



# Sway Village Design Statement

2013





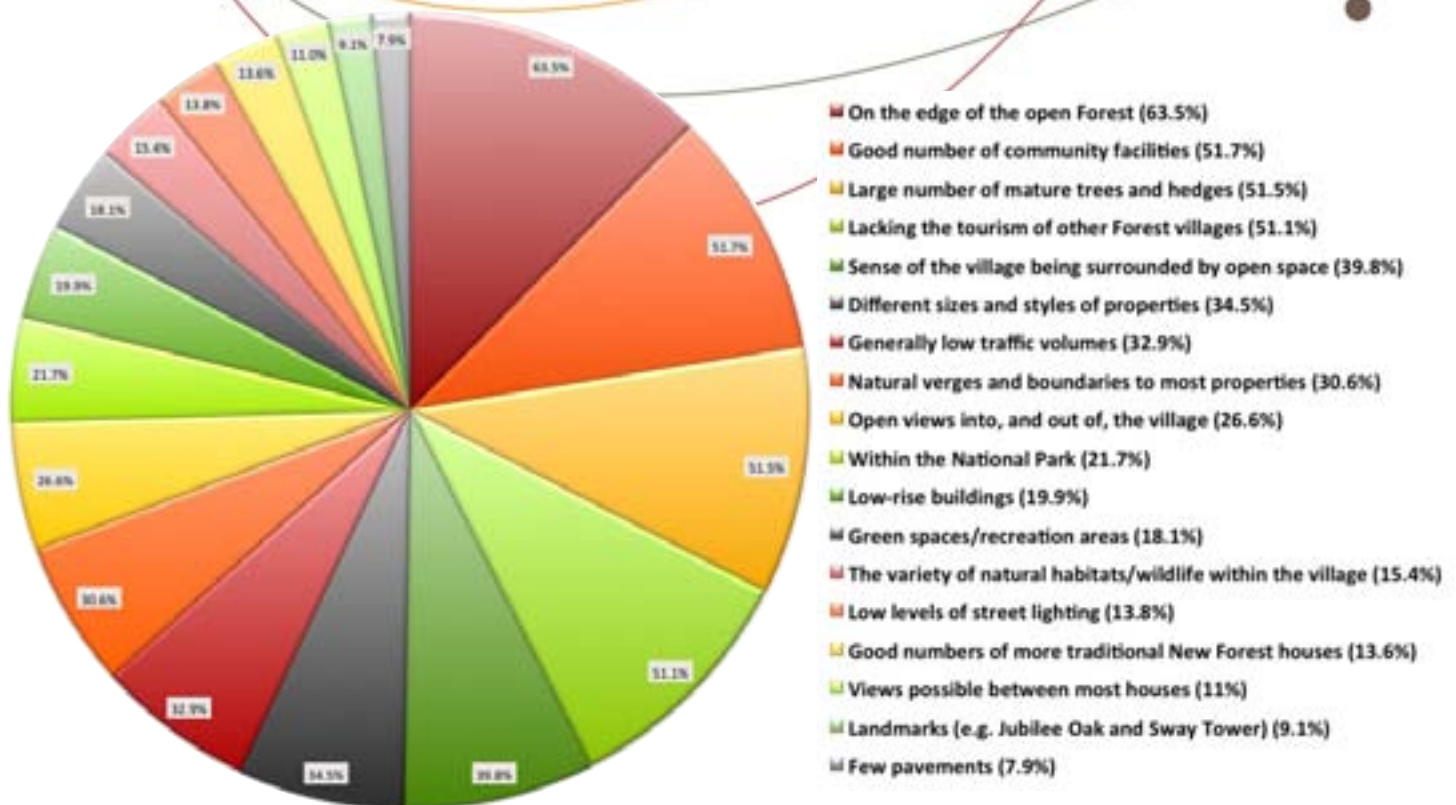
# Sway Village Design Statement

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## Contents

<b>Introduction</b>	4	Garages and outbuildings	22
<b>Location</b>	5	Modern / New build	22
<b>History of Sway</b>	6	<b>Street Scene</b>	23
<b>Sway Today</b>	8	Signage	23
Access and Transport	8	Lighting	23
Economy	9	Street furniture	23
Community Facilities	10		
<b>Landscape Character &amp; Land Uses</b>	12	<b>Appendix I Listed buildings</b>	24
<b>Plan of settlement pattern &amp; building types – village centre</b>	13 & 14	<b>Appendix II Planning Policies</b>	24
Important views	15 & 16		
<b>Settlement Pattern &amp; Character</b>	17		
Buildings of local interest	17		
<b>Design Guidance</b>	18		
Location, scale and form	18		
Roof styles & materials	18		
Walls	19		
Windows, lintels and cills	20		
Porches	20		
Extensions	20		
Conservatories	21		
Entrances and driveways	21		
Boundaries	21		

# Residents' opinions of what makes Sway a special place to live.





# Introduction

**The production of this document followed a request by Sway Parish Council to gather together interested volunteers to form a Steering Group who were to be tasked with producing the Sway Village Design Statement (SVDS). The document has thus been developed, researched, written and edited entirely by residents of Sway.**

The purpose of the SVDS is to describe the character of the parish; drawing out those aspects that make it special and distinctive. Included are guidelines that can influence the design of any new development or extensions in order to retain the local character of the area. The guidelines are consistent with the New Forest National Park Authority's (NFNPA) Core Strategy and Development Management Policies (2010) and the National Park Design Guide (2011).

The guidelines were produced by the steering group working in partnership with the NFNPA as the local planning authority and Sway Parish Council. They aim to help both developers and local people thinking of altering or building new properties in the parish.

The **GUIDELINES** express specific design criteria that will influence planning decisions.

Guidance on non-planning issues that the community feel strongly about are included under "recommendations".

The **RECOMMENDATIONS** express a desired objective important to the residents but not necessarily subject to the planning process.

It is recognised that although the Statement cannot specify the precise amount, location or type of development, it can seek to ensure that any new development or alteration fits in with or improves the local environment. The National Park Authority should always be contacted for more detailed advice on specific planning applications.

## CONSULTATION PROCESS

The Steering Group set up interest groups who were tasked with collating information covering topics such as the history, economy, access and transport, community facilities, land use and design & settlement. This information formed the basis of a public



consultation in May 2012. Hundreds of residents from the parish attended, and over 200 comments were received.

Using the findings from the interest groups and the public consultation, a design statement questionnaire was produced and sent out to all residents of the parish. Of the 1780 questionnaires sent out to households, 509 were completed - a return rate of almost 29%. The results can be found on the website at [www.swayvillage.org.uk](http://www.swayvillage.org.uk). This design statement is based on the information collected from all the consultations and is a reflection of the views expressed by the residents.

## Thanks go to the Steering Group comprising of:

**Ted Watts (Convenor)**

**Melanie Seacombe (Facilitator & Editor)**

**Wesley Bird (Treasurer)**

**Felicity Andruszko**

**Alan Cracknell**

**Ted Fleet (Cllr)**

**Steve Kitcher**

**Tracey Law**

**Graham Levers**

**Grace Pawson**

**Stephen Tarling (Cllr)**

**David West**

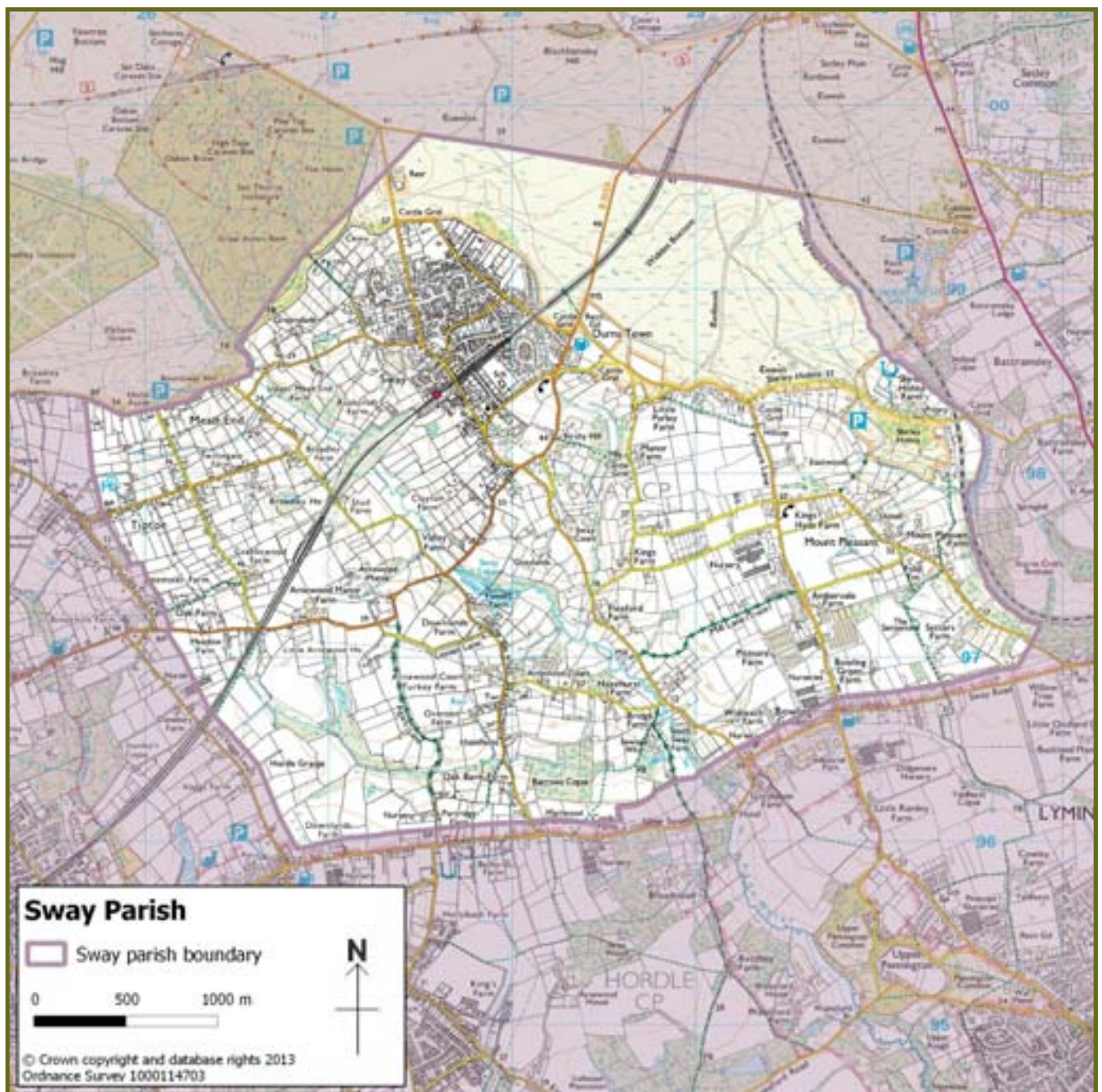
Thanks also to Paula Freeland and Nick Evans from the New Forest National Park Authority. Written by Melanie Seacombe.

# Location

Sway parish lies in the south west corner of Hampshire within the New Forest National Park. The village of Brockenhurst is to its north east and Lymington town to its south east.

The B3055 road bisects the parish and links New Milton to Brockenhurst, passing south of the main residential area.

*Map of Sway Civil Parish*





# History of Sway

Sway is a settlement of Anglo Saxon origin, its name, from the Old English name "Svieia", means "noisy stream" which is thought to be a reference to the Avon Water. However various spellings followed and it has also been suggested that Sway comes from another Old English word "swaeth" meaning a track through the forest.

Sway is listed four times in the Domesday Book of 1086. One such reference refers to a manor named Arnwood which has since been destroyed by fire; and a second refers to the earliest recorded building in Sway: Flexford Mill, which can still be seen today.

In 1543 at the time of the dissolution of the monasteries there were three manors of Sway known as Sway Romsey, Sway Quarr and Sway Christchurch. All the manors, although keeping their separate identities, came under one lord. An ancient custom allowed tenants of Sway Romsey to take wood for house repairs, making carts, ploughs and barns and for firewood.

The Enclosure Act of Sway Quarr, Sway Romsey and Arnwood of 1811 was of some importance to the village. Commissioners apportioned the previous common and waste lands which included King and Hyde Commons, Kettle Thorns, Arnwood Common, Downton Common, North Common and Sway Common. Some of this land lay between what is now Middle Road (Sway) and the Forest and to the side of what is now Station Road and in all covered some 684 acres. In 1820 the newly enclosed land was fenced and new roads laid. Soon cottages appeared where before there had been none and the centre of the village began to shift from Durns Town to its present location.

In 1817 Rev Henry Comyn, curate of Boldre, surveyed the parish. He found that the western part was a cluster of hamlets, including Pitmore, North Sway, Durns Town and Mead End, without any definable centre. St Luke's Church was built in 1839 on what is now Church Lane, and was followed by the creation of the ecclesiastical parish of Sway 1841. The civil parish of Sway was formed in 1879, when 2,200 acres (8.9 km<sup>2</sup>) were taken from the extensive parish of Boldre.

The earliest record of a school is 1838 when there was a Dame School in Manchester Road. Sway National School was built in 1877 and in 1985 the school

moved into a new building in Westbeams Road. The old school building is currently occupied by the Wood Burning Centre.

The railway came to Sway in 1888, when Sway railway station was built. The majority of services arrived in Sway in the early to mid 20th century with mains water connected in 1930, electricity in 1932, gas in 1938 and mains sewerage in 1959.

*In 1868 Andrew Peterson purchased a property in Barrows Lane known as Drumduan. He altered the building to develop a mansion, incorporating a small tower on the site and used concrete for much of the building. He later built Sway Tower, 66 metres (200 ft) tall which is now a Grade II\* listed building. Its design is constructed entirely out of mass concrete made with Portland cement. It remains the tallest non-reinforced concrete structure in the world. The tower is visible from much of the New Forest.*



*Sway Tower*



*Drumduan Farm*

The name Drumduan remains to this day in Drumduan Farm in Flexford Lane.



*Arnewood Court*

Drumduan is now known as Arnewood Court.



*Quarr House*

The name "Quarr" as in **Quarr House** comes from the Manor of Sway Quarr. Quarr House housed a girls' boarding school just before the start of the Second World War. During the war it was requisitioned and occupied by Canadian troops. The school re-opened for a short while after the war until the house was sold and turned into flats.



*The Shelbourne*

**Sway Place** originally owned by John Morant of Brockenhurst, was passed to Thomas Jones who added to the land with enclosure from what was then Sway Common (now Jubilee Field). By 1878 the cottage was extended forming the main residence of an estate called The Hollies. In 1980 the house was turned into a rest home. It has since been sold and completely rebuilt to form The Shelbourne retirement care home.



*Sway Court*

In 1798 **Sway Court**, then Sway House, was purchased by Henry Lys, a substantial landowner in Sway, and remained in the ownership of the family until 1869. The estate then consisted of the seven bedroomed residence and 116 acres of land. Some parts of the property are said to date from the 15th Century and that it was originally the Sway Inn, with a four mile underground passage used by smugglers. In 1930 it became the Sway House Hotel and was requisitioned during the Second World War. After the war it was sold, turned into flats and renamed Sway Court.

**There are currently 18 Listed buildings in Sway, and further information and a full list can be seen in Appendix I**

*Some information taken from "Sway From A to Z" with the kind permission of the author Tony Blakeley*

# Sway Today

## Access and Transport

Sway is served by a well-used railway station providing a vital link to the mainline stations between London Waterloo and Weymouth. The line runs through the centre of the village predominately in a cutting in a northeast – southwest direction, with residential housing and the school playing fields adjacent to it. There are a number of bridges constructed from red brick to accommodate the line.

In addition to the numerous minor roads the parish is bisected by the busy B3055 New Milton to Brockenhurst road situated to the south of the village centre. Within the village the main roads are Station/Brighton Roads, Manchester Road and Middle Road. There are short sections of pavements on either side of the road between Meadens Garage and The Hare and Hounds public house, from the corner of Station Road and Birchy Hill up to Birchy Hill Nursing Home, and along Station Road leading into the village centre.

Although pavements can be found in some of the residential roads in the village there are no pavements along Brighton Road or Manchester Road; and many of the minor roads in the surrounding parish do not have pavements either. The majority of the residents consider that the lack of pavements reflects Sway's character.

Some areas are frequently congested with parked vehicles on roads and public verges and often block pedestrian access on pavements. There is no public car park in the centre of the village.

There are few road markings on Sway's roads. There are no yellow lines at all and the only restricted parking is in Westbeams Road where there is a zigzag area adjacent to the school entrance. There is no dedicated cycle route or footpath from the centre of the village to the edge of the forest.

The village is served by a Cango bus which provides vital links to those residents that require the use of public transport to nearby towns of New Milton and Lymington. A number of school buses pass through the village providing an important link to local secondary schools.

There are nine cattle grids separating the Open Forest from the main residential areas. These can be found on Brighton Road, Manchester Road, Durnstown, Back Lane, Pitmore Lane, Coombe Lane, Boundway, Marley Mount and Shirley Holms.



*Sway Station*



*Main shopping street*



*Railway Bridge*



*Cango bus*

## Recommendations

- Pavements – Installation of new pavements is not considered critical to most existing roads. However it is considered very important that any new development should aim to provide sufficient off street parking to ensure walking on the roads is as safe as possible.
- Opportunities for improving cycle and footpath links should be pursued where possible. The National Cycle Network track within Set Thorns Inclosure should have signposting from the centre of the village.
- Consideration should be given to improving car parking within the centre of the village.



## Economy

Many businesses are found in Sway, not only in the centre of the village but spread throughout the parish; and between them they offer a wide range of services. There are approximately fifty such enterprises which vary considerably in size from single proprietors to those that employ dozens of people. They provide much needed employment in the parish and are considered to be a vital element in keeping the village vibrant and working.

There are currently about ten retail outlets in the centre of the village, including a newsagents & post office, general store, butchers, hairdressers, pharmacy and deli. In addition there are two estate agents, one garage, some industrial units and a few further business establishments in the wider parish beyond the defined local shopping frontage.

The village is served by one public house, one restaurant and two hotels: Sway Manor in the centre of the village and Passford House Hotel in the outlying parish. All have their own car parks.

The local shops provide a vital service especially appreciated by the elderly and those who rely on public transport.

There is no off street public car park in the village centre; leading to considerable congestion at various times during the day.

The village supports existing commercial activity and small scale commercial development covered by the National Park Core Strategy policies CP14 & 15. However it is recognised that there are parking issues in the village centre and any new development would have to address these issues.



*Woodburning Centre*



*Sway Manor*



*Silver Hind*



*Hare & Hounds*



*Passford Hotel*



*Storage & Workshops*



*New Forest Growers*



*Newsagents & PO*

### Recommendation

- Support the viability of the current retail outlets by solving the parking issues in the centre of the village. Off street parking in the centre of the village is considered vital to support the local shops and is currently thought to be insufficient.

## Community facilities

The numerous and diverse community facilities are one of the defining factors that residents have highlighted in what makes Sway special.

**Education:** St Luke's CE Primary School situated off Westbeams Road is well attended by the children of the village. It has large playing fields and currently provides an after school club on site.

**Religion:** St Luke's church provides regular services and social contact via the use of the church rooms.

**Community buildings:** ArtSway sited in the centre of the village; its use is currently under discussion.



*St Luke's Primary School*



*St Luke's Church*



*ArtSway*

The Village Hall off Middle Road, the Social Club off Westbeams Road and the Youth Club on Station Road all provide the community with a wide range of well used facilities for all age groups and include meeting rooms for clubs and societies, playgroups and a large stage and associated lighting used by the local drama group. The scout hut is a well-used building and is tucked away off Badgers Close.

Jubilee Field and Pavilion is a major asset for the village. The Parish Council purchased the land during the 1990's. Fund raising and voluntary effort resulted in the building of a pavilion, a children's playground and excellent sports facilities including football, cricket and tennis. A cricket pavilion sits adjacent to the cricket field.



*Childrens' playground*



*Tennis courts & pavilion*



*Cricket pavilion*



*Jubilee Football Pitch*

### Public open space and land use by clubs:

Stanford Rise Green, an informal piece of public open space adjacent to the Village Hall, is currently laid mainly to grass.

Memorial Field off Pitmore Lane is well used by the under 13's to under 16's junior football teams during the winter months. In the summer months when training is finished the New Forest animals are allowed access.

Sway Bowmen Shooting Grounds off North Common Lane was established in 1985, as a Target Archery Club within the New Forest National Park and also has access to private woodland.

**Allotments** - The allotment site comprising of some sixty plots at Pitmore Lane is leased from the Forestry Commission. Mains water is provided and the lots are let as full or half-plots. Due to their popularity there is usually an extensive waiting list.



*Pitmore Lane Allotments*



*Stanford Rise Green public open space*

## Residents give high priority to the sense of the village being surrounded by open space.



*ArtSway gardens*



*Oakenbrow*



*Jubilee Close*



*Setthorns Road*



*Memorial Field adjacent to Pitmore Lane*

School playing fields

Jubilee Oak green

Frontage of Village Hall and all commercial frontages along Station Road

Land adjacent to Hollies Close

Fields between Church Lane and Birchy Hill

Graveyard, ArtSway Gardens, land around the Church, land adjacent to Forest Heath

Areas of green space/verges within village that make a positive contribution to the appearance of the village.

## Guidelines

- Any new development should take into consideration the inclusion of public open space, as referenced in the Core Strategy.

## Recommendations

- The preservation of the valued open spaces within the village is a high priority. These include:
  - Jubilee Playing Fields, play area and public open space within its boundaries
  - Stanford Rise Green public open space
  - Memorial Field football pitches adjacent to Pitmore Lane



# Landscape Character and Land Uses

Sway Civil Parish consists of some 1321 hectares (3263 acres) at the southern edge of the New Forest, entirely within the New Forest National Park, and sufficiently inland to have no strong maritime influences.

The land is mostly thin topsoil over clay, and there are two main stream-valleys running through the parish down towards the sea. Some 8% of the area is less than 20m above sea level – mostly in the valley of the Avon Water and those areas can be particularly water-logged. However because of the clay much of the parish has poor drainage and therefore includes a network of ditches and small brooks. Effective management of drainage – both surface water and

foul water is vital, and is encouraged in this VDS. Lowland grassland dominates the rural scene.

In terms of land usage the parish may conveniently be considered as three different areas: the Open Forest, the Defined Village and the remainder – the Outer Parish.

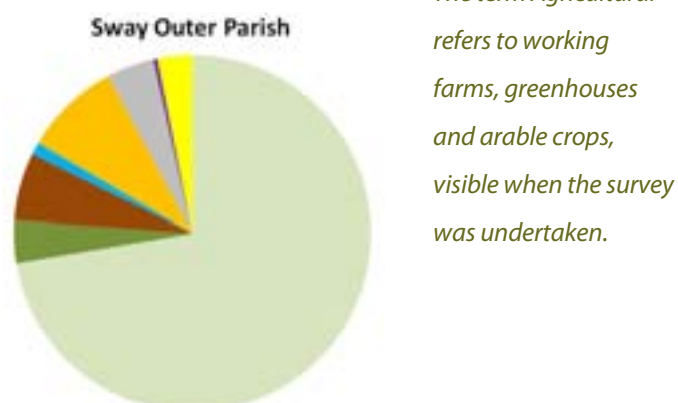
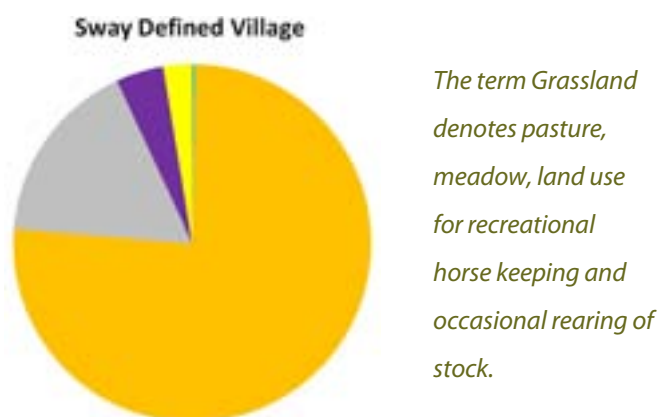
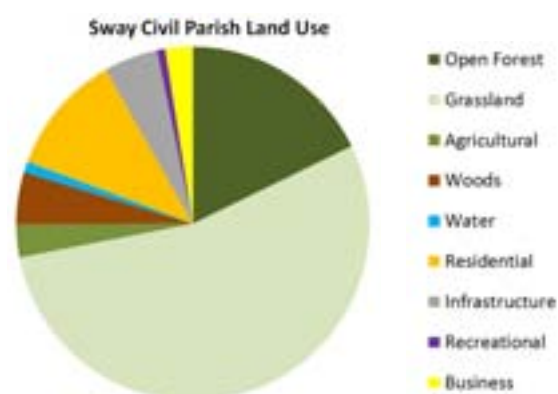
The Open Forest comprises about 19% of the land area, mostly in the north of the Parish. Most of that is open heathland or wet heathland, with some broadleaved woodland and only a minor portion is tree plantation. Because of the wetter ground Sway Open Forest contains some notable lowland fen, marsh and swamp and dwarf shrub heath. The land use in the entire Parish and the particular contrast between the Defined Village and the Outer Parish is clearly shown by the pie charts to the left. The colour key is the same for all 3.

**The Defined Village** covers only some 6% of the land area, but the large majority of the population of the Parish reside here. It is dominated by residential property and curtilage, accompanying infrastructure and also contains almost all the recreational space. The land of this large but quiet village is now almost entirely built upon. The Defined Village lies towards the north of the Parish, close to the Open Forest.

**The Outer Parish** covering the remaining three-quarters of the parish area is dominated by grassland (pasture and meadow) predominantly used for recreational horse-keeping. It includes a significant portion of agriculture and woodland as well as residential property and infrastructure. Rolling grassland, fencing, managed ditches and hedges and occasional buildings, sometimes in clusters, can be seen; with minor roads connecting them. Part of the village of Tiptoe is in the western end of the parish (the majority of Tiptoe coming under Hordle Parish.)

In addition to the Open Forest area, the Outer Parish includes a number of designated areas. There are two lowland acid grassland Sites of Special Scientific Interest: at Lower Mead End Farm and Fir Tree Farm. In addition, there are Six Sites of Importance for Nature Conservation (SINCs), being Barrows Copse, Hollow Wood, Silver Street Wood, Hordle Grange Wood, Passford Water and Switchells Wood – a number of which have rights of way passing through them or alongside. The Sway Tower Conservation Area was the subject of a comprehensive Character Appraisal report by the National Park Authority in March 2010 and everyone with land and/or property within that area should be aware of the special characteristics of the area.

The designated areas cover a larger area than the defined village and adding in the remainder of the Open Forest means that more than 20% of the area of Sway has an additional level of protection.



# Sway Village Design Statement - Settlement



Explanation – each colour represents a different building style, with typical examples shown in the photographs



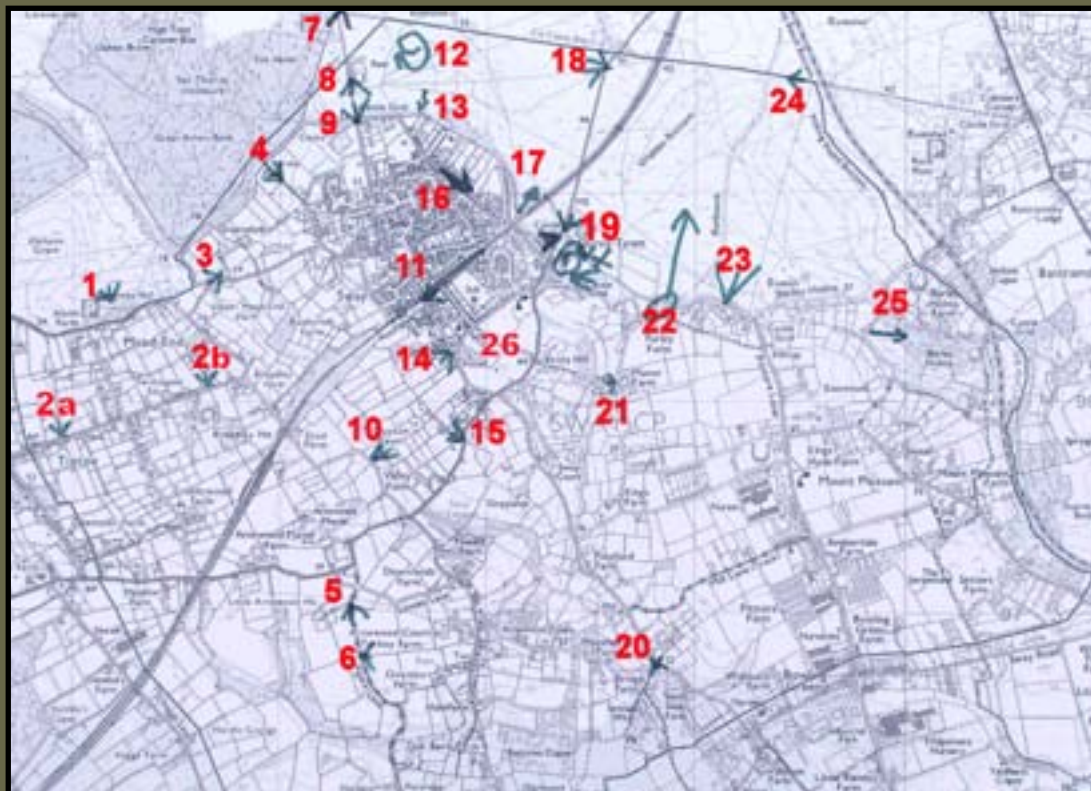
Village  
Statement  
Patterns  
Types -  
Centre





## Important views

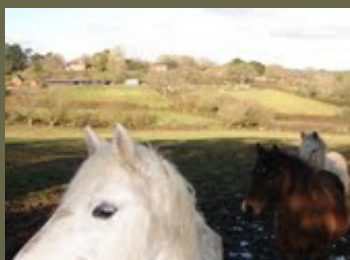
The retention of views within the parish is very important, the map below and a selection of photos opposite highlight some of the key areas.



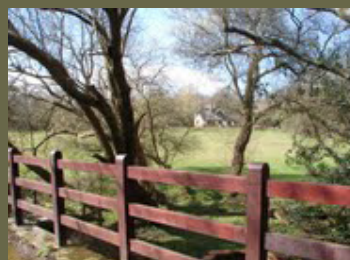
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*View 2a Fairlight Lane Tiptoe*



*View 2b Middle Rd Tiptoe*



*View 3 Mead End Road  
Looking northwest*



*View 4 Adlams Lane*



*View 8 Looking down  
Brighton Road*



*View 9 Brighton Road to  
the Open Forest*



*View 10 Stud Farm looking  
towards the railway line*



*View 14 Hollies Close  
Looking out onto farmland*



*View 19 Coombe Lane  
Open Forest*



*View 20 Looking south  
along Avon Water*



*View 21 Along the footpath  
towards Switchells Wood*



*View 26 Farmland between  
Church Lane and Birchy Hill*

# Settlement pattern and character

Following the Enclosure Act of 1811 and the building of the railway station in 1888 the Defined Village shifted from Durns Town to an area between Manchester Road, Brighton Road/Station Road and Church Road.

This area sits to the north of the parish, on the edge of the Open Forest and was developed piecemeal as the majority of fields were sold off to developers during the 20th century. This has led to the main settlements of Sway having a broad mixture of property not only in style but also in size; however most properties sit within generous plots sizes.

The settlement pattern and building types map on pages 12/13 shows how the residential areas were developed.

Further roads lead off the centre of the village to individual houses and farms with properties varying in size from substantial detached buildings in large plots and small holdings to smaller bungalows and detached housing.

Other groups of development can be found in Pauls Lane and Kings Lane with the majority of housing consisting of 1960's and 1970's smaller detached properties within long thin plots and dormer bungalows and mixed housing on the west side of Pitmore Lane between Kings Lane and Sway Road.

## Buildings of local interest

Sway has a number of locally distinctive and historically important buildings that are not protected by national listing. These individual buildings are a valued part of the character of the village.

### Guidelines

- Proposals should protect, maintain or enhance buildings considered to be of local historic and vernacular importance, wherever possible retaining original features such as roof coverings, windows, doors, chimneys.

**Photos below show some examples of building features of local interest (including both listed and unlisted buildings).** In addition there are groups of buildings of local interest for example those centred round Church Cottage and the Old School, Church Lane.





# Design guidance

## Location, scale and form

Properties within Sway consist of a variety of sizes and styles, many properties within the defined village have been built within the last 50 years.

Plot sizes both within the defined village and the outer parish tend to be generous in comparison to the size of the building and are often irregular in size and shape.

The majority sit well back from their front boundary, however some of the older properties are built end on to the road and tandem developments are rarely seen. A generous spacing exists between properties.

The majority of properties are detached and there is a mixture of two storeys, one and a half storey (with dormer windows) and bungalows. Semi-detached are more prevalent than terraced properties.

### Guidelines

- Any new developments should consider the need to maintain generous plot sizes.
- Extensions to existing properties should maintain space between existing properties to avoid overcrowding.
- New developments or extensions within the defined village should consider the development in its immediate area and blend its style, design and materials with the local properties in that area.
- Any new affordable housing should be traditional terraced style properties rather than flats. Where any larger properties are being considered detached or semi-detached styles are preferred
- The design of new development within the defined village roughly between Manchester Road, Brighton/ Station Road and Church Lane and especially those houses which presently have large gardens should respect the spacious character of the locality and not lead to inappropriate high density development.

## Roof styles and materials

Traditional roofs are finished with dark grey slate, thatch or red/brown clay tiles.



*Slate*



*Clay*



*Thatch*

### Guidelines

- New building should be finished with plain clay tiles, thatch or natural slate. Concrete tiles are not in keeping with the character of the village and should be avoided where possible.

## Rooflines and Chimneys

There are a wide range of roofing styles in the parish which adds to the eclectic mix of the housing stock. Some are double pitched with gable ends, others incorporating half hips and many with dormer windows that extend from the roof to create additional useable floor space. Chimneys are often robust stacks usually constructed from brick with detailed brick work.





## Guidelines

- Dormer windows with pitched roofs are preferred; in some circumstances small flat lead roofs may be acceptable.
- Installations of small scale solar panels on roofs will contribute to sustainability but should be hidden from view as much as possible.
- Styles of roofs and chimneys should complement the existing character of those around them.
- Flat roofs in future developments or extensions should be avoided.
- Rooflights on new builds or alterations should be in proportion to the building and not project above the roof surface.
- Traditional and functional chimneys are a feature of buildings in Sway and should be incorporated in new housing development.

## Walls

Multi red brickwork in traditional bond, painted rendering, hanging tiles and timber boarding are heavily featured in various combinations around the parish. In addition the traditional clay cob house can still be found. Brickwork is often seen with light coloured mortar joints. Rendering tends to be pale in



*Red brick /light mortar*



*Timber boarding*



*Clay hanging tiles*



*Rendered wall*

## Guidelines

- Brick work should match the traditional style of its immediate locality.
- Wall finishes other than brickwork should be carefully selected and compatible with other wall finishes of adjacent buildings.
- Rendered walls should be pale in colour and either smooth or roughcast. Modern pebbledash and Tyrolean rendering should be avoided.
- Boarding should be natural in colour or stained black.

## Recommendations

- Any undertaking of structural work on a cob building should be done with advice from experts.
- Planning applicants are encouraged to use traditional building techniques and materials as seen around the village.

## Windows, lintels & cills

A mixture of styles and designs can be seen throughout the parish, but stone or brick over arch, lintels and cills are the most characteristic of the area. Cob houses often have flush framed windows, some with tiled cills. Side hung casements in recent housing and sash windows in older houses are predominant. Glazing bars tend to be narrow and often have only one division in the window. Leaded windows are rarely seen.



### Guidelines

- Styles should complement the existing character of the area.
- New build materials should either be timber or uPVC with appropriate profiles, whilst a mixture of build materials for existing houses are best avoided.
- Window sizes vary, but a vertical appearance is to be preferred and large picture windows avoided.
- Buildings of historic interest should have traditional timber joinery.

## Porches

The traditional porch form is of a small simple structure, projecting from the house with an independent roof. They normally have a double pitched roof can be open or solid in design and their walls constructed from a variety of materials and



combinations such as brick work, open with timber posts or semi enclosed with windows.

### Guidelines

- Where appropriate porches should be a small addition to the property, with a pitched roof and preferably permanent open access to the entrance door.

## Extensions

Extensions to existing buildings come in many shapes and sizes and should be dealt with on an individual basis.



### Guidelines

- Extensions should be visually subordinate to the original building.
- An extension should not adversely affect the scale, proportion or character of the main building.
- When considering an extension care should be taken to avoid a terrace like appearance to the street scene.
- An extension should be built from similar materials to the main building.
- Features of existing buildings (eg cob walls with thatch) should be retained.



## Conservatories

Conservatories are a popular addition to properties and not all require planning permission. This should be checked first with the planning authority.

However aspects of their design can have a fundamental effect on both existing and neighbouring properties.



*Examples of conservatories that use materials and styles that reflect the character of the adjoining building*



### Guidelines

- The conservatory should always appear smaller and not overwhelm the main building.
- The architectural style should reflect the main building.
- Where appropriate similar materials should be used as the main building such as roofing and window materials.

## Entrances and driveways

Simple rural style entrances are preferred to solid gated properties – examples of these can be found throughout the village.

Driveways should allow surface water to drain away naturally and where possible impervious surfaces such as tar macadam should be avoided both within the defined village and in the outer parish.



### Guidelines

- Where a property is to be gated it should preferably have either a vehicular and/or pedestrian field or open style gate with timber posts.
- Driveways should be constructed from compacted natural, granular material such as gravel, shingle or hoggin that does not impede drainage, is in keeping with the character of the New Forest and also allows wheelchair or pushchair access. Sustainable drainage block paving is also an acceptable surface treatment.

## Boundaries

The majority of the property boundaries in the outer parish consist of traditional ditch, mound and native hedging. Within the defined village a mixture of boundary treatments can be seen, however the preferred boundary treatment consists of a low enclosure (under 1 metre) combined with native hedging.

Open plan frontages have been adopted in a few developments but do not follow the general pattern of boundary treatments.



### Guidelines

- Traditional ditch, mound and native hedging should be preserved wherever possible.
- Existing boundary hedges of amenity importance should where possible be protected and retained during any development.
- The planting of any new boundary with native hedging is to be encouraged.
- Picket fencing or low walls under 1 metre combined with native hedge planting should be encouraged.
- Mature native trees within the hedgerow are highly prized and should be preserved wherever possible.
- To prevent any possible flooding in the parish consideration should be given to effective management of surface water and foul water drainage.

## Garages and outbuildings

Many of the houses built before the 1950's do not have integral garages; consequently older houses, especially in the outer parish have either separate garages or lean-tos. Properties in the centre of the village consist of a mixture of single or double garages mainly to the side of the buildings. The majority of roofs are double pitched or with a 45 degree pitch.

Separate garages can often be found with additional useable roof space.

The provision of sufficient off street parking on driveways leading to the garage is considered to be very important.



*Separate garage with double pitched incorporating additional storage above*



*Lean-to garage with alternative building material*

### Guidelines

- Garages, outbuildings or carports should not be positioned in front of the house.
- Garages should either be detached or to the side of the property.
- Driveways should have sufficient space to accommodate off street parking.
- Favourable consideration should be given to appropriate use of roof space for additional storage.
- Flat roofs should be avoided.
- Garages whether linked or detached should preferably incorporate materials used in the main building. Alternative materials, if used, should not visually conflict with the main dwelling.
- The style of the garage should take its characteristics from the main building.
- Converted outbuildings should harmonize with the main building both in style and materials.

**Outbuildings** are an essential part of Sway's rural character. Many in the outer parish were built in response to agricultural needs. Some of these have since been converted to meet modern day needs.



*Timber render & usable roof space above*



*Opportunity to recycle water direct from roof*



*Converted milking parlour*



*New build bin & bike store*

## Modern / New build

The majority of residential properties that have been built recently tend to be sympathetic to the local development in the immediate area.



*Affordable homes built to reflect style & materials of adjacent property*



*New build thatch*



*Alteration & extension*



*One of five individual houses*

### Guidelines

- Modern designs should be influenced by the surrounding properties and should reflect the scale and mass of those properties.
- The style should blend in with existing local property.
- Materials form and character should reflect local characteristics.
- Where appropriate traditional building techniques and materials such as slates, clay tiles and thatch should be encouraged.
- Extensive use of glass and new materials such as recycled rubber are thought to be inappropriate.
- Sustainable design and small scale energy efficiency should be encouraged.

- Incorporation of energy efficiency devices such as solar panels, wind turbines and water recycling is to be encouraged as long as these items are hidden from view as much as possible.
- Any potential developments should consider the installation of fibre optic cabling installed up to the highway to take advantage of future infrastructure advances.
- Incorporation of green walls and roofs could be considered.

## Street scene

### Signage

Presently there is a mixture of style and character of signage within the defined village. The visual impact should be adapted to suit local circumstances; however it is important that any new signs should not detract from the rural nature of the village.



#### Guidelines

- The design of signs should be proportionate to the scale and character of the buildings and locality.
- Where appropriate, signs should be predominately constructed from traditional materials such as timber, slate or cast iron.
- Illuminated commercial signs should be resisted wherever possible.

### Lighting

Many of the streets within the parish have little or no street lights. Those that do exist can either be found in some of the newer housing estates such as Durrant Way or along Middle Road/ Station Road, and even here the lighting is random. Styles vary but the majority are lights that have been attached to existing telegraph poles. Light pollution at present is not considered to be a problem, however any new street lighting should be kept to a minimum.



#### Guidelines

- External lights – Ensure light pollution is kept to a minimum by strategic positioning of wall lights.
- Consideration should be given to directional lighting, minimum lux level, or periods when lighting can be switched off.
- Lighting should be focussed: for example a light above a porch, along a side passage, or lighting a garage.

### Street Furniture, road infrastructure, overhead cables and War Memorial

The War Memorial can be found within the Open Forest at the junction of Durnstown and Pitmore Lane. Its retention is considered to be important.

Road signs are generally well located and visible. There appear to be sufficient litter bins in the centre of the village. There are a few timber public benches in the centre of the village and some picnic benches within Stanford Rise public open space.

Overhead cables can be found in a few roads within the village, notably Westbeams Road, Station Road and Middle Road. It is generally thought that the street scene would benefit from these cables being hidden from view.



*War Memorial*



*Timber bollards*



*Timber picnic tables*

#### Recommendations

- Road signs - There should be a minimum number of road signs commensurate with safety, to reduce street clutter.
- Any potential traffic calming and parking control measures should be aesthetically pleasing and non-intrusive eg: avoid the urbanising effects of concrete bollards or yellow line markings.
- Overhead cables – Where possible new developments of more than a single dwelling should have service cables hidden underground.
- Where appropriate street furniture should predominantly be constructed from traditional materials such as timber



# APPENDIX I

There are currently 18 Grade II listed building in Sway considered to be of special architectural or historic interest. The buildings are classified in grades to show their relative importance, although listed building control is applied in the same way to all grades.

Grade II\* - Particularly important buildings of more than special interest (about 4% of listed buildings)

Grade II - Buildings of special interest which warrant every effort being made to preserve them.

- **Arnewood Court** Grade II  
Flexford Lane, Sway, Hampshire
- **Arnewood Manor Farmhouse** Grade II  
Vicarage Lane, Sway, Hampshire
- **Avon Water House** Grade II  
Barrows Lane, Sway, Hampshire
- **Barn 20 Metres East of Arnewood Manor Farmhouse** Grade II  
Vicarage Lane, Sway, Hampshire
- **Drunduan Farmhouse** Grade II  
Flexford Lane, Sway, Hampshire
- **Forest Heath Hotel** Grade II  
Station Road, Sway, Hampshire
- **Gate Cottage** Grade II  
Mead End Road, Sway, Hampshire
- **Gateway to Arnewood Court** Beside South Lodge  
Grade II, Vicarage Lane, Sway, Hampshire
- **King's Farm House** Grade II  
Kings Lane, Sway, Hampshire
- **Manor Farmhouse** Grade II  
Coombe Lane, Sway, Hampshire
- **North Lodge and Attached Former Stable block to Arnewood Court** Grade II  
Barrows Lane, Sway, Hampshire
- **Peterson's Tower** Grade II\* Sway
- **Piggeries at Towers Farm Arnewood** 150 Metres  
North-West of Arnewood Court Grade II  
Barrows Lane, Sway, Hampshire
- **Rosebery Cottage** Grade II  
Vicarage Lane, Sway, Hampshire
- **South Lodge** Grade II  
Vicarage Lane, Sway, Hampshire
- **South Sway Farmhouse** Grade II  
Vicarage Lane, Sway, Hampshire
- **Stud Farmhouse** Grade II  
Lower Mead End Road, Sway, Hampshire
- **Trial Tower South of North Lodge and Stableblock** Grade II  
Barrows Lane, Sway, Hampshire

# APPENDIX II

New Forest National Park Authority Core Strategy & Development Policies (2010) of particular relevance to this VDS.

## Policy DP1: General Development Principles

All new development and uses of land within the New Forest National Park must uphold and promote the principles of sustainable development. New development proposals must demonstrate high quality design and construction which enhances local character and distinctiveness. This includes, but is not restricted to, ensuring:

- a) development is appropriate and sympathetic in terms of scale, appearance, form, siting and layout;
  - b) development respects the natural and built environment, landscape character and biodiversity;
  - c) materials are appropriate to the site and its setting;
  - d) amenity is not adversely affected in terms of additional impacts, visual intrusion, overlooking of shading; and
  - e) no adverse impacts associated with traffic or pollution (including noise and light pollution)
- New development must also comply with required standards for:
- f) car parking;
  - g) open space; and
  - h) the Code for Sustainable Homes.

## Policy CP7: The Built Environment

Proposals should protect, maintain and enhance nationally, regionally and locally important sites and features of the built environment, including local vernacular buildings, archaeological sites and designed landscapes.

## Policy CP8: Local Distinctiveness

Built development and changes of use which would individually or cumulatively erode the Park's local character or result in a gradual suburbanising effect within the National Park will not be supported.

## Policy DP6: Design Principles

All new development will be required to achieve the highest standards for the design, external appearance and location of new development within the National Park with particular regard to:

- a) enhancing the built heritage of the New Forest;
- b) designing out crime through the use of Secured by Design principles and standards;

- c) ensuring new development is accessible where appropriate;
- d) ensuring new residential development takes account of the lifetime homes principles where appropriate; and
- e) ensuring all new development incorporates sound sustainable design and construction principles and good environmental practices.

Sway Village Design Statement 2013:  
Design and artwork by JGM Design, Highcliffe

#### **Policy CP19: Access**

The Authority will promote safer access and more sustainable forms of transport to and within the National Park for enjoyment, health and well-being, where appropriate by supporting:

- a) local transport initiatives such as the New Forest Tour;
- b) community transport initiatives such as the Lymington to Brockenhurst Community Rail Partnership;
- c) improvements to make existing paths, tracks and roads safer and more user friendly; and
- d) opportunities for the creation of a more joined-up network of core routes for non-motorised transport.

#### **Policy CP14 Business and Employment Development**

Small scale employment development will be permitted within the four defined villages of Ashurst, Brockenhurst, Lyndhurst and Sway.

#### **Policy CP 15 Existing Employment Sites**

Existing employment sites will be retained throughout the National Park where they contribute to the sustainability of local communities.

#### **Additional Core Strategy policies relating to topics relevant to the SVDS include:**

**Policy DP2: Safeguarding and Improving Water Resources**

**Policy CP11: Affordable Housing**

**Policy DP10: Replacement Dwellings**

**Policy DP11: Extensions to Dwellings**

**Policy CP17: The Land-based Economy**

**Policy DP19: Re-use of Buildings outside the defined villages**



# Sway Village Design Statement

2013



*SWAY PARISH COUNCIL*