosphere distinctive.

4.1.6 The political influences of medieval England have combined with the topography and with the activity of the town to create two distinctly different sorts of layout in the core of the town, before the built up area spread beyond the main street. The lower end (nearer the river) was the original 11th and 12th century settlement, and has a more organic growth pattern. Terraces of dwellings cluster closely along the streets, clinging to whatever piece of land did not get flooded by tides while remaining conveniently close to boats and the activity of the

shore line. The 18th and 19th century houses that now sit cheek-by-jowl almost on top of each other largely reflect the original street pattern. Their characteristically intricate roof forms have adapted and changed over the years, as have the buildings, as they step up the river bank. Plots here are short but fairly regular at least in terms of the widths (and therefore rhythms) they offer to the streets.

Fig 1.2 The Old Mill and Quay Hill: cheek-by-jowl buildings in the part of the original borough below High Street.

4.1.7   At the top of Quay Hill, typical burgage plot layout appears, and continues all the way up the hill to the church and beyond. This regularity of layout is common to many small English town centres in that the main street was divided into narrow slices of land each with a small (relatively equal) frontage and access to the main street. The land upon which the occupiers' activities would be undertaken was set within long narrow strips of equal length running at right angles to the street. In this way, maximum use could be made of the main street, no land was wasted on extra routes and everyone could pass and re-pass everyone else's frontage.

4.1.8   Half way to the top of the main high street, at about the mid point of the borough lies the cross roads of New Street, Ashley Lane and High Street. This wider middle section of the high street accommodates the street market, and was also the site of the original Town Hall building. New Street connects neatly to the approach road of Lower Buckland Road. Ashley Lane, now only connected as a path (apart from local access), offers the only clear sight of the sea from the town centre, a route to Grove Gardens and a direct link to Church Lane/Broad Lane, presumably a long-standing important route up from the salterns and the pockets of settlement near the coast.

Fig 1.3 High Street where long narrow burgage plots define a regular street rhythm.

Fig 1.4 Ashley Lane, footpath connection to Grove Gardens offering a view of the sea.

4.1.9   The importance of retaining these burgage plots is highlighted in the Lymington Conservation Area Appraisal. Various outbuildings, extensions, service accesses and paths exiting only at the narrow ends of these plots have helped maintain their integrity over the years. Walls (often crinkle-crankle walls, built in serpentine form to aid stability) usually separate each plot and although there are sometimes half plot or double plot buildings, breaks in the underlying pattern have generally been avoided. It is these plots that have provided the town with some of its best snickets and linear courtyards for shopping or intimate narrow gardens for cafes or pubs. Paths such as Madeira Walk and The Tins are important paths linking along the backs of the burgage plots. Madeira Walk is a particularly unspoilt passageway. Its character owes a great deal to the attractive quality of the brick walls that run along its sides, and should be conserved. At the back, many of these plots face onto other streets as open rather untidy areas for cars or storage. Maximising the use of land however, some plots have been developed with secondary buildings, emphasising the characteristic plot delineation and creating better definition for the streets behind. However, new development should take care not to dominate the main buildings or to lose the sense of definition of the plots. Redevelopment at Rashley Mews, for instance, adds considerably to the containment of the space – a car park which is effectively a fine square at Emsworth Road.

Fig1.5 Emsworth Road Terrace defines a public square behind High Street.

Fig 1.6 Rashley Mews emphasises the burgage plots, helps contain the space and strengthens the street definition of School Lane.

4.1.10 The high street extends west of the church (as St Thomas's Street) to the point where the land starts to drop again and the coast road heads off to the south-west. Further extension has continued sporadically along streets away from the centre and although there are no obvious or complete buildings of the period left, there are remnants incorporated within later buildings and the medieval layout of the town has remained. This layout, having being built and rebuilt upon, strip by strip, sometimes repeatedly, has created the town centre as we see it today. The patterns of paths and streets has not interfered unduly with the early layout but rather has responded to its orthogonal shape to create a regular grid across the top of the hill.

4.1.11 The town's character is of course not only about past history. The fact that it is very much a residential town centre is an inherent part of its distinctiveness. Houses, flats and some of the businesses provide delightful gardens in linear courtyards in front and rear gardens, even in window boxes, baskets or doorstep decoration on frontages only a foot or two wide. An unlived-in town would not do this to anything like the same extent. Activity in the centre is of course focused on shops and commercial businesses. Lymington has a distinctive mix of shops, including many independent and smaller locally based businesses, the collective image of which avoids the tendency to 'cloned' chain outlets, commonly seen in so many other towns. For planning guidance purposes, the main issue is not which businesses are on the high street but how the building frontages present themselves. The Council's 'Shopfront design guide' SPG offers assistance on this.

4.1.12 Glimpses of greenery acting to soften and humanise the urban nature of the town centre are important, so opportunities should always be taken to perpetuate and add to this character. The spaces behind the principal streets often contain trees, particularly in areas of car parking which are prevalent in the hinterland of the high street and act as a foil to the less attractive back yards and servicing areas of businesses.

High Street

4.1.13 The High Street buildings are a mixture of heights and architectural styles of mostly 18th and 19th century origin, together with a significant number of adapted medieval buildings. These include many fine individual buildings and groups, for example: Stanwell House, Lloyds Bank, Nat West and Barclays buildings, the Moore Blatch building and gardens. Scale in terms of buildings' relationship to the street is important. At present the street is a fairly cohesive whole, apart from a few notable exceptions where occasional over-wide or even single storey oddments break the rhythm. Where burgage plots have been crossed by wider frontage buildings, some buildings are broader but increase in height to retain a comparable scale. Where buildings span the plots but also break the vertical rhythms of the street either through signage, window dimensions, long frontages or other devices, the buildings start to look at odds with the characteristic scale of the street. The mixture of small individual shops, and the way they present themselves through shopfront design, window detailing and signage, contributes to the character of the street (see 'Shopfront design guide' NFDC 2001).

4.1.14 There are several factors that determine proportions both in scale and in details such as windows and doors and especially roof shapes along the street. Traditional architectural proportions are determined by technology and availability of materials at the time of building. Georgian influenced architecture relies very much on established proportions of elements. The architectural character of Lymington town centre, especially High Street, is influenced by both formal Classical proportions and more informal 18th and 19th century building styles.

Fig 1.7 Traditional building proportions of roofs, dormers, window shapes and patterns.

4.1.15 The churchyard at St Thomas is a very important open space in the town centre. Between High Street, the 'Tins', the Town Hall and Avenue Road, it provides both green amenity and various important links that allow visitors to enter the town centre on foot. Any development that threatens the sense of tranquillity or the character of this spiritual amenity should be avoided.

Fig 1.8 Combination of traditional roofscape with more classical Georgian rules of proportion applied

Fig 1.9 Classical rules of proportion allow a very tall three storey building to sit quite comfortably within the scale of the street. The hierarchy of window proportions, with smaller windows on top floor and the parapet wall holds the facade allowing the purely functional part of the roof to recede behind. The building width and pattern of windows and doors reflects the rhythms of the street set up long years before, as burgage plot frontages.

St Thomas's Street and the top of the town

4.1.16 West, past the church, the town's main street continues along the hill top until it reaches Southampton Road and the coast road to Christchurch at Stanford Hill. The historic buildings continue along this stretch but are now of less regular sizes. Courtyards set behind the main street where burgage plots have been altered are less linear in form and tend to link sideways as well as front to back. Maitland and Roundhouse Courts, the one a residential courtyard with intensely packed houses, the other a more commercial space, invite the public in. The overall character, however, is one of small scale buildings and tight, regular street rhythms with narrow plots. Traditional materials such as red brick, handmade orange/red clay tile and Welsh slate predominate as do the traditional proportions of buildings and window patterns described earlier, with the ever-present chimney stacks indicative of an older townscape.

Fig1.10 View west along St Thomas's Street from the church.

4.1.17 Buildings of particular note along St Thomas's Street include: St Thomas's Church; Monmouth House 1650, the town's oldest complete domestic building; Quadrille Court, rebuilt in 1911, with its red brick wall and iron gates; Wistaria House with its more unusual 'mathematical tiles'; Chawton House, now a doctors surgery with its distinctive curved facade; 30-32 Peela House, a former chapel.

4.1.18 The approach up Stanford Hill offers a powerful identity in the large mansions of Highfield. These face across an open green, southwards down the hill facing Rowans Park and are aligned along the direct footpath link to Pennington. They are of a greater scale, proportionate to the space they are set behind, and form a contrast with the closer-knit terraces of Stanford Road and Queen Street on the nearby triangular 'island'. Bucklers Court (and Mews) off Anchorage Way is a successful transition from the larger Highfield buildings to the smaller traditional dwellings. From this point, moving into town, one passes varied, interesting older buildings, some set back from the street with front gardens behind railings or walls. There is a vibrancy and colour engendered through centuries of change and building use together with current activity and personalisation.

Fig 1.11 Stanford Road buildings, historical materials details and strong street definition, skyline and plot rhythms.

4.1.19 It is perhaps a general rule applying to all of the town but absolutely essential where variety exists such as here, that if a building is to respect its historic surroundings it must be designed and built faithfully to accept the principles of proportion, rather than seeking to disguise an ill proportioned building with overblown depth or false decoration. Decorating a building is not wrong in principle: Figure 1.11 above illustrates gutter brackets, but one could for example also use gardens, gates, brickwork detailing below eaves and on chimney stacks. Contemporary design in the town centre needs to be proportional and faithful to material, colour and texture. Traditionally styled buildings must be all these and embrace the details that would be seen on a traditional building, ie windows set back into reveals, chimneys of correct proportion as if the whole building were fuelled by fire places (if not, then chimneys are better not provided). Window cills should be of similar materials front and back.

4.1.20 Stanford Road, in part as a result of the amount of traffic it has to accommodate but especially because of the supermarket, is somewhat at odds with the rest of this top end of the town. The concrete embankment and 'corralled' crossing for pedestrians deplete the quality that is so strong in the terraced building facades. The supermarket building is of its time and does attempt to relieve the starkness of a utilitarian box with its articulated façade and planted frontage. However, the unfortunate dominance of function over form resulting in the inevitable blanked frontage, making pretence with blanked windows, the tired planting and blanked front door sending the pedestrian round a convoluted, dull pathway prevents this building from making the contribution it should to the vitality and activity of the town.

North of High Street

4.1.21 The existence of industry within the town is of recent origin. Prior to the Wellworthy engineering company's arrival in the town, the employment was generally related to the locality, be it fishing, salt production, farming, merchant shipping, boat building (not to mention smuggling). Employment uses have therefore been long located within the floodplain, usually directly alongside the river. Behind the burgage plots on the north side of the town, however, some more mixed-use streets have grown up gradually during the 18th and 19th centuries where the secondary employment needs of servicing the town were placed. Here, such things as schools, malt house, warehouses, community halls, waterworks, gasworks, allotments, sports fields and the work house all had taken up land by the turn of last century. Interspersed within these are clusters of dwellings of various ages and type from occasional rural agricultural workers cottages dating from times before the town's expansion, terraced streets of Victorian and Edwardian town houses, suburban local authority semis and occasional retirement bungalows. Streets north of High Street are therefore very mixed but still with a very urban character.

Fig 1.12 Car park off Cannon Street.

Fig 1.13 Turn of 20th century warehouse on New Street.

Fig 1.14 Maltings on New Street.

Fig 1.15 Cannon Street: industry fills the space behind this small group of older houses. Any future development should not only retain these but take their form, scale and massing into account.

Fig 1.16 Suburban semi-detached houses on North Close on the site of a mineral water factory.

Fig 1.17 A rural cottage and modern town houses on the corner of North Close and East Hill.

4.1.22 The key streets in this area are New Street, Gosport Street, Cannon Street, Barfields, Emsworth Road and North Close. These are all contained by East Hill and Avenue Road, where varied houses and bungalows sit within large garden plots with one or two large municipal buildings similarly set within proportionate spaces such as the Council offices and old Infirmary (once the 'poor institution' or workhouse).

4.1.23 The character of Avenue Road is mostly about scale and setting including a fairly consistently generous set back. The garden margin and rhythms of skyline and gaps created by the Avenue Road dwellings, each within their plot, has been the subject of some quite radical changes in character over recent years. This is down to the introduction of large scale flatted developments squeezed onto what were once generous plots. Expansion and development are part of a living town and whilst this may in some eyes be the natural boundary wherein the urban centre might properly extend to and be contained, this was never planned. As a result some developers have sought to reflect the Southampton Road terraces and the compact rhythms of an urban street and built accordingly, while others have attempted to disguise their building's bulk within highly articulated stand-alone blocks. It remains to be seen whether the controversial development on the northeast corner of Southampton Road and Avenue Road currently under construction will succeed in marrying urban intensity with the more suburban rhythms and mass that had for nearly a century provided a contrast between the Southampton Road terraces and their approaches.

4.1.24 At the junction of East Hill and Avenue Road, opposite New Street, much of the former workhouse buildings have recently been refurbished retaining an important historic building that is a landmark in the town.

4.1.25 Down East Hill, the green verge embankment and the tree and shrub line hide the new blocks of flats that incorporate and imitate the refurbished, Victorian 'Hill Croft' house. Various dwelling types fill in the remainder of the street with one distinctive rural cottage at the corner of North Close.

4.1.26 At the bottom of East Hill, turning southwards towards the town centre along Marsh Lane, low rise factories and garages offer a utilitarian edge to the eastern side of the street, obscuring views of the river. Provided this remains low rise, vital views from higher parts of the town over rooftops will not be obscured. Opportunities to plant trees along the road frontage should however be taken wherever possible. Gosport Street presents a series of interesting and varied frontages with two or three storey properties set behind narrow front gardens. Alteration has affected most of these older buildings but despite this, where their detailing and materials remain faithful to their architectural origins and where the original buildings are still visible they contribute considerable value in defining the character of the street and should be retained unless there are clearly justifiable reasons why they should be replaced.

Southampton Road and Six Acres

4.1.27 The Southampton Road terrace that welcomes the visitor to Lymington has been mentioned elsewhere, comparing the chimneyed skyline with the battlements of a castle. The powerful repetitive rhythm of frontages each with its small space for personalisation is a distinctive characteristic of the town, repeated in various locations north of the high street. Opposite (on the east side), the street loses its urban character for a short section as the remnants of original suburban plots with green gardens have succumbed to the demand for car parking and gaps that previously allowed glimpses of sky and trees beyond have all but disappeared. The last four houses are older though and return a softer but nevertheless urban rhythm and building line to the street. Recent building maintains a reasonable transition, respecting this building line and the rhythms these set up even where a deeper footprint and greater mass has (somewhat controversially) stepped over Avenue Road to extend the urban centre onto its north side. The pleasing visual effect of the terrace is compromised by an intrusive tangle of overhead wires and any opportunity should be taken to bury them.

4.1.28 Behind the Southampton Road terrace is a fascinating collection of Victorian and Edwardian buildings on a tight Victorian street grid locally referred to as Six Acres. The set-back, building line, roof forms and the close garden margin are all fundamental characteristics here. Some rows of terraces give way to rows of identical semi-detached houses and the occasional detached house, all speculatively built over a period of a few decades around and after the turn of the twentieth century. The essential need to respect historic townscapes even where variety exists is mentioned above and is vital here.

Fig 1.18 Varied terraces, detached and paired dwellings in the Western Road part of Six Acres. Articulated skyline in rhythm with the plot divisions, eaves lines are fairly consistent, and various small set-backs together with a fashion for painted facades allow personalisation.

Waterloo Road, the riverside and the station

4.1.29 The visitor arriving from the eastern forest emerges to a view of the town in which the importance of the landscape character of the river is immediately obvious. A wide space of calm water with green tree-lined banks is the foreground for the setting of the town as it rises above the river, its varied roof shapes interspersed with tree canopies up to the brow of the hill just before New Street. The low rise industrial sheds and buildings on the west side of the river recede below the general small unit roofscape and provided that they retain and add to the tree cover, such employment uses do not detract from the wider townscape. From the west, views down from Cannon Street, East Hill and the spaces and buildings in between are available across the water to the National Park - green fields and wooded sides of the east bank and the Walhampton monument which surmounts them.

4.1.30 There is a meander in the river cut off by the railway that encloses a wide plateau of the flood plain jutting out into the river (the former Webbs chicken factory site). This headland defines the last section of river valley where riparian character dominates that of coastal activity and bank vegetation. Even though this section of the river is tidal, it isn't until one passes the headland to the south that the river valley takes on a far more maritime estuary-like character as denoted by the many masts visible alongside the town quay and beyond the railway bridge.

4.1.31 This D-shaped plateau, formerly Mill and pond, and latterly a factory, has been cleared in preparation for development. Any new development will need to ensure that the character of the river edges is retained and that the view of the town rising behind the river is respected. It will need to be sympathetic to the 'grain' of the existing town, its rooftops and building forms as seen from the Walhampton bank. Finally, it will need to recognise and respond to the great importance of the quality of connection to the town centre. Social links, especially with the Walhampton side of the river, are important. The character of Bridge Road needs to reflect the importance of safe access between the town centre and the National Park for all road users including equestrians, cyclists and pedestrians.

4.1.32 Arriving across the bridge and causeway, Waterloo Road turns left along the low lying approach to the town quay. Here, in a series of small lanes, 19th and early 20th century dwellings stand hard against

the road edge, and sadly many have sustained unsympathetic alteration. Their contribution to creating a distinctive streetscape is nevertheless still considerable in terms of their juxtaposition to the street, traditional form, the proportion of building elements and their remaining traditional materials and colours. Part of the old borough, the buildings have an increased presence as the road approaches the station with new buildings exhibiting the success that can be achieved with contemporary architecture that respects the traditional architecture of Station Street and Waterloo Road. Station Street runs sharply down from Gosport Street to the iconic station building standing as a landmark together with a 'Lymington' street lamp, a red phone box and an anchor on the corner of the bus yard.

Fig 1.19 The station building stands alone as a landmark end-stop to the vista down Station Street. Care will be needed in designing any neighbouring developments to respect the scale and setting of this building.

Fig 1.20 Station Street terraces of a similar age with similar rhythms, articulated skyline, ridgelines and traditional window proportions as are seen in the other gridiron arrangements of connected Victorian/Edwardian streets (see also Six Acres or Gosport Street for example).

Fig 1.21 The flood plain of the Lymington River looking north from Bridge Road.

Fig 1.22 Although tidal, the riparian character remains strong on the last bend of the Lymington River before the headland where maritime views and vegetation start to dominate. Trees on the right are part of the green riverbank of the old Webbs factory site (formerly mill pond, brickfield and further back an area of salterns according to an old map, although the water is probably brackish rather than truly saline).

Fig 1.23 Recent buildings along Waterloo Road take their cue from the skyline, set back and street rhythms of plot sizes from the adjacent buildings and streets to create harmonious built form in both contemporary and traditional styles.

The Quayside and beyond

4.1.33 The general aspects of the character of the Quayside are described above and in the Lymington Conservation Area Appraisal. It is worth noting how the area joins the 'Flushards' area to the south (Character Area 4). South of the original quayside settlement, the historic buildings continue but towards the water, the historic town becomes more stop-start and large boat sheds, chandleries and a timber yard break up the regular street rhythms. Any redevelopment of these, if turning to residential, should either create a transition between the character of small rows of units, some two-storey and some three-storey, through to the suburban two-storey dwellings of Queen Katherine Road or on the lower ground, break down the street frontage with low rise buildings, allowing some gaps to offer glimpses of the masts and river beyond and offer an improved street edge to allow more inviting (and safer) pedestrian connection down Bath Road.

Fig 1.24 Captain's Row terraces.

Fig 1.25 Detail that offers personalisation of properties provides Lymington with a richness and delight even where street frontages have very little set-back.

Fig 1.26 Occasional minor landmarks are important.

Fig 1.27 Nelson Place.

Key defining elements that can positively inform new development proposals:

- Plot definitions and dimensions
- Traditional/ Heritage detailing and materials (red brick, red hand-made tile or slate roofs, timber sash windows, chimneys, parapets, iron railings)
- Variety in shop front design respecting historical streetscape
- Crinkle-crankle walls along roadside or between plots
- Small alleyways (snickets) along the backs of, or connecting through burgage plots.
- Roofscape and skyline - articulated roofscapes both at local street level and as seen from more distant views.
- Intensity of urban grain
- Numerous heritage assets
- Vital and vibrant town centre streets – well defined streets and town centre spaces offering opportunities for café and active street culture

Main elements of Green Infrastructure

- Peaceful churchyard including its large trees, mown lawns and wilder areas
- Remnant rural hedgerows of native species alongside footpaths. i.e. to rear of churchyard and alongside Highfield
- Rear garden spaces especially 'Old Borough' burgage plots south of the high street, behind Highfield and within Victorian grid type streets such as Six Acres
- Avenues which need re-establishing along New Street and Avenue Road
- Open green spaces at the old infirmary site, in front of Highfield and adjacent to the churchyard
- Occasional larger trees in gardens or on streets
- Car park trees

Town Centre Character Area Guidance

The following guidance illustrates how new change and development might be achieved in a way that maintains and enhances the character and distinctiveness of this part of Lymington. It identifies how any new development should be designed to respond to its context and the key defining features of this area.

This guidance supplements that already set out in Section 3.

Elements of character and identity	Town Centre guidance and comments In addition to general guidance given in Section 3
LAYOUT – Pattern and arrangement of street blocks and plots (urban structure and urban grain)	
Plot width	Important throughout, typically distinctive plot widths create rhythms along many streets. Where occasionally wider plot widths of suburban or employment uses create small gaps in otherwise regular tight knit development, emphasis must be given to the underlying rhythm of the street (Avenue Road/East Hill being the one exception).
Building line	
Build up of building line	
Set-back	Particularly important to avoid imposing uncharacteristic set-back simply to accommodate vehicles. Cars should go under, inside or between buildings where they cannot be satisfactorily accommodated on the street.
Front boundary	Low front boundary treatments generally found in town centre streets, but in some areas higher walls are characteristic. In all cases high quality detailing will be required
Building format	
LANDSCAPE	
Topography	Always take account of the rise in land from the river and how this may be emphasised by varied building heights and how buildings are more visible as part of the skyline or in blocking important views where the land drops away to the east.

Elements of character and identity	Town Centre guidance and comments In addition to general guidance given in Section 3
Ground water availability	
Green Infrastructure	The churchyard is the main public area of green amenity together with the green and play area at Parish Court alongside. Together with this, areas of car parking and garden groups allow trees to punctuate the skyline and offer biodiversity. The river bank itself offers opportunity for both biodiversity and green amenity, provided that the tree groups are retained and augmented with riparian vegetation.
Access points	
Trees	The large trees in the churchyard, the Stanford Hill open space, at the crossing of Bridge Road and sporadically around East Hill and New Street are all important. The loss of distinctive character through garden depletion, and the introduction of larger more urban building with smaller or fewer gaps can be ameliorated to an extent by replenishing the trees along Avenue Road with the re-introduction of a proper avenue of good sized tree species including significant trees along the Town Hall frontage. Similarly, in New Street, wherever new development occurs lime trees which are now only occasional could be reintroduced.
Green setting for built development	
Gardens	Although small in much of the town centre, these narrow margins are vital opportunities to personalise property and to show off variety in detail and richness to add to the delightful old building forms and details
SCALE – Proportion	
Massing	Traditional construction methods through most of the town centre mean certain limitations to building depth and therefore massing. If this is not respected, modern building, no matter how traditionally detailed will appear at odds with its surroundings in close, oblique or distant views and undermine the characteristic skyline.

Elements of character and identity	Town Centre guidance and comments In addition to general guidance given in Section 3
Key dimensions	These are often critical defining characteristics where older terraces exist
Spatial setting	For most buildings the key consideration will be the relationships to the street which forms the space in front of the building. Backs of plots will also be significant in some cases.
APPEARANCE	
Rhythms, patterns and consistency in features and detail	Consistency is usually in groups or areas of street in terms of skyline rhythms, patterns of fenestration or doorsteps etc. Detailing provides a great richness in many streets, where it is not applied as a superficial add-on. Whether traditional or contemporary, this approach needs to be continued.
Locally significant buildings and structures	These include many old street lamps, gateways and walls which the scale of the plan makes impossible to mark. It also includes many buildings, marked as orange where they are important groups, important street frontages or useful examples of what is strongly characteristic of the neighbourhood. They are marked in red where they are particularly fine examples or landmarks within the town centre.
Materials	Brick, slate and clay tile. Colours, tones, textures and the use of traditional materials will need to be considered
DENSITY	
Site coverage (intensity of built form)	This will usually be fairly intense but do not remove all garden opportunity in favour of car parking but retain a balance.
Density	Should be fairly high although taking a nationally typical town centre density would not be appropriate as it would mean taller buildings or more cramped living than would be appropriate. [Refer also to Lymington Conservation Area Appraisal for more additional guidance]

Contemporary design in the town centre needs to be proportional and faithful to material, colour and texture. Traditionally styled buildings must be all these and embrace the details that would be seen on a traditional building, ie windows set back into reveals, chimneys of correct proportion to suggest that the whole building is fuelled by fireplaces (or else don't provide chimneys), window cills of similar materials front and back.

Varied terraces, detached and paired dwellings in the Western Road part of Six Acres. Articulated skyline in rhythm with the plot divisions, eaves lines are fairly consistent and various small set-backs allow personalisation.

To Brockenhurst, Southampton and the Forest

To Beaulieu and the Forest

Although tidal, the riparian character remains strong on the last bend of the Lymington River

To Brockenhurst, Southampton and the Forest

Vista to Walhampton Monument

Quay Hill: cheek-by-jowl buildings below High Street

To Pennington

The sea

To Christchurch

Historic context: if a building is to respect its historic surroundings it must be designed and built faithfully to accept the principles of proportion and not seek to disguise an ill-proportioned building.

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Character Area 1: Town Centre

	Conservation area boundary
	Planned cul-de-sac groups of houses
	Planned connected type street layouts
	Listed buildings
	Important building groups and street frontages
	Larger garden spaces or groups of tranquil garden space
	Avenues
	Important trees/tree groups
	Important open green space
	Key features or buildings (lamp; wall; bldg)
	Important views, vistas
	pedestrian links
	Water

Character Area 2 - Lower Buckland

4.2.1 This is the northernmost character area, where three key roads and the railway enter the town from the north. With a more varied landscape and topography than elsewhere in the town, in times past the higher pasture land dipped steeply down to the river valley and the flood plain. Taking advantage of the commanding views from the higher ground, Iron Age inhabitants built defensive earthworks (now a Scheduled Ancient Monument) just to the north of this area. These overlooked not only the defended landing stage on the river at Ampress (mostly now invisible or lost under industrial development), but also the all-important route to the coast. In the hill fort's hinterland to the south, the tiny settlement of Buckland appeared much later, situated on a further rise of the land where the road branches, offering a choice of routes to the town centre. In the vicinity are a number of recognised historic buildings, including the toll house for the main route to Lymington and the coast.

Fig 2.1 The Toll House.

4.2.2 The road forks, but it seems likely that the higher road (Southampton Road) would not have been the main route while the town was still in its infancy but that Lower Buckland Road must have held a greater importance. Various buildings and cottages, typically associated with agriculture, are still dotted along this road which winds down between hedges and great parkland trees, as well as remnant tree lines from the old fields that are now filled out with a mosaic of suburban residential estate developments. Lower Buckland Road is thus the spinal core of this area. Its varying width, sporadic verges and inconsistent pavements, combined with occasional oak trees or hedgerows makes a distinctive setting for the older cottages that lie along it.

Fig 2.2 Rural cottages along Lower Buckland Road.

4.2.3   Various eras of housing estate design are represented in the areas to the south and east of the area, all joined together by a maze of footpaths. Tree and hedge lines from the old field paths and boundaries still characterise some areas. Some planned cul-de-sac estates have courtyards or road ends designed for car parking, while short alleyways and links between fences and walls connect the clusters of houses to each other, and on up towards the old road. In one area (Bank View and Harvester Way) a ribbon of green space provides a pedestrian amenity route entirely separated from cars. It has been part of the deliberate planning of these estates to provide a separate car route, unhindered by pedestrians or building. Although currently cut off by a substation, this path has the potential to offer a valuable connection to the hospital and other activities on the Ampress site to the northeast. Marsh Lane bypasses the traditional approaches to the town, running along a broad sweeping green corridor lined by wide verges and hedges. It follows the railway edge as far as the industrial buildings that have relatively recently created a small employment zone, immediately before entering the old Borough boundary at Gosport Street.

4.2.4   To the west of the area, Southampton Road leads the coastal traffic towards the top of the town and beyond to the coast road (Milford Road). A group of older buildings centred around Buckland Cottage mark a narrow lane that links down to Lower Buckland Road, but the 'main route' Southampton Road (formerly known as Buckland Road) runs almost due south between large, mostly interwar, suburban dwellings of varying design and size but each with a generous set-back and garden setting. It is the garden setting as a broad green margin to either side of this road, and the open rhythm of the skyline

resulting from well-spaced buildings that lie almost subservient to the green landscape that informs the character of this street. The feeling of arrival at an urban centre is delayed until one reaches a dramatic point of change, where the historic town appears as a crenellated (almost battlement like) skyline peppered with chimneys and dormers terminating the vista on this main approach.

Fig 2.3 Arrival at the urban centre of Lymington, heralded by the distinctive 'crenellated' vista (evocative of a battlement, with a little imagination!).

4.2.5   Close to the town centre, various brickworks and gravel pits have over the years added to the dramatic shape of the land. As a result, the various streets that have now all been built over and might otherwise have followed a more connected pattern stop and start with steep level changes, sometimes even between neighbouring properties. Ellery Grove and May Avenue change from well-connected type street patterns with regular plots and front and back gardens, to bungalows in garden settings. Streets such as Tithe Barn, Shrubb's Avenue and Broomfield Lane are of a time and type that would normally have been looping connected layouts (see Appendix 1) if level changes and land ownership boundaries had allowed.

4.2.6   On the plan, various buildings are highlighted as being of particular importance in the area. These all exhibit traditional building forms, many typical of New Forest rural dwellings, some associated with the manor house, inn or toll booth buildings in Buckland (for more detailed information please refer to the Buckland Conservation Area Character Appraisal, NFNPA 2010). There are also a number of buildings marked on the plan in orange, some of which make a valuable contribution to the underlying rural heritage of the area, and

others important as examples of dwelling types that characterise particular pockets of housing. For instance, the five red brick pairs along Ellery Grove are particularly noteworthy for consistent use of materials and their unaltered roof forms and remaining chimneys. There is a set of attractive bungalows at Shrubb's Avenue, one of which is shown on the plan by way of example although the whole set is significant in its consistency as an unspoilt group, offering a distinctive and high quality.

Fig 2.4 Ellery Grove: hipped semis, red brick, slate roofs, consistent hips, retained chimneys and uninterrupted roof planes are strong features.

Fig 2.5 Shrubb's Avenue: although not particularly old, this set of richly crafted bungalows with their garden settings has a very distinctive character.

4.2.7 The lower lying cul-de-sac layouts of recent decades have no special buildings to remark upon but in the design of some of these areas, where the needs of cars have not been placed above the needs of people, intimate garden courts and planted areas abutting dwellings harmoniously complement the consistent simplicity of the building forms. Materials have sometimes been replaced or updated offering variety and interest but wherever the front gardens (even simple tiny planted spaces and margins) have been removed or hard-surfaced and wherever building alterations have altered the simple building form (usually extensions with inappropriate roof forms) the identity and distinctiveness of these places is quickly lost.

4.2.8 Returning to the hill top at Buckland, some large houses now infilling gaps along the lanes and two rather private cul-de-sac groups of houses in large garden settings perpetuate the wooded cover that the gardens and estate grounds of Buckland would in the past have given a backdrop to much of the lower lying area. Together with the public play space and the retained field trees and hedges, this green hilltop acts not only as a backdrop but also as a reminder of the forest landscape underlying this character area such that despite the unremarkable architecture of the estate houses, there is nonetheless a sense of being 'in the New Forest' and of 'belonging to Lymington'.

Key defining elements that can positively inform new development proposals:

- Traditional (esp. late 19th century) buildings, varied forms and forest cottage characteristics alongside Lower Buckland Road
- Varying width and lack of pavement on sections of Lower Buckland Road
- Green edges, trees, verges and generous front gardens along the Southampton Road corridor
- Similar groupings of dwelling masses, simplicity of building forms and richness in front gardens in later estate infill
- Varied topography offering views out over the river valley
- Occasional significant tree groups associated with larger plots, open spaces and older field boundaries
- Network of minor paths and pedestrian links alongside older field boundaries, green verges and adjoining courtyards or cul-de-sac ends that create an easy permeability between later estates and the older principal route
- Green corridor edge of Marsh Lane

Main elements of Green Infrastructure:

- Hedgerows associated with old field boundaries and especially alongside the older lanes and Lower Buckland Road itself
- Large forest species and former hedgerow trees
- Great parkland species trees in large gardens
- Green edges, verges as well as garden set-backs and settings along Southampton Road
- Network of minor paths and pedestrian links alongside older field boundaries, green verges and adjoining courtyards and cul-de-sacs ends to create an easy permeability between later estates and the older main route
- Green corridor edge of Marsh Lane
- Parkland setting alongside Harvester Way estate
- Main public open space off Lower Buckland Road
- Smaller incidental public 'greens' at Shrubb's Avenue and Tythe Barn (including the end of Tythe Barn)

Lower Buckland Character Area Guidance

The following guidance illustrates how new change and development might be achieved in a way that maintains and enhances the character and distinctiveness of this part of Lymington. It identifies how any new development should be designed to respond to its context and the key defining features of this area.

This guidance supplements that already set out in Section 3.

Elements of character and identity	Lower Buckland guidance and comments In addition to general guidance given in Section 3
LAYOUT – Pattern and arrangement of street blocks and plots (urban structure and urban grain)	
Plot width	Important along Southampton Road and within the connected type streets.
Building line	Particularly important where streets are regular such as Tythe Barn
Build up of building line	Typically large gaps between buildings on Southampton Road. Gaps are similarly important on connected type streets.
Set-back	It is noted that Southampton Road has suffered where this has been ignored in the past.
Front boundary	
Building format	Where cul-de-sacs offer very simple forms without hips it is important not to introduce such features. Where connected streets are characterised by hipped roofs, these are notable for their consistency, clean roof planes and the gaps they provide for views and light to give an open atmosphere to streets. Where older buildings are already altered but retaining their traditional form, these at least offer some contribution to distinctiveness

| Elements of character and identity | Lower Buckland guidance and comments
In addition to general guidance given in Section 3 |
|---|---|
| **LANDSCAPE** | |
| **Topography** | The area generally slopes down to the river in the east but also drops sharply down in places. Lower land has areas of lower buildings allowing the buildings and spaces on higher ground to see out and allowing views of the town to 'build up' towards higher ground. |
| **Ground water availability** | |
| **Green Infrastructure** | Green routes along old field boundaries connect up the park (Lymington Meadow play area) as a central resource for the area. Verges along Marsh Lane create a soft road corridor but have potential for greater biodiversity. Green space within the connected streets is either under pressure for car parking or simply neglected. Tythe Barn and Broomfield Lane have potential to contribute to distinctiveness through simple treatment of their greenspace. |
| **Access points** | |
| **Trees** | Generally important throughout the area. The large trees on the east of Buckland Hill, within larger gardens and alongside lanes, form a particularly important backdrop. |
| **Green setting for built development** | Avoid further losses of front garden space to car standing. |
| **Gardens** | It is important to recognise that the small fragments of garden space against front doors combined with car parking spaces in the tight knit cul-de-sac areas provide richness and delight in areas of simple architectural form. |

Elements of character and identity	Lower Buckland guidance and comments In addition to general guidance given in Section 3
SCALE – Proportion	
Massing	
Key dimensions	
Spatial setting	
APPEARANCE	
Rhythms, patterns and consistency in features and detail	Consistency is important in small estate groups especially on connected street types.
Locally significant buildings and structures	Locally significant heritage assets are shown in red on the plan but in addition, some buildings are significant for the example they sometimes provide as a template for guiding alteration and development or resisting inappropriate changes
Materials	
DENSITY	
Site coverage (intensity of built form)	Higher intensity works on the north east corner of the area because the green infrastructure is integral to the layout.
Density	

New development apes the variety and intensity of a village centre, seen along the approach corridor to the town, the walls and corner tower especially form a minor landmark to further herald the point of arrival (the visitor having crossed the stream just north of the 'Ampress' entrance where the thatched cottage and sylvan backdrop mark the edge of the Forest.

Views to New Forest National Park countryside

Town centre and Isle of Wight ferry

Lower Buckland Road: cottages and the green 'rural lane' quality

Harvester Way and Bank View: intense dwelling courts with front doors entering onto green margins or combined garden courtyards. Cars are separated onto cul-de-sacs and parking courts while the paths each connect to a string of green spaces, giving parts of the estate a parkland setting.

Marsh Lane: wide green corridor

Station

Fig. 2.2

Fig. 2.5

Ellery Grove: a group of satisfying red brick and slate roofed semi-detached houses each with unspoilt hipped roofs and chimneys allow wide gaps in the skyline.

School

Verges and front gardens are important to May Avenue but they are under pressure from car use

Set-back achieves an important garden margin

Town centre and coast road

Fig. 2.3

To Brockenhurst and Southampton

Buckland's Gates

Fig. 2.1 Toll House

Southampton Road: green banks and garden margins, set-backs and gaps between various designs of dwelling, each in their setting, intensifies as the dramatic crenellated skyline of the town centre chimneys approaches.

Inconspicuous path entrance where a dramatic climb through this pocket of woodland leads up to Lower Buckland Road and towards the town centre

Green pathway, hedges, embankment and various narrow margins of verge are important as the road corridor setting for the historic buildings of 'Little Buckland'

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Character Area 2: Lower Buckland

	Conservation area boundary
	Planned cul-de-sac groups of houses
	Planned connected type street layouts
	Listed buildings
	Important buildings or groups and street frontages
	Larger garden spaces or groups of tranquil garden space
	Important trees/tree groups
	Important open green space
	Key features or buildings (lamp; wall; bldg)
	Important views, vistas
	pedestrian links

Character Area 3 - Green Mansions

Fig 3.1 East Grove, one of the original 'mansions'.

Fig 3.2 Part of Fairfield's original collection of buildings has inspired the design for conversion and infill in a discrete pocket of the area.

4.3.1   Historically, the area immediately to the south of the town centre appears to have been the favoured location for a number of large mansion houses with generous sized 'grand' gardens, developed as the town became an attractive genteel resort with its Sea Baths following the decline of the salt industry. After the Second World War these grand houses were uneconomic and were sold off for development, but the layout of roads and paths in the area has survived along with substantial fragments of buildings and structures associated with them, including the red brick boundary walls which are now a key element of this part of the town. The considerable mature tree stock of these 'grand' gardens and adjoining land is equally important to the character of the place, the continuity of which has been maintained by the considered planting of new specimens planted over the years.

Fig 3.3 Walls and trees on Grove Road.

4.3.2   A number of well designed small 'estates' (perhaps better described as 'urban hamlets') exist in this area, often based upon the historic layout of the former estates and taking elements of traditional built form and materials found in the area to influence contextual design. There are examples where design based on contemporary and innovative interpretation has allowed the original buildings or structures to maintain a valuable presence. Most of these pockets of new development have retained some of the larger mature trees, either the great pines, cedars or other exotic trees from the older 'grand' gardens or hedgerow oaks from former fields. The plan shows the larger tree groups remaining and these combine to offer a strong green backdrop to most parts of the area. Alongside streets throughout the area, tall hedges and shrubberies either form the boundaries themselves or appear over fences and walls, giving a year round abundance of greenery to many areas, reminiscent of the gardens of stately homes.

a) South Grove.

b) Grove Place: mock Georgian terraces. Parking areas and courtyards combine with communal green space. Consistent detailing and materials with high quality landscape planting and maintenance are vital to the success of such groups.

c) Fairfield Close: built following the demolition of Fairfield House on former stables and kitchen garden. Some buildings have survived and been sympathetically adapted to inspire this discrete pocket of low rise dwellings with its spacious walled gardens.

Fig 3.4 'Urban hamlets'.

4.3.3   Where infill has been less meticulously planned or has occurred more gradually, a more typically English post war suburbia has grown up with varied house types, sizes, and styles. These houses generally retain good sized gardens, often with the opportunity for larger trees to be added to the existing stock. This is especially the case where groups of gardens act together as a cumulative tranquil garden space, often within the enclosed combined spaces at the back of dwelling groups or blocks of development. A more recent influence over the character of these larger suburban gardens has been the increase in car dependency leading to a loss of garden space as it is given over to parking and driveways. This change has been exacerbated by recent infill building that reduces the opportunity for larger trees and shrubs to grow and contribute to the green character. Removal of all front garden greenery, especially hedges and trees abutting the roads and lanes, is extremely harmful to the distinctive green character of this area. There are, however, some examples of more sensitive adaptations of front gardens to accommodate cars, and if such a balance can be achieved through including trees and front boundary hedges at the same time as replacing only a proportion of garden space with car spaces, then the green character of the whole area need not necessarily be harmed.

Fig 3.5 An example on Daniell's Walk where proportionate use of front garden has allowed car space while still contributing to the distinctive quality of the area.

4.3.4   The bungalows along Daniell's Walk, a historic lane across the former Fairfield estate, have mostly been altered or rebuilt over the years, offering a charming variety of dwellings each with their own green setting. Picket fences are augmented as boundaries by hedges and individual gardens: each contribute to the quality of the area. Similarly the larger dwellings along Belmore Lane, West Hayes and one or two other pockets of infill contribute to the overall distinctiveness. The gaps between dwellings, the front garden greenery and the occasional larger trees (especially the Monterey Pines) all make an important contribution. Alongside the busier streets

and lanes especially, the hedges and walls that offer a permanent and timeless quality, as well as a strong green setting to the buildings need to be cherished and replenished such that incremental changes retain the character of this part of Lymington.

Fig 3.6 Daniell's Walk chalet bungalows and gardens and one of the landmark trees.

4.3.5   Crude expansion of buildings and conversions of garden and lofts where property owners pursue their individual aspirations with little regard for communal amenity has marred many less neighbourly communities, but has so far largely been avoided here. Care will be needed to ensure that changes continue to respect the valued key characteristics of the place and that every dwelling continues to contribute positively to the wider amenity of the area.

4.3.6   Approaches to the town centre include Belmore Lane, Church Lane and Grove Gardens. Belmore Lane has a somewhat muted approach along what is essentially a green corridor with hedges, trees and embanked verges. Infill could all too easily dilute this effect if frontages are not carefully designed and managed, and should therefore generally be avoided. Church Lane is a particularly attractive approach with several examples of the older walls, especially the 'crinkle-crankle' snaked walls which are particularly distinctive in Lymington. Other distinctive features include old street lamps, green verge banks, intermittent pavements, and as one walks northward, various older buildings of charm and character. The built forms intensify with the last of the garden frontages petering out naturally where a picturesque group of three stepped buildings heralds the start of the town centre proper.

Fig 3.7 Old street lamp and 'crinkle-crankle' wall on the approach to the town centre.

Fig 3.8 Three steps to herald Lymington town centre (see Character Area 1).

4.3.7 The third approach to the town centre is via Grove Gardens which is bounded to the north by a historic footpath (known locally as Madeira Walk) leading up from Captain's Row between high red brick walls.

4.3.8 Several pockets of communal or public space are found in the area. The street spaces themselves are often historic paths or routes contained by garden walls and built form rather than engineered shapes for car borne society. They are therefore of varying widths and footways are sometimes at different levels to the carriageway. Being part of the older part of town, the lantern type street lights are a regular feature. Roadside verges are much more than mere sightlines where they occur alongside Daniell's Walk, Belmore Lane and Church Lane. They are extensions of the garden setting and the green corridors that these represent. They need to be preserved in like condition. Pressure on these for increasing or widening vehicle access needs to be resisted, whereas pedestrian gates and paths bring people and a sense of ownership and pride that is important.

Fig 3.9 Tranquil glade near Farnleys Mead.

4.3.9　A pocket of tranquil greenery alongside a stream links Farnleys Mead with the west end of Daniell's Walk. This provides space for larger trees to grow in an area where garden sizes are small, and also a pleasant glade for quiet enjoyment and a natural resource, benefitting from sensitive management. Associated with it is a triangle of greenery segregated by an incongruous chainlink fence: a wildlife resource alongside a green swale[1], offering opportunities for planting of larger trees and enhanced communal amenity.

4.3.10　Grove Gardens is one of the town's few central areas of amenity space. It offers a pleasant avenue footpath alongside Grove Road at its southern boundary but this is almost its only contribution to the greater tree stock of the area. The largely open boundaries are for the most part welcoming. However, the space is essentially a grassed rectangle with some specimen shrubs either side, and what appears to have once been a more formal northern terrace, probably a herbaceous border. The character and quality that the space may formerly have shown as a town park is now much depleted under a simplified management regime, with utilitarian furniture and uninspiring shrub beds. The CCTV camera which greets those arriving from the north conveys an austere impression. Smart villas overlook this space which is an intrinsic part of the connected fabric of the town and, given its prime location, Grove Gardens deserves further attention and investment to enable it to become an inspiring public space and realise its full potential as a community asset.

Fig 3.10 Walkway along the north edge of Grove Gardens.

[1] A swale is a wide shallow ditch all or part of which remains dry and mow-able much of the time but takes surface water and allows it to sit in managed areas while it slowly filters back into the soil or flows gently, rather than rushing down smooth drainage pipes, bypassing the land and thus meeting the watercourse within a few minutes of the rainfall which can cause flooding.

Key defining elements that can positively inform new development proposals:

- Walls alongside lanes, roads and streets.
- Larger forest species and exotic trees (and the opportunity for new larger trees in gardens and public spaces).
- Older buildings and remnants of original garden walls/structures.
- Garden settings
- Green lanes, roads and streets
- Spaciousness

Main elements of Green Infrastructure:

- Larger forest species and exotic trees (eg Monterey Pines along Daniell's Walk) (NB opportunity for new larger trees in gardens and public spaces)
- Garden settings (often quite spacious)
- Green lanes, roads and streets with verges and overhanging trees
- Grove Gardens
- Rear garden spaces and margins of front gardens especially along Daniell's Walk
- Farnleys Mead greenspace

Green Mansions Character Area Guidance

The following guidance illustrates how new change and development might be achieved in a way that maintains and enhances the character and distinctiveness of this part of Lymington. It identifies how any new development should be designed to respond to its context and the key defining features of this area

This guidance supplements that already set out in Section 3.

Elements of character and identity	Green mansions guidance and comments In addition to general guidance given in Section 3
LAYOUT – Pattern and arrangement of street blocks and plots (urban structure and urban grain)	
Plot width	Generally generous
Building line	
Build up of building line	
Set-back	Set-back should be consistent. Usually there is a generous set-back which should be respected.
Front boundary	A key characteristic in this area. Refer to what is locally typical. There are some areas of lower boundaries within cul-de-sacs and 'urban hamlet' groups need to remain consistent but generally walls will be expected. Where taller boundaries are typical, the older walls and tall hedgerow boundaries should be retained and augmented by new design. Daniell's Walk should retain picket fences with shrub and hedge behind.
Building format	
LANDSCAPE	
Topography	
Ground water availability	(NB Some of the older dwellings may still use their old wells

Elements of character and identity	Green Mansions guidance and comments In addition to general guidance given in Section 3
Green Infrastructure	**Area of opportunity:** Opportunities should be taken to enhance the amenity value of Grove Gardens. There may be opportunity to enhance the fenced off area (off Belmore Lane) referred to in the text along the same principles as the space connecting this to Farnleys Mead which is a valuable asset. Verges and banks on road edges throughout are important and should not be compromised.
Access points	Important throughout but particularly so where development might spoil the qualities of Church Lane, Belmore Lane and Daniell's Walk - the verges, boundaries and banks.
Trees	A key defining characteristic of the area. Large forest species, such as the pine trees along Daniell's Walk and landmark specimens need to be retained and the stock added to with adequate space to do so, wherever possible (NB These trees are even visible from the Isle of Wight).
Green setting for built development	Outside the consistent groups of the 'urban hamlets', buildings are consistently set within gardens. Any new development or change needs to respect the proportions of space to building size.
Gardens	A key defining characteristic of the area
SCALE – Proportion	
Massing	
Key dimensions	
Spatial setting	Typically low buildings set in generous gardens.

Elements of character and identity	Green Mansions guidance and comments In addition to general guidance given in Section 3
APPEARANCE	
Rhythms, patterns and consistency in features and detail	
Locally significant buildings and structures	Older walls, the old 'Lymington' street lamps are significant structures. Buildings are as marked on key plan.
Materials	
DENSITY	
Site coverage (intensity of built form)	
Density	

Fairfield Close - one of the 'urban hamlets' inspired by the remnants of the 'Mansion' that once stood here.

Open plan, mock Georgian terraces are arranged as a sort of 'hamlet' within the urban envelope.

Low rise with a broad footprint; open grounds but few large trees make this day centre atypical of the area.

Varied large suburban forms are each set within rather small settings in relation to their size. Good quality detail on buildings and external works will be needed to help minimise dilution of the essential characteristics of the area.

Green ceramics make this building an unusual landmark

Infill here reduces the opportunity for larger tree stock. Care will be needed to restore the green corridor edge of the street through hedge repair if the appearance of large hard-surfaced frontages are not to detract from this area's character.

Mock Tudor 'urban hamlet'. High quality detailing of buildings and external space creates a consistent pocket of similar dwellings.

Peaceful and secluded glade with stream, wild meadow area and varied trees.

Fig. 3.2

Fig. 3.9

Fig. 3.10

Car Park

Grove Gardens

DANIELL'S WALK

Grove Road: a green fringed lane with only intermittent pavements.

Fenced off section of green space

Daniell's Walk: a varied low-rise street dominated by the presence of gardens and the occasional landmark tree. Dwellings are hipped bungalows, converted or purpose built with chalet second floors with low picket fences behind year-round greenery of the verges and banks.

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Character Area 3: Green Mansions

Symbol	Description
	Conservation area boundry
	Planned cul-de-sac groups of houses
	Planned connected type street layouts
	Listed buildings
	Important building groups and street frontages
	Larger garden spaces or groups of tranquil garden space
	Avenues
	Important trees/tree groups
	Important open green space
	Key features or buildings (lamp; wall; bldg)
	Important views, vistas
	pedestrian links
	Water

Character Area 4 - Flushards

4.4.1   Built out between the wars and shortly afterwards, this area has a number of consistent themes to its character that, although fairly common, are important to the quality of the area. Queen Katherine Road is a modest suburban street typical of the 1950s, but it is the consistent forms, scale and set back of each dwelling that allows garden frontages to offer the key constituent of character to the area, along with the important gaps between buildings and hipped roofs allowing views to the backdrop of mature trees. Many gardens have given way to hard standing but it is those that remain as gardens, often sensitively adapted for parking rather than completely hard surfaced, that combine with other greenery to offer a softer character to the area. This is a direct function of the relatively high proportions of space to built form that predominates here.

Fig 4.1 Queen Katherine Road.

Fig 4.2 Additional parking provided sensitively. This dwelling still contributes green amenity to the character of the area.

4.4.2   The two cul-de-sacs leading towards the estuary coast are both lined with heavily pollarded lime trees. Each group of houses here shows consistent materials and regular planned layouts. The northernmost (Flushards) is original and consistently red brick. Solent Close in contrast to the rest of the area has been redeveloped since its inception. A series of courtyard and front garden alleys has replaced the original terraces here. Buildings have a consistency of materials, either white plastic weatherboarding over light grey brick or red tile

hanging (presumably a replacement for the weatherboard) over grey brick, and brown roof tiles throughout. Although their rear courtyard car park areas are not attractive places, the front of each row contributes to a garden setting for these streets with only pedestrian access through compact and intimate garden spaces leading to individual front doors.

Fig 4.3 Flushards, consistent almost identical red brick dwellings lining a pollarded Lime avenue offering views of boat masts.

Fig 4.4 Solent Close's collective front gardens work together as good, off-street spaces. Parking courtyards on the other hand are utilitarian, missing opportunity to provide amenity.

Fig 4.5 Solent Close has strong consistency of building types and materials.

4.4.3   Bath Road is a fairly green corridor down which visitors pass in numbers to reach the park and boat areas of the town. The street is overlooked by the red brick dwellings of that consistent Flushards type and style. These sit on top of a steep grass bank with front doors and a footpath close to the lip of the embankment. A laurel hedge bounds the boat yard but the grass bank, occasional taller trees and older oaks are the most significant green elements within this corridor.

Fig 4.6 The green embankment which contributes to the green corridor of Bath Road.

4.4.4   Approaching the town centre northward along Bath Road, there is a strong contrast between the consistently similar red brick suburban houses of Flushards and the first of several tight knit clusters within the town centre (Character Area 1) of older buildings of varying heights which clearly herald the start of the old town and the edge of this character area.

Fig 4.7 The clear cut edge of Flushards' suburban character and start of the historic urban town centre character area.

4.4.5   The lower river valley plateau is used for boat working and storage. It contributes to the overall distinctiveness of the area through its open views across to Walhampton with its backdrop of river valley tree cover seen through a forest of yacht masts. The hedgerow edge to the boatyards complements the green corridor of Bath Road, but the more open views of boats are also important for visitors finding their way down towards the Baths and Yacht Clubs at the mouth of the estuary.

Fig 4.8 Forest of masts and the well wooded Walhampton side of the river.

4.4.6   To conclude, this is an area of relatively consistent dwelling mass, set-back and form which but for some of the activities on lower Flushards (which are almost entirely yacht and marine leisure orientated) would overlook the river estuary and a large marina. The dwellings are raised on a plateau above this flood plain with the front gardens facing directly towards the river front from the top of a steep grassy bank.

Key defining elements that can positively inform new development proposals:

- Consistent forms, set-back, scale and mass, regular plot divisions and gaps
- Consistency of materials within each housing group. Red brick, cream/white render and grey roofs or light grey brick with white weather board/red tile hanging over and brown tile roofs
- Low (waist height) front boundaries and garden settings in front and behind dwellings
- Occasional views of marina masts, estuary, and Walhampton trees and dwellings
- Avenue trees

Main elements of Green Infrastructure:

- Avenue trees
- Front gardens as margins to streets
- Green Bank and occasional trees alongside Bath Road
- Communal front garden spaces in Solent Close
- Tree lined backdrop and combined garden group behind west of Queen Katherine Road houses

Flushards Character Area Guidance

The following guidance illustrates how new change and development might be achieved in a way that maintains and enhances the character and distinctiveness of this part of Lymington. It identifies how any new development should be designed to respond to its context and the key defining features of this area.

This guidance supplements that already set out in Section 3.

Elements of character and identity	Flushards guidance and comments In addition to general guidance given in Section 3
LAYOUT – Pattern and arrangement of street blocks and plots (urban structure and urban grain)	
Plot width	Important to retain consistency throughout.
Building line	
Build up of building line	The gaps between buildings are particularly important here.
Set-back	Set-back is varied but relative consistency remains extremely important to give each building its setting and to give the streets a strong garden margin.
Front boundary	With the exception of Solent Close (with its off-street courts), low boundaries, usually of picket fence, backed by shrub and hedge are typical. Tall fences would be detrimental to the character.
Building format	Hipped roofs on two-storey dwellings are consistent throughout again with the exception of Solent Close which is consistent runs of gable ended terraces. Roof alterations and extensions need to be sympathetic to the clear consistency of building format.
LANDSCAPE	
Topography	Dwellings are all on a markedly raised plateau. The bank alongside Bath Road is a feature of the area.
Ground water availability	

Elements of character and identity	Flushards guidance and comments In addition to general guidance given in Section 3
Green Infrastructure	Verges, banks, avenues and the green space that links Solent Close to Bath Road all support the impact of green gardens here and should be retained.
Access points	
Trees	Mixed species trees of varying size add to the character of the area and should be retained. Overall tree stock should be increased wherever possible, with adequate space provided to support new trees.
Green setting for built development	
Gardens	Pressure to convert areas for car parking and hard surface should be resisted. Where necessary, parking designed to appear as being within garden settings should be encouraged.
SCALE – Proportion	
Massing	
Key dimensions	
APPEARANCE	
Spatial setting	Typically low buildings set in generous gardens.
Rhythms, patterns and consistency in features and detail	Feature and detail is consistent in the two cul-de-sacs.
Locally significant buildings and structures	None.
Materials	Consistency within the two cul-de-sacs is important to retain.
DENSITY	
Site coverage (intensity of built form)	
Density	

Open views of boat yards; masts, and the far bank of the river.

Area of extremely consistent house types (outlined) with unfussy hipped roofs of similar colour and texture. Red brick with integrated detailing to string courses and window/door features give consistent richness and character.

Red brick or cream/white render and grey roofs. Simple unfussy, hipped roofs, garden set back and setting for each building with a waist high front boundary are the key characteristics that give Queen Katherine Road its distinctiveness.

Utilitarian rear parking courtyards

Combined front gardens off street create pleasant door step amenity

Fig. 4.6
Fig. 4.7
Fig. 4.2
Fig. 4.3
Fig. 4.8
Fig. 4.1
Fig. 4.4

QUEEN KATHERINE ROAD
FLUSHARDS
BATH ROAD

Character Area 4: Flushards

	Planned cul-de-sac groups of houses
	Planned connected type street layouts
	Larger garden spaces or groups of tranquil garden space
	Avenues
	Important trees/tree groups
	Important open green space
	Key features or buildings (lamp; wall; bldg)
	Important views, vistas
	pedestrian links
	Water

Character Area 5 – Waterford and Westfield

4.5.1 Waterford and Westfield displays a delightful variety and richness in the designs of dwellings, most of which have been built over a period from around the turn of the twentieth century right up until modern day. An appreciation of the underlying network of routes greatly helps in understanding the area. The character of the area will now be described with reference to the various phases of its evolution.

4.5.2 Rural lanes which led down from the town to the salterns, withy beds, fishermen's cottages and the old sea water baths pre-date common use of the motor car and inform much of the character of this area, through their varied widths, occasional absence of footways, intermittent varied green verges and occasional ditches. Building plots along these lanes appear to have been sold off gradually for speculative house building either singly or as groups and clusters along the way. This has resulted in pockets of uniformity in short sections along the lanes where groups of buildings are of similar age, similar set-back, and of matching character in terms of materials or styles.

Fig 5.1 Phase 1 diagram - Rural Lanes.

Fig 5.2 Cottages in Kings Saltern Road have been there since the area was entirely rural.

4.5.3 Around the turn of the twentieth century, when this speculative infilling of the lanes had begun a new, more planned, layout was superimposed upon the old rural tracks creating the cross road of Stanley Road and Westfield Road with their connecting crescents of Spring Road and Brook Road. This facilitated further expansion of the speculative housing in this area with its proximity to the sea and the baths, (NB: this was always separated from the town by the spacious greenery as described in Character Area 3 'Green Mansions'). These roads are far more consistent in building line and set-back but have continued to accumulate a variety of styles and materials. The avenue trees are only occasional along Westfield Road but become the key defining feature of Stanley Road.

Fig 5.3 Phase 2 diagram - Occasional speculative infilling and superimposed urban grid.

Fig 5.4 Stanley Road. A variety of houses on a superimposed urban grid.

4.5.4   These consistent set-backs, consistent pavements and the shallow garden margins create a more intensely built-up feeling to the streets in this area that, although built as suburban types for their time, are more urban than the surrounding approaches. This must have offered a strange contrast with the rural lanes on which they were superimposed at the time. Later development featured a greater set-back behind larger gardens, establishing a characteristic pattern across much of this area, which (with exception of Ambleside Road) has always assumed a far less urban character, giving a sense of proximity to the waterfront. The Mayflower Hotel and notable pine trees along Stanley Road combine to form a landmark culminating in the older waterfront cottages, the yacht clubs, park and baths.

4.5.5   A third 'phase' that has influenced the character of this area by virtue of its layout, filled in the remaining larger areas of land. The interwar and post-war periods saw the creation of Queen Katherine Road (see Character Area 4 'Flushards') and various straight cul-de-sacs where terrain or land ownership imposed a deviation from the suburban connected streets grid. This released land for further speculative development along predetermined regular plot divisions such that most houses even now have good sized gardens, gaps between built forms and a backdrop of trees.
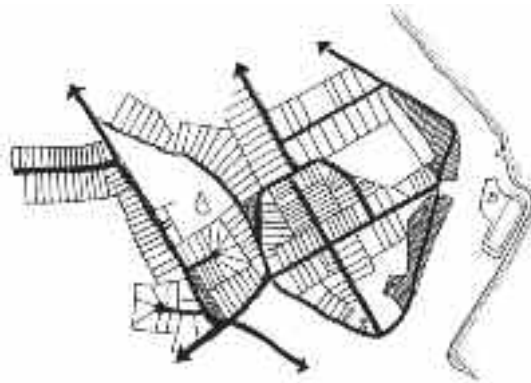

Fig 5.5 Phase 3 diagram – Expansion of the urban grid and ongoing infill of residential plots in more settings.

Fig 5.6 Phase 3 further road building opened up land with predetermined plot layouts at Burrard Gardens.

Fig 5.7 Ongoing speculative infill along Broad Lane spans all the phases with single or repeated clusters of dwellings in spacious plots, allowing a green setting for each building and the gaps between to determine the underlying character of the area.

4.5.6   During the mid-to-late twentieth century there has been a continued infilling of vacant plots and some sections of backland development in planned cul-de-sacs (Abbotts Brook, Mayflower Close and Mariners Court). There has also been occasional rebuilding and even in some cases, additional building accommodated on the wider plots. It is to the great benefit of the town that, while this has created richness through a myriad of styles and house types, enough of the buildings remain essentially unaltered for this area to present a gallery of rich and varied suburban architecture placed in generous garden settings. A number of key distinctive buildings throughout the area are shown on the plan, and there are in addition many more that retain an architectural integrity from whatever their period or style (see Fig 5.7).

4.5.7   There is a richness and complexity about this area that invites more detailed consideration. The Character Area Plan refers to the figures which follow, illustrating and describing the great variety of distinctive elements in the Waterford and Westfield character area.

Fig 5.8 Queen Katherine Road, tree lined at the southern end.

Fig 5.9 Solent Avenue, Phase 3 continuation of the road building created this connected street but with far larger plot widths than elsewhere. Most of the dwellings are very large but take up a high percentage of each plot leaving little in the way of gaps. Large garden frontages with plenty of greenery and the avenue trees are therefore vital in ameliorating the effects of confining the spatial setting of such houses.

Fig 5.10 Springfield Close, one of the later planned cul-de-sacs that filled in remaining green land after Phase 3. It consists of regular bungalows and offers glimpses of masts and the far (Walhampton) side of the river.

Fig 5.11 Large villas set well back from All Saints Road face the countryside. Consistent scale, mass and form (especially gables) and huge garden frontages (even though they include large driveways) offer a consistent character to this small pocket of the area.

Fig 5.12 Kingsfield: A cluster of similar large houses of grey/sandy brick, brown tile roofs, exposed rafters, sash windows and shutters. These are set distinctively around a grove of birch trees on green verges.

Fig 5.13 Spring Road - part of the Phase 2 'grid' - a cluster of traditional rural dwelling types suggestive of a village centre, two recent buildings have underpinned this effect using traditional materials and details within similarly proportioned cottages.

Fig 5.14 Three shallow plan cottages on the southern end of Broad Lane and a delightful view across cottage gardens to one steep gabled dwelling on Tranmere Close are highlights here.

Fig 5.15 Broad Lane: green verges, trees and hedgerows provide the setting for a collection of various houses, most of which retain the integrity of their original designs creating a richness and delight in addition to the occasional rural reminders still visible. Protection of these verges is vital to retaining the distinctiveness of Broad Lane.

Fig 5.16 Ambleside Road: rather more urban than surroundings with footways both sides and dwellings immediately abutting the footway on the north. Shallow gardens separate the houses on the south side with low front walls, red brick and slate roofed dwellings becoming more consistent further up the street and opposite, on the north side, a satisfying set of five identical pairs which culminates in the wonderfully intact Field House with its protruding string courses, arched windows and chimney breast.

Fig 5.17 Waterford Lane: green hedges, large front gardens and some very significant trees alongside the carriageway. In contrast to Broad Lane, its narrowness has been its undoing so that some of its character has started to become eroded where too many of the largest frontages have lost their hedges and gardens to accommodate cars and where high fences have replaced several lengths of hedging.

Fig 5.18 Older rural cottages and an intense cluster of gabled cottages line the triangle at Waterford Lane/Brook Road.

Fig 5.19 Cottages and houses of the old Coastguard Station have consistent design and materials, also echoed in the Three Gables, once a convalescent home facing the stream and reed beds across Kings Saltern Road.

Fig 5.20 Such dwellings were not built to accommodate cars. Careful design of boundaries, planting areas and surfacing will be needed throughout the area if creating facilities for cars is not to destroy the setting of buildings or the character of streets and lanes.

Fig 5.21 Three Gables and the marshy rural outlook across Kings Saltern Road.

Fig 5.22 The walk alongside the sea has views over the green spaces and woods of Kings Saltern Road. The extensive marinas and foil of masts are seen against the backdrop of the Solent and Isle of Wight and the Sea Water Baths.

Fig 5.23 The location and openness of the recreation ground make it a great asset to the area with play facilities and bandstand to invite resident and visitor.

Fig 5.24 Kings Saltern Road as it meets Bath Road: An intensely built-up maritime frontage dates mostly from when the area was rural in character (Phase 1) and includes the original fishermen's (and maybe smugglers') cottages. The street retains its higgledy-piggledy skyline and maritime character although most of the buildings have been carelessly altered to accommodate modern leisure uses or to take advantage of maritime views rather than contribute to them.

Fig 5.25 Bath Lodge and adjacent lifeboat house are highly contemporary designs which when seen together with two coniferous trees, form a landmark on the corner of Bath Road.

Fig 5.26 Occasional highlights occur where dwellings display consistent design style and use of materials. The character of many, away from the sea front, has not been undermined by unsympathetic alteration, and the integrity of houses such as this one on Stanley Road is one of the underlying delights of the Waterford and Westfield character area.

Key defining elements that can positively inform new development proposals:

- Old rural lanes and their green and varied edges
- Tree groups in rear gardens seen through gaps between houses and as backdrop to the streets
- Set-back with low boundaries and garden frontages
- Richness of built form and detail
- Avenue trees

Main elements of Green Infrastructure:

- Green verges, ditches, hedges along older lanes especially Broad Lane
- Tree groups in rear gardens seen through gaps between houses and as backdrop to the streets
- Strong margins of garden frontages
- Avenue trees
- Large tree groups around Monks Pool and the seaward side of Kings Saltern Road
- Bath Road Recreation Ground

Waterford and Westfield Character Area Guidance

The following guidance illustrates how new change and development might be achieved in a way that maintains and enhances the character and distinctiveness of this part of Lymington. It identifies how any new development should be designed to respond to its context and the key defining features of this area.

This guidance supplements that already set out in Section 3.

Elements of character and identity	Waterford and Westfield guidance and comments In addition to general guidance given in Section 3
LAYOUT – Pattern and arrangement of street blocks and plots (urban structure and urban grain)	
Plot width	
Building line	May be important in short stretches along older rural lanes - important for most other areas in defining whole street character.
Build up of building line	Gaps are very important in much of this area, even where they are smaller such as in the more urban layouts around the crossroads. Consistency is vital to the character of Ambleside Road.
Set-back	
Front boundary	A key characteristic in this area. Refer to what is locally typical. Most streets have lower front boundaries allowing gardens to contribute significantly to the character of the area.
Building format	
LANDSCAPE	
Topography	
Ground water availability	
Green Infrastructure	Verges along the older lanes are important but under threat from car encroachment and need to be retained.
Access points	New access points and any further car standing areas would threaten the all important verges along the older lanes.

Elements of character and identity	Waterford and Westfield guidance and comments In addition to general guidance given in Section 3
Trees	Generally important as backdrop to dwellings but several key landmark trees (eg Bath Road) are picked out also on the plan.
Green setting for built development	Avoid further losses of front garden to car standing, particularly along Waterford Lane where the impact has been fairly severe.
Gardens	Often generous garden settings – planting space will be important for any further development.
SCALE – Proportion	
Massing	
Key dimensions	
Spatial setting	Any new development or change needs to ensure that space is proportionate to building size (and vice versa). Where so many of the area's buildings are designed to stand alone, infilling that loses the spatial setting is a particular threat to the quality that each dwelling contributes to the overall character.
APPEARANCE	
Rhythms, patterns and consistency in features and detail	
Locally significant buildings and structures	
Materials	
DENSITY	
Site coverage (intensity of built form)	
Density	

Older gabled cottage (one-time pair) with red and blue brick sits forward of the typical set-back, underpinning an older rural feeling to Broad Lane.

Cottages and gables (see also fig. 5.19), line the triangle at Waterford Lane/Brook Road.

Open views across the Recreation Ground, (see also fig. 5.23)

An area of chalet bungalows allows a spacious feeling with views between the houses that line Broad and Waterford Lanes at this point.

The walk alongside the sea has views over the green spaces and woods of Kings Saltern Road. The extensive marinas and foil of masts against the backdrop of the Solent and Isle of Wight and the Seawater Baths

Broad Lane (see fig. 5.15) - green verge and trees and hedgerows

Tranmere Close offers a variety of dwellings in larger garden settings, one dwelling suggestive of a farmhouse is a particular highlight because of its form and setting, underpinning the rural atmosphere of this neighbourhood.

Burrard Close - consistent red brick, slate with terracotta ridge tiles. Consistent building lines, ridge and eaves lines and the front gardens are characteristic.

Older cottages (see also fig. 5.14) combined with the hedges and lack of pavement create a far more rural feeling at this end of Broad Lane

Fig. 5.17
Fig. 5.8
Fig. 5.9
Fig. 5.24
Fig. 5.26
Fig. 5.18
Fig. 5.2
Fig. 5.27
Fig. 5.4
Fig. 5.12
Fig. 5.23
Fig. 5.6
Fig. 5.7
Fig. 5.11
Fig. 5.14
Fig. 5.22
Fig. 5.20

AMBLESIDE ROAD
BATH ROAD
WESTFIELD ROAD
STANLEY ROAD
KING'S SALTERN ROAD

Character Area 5: Waterford and Westfield

	Conservation area boundry
	Planned cul-de-sac groups of houses
	Planned connected type street layouts
	Listed buildings
	Important building groups and street frontages
	Larger garden spaces or groups of tranquil garden space
	Older pre-car lanes and streets
	Avenues
	Important trees/tree groups
	Important open green space
	Key features or buildings (lamp; wall; bldg)
	Important views, vistas
	pedestrian links
	Water

Character Area 6 – South Lymington

4.6.1   This character area contains two distinguishable component areas of post-war suburban development with some variation near the edges and through recent infill and replacement. There are only two historic remnants of earlier development in the area, sections of wall (originally part of an old orchard/walled garden), now hidden amongst private dwellings.

4.6.2   The far north-west corner of the area (Belmore Road and Stanford Hill) has an area of larger houses in good sized plots developed individually during the first half of the twentieth century. These would have looked down a gentle slope onto open fields immediately to the south or faced directly onto Stanford Hill where the road rises towards the western entrance to the town centre. Hedgerows and a mixture of large trees contain the green road corridor as Stanford Hill (becoming Milford Road) drops away from the town with its ditches, banks and paths meandering down wide verges to either side.

Fig 6.1 Large houses in good sized plots – each with a garden setting proportionate to the mass of the building.

Fig 6.2 Moving on from Stanford Hill, Milford Road becomes a wide green corridor.

4.6.3 The open fields that dipped and rose gently again to the south have been filled in with a simple connected layout of 1½-storey chalet bungalows each set in lines with front and rear gardens. The streets (Lentune Way, Bitterne Way and Old Farm Walk) include occasional strips of verge and greenery to augment the already green settings of the dwellings. The undulating land sets this western end of the area within a gentle dish allowing views out between and above the low lying roofs to be contained by tree groups and denser greenery lining the older lanes and punctuating the larger gardens of neighbouring areas. Occasional longer views to town centre rooftops and the church itself (from certain vantage points) give bearings to the observant.

Fig 6.4 Most of the dwellings in the western half of the area were built as 1½-storey chalet bungalows exhibiting a similar form with half hipped roofs and central gable.

Fig 6.5 Variation on the chalet bungalow form with a prominent gable over the front door and proportionate dormer windows set back into the roof plane.

Fig 6.6 The land dips gently to offer a backcloth of mature trees.

4.6.4 In contrast, the eastern half of the area (Vitre Gardens, Old Orchards and related cul-de-sacs) did not obliterate the field boundaries when it was laid out. A backcloth of trees is provided by those hedgerow oaks that were retained when the fields were built on over the past 30 years or so. Two storey houses in groups of similar design are arranged around a cul-de-sac layout where vehicles can have only one route in or out. Footpaths however do connect the area together with a network of small, intimate green spaces and one central open area. The green paths and spaces are often not overlooked by dwellings, and several being rather narrow need regular pruning of hedgerows and shrubs to keep them safe and inviting as walking routes. The design of this part of the character area has no strong relationship with Lymington as a whole, but has its own charm created by both the retention of the trees which were features of the rural landscape within which the houses were built, and by the distinctiveness of groups where careful design allows 'mini neighbourhoods' to be recognisable through commonality of certain architectural features or consistent use of materials.

Fig 6.7 Dwellings off Vitre Gardens and Old Orchards have been designed as clusters of similarly detailed two-storey houses. Matching materials, form and features give each 'mini neighbourhood' its own particular distinctiveness.

Fig 6.8 The whole of the east side of the area is overlaid onto the retained remnants of an agricultural landscape. Tree lines and some rural hedges, both amongst houses and across a network of green spaces, set the underlying character of this part of South Lymington.

Key defining elements than can positively inform new development proposals:

- Similar scale and mass of neighbouring dwellings in groups
- Large trees

In the west:
- Large garden settings, common set-back, build up of plot widths and low front boundaries
- Rear garden islands

In the east:
- Retained field hedges and oaks

Main elements of Green Infrastructure:

In the west:
- Large garden settings and rear garden islands including many large tree species, some of them landmarks
- Occasional street trees
- The green corridor of Milford Road/Stanford Hill; mature forest species trees, wide verges, green banks and tall hedgerows

In the east:
- Retained field hedges and oaks
- Network of green spaces, stream and paths separate from roads incorporating hedges and older trees, augmented by additional tree planting

South Lymington Character Area Guidance

The following guidance illustrates how new change and development might be achieved in a way that maintains and enhances the character and distinctiveness of this part of Lymington. It identifies how any new development should be designed to respond to its context and the key defining features of this area.

This guidance supplements that already set out in Section 3.

Elements of character and identity	South Lymington guidance and comments In addition to general guidance given in Section 3
LAYOUT – Pattern and arrangement of street blocks and plots (urban structure and urban grain)	
Plot width	Particularly important in the west
Building line	Particularly important in the west
Build up of building line	Particularly important in the west
Set-back	Particularly important in the west
Front boundary	Low hedges, walls or fences allow front gardens to contribute character throughout the west of the area, while open plan or low hedge/shrubberies create similar green streets in the cul-de-sac layouts of the eastern part of the area
Building format	This is important where common formats characterise groups of contemporaneous dwellings
LANDSCAPE	
Topography	Gently undulating in the west allowing views out of the area.
Ground water availability	
Green Infrastructure	Occasional green verges in the west and along the Milford Road/ Stanford Hill corridor are important, but the network of green space alongside path and stream in the east, together with retained hedges and the central open space are critical to the character of the area. Surveillance and management of these areas needed to ensure spaces are safe and inviting.

Elements of character and identity	South Lymington guidance and comments In addition to general guidance given in Section 3
Access points	
Trees	Generally important as backdrop to the area.
Green setting for built development	Avoid further losses of front garden to car standing.
Gardens	Rear gardens function as cumulative islands of greenery and potential greenery giving the west of the area much of its character. Front gardens are important throughout.
SCALE – Proportion	
Massing	Almost all parts have similar massing of dwellings within neighbourhoods and groups of dwellings.
Key dimensions	
Spatial setting	The north west corner which was developed earlier has individual dwellings where the spatial setting is most important.
APPEARANCE	
Rhythms, patterns and consistency in features and detail	Chalet bungalows offer some consistencies such as half hipped roofs and gabled bays to frontages. Features and details provide the distinction to each group of dwellings in the cul-de-sac area to the east.
Locally significant buildings and structures	One or two of the older buildings close to Stanford Hill offer minor landmarks or a richness of character where they have retained their architectural integrity.
Materials	The importance of the commonality of materials for characterising each group within the cul-de-sac area in the east should be noted.
DENSITY	
Site coverage (intensity of built form)	
Density	

Fig. 6.3

Fig. 6.1

Fig. 6.6

BITTERNE WAY

LENTUNE WAY

OLD ORCHARDS

Fig. 6.8

Within the wider context of connected bungalow streets, this house and tree offer a distinctive landmark.

Occasional glimpses over green valley to town centre roofs and church. Trees form the backdrop between low rise rooftops and sky.

A set of four houses that read as two single forms with reduced gaps between buildings. This works as an exciting design tied into the edge of the area where such an insertion would not have worked in harmony with the context further in.

Large houses set in garden settings behind tall fences.

An unusual group of houses of a scale that relates more to the wide road corridor than the rest of the residential layout is rather self-contained with its own strong character.

Milford Road/Stanford Hill - a main approach to the town is a wide green corridor. Verges and older field trees, grassy embankments and some rather scrappy hedge remnants backed by tall close board fences.

Group of matching chalet style dwellings in garden settings around an avenue of hornbeam. Low front boundaries allow the gardens to offer a very green and pleasant communal amenity.

Green open space at the entrance to Pyrford Mews - red brick bungalows associated with the much extended but older main house.

Open field with oaks and additional native woodland edge planting.

Gates and fire access has allowed the exceptionally wide area to be laid out as cul-de-sac streets.

Green space and trees around a stream create a linking element between east and west sides of the area. The associated green route of Vitre Gardens and views of the corner of Woodside Gardens combine with this to provide a feeling of crossing a green valley bottom.

Character Area 6: South Lymington

	Planned cul-de-sac groups of houses
	Planned connected type street layouts
	Listed buildings / structures
	Important building groups and street frontages
	Larger garden spaces or groups of tranquil garden space
	Avenues
	Important trees/tree groups
	Important open green space
	Key features or buildings (lamp; wall; bldg)
	Important views, vistas
	pedestrian links

Character Area 7 – Yaldhurst Purlieu

4.7.1   From Yaldhurst Farm on the edge of Pennington across to Buckland Cottage on the approaches to Lymington and south to the mansion at 'Priestlands' lies an area of mostly high ground. Until the second half of the last century this was largely open undulating farmland, with views from the high ground south toward the Isle of Wight and west towards the edge of the town. Winding through the area is a small stream which issues from Yaldhurst Copse to the north and runs down a small valley across this farmland. Locally, this stream has long been taken as defining the boundary between Lymington and Pennington, but it is encompassed within this one character area which spans the suburban infill across both settlements.

4.7.2   A long-established cemetery occupies an area of high ground to the west of this stream. Tracks which have connected Priestlands with the cemetery and Pennington Village directly with Highfields and Lymington High Street cross below the cemetery.

Fig 7.1 Lawn cemetery lies at the heart of the character area. This could potentially be a considerable green amenity with its attractive entrance gates and walls as well as a pretty chapel and of course the collection of mature trees that act as a landmark across the area.

4.7.3   These tracks, now only faintly discernable, are made up as roads within the suburban expansion that followed, and between approximately the 1950s and the present day new dwellings have covered the whole area.

4.7.4   There is little or no parkland to speak of, other than the arboretum type tree planting of the cemetery which nowadays, whilst tidy, is rather more characterised by fencing and the unfortunate need to keep people out than as a source of green amenity or a haven for those seeking peaceful contemplation or for wildlife.

Fig 7.2 Neatly maintained, but the demands of security inhibit what would otherwise be a wonderful green asset.

4.7.5   A playing field does exist (Pennington Recreation Ground) as a strategic green gap and part of the rural wedge of countryside that separates this area from the Pennington Village character area. However, this is difficult to get to and similarly rather discouraging for visitors.

4.7.6   The various stages of development across the area create a mosaic of different housing layouts. To the east, the edges of the town, as far as it extended before the Great War, ran along typical gridiron lines. The remaining plots and sections of such a pattern had yet to be filled but the gridiron halted at the edge of the high ground. Across the centre, on the rising plateau, the old tracks form the basis for a softer urban fabric of connected but often curving streets. Here, groups of similar houses or bungalows were built at lower densities along short rows or much larger areas of this looping version of the connected street pattern. Finally, infilling of the remaining fields occurred, adopting the cul-de sac type layout in its various manifestations from courtyard groups, to semi-private enclaves, always seeking to manage the inexorable problems of living alongside the car. These are best described individually referring to a plan of the area.

Fig 7.3 Park Road viewed from a small connecting open space which rises up from the lower ground, the last remnant of Cowley's Copse.

Fig 7.4 One of the well preserved red brick pairs that characterise this street.

Fig 7.5 Variety of sizes and shapes infill regular plot sizes.

4.7.7   Park Road, Park Avenue, Kings Road and Kings Crescent: a variety of dwelling designs and sizes have infilled or replaced within the regular plot layouts along this connected type street. There is a collection of red brick semi detached houses wrapping the inside of Kings Crescent that offers a strong sense of character. However, the overarching character of these streets is created through the varied forms and sizes of dwellings, all designed within typical parameters of scale and each within their own setting, coupled with avenue tree planting.

4.7.8   The former Cottage Hospital site is now a collection of 21st century varied two storey houses on a largely introverted cul-de-sac layout. This contributes to the wider street scene through the inclusion of some trees, and along Kings Road a short section of frontages. Apart from this, the group turns its back to the wider town, with tall rear garden boundaries typical of the developments around the turn of this century.

4.7.9   Queen Elizabeth Avenue and a small section of Western Road have been developed as matching groups of hipped pairs of semi-detached houses each in regular width plots behind garden frontages. On Western Road these are in stark contrast to the town centre type plot widths and older varied building forms that form the terrace along the road. On the eastern end of Queen Elizabeth Road, much of the distinctive character of the street comes from the gaps between dwellings and the hipped roofs that allow views from this higher ground across the low-lying Samber Close and Leigh Park to the Pennington side and the various tree groups that can be seen in rear gardens and beyond.

Fig 7.6 Queen Elizabeth Avenue: regular gaps and hipped roofs allow the landscape and sky beyond to contribute to the atmosphere of the place.

Fig 7.7 Western Road: infill was at suburban plot dimensions typical of this character area. It appears in stark contrast to the immediately neighbouring urban terraces of the town centre character area.

4.7.10 Southern Road is at the transition between the older town centre and the much later development of the rest of this area. Buildings are varied in form and materials. There are 1950s suburban semis; neighbouring highly Victorian, gothic and arts and crafts influenced buildings; and one or two recent replacements that make the most of the longer views. The downslope side of Southern Road has two matching pairs of semis similar to those that characterise Kings Crescent, but these give way to more varied speculative infill of an earlier time, including two houses marked as important features on the plan. Both of these pre-date the rest of the housing in this character area. The older of the two, with gothic style pointed arched windows, blue brick string coursing and highly decorative barge board is particularly special. The second forms a strong corner with its steep gables, red brick and all-important chimney. The neighbouring dwellings between are also important to the setting of these two with traditional materials, Victorian/Edwardian forms and retained tall chimneys.

Fig 7.8 Southern Road: the steep gables and chimney that create a minor landmark at the corner of Highfield Avenue.

Fig 7.9 High Victorian, arts and craft influence and two recent replacements – all close neighbours across Southern Road.

4.7.11 Highfield Avenue connects the more regimented grid layout of the town centre area known as 'Six Acres' with the wide expanses of more looping connected streets of the 1950s and 60s that make up much of the Pennington side of this character area. It dips down to cross the stream and rises again to meet an impressive row of similarly formed villas.

4.7.12 To either side, groups of identical semi-detached pairs carry on the symmetry of the avenue.

Fig 7.10 An impressive row of similarly formed villas face the entrance to Highfield Avenue.

Fig 7.11 Highfield Avenue is framed, to either side, by the neat forms of two typically English groups of unspoilt semi detached houses.

4.7.13 Northward along Highfield Road are rows of bungalows, some detached and some paired but always behind a garden margin and in very regular plot dimensions. Several designs are repeated often, although many of these have been altered generally adding variety and charm (wherever the tendency to overstate the mass is avoided). Occasionally, extension and alteration has set a dwelling at odds with the neighbourhood, usually as a result of adding dormers that are out of proportion to the rest of the dwelling or by rebuilding at a greater mass than is typical.

Fig 7.12 Rows of similar bungalows.

Fig 7.13 Bungalows with front gardens and personal touches.

4.7.14 Typically bungalows had gabled roofs but what is noteworthy here is the consistency of their scale and mass (particularly eaves lines and depth), their garden setting with gaps to either side and traditional front garden enabling personalisation (contributing to the quality of the wider neighbourhood) and the rear gardens which offer private amenity. All together this garden land offers collective tranquillity as islands of green space, undisturbed and for the most part unviewed from other houses, even by neighbours.

4.7.15 Long distance views from the higher ground allow a backdrop of the Isle of Wight on the horizon. Green verges are important as too are the low front boundaries that allow front gardens to contribute to the wider character of the area.

Fig 7.14 Long distance views.

4.7.16 Further east, the bungalow rows give way to more two-storey houses and mixed streets of detached and paired dwellings in mature garden settings. Here the plot dimensions, the massing (within the parameters of the typical single or two-storey dwelling within the street or block) and the garden settings are again important elements of distinctiveness.

4.7.17 On the far western edge of the area beyond the bungalows lie two similar layouts at Meadowlands and the top of Bays Road. Meadowlands is a contemporary styled collection of houses arranged around a looping cul-de-sac. Bays Road creates areas of 'front to front' garden spaces linked by paths relegating the car parking to somewhat detached courtyards. Both groups are connected by paths but it is a long way round for the car.

4.7.18 On the opposite, far south-eastern corner, St Anne's Gardens and Rowan Park lie to either side of the long-standing footpath link (locally known as 'the bunny run') that connects Priestlands and Pennington Village with the top of Lymington High Street. Both estates slope gently down toward the valley bottom on the southern edge of the area where the stream lies along their western boundary.

4.7.19 Further upstream, Leigh Park runs alongside the stream shaded by a row of trees, but the stream disappears (presumably culverted) where Samber Close has filled in what was no doubt quite a marshy valley bottom. The Samber Close development creates a pedestrian friendly layout with greenspace dotted along a meandering footway but this area is largely impermeable with one connection only, on the northern edge, so pedestrians are discouraged by a detour of over half a kilometre if they wish to walk into town!

4.7.20 The whole area is now served by a sweeping new link road, with wide verges and new tree and shrub planting to augment the retained field hedges and trees, offering a well-defined and screened edge between countryside and town. Alexandra Road forms a link across the stream down a steep turn and up again to join up with the looping connected bungalow streets to the northeast corner of Cowley Road and Fullerton Road. This opened up the access to allow the north-western edge of Lymington to expand, creating Bramble Walk, Redwood Close and Woodley Gardens. Finally, there are connections to Southampton Road where the traveller might slow down to admire the cottages at Little Buckland. Access branches off to the west to allow the development of the intimate estates of Stratford Place and Paddock Gardens.

Fig 7.15 Meadowlands.

4.7.21 Meadowlands is characterised by walls around spaces and alongside gardens, two storey contemporary dwelling styles with unusual window arrangements, white and cream buildings that could potentially represent a refreshing and interesting residential pocket on the edge of the countryside. There are intimate courtyards, with front gardens abutting and parking recessed within diverse small pockets of public space. Small patches of colour stand out against buildings and around doorsteps. Richness and interest lie wherever a frontage is cared for but too many properties display peeling paint and damaged grass and shrub areas.

Fig 7.16 St Anne's Garden: open plan, consistent gardens and dwelling forms are important. Roof planes uninterrupted by dormers, and gardens retained forming a predominantly green landscape are strong charactistics of the place.

Fig 7.17 Rowans Park: open plan layout of smart terraced dwellings in a communal garden and parking court setting. The group is introverted behind tall fences and hedge, and enjoys considerable communal open green space which forms the all-important backdrop.

Fig 7.18 Samber Close.

4.7.22 Samber Close was developed in the last decades of the twentieth century. This area occupies the low ground (probably former marshy heathland) to either side of the stream between Cowley's Copse and Butcher Moor (as was). The stream disappears here and the land is set below a steep bank where the older dwellings of Kings Crescent and Queen Elizabeth Avenue (with rear garden and street trees) form the eastern horizon. Houses appear intensely grouped along two central ribbons; the one, a road with long, open gardens and a small green; the other, a footpath connecting a series of small open spaces onto which front doors face and giving the whole scheme an impression of a garden setting.

4.7.23 Cars are parked in garage courts or on front drives, occasionally encroaching on the small green spaces that give this area its quality and distinctiveness. Houses are all of a set. Two or three different styles in terms of common materials (dark tile hung, white window frames of identical fenestration patterns, orange or buff bricks), but overall, the simplicity of box form with shallow pitched gable roofs and uninterrupted ridges and roof planes is important. This area is reliant upon such collective similarity for its character. It is therefore rather vulnerable. Alterations to materials or forms of buildings will be detrimental, whereas variety and individuality in the spaces in front of each building is the richness and delight of the Samber Close area.

Fig 7.19 Redwood Close and Bramble Walk.

4.7.24 The Redwood Close and Bramble Walk area is distinct unto itself. Consistent design of buildings, rich reds and browns in brick and tile, together with a richness that extends to the hard surfaced courtyards and cul-de-sacs and garden wall boundaries lend this area a sense of lasting quality. The streets and public spaces are extremely well-connected with short alleyways between gardens and dwellings. The streets would appear somewhat hard and rather more urban than the location warrants, were it not for the roofed pergola car ports and small planting areas that allow climbing shrubs, hanging baskets pots and other evidence of personalisation to soften and decorate what is essentially a very controlled but pleasant place. The backdrop of large trees, especially to the east, adds to the sense of a sheltered protected neighbourhood in a forest setting.

Fig 7.20 Woodley Gardens.

4.7.25 Woodley Gardens is a distinct collection of dwellings in a coniferous wooded setting. There is much more to each building footprint than is built out to two-storey, so that there is an impression of low rise buildings deeply subservient to the great trees that dominate. Brown

brick and tile, brown window frames and bargeboards and a central green of large arboretum trees define the group. The immaculately maintained walled front gardens and spaces are a considerable asset. Variety has been created in the buildings forms without appearing too fussy. This is largely down to the skilful way the roof planes are designed to run parallel on each building, dormers only appearing to break the slopes as clearly subservient features, consistently designed for the whole collection of buildings.

Fig 7.21 Paddock Gardens.

4.7.26 Paddock Gardens is a collection of bungalow and low-eaved houses around a central grassy space that has its own identity based upon similarity of building materials, consistent roof slopes and the quality of the central space. A few trees and shrubs punctuate the space which is maintained without chemical halos around every bollard and mercifully no signage other than one name plate.

Fig 7.22 Stratford Place: similar bungalows behind gardens. Black and white stylized gable fronts and some green margins and verges to the road and car parking areas.

Key defining elements that can positively inform new development proposals:

- Clear definition between different groups of houses
- Consistent forms, set-back, scale and mass, regular plot divisions and gaps within each housing group
- Consistency of materials and details within each housing group
- Retained boundary tree lines especially oaks

Main elements of Green Infrastructure:

- Retained boundary tree lines especially oaks in the eastern side of the area
- Stream valley, trees and hedge/shrub edges, including green area on land between the site of what was Cowley's Copse and the south end of Jimmy Bays and a small pocket of greenspace south of Highfield Avenue
- Groups of tranquil rear gardens between connected streets
- Verges alongside many of the connected streets
- Retained tree groups and connected open green spaces within cul-de-sac housing groups
- Cemetery, its associated trees and lawns
- Lodge Road recreation ground, its pine trees in particular
- Paddock Gardens central green square

Yaldhurst Purlieu Character Area Guidance

The following guidance illustrates how new change and development might be achieved in a way that maintains and enhances the character and distinctiveness of this part of Lymington. It identifies how any new development should be designed to respond to its context and the key defining features of this area

This guidance supplements that already set out in Section 3.

Elements of character and identity	Yaldhurst Purlieu guidance and comments In addition to general guidance given in Section 3
LAYOUT – Pattern and arrangement of street blocks and plots (urban structure and urban grain)	
Plot width	Consistent throughout each housing group.
Building line	Generally extremely clear along connected street types.
Build up of building line	Gaps are important especially along all the connected street types.
Set-back	
Front boundary	Mostly low on connected streets but often missing in cul-de-sac arrangements.
Building format	Consistent within each group. Very important to retain consistency where it exists especially those small groups of dwellings mentioned in the text and highlighted on the plan.
LANDSCAPE	
Topography	Some dramatic level changes associated with the course of the stream, often coincides with changes to the development type. These changes often offer opportunity for the larger trees whereas few trees adorn the higher land in the centre of the area.
Ground water availability	SUDS will be important where wide areas of ground and surface water will typically feed the stream and the higher garden land of Highfield Road and environs will suffer from drought quite readily if water is not allowed to percolate into the soil here.

Elements of character and identity	Yaldhurst Purlieu guidance and comments In addition to general guidance given in Section 3
Green Infrastructure	Very little public green amenity space is available, apart from the Paddock Gardens central open space. Most is directly associated with each individual cul-de-sac.
Access points	
Trees	Mature trees especially within the Paddock Gardens area, are of particular importance.
Green setting for built development	
Gardens	
SCALE – Proportion	
Massing	
Key dimensions	
Spatial setting	This is particularly important in any replacement or alteration proposals.
APPEARANCE	
Rhythms, patterns and consistency in features and detail	Consistency is a defining element amongst groups in many parts of this area
Locally significant buildings and structures	The wall and piers as well as the chapel in the cemetery. There are two particularly special buildings on Southern Road, and also several clusters of dwellings marked as being of consistent form or being well-preserved exemplars of the underlying character of the immediate locality.
Materials	
DENSITY	
Site coverage (intensity of built form)	
Density	

One of the well preserved red brick pairs that characterise this street

Woodley Gardens: a distinct collection of dwellings in a conifer wooded setting

An impressive row of similarly formed villas face the entrance to Highfield Avenue

Rows of similar bungalows

Meadowlands

St. Anne's Gardens: open plan, consistent gardens and dwelling forms are important

Fig. 7.22
Fig. 7.21
Fig. 7.19
Fig. 7.18
Fig. 7.6
Fig. 7.7
Fig. 7.8
Fig. 7.1 Fig. 7.2
Fig. 7.11
To Lymington High street
To Pennington Village

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Character Area 7: Yaldhurst Purlieu

	Conservation area boundry
	Planned cul-de-sac groups of houses
	Planned connected type street layouts
	Listed buildings
	Important building groups and street frontages
	Larger garden spaces or groups of tranquil garden space
	Avenues
	Important trees/tree groups
	Important open green space
	Key features or buildings (lamp; wall; bldg)
	Important views, vistas
	pedestrian links
	Water

Character Area 8 – Pennington Village

4.8.1 Two lanes leading away from the coastal areas of settlement and the salterns into the Forest to the north cross the main Lymington to Christchurch road. The two lanes then meet and cross each other as they head northwest enclosing an area of common land, before continuing to the west and north-west respectively into the Forest (to Everton and Sway villages). The Pennington Village character area encompasses the ribbon development established along both these lanes and the narrow areas of later infill housing which directly access them.

4.8.2 One of these lanes, South Street (which turns into Ramley Road) is now the busier and more important route, although Victorian maps suggest that this was not always so. The origins of the village would appear to be associated with the short section between the southern tip of the Common, and Pennington Cross which is now dominated by a petrol filling station and roundabout. Rural workers' cottages and former agricultural buildings scattered along the southern edge of the Common (Wainsford Road), all the way down North Street to Pennington Cross still define the significant character of the village today, despite the many alterations and infill developments that have occurred in recent years.

Fig 8.1 North Street cottages.

Fig 8.2 Wainsford Road cottages south of the Common.

4.8.3 The village centre itself is dominated by the old school and the church and contains a wealth of traditional buildings, with narrow plan forms and traditional grey slate roofs. Many of these buildings retain some historic features. These buildings, clustered around the crossing of routes, create the strongest impression of a rural New Forest village. The evident character of the place links it with a rural, agricultural past. The surrounding hinterland of much more recent suburban expansion (see Character Areas 7 and 9) enables it to remain as a busy community hub with shops, pubs, and other services. Car parking and movement is controlled in a variety of ways and although it might be expected to detract from the character of the centre, apart from the more obvious visual intrusions of signs and traffic control features, the gateway effects of these features help in part to emphasise the centre of the village and allow the pedestrian an almost equal freedom to that of the car driver.

Fig 8.3 Village centre buildings – despite various alterations, the forms, massing and retention of slate roofs allow a number of such buildings to continue to contribute to the overall distinctiveness.

Fig 8.4 The old school building (1852) dominates the village centre with its rich use of materials and intricate details.

4.8.4 Probably as a result of a shift in priorities between routes, the narrow North Street has happily retained an abundant heritage of traditional rural cottages, mainly unharmed by subsequent alteration but most importantly retaining their forms, footprints and traditional materials. By contrast, South Street has only a very few older rural forms of building and is characterised more by speculative housing built in the latter half of the twentieth century with large garden set-backs, interspersed or sometimes replaced by more modern dwelling groups with their variety of materials and architectural styles.

Fig 8.5 South Street: typically suburban forms behind a deep green garden margin, each dwelling in its own setting. These contrast with the occasional older rural dwelling such as this thatched cottage close to the village centre.

Fig 8.6 Recent dwellings have increased the enclosure of South Street, losing the gaps between, but they have retained the all important front garden margin. In this case, note the old stable block of Pennington Lodge enclosing the end of what may once have been one of the villages' open greens mentioned below.

4.8.5   Throughout the area the original routes of the old lanes remain of vital importance to the character of the place. Green verges of varying widths, often backed by hedgerows or low front boundaries, are from time to time punctuated by small 'greens'. These are either long oblongs of verge (associated with some former boundary, set-back or alignment of buildings) or small triangles, acting as mini 'village greens' formed by clusters of older agricultural dwellings or an intersection of routes. Some of these are now lost either to suburban shrubbery (eg at the bottom of South Street) or to gardens (eg north of the old stable block at Pennington Lodge - see Fig 8.6), in which case retaining the green openness of these frontages will be of particular importance to the distinctiveness of the area. Pennington Cross has of course lost its green to the roundabout but further north on Ramley Road, the substantial green at the bottom of Yaldhurst Lane and the triangle opposite Pinetops Nursery are both associated with small groups of older dwellings and agricultural buildings and contribute significantly to the character of the area. Wainsford Road would appear to have lost its green, post war, to Conifer Crescent but the offset alignment of the older buildings is still evident in the distinctive grey slate roofs that can be seen here.

Fig 8.7 Verges, ditches and hedges characterise the approaches to and the routes through the village.

Fig 8.8 Small 'greens' punctuate the lanes and roads, from (i) Yaldhurst Lane; (ii) opposite Pinetops Nursery where a new access has had some impact upon the green; (iii) a more linear green on South Street and (iv) North Street.

4.8.6   From one of these characteristic triangular 'greens' leads the old track to Yaldhurst Farm House. The sentinel lodge bungalow is a feature along with several other buildings of obvious rural origin. The lane is a strongly sylvan track between tall hedgerows and occasional huge oaks. A line of large suburban dwellings sits deep within garden settings behind the western hedge. Glimpses through gaps in the eastern boundary hedge offer open views across farmland and the recreation ground as well as a reminder of a more urban landscape along the horizon. It will be important to retain this lane's sylvan and hedgerow character as well as the peaceful rural character of the green.

Fig 8.9 The WI Hall – an agricultural form against the 'green' which leads to the sylvan Yaldhurst Lane, a vital buffer to more urban character beyond.

4.8.7   Another characteristic of the village streets in Pennington is the alignment of buildings. This sometimes appears random but it is important to notice how the agriculturally associated older buildings sit forward of those that followed. Whereas dwellings laid out in towns such as Lymington were packed tightly along the main route so each could share in the convenience of access to the road and the bounty of passing trade, agricultural dwelling plots particularly in the forest area tended to align their small garden plots sideways minimising their intrusion into the valuable fields. The older cottages that remain usually retain these shallow plot forms, but their garden spaces are often either filled in with dwellings or, more commonly, use the older cottages' side plots as the front gardens and driveways for new buildings set in a line, back from the original lane. This characteristic pattern is clearly evident on North Street. On South Street, one narrow plot, obviously defined by a line of trees, has become a part of the front gardens of several houses with the original dwelling replaced by an arts and crafts style chalet bungalow.

4.8.8   To the north of North Street lie the open grounds and flat-topped pavilion buildings of Priestlands School. This openness, seen from the road through a foil of oak trees and hedgerow, lends a green margin to the lane which should not be compromised. The narrowness of the lane combined with the bustle and activity around the school may put pressure on the verges and green edges. However, these make vital contributions to the distinctive character of the area. In fact the lack of segregation between cars and people along this lane is historic. It should be embraced as a calming and slowing influence on drivers allowing the street to be shared as it always has been. Sensitively designed intervention has worked in the village centre, and the distinctive nature of this lane demands a similarly sensitive approach to be followed here.

Fig 8.10 Priestlands School.

4.8.9 Priestlands School lies on the site of and retains much of the historic house and grounds of 'Priestlands'. The original building is of eighteenth century origin and is listed, but the ponds, trees and the old track leading to Highfield (and then the town centre) also remain and characterise this edge of Pennington Village. Although almost indistinguishable from the suburban development to the north (see Character Area 7 'Yaldhurst Purlieu'), the dwellings along the south side of this track are in fact separately and speculatively built each on their own plot and retain through their extensive front gardens, the deep green setting of the track which leads over the stream which once formed an administrative boundary between Lymington and Pennington.

Fig 8.11 Typical New Forest rural cottages characterise the rows of dwellings facing the Common.

Fig 8.12 View south over the Common to Wainsford Road. Careful attention to scale, form and materials, in new building, alteration or extension, will be needed to prevent further erosion of this distinctiveness.

4.8.10 Pennington Common is fundamental to the character of the village. The various dwellings that face each other across this wedge of grassland and open gorse scrub, form a frame to the scene with a variety of agricultural workers' cottages, outbuildings and later suburban dwellings. A number of later nineteenth and early twentieth century houses also provide interest and architectural quality, particularly where the original design integrity has been retained.

4.8.11 However, although buildings varying in scale and mass can potentially be assimilated, some dwellings may become conspicuously out of place if their scale is at odds with the spaces around them. This can significantly harm the setting if materials, detailing and form do not respect the underlying characteristics of the place. The northern parts of Ramley Road have many attractive infill houses that do respect the green edge to the lane, offering a large garden set-back and a proportionate green setting, and which therefore do not undermine the essential characteristics of the place but rather add to its interest and delight through attractive forms, detail and craftsmanship using locally typical materials.

Key defining elements that can positively inform new development proposals:

- Older and agricultural and rural dwelling forms, footprints and boundary definition
- Greens and verges as well as hedgerows that line the lanes and roads
- Open views across the Common
- Use of red brick and grey slate for roofs, typical of the wider New Forest

Main elements of Green Infrastructure:

- Greens and verges as well as hedgerows that line the lanes and roads
- Open views across the common
- Groups of tranquil rear gardens
- Large trees and hedgerows that make Yaldhurst Lane a very green corridor
- Woodland areas, tree lined boundaries, open grassland and ponds at Priestlands
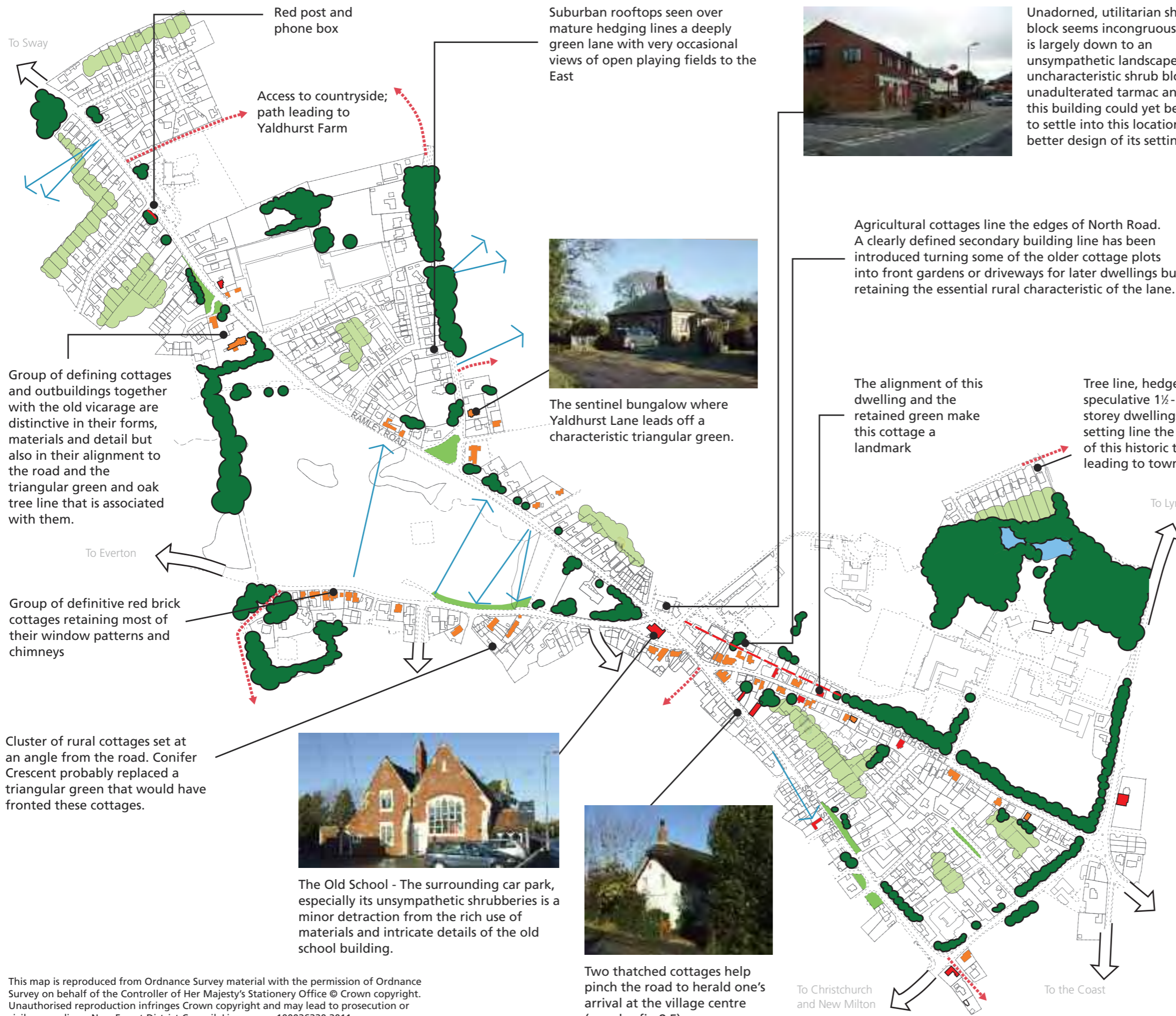
Pennington Village Character Area Guidance

The following guidance illustrates how new change and development might be achieved in a way that maintains and enhances the character and distinctiveness of this part of Lymington. It identifies how any new development should be designed to respond to its context and the key defining features of this area

This guidance supplements that already set out in Section 3.

Elements of character and identity	Pennington Village guidance and comments In addition to general guidance given in Section 3
LAYOUT – Pattern and arrangement of street blocks and plots (urban structure and urban grain)	
Plot width	The heritage of agricultural plot widths that define parts of the village is important.
Building line	The heritage of agricultural building positions in relation to the streets that define parts of the village is important.
Build up of building line	
Set-back	It will be particularly important to ensure that all new buildings or extensions sit back from the building line of historic forms which naturally enclosed the streets in pre-car times but rather respect any building line formed by more modern dwellings.
Front boundary	Natural hedges of indigenous species are the norm, perhaps augmented by low fences. Taller fences and walls have started to undermine the distinctiveness of the area towards the south.
Building format	This is varied throughout but the wide fronted shallow plan dwelling with gabled roof, ridge running lengthways and often paired chimneys at either end is typical of the New Forest and particularly characteristic here. Multiple hips on roofs and deep plan dwellings would appear alien.

Elements of character and identity	Pennington Village guidance and comments In addition to general guidance given in Section 3
LANDSCAPE	
Topography	
Ground water availability	
Green Infrastructure	Verges and the small greens are important along the roads.
Access points	It is very important that new or extended access points do not undermine the greens or sections of verge that retain this village's rural distinctiveness. Further loss of plot definition of the older cottages through accessing backland infill should be avoided.
Trees	
Green setting for built development	
Gardens	Pressure to convert areas for car parking and hard surface should be resisted. Where necessary, parking designed to appear as being within garden settings should be encouraged.
SCALE – Proportion	
Massing	Do not over dominate the older rural dwellings. Ensure that new building or extensions allow the mass to remain proportionate to the amount of land available for the setting.
Key dimensions	Retain consistency.
Spatial setting	Avoid the tendency to reduce the settings of existing buildings both in terms of the agricultural cottages and the later suburban houses the quality of which is dependant upon their settings.

Elements of character and identity]	Pennington Village guidance and comments In addition to general guidance given in Section 3
APPEARANCE	
Rhythms, patterns and consistency in features and detail	
Locally significant buildings and structures	These are marked on the drawing. However, all of the Victorian and older buildings are significant to the character of the area, even where they are significantly altered. Marked in red are some of the less altered examples or more important examples as landmarks. In orange, there are groups of buildings that together are important or which might offer cues to designers or are examples of elements of distinctiveness mentioned above.
Materials	Red brick and grey slate are particularly characteristic and there are several thatched roofs. Some decorative use of buff brick is evident. Blue/red brick is distinctive on one or two older dwellings and one or two cob cottages are whitewashed. Although other brick buildings seem to have followed suit this is not necessary to the distinctiveness.
DENSITY	
Site coverage (intensity of built form)	
Density	

Red post and phone box

Suburban rooftops seen over mature hedging lines a deeply green lane with very occasional views of open playing fields to the East

Access to countryside; path leading to Yaldhurst Farm

Unadorned, utilitarian shopping block seems incongruous but this is largely down to an unsympathetic landscape of uncharacteristic shrub blocks and unadulterated tarmac and even this building could yet be allowed to settle into this location with better design of its setting

Village centre

The forms of the older cottages in the centre have suffered from chimney loss, garden spaces reduced sometimes to miss matching tar and slab and a myriad of unsympathetic window replacement. However the essential qualities of form and traditional proportion and of materials is still visible and defines the centre of the village.

Agricultural cottages line the edges of North Road. A clearly defined secondary building line has been introduced turning some of the older cottage plots into front gardens or driveways for later dwellings but retaining the essential rural characteristic of the lane.

Group of defining cottages and outbuildings together with the old vicarage are distinctive in their forms, materials and detail but also in their alignment to the road and the triangular green and oak tree line that is associated with them.

The sentinel bungalow where Yaldhurst Lane leads off a characteristic triangular green.

The alignment of this dwelling and the retained green make this cottage a landmark

Tree line, hedge and speculative 1½- and 2-storey dwellings in garden setting line the south side of this historic track leading to town.

To Lymington

To Sway

To Everton

Group of definitive red brick cottages retaining most of their window patterns and chimneys

Cluster of rural cottages set at an angle from the road. Conifer Crescent probably replaced a triangular green that would have fronted these cottages.

The Old School - The surrounding car park, especially its unsympathetic shrubberies is a minor detraction from the rich use of materials and intricate details of the old school building.

Two thatched cottages help pinch the road to herald one's arrival at the village centre (see also fig 8.5)

To Christchurch and New Milton

To the Coast

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Character Area 8: Pennington Village	
	Listed buildings
	Important buildings or groups and street frontages
	Larger garden spaces or groups of tranquil garden space
	Important trees/tree groups
	Important open green space
	Key features or buildings (lamp; wall; bldg)
	Important views, vistas
	pedestrian links
	Water

Character Area 9 – South Pennington

4.9.1 This is an area, almost entirely superimposed upon the agricultural landscape of hedges, copses and small fields (Ancient Forest Farmland landscape type as described in the 'New Forest District Landscape Character Assessment') in the latter decades of the twentieth century. In the absence of earlier settlements to act as a nucleus, the area has been developed as a series of clearly defined 'pockets' of dwellings. Each pocket is of very similar houses or bungalows, often in cul-de-sac layouts with footpaths linking where roads do not. With the exception of one or two areas of connected type road layouts and pre-1970s houses (mostly in the north), field boundary tree lines were kept and in some instances added to as part of the design and layout of these groups. These now form an important green backdrop to many of the streets.

Fig 9.1 Connected type layout and pre-1970s housing.

Fig 9.2 Pockets of similar bungalows or houses on cul-de-sac or courtyard layouts each have their own clear characteristics.

Fig 9.3 Retained field boundaries and tree lines as backdrop to dwellings or within more public green spaces.

4.9.2　The landscape retains the old field boundaries but the woodland copses have been removed many years ago. The only other remaining distinctive feature of the original landscape is the footpath route that has long connected Efford Lodge (and the old mill at Efford Bridge and salterns beyond) with the centre of Pennington Village. It is marked with some very large old oak trees along its edge. Unfortunately, the quality of the path has retained little of its rural character. Where it ends near the village, the spaces alongside and the streets themselves originally augmented its importance through their layout. Unfortunately these have since been designed, infilled or managed with no sensitivity to this path and in later layouts the path is merely a restraining edge to formulaic highway design resulting in many left over areas of shrub filled space and unsightly green tarmac. Further depletion of the quality of this route must be avoided and opportunity for its improvements sought as it remains a central spine to the green network of trees, and a link to the main open space/recreation area on the far western edge of the settlement.

4.9.3　Only two streets stand out as being different from the regular pattern of estates: the busy Milford Road, which includes a keeper's cottage evident on nineteenth century maps and a variety of large suburban houses and bungalows each in a large garden setting, often containing forest sized trees. This road is perceived as a green corridor largely as a result of the large gardens, frontages furnished with trees and hedges, and wide green verges. These elements are important and must not be allowed to become unduly compromised by gradual loss of garden space, incremental loss of hedges or loss of verges through additional driveway cross-overs or further hard-surfacing.

Fig 9.4 Varied suburban houses in large garden settings and the green verges that make up the 'green corridor' character of Milford Road.

4.9.4   The second street is West Way, an avenue of varied houses and bungalows branching off South Street and containing several attractive examples of individually crafted buildings of various styles pre-dating the development of the wider area.

Fig 9.5 Varied dwellings in garden settings, glimpsed behind hedgerows, gardens and the avenue of lime trees that encloses one end of West Way.

4.9.5   Foxpond Lane links the more traditional character areas of 'Rural Lanes' (Character Area 10), to the south, with 'Pennington Village' (Character Area 8). Here, the South Pennington character area includes the lane, together with a variety of speculative suburban dwellings. This infill development is important for its variety of houses set back behind gardens, behind the line set by the older agricultural cottages of the other two character areas. To either side are estates of cul-de-sacs important for their gardens and green verges and highly stylised courtyard layouts.

4.9.6 The consistent 'pockets' of housing and connected estates that make up the majority of the area each have their own distinctive characteristics. Retaining important similarities in built form and particularly in colour and use of materials helps retain the sense of neighbourhood that defines each area. It is perhaps the landscape that offers the greatest potential for beneficial change, however and while retention of the old field boundary trees and hedgerows remains important, the garden spaces where they exist make a huge contribution to the amenity of every street and where they do not, the public realm can contribute similarly to the setting and quality of each area.

Fig 9.6 The south of the area includes several pockets of recent 'Georgian' styled houses around parking and garage courtyard layouts.

Fig 9.7 Open plan bungalows and chalet bungalows are typical of Harford Close.

Fig 9.8 Haglane Copse – consistent low front walls and chalet bungalow buildings in garden settings. A notable street dominated by attractive garden settings each contributing to the quality of the place along with the backdrop of trees retained from the former copse (of the same name) which the development replaced hereabouts. Each dwelling is similar with identical ridge lines, flat roofed dormers set evenly within the roof plane and a single gable to the front.

Fig 9.9 Deneside Copse consists of a striking group of consistent houses with decorative 'mini' gables over upstairs windows. On the western edge they surround a play area and greenspace. Front gardens are often in full use for garden activity from vegetable plots to paddling pools as well as the inevitable car spaces.

Fig 9.10 Beyond Deneside Copse is a sympathetically managed open greenspace, with grassland managed as meadow and mown paths as well as a mini football pitch, catering for play as well as for wildlife. This 'rural edge park' is artificially segregated from the houses by a woodland belt, chainlink fenced and strictly 'out-of-bounds' reducing the amenity that the park could provide both in terms of usefulness for play and visual attractiveness!

Fig 9.11 Pound Road is lined by somewhat older shallow plan semi-detached dwellings. Red brick and grey slate roofs with wider frontages make the gaps between and the garden set back with low front boundaries particularly important. New infill development has respected the materials and consistent detail but not these important aspects of context.

Fig 9.12 The pre-1970s connected streets of Corbin Road and Pennington Oval are lined with identical brick houses with occasionally well kept gardens. Gardens are a potential source of great distinctiveness across this group provided that none become lost entirely to car parking and that low front boundaries continue to create a varied sometimes green edge along the street.

Fig 9.13 Efford Way is a series of connected and permeable 'courtyards' and green spaces. The clean simple lines of consistent architecture are provided with a spaciousness afforded by mown grass in this open plan layout.

Fig 9.14 Open space is plentiful but underutilised or occasionally misused – it makes rather monotonous play space, and although most spaces are at least green all year round, they often provide scant visual amenity.

Fig 9.15 Occasionally, where there are private areas for personalising homes, and for enjoying such 'front doorstep' spaces, there is clear evidence of neighbourly responsibility and care that can contribute to the wider sense of place. These gardens face a square of green amenity land of wider importance to the community and character of the place.

Key defining elements that can positively inform new development proposals:

- Clear definition between different groups of houses
- Consistent forms, set-back, scale and mass, regular plot divisions and gaps within each housing group
- Consistency of materials and details within each housing group
- Retained boundary tree lines especially Oaks
- Attractive gardens and green boundaries in some areas

Main elements of Green Infrastructure:

- Retained boundary tree lines especially oaks together with additional planting, hedgerows and occasional open green space
- Green corridor of wide verges, hedgerows, ditch and larger species trees in gardens along Milford Road
- Public green open spaces, woodland strips and meadows at Little Dene Copse and Deneside Copse
- Simple open grassed spaces at Efford Way and Howard's Mead

South Pennington Character Area Guidance

The following guidance illustrates how new change and development might be achieved in a way that maintains and enhances the character and distinctiveness of this part of Lymington. It identifies how any new development should be designed to respond to its context and the key defining features of this area.

This guidance supplements that already set out in Section 3.

Elements of character and identity	South Pennington guidance and comments In addition to general guidance given in Section 3
LAYOUT – Pattern and arrangement of street blocks and plots (urban structure and urban grain)	
Plot width	Maintain existing consistency throughout each housing group. Will be important in retention of large trees and green boundary definition along Milford Road.
Building line	Generally extremely clear throughout – important to maintain.
Build up of building line	Will be important in retention of large trees and green boundary definition along Milford Road.
Set-back	
Front boundary	Some areas are open plan. Occasionally this has proved a detriment to residents' ability to personalise and thus contribute to the wider greenery of places through garden planting. There are areas of underused green space as a result. Most areas have low fences or walls augmented by shrub planting or hedges such that front gardens can be seen and can contribute to the street character.
Building format	Maintain existing consistency within each group.
LANDSCAPE	
Topography	Mostly flat but higher land to the north allows occasional views out as far as the Isle of Wight.
Ground water availability	
Green Infrastructure	Very important in terms of retained field boundary greenery. Also important in creating amenity where gardens are small on several of the estates.

Elements of character and identity	South Pennington guidance and comments In addition to general guidance given in Section 3
Access points	
Trees	
Green setting for built development	
Gardens	
SCALE – Proportion	
Massing	Maintain existing consistency within groups throughout the area.
Key dimensions	Maintain consistency
Spatial setting	This is particularly important in any replacement or alteration proposals on Milford Road and Westway.
APPEARANCE	
Rhythms, patterns and consistency in features and detail	Consistency is a defining element of this area – maintain
Locally significant buildings and structures	There is one keeper's cottage marked. Also some groups of buildings marked which are notable for the richness and delight of their design and craftsmanship.
Materials	Consistency is important to retain.
DENSITY	
Site coverage (intensity of built form)	
Density	

Car dominated space, poorly managed and prohibited grass area and close board fences backing (and fronting!) new infill development, together with views to a graffiti wall make an unseemly culmination to the historic footpath route.

Group of richly designed large suburban houses in deep garden settings, mostly with tall chimneys and black timber beams aping an older style but delightful in their own right.

West Way - character is in the variety or sometimes delightfully designed dwellings, each different and set within garden spaces behind (at the eastern end at least) a very strong avenue.

Single suburban house in garden setting in stunning contrast and as a gateway to the new 'Georgian' estates.

Two-storey suburban houses as part of Foxpond Lane which also contains the older rural properties of Character Area 10 to the south and the listed cottages at the southern tip of Character Area 8 to the north.

Green tarmac footpath replaces the historic path that has long connected Efford Lodge and the old mill at Efford Bridge with Pennington Village. Accessed here across various corners of left over land peppered with alien shrubbery and cut-through paths.

Open green space is faced by dwellings.

Countryside views

Verge and ditch edge to the road offers greenery; close board fence or conifer hedge screens backs of dwellings but fails to contribute to the more rural green corridor of the main approach road.

Pennington Village

Fig. 9.12
Fig. 9.11
Fig. 9.13
Fig. 9.15
Fig. 9.14
Fig. 9.12
Fig. 9.5
To Lymington
Fig. 9.8
Fig. 9.9
Fig. 9.6
Fig. 9.10
Fig. 9.4
Fig. 9.7
CORBIN ROAD
EFFORD WAY
MILFORD ROAD
To Christchurch

Character Area 9: South Pennington

	Planned cul-de-sac groups of houses
	Planned connected type street layouts
	Important building groups and street frontages
	Larger garden spaces or groups of tranquil garden space
	Avenues
	Important trees/tree groups
	Important open green space
	Key features or buildings (lamp; wall; bldg)
	Important views, vistas
	pedestrian links

Character Area 10 - Rural Lanes

4.10.1 The southernmost reaches of the town consist of ribbons of development lining the old rural lanes of Lower Pennington Lane, Ridgeway Lane, Woodside Lane, Rookes Lane, Viney Road and All Saints Road. Infilling impacts only subtly on the rural characteristics of these lanes. Of greater impact is any change that interferes with building forms and especially the frontage boundaries and settings of the dwellings lining these lanes. Most dwelling plots developed sporadically throughout the interwar and post war periods of the twentieth century, but there have been some further recent additions or replacements since the millennium. In several locations, however, clusters of much older cottages are clearly distinguishable abutting these lanes. It is these clusters of rural building types, combined with glimpses of open fields, the varied widths and shapes of the lanes themselves, the verges, greens and tree and hedge lined boundaries, which underpin the 'ruralness' of this area.

Fig 10.1 Clusters of older rural dwelling types.

Fig 10.2 Detail and craftsmanship such as that at Church Cottage can offer richness, delight, and even a sense of fun to traditional buildings; illustrated here with the use of clay tiles, stone, ceramic and brick in the wall design, in the wrought iron gate design and with the boulders in caricature of over-ostentatious modern interpretations of such English cottages.

Fig 10.3 Rural lanes: varied green verges and ditches; hedgerow boundaries and mature native trees.

Fig 10.4 Views to open farmland, open parkland, the coast and Isle of Wight.

4.10.2 The 'Woodside triangle' to the east of the area abuts the open fields of the Coastal Plain Estates – 'Small Parliamentary Enclosures' as the farmland is described in the New Forest District Landscape Character Assessment (and is in the 'Lymington and Pennington Coastal Plain' landscape character area). This affords open views across flat grazing land with glimpses of the forest of boat masts and the Isle of Wight. The triangle's buildings are set in generous plots among mature trees and shrubs, ranging from older cottages, to inconspicuous 1½-storey homes to substantial mid twentieth century houses, each in their own garden setting. Development subsequent to the rural cottages mentioned above has infilled with a variety of suburban detached dwellings set in their own gardens. Where original dwellings may have followed a typical pattern in the past, subsequent alterations have created some weird and wonderful forms but it is the deep and wide garden settings, the set-backs and the large trees that are fundamental to the distinctiveness of the area.

Fig 10.5 Woodside Avenue – an eclectic mix of dwelling forms but with care, the garden spaces could protect the character.

4.10.3 The edges of the lanes have a huge effect upon the character of the place. Even occasional tall close-boarded fencing abutting the road would tend to detract from the underlying character of the lane through a feeling of suburbanisation. A substantial section of verge along Woodside Lane has been planted with sporadic specimens and clusters of exotic shrub, creating the delightful effect of marrying up the suburban infill with the lane, disguising the regular over-runs of drives across the verge, retaining the all important green aspect and offering a taste of the garden settings of the dwellings. The pride and responsibility shown by individual residents at the transition between private and public space contributes to the sense of place in these lanes.

Fig 10.6 Suburban garden frontages contribute positively to the green nature of Woodside Lane.

4.10.4 Woodside Park and the line of Rookes Lane link the two halves of this character area. Rookes Lane is lined with substantial hedgerows broken only sporadically where dwelling frontages have more open front gardens or where the field boundary to the west offers filtered views between hedgerow trees into the rugby field and the entrance to the park. These breaks offer a hint of attractive green space beyond, although at the entrance to the park there is also an unwelcoming feeling of prohibition set by a plethora of signs and somewhat inauspicious entrance yard.

4.10.5 The park beyond, presumably laid out in part overlying the historic gardens and private park and estate of Woodside, is a wonderful asset and an opportunity to tie in the historic gardens with the wider rural landscape that now also forms part of the extended park. Care will be needed as the park evolves to embrace the types of modern play and sport facilities together with the desire to create informal amenity, relaxation and recreation whilst retaining the character of both historic park and the rural landscapes. This park has the potential to play a vital role in supporting the qualities and distinctiveness of this character area.

Fig 10.7 Some of the dwellings have open frontages facing the park.

Fig 10.8 Filtered views through tree lines where the hedgerow has been removed revealing the open agricultural landscape, now a setting for sport and modern play facilities.

4.10.6 To the west, Ridgeway Lane runs beyond the built-up area of the town but both visually and socially, the lane as a whole is an integral part of this area of the town. The tree-lined southern end of the lane continues the theme of detached houses in good sized and proportionate garden settings. Some of the houses are indeed substantial; many exhibit qualities of traditional forms, materials and craftsmanship, while others take on a startling contemporary form. Both can fit appropriately in this neighbourhood provided sufficient care is taken not to detract from the essential characteristics of the lane. This requires that designs for driveway access, frontage definition and boundary treatments are sympathetic. Thus, provided that the scale, set-back and setting allow each of the buildings to nestle comfortably amongst the taller trees or behind the hedgerows seen from the lane, the variety of contemporary and traditional architecture can add to the richness and delight of a walk down these lanes.

Fig 10.9 Scale, set-back and setting is important to allow each of the buildings to nestle comfortably amongst the taller trees or behind the hedgerows seen from the lane.

4.10.7 A footpath links Ridgeway with Lower Pennington Lane across open fields. This lane is again characterised by its varied width, verges, hedgerows and large trees and again is bounded by a variety of detached houses of various sizes each in a garden setting. A triangular green, with its oak trees and low cottage on the corner provides a highlight. From here northwards, there are several areas of infill of more intense estate-designed housing, more apparent in the lane than the more open cul-de-sacs (Forest Gate Gardens and Clarendon Park) which make up the backland from the northern section of Ridgeway Lane. All these more recent insertions of small 'estate' housing have their own distinct qualities and design themes running through them. It will be important to retain their common themes of form, material and detail which offer each a sense of place and to ensure that their edges and setting continues to underpin the important characteristics of the lanes which they abut.

Fig 10.10 The triangular green and the cottage at the junction of Lower Pennington Lane and Fox Pond Lane.

Fig 10.11 Immediately north of the triangular green, clusters of intense but consistently designed small estates create a sharp contrast with the remaining houses adjoining the lane.

Key defining elements that can positively inform new development proposals:

- Rural lanes with varied green verges and ditches; with hedgerow boundaries and mature native trees
- Clusters of older rural cottages, their vernacular scale, form and craftsmanship underpinning the rural character of the area
- Views to open farmland, open parkland, the coast and Isle of Wight
- Spacious settings all around each building, offering opportunity for large species trees and wide gardens
- Consistency of forms detail and materials in small estate developments

Main elements of Green Infrastructure:

- Rural lanes with varied green verges and ditches; with hedgerow boundaries and mature native trees
- Views to open farmland, open parkland, the coast and Isle of Wight
- Spacious settings all around each building, offering opportunity for large species trees and wide gardens
- Woodside Gardens, partly as historic parkland and partly pastoral landscape (occasionally parts of it seem to be a confusion between the two)

Rural Lanes Character Area Guidance

The following guidance illustrates how new change and development might be achieved in a way that maintains and enhances the character and distinctiveness of this part of Lymington. It identifies how any new development should be designed to respond to its context and the key defining features of this area.

This guidance supplements that already set out in Section 3.

Elements of character and identity	Rural Lanes guidance and comments In addition to general guidance given in Section 3
LAYOUT – Pattern and arrangement of street blocks and plots (urban structure and urban grain)	
Plot width	Irregular but typically wide
Building line	
Build up of building line	Typically large gaps between buildings
Set-back	Typically (but not universally) deep allowing buildings to be secondary elements in the landscape
Front boundary	The deep set-back increases the importance of this element of character and typically boundaries are hedgerows or low fences supported by hedgerows.
Building format	
LANDSCAPE	
Topography	Generally flat with lanes sometimes contained between embankments and ditches
Ground water availability	
Green Infrastructure	Green verges, and at junctions and corners, small open greens. Access to countryside footpath network is important. Woodside Gardens is both a jewel in Lymington's open space portfolio and a key opportunity to marry leisure and amenity with the rural and historic characteristics of the area and the original garden.
Access points	It is important that these are not allowed to detract from the rural lane characteristics.

Elements of character and identity	Rural Lanes guidance and comments In addition to general guidance given in Section 3
Trees	Generally important throughout the area.
Green setting for built development	Avoid further losses of front garden to car standing.
Gardens	Most property is surrounded by garden, the greenness of which is an important characteristic of the area. Front gardens are particularly important throughout.
SCALE – Proportion	
Massing	
Key dimensions	
Spatial setting	Variety of mass and scale can be accommodated here provided that the spatial setting is similarly in scale with the buildings. Larger buildings need to be set back into larger grounds with larger gaps between. Few dwellings, despite the variety in sizes here, depart from this philosophy.
APPEARANCE	
Rhythms, patterns and consistency in features and detail	Consistency is important in small estate groups. Integrity of the original architecture is important in single dwellings. excessive variety of style and material on single buildings would upset this element of character.
Locally significant buildings and structures	There are a number of these, particularly older dwellings. Also where these are shown there are close neighbouring buildings which form part of the older village-like environs of the marked buildings, the vernacular characteristics of which are also important
Materials	Commonality of materials for characterising each cul-de-sac or courtyard small estate group is important.
DENSITY	
Site coverage (intensity of built form)	Apart from those groups of dwellings noted off the north of Lower Pennington Lane, development is generally of a very low intensity
Density	Larger dwellings may appear to be able to hold greater densities (ie flatted conversions of former houses) but it is important to avoid losses associated with the spatial and green setting and the quality of the lane edges through the added intensity of use and car parking that this might entail.

Parapet roofed Georgian styled modern groups and courtyard alongside listed crinkle-crankle wall

Mansard roofed terraces

The Old Sunday School, now restored as a picturesque dwelling. Clusters of older dwellings and church related buildings proclaim the rural hamlet 'Woodside Village' on the northern edge of the 'Rural Lanes' character area.

Very low cottage with chimney pair to either end, white walls and grey slate, together with the green and its trees is a landmark within which one can stop to rest on the bench or under the shade of the trees.

Landmark pine group

Views of Delaware thatched cottages within the National Park, and Church Cottage of red brick and clay tile, are real gems that underpin the character of these rural lanes.

All Saints Road - 'improved' for traffic in the 1980's, still retains many of the cottages, hedges, verges and ditches that characterise the pre-car lanes.

Flat fields, open views to boat masts and Isle of Wight

Open green verge with sporadic shrub line, gaps and driveways (see fig. 10.5)

Tall and obtrusive weldmesh fence jars with the environment alongside a public right of way

Fig. 10.7

Fig. 10.8

Fig. 10.11

Fig. 10.3a

Fig. 10.6

Pillars reputed to be from the old Market Hall which stood in the middle of the High Street.

Woodside Gardens

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Character Area 10: Rural Lanes

	Planned cul-de-sac groups of houses
	Planned connected type street layouts
	Listed buildings
	Important building groups and street frontages
	Larger garden spaces or groups of tranquil garden space
	Older pre-car lanes and streets
	Important trees/tree groups
	Important open green space
	Key features or buildings (lamp; wall; bldg)
	Important views, vistas
	pedestrian links

Appendix 1: Townscape types

The 'townscape character' types of residential developments found within New Forest District's main settlements are described briefly below. These were used to inform the identification of the character areas within Lymington and should be read in association with the general design advice in Section 3 and the individual Character Area Guidance in Section 4.

Remnant of Early Settlement:

Historic settlement; vernacular buildings and street patterns exist as evidence of early organised settlement.

Isolated Farmstead:

Farm groups; farmhouse and related farm buildings dating from 17th Century or 18th Century. Probably associated with a country estate or Manor originally but often becoming independent following the fragmentation of manorial land.

The Farm group will vary in original pattern, subsequent evolution and then the survival of individual buildings with the present form resulting from a protracted process of piecemeal addition followed by absorption into the urban landscape.

18th Century Country Estate:

Principal house, home farm and other associated buildings together with a designed landscape.

The Classical, Urban House:

Mid 17th Century to mid 19th Century property in a variety of guises throughout the period but characteristically displaying symmetry, vertical windows and the use of classical details particularly mouldings but also in ironwork to boundary railings and balconies.

Dwellings in urban areas are evident in the form of repeated buildings of the same or similar form resulting typically in the "Georgian Terrace" marked by the typical characteristics identified above with brick or/and stucco facades. This type sets up a strong rhythm along a street and will dominate the immediate area. Buildings tend to be set just back from the pavement with a narrow frontage set behind railings or low walls with railings.

Individual buildings are found, typically as former "Merchants Houses" or early civic buildings in the commercial core of a historic urban settlement. The majority will now have a commercial use, at least at ground floor, with upper storeys being sub let as flats or having a less intensive, storage use or indeed in a number of cases being left empty. Buildings are with few exceptions set at the back edge of the pavement.

Mid 19th Century Victorian "Workers House":

Usually terraces or semi-detached two-storey "redbrick" dwellings either at back edge of pavement or street or with small front gardens enclosed by strong boundary of low-brick wall or low-brick wall with cast iron railings on top. Where these occur in large numbers, they are usually laid out along streets connected as a gridiron such that they enclose their rear yards within simple 'perimeter blocks', so called because their facades, front doors (and best sides – the front room reserved for visitors) all wrap the perimeter. The buildings themselves were often quite plain with simple facades and little decoration and almost always constructed in red brick in contrast to the earlier stucco and highly decorative brickwork of grander Victorian houses.

Late 19th Century early 20th Century connected streets (gridiron):

Patterns of mid 19th Century workers houses evolved especially in more affluent areas into streets of terraces or semi detached houses on regimented grids with modest rear gardens and often a small margin of garden to the front. They continued to be laid out along gridiron streets enclosing perimeter blocks such that rear gardens are away from general public view and access.

Fig (i) Streets of houses laid out along formal grid of connected streets. Note the rear gardens accessed by alleyways and very modest front gardens.

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Late 19th Century Victorian/Edwardian/Arts and Crafts Suburban Speculative:

The first suburban development type of large, individual dwellings built in generous plots of land set out in a planned manner on a grid of generous roads often avenues with street trees. The buildings sit within their gardens, not specifically addressing the street, with pedestrian gate and often the later addition of vehicular access, manoeuvring space and 20th Century garage. Architecturally these houses exhibit characteristics to the "High Victorian" with enriched detail and asymmetry of form both in the overall shape of the house and in the smaller parts of them. Bay windows in varying form are a distinctive feature with corner bays topped with a steeple roof being a common feature that is evident in the translation of the style into the urban terraced housing of this period where it is found at street corners for emphasis. Rooflines are broken by gables and have steep roof pitches, 60° being normal in the larger, more prosperous houses.

Forest Cottage:

A small, rural dwelling linked to a smallholding or commoning rights. These span a number of periods and vary in appearance according to the period in which they were built. Older surviving examples being of timber frame construction, two or three bays, single-storey or single-storey plus attic and with commonly thatch to the roof. Subsequent construction sees the introduction of cob walls with a timber roof construction and thatch, tile or slate roofs. The most recent guise and most evident today is the double fronted, central entrance door, two-storey, brick built dwelling with shallow slate roof. Characteristically the dwelling will be surrounded by a collection of simply constructed outbuildings, basic timber frames with tin roofs. These buildings were once isolated smallholdings supporting traditional activity in the Forest but have since the mid 20th Century become subsumed into the expanding townscape of the settlement.

20th Century - Mass Inter-war/Post-war Suburban:

Housing developed following the example of the "Garden City" movement, and evolving into the "traditional suburban housing" of the interwar and immediately post war years. Detached or semi detached dwellings, with ample front gardens, set back from but addressing the street rather than the earlier suburban type which was larger and set into its plot. In the municipal housing boundaries tend to be utilitarian, in the private housing there is more sense of enclosure and privacy to frontages.

Bungalow Estates:

Post war single-storey, mostly pyramidal roofed, dwellings. Consistency and repetition of scale and building materials with frequent use of "new materials" e.g. profiled concrete roof tiles, unifying large areas of development. Strong building line with generous front "gardens" set behind low front boundaries, often walls with shrub planting/ornamental hedge planting immediately behind the front boundary. Straight or semi-curved street patterns in a loose interconnected grid. Grass verge to front of pavement sometimes with ornamental street trees at regular intervals. Verges expanding into larger green areas at some road junctions.

Fig (ii) Connected streets follow a more curvilinear loose grid than earlier forms but nevertheless create perimeter blocks for both 20th Century 'mass suburban' and 'bungalow estates'.

Post-Second World War Flat developments:

The demand for seaside properties and the increase in retirement flat market precipitated this movement. Large blocks of flats of individual design filling plots with little or no private amenity space.

1960s/1970s Open Plan Estates:

The influence of architects like Corbusier and the introduction of new technologies resulted in the appearance of system built housing particularly seen in public housing developments of this period. Mixed developments of flats and houses (if the car is catered for this is in garage courts). Buildings set in generous "parkland" landscape. Surrounded by public open space and parking areas that are both often underused.

1980s and 1990s Development:

Cul-de-sac developments with a hierarchy of residential roads encouraging low traffic speeds. Mass 'family' housing, often built by national or regional 'volume' house-building companies. In the 1990s pressure to maximise the use of development land increased resulting in smaller plots to building ratios. Development often mimicked historic styles, for example neo-classical. A variety of styles often found in one development.

Fig (iii) 1980s and 1990s cul-de-sac development created for a car orientated society. Note the much reduced rear garden spaces.

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Turn of the 20th/21st Century:

Increasing amounts of new residential development on 'infill' sites, with pressure to increase housing densities on previously developed sites within established residential areas. Flatted developments replace large family houses. Space around buildings reduced. Less off-road parking provided.

Appendix 2: Planning Policies supporting Local Distinctiveness

National Planning Policy

Planning Policy Statement 1 (PPS1): Delivery Sustainable Development states that one of its key principles is:

> "(iv) Planning policies should promote high quality inclusive design in the layout of new developments and individual buildings in terms of function and impact, not just for the short term but over the lifetime of the development. Design which fails to take the opportunities available for improving the character and quality of an area should not be accepted."

It states that:

> "Planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design, conservation and the provision of public space."

A key objective of PPS1 (set out in paragraph 36) is that new developments "respond to their local context and create or reinforce local distinctiveness".

Planning policy in New Forest District (outside the National Park)

A new Local Development Framework for New Forest District (outside the National Park) is being prepared and will eventually supersede all policies in the New Forest District Local Plan First Alteration.

The key document in the Local Development Framework is the Core Strategy. The Core Strategy for New Forest District (outside the National Park) was adopted on 26th October 2009. The Core Strategy sets the overall planning strategy for the area up to 2026. An objective of the Core Strategy is:

> "**1. Special qualities, local distinctiveness and a high quality living environment** - To provide for a high quality, safe and attractive living environment for communities in both urban and rural areas in a way that respects and safeguards the special qualities, character and local distinctiveness of the Plan Area and the adjoining New Forest National Park."

Core Strategy policy CS2 addresses design quality and states:

> "**Policy CS2 Design quality**
>
> New development will be required to be well designed to respect the character, identity, and context of the area's towns, villages and countryside.
>
> All new development will be required to contribute positively to local distinctiveness and sense of place, being appropriate and sympathetic to its setting in terms of scale, height, density, layout, appearance, materials, and its relationship to adjoining buildings and landscape features, and shall not cause unacceptable effects by reason of visual intrusion, overlooking, shading, noise, light pollution or other adverse impact on local character and amenities....."

Policy CS3 is concerned with protecting and enhancing our special environment and states:

"Policy CS3 Protecting and enhancing our special environment (Heritage and Nature Conservation)

......

Working with local communities, features of local heritage value which contribute to local distinctiveness will be identified. New development proposals should maintain local distinctiveness and where possible enhance the character of identified features.

....

The special characteristics of the Plan Area's natural and built environment will be protected and enhanced through:

(a)   applying relevant national and regional policies;

(b)   ensuring that new development protects and enhances local distinctiveness (see Policy CS2);

(c)   a review of Areas of Special Character and landscape features through subsequent Local Development Framework Documents;

(d)   using the development management process to positively bring about development which enhances local character and identity and which retains, protects and enhances features of biological or geological interest, and provides for the appropriate management of these features;

......."

www.newforest.gov.uk/index.cfm?articleid=9696

At the time of writing, the District Council is preparing a Sites and Development Management Development Plan Document which will contain further policies which will be part of the statutory development plan for the area. Policies in the Sites and Development Management Development Plan Document will also need to be taken into account by development proposals as the policies in that document emerge.

Appendix 3: Further information

'Lymington: A Conservation Area Appraisal' (adopted SPG), NFDC, 2002
www.newforest.gov.uk/index.cfm?articleid=1829

'Buckland Conservation Area Character Appraisal', NFNPA, 2010
www.newforestnpa.gov.uk/cacabucklandkeyhavenashlett.pdf

'New Forest District Landscape Character Assessment' (adopted SPG),
NFDC, 2000
www.newforest.gov.uk/index.cfm?articleid=5371

'Hampshire Integrated Character Assessment' - Lymington Townscape
Assessment (draft), HCC, 2010
www.hants.gov.uk/landscape-and-heritage/planning-the-
landscape/landscape-character/hampshire-integrated-character-assessment/
townscape-assessments.htm

'By Design: Urban Design in the Planning System – Towards Better Practice',
DETR & CABE, 2000
www.communities.gov.uk/documents/planningandbuilding/pdf/158490.pdf

'Manual for Streets', DfT/CLG, 2007
www.dft.gov.uk/pgr/sustainable/manforstreets/pdfmanforstreets.pdf

'Housing design, density and character' (adopted SPD), NFDC, 2006:
www.newforest.gov.uk/index.cfm?articleid=5137

'Design and Access Statements – How to read, write and use them',
Commission for Architecture and the Built Environment, 2006 (updated 2010)
www.cabe.org.uk/publications/design-and-access-statements

'Shopfront design guide' (adopted SPG), NFDC, 2001
www.newforest.gov.uk/index.cfm?articleid=1255

**Lymington Local Distinctiveness
Supplementary Planning Document**
Adopted February 2011

New Forest

NEW FOREST DISTRICT LOCAL DEVELOPMENT FRAMEWORK

DRAFT SUPPLEMENTARY PLANNING DOCUMENT:
LYMINGTON AND PENNINGTON LOCAL DISTINCTIVENESS SUPPLEMENTARY
PLANNING DOCUMENT

STATEMENT OF SPD MATTERS

This Statement of Proposals Matters is produced in accordance with Regulation 17 of the Town & Country Planning (Local Development) (England) Regulations 2004. It sets out basic information about the New Milton Local Distinctiveness Supplementary Planning Document.

<u>Document Title</u>

The Supplementary Planning Document is titled:
Lymington Local Distinctiveness Supplementary Planning Document.

<u>Subject Matter</u>

- This guidance is supplementary to the adopted New Forest District (outside the National Park) Core Strategy. The guidance supplements policies CS2 and CS3 of the Core Strategy.

- The Supplementary Planning Document (SPD) is intended as a guide to householders, businesses landowners and developers on how new development should be designed to ensure it contributes positively to local distinctiveness and complies with policies CS2 and CS3 of the Core Strategy. The local planning authority will refer to this guidance when considering whether planning applications for new development comply with policies CS2 and CS3.

<u>Area covered</u>

The guidance applies within the defined built-up area of Lymington and Pennington.

<u>Consultation period</u>

The draft document is published for a period of 6 weeks public consultation. **The consultation period will begin on 19 October 2010 and will end on 30 November 2010.**

<u>Address for comments</u>

A representations form has been supplied with the draft document.

Comments should be sent to the following address:
Policy and Plans Team, New Forest District Council, Appletree Court, Lyndhurst, Hampshire, SO43 7PA

Or e-mailed to:
Lymington.local@nfdc.gov.uk

<u>Further notification</u>

Any representations may be accompanied by a request to be notified that the SPD has been adopted.

New Forest
DISTRICT COUNCIL

Copies of the consultation draft Lymington and Pennington Local Distinctiveness SPD can be viewed on the Council's web-site at: www.newforest.gov.uk or at the following Council offices: Town Hall, Avenue Road, Lymington and Appletree Court, Lyndhurst (8.45 am - 5.15 pm Monday to Thursday 8.45 am - 4.45 pm Friday). Copies may also be purchased on request from the Policy and Plans Team (Tel. 023 80285352).

Lymington Local Distinctiveness Supplementary Planning Document

Adoption Statement

2nd February 2011

On 2nd February 2011 New Forest District Council adopted a Supplementary Planning Document titled: Lymington Local Distinctiveness Supplementary Planning Document.

Any person aggrieved by the SPD may apply to the High Court for permission to apply for judicial review of the decision to adopt the SPD.

Any such application for leave must be made promptly and in any event not later than 3 months after the date on which the SPD was adopted.

New Forest
DISTRICT COUNCIL