

## VILLAGE : ESTATE LAYOUT

### 2.2 Framework of Routes and Open Spaces

New road and footpath routes should link to existing focal points and the established circulation pattern of vehicles and pedestrians. Linkages should be direct, not tortuous or circuitous. However, a gentle curving of the roadway may be encouraged to give a continuous closure of space and create visual interest.

Primary, throughroutes should offer direct access to prominent open space for public use. Importantly, roadways should not be continuous around public open spaces to ensure safer entry points from nearby houses.

A road layout should create a clear hierarchy of busier, general access routes and quieter cul-de-sac and minor loops. A footpath, separate from the roadway system, will not be encouraged except where it can be clearly seen and easily accessed from the adjacent buildings, or where it forms an integral part of an area of public open space.

### 2.3 Built Frontages

Housing should generally create a formal frontage to, and be accessed from, a public place whether this be a street, area of open space or courtyard. There should be no footpath through routes to the rear of the housing.

This arrangement offers the greatest potential for the creation of an attractive public image to an area as well as one that is safe (in terms of "defensible" space) and also easily maintained. Prominent and easily accessible areas of landscaping are generally better kept than those that are remote or concealed from public view. In order to optimise this potential the following is advised:

- ☐ lively and well composed window arrangements, avoiding extensive areas of blank walls;
- ☐ elevations sympathetic to the rural village context, displaying a "softer" image than the highly engineered appearance common in a town environment;
- ☐ streetscapes designed as a whole instead of merely scattering houses along a road edge;
- ☐ formal avenues and groupings of trees planted to reinforce the enclosure of the roads and open spaces;
- ☐ roof ridges run generally parallel to the roadway;
- ☐ a low enclosure around front gardens.

### 2.4 Locations for Special Treatment

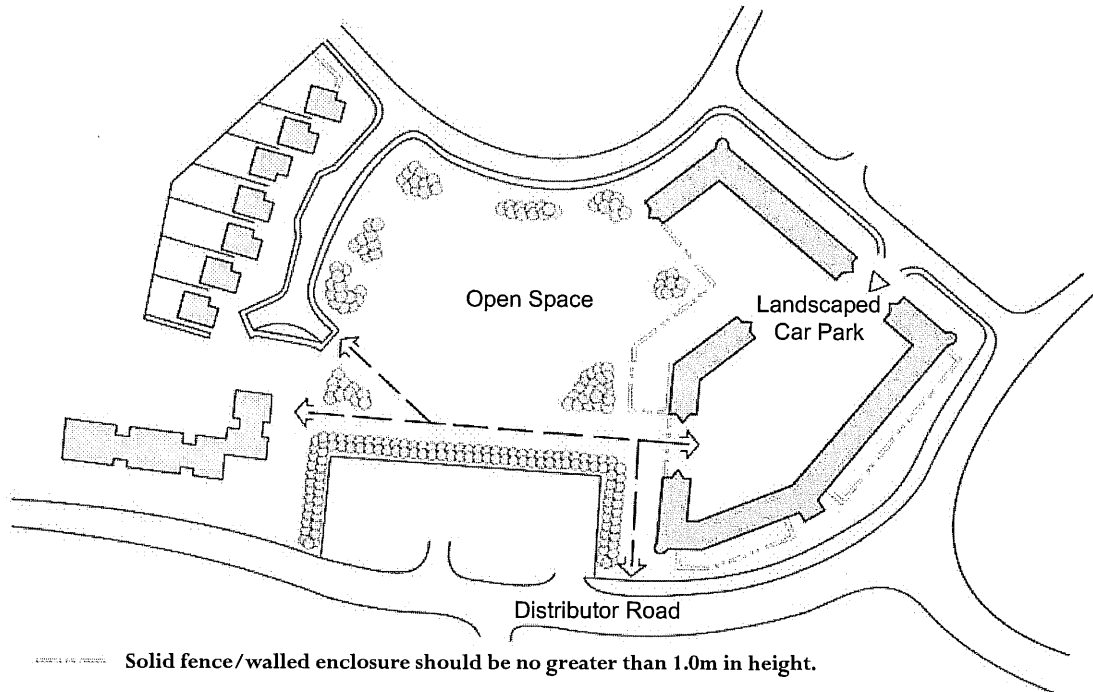
There may be exceptional circumstances where housing will be required to face away from the public road or area of open space. The standard response is to enclose with a high fence or wall which is often anonymous in appearance, made worse by the inevitable piecemeal replacement in the case of screen fencing. Furthermore the "hidden" public areas adjacent can attract social nuisance and discourage good maintenance.

Where a screen enclosure is inevitable, continuous close boarded fencing is not acceptable. Combinations of the following may, however, be considered:

- ☐ a housing type which "fronts" in both directions e.g. a flatted development with an open railing enclosure;
- ☐ a high profile architecture treatment e.g. a timber screen framed by piers and dwarf walls;
- ☐ additional screening and framing by landscaping, preferably incorporating semi-mature trees;
- ☐ the orientation of a corner house such as to locate the exposed screen fence along the less important public roadway;
- ☐ formal private entrances to the rear gardens from the public space;
- ☐ any exposed rear building elevation treated to the same high standard as for the front.

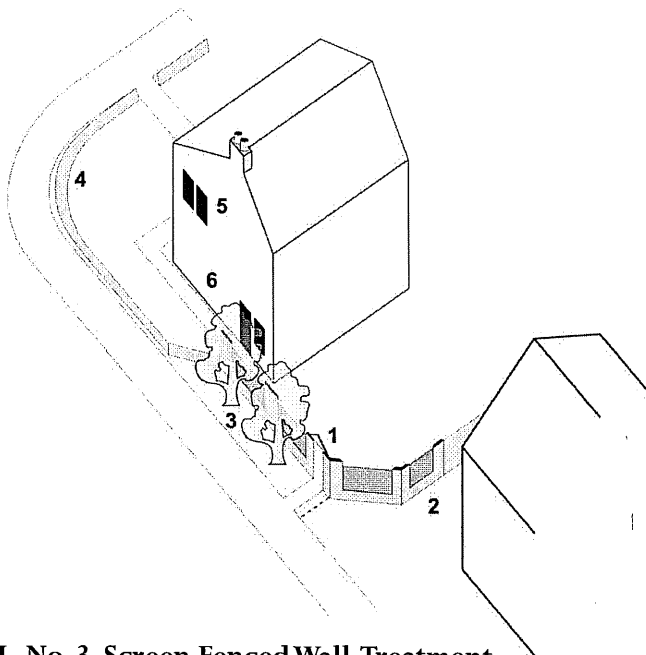
## VILLAGE : ESTATE LAYOUT

Where new housing meets countryside, the occasional slot view of the surrounding rural area should be afforded from public places within the development. Planting should be sufficient to soften any runs of continuous fencing as seen from the countryside.



### ILL. No. 2 Flatted Development Option (Para. 2.4)

*Avoids high screen fencing to roadways and open space where direct vehicle / pedestrian access prohibited or impractical.*



1. Back gate.
2. Decorative timber screens framed by piers and dwarf walls.
3. Tree planting (semi-mature).
4. Dwarf wall continuing round corner.
5. Gable windows (Para. 5.3).
6. No horizontal or vertical division of materials on gable (Para. 5.B wall finishes).

### ILL. No. 3 Screen Fenced Wall Treatment (Para. 2.4)

*Architectural treatment at corner.*

## VILLAGE : ESTATE LAYOUT

### 2.5 Focal Points

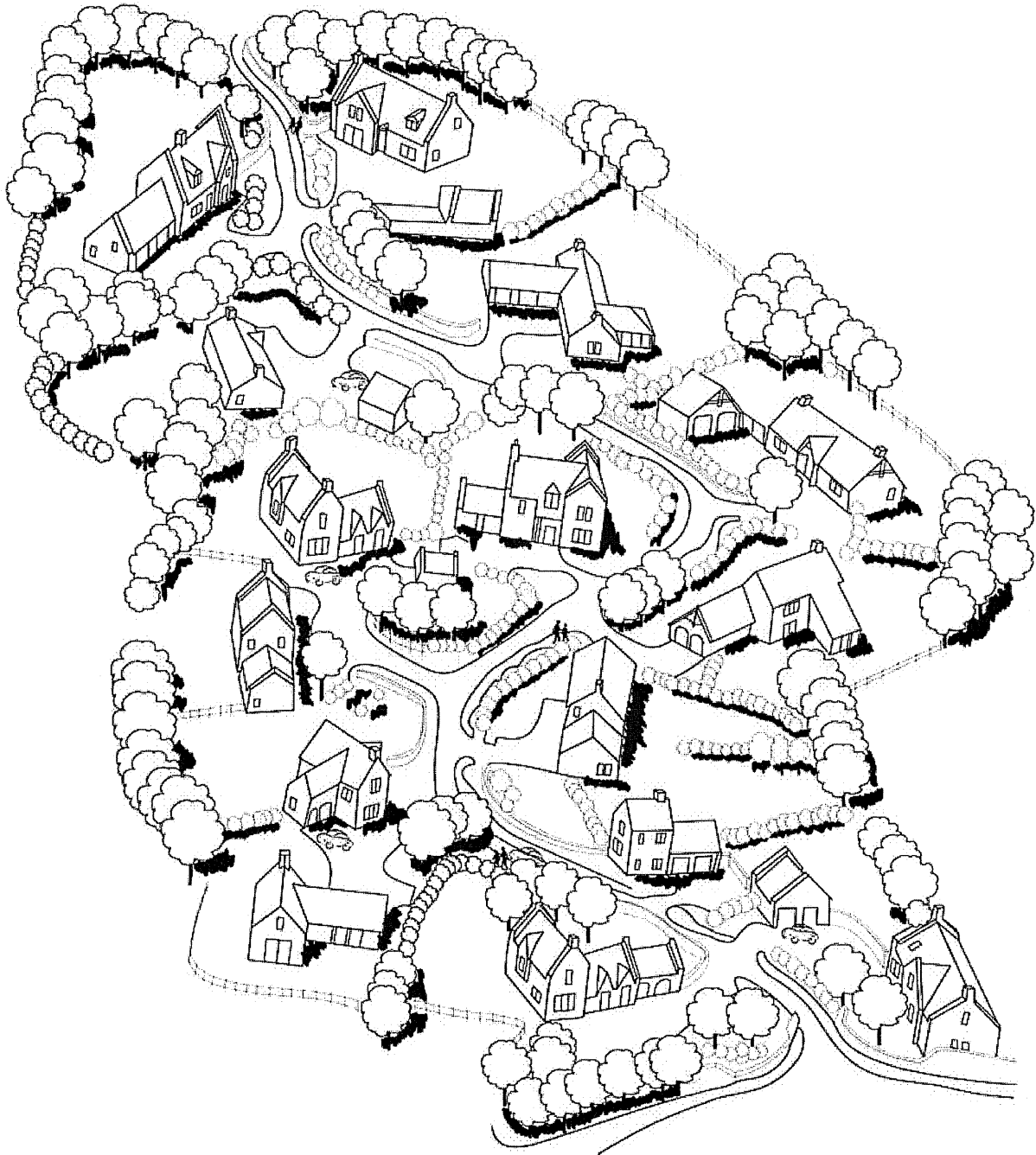
Varying the form of building frontages will heighten the visual interest and character of the street space. However, this should not be carried out in a random manner but rather by:

- (A) relating road and open spaces to an appropriate arrangement of "urban" and "arcadian" housing forms (see para. 2.6);
- (B) highlighting focal points such as road junctions and entry points.

Corners and entry points should be given visual emphasis employing combinations of the following:

- ☐ increased height (no greater than 3 storeys);
- ☐ continuous building elevations "closing off " corners, perhaps using a hipped roof arrangement;
- ☐ additional decorative treatment e.g. gables;
- ☐ building lines nearer the roadway than elsewhere;
- ☐ attractive vistas allowed for;
- ☐ low walls around corners;
- ☐ formal groups or avenues of trees where building is not possible, preferably semi-mature specimens.

## VILLAGE : ESTATE LAYOUT



ILL. No. 4 "Arcadian" detached housing  
(Para. 2.6)

*Space containing building (adapted to show Scottish designs from:  
"Design Aid", Housing/Roads, Cheshire County Council 1988).*

## VILLAGE : ESTATE LAYOUT

### 2.6 Urban and Rural Approaches to Housing Forms

The Essex Design Guide of 1973 is the best known in its field and it identifies two distinct traditional approaches to housing form which are (i) the "urban" (terrace buildings containing space) and (ii) the "arcadian" (space containing detached buildings).

The Essex case is that "sub-urban" type development fails because it belongs to neither category since there are "... too many buildings for the landscape to dominate and yet buildings are too loosely grouped or of insufficient height to enclose space".

A brief study of the villages in Falkirk District indicates this analysis to be well founded. The "urban" quality which has traditionally characterised rural villages is minimal, and suburban type developments dominate. Conversely, truly "arcadian" developments are presently limited to individual buildings in the countryside.

This design brief therefore endorses the principle that in village estates housing should follow either the "urban" or the "arcadian" approach rather than the "sub-urban" and ideally combine both in an orderly manner. The intention would be to create a contrast between differing road and open space types i.e.

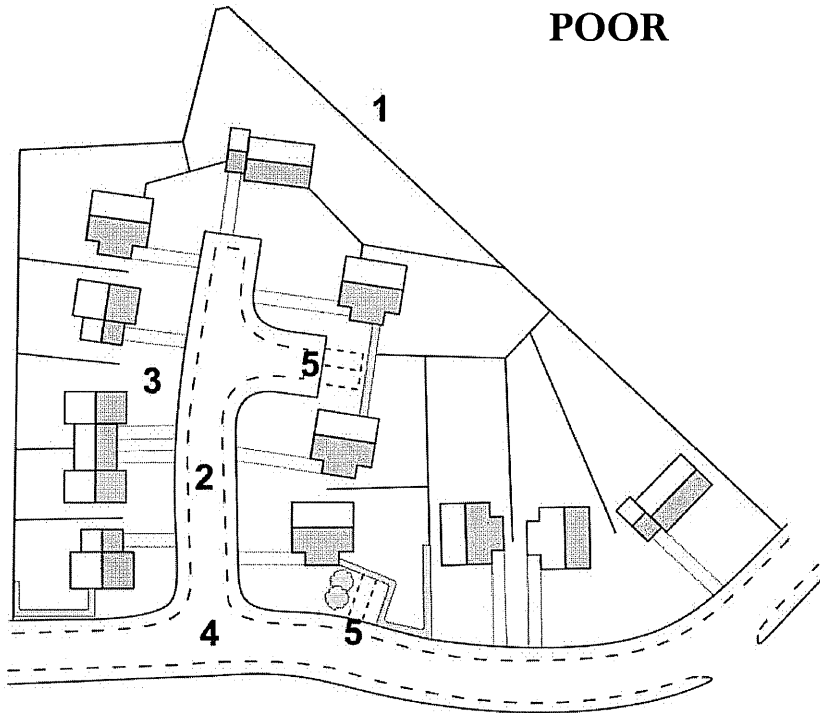
- ❑ Cul-de-sac (semi-private and traffic calmed)
  - Option A : an "urban" courtyard of linked/terrace buildings.
  - Option B : a spacious "arcadian" development of large detached houses.
- ❑ General Access Road (busier public traffic routes)
  - Option A : more widely spaced "arcadian" housing will reduce the impact of faster moving vehicles on each dwelling.
  - Option B : an "urban" terrace form providing a noise buffer to quieter rear garden areas.
- ❑ Larger Open Spaces
 

A distinctive identity and pleasant environment can be attained by developing housing around a large area of landscaped open space, essentially creating a "village green". The edge of the "green" could be either "rural" or "arcadian". The introduction of a terraced frontage or more widely spaced housing will create a contrasting landscaped edge dependent upon whether the desire is to halt, abruptly, or continue the parkland quality of open space.

**NB** For all the options given, the point of entry from a general access road to a cul-de-sac or another general access road should be in the form of an "urban" gateway of buildings.

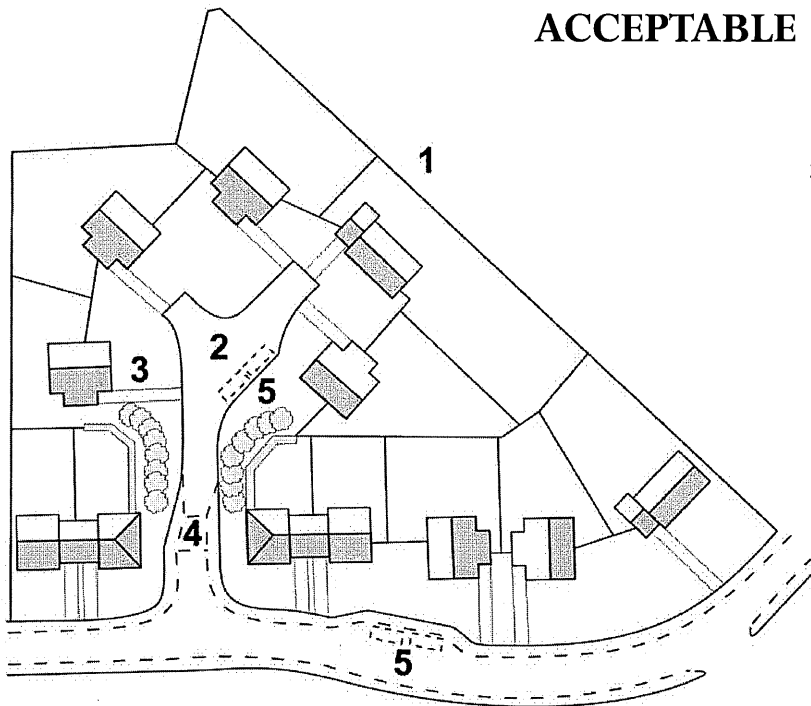
## VILLAGE : ESTATE LAYOUT

### POOR



1. Layout imposed on awkward shaped site.
2. Anonymous roadway line.
3. Arbitrary arrangement of house types.
4. Anonymous entrance to cul-de-sac.
5. End on parking creates awkward shaped fence lines with little opportunity for landscape screen.

### ACCEPTABLE



1. Layout fits awkward shaped site.
2. Characterful enclosed courtyard (shared surface roadway).
3. Change of house type to reflect transition from busier to quieter roadway (i.e. larger detached houses in cul-de-sac).
4. Gateway entrance - integrated design of hipped roofs, quality walling and landscape/building enclosure and road narrowing.
5. Side on visitor car parking discreetly integrated into street but improving opportunities for casual surveillance by car owners.

ILL. No. 5 Housing Cul-De-Sac Layout  
(Paras. 2.4, 2.5, 2.6, 2.9)

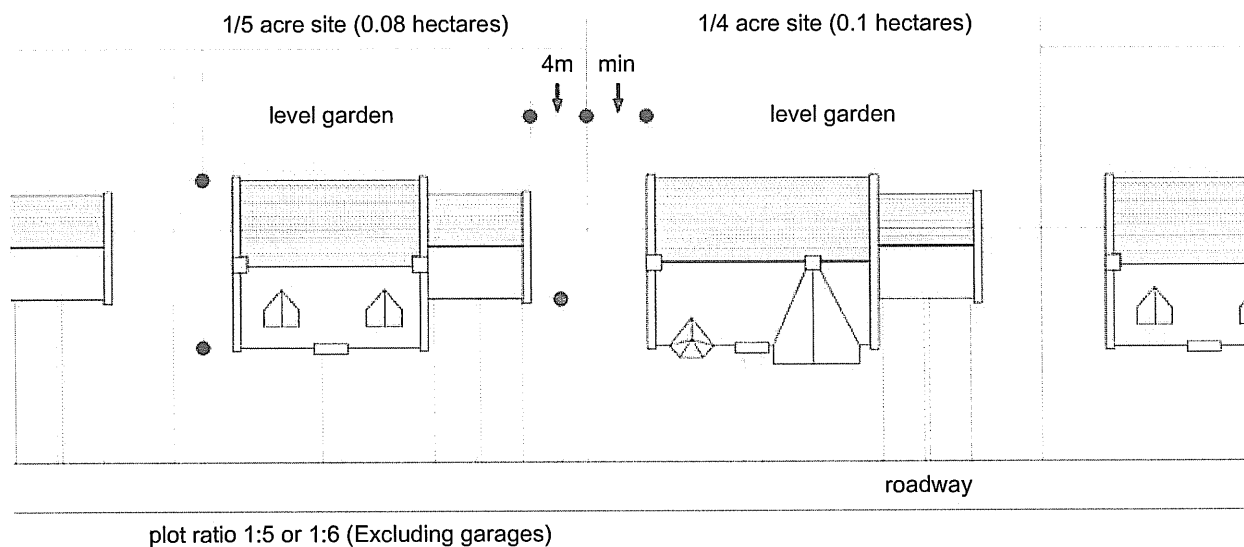
## VILLAGE : ESTATE LAYOUT

### 2.7 Plot Developments

An impression of an "arcadian" setting is anticipated where a development of individually designed plots is proposed. The following standards will apply:

- ☐ the plot size should be no smaller than 1/5 acre (0.08 ha);
- ☐ plot ratios should be between 1:5 and 1:6 i.e. ground floor (minus garage/s) : overall plot size;
- ☐ the distance between a house (including garage) and the mutual side boundary should be no less than 4 metres;
- ☐ a minimum 1 1/2 storey/4 bedroom house is anticipated
- ☐ a development of individual plots which fronts away from a roadway will not be permitted.

These standards are primarily addressed at a house which is designed in isolation from its neighbour but will also apply in general for a purpose designed group of large houses.



### ILL. No. 6 Individual plotted developments (Para. 2.7)

*Typical constraints.*

### 2.8 Active and Passive Open Space

As an integral part of any residential development areas of active and passive open space will be required to be provided in accordance with the nature and scale of the proposals i.e.

PASSIVE amenity open space for all 1.2 hectares per 1000 people (sitting, viewing, walking, etc).

ACTIVE open space for toddlers and children (3+) : 1.6 hectares per 1000 people (includes equipped playgrounds and kick about pitches).

However the amount of open space will be considered equally with its location and relationship to the housing. All public open space and especially toddler/children facilities should therefore be located where:

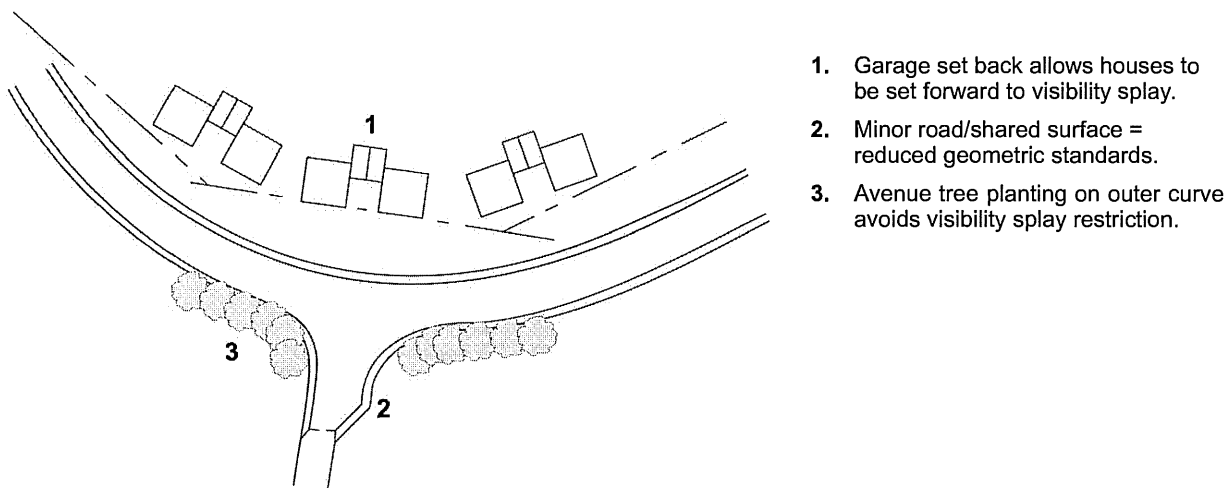
- ☐ it is accessible (i.e. at natural meeting points) yet does not constitute a public nuisance area;
- ☐ it is easily supervised from adjacent housing;
- ☐ it will be easily maintained;
- ☐ it will be protected from traffic danger;
- ☐ it is integrated with any existing natural feature, stream, rock outcrop, mature tree grouping etc.

## VILLAGE : ESTATE LAYOUT

### 2.9 Traffic Calming and Road Considerations

All roads, footpaths and car parking areas intended for adoption by Central Regional Council must conform to the Roads and Transportation Department's manual entitled "Development Roads: Guidelines and Specification". Included in this document is an approach to road design known as Traffic Calming which is presented as an option for short culs-de-sac and minor loop roads. Current policy is that Traffic Calming will become mandatory and applied to all roads except motorways and trunk routes.

The purpose of Traffic Calming is, by creating physical and visual barriers which slow traffic at certain points, to give priority to the pedestrian over the motor car. The implication of this is that streets designed for people look better than those designed for the motor car. In addition, Traffic Calming will reduce geometric road standards and therefore give greater flexibility of design, for example, buildings can be set nearer the street if required.



### ILL. No. 7 Road Geometry (Para. 2.9)

*Visibility splays, minor roads and urban design.*

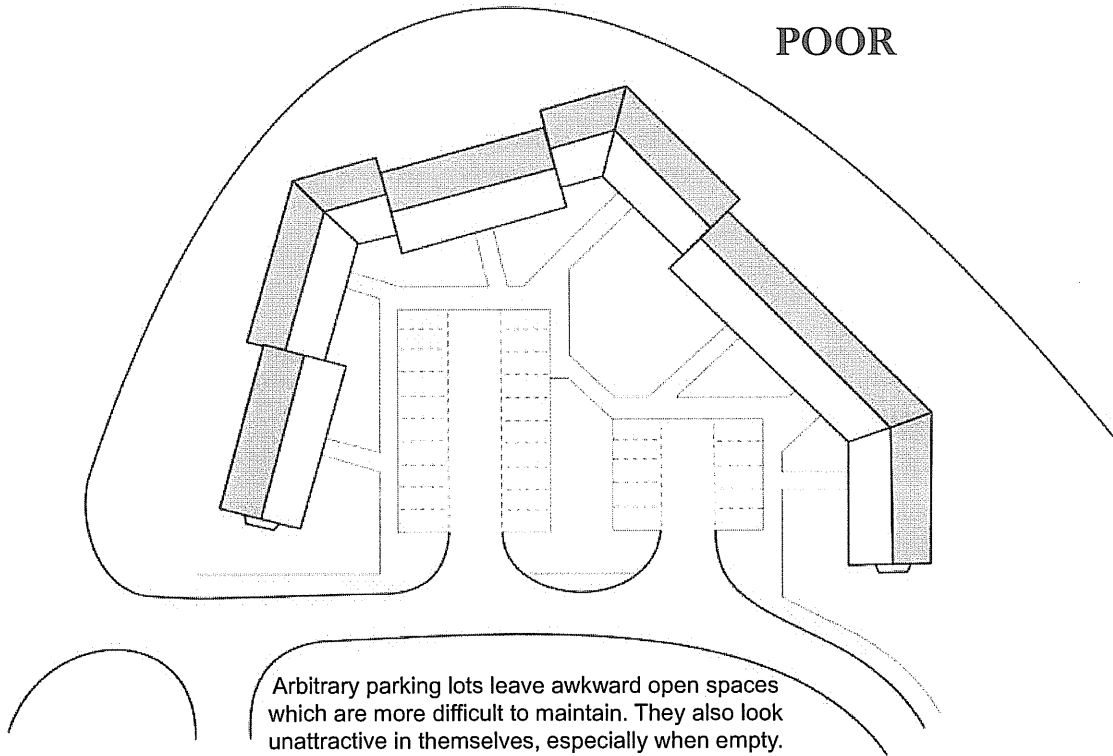
Additional design implications on road access, visibility splays and car parking are as follows:

- ☐ Frontage access: Para 2.3 assumes direct individual vehicle/pedestrian access to the adjacent roadway. However, this is not currently acceptable along a distributor road and a secondary road parallel to the primary route would be preferred to a continuous screen fence even when improved by the treatment suggested in para. 2.4;
- ☐ Access roads into a development site: where possible this should avoid the mutual boundary;
- ☐ Avenue tree planting: visibility splays should not preclude avenue tree planting to any great extent, since they will only apply to one side of a road in any particular location.
- ☐ Garage set back: where a house frontage is required as close to the street as possible a set back garage will allow a car parked in the driveway clear of the visibility splay;
- ☐ Visitor car parking: this should preferably be positioned side on as a widening of the roadway OR as an extension to a turning head OR an integral feature of an overall design. The disruption of garden fences should be avoided;
- ☐ Grouped parking spaces : these should take the form of a street or courtyard, not a parking lot, and should look attractive when empty and be easily supervised from the adjacent housing.

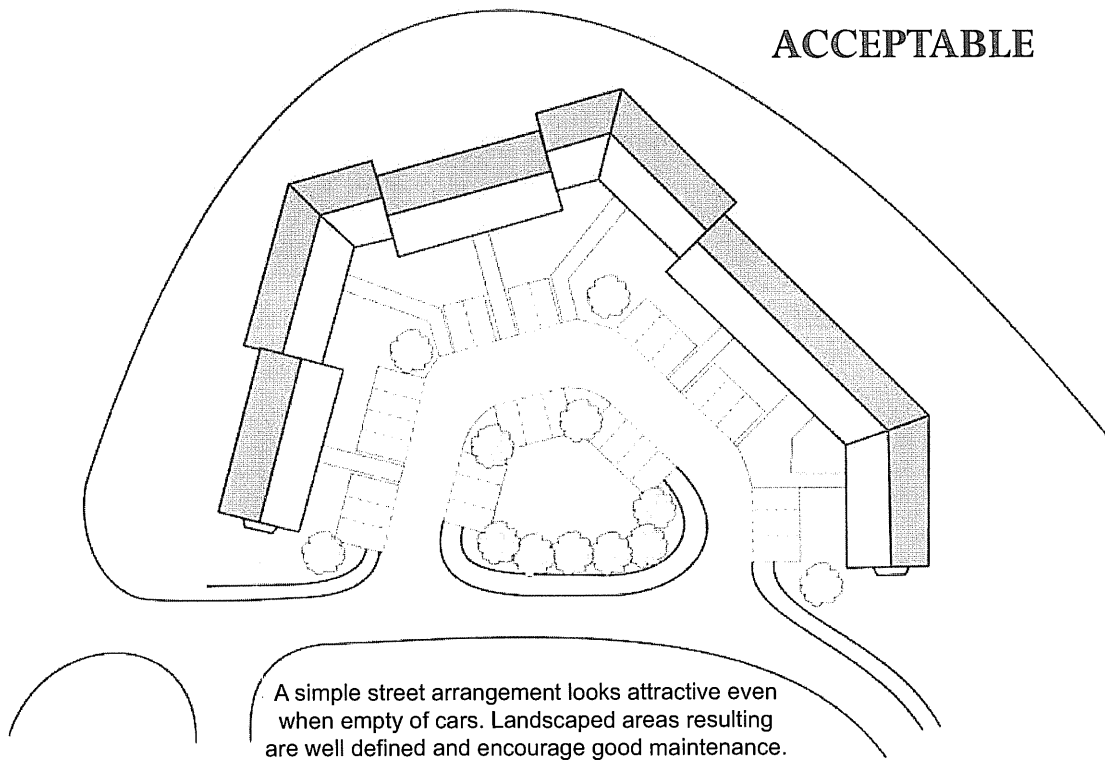


## VILLAGE : ESTATE LAYOUT

**POOR**



**ACCEPTABLE**



**ILL. No. 8 Large groups of car parking spaces**  
(Paras. 2.9)

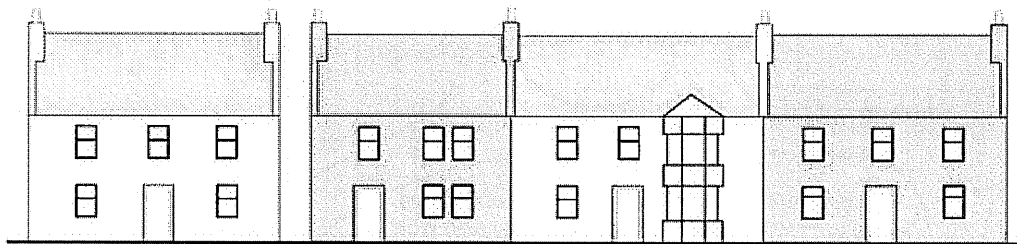
## CHAPTER 3

### VILLAGE : GAP SITE/INFILL DEVELOPMENT

Where a gap site exists whether in an urban terrace or within a looser grouping of traditional buildings, it is important to achieve a harmonious "fit" of new with old. Any new infill development should pay attention to the adjacent building line, height, scale, window and door arrangements, proportions and detailed decoration and materials.

In the case of a gap site plot within an area characterised by spacious detached houses, external space standards should accord with para. 2.7.

A number of the villages in the rural areas consist largely of 2 storey inter-war housing, and there is a general absence of any visible focal points. Shops or community facilities located at natural meeting points are sometimes single storey and anonymous in appearance. In these locations, where a redevelopment opportunity occurs, approval may be given to a development of appropriate scale and formality of design to achieve the necessary visual focus.



Typical street group: proposed removals shown shaded



Typical replacements :

Loss of scale  
and mass

Greater height  
acceptable at focal  
points/street corners

**ILL. No. 9 Gap Site/Infill Development  
(Chapter 3.0)**

## CHAPTER 4

### NEW BUILDINGS : SETTING IN THE COUNTRYSIDE

#### 4.1 Existing Natural and Built Features

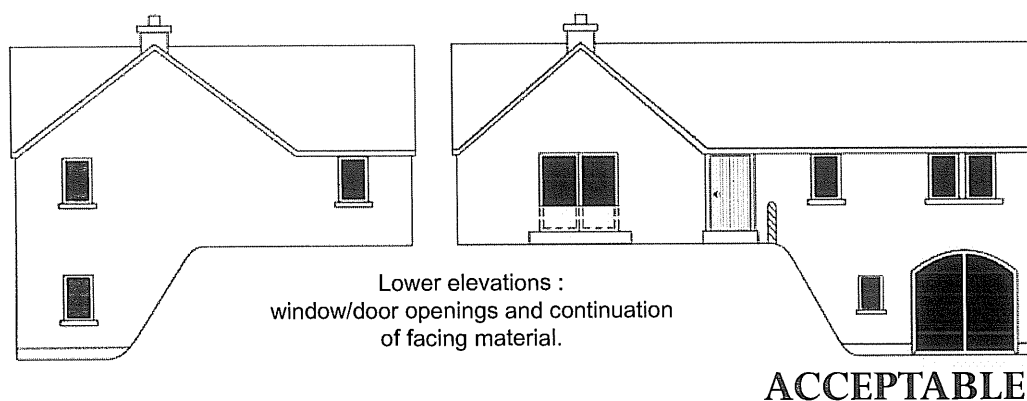
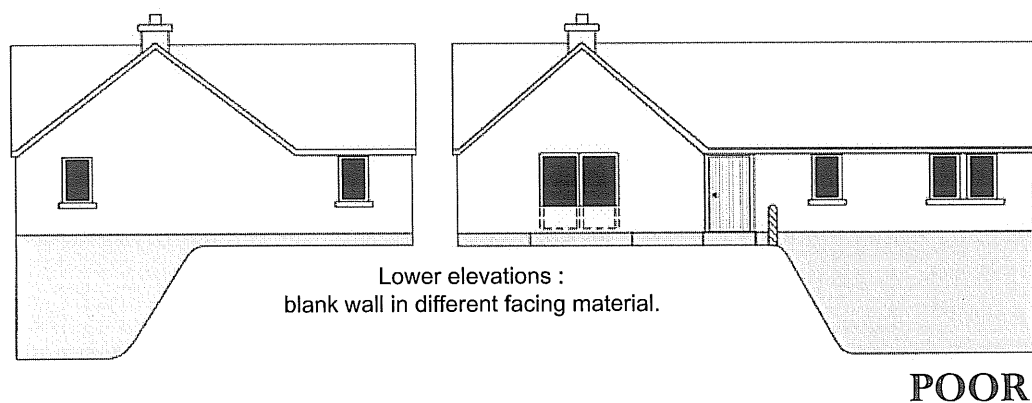
New buildings should retain and relate to the existing landform and features such as stone walls, hedges and mature trees.

#### 4.2 Visual Framing

Buildings should be framed or partly concealed by landscaping and landform to show to best advantage good architecture and countryside together. This should not, however, compromise the potential of attractive vistas from the house. Buildings will almost always require to be below the skyline except in the rare event of a particular dramatic visual effect being intended and acceptable to the planning authority.

Non-residential uses which require extensive floorspaces may intrude visually on the landscape, if unsympathetically designed. Should it be impossible to divide the building into smaller, more appropriately scaled units, the following options must be explored:

- ❑ the enclosure of the large floorspace behind a frontage of appropriately scaled units;
- ❑ the acceptance of the principle of a single, large, elegantly designed pavilion which echoes the traditional country house;
- ❑ the careful framing by landscape and landform to reduce the visual impact of such a large mass of building.



**ILL. No. 10 Underbuilding  
(Para. 4.3)**

## NEW BUILDINGS : SETTING IN THE COUNTRYSIDE

### 4.3 Sloping Sites

On a sloping site a split level building type is preferred avoiding deep or L-shaped plan types which require more excavation and can disrupt the natural appearance of the landform. Window and door openings must be provided at the lower level and there should not be any change of facing materials between the upper and lower areas.

### 4.4 Outbuildings

In any development in the countryside, consideration should be given to the impact of separate but associated elements which contribute to the setting of the main building such as a garage, storage tank or treatment plant.

# CHAPTER 5

## NEW BUILDINGS : HOUSE DESIGN

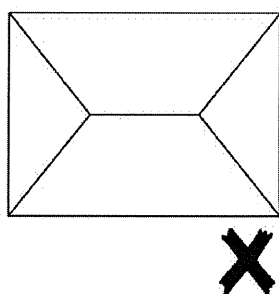
This section of the Guide is concerned with the external form and detailed design of individual houses and should be considered integrally with aspects of layout and setting (Section 2.0). Certain implications for internal arrangement are also included.

### 5.1 Preliminary Considerations

In approaching the design of any house the following considerations should be addressed:

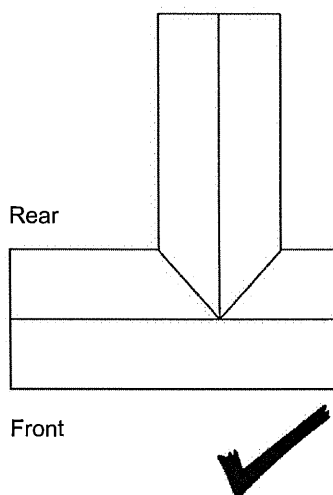
#### (A) Plan Shape

Individual or linked rectangular plan forms are preferred to square or deep types. This building type can achieve a more attractive gable and avoid inappropriate hipped roofs on low buildings (para. 5.2 ii).



#### SQUARE OR DEEP PLAN

Traditional gable is difficult to achieve  
(hipped roofs more acceptable over 2 storeys)



#### NARROWER RECTANGULAR PLAN

Opportunity for well proportioned traditional gables.

#### ILL. No. 11 Plan shape (Para. 5.1)

#### (B) Front and Rear

Buildings should make a clear distinction between a public frontage and a private rear elevation. Important public rooms should, therefore, be to the front and given emphasis on the facade. Less important rooms should preferably be to the rear OR have windows to the side OR, if absolutely necessary be on the frontage and have a less prominent elevational emphasis. A simpler, though equally well composed, rear elevation is considered acceptable.

## NEW BUILDINGS : HOUSE DESIGN

### (C) Symmetry

The external composition should adopt either a traditional, symmetrical approach or a balanced asymmetrical approach.



**SYMMETRY**



**BALANCED ASYMMETRY**

Frontage gable is dominant elevational feature but is visually counterbalanced by smaller eaves gable and chimney.

**ILL. No. 12 Symmetrical composition (Para. 5.1)**

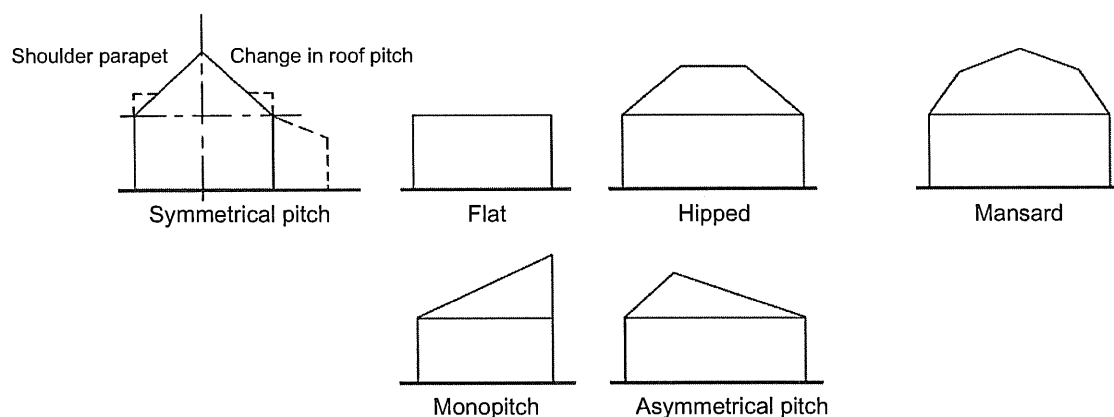
### (D) Upper and Lower

Lower elements of an elevation should appear strong enough to "support" upper elements such as dormer windows. A "top heavy" appearance should be avoided.

## 5.2 Roofs

Roof pitches should be symmetrically pitched with gable ends. In 1 or 2 storey buildings the roof pitch should be no less than  $38^\circ$  and preferably  $45^\circ$ , which will allow for attic space or a dormer extension. An extension of the gable with a shallower roof pitch will be acceptable, preferably set behind the building line on plan. Other roof types are therefore unacceptable as follows:

- ☐ Flat roofs except where they are hidden from the public view or form a plateau on the ridge of a sloping roof;
- ☐ hipped roofs on single storey buildings except as a rear extension, or in combination with a formal pattern of eaves gables, chimneys and other vertical elements;
- ☐ asymmetrical and monopitch roofs;
- ☐ mansard roofs.



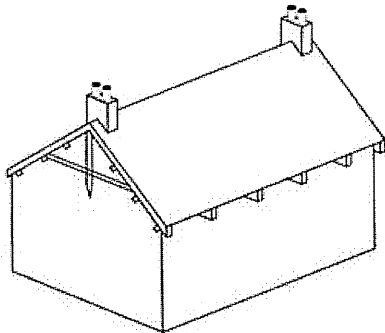
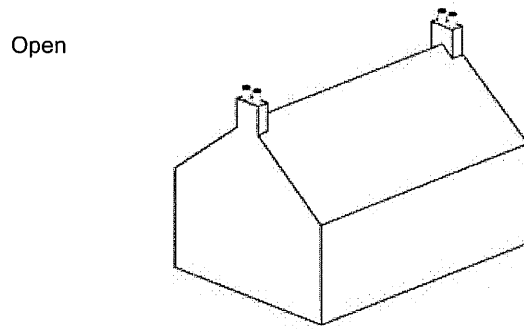
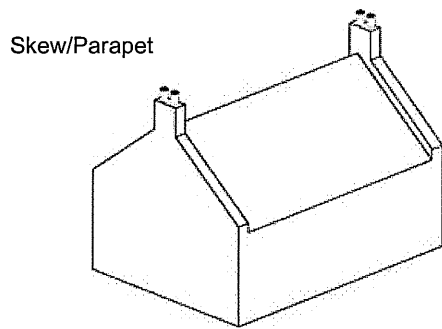
**ILL. No. 13 Roof types (Para. 5.2)**

## NEW BUILDINGS : HOUSE DESIGN

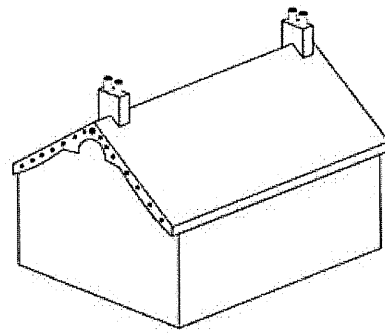
### 5.3 Gables

Verge detail options are:

- ❑ Skew or parapet verge: the preferred option, being the most traditional type in the rural areas. It may include a "shoulder" parapet. Crow-stepped versions are appropriate only where original examples are immediately adjacent;
- ❑ Projecting verge: decorative barge board, exposed purlins or timber cross detail preferred;
- ❑ Open verge: less preferred and better where a highly profiled overall architectural solution is proposed.



Projecting : Purlins and timber cross



Projecting : Decorative barge-board

#### ILL. No. 14 Gable verge types (Para. 5.3)

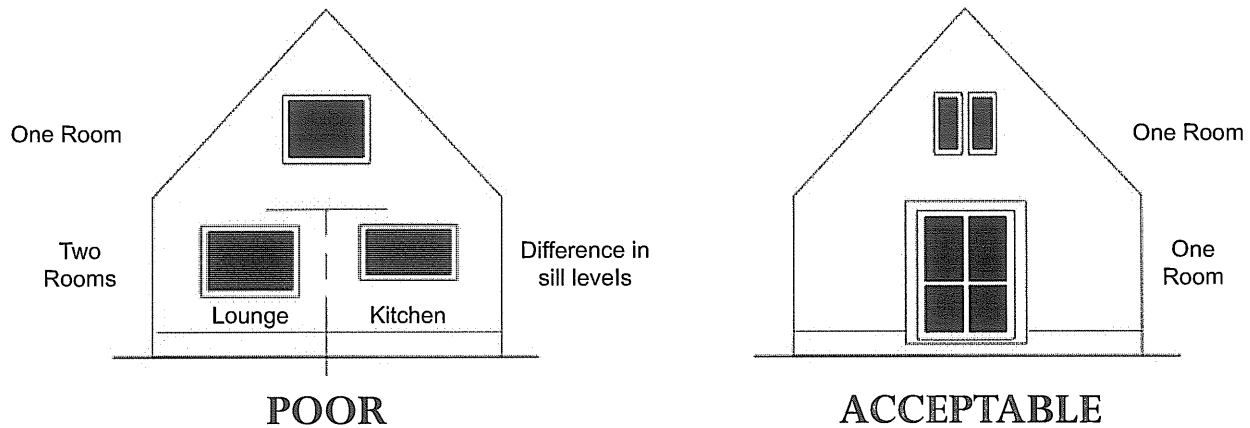
Elevational arrangements are :

- ❑ Side gables: the standard gable end should generally have at least one window per floor, arranged in a simple asymmetry\*. A 2 room width is anticipated;
- ❑ Frontage gables: this feature gable may be sufficiently forward of the main elevation to frame an entry porch but should avoid the creation of an L-shaped house as such. It should have a symmetrical formality centred on the window arrangement. It will generally be 1 room wide to avoid an asymmetric or triangular arrangement of windows. A step in plan will not be permitted across such a front gable.

**NB** Gable elevations are particularly vulnerable to weakening by overlarge areas of glazing.

\* In certain end to end situations privacy restrictions may override aesthetic and surveillance aspects.

## NEW BUILDINGS : HOUSE DESIGN



**ILL. No. 15 Frontage gables  
(Para. 5.3)**

### 5.4 Window Openings and Design

The arrangement and detailing of window openings are the most important elements in the creation of a good elevation and should accord with the following:

- ❑ Window "voids" should be set comfortably within the external "solid" wall areas to maintain an appropriate appearance of strength. Alternative means of gaining daylight are:
  - introducing windows to the side where possible
  - adding dormer or roof windows
  - incorporating the large areas of glazing into a symmetrical front gable
  - creating entirely glazed units to link the solid forms
- ❑ Openings should be arranged in symmetrically or balanced groupings and be vertically proportioned along with any sub-divisions;
- ❑ Sills and lintels should generally line through with each other but departure from this may be considered where it allows an appropriate composition of small and large openings in matching proportions;
- ❑ Windows should be set back from the outer face of the wall, preferably by at least 4" (100 mm);
- ❑ Windows in new buildings within a Conservation Area may require to follow the exact pattern, profile, material and finish of the sash and case windows adjacent when closed. Elsewhere the character of this traditional should be reflected in the design of new units in terms of its slender character and single framing.



## NEW BUILDINGS : HOUSE DESIGN

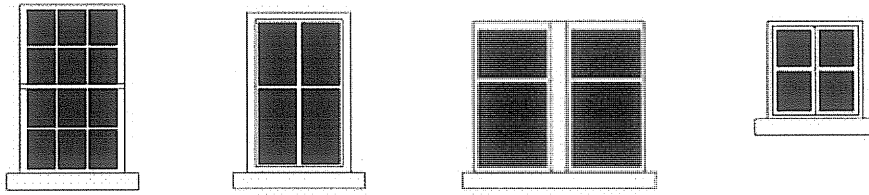


**ILL. No. 16 Extensive areas of external glazing  
(Paras. 1.4 and 5.4)**

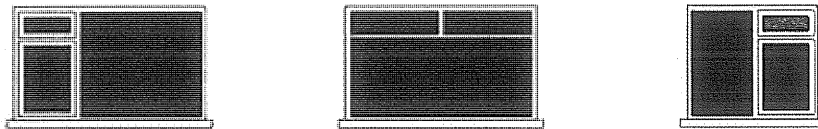
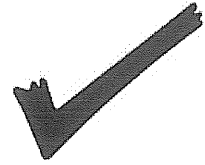
*An acceptable example of large elements of glass contained within a traditional house form.*

*Adapted from a design by Saunders McNaughton of Rafford illustrated in "Housing in the Countryside"  
Moray District Council 1992.*

## NEW BUILDINGS : HOUSE DESIGN



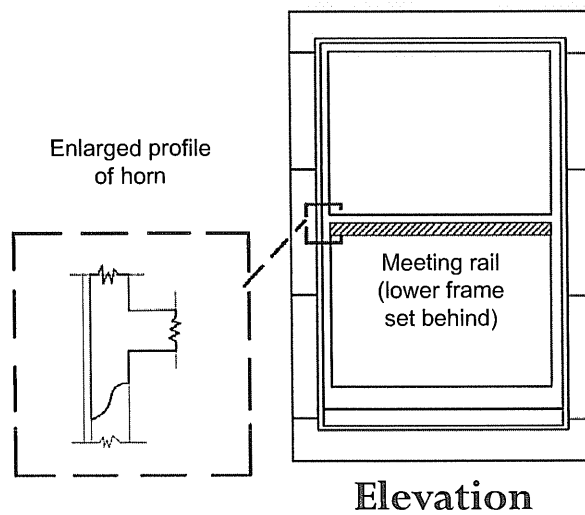
A restful appearance : vertical emphasis, symmetry and balanced pane sizes.



A restless appearance : horizontal emphasis, symmetry and overlarge panes.



**ILL. No. 17 Window design**  
(Paras. 5.4)



**ILL. No. 18 Traditional sash and case window**  
(Paras. 5.4)

*Generally preferred in Conservation Areas.*

## NEW BUILDINGS : HOUSE DESIGN

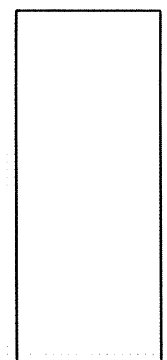
### 5.5 External Doors

Entrance doors should create the main visual focus on the front facade of a house, for example by adding a porch or an eaves gable over. A symmetrical door arrangement will generally be required. If additional daylighting or vision is required, this should be provided by a fanlight over or glazed panels down both sides.

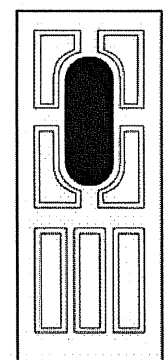
The front door should be traditionally panelled (4 or 6 panels, depending on local context) or, in a simpler building, ledged and braced. Modern flush panel doors are to be avoided. Any glazing within the entrance door must be discreet, limited to the upper half and arranged in a rectangular pattern. Over fussy "period" style doors, with no local precedent, are not acceptable.

To the rear of the house, single doors should preferably be solid below waist level. Fully glazed French window types are acceptable where they create an appropriate focus and are clearly designed as an integral part of any elevation. In considering larger openings (for example, garage doors), the precedent of the traditional barn door with low arch over should be considered. Double garages should have separate doors. There should be no entrances on the side gable ends unless they make up part of a formal or symmetrical design.

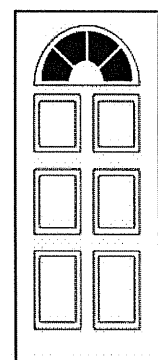
### POOR



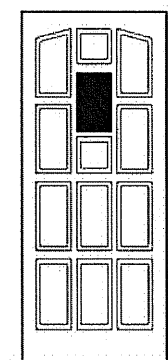
Flush panel



semi-circular  
integral fanlight

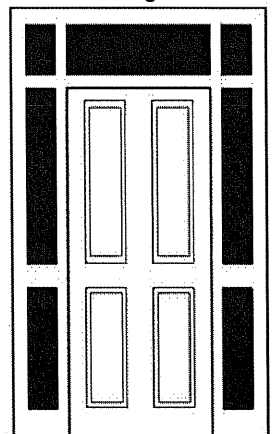


Fussy "period" style doors

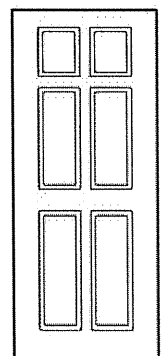


### ACCEPTABLE

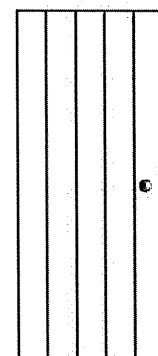
Fanlight



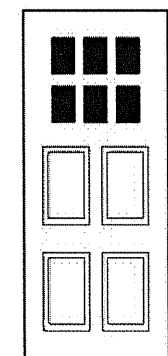
4 Panel



6 Panel



Ledged and Braced



Rectangular  
Astragalled  
Glazing Panel

## NEW BUILDINGS : HOUSE DESIGN

### 5.6 Dormer Extensions

The smaller, traditional type of dormer window is anticipated where the area of glazing dominates the solid cladding. These may project from the wallhead or roof slope, which should be at least 45°. They should always be centred over and smaller in scale than the windows below, and should not project above the ridge of the roof. There is a presumption against box dormer extensions.

Generally, in a strongly gabled house, dormers with a hipped roof provide a pleasing contrast and vice versa. The principles of window proportions will also apply here. A cat-slide dormer will also be acceptable.

If additional accommodation is required consideration should be given first to a rear extension at ground or roof level before proposing a frontage dormer.

### 5.7 Chimneys

Modern housing estates have less diverse and interesting skylines due to an absence of chimney stacks and pots. There will therefore be a requirement for some form of vertical roof features on new houses if a chimney is not possible e.g. ventilation units.

Chimneys should preferably be positioned on the ridge of the roof at one or both gables, or symmetrically related to the rest of the elevation. They should be flush with any external wall.

### 5.8 External Materials

Facing materials should generally respond to the colouring, physical characteristics and elevational arrangements typical of traditional buildings in the area.

The choice of wall, roof and paving finishes should be guided by the following:

**Wall finishes:** These were traditionally natural sandstone or wet dash render often framed by natural sandstone, i.e. around window and door openings and at corners in a sawtooth arrangement (known as "quoins" or, in Scotland, "rybats").

Where it is not practical to specify natural stone throughout, it should still be considered for framing to wet dash render. Alternatively, a high grade smooth faced cast-stone type block may be acceptable. A wet dash finish on its own will require a higher profile external composition of building form. This may be the most appropriate treatment for timber kit houses where the use of rybats can seem somewhat contrived.

There is a general presumption against facing brick and "period" effect stone cladding, but these may be considered acceptable where framed by dressed stone or similar, as discussed above. A base course of facing brick is not acceptable.

The use of a too great variety of materials is not encouraged and can create fragmentation. The following contemporary conventions are advised against:

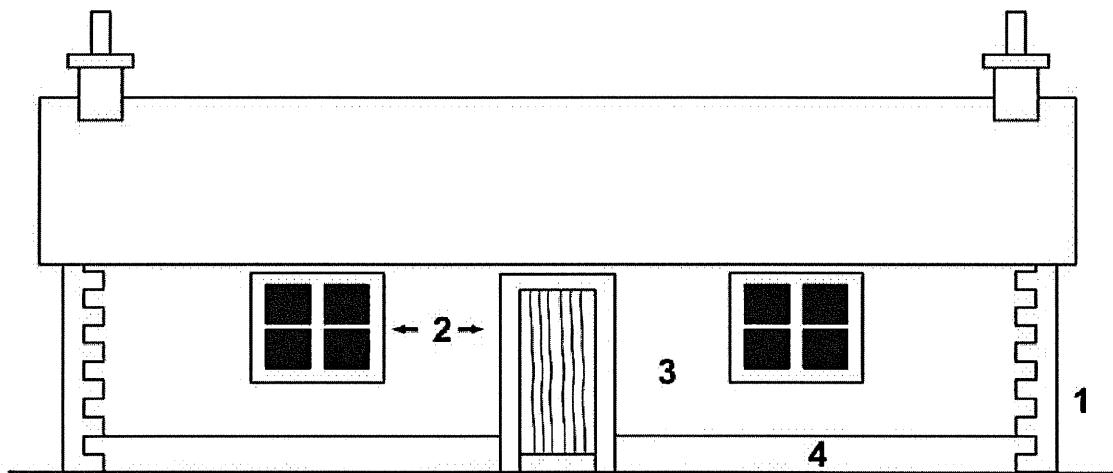
- ☐ horizontal and vertical division of materials, e.g. along the centre line of a gable, between ground and first floor;
- ☐ imported decorative treatment, e.g. half timbering;
- ☐ feature panels (which have the effect of an "add-on", rather than forming an integral part of the elevation).

Screen walling materials should reflect the local context and the guidance given above. Modern decorative screen walling will be generally discouraged.

## NEW BUILDINGS : HOUSE DESIGN

**Roof Finishes:** These will be less controversial than wall finishes, because there is a general uniformity about slate or tile roofing solutions. However, the choice should clearly respect its context and if it is not practical to specify appropriate natural slates or clay pan tiles, a similar looking alternative may be considered, for example where a shallow leading edge is proposed in the case of slate replacement.

**Paving Finishes :** Consideration should be given to more attractive alternatives to tarmacadam and granolithic in paved areas especially in public places e.g. natural setts, a rustic style block pavior or gravel perhaps interspersed with the tarmacadam. An over engineered type pavior is less acceptable.

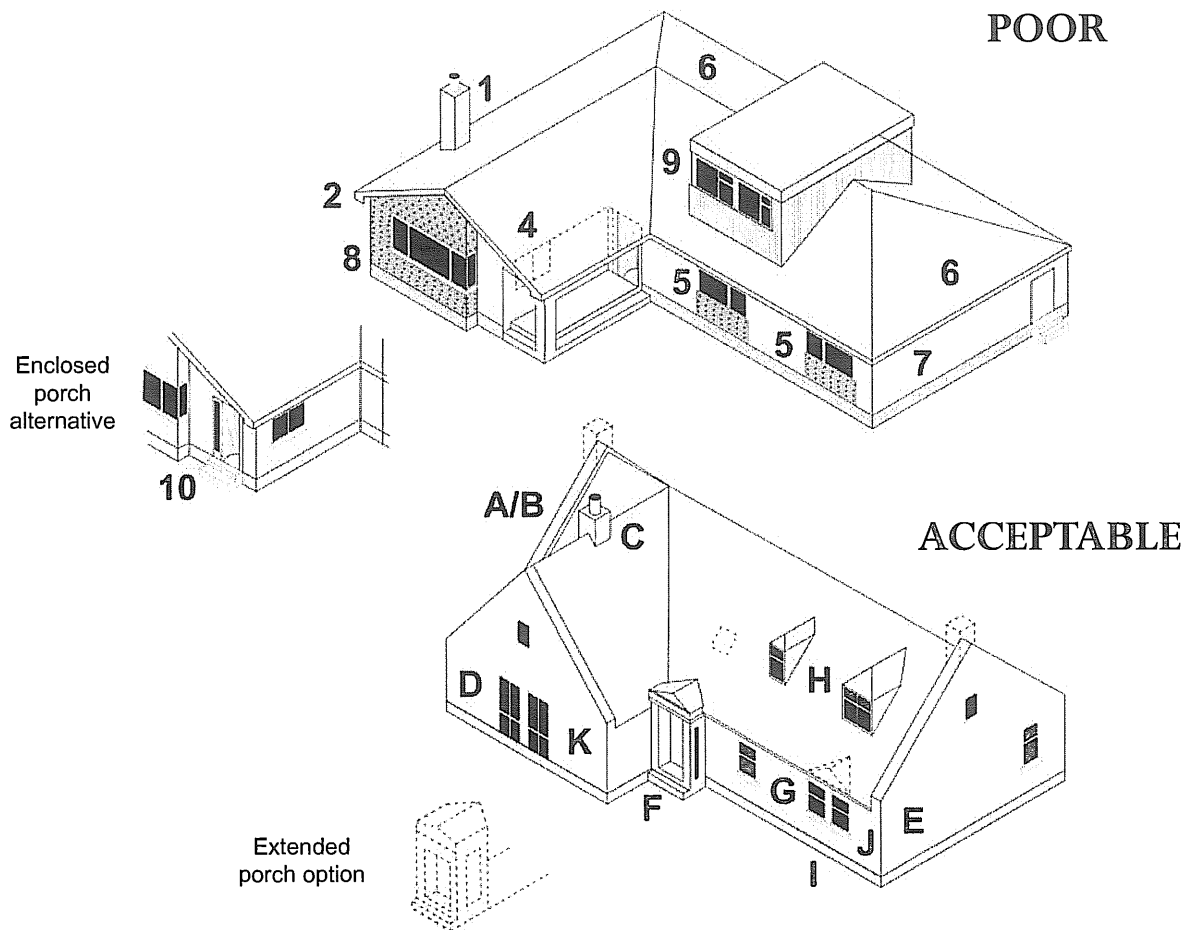


**ILL. No. 20 External walling**  
(Paras. 5.8)

*Generally preferred in Conservation Areas.*

1. Quoins or Rybats.
2. Window and door surrounds.
3. Wet dash render.
4. Base course (smooth cement to match wet dash render).

## NEW BUILDINGS : HOUSE DESIGN



### ILL. No. 21 House design KEY DIAGRAM

*A typical kit bungalow with box dormer extension forms the basis for illustrating good and bad design practice. It is important to note that the "improved" design is for guidance only and should not be slavishly copied. Clearly there are a wide range of solutions to the design of individual houses.*

- |   |  |
|---|--|
| <ol style="list-style-type: none"> <li>1. Chimney stack rises from roof eave.</li> <li>2. Boxed eave and clubfoot on bargehead.</li> <li>3. Front gable symmetry disrupted by               <ol style="list-style-type: none"> <li>a) cut away porch;</li> <li>b) step in plan;</li> <li>c) "feature" cladding;</li> <li>d) off centre horizontal window opening</li> </ol> </li> <li>4. 25° roof pitch               <ol style="list-style-type: none"> <li>a) lacks visual profile;</li> <li>b) limits use of roof space;</li> <li>c) sheds rain/snowless well</li> </ol> </li> <li>5. Horizontal openings and arbitrary window divisions create a restless appearance.</li> <li>6. Unrelieved plain hipped roofs appear top heavy on a single storey building.</li> <li>7. Extensive blank area of wall appears oppressive where visible from a public area.</li> <li>8. Facing brick on base course poor match for stone or wet dash render.</li> <li>9. Dormer windows : set above roof ridge, in a box form, not aligned with windows below, unsympathetic close boarded finish.</li> <li>10. Entrance door (enclosed porch alternative).               <ol style="list-style-type: none"> <li>a) disruptive of gable symmetry;</li> <li>b) single vision panel;</li> <li>c) anonymous design with pretentious decoration to compensate.</li> </ol> </li> </ol> | <ol style="list-style-type: none"> <li>A. Roof pitch preferably 45° : allows for attic extension.</li> <li>B. Gabled ends throughout : skew gable shown, plain and projecting gables also permitted.</li> <li>C. Chimney rises from ridge (additional location options dotted).</li> <li>D. Front gable : vertical emphasis and formal symmetry.</li> <li>E. Side gable : discreet fenestration, balanced asymmetry (door relocated to rear).</li> <li>F. Main entrance : welcoming focal point. Daylight by fanlight over door. Vision through symmetrical side panels.</li> <li>G. Vertically proportioned window opening. Larger window openings emphasise termination of elevation.</li> <li>H. Dormer window : on centre line of windows below and less dominant. Mainly glazed, hipped roofs preferred. Additional roof light shown dotted.</li> <li>I. Base course rendered to minimise distinction from rest of external walling.</li> <li>J. Masonry window surrounds : an attractive option if wet dash render proposed (Quoins or Rybats also possible).</li> </ol> |
|---|--|

\* for garage extensions see ILL. No. 23

# CHAPTER 6

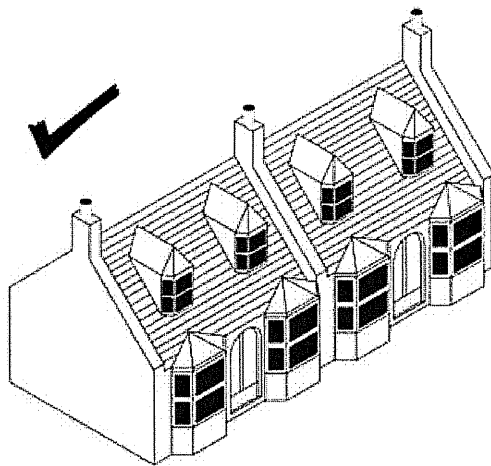
## EXISTING BUILDINGS

### 6.1 Use of the Building

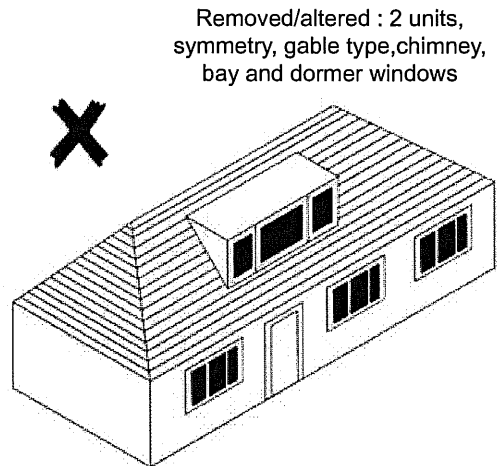
The rehabilitation of existing residential buildings may be considered sympathetically where the property is structurally sound, largely intact and can be conveniently serviced and accessed. Conversion of non-residential buildings to housing use may be treated similarly so long as it can be justified that the building is no longer required for the purpose for which it was built. Every effort should be made to confine development within the structure of the original building but where absolutely necessary an extension may be permitted where it relates to the existing building in terms of scale and size and style and does not exceed 50% of the original floorspace.

### 6.2 Rehabilitation/Conversion

It is important to retain the visual integrity of the original building form and detail i.e. gable styles, chimney (stacks and pots), window arrangements and proportions and external materials. An attached pair of cottages should preferably remain as two units, but if it is proposed to rehabilitate as a single dwellinghouse, the external form and detail of the two separate units must be retained.



**ORIGINAL**



Removed/alterd : 2 units,  
symmetry, gable type, chimney,  
bay and dormer windows

**POOR CONVERSION**

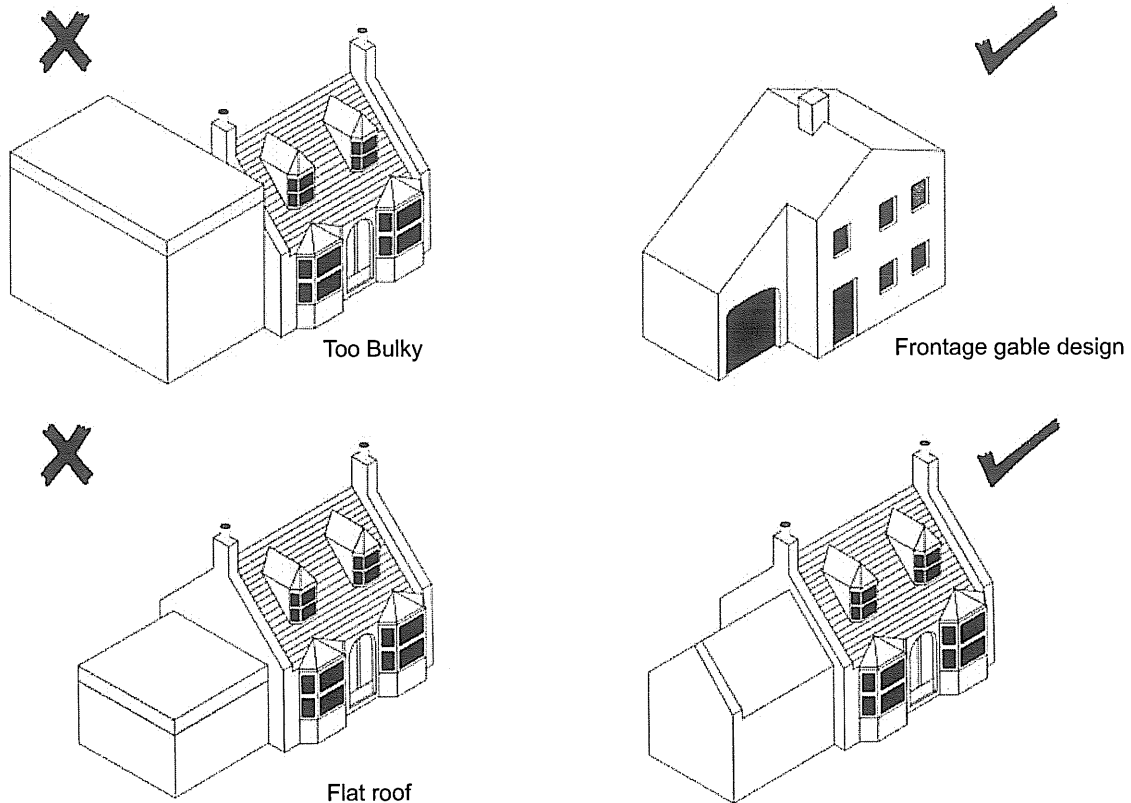
**ILL. No. 22 Rehabilitation/conversion  
(Para. 6.2)**

*Retaining visual integrity.*

## EXISTING BUILDINGS

### 6.3 Side Extensions

These should preferably be located to the rear of the building, out of site from the adjacent public areas. However consideration will be given to a side extensions parallel to the building frontage so long as it does not compete in size with, or alter, the balanced appearance of the original building or introduce an alien geometry. In general therefore any extension should be set back from the existing building line with the new roof at the same pitch as the existing. There is a general presumption against the introduction of flat roofs (para. 5.2).



**ILL. No. 23 Side extensions**  
(Para. 6.3)

### 6.4 Dormer Extensions

Experience has shown that box dormer extensions do have a detrimental impact upon the visual character of a building in a rural setting. Guidance on appropriate dormer window design is given in para. 5.6. Illustration no. 21 shows good and bad practice.

### 6.5 Window/Door Additions and Replacements

In any new extension, new openings should respect the proportions and style of the original building. Replacement windows and doors in traditional houses should respect the originals. In particular, masonry mullions (vertical divisions) should not be removed. In the case of existing modern houses, the windows of a proposed extension should be similar in style to the original house.



## EXISTING BUILDINGS



**ILL. No. 24 Window additions/replacements  
(Para. 6.5)**

### 6.6 Satellite Dishes

Where these are necessary, they should preferably be located to the rear of any building and below the roof ridge line.

### 6.7 External Materials

In any extension, these should match as closely as possible the facing materials on the existing building. The set back required for extensions (para. 6.3) is partly designed to ensure a more comfortable junction between existing and new materials.

### 6.8 Existing Courtyards

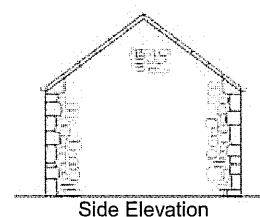
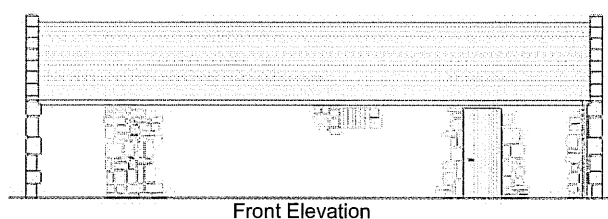
Open courtyards should be retained as a single space. Sub-division will be restricted to small perimeter private gardens or patios around the perimeter accessed from the central public area. A low enclosure to define the garden from the courtyard may also be acceptable e.g. a hedge, fence or wall. Ancillary buildings e.g. garden huts will not be acceptable in existing courtyards.

Traditional paving materials such as cobbles or setts should be retained and repaired where practicable.

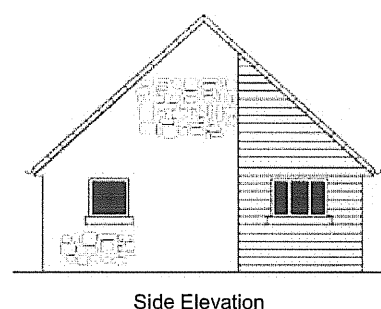
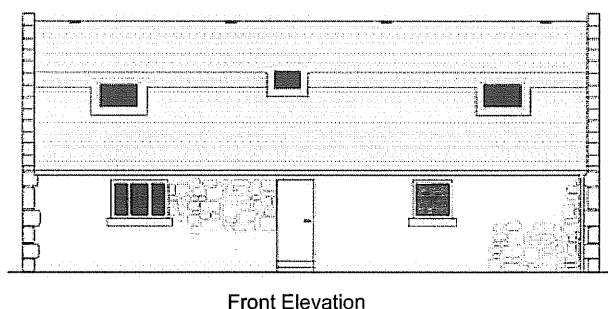
## EXISTING BUILDINGS - Example 1

### 6.9 Supplementary Advice :

#### Converting/Extending Former Agricultural Buildings for Residential Use

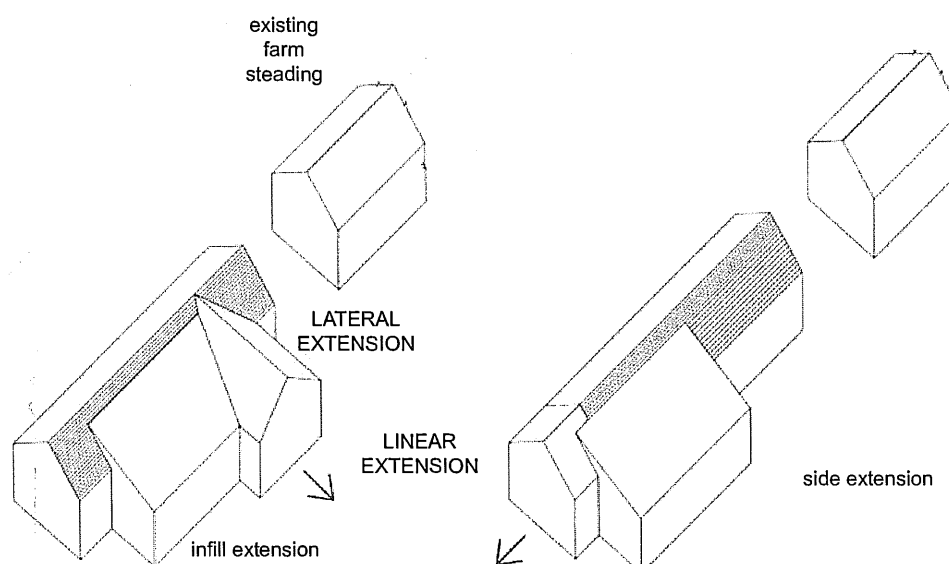


### ORIGINAL BUILDING



### UNACCEPTABLE EXTENSION

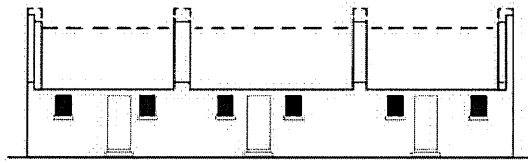
Overdevelopment, significant change in scale loss of original building form, character style etc.  
(unsympathetic window proportions)



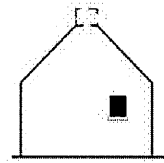
### ACCEPTABLE EXTENSION OPTIONS

Original building remains dominant and intact, subordinate extensions retain scale

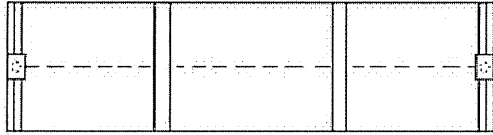
## EXISTING BUILDINGS - Example 2



Front Elevation

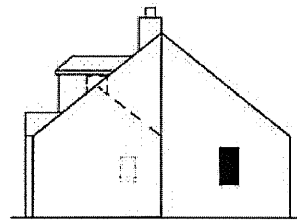
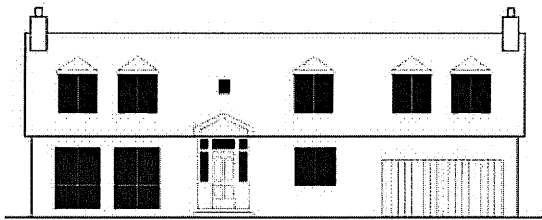


Side Elevation



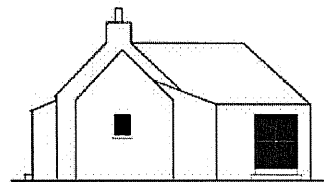
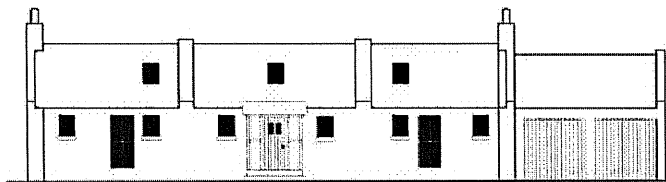
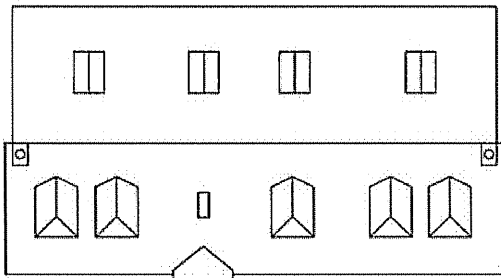
Roof plan

### ORIGINAL BUILDING



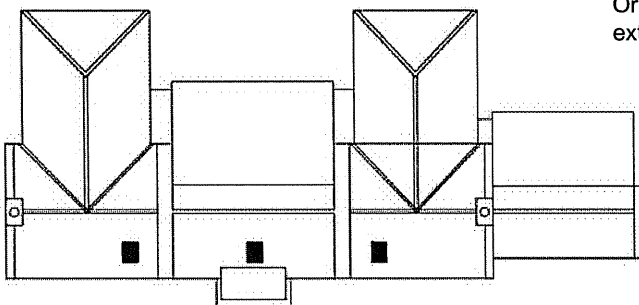
### UNACCEPTABLE EXTENSION

Overdevelopment, significant change in scale, loss of original building, character style etc.

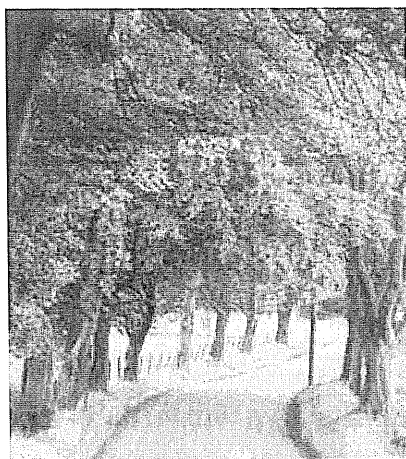
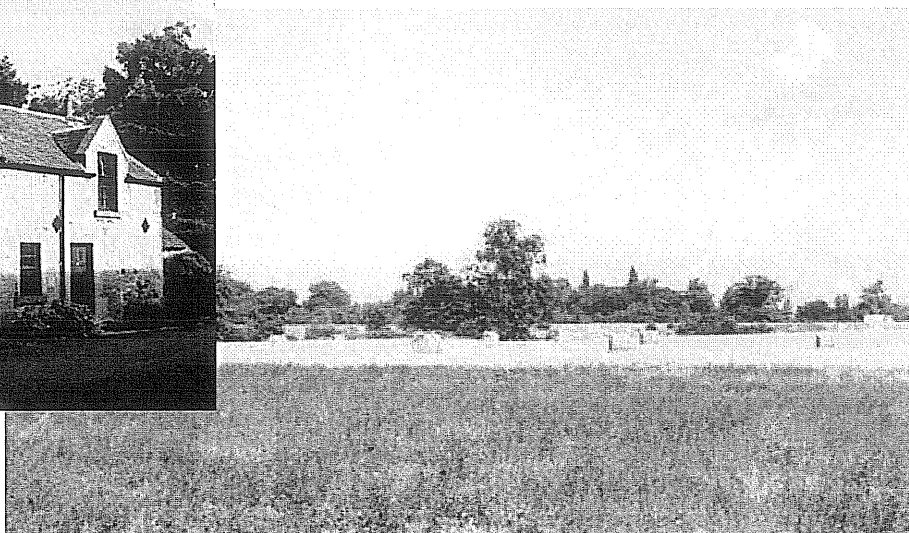
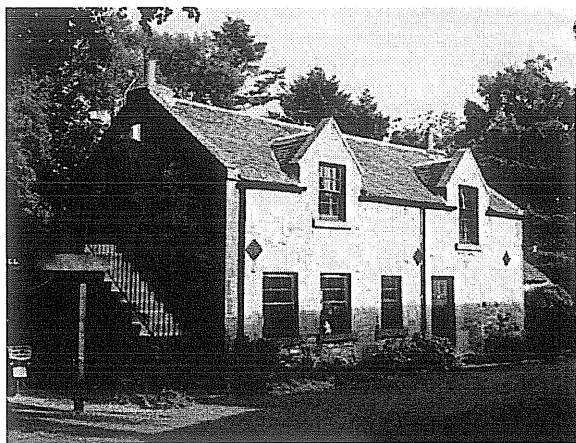


### ACCEPTABLE EXTENSION

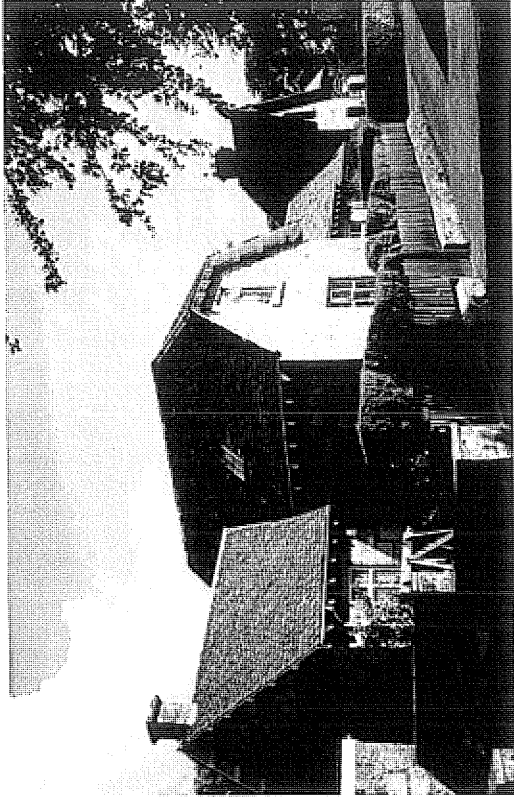
Original building remains dominant and intact, on frontage, extensions to rear retain scale, side extension subordinate



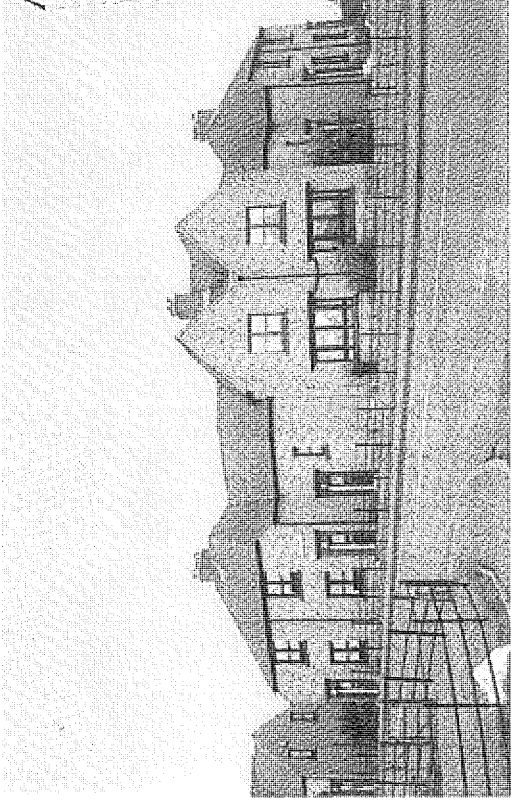
# PHOTOGRAPHIC APPENDIX



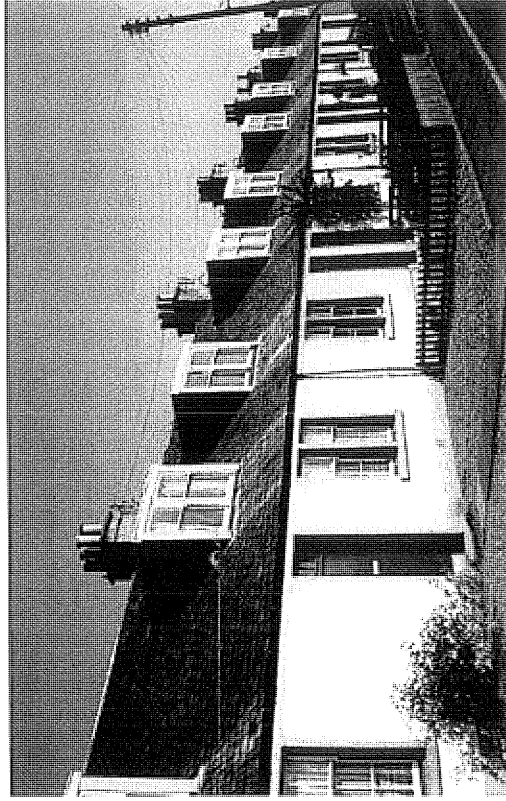
THE COUNTRYSIDE : LANDSCAPE AND BUILDINGS



Muirhouses



APPROPRIATE CORNER ENCLOSURE para. 25



Letham

ATTRACTIVE VILLAGE FRONTAGES para. 2.3



POOR QUALITY BUILT FORM  
AT VILLAGE FOCAL POINT para. 25. 3.0