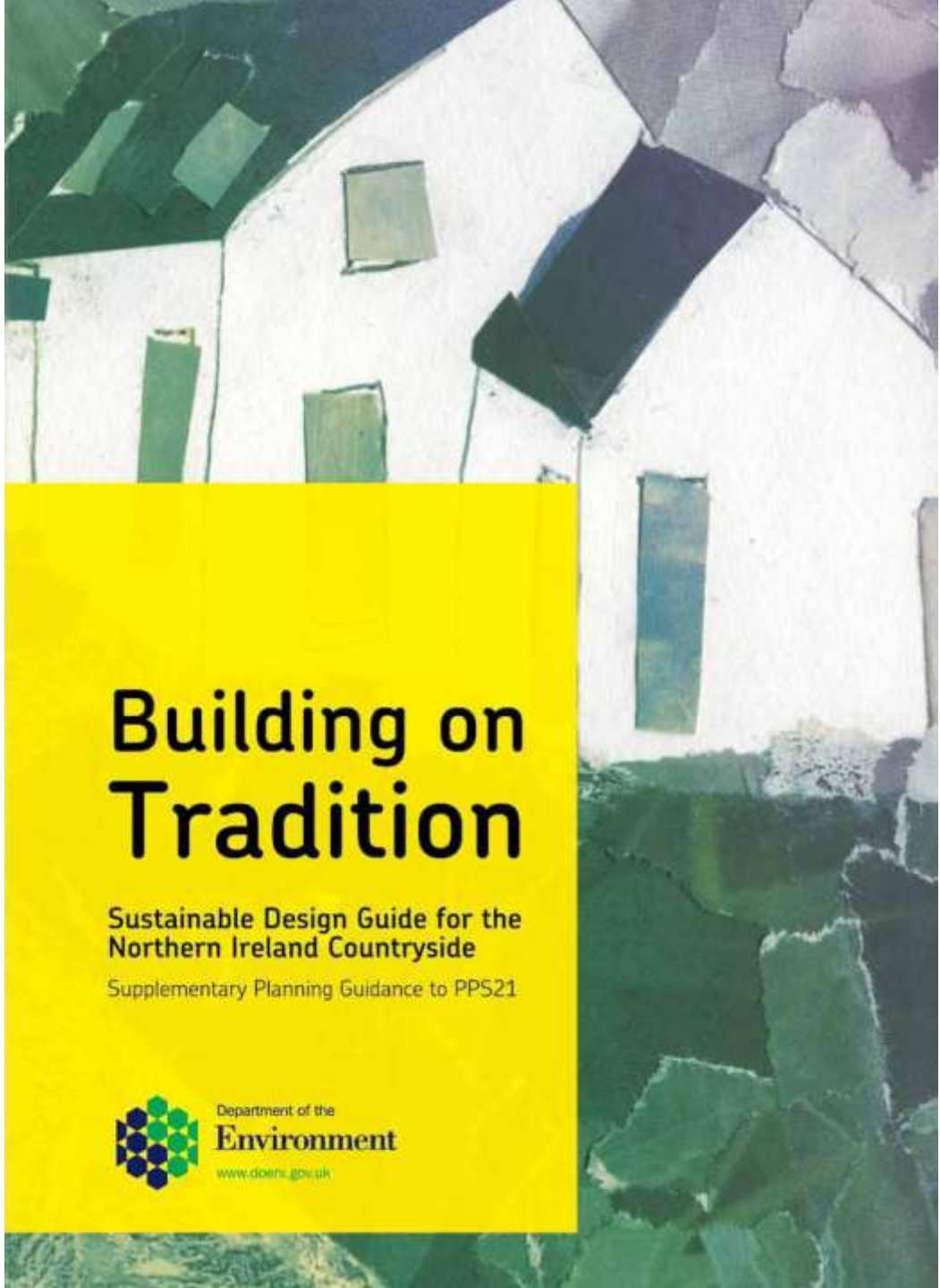
Building on Tradition Conference, Ballymoney

27 June 2011

Framing the new PPS21 Design Guidance.

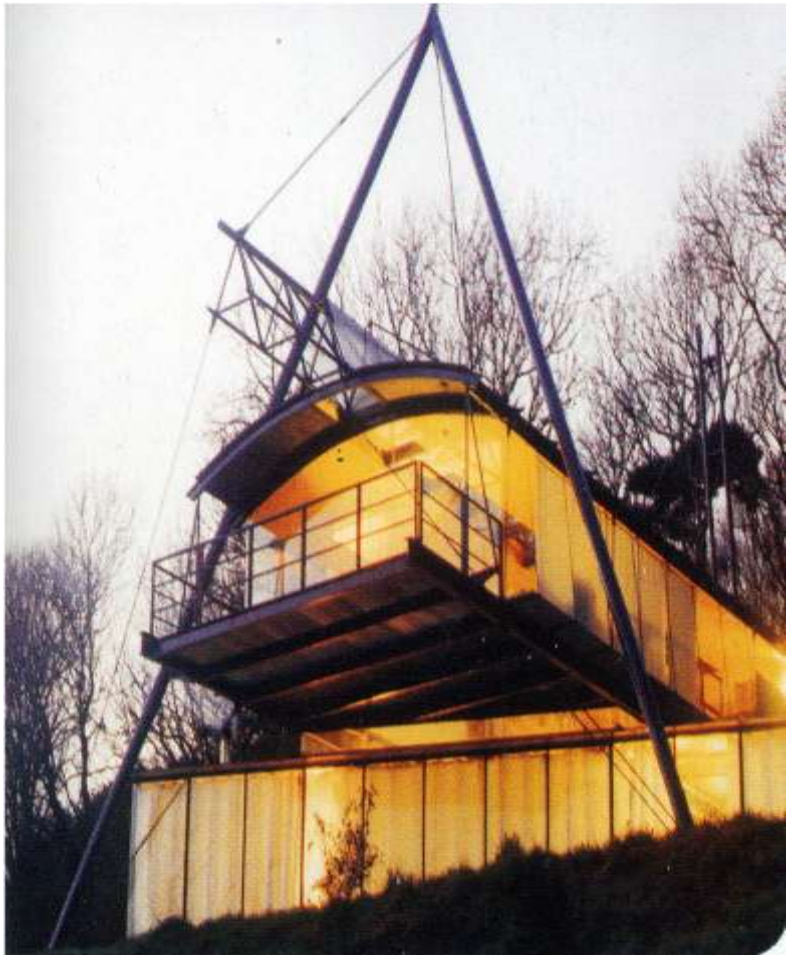
Paul Mc Ternan MIPI, MRTPI, SLR Consulting



Keep it simple..

Good design is
anything……

….but simple



1.2 every decision is a design decision…

from landscapes to doorknobs

A Ulster hillside

My house…….my design……

Self expression

The Egyptian House, Penzance

The purpose

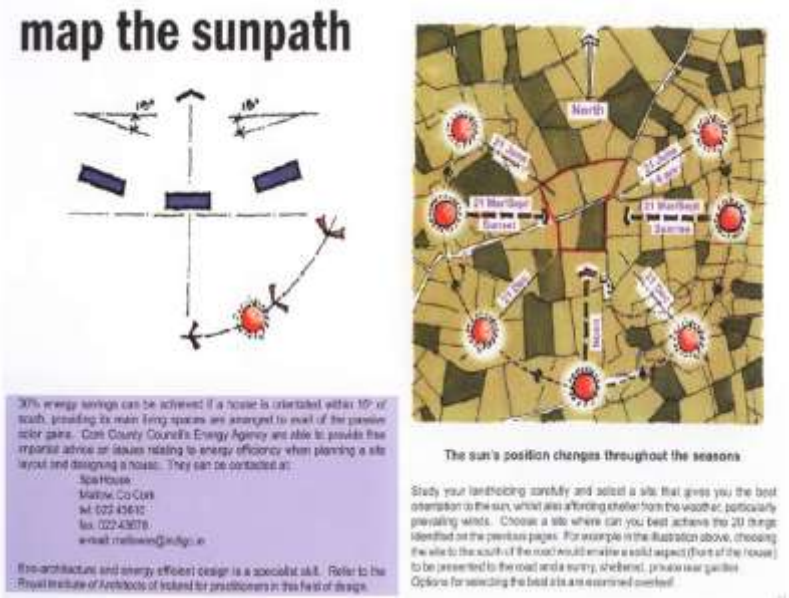
To educate, inspire and inform……

The positive management of change

A celebration of place

Dealing with affordability and innovation

A high visibility contribution



Issues

- Poorly communicated reactive planning policies
- Restricted ability and motivation of agents/architects
- Inconsistency of planning officers
- Slow seeping erosion of character and distictiveness
- Combined impact on landscapes, townscapes and regional identity

Approach

- De-mystify the jargon
- Illustrate simple principles
- Demonstrate contemporary solutions
- Discourage mediocre replicas
- Give inspiration

Making the case

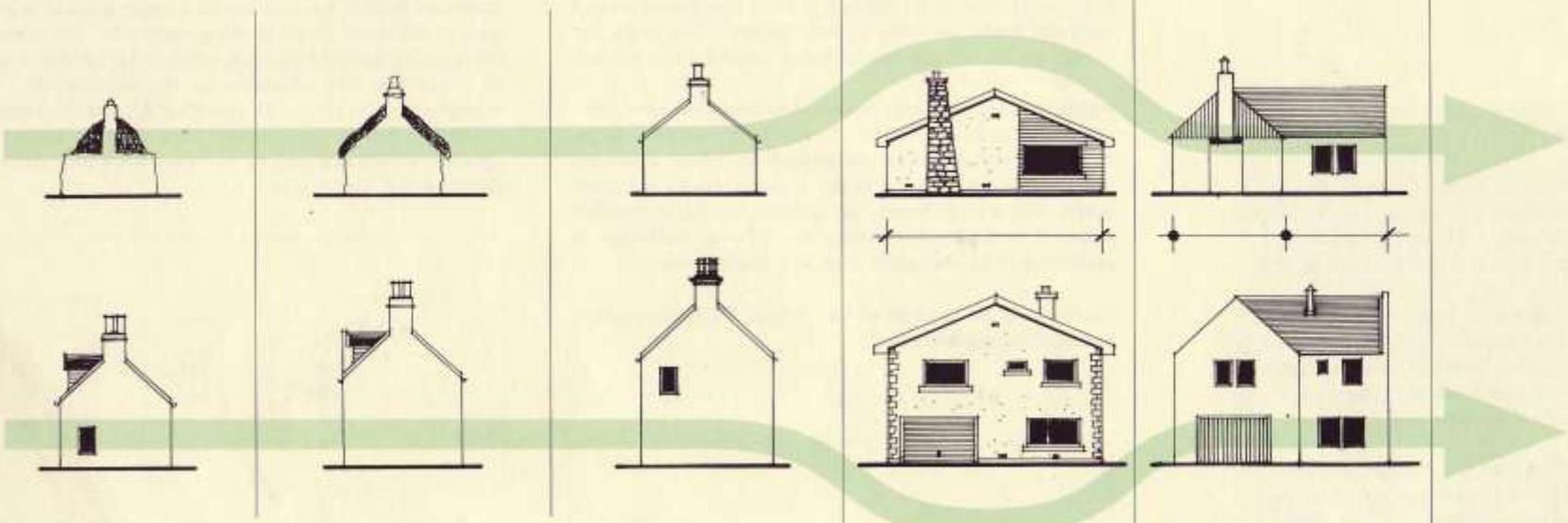
THE EVOLUTION PROCESS

Existing and early rural dwellings have evolved by adapting to new building methods and materials, but in so doing they have maintained a clear relationship with each other. The buildings 'speak' in the same language.

However, a crude interruption to this evolving process has come in the late 20th century from the mass produced and commercially marketed bungalow and kit house. It has few links with what has evolved before in the Scottish countryside.

20th century needs and contemporary design can produce dwellings which are immediately at home in their surroundings because they have taken inspiration from existing rural forms.

21st century rural form. Planning must allow for future innovative design, which will meet the challenges and demands of the 21st century.



Narrow widths, steep roofs, vertically proportioned windows, central chimney at gable, natural local finishes.

Wide plan, shallow pitched roof, horizontally proportioned openings, imported man-made synthetic finishes ie alien to previous forms.

The above dwellings can be kits which provide the same space, light, views and needs as those previous yet they relate to and are culturally identifiable with a recognised Scottish design tradition.

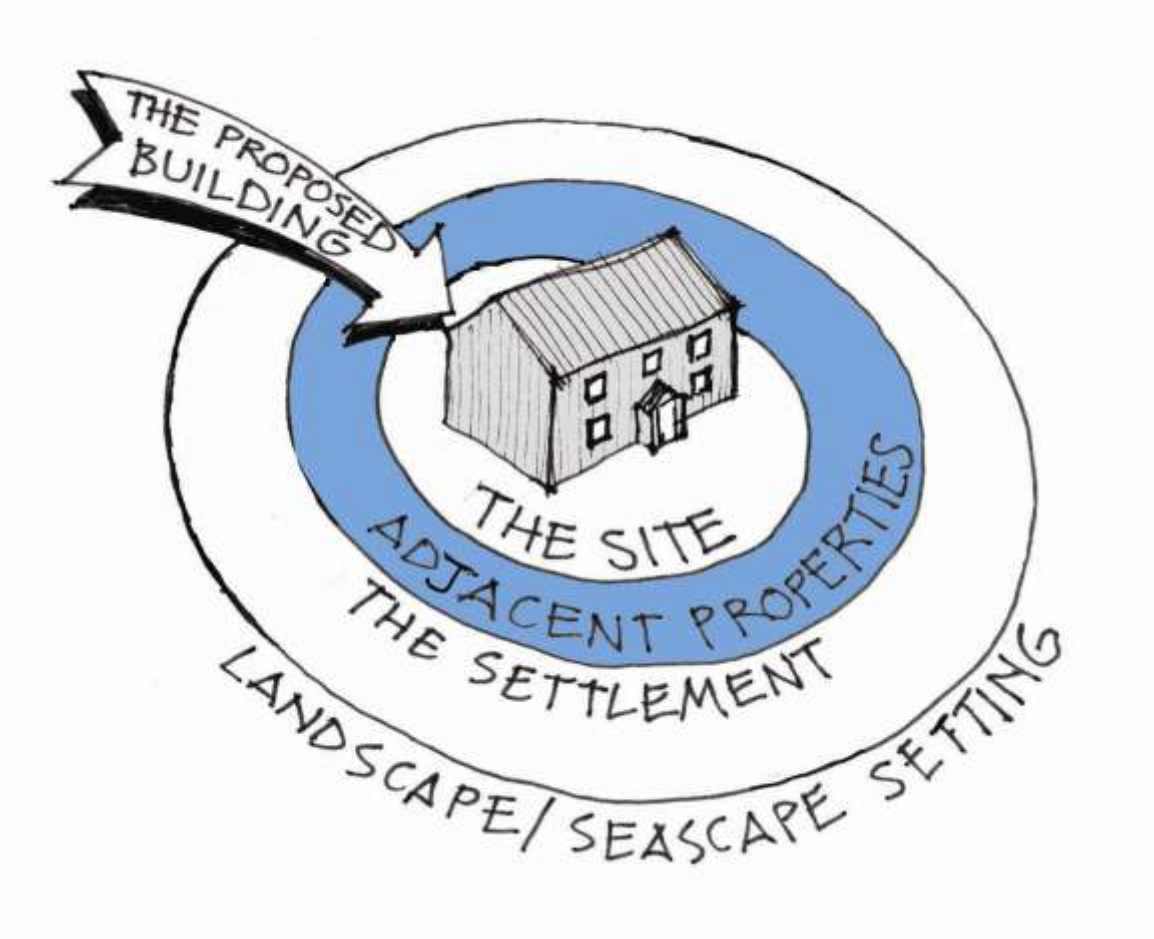
There is no simple answer as to how future dwellings will harmonise with the countryside, but if a modern rural Scottish architecture is to evolve it will respect what has gone before.

A country without a heritage is like a man without a memory'.

The Civic Trust Society.

The Design Process

Considering the building in its context- A parallel not a sequential exercise….



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02 Our Place

What Makes it Special

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The North-West

2.3.7 The North-West includes a large part of Counties Tyrone and Londonderry. It includes the Sperrin Mountains, which contain largely open uplands / moorlands and linear glens of Glenelly, Owenkillew, Ballinderry and Owenreagh Rivers. Glacial movements stripped the region of soil and as a result settlements are generally limited to the coasts and the upland areas around small lakes and bogs. Further south is a broad basin centred on the town of Omagh, which incorporates a lowland drumlin landscape with extensive patches of raised bog.

2.3.8 Of these features, drumlins provide a relatively enclosed landscape, which has some capacity to accommodate sensitively located development without significant visual impact. Care should be taken in regard to the siting of new development and the retention and maintenance of existing field boundaries.

The Antrim Plateau

2.3.9 The Antrim Plateau is one of the highest upland areas in the region and is dissected into nine seaward facing glens. The Plateau is an extensive sheet of basalt which rises to over 360 metres above sea level. On the east, the Antrim Coast Road, is located on the slopes between the cliffs and the sea and on the western side, the Plateau gradually merges with the glacial plain of the River Bann.

2.3.10 Inland, agriculture takes place within the sheltered glens but on the upland areas the Plateau remains largely uninhabited. Areas sensitive to development include these glens as well as the lower lying areas around the plateau edges. Both features are subject to mid- to long-range views which create a high level of sensitivity to new development.

The Uplands of the South East

2.3.11 The Mourne Mountains of counties Down and Armagh are strongly glaciated peaks, producing domes with corries and steep slopes that sweep down to the Irish Sea. To the north, a relatively enclosed drumlin landscape extends across vast areas of farmland from Banbridge to Newtownards. Foothills leading to the summit from the north have a rugged upland landscape with a gradual transition from the surrounding drumlin farmland. Less enclosed landscapes with longer views are generally located along river flood plains.

2.3.12 South of the Mournes there is a distinctive stone wall and unified farm landscape in addition to the inlet of Carlingford Lough, which separates Down and Co. Louth. The area to the west includes the unique landform of the Ring of Gullion, which has distinctive patterns of settlement which are more intricate than those in the surrounding areas. The edge or foothills of these upland areas are characterized by small farms and stone or whitewashed cottages with strong geometric field patterns reinforced by stone walls. This is an area with high landscape sensitivity as it is exposed to views from the surrounding lowlands. Field boundaries are also a critical component of the landscape pattern and merit conservation.

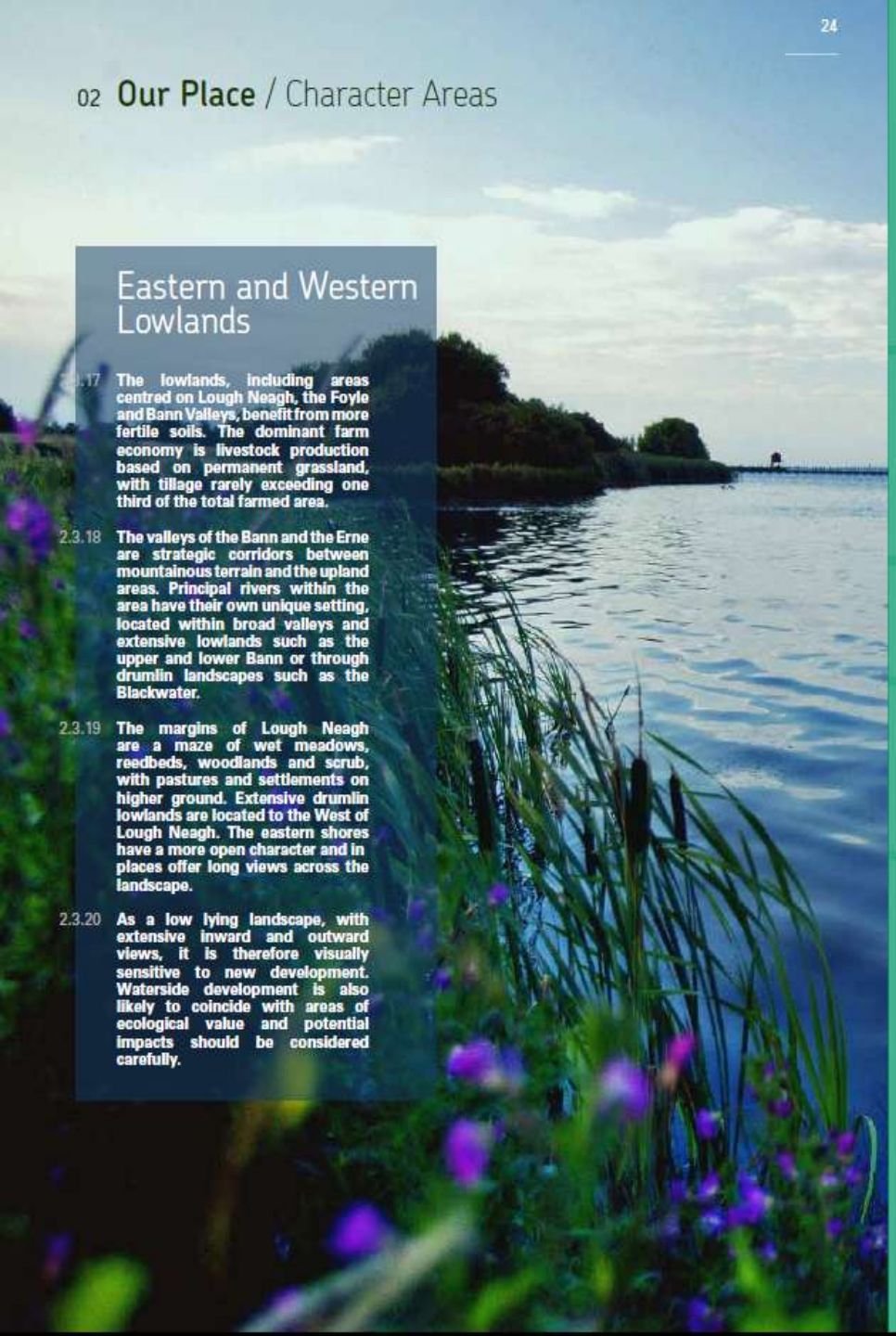
The Drumlin Belt

2.3.13 This area consists of tightly-packed drumlins in a wide belt extending from Strangford Lough in the east through to County Fermanagh. It is a landscape made up of irregular terrain with small hills and hollows and poor drainage. This distinctive topography has limited views and historically has acted as a barrier to communication and cultural divide.

2.3.14 Farmland is mainly located on the small areas of soil on the better drained flanks of drumlins in western areas and on larger drumlins in areas of north Down, which benefit from better quality soil and lower rainfall.

2.3.15 Within the Fermanagh lakelands, a landscape of interlocking loughs and drumlins accommodating river valley corridors and lowland pastures is characterised by the small farm lifestyle.

2.3.16 Generally, the drumlin features of this area provide a relatively enclosed landscape that has some capacity to accommodate sensitively located development without significant visual impact. Again, care should be taken in regard to the siting of new development and the retention and maintenance of existing field boundaries.



Eastern and Western Lowlands

2.3.17 **The lowlands, including areas centred on Lough Neagh, the Foyle and Bann Valleys, benefit from more fertile soils. The dominant farm economy is livestock production based on permanent grassland, with tillage rarely exceeding one third of the total farmed area.**

2.3.18 **The valleys of the Bann and the Erne are strategic corridors between mountainous terrain and the upland areas. Principal rivers within the area have their own unique setting, located within broad valleys and extensive lowlands such as the upper and lower Bann or through drumlin landscapes such as the Blackwater.**

2.3.19 **The margins of Lough Neagh are a maze of wet meadows, reedbeds, woodlands and scrub, with pastures and settlements on higher ground. Extensive drumlin lowlands are located to the West of Lough Neagh. The eastern shores have a more open character and in places offer long views across the landscape.**

2.3.20 **As a low lying landscape, with extensive inward and outward views, it is therefore visually sensitive to new development. Waterside development is also likely to coincide with areas of ecological value and potential impacts should be considered carefully.**

2.4 Signature Characteristics of our region

FEATURES	SENSITIVITY OF FEATURES
Drumlins Belt	• An enclosed landscape with limited inward and outward view • In lowland areas; farmland characterised by large regular fields enclosed by hedgerows • In upland and more marginal areas; small farm holdings, an intricate network of fields and stone field boundaries in areas
Glens / Valleys	• Enclosed with mid range internal views • Small farms with irregular field types located towards valley floor
Lowlands	• Low lying areas around plateau edges; sloping sites that are largely exposed • Larger farms and regular field sizes enclosed by hedgerows • Extensive inward and outward views
Coastal plains, river corridors and lough edges	• Environmentally sensitive waterside areas • Exposed landscapes and long views • Sensitive to new development, both visually and environmentally

02 Our Place

2.5 Water Resources

2.5.0 Water availability and quality sustains biodiversity, the human population and important economic uses in your region. It is a basic requirement for life but a finite resource, accommodated in surface waterbodies including rivers, lakes, estuaries and coastal waters in addition to groundwater. The importance of managing the water environment is recognised by the Water Framework Directive.

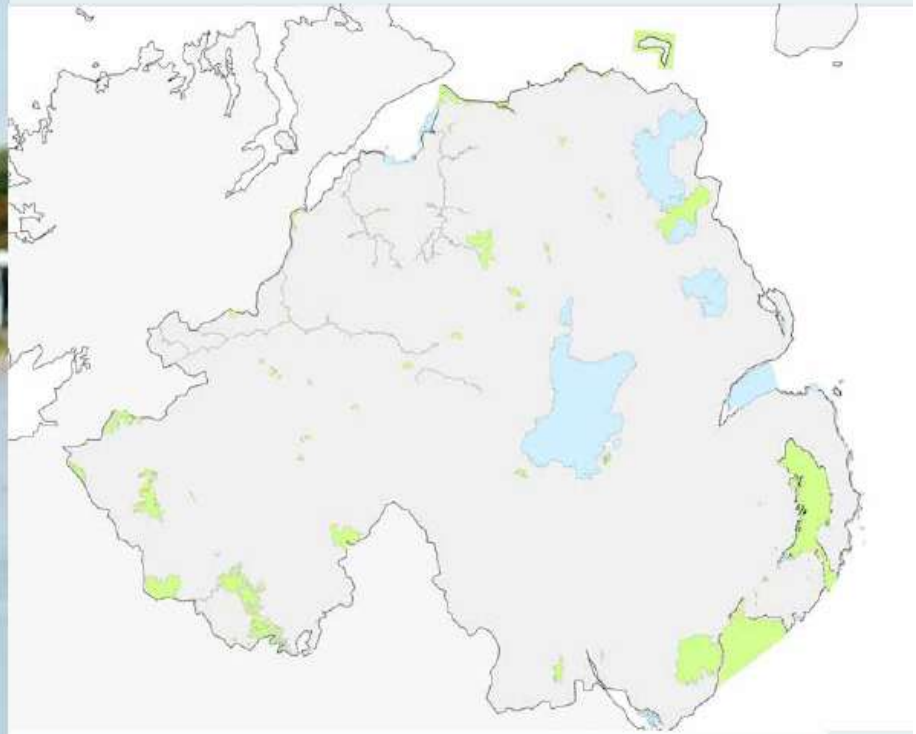
2.5.1 The Directive introduces the following River Basin Districts as the management units Northern Ireland:

- **North Western River Basin District**
- **Neagh Bann River Basin District**
- **North Eastern River Basin District**

2.5.2 River Basin Management Plans prepared for these areas will require new standards for development and new policies for development plans in rural and urban areas. Looking after the quality of the water resource is now a leading factor in the development of policy and regulation at national and European level. This will have a major impact on the future evolution of human settlement patterns in Northern Ireland and elsewhere.

Special Habitats and Protected Species

2.5.3 Standards required by the Water Framework Directive will depend on the sensitivity of the receiving environment and whether the water is used for human consumption or whether it supports important sites for wildlife. Internationally designated sites refer to designations made under the EU Habitats and Birds Directives. They are of special importance because they support rare habitats or species and are known as Special Areas of Conservation and Special Protected Areas. They are a unique resource and their health depends on maintaining the conditions in which they can flourish. In many cases, these favourable conditions depend on the quality of the water resource which sustains them.



2.5.4 Water and ecological resources are largely interdependent and in order to maintain their quality it is important to acknowledge the lessons understood by previous generations and their legacy of good placemaking. Their actions demonstrate clearly the impact of today's choices on the quality of tomorrow's environment. Best practice sustainable design should minimise impacts with respect to those environmental issues.

2.5.5 As well as the emerging objectives for water quality for each of the River Basin Districts of Northern Ireland, internationally designated sites, shown in Figure 1.0, are protected under Article 6 of the Habitats Directive.

Northern Ireland contains many biodiversity sites, ranging in importance from locally to internationally significant. This map shows the location of Special Areas of Conservation (SACs in green) and Special Protection Areas (SPAs in blue). SACs include internationally important habitats such as bogs, glens, estuaries and rivers and SPAs include sites such as loughs, bays and islands which are important for over-wintering birds. More information on the location of protected areas and why they are protected can be found at www.ni-environment.gov.uk/protected_areas_home.htm.

Towns and Villages

2.6.7 PPS21 sets out planning policies for development in the countryside, controlling development of land lying outside the settlement limits as identified in development plans. Nonetheless, small towns and villages are a central component of the settlement structure and vital service centres for rural communities. Understanding their form, character and the relationship with the surrounding countryside provides a basis for considering new development adjacent to or near these settlements.

2.6.8 Estate led villages, developed mainly in the 17th and the early 18th Century, continue to provide excellent examples of good placemaking. Whilst less formally planned than the larger settlement types, conscious design, particularly in terms of the wide main street or market square is evident. Common features include the tree planted public space, square or diamond, the grouping and detailed design of the landmark buildings, and their location at a crossroads or marking the top of a hill.

2.6.9 This is particularly the case in County Armagh, where the village is frequently situated on hills or drumlins, as at Tynan, Killylea,and Richhill. By way of contrast, few of the villages of County Antrim area built on hills, but are usually located on level ground and are often in the form of one long street, as at Broughshane, where houses have been built on either side of the highway. Other settlements including Hillsborough, Banbridge and Newtownards were pre-existing developments remodelled as part of this phase of development.

Main Street, Moy

How we understand the character of places...

2.6.10 Understanding the distinctive character of villages across the region provides the basis for adding to these communities in a meaningful way and enables new development to be designed sensitively. In addition to layout and form, these historic street plans give us important clues as to their specific design characteristics.

- Building line
- Public Spaces
- Entrance points
- Scale
- Plot size and width
- Orientation to the road

Figure 2.2: Hilltown, Co Down

Figure 2.3: Example of well defined estate town with market square at Moy Co. Tyrone

Fig 2.4: Example of a linear village at Broughshane, Co. Antrim

Figure 2.5: Hillsborough, a plantation town remodelled during the estate period

2.7 Farm Groupings

2.7.0 In addition to villages and towns, evidence of less formalised settlement patterns are spread across our countryside. These patterns including farm type and size are reflective of different agricultural activities as well as the influence of the linen industry which supported the development of small holdings.

2.7.1 The form of the farmstead is dictated by the scale and the type of farming practiced, local climate and topography, as well as building materials available locally. The most common form in the last century reflected improvements in farming with buildings serving different functions becoming more segregated and arranged around a farmyard. Farmyard types are described below.

Extended and Parallel Farmyards

farmyards or singular narrow plan farm dwellings initially extended at the gable end of the structure and then with additional units to form parallel, scattered or courtyard farmyards. Parallel farms sometimes cross the public road and where they are disconnected, a loose form of courtyard is created.

Scattered Farmyards

mainly found in mountainous districts, where ground is uneven

Courtyard Farmyards

with farm dwellings and buildings either fronting or with the gable end to the road.

Small Holdings and Roadside Farmyards

have several variations and can be enclosed on three or four sides

02 Our Place

2.8 Traditional Single Dwelling & Siting Patterns

2.8.0 Until the present century, rural buildings in Ireland were regionally varied, traditional and adapted to the local environment and economy. The term vernacular architecture is applied to building design that was not formalised but its form, plan and method of construction expresses local and regional traditions. Vernacular dwellings can largely be identified by:

- a simplicity of form, built without formal plans or drawings
- the linear plan, usually single room deep between the front and the rear walls
- linear extension or extensions with an extra storey
- Hearth and chimneys expressed along the ridge lines
- Walls of mass load bearing materials
- The use of local materials
- The location of openings (including doors and windows) predominantly on front and back long walls
- The siting either fronting or gable end to the road.

Typical Glebe house and farmyard

Typical single farmhouse grouping

Typical farmhouse straddling the road

Typical rural terrace at junction

2.8.1 There are two main traditional house types; direct entry houses most common in the uplands to the north and north-west and lobby – entrance houses in the lowlands predominantly to the south. Whilst the design of component elements such as doors, windows, stairs, and hearths evolved, these dwelling types remained constant.

2.8.2 Both these forms are found in basic, single roomed houses. When these dwellings were extended, the most common approach was to add another room at the gable or to incorporate a section that was previously used for agricultural use as with byre-dwellings, which combined quarters for people and cattle. Sometimes a storey was added over one or more bays. Through the provision of additional space, it is possible to see how related forms were generated.

2.8.3 Formal architecture can be distinguished from vernacular structures through the design process. For formal architecture this usually involved a greater degree of resources and the work of a professional designer or architect. Examples of formal architecture include estate and glebe houses, however in reality there are a range dwelling types illustrating a blend of both vernacular and formal influences.

2.8.4 An example of this is the replacement of older vernacular houses with modern two-storey dwellings by more prosperous farmers in the nineteenth century which drew inspiration from the formal end of housing design. They accommodated features which were indicative of formal architectural design including symmetrical facades, deep plan layout and a central hallway and staircase.

02 Our Place

2.9 Form / Main Traditional Typologies

02 Our Place

Form / Contemporary re-interpretation of traditional forms

Barrel House at Boho, Fermanagh by **Martin Donnelly Design**

Mary Kerrigan Frank Harkin Architects

Aughey O'Flaherty Architects

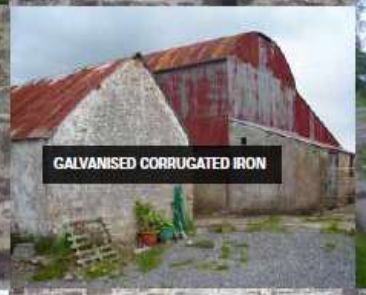
Black Hall Douglas Architects

McGarry Moon Architects

Studio Rodgers Architects

02 Our Place

2.10 Materials / Traditional



Materials / Contemporary

03 Re-Use and Conversion

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3.5 Conservation Principles
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03 Re-Use

3.3.2 The retention and sympathetic refurbishment of non listed vernacular structures is encouraged, particularly where they make an important contribution to the heritage, appearance or character of the locality.

Aspects of the setting of these buildings, including hedgerows, trees, boundary walls and existing access arrangements are also integral to the contribution these buildings make to the character and appearance of local landscapes. Preserving and maintaining the physical setting of such sites is therefore an important design consideration. There are many good examples which demonstrate how to keep and integrate these building into exciting and innovative new projects....

3.4 Advantages of Re-Use

Reusing existing buildings, particularly where these are of local historic importance is consistent with Policy CTY3-Replacement Dwellings and central to CTY 4-Reuse and Conversion, but there are other benefits that extend far beyond the confines of the site;

- **Minimizing resource use and construction waste through the re use of existing materials;**
- **Minimizing visual impact – vernacular buildings 'fit' the landscape and are discreet in terms of scale, form and colour;**
- **Promoting adaptability – sustainability is about being able to adapt to the environment;**
- **Maintaining locally significant buildings as record of the past;**
- **Supporting traditional building and conservation skills.**

Hanna's Close, restoration by **Consarc Design**

Leap Mill -Restoration and newbuild near Beragh,Co Tyrone by **Keys Monaghan Architects**

03 Re-Use

3.6 Sympathetic Conversion

3.6.1 Sympathetic conversion of a structure requires an understanding of the present condition, including the exterior as well as setting of structure which contributes to overall special interest or character of the site. This understanding will inform future proposals, allowing designs to maintain and enhance form, character, architectural features, and setting of the existing building.

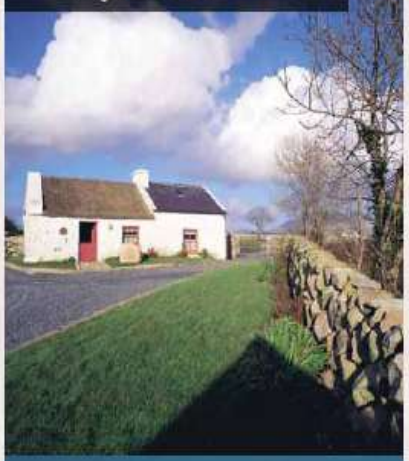
The Right Skills

3.6.2 Building conservation requires specialist skills, involving knowledge and experience of historic buildings. For listed buildings and where special features have been identified as part of vernacular structures, applicants are encouraged to seek expert advice to inform proposals. In some case their input may extend beyond the preparation of designs and the planning application process to the supervision of work being undertaken. The use of experienced and skilled workers ensures that works are competently and correctly completed. More information on the availability of professional conservation skills in your area can be obtained from the Royal Society of Ulster Architects or the Ulster Architectural Heritage Society's Traditional Skills Directory (see www.uahs.org.uk).

Principles of Repair

3.6.3 The purpose of repair is to work beyond the scope of regular maintenance to remedy defects, decay or damage and return the building to good order without major alteration or restoration. The successful repair depends on the extent to which the original design and materials are understood and appropriate research will be an important part of this process. The aim is to allow the retention of as much of the original as possible and repair of like with like.

Images: **Hanna's Close**



House Extension By **Des Ewing Architect**

3.7 Change

3.7.1 Maintaining and enhancing building form, character and architectural features is a central concern of Policy CTY 4. The policy requires a design approach that respects and reinforces the signature characteristics and architectural traditions of the area.

3.7.2 This is achieved through restoration and repair of the existing structure and through the blending in of new buildings or extensions. Rather than proposals for new additions that copy the existing historic architectural style, any new element should blend with the existing structures and landscape setting by having regard to the following qualities:

- **Context, including landscape setting**
- **Appropriate siting**
- **Appropriate height and massing**
- **Compatible scale**
- **Good proportion overall and also in its elements and details**
- **Choice of materials and colours should complement the surrounding context**

3.7.3 The extension should be designed to become an integral part of the property both functionally and visually, well proportioned and in balance with the shape of the existing property. The height, width and general size of an extension should be integrated so as not to dominate the character of the existing structure.

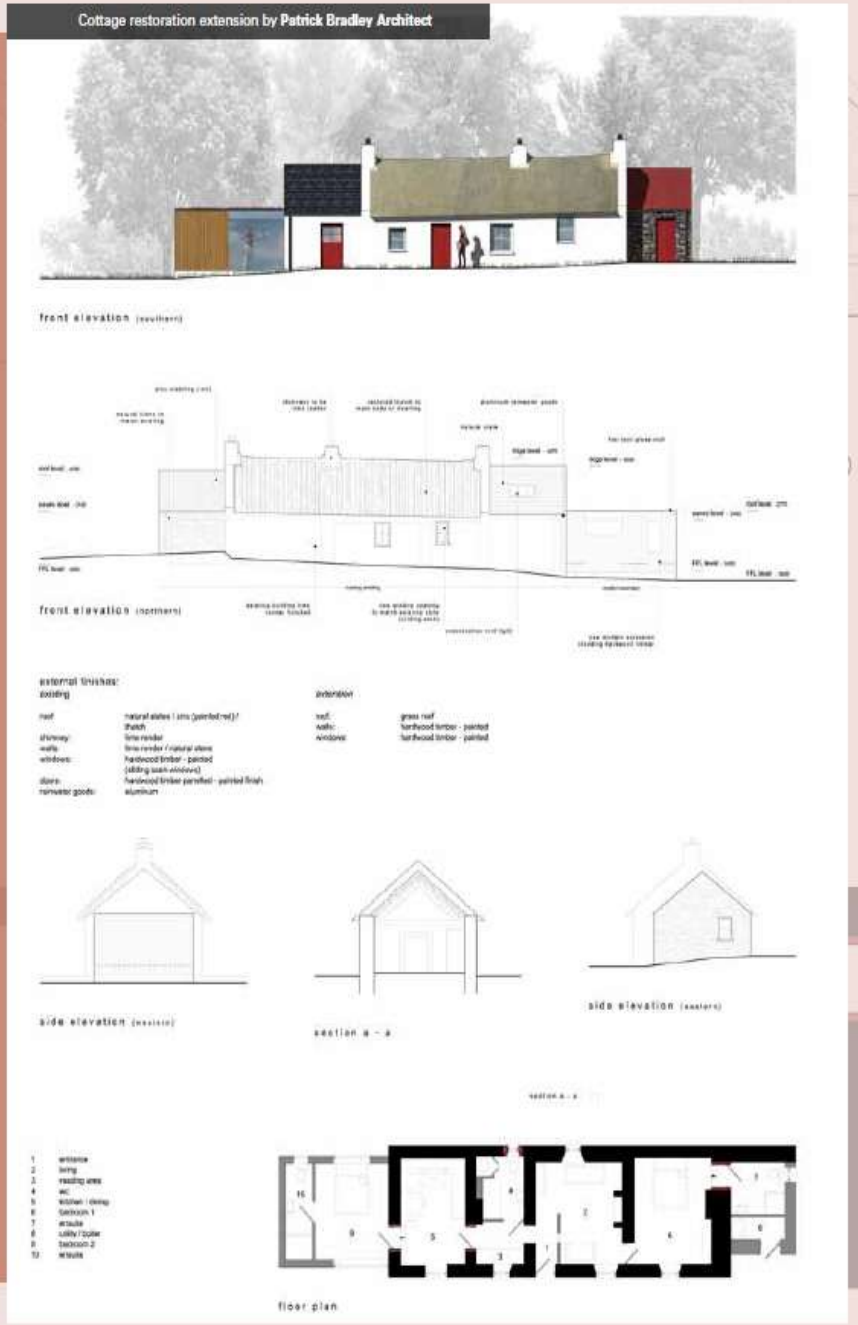
03 Re-Use

Restoration and newbuild near Portrush using the courtyard form.

3.7.4 Extensions to existing vernacular structures tend to be most successful when they are high quality, and reflect the architectural expression of their own time.

- **Innovative contemporary approach;** which can involve new shapes and materials
- **Traditional contemporary approach;** drawing on traditional shapes, massing, materials and / or siting to influence the design solution. The contemporary expression may come in the shape, proportion and composition of windows and doors or other elements.
- **Reproduction;** 'Reproduction' or 'pastiche' reproduces the architectural styles, language, proportion and detailing of the past – usually from the 18th and 19th centuries. This approach can lack authenticity and is frequently the least successful of the new build approaches.

Cottage restoration extension by **Patrick Bradley Architect**



03 Re Use

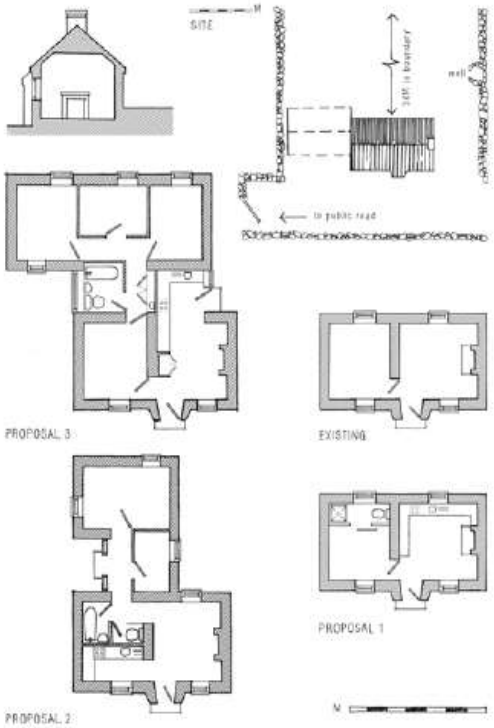
3.7.5 **Accommodating modern living space requirements and meeting sustainable design standards are the critical design challenges for traditional buildings. 'Traditional Buildings in Ireland – Home Owners Handbook' sets out a number of practical issues for consideration at the outset of the design process:**

1. **Reach an understanding as to what is significant about your house** - use this significance as a fundamental basis for any decisions about alterations or extensions.

2. **Understand how the house, or a similar house, has already evolved with the changing needs of past generations.** Traditional houses were extended either along their length, or upwards, but rarely in width.

3. **The proportion of the plan form** is crucial to traditional character

4. **Accommodation needs** Modern living makes demands on traditional buildings that can only be met by alteration and adaptation. In general, amendments to the internal layout in response to the demand for services, additional and separated room space may have significant effects on the integrity of a vernacular structure or the quality of the internal spaces themselves considering the traditional narrow plan characteristics. Where possible, changes to structure and layout should be minimised and improvements in amenity accommodated within the new build elements of the project



The example on the left of Rock Cottage, Castlewellan, Co. Down is taken from Traditional Buildings in Ireland – Home Owners Handbook. It was originally a two room property with a form characteristic of the Mournes. Initial proposals to extend upwards and then in length was considered and rejected in favour of a rear extension. The preliminary proposals for extending the cottage to the rear are shown here. This final design (proposal 3) proved successful in allowing the original dwelling to remain the dominant feature of the site.

3.8 Retrofitting Vernacular Buildings

3.8.0 Retrofitting vernacular buildings to high standards of energy efficiency and sustainable design requires the applicant to deal sensitively with an existing structure. Notwithstanding this requirement, greater energy efficiency gains can come from the refurbishment of an existing building compared to its demolition and replacement.

3.8.1 Not all measures to improve energy efficiency are consistent with preserving and enhancing the character of historic buildings and a balanced approach to accommodating these arrangements is needed. The starting point should be the question of character; what is authentic, unique and significant about the building?

3.8.2 Upgrading thermal efficiency should also focus on areas where heat loss is most pronounced such as roofs, walls, floor, doors and windows. To achieve this, an important distinction between traditional and modern construction should be made- some modern materials are impermeable and can result in trapped moisture and condensation within the building.

3.8.3 Although more flexibility will apply to retrofitting vernacular buildings as compared to the listed structures, specialist advice should be sought when retrofitting historic buildings generally. The broad principle of minimal intervention and preserving and enhancing the character of a building should still apply. Appropriate retrofitting measures can include;

Windows -
Improvements to thermal performance whilst retaining and repairing existing windows; Reducing draughts through single glazed sliding sash windows without loss of original character by installing proprietary brush seals and draught stripping. Secondary glazing offers scope for further improvement.

Walls - Solid masonry walls - either brick or stone – are generally built without damp proof courses. These walls absorb moisture from the ground and also laterally from inside and out. They need to breathe to allow this moisture to evaporate out again.

Avoid removal of original plasters especially if this is simply to reveal rubble stone beneath. This dilutes character and removes the first line of defence against ingress of moisture from driving rain.

If external or internal plasters are in need of renewal, repairs should be carried out on a like for like basis, adhering to the original mix of materials

Roofs - Proposals to improve the thermal performance of the roof space have to be considered in relation to the use and performance of the rest of the building and the need to maintain ventilation levels and avoid moisture problems.

Floors - Generally when original solid floors remain such as stone flags on earth these are best retained. Replacement of these with concrete floors, damp proof membranes and insulation can exacerbate rising damp in solid masonry walls.

Services and Renewable Energy - The insulation of heating and hot water pipes, the use of low energy lighting and high energy efficiency appliances can reduce overall energy demand. The use of low and zero carbon emission energy sources is also attractive in relation to retrofitting historic structures. An example is provided by solar hot water and photovoltaic (PV) installations which are less visually intrusive when sited on the ground or located to the rear of the building.

3.8.4 'Historic Buildings & Energy Efficiency' published by the NIEA provides valuable additional guidance on how to comply with part F of the Northern Ireland Building Regulations in regard to historic buildings.

Former school house, Boho, Fermanagh

Restored Farmhouse, Kearney, National Trust

h western elevation

h eastern elevation

north easter

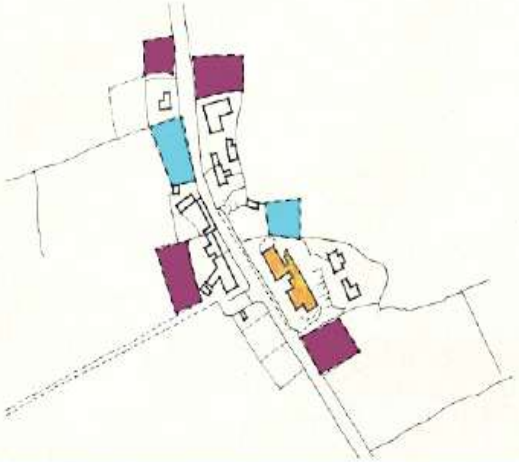
New house by Patrick Bradley

04 Visually Linked

4.1 Introduction
4.2 Linking with the landscape
4.3 Linking with existing clusters
4.4 Infilling Gaps and Frontage Development
4.5 What's not a Gap Site
4.6 Linking to focal points within Dispersed Rural Communities

Linking with existing clusters

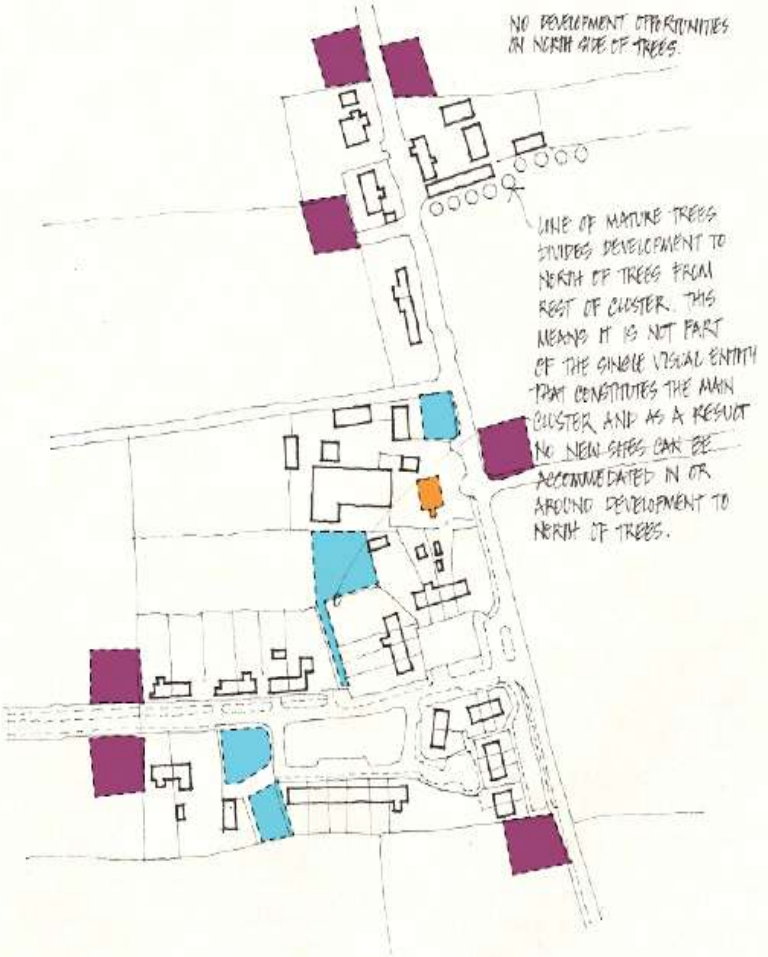
4.3.0 Policy CTY 2a New Dwellings in Existing Clusters, defines what constitutes a cluster and sets down very clear guidance on how new developments can link with these. The key requirement is that the site selected has a suitable degree of enclosure and is bounded on two sides with other development in the cluster. The sketches below illustrate this siting principle applied to a range of small groups.



Social / Community Facility

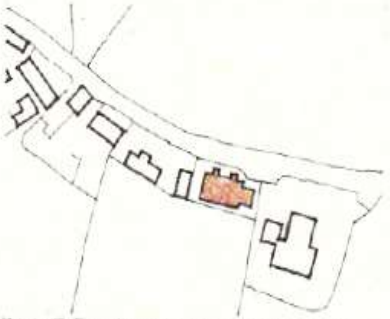
Proposed site not likely to comply with CTY 2a

Proposed site likely to comply with CTY 2a



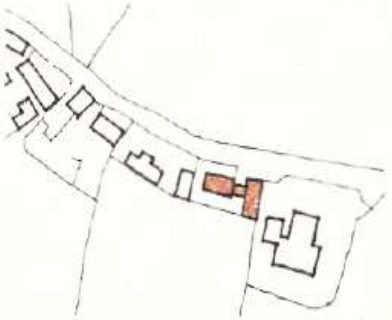
Gap site and infill principles

- Follow the established grain of the neighbouring buildings
- Allow for clear definition of front and back, public and private sides to the plot which will help address overlooking issues
- Design in scale and form with surrounding buildings.
- Retain existing boundaries where possible and construct new boundaries using native hedgerows and natural stone walls.
- Use a palette of materials that reflects the local area.



PLAN OF EXCESSIVELY LARGE FOOTPRINT OF ONE HOUSE INFILL

- Height and footprint of house are excessive for the size of the site.
- The overall scale of the house fails to respect the existing houses in the ribbon and relates very poorly to them as a result.
- The architectural expression in the proposed house is overly elaborate and fussy.



PLAN OF WELL SCALED + SITED ONE HOUSE INFILL

The house has been sited to respect traditional siting patterns in this locality:

- Block positioned with one gable end facing the main road and is linked to a narrow linear block facing the road
- Parking and access are restricted to the public road side of the property and south facing garden space is kept private and free of car circulation
- Alignment of narrow linear buildings and simple double pitched roofs repairs and consolidates distinctiveness in local identity.

POORLY SCALED ONE HOUSE INFILL TO RIBBON. THIS HOUSE FAILS TO RESPECT THE HEIGHT, SCALE, MASSING + FORM OF ITS NEIGHBOURS.

WELL SITED AND SCALED ONE HOUSE INFILL
SINGLE STOREY LINEAR
DOUBLE PITCHED FORMS
PLACED AT RIGHT ANGLES TO AND PARALLEL TO ROAD
REFLECT + REINSTATE TRADITIONAL SITING PATTERNS LOCALLY

Linking to focal points within Dispersed Rural Communities

4.6.3 The policy refers specifically to clachan style developments and great care is needed to interpret these northern Irish settlement forms. Traditional clachans have an intimacy and scale that is not easy to replicate with contemporary homes. Typically the buildings were small, the spaces between were small and all was held together by a network of stone walls and enclosures which welded the group together. Modern homes because they tend to be big and wide gabled and have cars and garages to accommodate can present a fairly formidable design challenge in terms of achieving the intimacy and design quality of the traditional clachan. This is a skilful task that demands a skilled hand.

4.6.4 "Clachans...Such was the apparently random nature of their layout that in the words of one 19th century writer, they appeared to have fallen 'in a shower from the sky'"

UAHS Modern Ulster Architecture.

Typical linear Clachan

Clachan at Hanna's Close

Two contemporary interpretations of the clachan form at Magherafelt and Donaghadee by Twenty Two over Seven Architects

Typical characteristics of clachans

- They generally have an adhoc plan layout - this may be linear or more obviously grouped around a central space
- External spaces around the houses that form a clachan are often shared and communal
- Though they may differ in their details the houses and outbuildings in clachans have an overall unity when viewed from afar
- The buildings have a small scale and integrate well into the landscape.

4.6.5 Two good examples of where this form has been successfully achieved can be found near Magherafelt and just outside Donaghadee. The small cluster of four houses in Magherafelt is both contemporary in style yet firmly rooted in this indigenous rural building tradition.

4.6.6 The convergence of the housing units, their outhouses and pitched slated roofs and the network of white rendered walls and private intimate garden spaces clearly belong to this historic Ulster settlement tradition. A similar trace is clearly evident in the small contemporary group at Donaghadee which uses innovative shared spaces and landscaping to unite the group and link to the existing buildings.

Linking to focal points within Dispersed Rural Communities

When siting a cluster of 5-6 houses at an identified focal point aim to:

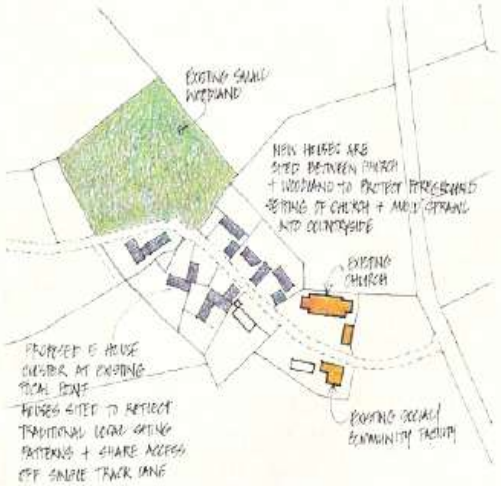
- Respect the existing character and setting of the existing grouping
- Site the new houses so that they are secondary and subservient to other significant or visible elements of the focal point grouping.
- Use existing rural lanes as the access route serving all the houses.
- Avoid placing new houses in excessively prominent positions relative to existing significant architectural form

In this example the new houses have been deliberately sited between the Church and pub, and the forest so that they combine to form one visual entity in the landscape.

This protects that foreground setting of the original grouping when viewed from the main road.

An existing single track rural lane serves the new and existing buildings. This also sets the new houses back from the main road and reduces their visual impact.

The locally distinctive traditional siting patterns have been reflected and reinterpreted in the layout of new houses - this repairs and consolidates local identity.



Dwellings on Farms

Farm Boundary

Visually linked field boundaries at new house options

Options for visually linked siting off spine

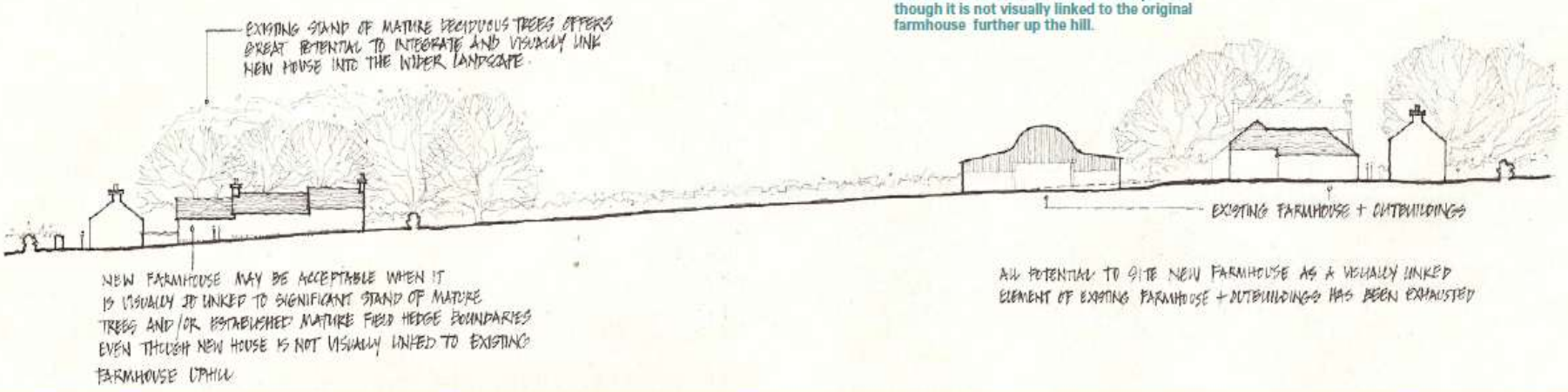
Original Farmhouse buildings

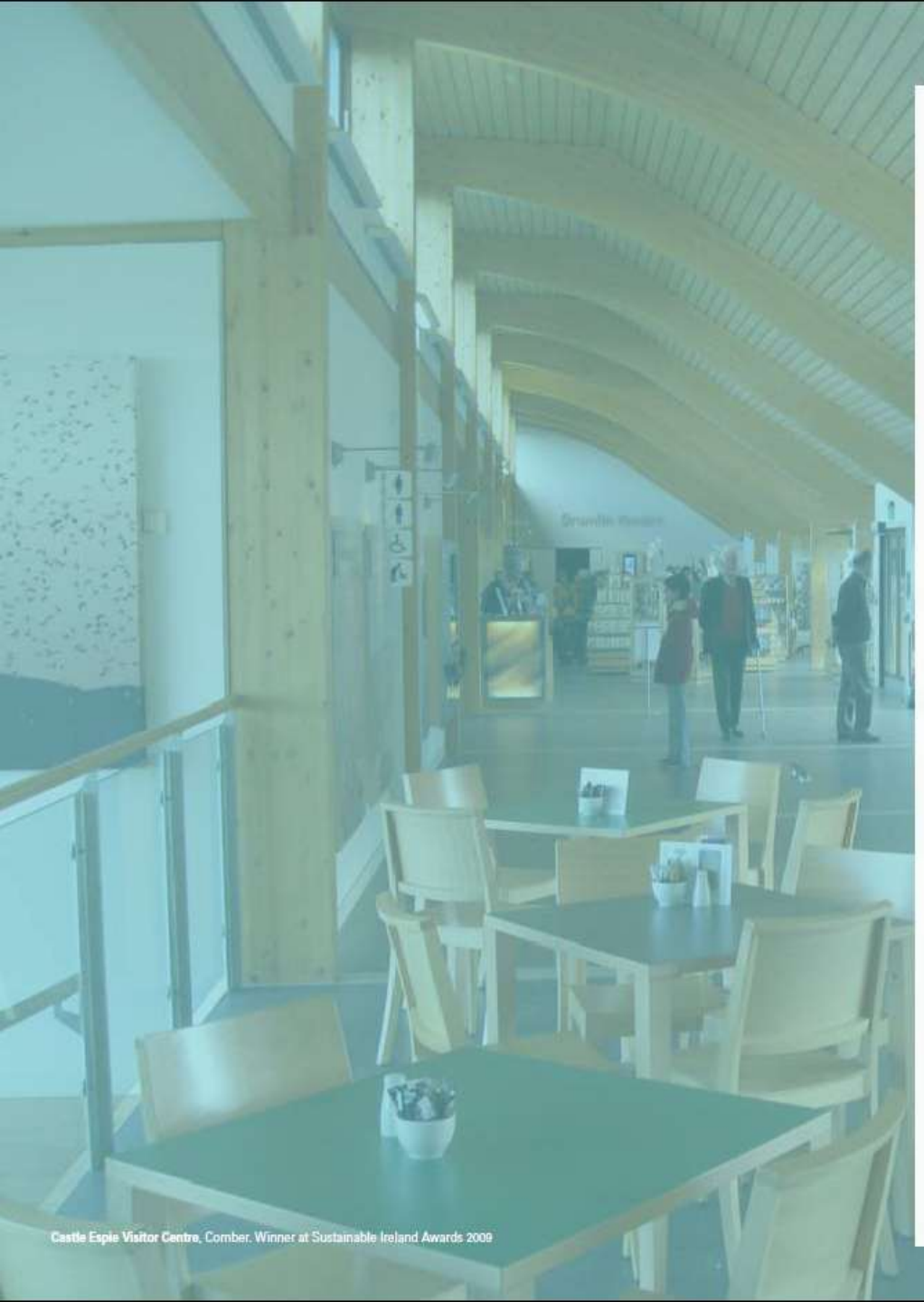
When an existing farm cluster has reached capacity it may be necessary to site a new house at other locations within the farm landholding.

A cluster could be considered to have reached capacity where appropriate sites are unavailable. Appropriate sites can be described as sites bounded on at least two sides by existing development and that can be accessed from an existing lane. When this is the case aim to:

- Site the house as close as possible to the existing cluster.
- Locate the house so that it relates to existing established field boundaries
- Where these do not exist form new indigenous hedge boundaries that reflect the relationship between traditional farmhouses and field patterns. This helps to visually link new housing to the rural surroundings.
- Respect and reinterpret traditional patterns of siting, scale, massing and form.
- If the possibilities for locating a new house near the original farm cluster are exhausted then look for sites that can be visually linked to existing mature hedges and/or stands of mature trees.

Existing stand of mature deciduous trees offers great potential to integrate and visually link a new house to the wider landscape even though it is not visually linked to the original farmhouse further up the hill.





Castle Espie Visitor Centre, Comber. Winner at Sustainable Ireland Awards 2009

05 Replacement

5.1 Introduction
5.2 Basic Rules for Replacement
5.3 Replacement: Scale and Size
5.4 Replacement: Form

5.2 Basic Rules for Replacement Projects

5.2.0 The replacement dwelling should generally be placed as close as possible to the footprint of the original house, unless significant benefits are apparent in terms of visual and functional integration.

5.2.1 The replacement dwelling should be of a form and scale that integrates well with the characteristics of the site. Replacement dwellings should not be of an excessive size in comparison to the original building or be located a significant distance away from the original footprint unless there is clear and evident betterment in terms of visual integration.

5.2.2 The proposal takes full advantage of the retention of established and mature landscape and boundary features and retains the discreet character of existing access points.

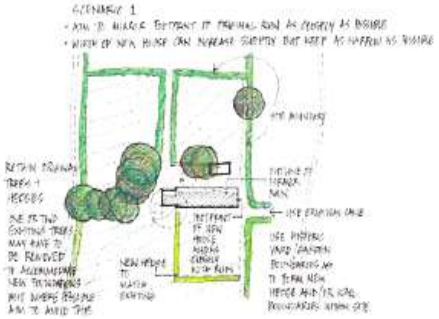
5.2.3 Use is made of recycled building materials in the new proposal.

Off site replacement

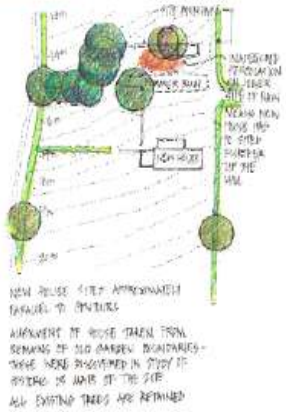
5.2.4 Circumstances may arise where there are good planning reasons for a replacement dwelling to depart from the site of the original dwelling. For this to meet the terms of policy CTY3 there must be a clear demonstration of betterment in terms of landscape and visual integration, the safeguarding of a built or natural heritage asset or other exceptional access or amenity benefits that offer clear planning merit.

5.2.5 It is important that applicants prepare and present the rationale in support of an offsite replacement proposal and clearly articulate the planning benefits of adopting this approach. Where appropriate, applicants should present sufficient detailed information in the form of supporting drawings, sketches, reports or photomontages to enable the case officer to properly assess the merits of this design approach.

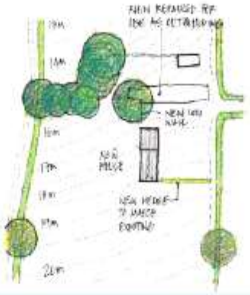
Replacement Scenario 1 - curtilage of replacement dwelling opportunity too small to accommodate modern house



Replacement Scenario 2 - example of betterment



Replacement Scenario 3 - alternative betterment siting option



Replacement house by **McGarry Moon Architects**, near Newtownbutler

Replacement: Scale and Size

Replacement house by **Aughy O'Flaherty Architects**, near Roslea

5.3 Replacement: Scale and Size

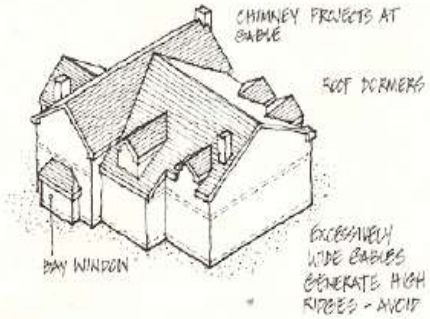
5.3.0 A frequent mistake with replacement projects often rests with a poor understanding or appreciation of scale and size- A typical group of local rural buildings will comprise a house, store, various outbuildings and perhaps a barn or lean-to shelter. There will be an evident relationship within this collection of buildings that will reflect a common sense of scale and proportion relative to the size of the site and the physical characteristics of its setting. To successfully introduce a new contemporary house to this group will require a skilled understanding of this relationship.

5.3.1 The most common offence is to introduce a new house that is simply too big for the site and bears no relationship to the scale of the traditional buildings that are retained. Skilled designers are trained in the assessment of scale in the design process. The key message is that a buildings size must be relative to its surroundings.

AVOID INAPPROPRIATE BIG BULK HOUSES

MAKE SURE YOUR DESIGN AVOIDS:

- OVERLY COMPLEX ROOF SHAPES
- DORMER WINDOWS, ESPECIALLY WHEN THESE ARE VERY LARGE OR HALFWAY UP THE ROOF SLOPE
- EXCESSIVELY FUSSY APPENDAGES TO EXTERNAL WALLS SUCH AS: BAY WINDOWS, PORCHES + CHIMNEY BREASTS PROJECTING FROM GABLE WALLS

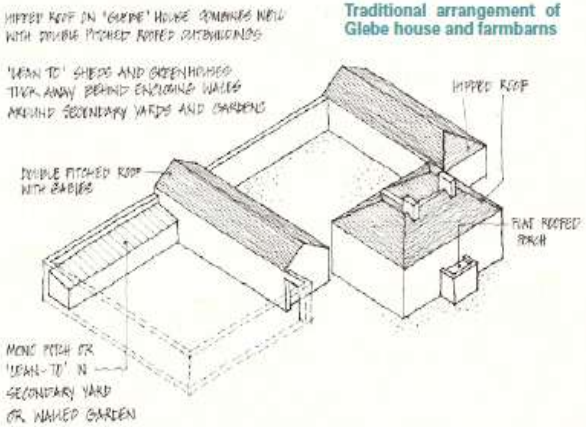


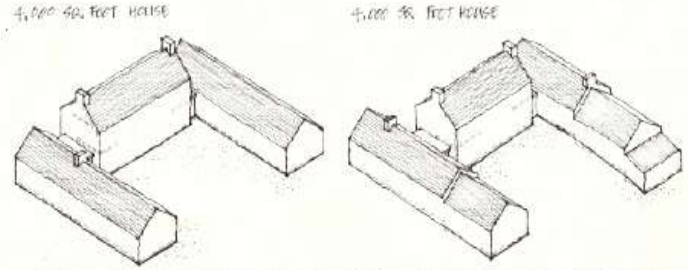
As a general rule keep forms as simple as possible. Dormer windows were not a feature of traditional Northern Irish farmhouses - avoid them (especially on large houses).

Two storey houses without dormers achieve a much simpler form than storey and a half houses with dormers and integrate better into the countryside.

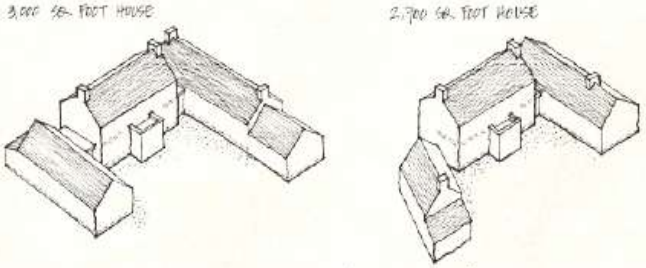
The simplicity of form and grouping found in traditional Glebe and linear farmhouses offers considerable scope for breaking down the scale and complex, bulky massing of many poorly designed modern houses. These sketches show various combinations and permutations for this.

Traditional arrangement of Glebe house and farmbarns





LARGE FLOOR AREAS ACCOMMODATED UNDER ONE ROOF RESULT IN HOUSES WHOSE SCALE IS EXCESSIVE. A GOOD WAY AROUND THIS IS BY BREAKING THE FLOOR AREA INTO SMALLER 'BITE SIZED' BUILDINGS WHOSE SIZE, SHAPE AND SCALE REFLECTS TRADITIONAL HOUSES.



SMALLER, NARROW GABLED, LINEAR BUILDINGS (ONE + TWO STOREY) CAN BE LINKED BY FLAT ROOFS TO CONNECT DIFFERENT PARTS OF THE HOUSE. FLAT ROOFS ARE MOST SUCCESSFUL AESTHETICALLY WHEN THEY ARE FINISHED IN HIGH QUALITY, DURABLE MATERIALS SUCH AS LEAD.

Replacement: Form

The original and the replacement by **McGarry Moon Architects** near Kilrae

Sketch of house in Martinstown near Ballymena by **Urban Innovations**

5.4 Replacement: Form

5.4.0 Our countryside contains a wide variety of building shapes and forms which generally tend to be fairly simple. Replacement projects will tend to be most successful where they defer to the form and shape of the building they are replacing. In most cases this means they will need to interpret the long, low form of the narrow gabled Ulster farm house. This form dominates but we also have the two storey house, one and a half storey cottage, and the cuboid glebe house. Add to this the tin and slate roof lean-to, the curved tin hay sheds and the sturdy and solid thatched houses of which we have very few left and we have the collective palette of rural building forms that give our landscape its unique identity.

5.4.1 From this typology of rural buildings we can identify aspects of our regional architectural signature:

- **Long and low buildings**
- **Few add-ons such as dormers, bay windows or rooflights**
- **Vertical emphasis to gables**
- **Narrow plan**
- **35-55 degree roof pitch**

Traditional rural building shapes

Farm Houses and farm outbuildings

Long double pitched building with narrow gable ends

Single Storey

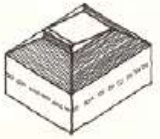
Storey and a half

Two Storey

Small Country Houses

Single Storey / Storey and a half / Two Storey
Outbuildings associated with the "cube" house often have hipped roofs

Storey and a half / Two Storey
Traditionally these houses were a combination of two double pitched roofs



Storey and a half / Two Storey
More often the two double pitched roofs had hips at the rear.

Agricultural Outbuildings

Lean-to shed or glasshouse (against wall or gable end)

Linear steel framed shed with curved barrel vaulted roof.

Linear steel framed shed with curved barrel vaulted roof and often with one or two lean-tos added

New house under construction at Skettrick Island, Strangford.

06 New Build

6.1 Defining the Site
6.2 Design to respect the landscape
6.3 Wrap Yourself in Nature

06 New Build

New dwelling integrated with existing buildings at Belraugh Road, Coleraine by **Studio Rodgers**

6.1.0 Where a project qualifies under the policy for the development of a new single dwelling, that is one not related to the edge of an existing small settlement, existing cluster or existing farm group, then a subtly different set of assessments are needed to guide the selection of a good location and design response that meets the terms of policies CTY 13- Integration and Design of Buildings in the Countryside and CTY 14 – Rural Character. These policies of course apply to all forms of development but in this section of the guidance we concentrate on the generic principles of good siting and location for projects that will be proposing a newbuild solution on a new site. Typically this will be relevant for off-site replacement proposals (CTY 3), off-site farm dwellings (CTY 10), houses justified under personal circumstances (CTY 6), social and affordable housing projects (CTY 6) and other non residential projects relating to a rural business or tourism project.

6.1.1 There has been a tendency in recent years to build big in the countryside even though average household size across rural Northern Ireland is falling. Big houses need big sites and come with big gardens and big maintenance which doesn't always fit with the concept of a home for life or with the wider sustainability agenda. Think carefully about how you would frame a brief for your architect or designer and whether your project is residential or commercial, set out the key things you need - and things you don't...

Four interpretations of the linear farmhouse by **Ard Ciaran Mackel Architects**

06 New Build

6.1.2 The things you may need:

- Secluded, private and sunny south facing
- Eco friendly, natural materials, cheap to heat
- Modern but distinctively northern Irish
- Low key sitting comfortably in the landscape
- Rooms where the light streams in throughout the day
- A garden that is easy to manage and natural
- Sheltered from the weather
- Car parked round the back
- A spacious open plan kitchen/living area
- A place where you can grow old and manage

6.1.3 And some things you probably don't:

- Prominent, full frontal, facing the wrong way
- Too big, full of empty bedrooms and bathrooms you don't need and will rarely use
- Proliferation of white plastic (doors, windows, eaves and downpipes)
- Costs a fortune to heat and is solely reliant on an oil based heating system
- A massive suburban lawn that you can't manage when you get older
- An outdoor space that has no privacy or shelter
- A big tarmac platform up front
- A house that sticks out like a sore thumb

New house by **McGarry Moon Architects**

New house by **Des Ewing Architect**

New house at Finvoy, Co Antrim by **Mary Kerrigan Frank Harkin**

House at Ardmillan, Strangford

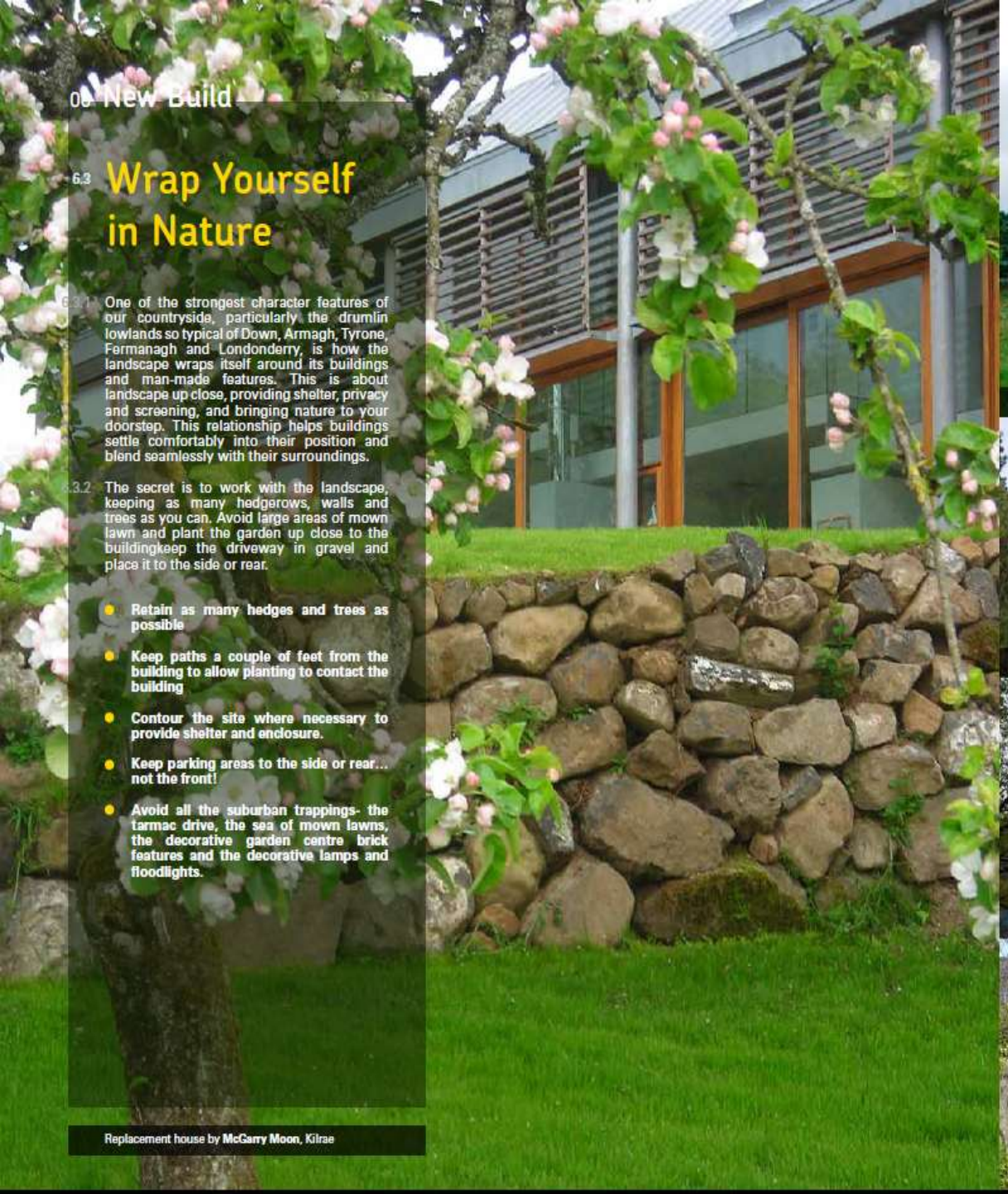
New House at Ahoghill by **Alan Jones**

6.3 Wrap Yourself in Nature

6.3.1 One of the strongest character features of our countryside, particularly the drumlin lowlands so typical of Down, Armagh, Tyrone, Fermanagh and Londonderry, is how the landscape wraps itself around its buildings and man-made features. This is about landscape up close, providing shelter, privacy and screening, and bringing nature to your doorstep. This relationship helps buildings settle comfortably into their position and blend seamlessly with their surroundings.

6.3.2 The secret is to work with the landscape, keeping as many hedgerows, walls and trees as you can. Avoid large areas of mown lawn and plant the garden up close to the buildingkeep the driveway in gravel and place it to the side or rear.

- **Retain as many hedges and trees as possible**
- **Keep paths a couple of feet from the building to allow planting to contact the building**
- **Contour the site where necessary to provide shelter and enclosure.**
- **Keep parking areas to the side or rear... not the front!**
- **Avoid all the suburban trappings- the tarmac drive, the sea of mown lawns, the decorative garden centre brick features and the decorative lamps and floodlights.**



Replacement house by **McGarry Moon**, Kilrae

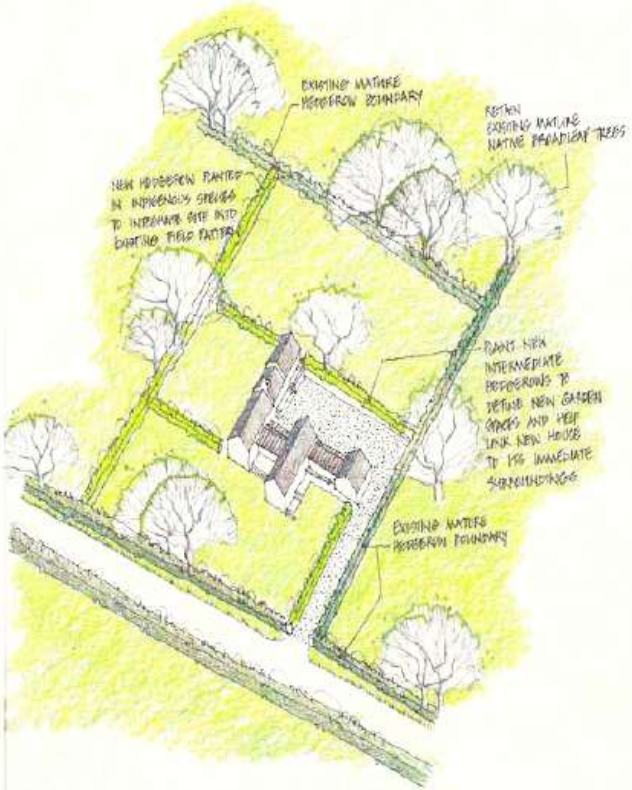
New House by **Studio Rodgers** near Coleraine

New house by **Mary Kerrigan Frank Harkin Architects**

Designs by **Richard Pierce Architect**, Derrygonnelly

Site Boundaries

Choose sites that have well established natural hedge boundaries. It is a great advantage if these are also inter-planted with native deciduous trees. Existing natural boundaries should also be sufficiently dense to provide reasonable enclosure to a new building. This will help the new building to blend into the countryside.



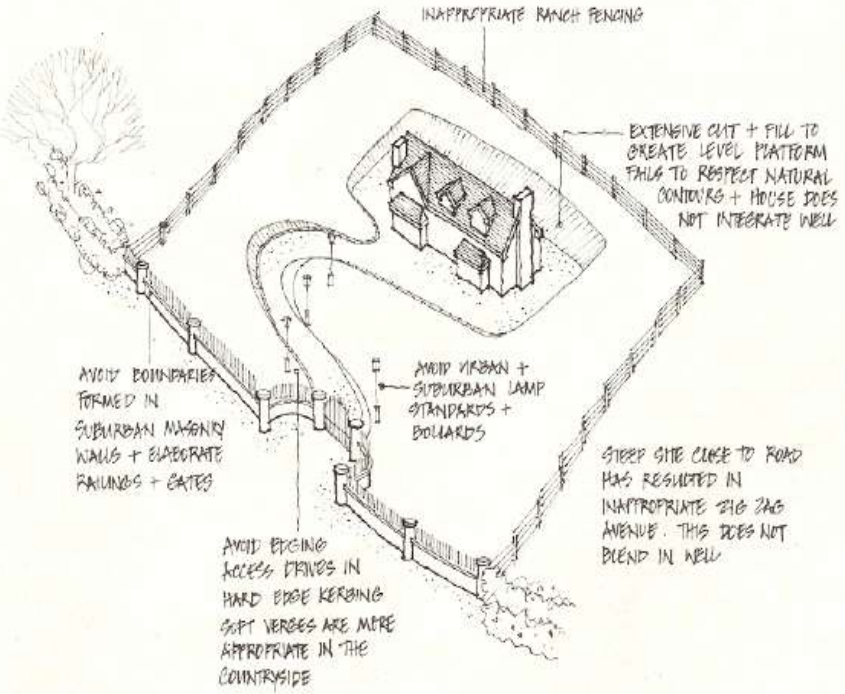
Ideally new sites should have three existing established natural boundaries.

Form new boundaries with indigenous hedging appropriate to local soil types and established local planting patterns such as Hawthorn inter-planted with Blackthorn, Elder, Guelder Rose and Honeysuckle; or in upland areas Gorse and heather. If raised stone or earth ditches are a distinctive element in your locality then these could be incorporated with hedging.

New hedges will integrate better into the wider landscape character if they are also inter-planted with native deciduous trees appropriate to the soil type, exposure and local planting patterns such as Ash, Hawthorn, Beech, Sycamore or Chestnut or in poorly drained areas Willow, Alder, and Birch.

AVOID

- **Sites that require more than one new boundary**
- **Timber ranch fencing**
- **Excessively high or overly elaborate boundaries in imitation stone and/or brick**
- **Overly elaborate railings and gates**
- **Excessively steep sites that necessitate a central zig zag avenue to reach the front door**
- **Urban street lamps along access drives**
- **Edging driveways with kerb stones**



Replacement house by **Niall McLaughlin Architects**

07 Building on Tradition

7.1 Introduction
7.2 The Design Process
7.3 Sustainable Environment Checklist
7.4 Supporting Information
7.5 Design Concept Statements
7.6 Bringing it all together

7.2 The Design Process

7.2.0 A design should consider every aspect of a new or existing building, its site and setting in order to achieve a successful outcome that is integrated into the landscape and responds to the needs of the client. Achieving quality outcomes is as much about the design process as the quality of the site and resources available. The following stages are not necessarily sequential as you need to think of landscape, building, layout and detailed design in a parallel process. That said there is a logic to following a number of key stages.

1

Stage one: Define your brief

7.2.1 Start off by deciding what it is that you need and what it is that you don't need (See page 106) and write this down. As the client, it is your role to define your requirements and set out a brief that will tell your architect / designer what is required. A good brief will not only help you choose the right designer and skills, if not already done so, it can also help you choose the right site and ultimately ensure that your requirements are met to the highest possible standard. A brief takes time to agree and is an iterative process, initiated by the client and developed with the guidance and expertise of your architect.

7.2.2 The architect's job is to turn your instructions into drawings for consideration by the Department and you should instruct your designer to present your scheme in accordance with PPS 21 and the guidance given in this document. It is important to choose your designer wisely. An architect who is a member of a recognised professional association will work to a Code of Professional Conduct and will produce a professional standard of work.

2

Stage two: Appraise your setting

7.2.3 Whether in a group or on a single site, take time to look around and understand the setting and location of the site and the dynamics of the landscape character and settlement pattern.

- What are the characteristics of the surrounding landscape and the site?
- Are there natural features within the site that should be incorporated or retained?
- Is there a particularly good view? How can the house and the rooms within it be orientated to take advantage of this, and still sit well in the landscape without losing the benefits of passive solar gain?
- Are there external viewpoints, including critical views along stretches of the public road network, shared private laneways serving existing or approved dwellings, public rights of way and other areas of general public access?
- Are there any potential negative impacts on neighbours; particularly where there is potential for adverse affects on combined views from individual private laneways, located in close proximity to each other?
- Assess whether a new house on this site will pose problems of prominence or would result in skyline development?

07 Building on Tradition

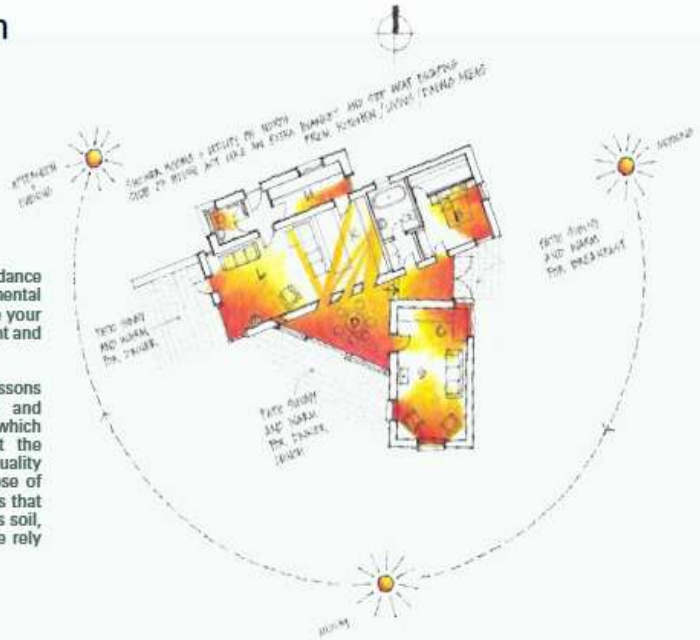
7.3 Sustainable Environment Checklist

7.3.0 Designing schemes that are in accordance with the highest standards of environmental design and energy efficiency will reduce your costs over the lifetime of the development and result in healthier environments.

7.3.1 It is important to acknowledge the lessons understood by previous generations and their legacy of good placemaking which demonstrates clearly the impact that the choices we make today have on the quality of tomorrow's environment. The purpose of this section is to detail design measures that seek to conserve finite resources such as soil, water, air, fuel, and biodiversity that we rely on for our overall health and wellbeing.

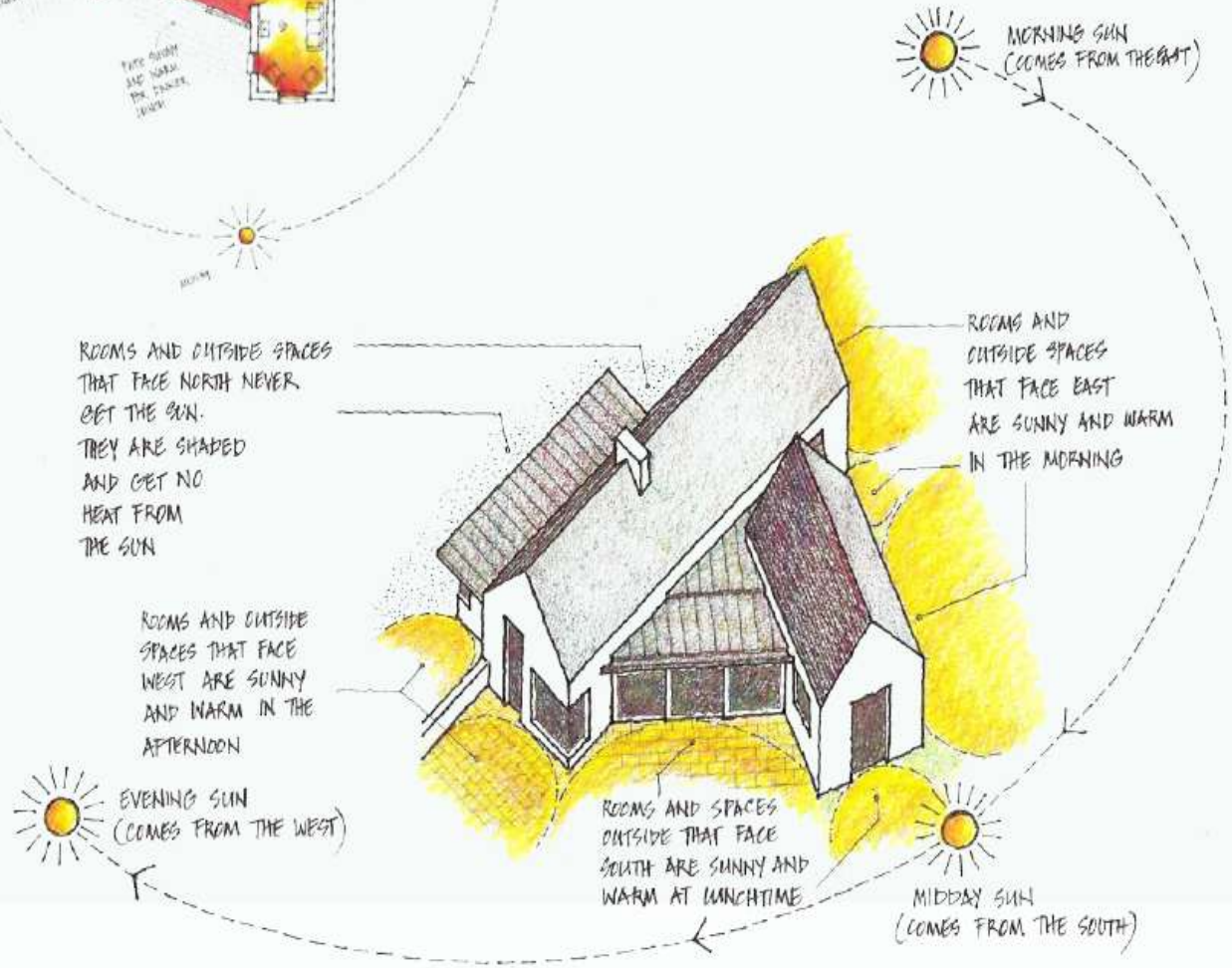
Orientation

- Buildings should be sited in a sheltered area to take advantage of the potential for energy conservation and renewable energy generation within residential development. The orientation should incorporate the most frequently used rooms e.g. kitchen/living/dining and family rooms to the south side of the house
- Reduce the house to the minimum size required to meet day to day needs
- Make the shape of the house as compact as possible; the greater the volume of the building the more surface area it has to lose or gain, heat from.
- Smaller windows should be used in north facing elevations. On the south elevation, larger windows will increase solar gain, but this has to be weighed against heat losses in the winter and a risk of overheating in the summer.
- In order to reduce heat losses, unheated spaces such as conservatories, green houses and garages which are attached to the outside of heated rooms can act as thermal buffers, the temperature of the unheated space being warmer than that outside.



Resource efficiency
Make best use of the sun - it's free!

7.3.2 Detailed design decisions including choice of materials, lighting, indoor appliance, use of thermal insulation, daylighting and ventilation can combine to significantly reduce your impact on the environment.



07 Building on Tradition

Resource efficiency
Making best use of new technology

Insulation

- Use dense materials to enable the building to absorb heat during the day and release it slowly at night.
- Control air leakage and air movement
- Insulate the enclosing envelope (walls, roof, floor and windows) to a high degree. As passive solar buildings can be vulnerable to overheating in summer, ensure good window design, appropriate shading, natural cooling devices and sensible control systems which will be needed to maintain a comfortable balance.
- Natural ventilation – atria and internal ventilation stacks projecting above the roof level can be used to vent air as the building warms during the day. This approach obviates the need for air conditioning and makes for a more healthy and pleasant building environment.

Renewable energy

- Avoid deep-plan internal layouts and use roof lights and light reflecting surfaces to help reduce the need for artificial lighting.
- Maximise opportunities for capturing and providing energy. The introduction of renewable energy in the form of active solar technology is encouraged. Active solar technology can be divided into: Photovoltaic (PV) and Solar Water Heating (SWH). Both technologies use roof mounted equipment to collect radiation from the sun. PV is converted into electricity whereas SWH is converted into hot water. PV can also be used as a building material. It can be integrated into the roof or facade through the use of solar shingles, glass laminators or most appropriate for the islands - solar slates. SWH panels are mounted on the roof. For best performance they need to be mounted at an angle of 20-40 degrees, depending on latitude and oriented due south.
- Ground source heat pumps (GSHP), air and water pumps and micro combined heat and power (CHP) systems are alternatives to conventional boilers. Horizontal GSHP require up to 100m² to accommodate all the necessary pipe work whilst vertical GSHP are more suitable for small sites as the pipes are placed in boreholes to a depth of at least 15 metres. Extreme care needs to be taken with ground source systems and specialist expertise is needed to inform how and when it is appropriate to deploy these systems.
- Small scale wind turbines and hydrogen fuel cells could become cost effective and sustainable means of supplying the energy requirements for individual buildings.
- Biomass heating systems in the form of a room heating store or boiler system also provide a sustainable source of heating and hot water although consideration needs to be given to the availability of fuels and their storage. All externally visible forms of micro renewable energy operation will need to be sensitively sited.

07 Building on Tradition

Resource efficiency Making best use of new technology

Waste and Materials

- Reuse and recycle existing materials on site.
- Reduce food waste by composting.
- Seek to repair, rather than replace.
- Minimise the use of non-renewable and hazardous/polluting substances.
- Reduce surface water runoff, using SuDS (Sustainable Drainage Systems), including permeable paving where appropriate.
- Incorporate water saving devices throughout the home for toilets, showers and kitchen including spray-head taps and a low flow shower head.
- Collect rainwater for washing cars, garden watering and toilet flushing. The next likely step is to collect rainwater and store it in a basement or underground storage tank that filters it to be used for WC flushing or the garden. The reuse of greywater in this way requires pre-treatment and its use for irrigation in rural areas is not promoted.

Adaptability to peoples needs

- Is the dwelling adaptable?
- It is designed to promote inclusivity - can people easily use and access the development?
- Does the dwelling cater for the changing needs of people over their lifetime?
- Are homes energy-efficient and equipped for challenges anticipated from a changing climate?
- Can a replacement or new build home be extended without affecting the character of the dwelling or its setting?
- Does the design / layout allow for adaptation and subdivision, such as the creation of an annex or small office or the provision of a ground floor bedroom?

Biodiversity

A number of specific measures can be used to prevent loss and damage to biodiversity levels. Whilst the appropriateness of these measures will depend on the characteristics of the site location, they may include:

- Conserving biodiversity and wildlife corridors through retention of existing trees, hedgerows and traditional field boundaries.
- Using low level and low intensity outdoor lighting such as high pressure sodium "flat glass" lantern technology.
- Using native species as part of new landscaping.

In the case where important bird or bat species may be present, the following measures can also be considered:

- Prior to restoration or removal, existing structures can be surveyed for the presence of birds and bats, which may use the building for roosting or nesting.
- As well as careful attention to the way in which a buildings removal may takes place, the design of the restored or replacement dwelling can also incorporate features to provide a continued habitat for these species e.g. the provision of suitable bat boxes.

07 Building on Tradition

7.4 Supporting Information

7.4.0 There are a number of policies within PPS21, which require the applicant to submit detailed information or evidence demonstrating that the application is policy compliant. It is the responsibility of the applicant to meet these requirements and to submit this information as part of a planning application. This is especially important for applicants seeking permission under exceptional circumstances.

Supporting Information Checklist

POLICY	SUPPORTING INFORMATION
CTY 1	Acceptable drainage arrangement– See CTY 16 Access and road safety – applicants must submit information to demonstrate that access arrangements must be in accordance with the Department's published guidance.
CTY 3	In cases where a dwelling has recently been destroyed, evidence, normally in the form of an engineers report or a report from a qualified conservation professional about the status and previous condition of the building and the cause and extent of the damage must be provided. Proposals involving the replacement of a dwelling that makes an important contribution to the heritage, appearance or character of the locality, will only be granted where it is demonstrated that it is not reasonably capable of being made structurally sound or otherwise improved.
CTY 5	A local housing needs assessment undertaken by the Northern Ireland Housing Executive, where need has not be foreseen and provided for through the development plan process
CTY 5	Information demonstrating that the potential to locate the necessary housing within settlement limits has been explored and that no suitable sites are available. Maps and drawings should be prepared illustrating the location of sites considered and the impact analysis used to assess these.
CTY 6	Applicants will be expected to provide sufficient information to allow a proper assessment of each specific case. Such information should include: • A statement detailing the special personal or domestic circumstances supported if appropriate by medical evidence from a medical or health professional. • Details of the level of care required in relation to any medical condition again supported by the appropriate health professional, the identity of the main carer, their current address and occupation.

07 Building on Tradition

7.5 Design Concept Statements

7.5.0 Applicants are encouraged to submit a design concept statement setting out the processes involved in site selection and analysis and building design as part of their planning application.

7.5.1 Design Statements are documents that explain the design thinking behind a proposal. They are submitted with a planning application and show how the applicant has thought about the design and how it responds to the attributes of the site and its landscape surroundings.

7.5.2 Statements should include a written description and justification of the planning application and, if appropriate, photos, maps and drawings which may be needed to further illustrate the points made.

7.5.3 Design statements can help make your case for the development; the amount of detail should reflect the complexity of the application. The best examples of these are written specifically for the application in question.

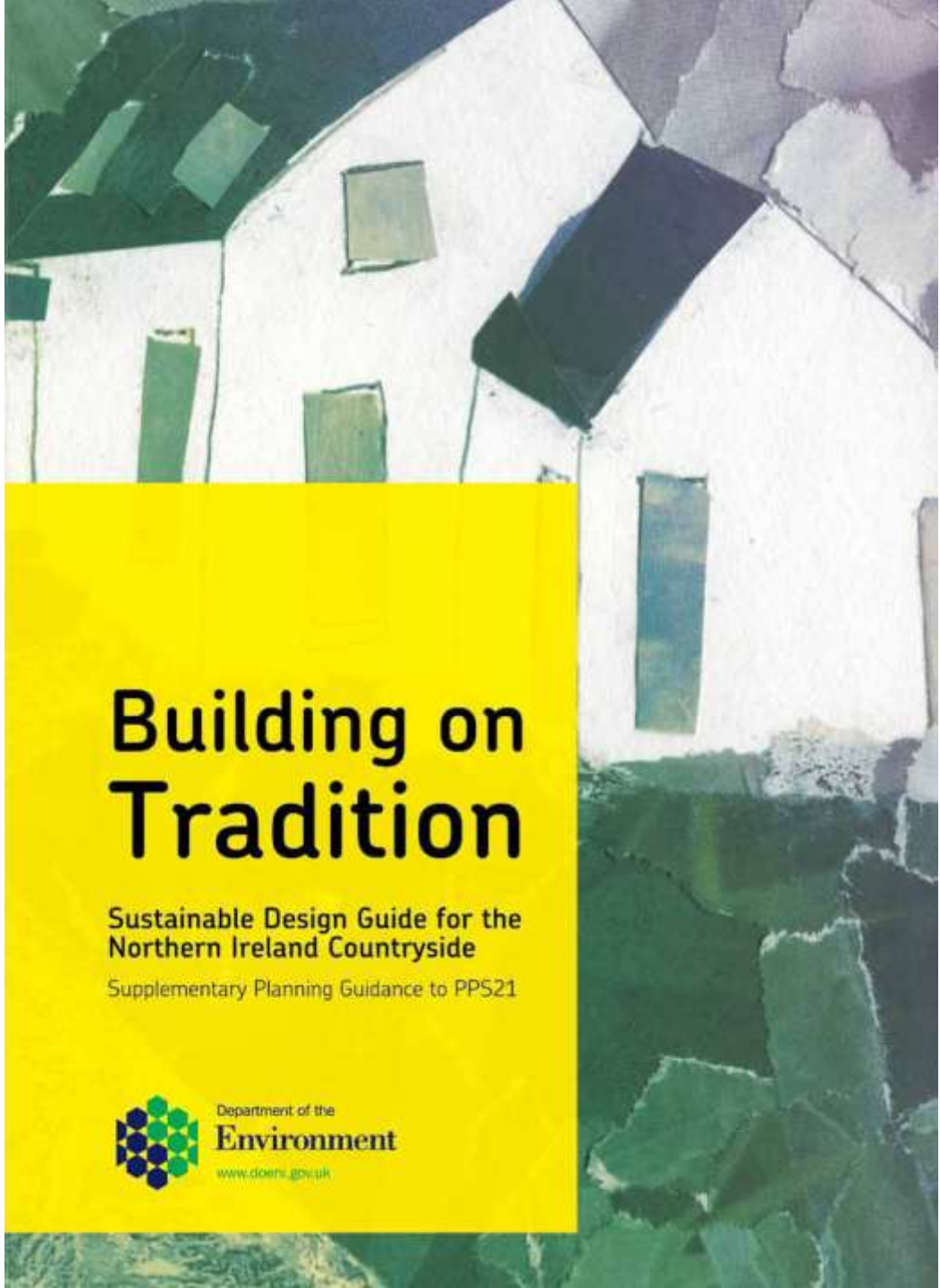
- Start when you start the scheme.
- Help influence the design.
- Include an explanation of how the design has come about and what you are trying to achieve.
- Use accurate and informative illustrations.

7.5.4 Design concerns that can be addressed as part of a statement include

- Site selection and analysis
- The attributes of the site and its landscape surroundings and whether this provides sufficient enclosure
- Building design; its integration with the landscape and relationship with the surrounding buildings
- The environmental attributes of the site and the surrounding area including features such as rivers, trees, hedgerows and protected species or sites and measures taken to protect these areas
- The impact on critical and combined views
- Local distinctiveness and regard for the rural setting and character
- The provision of necessary services without impacts on the environment or character of the local authority
- The use of renewable energy and drainage technologies.

Thank you

Paul Mc Ternan MIPI, MRTPI, SLR Consulting



Steering Group

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Michael Hegarty, Place

Simon Kirk, DOE

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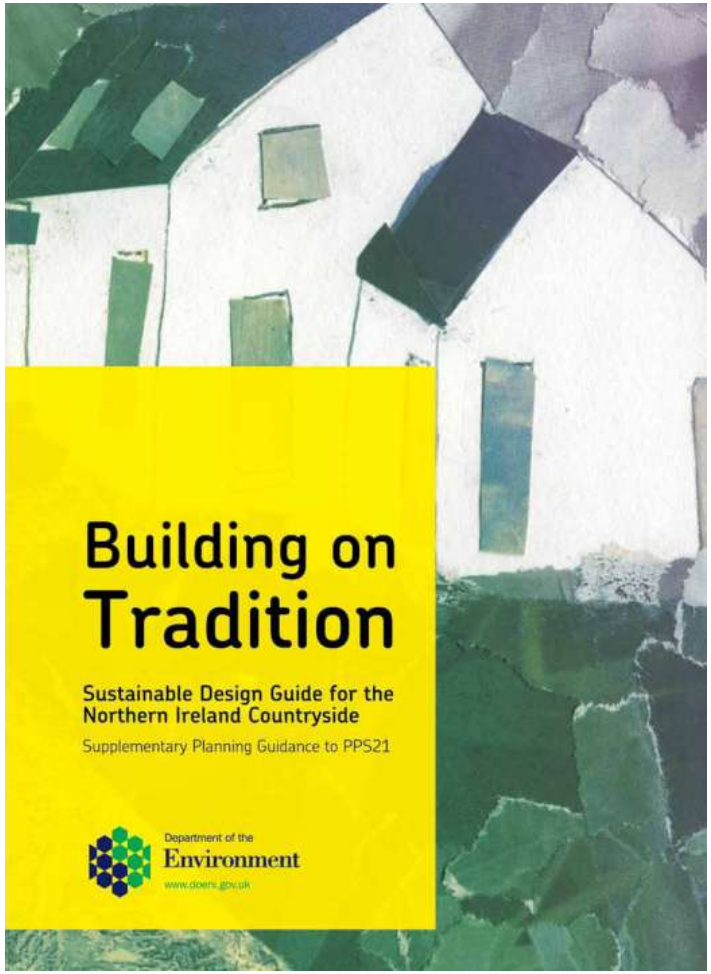
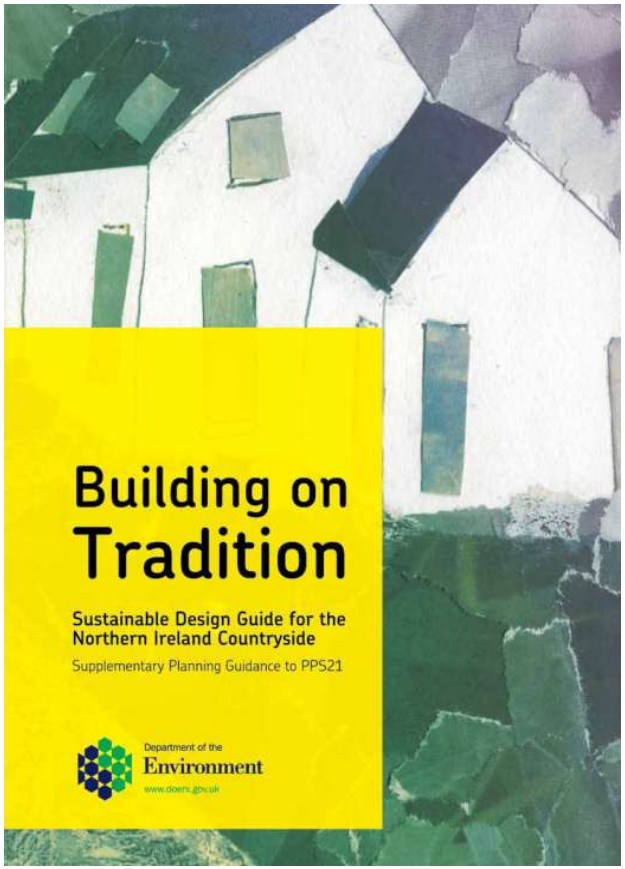
Barrie Todd, MAG



Contributions from Architects

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