Old Basing and Lychpit

Design Guidance and Codes

Final Report
September 2025

Appendix 3

AECOM

Quality information

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Revision History

Issue no.	Issue date	Details	Issued by	Position
3	25.09.2025	Final report issued to NP Advisory Committee	Nicola Jurkiewicz	Graduate Urban Designer
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1	05.09.2025	Review and comments	NP Advisory Committee	
	01.05.2025	First draft submitted to NP Advisory Committee	Jessie Watson	Associate Director
	30.04.2025	Review	Ben Castell	Director
	26.02.2025	Site visit, research and writing	Jessie Watson	Associate Director
			Holly MacMahon	Consultant

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Contents

Introduction

01

1. Introduction

Through the Ministry for Housing, Communities and Local Government (MHCLG) Neighbourhood Planning Programme led by Locality, AECOM has been appointed to provide design support to the Old Basing Neighbourhood Plan Steering Group by preparing this Design Guidance and Codes.

1.1 Background and purpose

As the National Planning Policy Framework (NPPF) (paragraph 131) notes, 'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities'

The purpose of this document is to gather information on the opportunities and issues faced in the delivery of quality design in the context of the neighbourhood. The aims of the document are to:

1. To provide a clear framework for a high quality of design and character of new development within the Neighbourhood Area;

2. Set out a clear analysis of the character of the local context, focusing on topics where improvement is most needed; and

3. Set quality design benchmarks for new development in the area.

The design guidance and codes document cannot influence the quantum, location, or type of development, as these matters should be assessed by the local authority and guided by the Local Plan and local needs assessment.

Consultants AECOM prepared this report between February 2025 and April 2025, in conjunction with key members of the Neighbourhood Plan Steering Group (NPSG).

1.2 Area of study

The Old Basing and Lychpit Neighbourhood Area (NA) was designated in October 2014 and comprises the parish of Old Basing and Lychpit, within the local authority of Basingstoke and Deane and the county of Hampshire. The parish encompasses the main village settlement of Old Basing as well as the more recent settlement of Lychpit on the western side of the River Loddon. Surrounding landscape comprises of open countryside which is dominated by mixed farming with additionally important tracts of common land.

The parish neighbours the large town of Basingstoke to the east. While the residential areas of Lychpit are adjacent to those in Basingstoke, important green spaces and the River Loddon provide a clear separation between Old Basing and Basingstoke.

The nearest train station at Basingstoke is served by the South Western Railway line and provides direct links to London, Manchester, Bournemouth and Reading.

Figure 01: View of surrounding landscape in the parish (image by Christopher Hawkins).

Figure 02: Railway through the village towards Basingstoke (image by Christopher Hawkins).

KEY

○ Basingstoke and Deane Borough

⊛ Unparished area of Basingstoke

● Old Basing and Lychpit Parish

○ Other Parishes

Figure 03: The Old Basing and Lychpit Neighbourhood Area within the context of its surrounding district and town councils. *Data source: Esri OS data*

Figure 04: Map showing Old Basing and Lychpit Parish and its surrounding area (source: ArcGIS).

Key
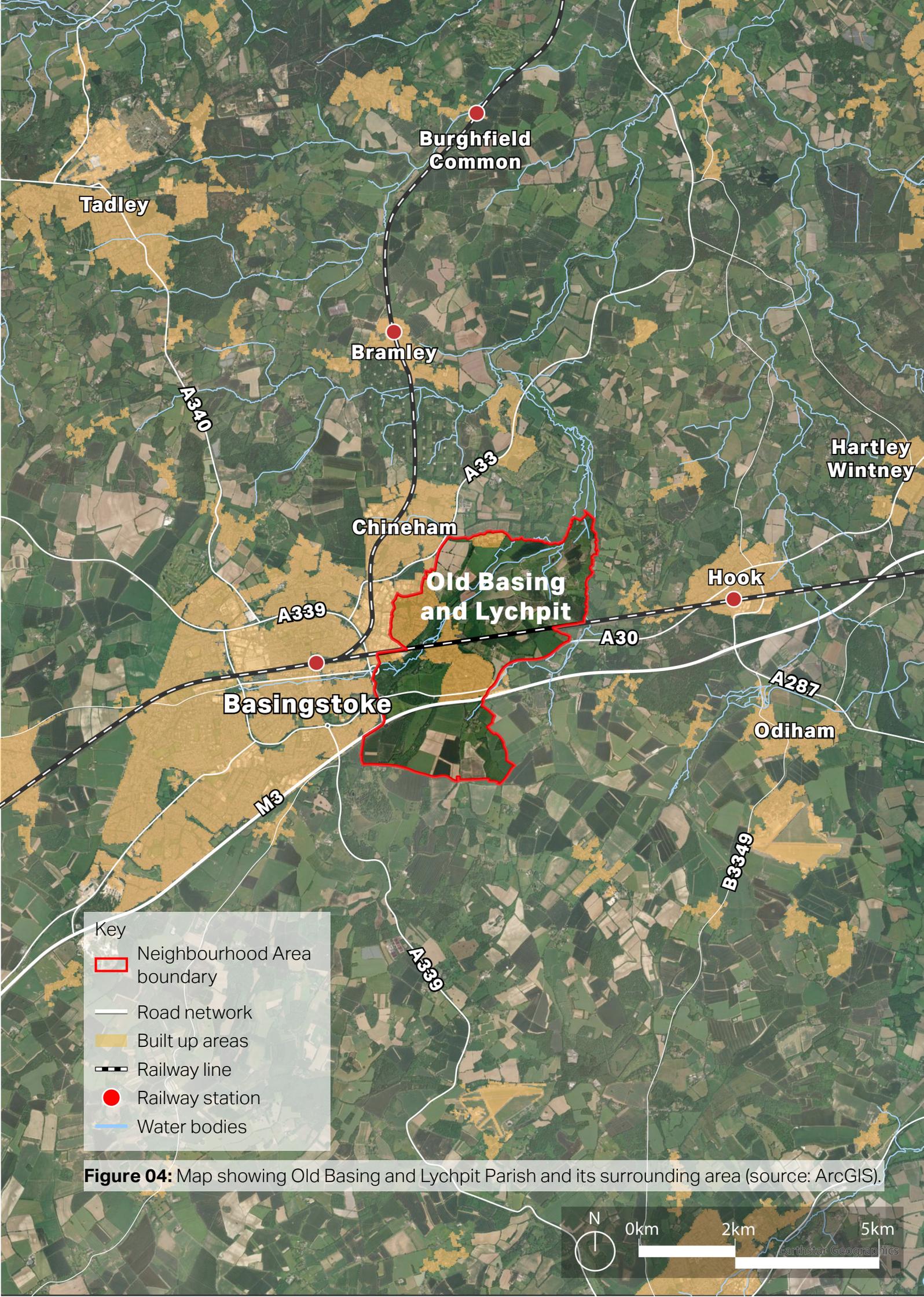
Neighbourhood Area boundary

Road network

Built up areas

Railway line

Railway station

Water bodies

1.3 The planning context

National planning policy and design guidance

The NPPF 2024, paragraph 132 states that:

'*Plans should… set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development...*'

Other research, such as for the Government's Commission for Architecture and the Built Environment (now part of the Design Council; see, for example, *The Value of Good Design*[1]) has shown that good design of buildings and places can improve health and well-being, increase civic pride and cultural activity, reduce crime and anti-social behaviour and reduce pollution.

This document seeks to harness an understanding of how design can incorporate the best aspects of Old Basing and Lychpit's overall character into future development.

Additionally, these following documents have informed the design guidance and codes within this report to ensure they are best aligned with the needs and opportunities identified for the NA:

[1]Available at: https://www.designcouncil.org.uk/our-resources/archive/reports-resources/value-good-design/

Manual for Streets - 2007
Department for Transport

Manual for Streets shows how the design of residential streets can be enhanced. It also advises on how street design can help create better places – places with local distinctiveness and identity. In addition, it establishes a common reference point for all those involved in the design of residential neighbourhoods.

National Design Guide - 2019
MHCLG

This guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It is based on national planning policy, practice guidance and objectives for good design as set out in the National Planning Policy Framework. Specific, detailed and measurable criteria for good design are most appropriately set out at the local level, which is the main function of this document.

Building for a Healthy Life - 2020
Homes England

This is the government-endorsed industry standard for well-designed homes and neighbourhoods. The BHL toolkit sets out principles to help guide discussions on planning applications and to help local planning authorities to assess the quality of developments.

Basingstoke and Deane Local Plan (2011 to 2029)
Basingstoke and Deane Borough Council

This plan was adopted in May 2016 and contains a set of policies to guide future planning and development decisions within the Basingstoke and Deane Borough.

Relevant to Old Basing is **Policy SS3.9** - East of Basingstoke which covers a site within the NA. This is a 67.8 ha site which sits opposite Lychpit and adjacent to residential development in Basingstoke alongside the A33. Within the current local plan this policy designates the site to deliver mixed-use development including 450 dwellings, subject to increase in the emerging Local Plan. The policy details uses to be provided on this site:

* A mix of dwelling sizes and types;

* A proportion of self-build units;

* Social and physical infrastructure, including a community centre, local shopping facilities, sports facilities, including playing pitches;

* Two form entry primary school, if required by the Local Education Authority; and

Provision for a proportion of self-build units, social and physical infrastructure.

In summary, the policy includes the following considerations for this site:

The development must protect the historic and architectural value of the Old Basing Conservation Area and nearby listed buildings, including Lodge Farm, with mitigation where needed. It should avoid building in flood zones 2 and 3 and consider opportunities to expand floodplains through masterplanning. Improvements are required to the A33 corridor and local road access, ensuring safe movement for all users, including those accessing nearby infrastructure. The scheme should prioritise sustainable transport, with walking, cycling, and public transport routes linked to existing networks and the town centre. On-site green infrastructure, including open space and allotments, must meet local needs, enhance Petty's Brook, and reduce pressure on nearby sensitive wildlife areas.

Policy SS3.1 - Swing Swang Lane. This designation is for 100 dwellings on a site opposite the railway line to the south-west corner of the NA. The site has now been delivered through a development known as Cromwell Court.

Policy EM2 - Strategic gaps includes the Basingstoke - Old-Basing strategic gap. These strategic gaps are defined not to protect the countryside or landscape (covered by **Policy EM1**) but are a planning tool to prevent the coalescence of settlements and maintain the separate identity of settlements.

Policy EM10 - Delivering High Quality Development requires new development to achieve high design standards, ensuring that proposals respond positively to their context.

Policy EM11 focuses on the historic environment, requiring that development conserves or enhances heritage assets, their settings, and the distinctive character of conservation areas.

Local Plan policy - Supplementary Planning Documents

Old Basing Conservation Area Appraisal and Management Plan SPD (2021)
Basingstoke and Deane Borough Council

The Old Basing Conservation Area Appraisal and Management Plan provides important guidance for shaping development within the parish. The character and setting of the Conservation Area form a key parameter for many proposals, ensuring that new development responds sensitively to its historic context and reinforces the distinctive qualities that define the area.

Design and Sustainability (2018)
Basingstoke and Deane Borough Council

Housing (2018)
Basingstoke and Deane Borough Council

Landscape, Biodiversity and Trees (2018)
Basingstoke and Deane Borough Council

Parking Standards (2018)
Basingstoke and Deane Borough Council

Heritage (2019)
Basingstoke and Deane Borough Council

Neighbourhood Plan

Local Gap Study (August 2024)
ES Landscape Planning for Old Basing & Lychpit Council

ES Landscape Planning Ltd were commissioned to produce a Local Gap Study as part of the Old Basing & Lychpit Neighbourhood Plan Review. The report set outs a proposed extension to the existing Strategic Gap to prevent coalescence and maintain the open character and sense of separation between Old Basing and Lychpit. The existing Strategic Gap encompasses Basing Fen, Mill Field, Basingstoke Common, Crabtree Plantation, Basing House and the River Loddon.

The proposed Local Gap lies north of Pyotts Hill and adjacent to the existing allocation in Policy SS3.9 of Basingstoke and Deane Local Plan. The Study states that it is considered that any introduction of new built development in this area would potentially introduce new intervisibility between Old Basing, Lychpit and Chineham and diminish the perception of people leaving the established settlement and moving through an area of undeveloped land.

When viewed together with the potential expansion to the east of Basingstoke, this would further erode the settlement boundaries and their sense of separation. The report concludes that "while the proposed Local Gap is related to the Neighbourhood Plan, it would meet the criteria for the designation of Strategic Gaps and...it is considered that the Local Gap would extend the objectives of preventing coalescence and maintaining character and

1.4 Process

This document has resulted from a collaborative effort between the Old Basing and Lychpit Neighbourhood Plan Steering Group (NPSG) and AECOM, incorporating the initial views of residents. The design coding process follows the steps set out on this page.
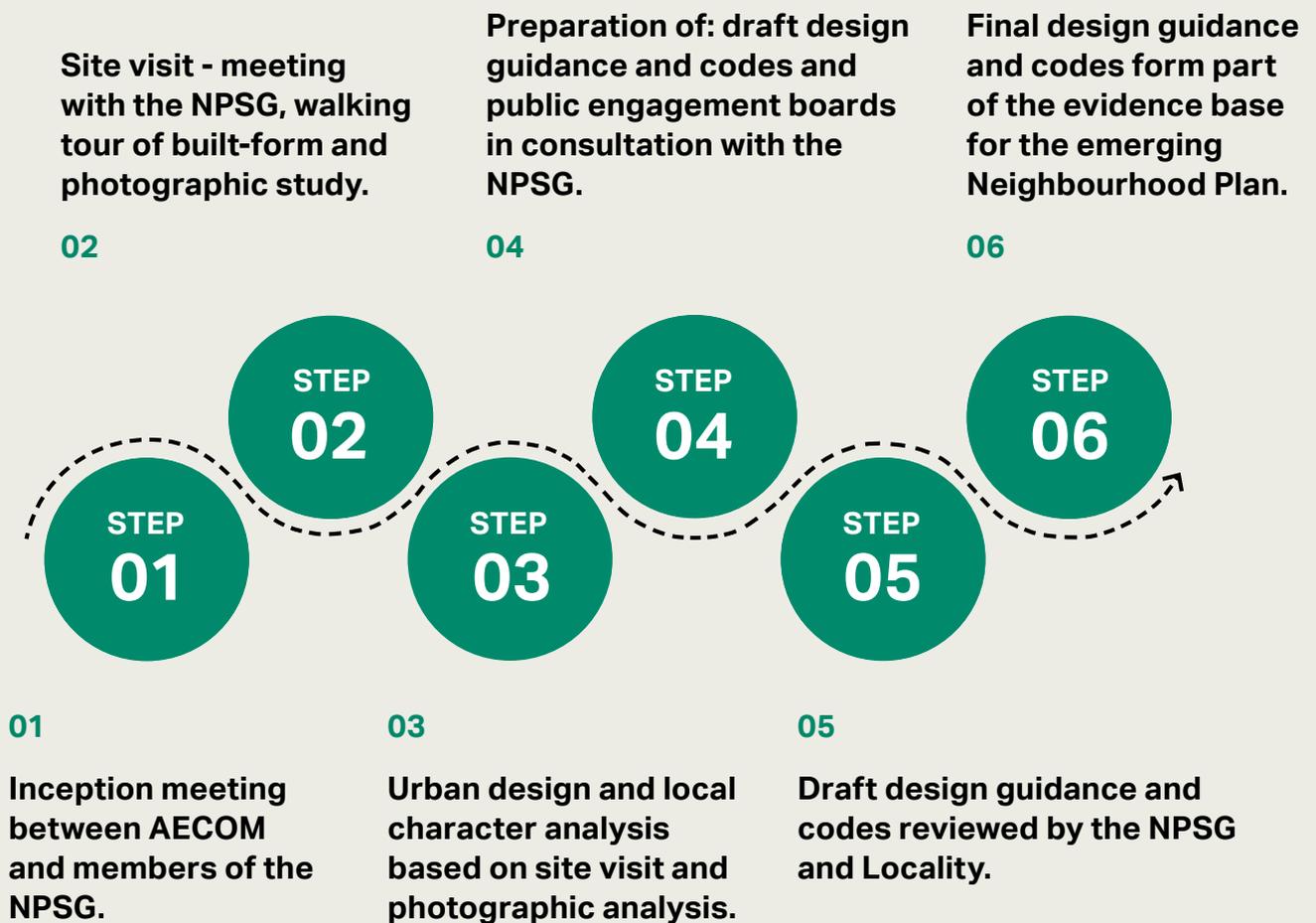
Site visit - meeting with the NPSG, walking tour of built-form and photographic study.

02

Preparation of: draft design guidance and codes and public engagement boards in consultation with the NPSG.

04

Final design guidance and codes form part of the evidence base for the emerging Neighbourhood Plan.

06

STEP **02**

STEP **04**

STEP **06**

STEP **01**

STEP **03**

STEP **05**

01

Inception meeting between AECOM and members of the NPSG.

03

Urban design and local character analysis based on site visit and photographic analysis.

05

Draft design guidance and codes reviewed by the NPSG and Locality.

Figure 05: A brief chronological breakdown of the key elements and milestones used throughout the duration of the production of this document.

1.5 Summary of engagement

As part of the process of updating the Old Basing & Lychpit Neighbourhood Plan questionnaires were delivered to every household and business address within the parish in December 2023 to gather the views of the local community regarding the proposed updates.

Of significance to this design codes and guidance report are the following responses:

- 98% of respondents supported the objective "to ensure all new development contributes positively to local character and distinctiveness of the parish and enhance biodiversity".

- 97% supported the objective to "protect and enhance the historic environment of the parish".

- 97% supported the objective to "ensure that new developments provide cycling, walking and public transport networks which are safe and function efficient with good connectivity to Basingstoke".

In addition general comments left on this questionnaire revealed common concerns of residents including the following which could relate to design of new development within the parish:

- The impact of new development on the allocated site (Policy SS3.1), particularly in regard to the character of the village and the additional traffic.

- The sustainability of facilities and services such as health and education provision.

- The impact on the high valued landscape, environment, wildlife and quality of River Loddon and its valley.

1.6 How to use this document

This document will be used differently by different people in the planning and development process, as summarised in the adjacent table.

A valuable way codes and guidance can be used is as part of a process of co-design and involvement that seeks to understand and takes account of local preferences for design quality. As such the codes and guidance can help to facilitate conversations to help align expectations, aid understanding, and identify key local issues.

The resulting design codes and guidance can then set out how to adequately respond to these issues in future development.

Design codes and guidance alone will not automatically secure quality design outcomes, but they will help to prevent poor outcomes by creating a rigorous process that establishes expectations for design quality.

Potential users	How they will use the design guidance and codes
Applicants, developers, & landowners	As a guide to the community's and the Local Planning Authority's expectations on design, allowing a degree of certainty – they will be expected to follow the Guidelines as planning consent is sought.
Local Planning Authority	As a reference point, embedded in policy, against which to assess planning applications. The guidance and codes **should** be discussed with applicants during any pre application discussions.
Old Basing and Lychpit Parish Council	As a guide when commenting on planning applications, ensuring that the guidance and codes are complied with.
Community groups & local residents	As a tool to promote community-backed development and to inform comments on planning applications.
Statutory Consultees	As a reference point when commenting on planning applications.

Table 01: A list of potential users of this documents and how they will apply the design guidance and codes.

Neighbourhood Area
context analysis

02

2. Neighbourhood Area context analysis

This chapter provides an evidence base analysis of the Old Basing and Lychpit NA. The findings are based on a desktop study, findings from supporting documents and community engagement, a site visit and correspondence with the NPSG.

2.1 Connectivity, rural roads and active transport

2.1.1 Road network

The M3 runs through the NA, south of the settlement areas. Junction 6 provides access from the motorway to the A339 and A30. The A30 runs east towards a settlement area in Old Basing formed of primarily 20th century development. From these strategic access roads local roads connect into the settlement areas of Old Basing.

Within the settlement areas there is a hierarchy of roads with main connecting roads such as Redbridge Lane, The Street, Crown Lane, Pyotts Hill and Newnham Lane. These vary in character - older, more rural roads have little road markings, are narrower and do not have pavements. More formal roads have road markings and pavements.

2.1.2 Public transport

The parish is well served by public transport links with bus stops in the settlement areas and the train station in Basingstoke which can be reached by bus.

2.1.3 Pedestrian and cycling

There is a well-developed network of paths within Lychpit and in the conservation area e.g. through the churchyard, behind The Street to the River Loddon and from there into Lychpit. Public footpaths extend beyond the settlement in all directions and provide routes through highly valued countryside and important green spaces in the NA.

Figure 06: Railway line through Old Basing (image by Christopher Hawkins)

Figure 07: Crown Lane looking towards Old Basing (image by Christopher Hawkins).
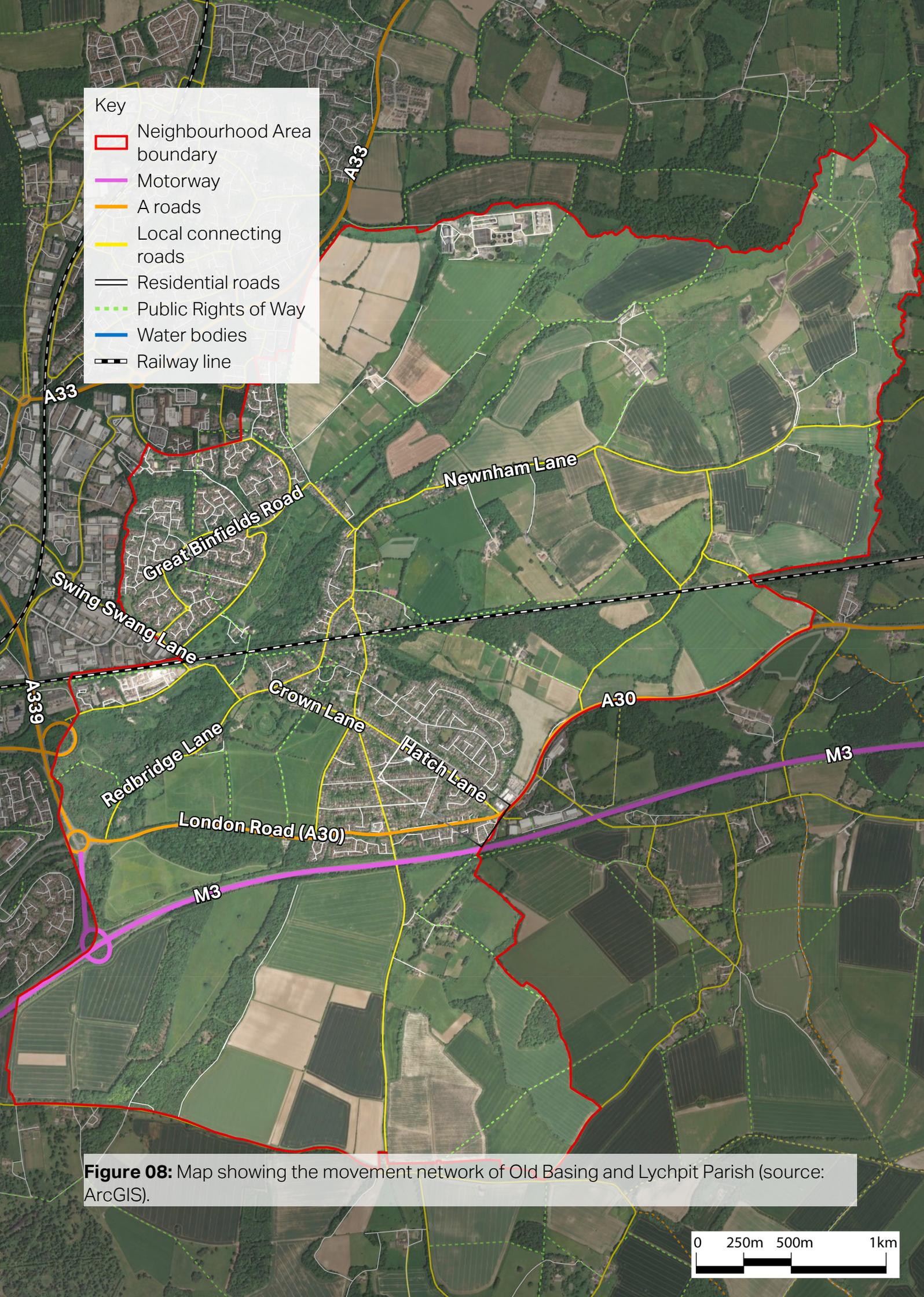
Figure 08: Map showing the movement network of Old Basing and Lychpit Parish (source: ArcGIS).

2.2 Evolution of the parish and its historic assets

Overview of historic development:

Old Basing has a rich history with flints from the Stone Age evidencing early settlement at Wellock's Hill near The Lime Pits on the Common. Two excavated sites revealed prehistoric and Roman archaeology.

The River Loddon was a great influence in the development of the village, used throughout Basing's history for supplying water, fishing and powering mills. The Reading Beds which run across the parish provided geological deposits used to make the local, mellow red and orange brick seen in the traditional vernacular.

From the 1950s housing development to the south and east significantly expanded the village. The conservation area was designated in 1973 and extended in 1981 to include most of the original settlement, the Loddon Valley Open Space and the Pyotts Hill Area. This covers the oldest part of Old Basing including the church and churchyard of St Mary's Church.

Following housing development in the 1980s, a separate Chineham Parish was created with Old Basing retaining the Lychpit area.

Listed buildings and structures:

The heritage of the parish is seen through the numerous listed buildings and structures. These are predominantly concentrated within the conservation area, with others scattered in the surrounding countryside and a small number within the Lychpit area.

Key listed buildings and structures in the parish are listed below and labelled in Figure 11 on page 19.

Key listed buildings:

1. Grade I Listed St Mary's Church;

2. Grade I Listed Tithe Barn; and

3. Grade II Listed Basing House Ruins, including the Old House and the New House.

Scheduled monuments:

In addition to the listed buildings there are three scheduled monuments in the NA:

4. Basing House and the Grange Field - two scheduled monument sites on either side of The Street;

5. Oliver's Battery; and

6. Pyott's Hill entrenchment.

Figure 09: Grade I listed St Mary Church (image by Christopher Hawkins).

Figure 10: Map showing the heritage features of Old Basing and Lychpit such as the Conservation Area and listed buildings (source: ArcGIS).

Key

Neighbourhood Area boundary

Road network

Grade I listed building

Grade II* listed building

Grade II listed building

Scheduled monument

Conservation area

Water bodies

Railway line

A33

A33

Swing Swang Lane

Great Binfields Road

Newnham Lane

Redbridge Lane

Crown Lane

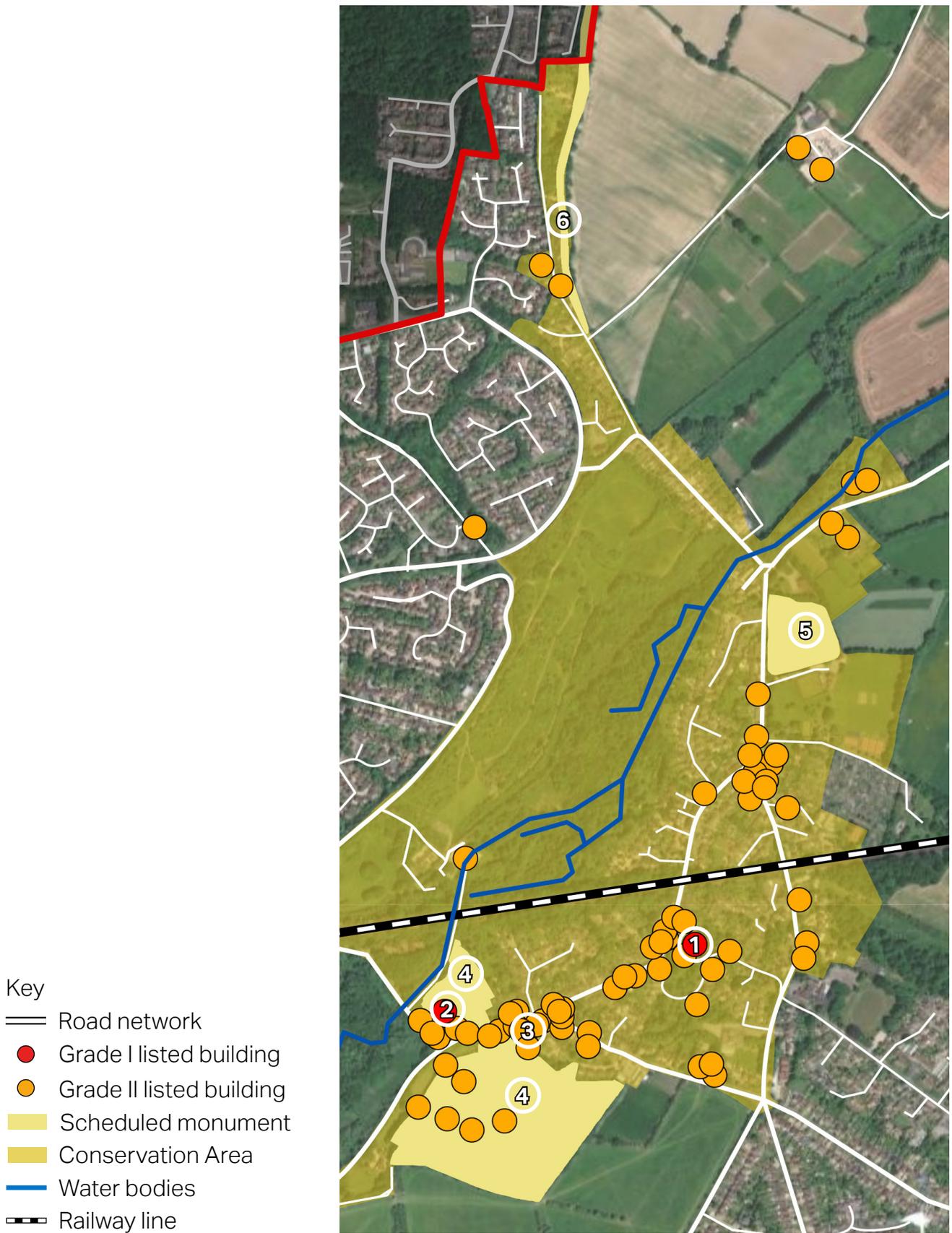Hatch Lane

A339

A30

M3

London Road (A30)

M3

0   250m   500m   1km

Figure 11: Map of the Conservation Area showing the location of listed buildings and scheduled monuments in the village.

Key

━━ Road network

🔴 Grade I listed building

🟠 Grade II listed building

🟨 Scheduled monument

🟧 Conservation Area

━━ Water bodies

▬▬ Railway line

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2.3 Chalk downland and river valley environments

2.3.1 Landscape character

The landscape of Old Basing and Lychpit Parish is shaped by a combination of chalk downland and river valley environments, offering a diverse and visually rich setting. The parish falls within two National Landscape Character Areas: NCA 130 Hampshire Downs and NCA 129 Thames Basin Heaths.

The chalk downland forming the southern and eastern extents of Old Basing and Lychpit Parish is characterised by a gently undulating chalk geology, comprising broad convex landforms, dry valleys, and long sweeping ridgelines. This topography creates an open and elevated rural landscape with a high degree of intervisibility, especially across the upper slopes towards the surrounding countryside. The landform contributes to a sense of spatial coherence and rural continuity, with limited visual containment.

Agricultural land use dominates, primarily in the form of intensive arable cultivation set within a large-scale field pattern. Fields are often enclosed by tightly managed hedgerows, with occasional mature hedgerow trees that offer localised vertical structure. Vegetation cover is generally low, although scattered woodland blocks and a denser hedgerow network in the southern areas introduce a more enclosed and ecologically diverse setting.

The River Loddon and its associated tributaries define the central and northern areas of Old Basing and Lychpit NA, creating a broad, low-lying valley corridor that contrasts with the adjoining elevated chalk landscapes. The topography here is gently undulating, shaped by alluvial and gravel deposits, with localised variations in drainage and ground conditions.

This landscape is typified by a complex hydrological network, comprising the main channel of the River Loddon, seasonally wet meadows, riparian woodland, and minor tributaries. The poorly draining soils and frequent watercourses have contributed to the development of a rich mosaic of semi-natural habitats, including wet grasslands, reedbeds, and wooded stream corridors. These habitats are of significant ecological value and support a diverse range of flora and fauna, contributing to the NA's overall biodiversity profile. Woodland cover is generally more continuous and structurally complex within the valley, often following watercourses and providing visual containment and ecological connectivity.

2.3.2 Landscape designations

There are a number of designated landscape areas within the parish which signify historical and/or ecological importance. These include:

Ancient woodland - there are areas of ancient woodland scattered around the parish including Rushes Row, Bottom Row, Round Copse, parts of Dicken's Lane Plantation, Sheetlands Copse.

Local Nature Reserves (LNRs) - there are two LNRs within the NA: Daneshill Parks Woods in Lychpit and Mill Field beside the River Loddon. Mill Field includes a children's play area.

Registered park & gardens - there are two Registered park & gardens within the NA:

*   Hackwood Park - a Grade I listed park and garden. An early 18th century ornamental woodland with walks, terraces and garden compartments attributed to Charles Bridgeman and garden buildings by James Gibbs set within a park of medieval origin laid out as a formal landscape in the late 17th and early 18th centuries.

*   Basing House - a Grade II listed park and garden. The grounds and walled garden of the demolished Basing House which were laid out in the 17th and 18th centuries as vineyards and pleasure grounds, with the addition of a 20th century parterre garden.

2.3.3 Flood risk

There are significant areas of flood risk with both Flood Risk Zone 2 and Zone 3 covering parts of the village. The flooding is primarily associated with the River Loddon which runs through the centre of the parish and between Old Basing conservation area and Lychpit.

2.3.4 Green spaces

In addition to the surrounding landscape form and designated landscape features there are important local green spaces within the village which define the character of the settlement and provide important amenities for residents. These include:

*   Basingstoke Common - a 40 hectare open space used as a recreation ground with a children's play area provided at the southern end.

*   Old Basing and Lychpit Recreation Ground - an open space adjacent to Oliver's Battery scheduled monument and close to the village hall. It accommodates a range of sports activities and a children's play area.

*   Belle Vue Road Park - an open green space in the southern, 20th century development area of the village which includes a children's play area.

*   Allotments - large allotments located opposite the recreation ground off Riley Lane.

Figure 12: Map showing the landscape features in Old Basing and Lychpit Parish (source: ArcGIS).

Key
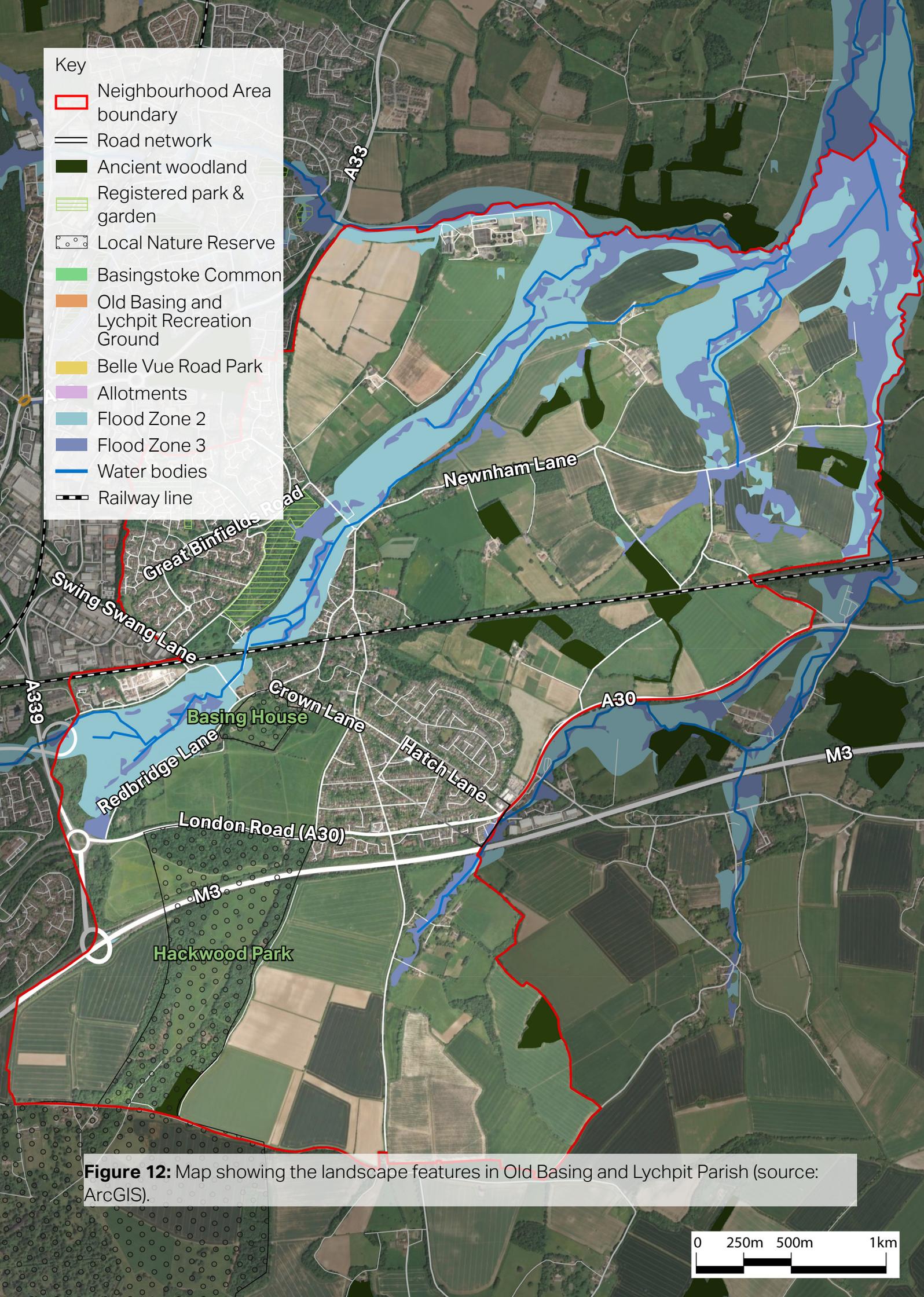
- Neighbourhood Area boundary
- Road network
- Ancient woodland
- Registered park & garden
- Local Nature Reserve
- Basingstoke Common
- Old Basing and Lychpit Recreation Ground
- Belle Vue Road Park
- Allotments
- Flood Zone 2
- Flood Zone 3
- Water bodies
- Railway line

A33

Newnham Lane

Great Binfields Road

Swing Swang Lane

A339

Crown Lane

Basing House

Hatch Lane

Redbridge Lane

A30

M3

London Road (A30)

M3

Hackwood Park

0 250m 500m 1km

Figure 13: Old Basing recreation ground (top)

Figure 14: Basing House (above left)

Figure 15: River Loddon (above right)

Figure 16: Allotments (bottom left)

All images by Christopher Hawkins.

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Area-wide design guidance and codes

03

3. Area-wide design guidance and codes

This chapter presents a series of area-wide design guidance, applicable to future development within Old Basing and Lychpit NA. Where possible, local images are used to exemplify the design guidance and codes. Where these images are not available, best practice examples from elsewhere are used.

3.1 Introduction

This section supports developers and other applicants when producing or reviewing planning applications within Old Basing and Lychpit NA. The guidance presented apply to the whole area, including any future allocated sites, infill development, and windfall development.

The guidance focuses primarily on residential developments. New housing development and modifications should not be viewed in isolation; rather, considerations of design and layout must be informed by the wider context. The local pattern of roads and spaces, building traditions, materials and the natural environment should all help shape the character and identity of a development. It is important with any proposal that full account is taken of the local context and that the new design embodies the 'sense of place'.

Reference to context means drawing inspiration from what is around, shown in Chapter 2, as inspiration and influence. Sensibility to the context should by no means restrict architectural innovation; in fact, the solution could be a contemporary design that harmonises with the surrounding context.

The design guidance and codes are grouped into four overarching themes as well as a section specifically focused on development near the Conservation Area. The themes are as follows:

- Built form

- Landscape

- Sustainability

- Public realm

Reference to existing policy:

Where there is already reference to a topic in existing local policy or guidance, this has been highlighted alongside the below icon.

Example of a nested policy:

Guidance for X can be found in Chapter Y of the Document Z.

Please note:

Both design codes and guidance are contained within this document.

Design codes: Design codes are mandatory requirements for design issues and are expressed with the word **MUST**.

Design guidance: Guidelines set out aspirations for design that is expected to be delivered and are expressed with one of two words:

SHOULD reflects design principles that are strongly encouraged.

COULD reflects design principles that are suggestions. [1]

1 Locality, Neighbourhood Planning Design Coding Guidance https://neighbourhoodplanning.org/toolkits-and-guidance/neighbourhood-planning-design-coding-guidance/

3.2 Built form

3.2.1 Local vernacular

Material and colour palette

Within the conservation area of Old Basing there is a distinct, traditional material palette formed by the use of locally sourced materials. The material palette is characterised by the quality and extensive use of red and orange brick. In some older buildings traditional, bricks have been reused from the ruins of Basing House. These bricks can also be seen in boundary walls.

Other materials and finishes within the conservation area are used alongside red and orange brick including timber framing, timber weatherboarding, painted brick, smooth and roughcast render and orange/ red handmade tiles. Stone and flint can also be seen on some of the older buildings such as the church. Historic rooflines tend to feature handmade clay tiles, slate tiles and thatch.

Windows in the conservation area are mostly recessed, single glazes timber sash or casements, painted white or off-white. Listed buildings often have rubbed flat arches over openings.

Design guidance and codes for materials varies for each area type which is set out in Section 4. Within certain area types, i.e. the conservation area, more specific codes apply. NA-wide codes and guidance are as follows:

3.2.1.9 Proposals **must** demonstrate that proper account has been taken of the characteristics of the local context, including the landscape setting.

3.2.1.1 New development **should** reference traditional materials and colour palette.

3.2.1.2 New development **must** use high quality materials which are appropriate for the local context and consider how the materials will fit with surrounding landscape.

3.2.1.3 New development **could** draw explicitly on traditional, local styles of architecture provided close attention is given to the form, detailing and materials of the scheme.

3.2.1.4 New development **could** draw on traditional detailing such as pitched dormers, decorative roof ridges.

3.2.1.5 Flat roofs **should** not be used.

3.2.1.6 New development of multiple buildings **must** use some variety of materials to avoid monotonous design.

Contemporary design

3.2.1.7 Green and alternative technology materials (especially when using locally based materials) **should** be used.

3.2.1.8 The use of materials outside the local material and colour palette **must** be carefully considered. While innovation and excellent design are encouraged, contemporary designs and materials are only appropriate if they are of high quality, environmentally sustainable, and contribute to the overall character.

Existing guidance for materials and detailing can be found in Chapter 9 of the Design and Sustainability SPD.

Wall materials

Figure 17: Timber weatherboarding.

Figure 18: Red brick and timber framing.

Figure 19: White painted brick and timber framing.

Figure 20: Red brick.

Figure 21: Smooth, coloured render.

Figure 22: Smooth muted colour and white render.

Figure 23: Off-white roughcast render.

Figure 24: Orange/red tiles.

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Roof materials

Figure 28: Clay tiles.

Figure 29: Slate tiles.

Figure 30: Thatch.

Fenestration and detailing

Figure 25: Pitched roof dormer with decorative, painted, wooden barge board.

Figure 26: Recessed painted wooden window frame with vertical brick header.

Figure 27: Recessed sash window with white, wooden frame.

Figure 31: Arch windows with decorative black brick headers.

Figure 32: Timber door with thatched roof canopy porch.

Figure 33: Iron hanging planters on the front building facade.

Appropriate and inappropriate design

The images below show examples of both locally appropriate and inappropriate building design. Attention should be given not only to materiality and detailing, but also to typology, massing, height, and orientation, to ensure development responds sensitively to its context. Further guidance and design codes are provided on the following pages. These examples are not intended as a blanket prescription, as different areas of the parish display distinct styles that should be individually respected (see Chapter 4).

3.2.2 Variety of building types

The existing building stock in the parish is varied. This is considered an asset, providing a good mixture of housing and contributing to the local character. Existing building types include semi-detached, detached and terraced. Traditional building styles in the conservation area include cottages, barns (converted to residential) and terraces.

3.2.2.1 New development **should** incorporate a variety of building types. These **could** include semi-detached, detached and terraced to reflect existing typologies in the village.

3.2.2.2 Though building heights **should** remain low to reflect the local context, a varied roofscape roofline **could** introduce an informal character and reflect the diversity of styles in Old Basing. Figure 36 shows how use of different roof forms and varying ridge heights and eaves can produce variety in roofscape whilst maintaining similar building heights.

Figure 34: Two-storey terraced houses in Old Basing.

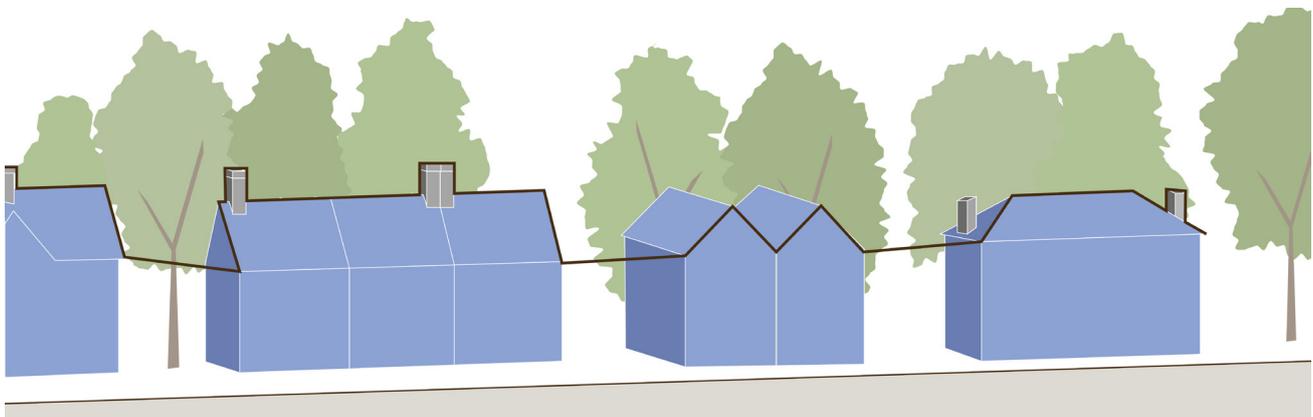**Figure 35:** One-storey detached house in Old Basing.

Figure 36: Diagram illustrating how variety can be introduced in the roofscape.

3.2.3 Accessible homes

The Local Plan requires new developments to be accessible and inclusive.

3.2.3.1 New homes **should** ensure long-term sustainability by being accessible and inclusive to people of all ages and abilities.

3.2.3.2 The interior design of homes **must** be suitable to accommodate the needs of people with mobility limitations.

3.2.3.3 The street and footpath network **should** be accessible to all users and connect to the wider movement network.
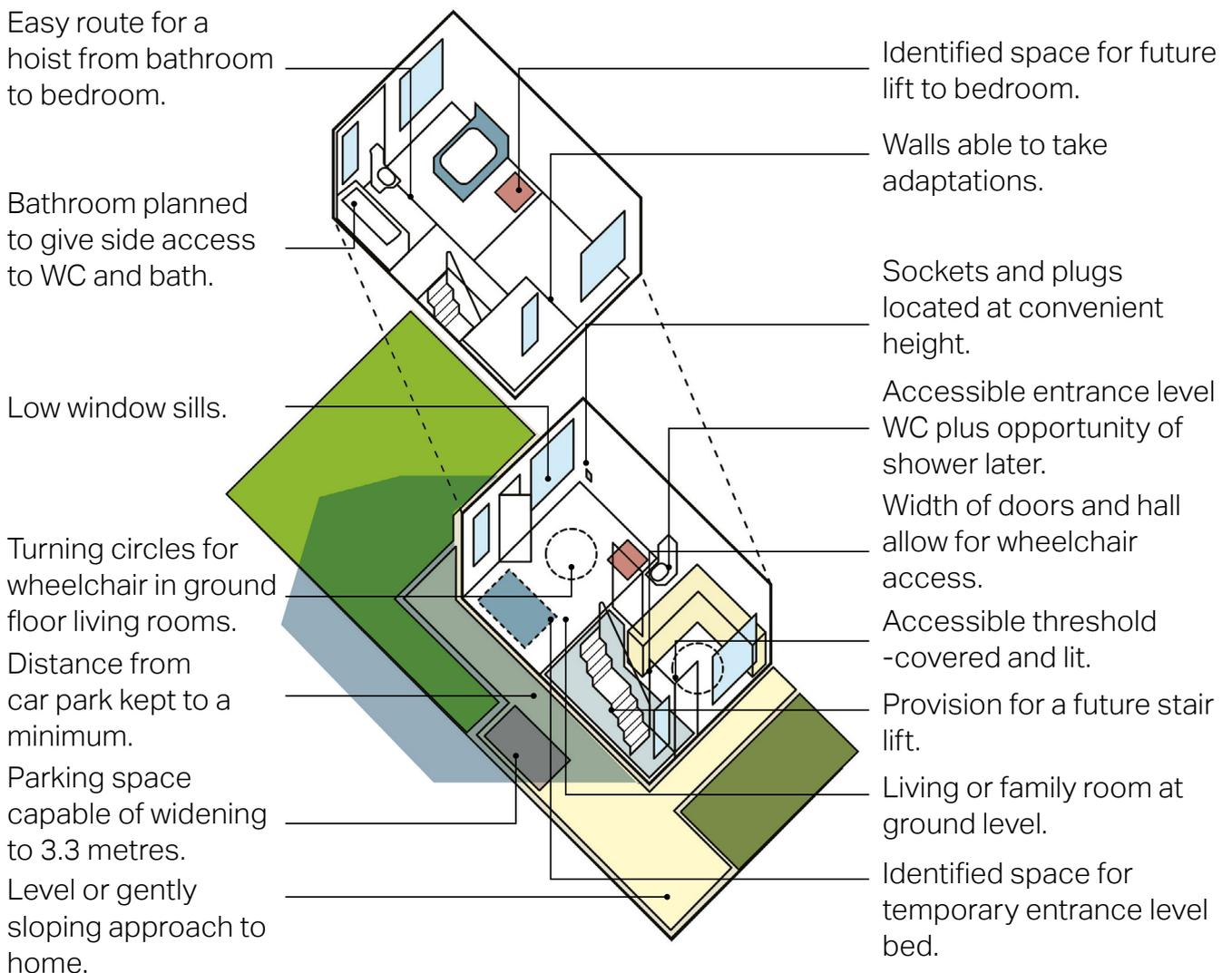
Easy route for a hoist from bathroom to bedroom.

Bathroom planned to give side access to WC and bath.

Low window sills.

Turning circles for wheelchair in ground floor living rooms.

Distance from car park kept to a minimum.

Parking space capable of widening to 3.3 metres.

Level or gently sloping approach to home.

Identified space for future lift to bedroom.

Walls able to take adaptations.

Sockets and plugs located at convenient height.

Accessible entrance level WC plus opportunity of shower later.

Width of doors and hall allow for wheelchair access.

Accessible threshold -covered and lit.

Provision for a future stair lift.

Living or family room at ground level.

Identified space for temporary entrance level bed.

Figure 37: Illustrative diagram of accessible features in a home.

3.2.4 Infill development

Small scale and infill developments can integrate with the existing grain and therefore maintain the character of Old Basing and Lychpit. The following design codes and guidelines support sympathetic infill development:

3.2.4.1 Infill development **should** complement the street scene into which it will be inserted. Each area type in the parish presents differences in the building density, scale, massing, typology as well as building setbacks and boundary treatments and therefore a good understanding of the surrounding context **must** come prior to any new design.

3.2.4.2 Infill developments **should** use materials which are complementary to surrounding buildings and respond to the local palette.

3.2.4.3 Infill development **must** respect existing green gaps. Green gaps are important part of the character of the conservation area. Maintaining low boundary heights and gaps between buildings can help preserve existing long views.

3.2.4.4 Proposed new building(s) **should** not negatively impact neighbouring owners. Care **should** be taken to avoid undue overshadowing and obstruction of views from neighbours.

3.2.4.5 Infill development **should** preserve existing important green features and **should** incorporate green features into the design where appropriate. These **could** include green boundary treatments; native plants in the front gardens; and planting to screen on-plot car parking.

3.2.5 Extensions and conversions

Note that some extensions are allowed under permitted development rights

3.2.5.1 The newly built extension **must** be subordinate the main building from any given viewpoint. The original building **should** remain the dominant element of the property regardless of the scale or number of extensions.

3.2.5.2 Extensions **should** not cause a significant reduction in the private amenity area of the dwelling or its neighbours.

3.2.5.3 The pitch and form of the roof contribute to the building's character, and extensions **should** respond to the existing structure appropriately.

3.2.5.4 Extensions **should** consider the materials, architectural features, window sizes and proportions of the existing building and respect these elements to design an extension that matches and complements the existing building.

3.2.5.5 Where possible, extensions **should** reuse as much of the original materials as possible, or alternatively, use like-for-like materials. Any new materials **should** be sustainable and applied to less prominent areas of the building.

Front extensions

3.2.5.6 Front extensions are generally not acceptable. If proposed, front extensions **should** take the form of the existing building, mirroring the roof pitch, replicate or have lower cornice height and their ridge **should** be below the existing ridge height. The extension **should** not project more than a maximum of 2 metres beyond the front facade and **should** not cover more than 50% of the front elevation.

Side extensions

3.2.5.7 The extension **should** be set back from the front of the main building. This ensures the visual impact of the junction between the existing and new parts is minimised.

3.2.5.8 The extension **must** not detract from the appearance of the building, its surroundings and the wider setting/streetscape in which the building sits.

3.2.5.9 Side windows **should** be avoided unless it can de demonstrated that they would not result in overlooking of neighbouring properties.

Rear extensions

3.2.5.10 The extension **should** not have a harmful effect on neighbouring properties in terms of overshadowing, overlooking or privacy issues.

Existing guidance for extensions can be found in Chapter 11 of the Design and Sustainability SPD.

3.2.5.11 The size and massing of the extension **must** be appropriate for the original building. In general single storey rear extensions are preferred.

3.2.5.12 Single storey rear extensions **should** be set below any first-floor windows. A flat-roof can be acceptable for a single-storey rear extension.

Loft conversion

3.2.5.13 The conversion of a loft space to a habitable room with addition of skylights and dormers **should** be designed to be sensitive to the surrounding context and original building.

3.2.5.14 Dormers **must** be of a scale proportional to the existing roofscape of the building. Small pitched roof dormers are seen in the traditional vernacular in Old Basing and **could** be an appropriate design for dormers in loft conversions.
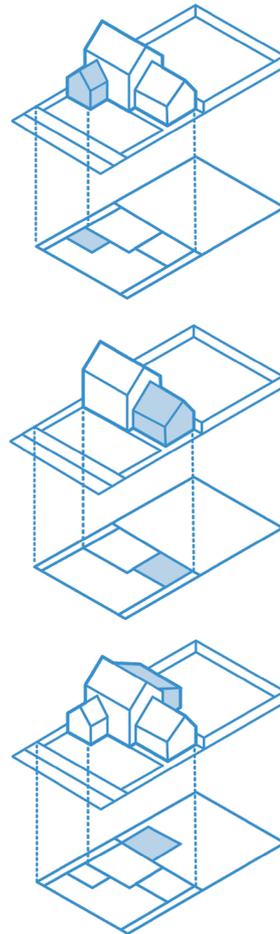

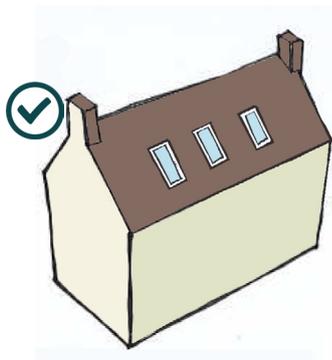**Figure 38:** Above, examples of front, side and rear extension.

Figure 39: Loft conversion incorporating skylights.
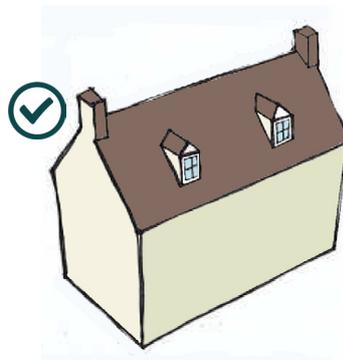

Figure 40: Loft conversion incorporating gabled dormers.
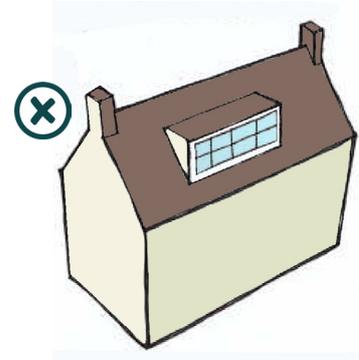

Figure 41: Loft conversion incorporating long shed dormer which is out of scale with the original building.

3.3 Landscape and views

The character of the landscape is an integral and vital part of the parish and it is important for development to be landscape-led to preserve the landscape character of the area.

3.3.1 Strategic and local green gaps

As set out in the planning context section, the Local Gap Study undertaken by ES Landscape Planning for Old Basing and Lychpit Council concluded the Local Gap would extend the objectives of preventing coalescence and maintain the character and appearance of the Loddon Valley. Preventing coalescence is key to preserving Old Basing's character and an objective in the Basingstoke and Deane Local Plan with the already designated strategic green gap between Old Basing and Basingstoke.

The surrounding of built development with open landscape is therefore a characteristic for both existing development such as the Old Basing conservation area as well as any new development which would border the strategic/ local green gaps.

Design codes and guidance to protect these green gaps relate to how development sits at the settlement edges.

Figure 42: Existing open space in Old Basing, Oliver's Battery, looking towards residential development along The Street and tree line along the River Loddon beyond.
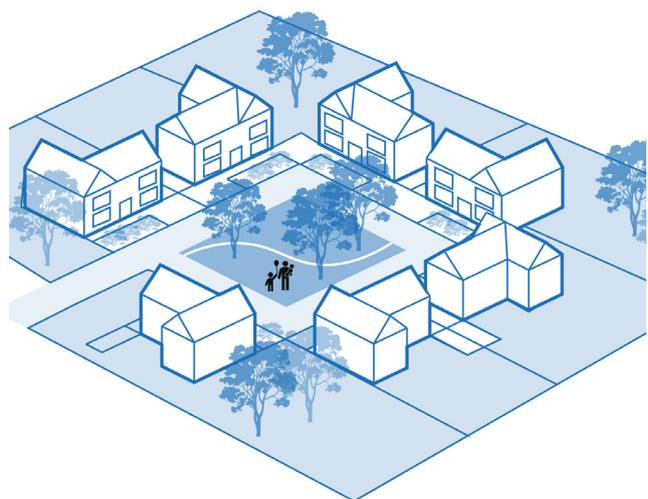

Figure 43: Diagram showing a green space overlooked by residential properties.

3.3.1.1 When new development faces onto the surrounding open fields, it **should** blend harmoniously into the surroundings and views towards the settlement. For that reason, the massing, boundary treatments, rooflines and materials **must** be sensitive to the surrounding landscape.

3.3.1.2 Edge of settlement development **should** gradually transition to the surrounding landscape by utilising comprehensive landscape buffering, or 'green curtains', implemented along the edge of development. Abrupt edges to development with little vegetation or landscaping on the edge of the settlement **should** be avoided.

3.3.1.3 Where building elevations along the settlement's edge are visible from the surrounding countryside, they **should** present an attractive, positive frontage through careful fenestration placement, material choices, boundary treatments, and sensitively designed extensions.

3.3.1.4 Long stretches of blank (windowless) walls **must** be avoided, including on side elevations, except where this is in keeping with the character (e.g., farmyard-type buildings).

3.3.1.5 In the case of boundary treatments for back gardens or perimeter walls, the quality of the materials is key as this will have a major impact on long views. Perimeter walls **should** be under 1.5m to retain views. The rear boundaries of properties onto open countryside **should** either follow existing hedgerow boundaries or be planted to form new hedgerows.

Figure 44: View across landscape of Old Basing towards dense tree line (image by Christopher Hawkins).

3.3.2 Open spaces

3.3.2.1 Open, green spaces define the character of Old Basing and existing spaces **must** be preserved.

3.3.2.2 Key views, as described in the 'Protection of Iconic Views in the Neighbourhood Plan, and into and out of existing open spaces **must** be retained. For example the extensive views from the recreation ground across farmland to the north and allotments to the south.

3.3.2.3 New development of multiple buildings **should** propose a mixture of open spaces with vegetation and materials that wear well over time, and housing groups **should** be set within trees and hedgerows to form a framework of green boundaries.

3.3.2.4 New open spaces **should** incorporate a mixture of hard and soft landscaping with safe play areas. Hard surfacing **should** be constructed from permeable materials to aid in surface water drainage.

3.3.2.5 Open spaces within new development **must** be overlooked by buildings with active frontages looking onto the space to provide natural surveillance. This is important for providing a sense of safety.

Figure 45: Example of a bat box placed in the front or rear garden of a property.

Figure 46: Example of a bird feeder located on a grass area opposite a public footpath.

Figure 47: Example of a pollinator garden that **could** be placed in a communal green space within the built environment.

Existing guidance for biodiversity and tree planting can be found in Chapter 'Designing for biodiversity' and Principle T4 (respectively) of the Landscape, Biodiversity and Trees SPD.

3.3.3 Views, trees and screening

Views into and out of the village contribute towards the rural setting. Trees and the location of much of the village on lower land screens the buildings from views into the village. Views out of the village are defined by mature trees in the landscape as well as the most recent tree planting within development in Lychpit.

3.3.3.1 Screening **should** be incorporated between new development and roads, where appropriate, by advanced planting of trees and shrubs. Native tree species **should** be used such as oak, yew, hawthorn, horse chestnut, crab apple and beech.

3.3.3.2 Hedgerows should be of native species such as yew, holly, hawthorns, dogwoods and hazel.

3.3.3.3 Any new development proposal **must** consider the topography of the surrounding area.

3.3.3.4 Roof design **must** be considered in relation to views into, and out of the area. Prominent and unsympathetic roof design risks negatively impacting the overall rural character of the parish and views into the new development from surrounding areas. Roof design and heights **should** reflect the local context and use a generally modest scale to prevent impacting on views (see Section 4 for specific guidance in the area types). In general darker roof colours are more appropriate for the rural context.

3.3.4 Biodiversity and local wildlife

3.3.4.1 Development **must** avoid the loss of trees and hedgerows and **must** protect local habitats and wildlife corridors.

3.3.4.2 Design **should** integrate and connect existing landscape features and incorporate SuDS, local trees, plants and hedgerows, to enhance biodiversity and preserve rural character. Connecting green areas creates or improves wildlife corridors, helping to increase movement between isolated populations and providing shelter from harsh weather.

3.3.4.3 Gardens and boundary treatments **should** be designed to allow the movement of wildlife and provide habitat for local species. For that reason, rich vegetation is suggested, instead of continuous solid fencing.

3.3.4.4 Verges along roads **should** be incorporated into the design of new developments or enhanced where possible to improve the overall aesthetic and ecological value.

3.3.4.5 Development **should** provide bat, owl and bird boxes and bat friendly lighting to maintaining foraging routes.

Figure 48: View of current strategic green gap between Old Basing and Lychpit (image by Christopher Hawkins).


Figure 49: View of Lychpit sitting within substantial tree cover which screens the development (image by Christopher Hawkins).

Provide transitional landscape between the hard edge of development and the countryside in the form of hedges, tree bands or meadows.

Treat edge streets as lanes with minimal road geometry.

Create back-to-back development where new development meets existing buildings. The aim **should** be to complete blocks.
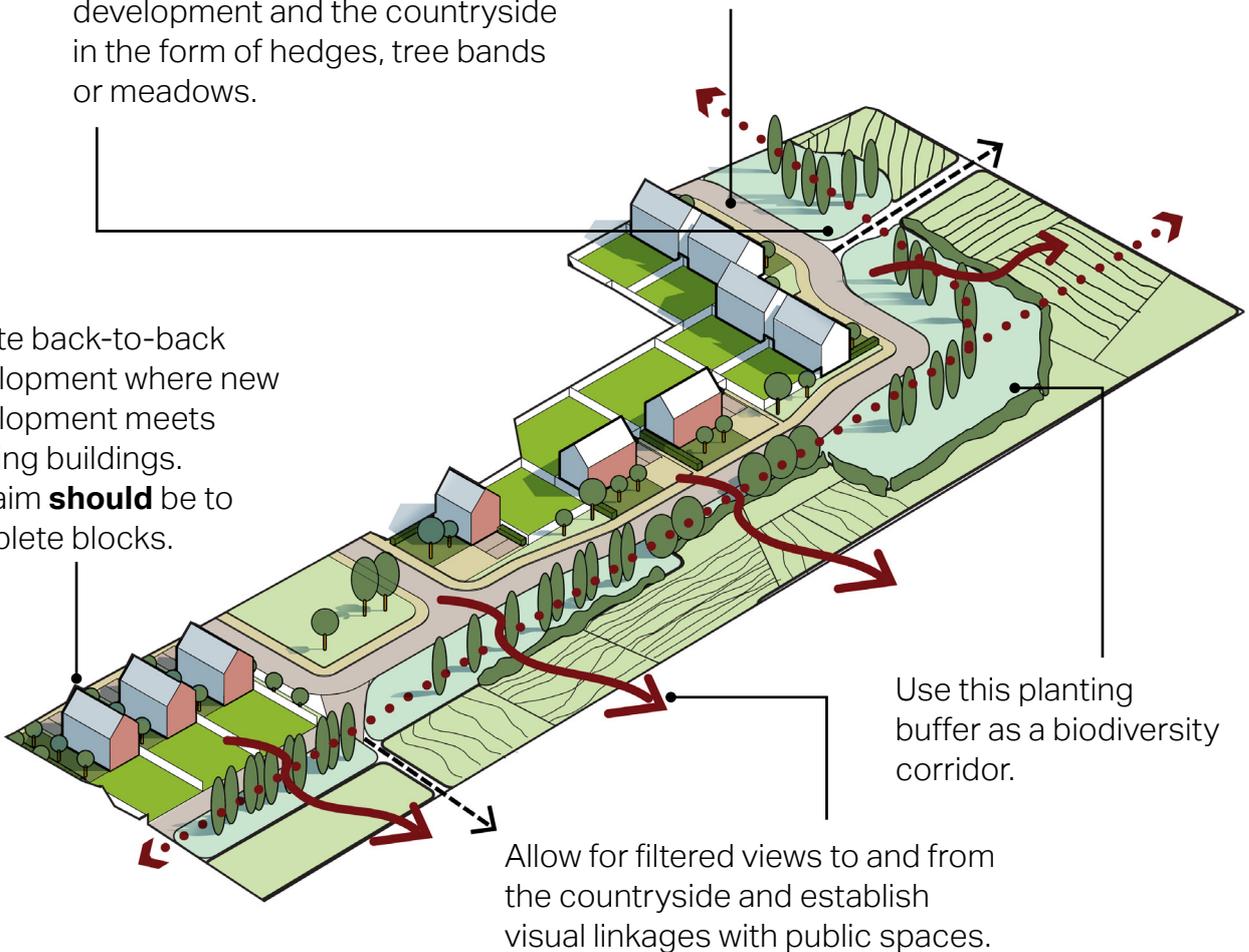
Use this planting buffer as a biodiversity corridor.

Allow for filtered views to and from the countryside and establish visual linkages with public spaces.

Figure 50: Diagram illustrating strategies for a well-designed settlement edge.

Existing guidance for extensions can be found in Chapter 8 (Sustainable Design Approaches) of the [Design and Sustainability SPD](#).

3.4 Sustainability

3.4.1 Sustainable development

Buildings contribute almost half (46%) of carbon dioxide (CO_2) emissions in the UK. The government has set rigorous targets for the reduction of CO_2 emissions and minimising fossil fuel energy use, with the emerging Future Homes Standard and Part L of the UK Building Regulations.

Energy efficient or eco design combines all around energy efficient appliances and lighting with commercially available renewable energy systems, such as solar electricity and/or solar/ water heating.

Solar panels

3.4.1.1 Solar panels over a rooftop can have a positive environmental impact, but their siting, design and installation **should** be handled sensitively, particularly on heritage assets.

3.4.1.2 Preserving the character of the original building and wider setting/village **should** be a priority. It is also important to note that solar panels on listed buildings require consent.

On new builds

3.4.1.3 Solar panels **should** be designed in from the start, forming part of the design concept. Some attractive options are solar shingles and photovoltaic slates or tiles. In this way, the solar panels can be used as a roofing material in their own right.

On retrofits

3.4.1.4 Design **should** respond to the proportions of the building and roof surface in order to identify the best location and sizing of solar panels.

Colour & contrast

3.4.1.5 The colour and finish of solar panels and how they reflect light **should** be chosen to fit in with the building or surroundings. The majority of crystalline and thin film panels are dark blue or black; within these shades are a variety of finishes and tones to help make the panels unobtrusive.

Frames

3.4.1.6 Panels without frames, or black-framed panels, **should** be used where framed panels would detract from the building. Untreated or natural finished metal panel frames can look out of place and draw unnecessary attention to the panels. Many manufacturers sell panels with frames that are painted or anodised to blend in better with the building.

Size and style

3.4.1.7 Design **should** respond to the style of the building and, if possible, position the solar PV panels so they are in proportion to the building and its features. For example, they **could** resemble roofing elements such as roof lights or windows.

3.4.1.8 The way in which panels are laid out in relation to one another can make a huge difference to the appearance of the system – symmetrical installations tend to work much better. Covering the whole roof or one of its gables is also advisable.

Surroundings

3.4.1.9 Plant types and locations **should** be chosen so that plants will not grow to shade areas on the property or on neighbouring properties where solar energy systems are installed. Design and location of new structures **should** also not overshade these areas.

3.4.1.10 Solar PV on adjacent houses of the same type may look out of place if the approaches are very different. If neighbours use different sizes and colours of panels or position them differently in relation to the roofs, it can have a significant impact. PV design **should** consider using similar components to fit with the prevalent panel style in the area.

Figure 51: Use of shingle-like solar panels on a slate roof, with the design and colour of the solar panels matching those of the adjacent slate tiles.

Figure 52: Positive example of implementing solar panels since the design stage.

Ground source and air source heat pumps

Ground source and air source heat pumps absorb heat from the environment to use for both heating and hot water within the house. For most residential properties in Old Basing and Lychpit Parish air source heat pumps are the more appropriate choice, given ground source heat pumps require large amounts of outdoor space to accommodate underground loops.

Air source heat pumps still require some outdoor space for the pump unit, though considerably less, and many back gardens in Old Basing and Lychpit Parish would be large enough to accommodate one.

Therefore, some design considerations for air source heat pumps are:

3.4.1.11 Bespoke covers and landscaping **could** be used to visually screen the heat pump; for example wooden enclosures **could** be used and stained to match the colour of the building wall. However, it is important to ensure that any covers are durable and weather-resistant and that neither the cover nor any planting obstructs ventilation.

3.4.1.12 Placement of heat pumps **should** not visually damage the street scene and the main, front elevation of a building and therefore, **should** ideally be placed to the rear of the dwelling.

3.4.1.13 Heat pumps **should** be placed so that they are protected from heavy snowfall or flooding.

Figure 53: Heat pump screening at the front of a dwelling.

Thermal mass

Thermal mass describes the ability of a material to absorb, store and release heat energy. Thermal mass can be used to even out variations in internal and external conditions, absorbing heat as temperatures rise and releasing it as they fall. Thermal mass can be used to store high thermal loads by absorbing heat introduced by external conditions, such as solar radiation, or by internal sources such as appliances and lighting, to be released when conditions are cooler. This can be beneficial both during the summer and the winter.

3.4.1.14 Thermal storage in construction elements **could** be used, such as a trombe wall placed in front of a south facing window or concrete floor slabs that can absorb solar radiation and then slowly re-release it into the enclosed space. Use of thermal mass can be combined with suitable ventilation strategies.

Insulation

3.4.1.15 Thermal insulation **should** be used for any wall or roof on the exterior of a building to prevent heat loss. Particular attention **should** be paid to heat bridges around corners and openings at the design stage.

3.4.1.16 Acoustic insulation **could** be used to reduce the transmission of sound between active (i.e. living room) and passive spaces (i.e. bedroom). Such insulation and electrical insulation can prevent the passage of fire between spaces or electrical components.

Airtightness

3.4.1.17 Airtight constructions can help reduce heat loss, improving comfort and protecting the building fabric. Airtightness is achieved by sealing a building to reduce infiltration- which is sometimes called uncontrolled ventilation. Simplicity is key for airtight design. The fewer junctions the simpler and more efficient the airtightness design will be.

3.4.1.18 An airtight layer **should** be formed in the floor, walls and roof. Doors, windows and roof lights to the adjacent walls or roof **should** be sealed. Interfaces between walls and floor and between walls and roof, including around the perimeter of any intermediate floor **should** be linked. Water pipes and soil pipes, ventilation ducts, incoming water, gas, oil, electricity, data and district heating, chimneys and flues, including air supplies to wood burning stoves, connections to external services, such as entry phones, outside lights, external taps and sockets, security cameras and satellite dishes **should** be considered.

3.4.1.19 Figure 58 features an array of sustainable design features. Features with pink icons **should** be strongly encouraged in existing homes. Features with orange icons show additional features that new build homes **should** incorporate from the onset where possible.

Seal penetrations through the air barrier to guarantee the air tightness of the dwelling.

Provide thermal insulation to any wall or roof to the exterior to prevent heat losses.

Pay attention to possible thermal bridges in openings and corners.

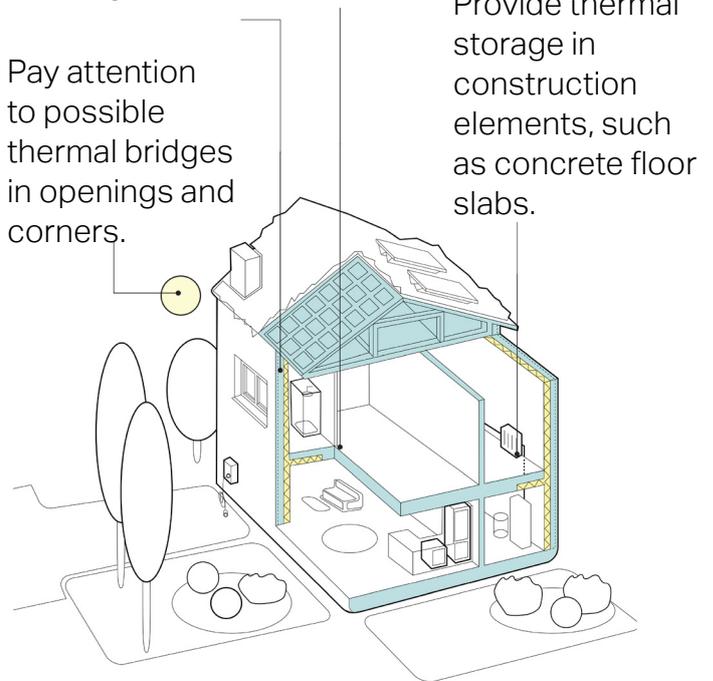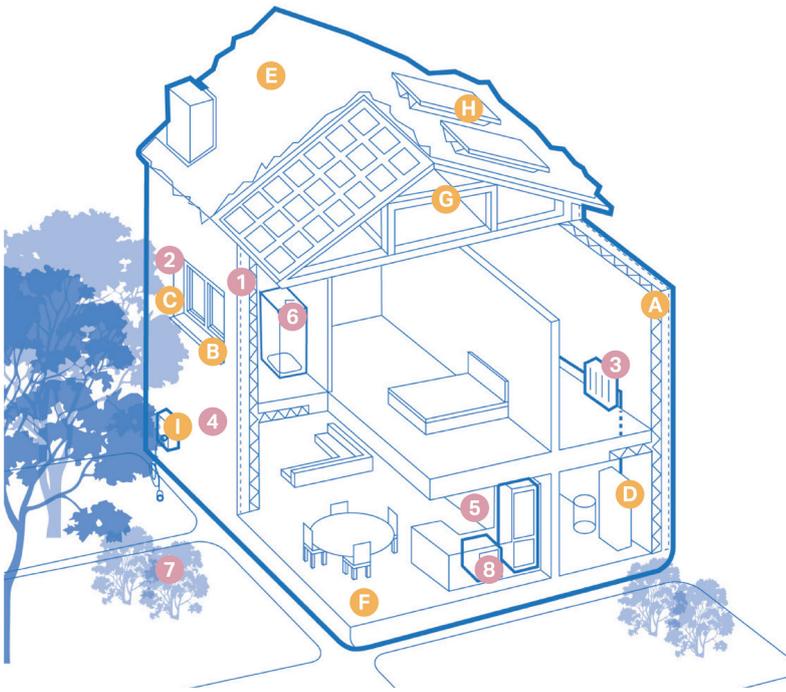Provide thermal storage in construction elements, such as concrete floor slabs.

Figure 54: Diagram showing areas of concern regarding building solutions for thermal mass, insulation and air tightness.

Existing homes

1. 🏠 Insulation in lofts and walls (cavity and solid)

2. ▦ Double or triple glazing with shading (e.g. tinted window film, blinds, curtains and trees outside)

3. 🎚 Low- carbon heating with heat pumps or connections to district heat network

4. 🌬 Draught proofing of floors, windows and doors

5. 🔋 Highly energy- efficient appliances (e.g. A++ and A+++ rating)

6. 💧 Highly water- efficient devices with low-flow showers and taps, insulated tanks and hot water thermostats

7. 🌱 Green space (e.g. gardens and trees) to help reduce the risks and impacts of flooding and overheating

8. 🏠 Flood resilience and resistance. Where susceptible to flooding, removable air block covers, installing washing machines upstairs, waterproof flooring (avoiding wood flooring and carpets)

Existing and new build homes

A. 🏠 High levels of airtightness.

B. 🌬 Triple glazed windows and external shading especially on south and west faces

C. 🎚 Low-carbon heating and no new homes on the gas grid. Air or ideally ground source heat pumps to replace gas or oil boilers.

D. 🔄 More fresh air with mechanical ventilation and heat recovery, and passive cooling

E. 💧 Water management and cooling more ambitious water efficiency standards, green roofs and reflective walls

F. 🏠 Flood resilience and resistance e.g. raised electrical, concrete floors and greening your garden

G. 🏠 Construction and site planning timber frames, sustainable transport options (such as cycling)

H. 🏠 Solar panels

I. 🚗 Electric car charging point

Figure 55: Diagram showing low-carbon homes in both existing and new build conditions.

AECOM

3.4.2 Sustainable Drainage

Sustainable Drainage Systems (SuDS) cover a range of approaches to manage surface water in a sustainable way to reduce flood risk and improve water quality and the overall urban environment. SuDS work by reducing the amount and rate at which surface water reaches a waterway or combined sewer system.

SuDS are often as important in areas that are not directly in an area of flood risk themselves, as they can help reduce downstream flood risk by storing water. Some of the most effective SuDS are vegetated, using natural processes to slow and clean the water whilst increasing the biodiversity value of the area.

A number of overarching principles can be applied:

3.4.2.1 Surface water **should** be managed as close to where it originates as possible;

3.4.2.2 Runoff rates **should** be reduced by facilitating infiltration into the ground or by providing attenuation that stores water to help slow its flow so that it does not overwhelm water courses or the sewer network;

3.4.2.3 Water quality **should** be improved by filtering pollutants to help avoid environmental contamination;

3.4.2.4 Various 'SuDS' **could** be linked to maximise overall efficiency of the system;

3.4.2.5 SuDS **should** be integrated into development and improve amenity space through early consideration in the development process and good design practices. SuDS **must** be designed sensitively to augment the landscape and provide biodiversity and amenity benefits;

3.4.2.6 SuDS schemes **could** link the water cycle to make the most efficient use of water resources by reusing surface water.

One of the most sustainable SuDS options for private plots is surface water collection for reuse, such as through a water butt or rainwater harvesting system. This not only manages runoff but also reduces pressure on vital water sources. Where reuse is not possible, two alternative approaches using SuDS include:

• Infiltration - allows water to percolate into the ground and eventually help restore groundwater;

• Attenuation and controlled release - holds back the water and slowly releases it into the sewer network.

Figure 56: Example of swales and a dam integrated with a crossing point, elsewhere in UK.

Figure 57: Example of SuDS designed as a public amenity and filly integrated into the design of the public realm, Stockholm.
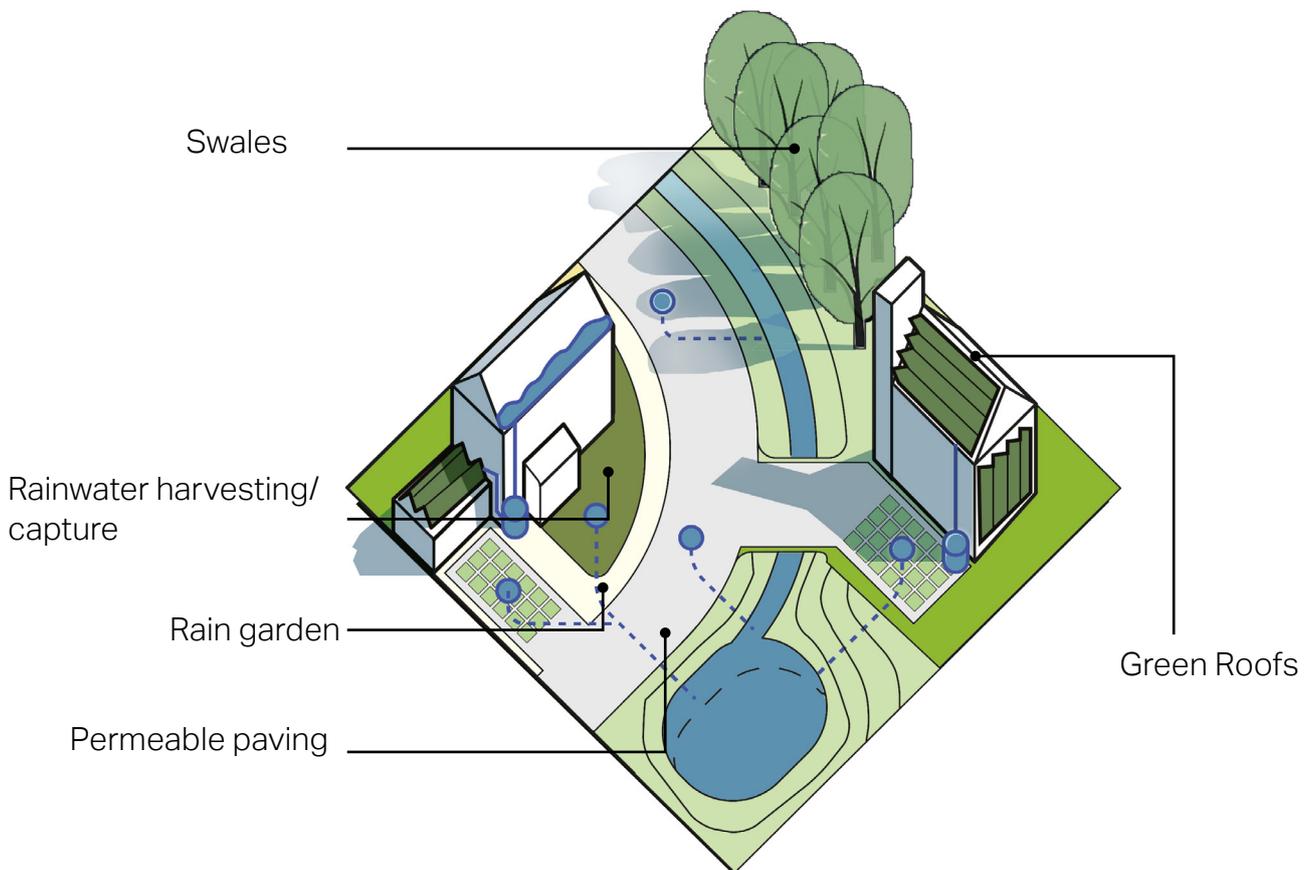

Swales

Rainwater harvesting/ capture

Rain garden

Permeable paving

Green Roofs

Figure 58: Illustrative diagram of sustainable urban drainage systems in a residential neighbourhood.

3.4.3 Dark skies and lighting

Careful consideration and thoughtful design of lighting schemes within properties, whether in front or back gardens, are essential in any new development in the parish to protect dark skies. This is particularly important within the conservation area and where settlement edges abut open countryside. More specific codes and guidance applies to the conservation, see Section 4.

3.4.3.1 Lighting schemes **must** not cause unacceptable levels of light pollution particularly in intrinsically dark areas.

3.4.3.2 Lighting schemes that can be turned off when not needed ('part-night lighting') **should** be considered to reduce any potential adverse effects.

3.4.3.3 Choice of lighting **should** be energy-efficient and sustainable. The installation of carefully directed motion sensors **should** be encouraged.

3.4.3.4 Lighting schemes **should** be directed downward to avoid reducing dark skies or disturb neighbours or passers-by.

3.4.3.5 Foot/cycle path light **should** be in harmony with surrounding rural landscape. Lighting such as solar cat's-eye lighting, reflective paint and ground-based lighting **could** be introduced.

Figure 59: Example of path lighting using low fixtures which direct illumination downward and outward to illuminate the pathway.
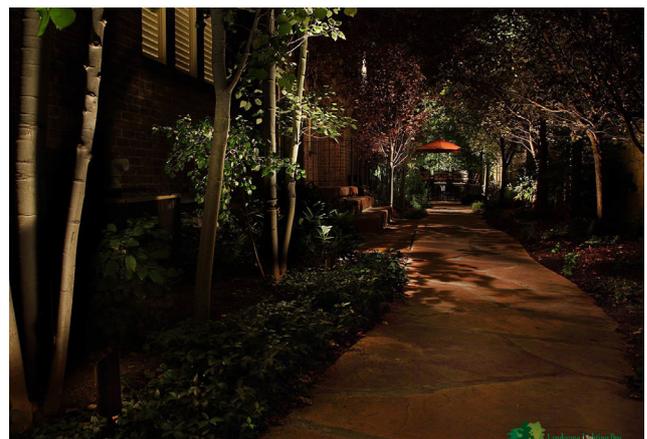

Figure 60: Example of lighting angled downwards to illuminate the pathway, which uses bullet type fixtures placed above the eye level on an object or tree.

3.5 Public realm

3.5.1 Social and community infrastructure

Although there are a number of local amenities there is an aspiration from the local community to protect, improve and expand the existing services to promote health, education and social needs with any new development. Policy SS3.9 in the Basingstoke and Deane Local Plan sets out potential infrastructure to be included in new development on this site such as a community centre and local shopping facilities, sports facilities, two form entry primary school (subject to requirements). Guidelines related to social and community infrastructure are as follows:

3.5.1.1 Existing and proposed social and community infrastructure **should** be sympathetic with the existing architectural style of the surrounding buildings.

3.5.1.2 Any new social and community infrastructure **should** be designed in high standards to act as a focal point and landmark for the area and improve the civic pride and the character of the NA.

3.5.1.3 New social and community facilities **must** be well connected with the existing and proposed network of footpaths to encourage walking and cycling within the area.

3.5.1.4 In terms of parking provision, new facilities **should not** create additional congestion in the area. Parking provision for new facilities **should** be provided on site to avoid spill-out parking onto surrounding streets. Car parking **should** follow section 3.5.1 for codes and guidance.

3.5.1.5 Signage and wayfinding **should** be used to highlight options for sustainable transport modes and promote walking and cycling. This **could** potentially increase movement and activity in the streets enhancing natural surveillance and therefore, minimising any possibility of antisocial behaviour.

Figure 61: Existing village hall in Old Basing, constructed in the 1980s using red brick and clay-tiled roof with dormer windows allowing a low roofline.

Existing guidance for walkability can be found in Chapter 5 of the [Design and Sustainability SPD](#).

3.5.2 People friendly streets

As set out by Homes England in the [Building for a Healthy Life](#)[1] manual, it is vital to create:

- Integrated neighbourhoods;

- Distinctive places; and

- Streets for all.

Old Basing and Lychpit Parish is characterised by the separation of settlements. Whilst this separation is key to maintain identities of the distinct areas and the valuable landscape that lies between them, it is important to improve the pedestrian and cycling connections, accessibility to amenities and promote active travel. In addition the layout of new development is influential for accessibility and ease of walking and cycling. Therefore the following design codes and guidance apply:

3.5.2.1 There **should** be a clear hierarchy of movement in the order of pedestrians, cyclists and cars.

3.5.2.2 Ensure that road and pavement surfaces encourage easy access to developments, especially for elderly and disabled pedestrians and wheelchair users whose needs **must** be considered.

3.5.2.3 All schemes **should** consider how they will incorporate traffic calming measures to reduce car speeds and make residential developments tranquil

and safe for pedestrians. Traffic calming measures can include attractive tree and shrub planting, raised pedestrian crossings and painted verges for pedestrians and cyclists where a pavement is not possible.

3.5.2.4 New footpath links **should** be provided wherever possible, and these **must** connect up with the existing walking network, placing the priority on the pedestrian, thereby encouraging people to favour active travel over the car for local journeys.

3.5.2.5 The design of the street network **should** respond to the topography and natural desire lines.

3.5.2.6 Streets and footpaths **should** be laid out in a permeable pattern, allowing for multiple connections and choice of routes on foot. Any cul-de-sac **should** be short and provide onward pedestrian links.

3.5.2.7 Avoid road dominated visual scenes in new developments by incorporating attractive and varied road surfaces and beautifying developments with trees and planting.

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1 https://www.udg.org.uk/sites/default/files/publications/files/14JULY20%20BFL%202020%20Brochure_3.pdf

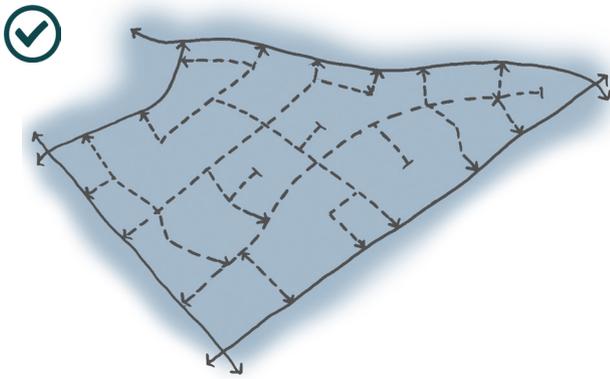**Figure 62:** A connected layout, with some cul-de-sacs, balances sustainability and security aims in a walkable neighbourhood.
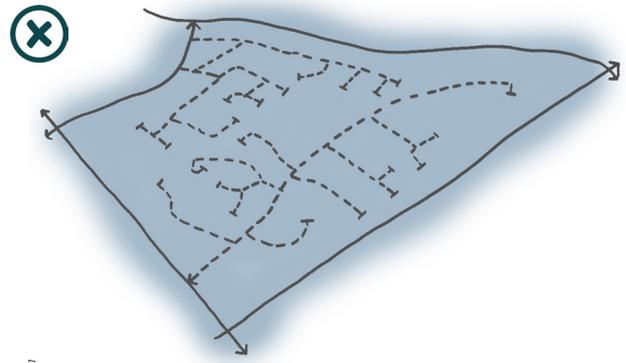

Figure 63: A layout dominated by cul-de-sacs encourages reliance on the car for even local journeys.

Figure 64: Local example of pedestrian and cycling routes between residential areas which provide active travel connections, Lychpit (image by Christopher Hawkins).

Integrating street trees and landscaping with boundary treatments can help to enhance the public realm and complement the character of the place.

Incorporating hedges and planting to support the green infrastructure network.

Where a looser pattern of development is proposed, visual continuity and well - defined public realm can be achieved by the careful positioning of walls and landscaping.
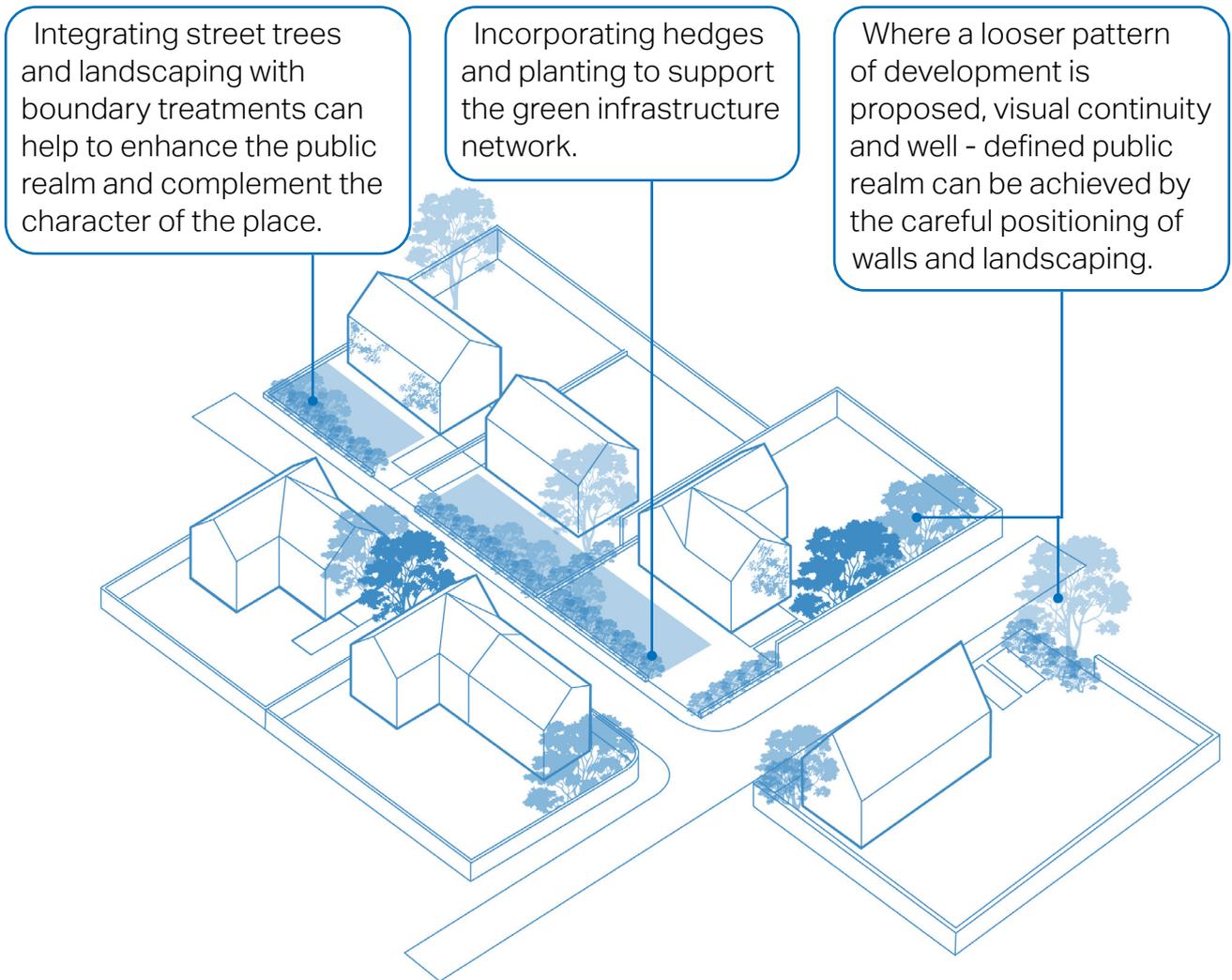
Figure 65: Diagram showing trees and landscaping that complement the public realm and create a sense of enclosure.

Design Guidance and
Codes for Specific Areas

04

4. Design Guidance and Codes for Specific Areas

This chapter contains specific codes and guidance for the distinct area types in Old Basing and Lychpit NA. These should be considered in conjunction with the common themes presented in Chapter 3.

4.1 Introduction

Defining 'area types' and establishing what the key features or distinctive attributes are in each area helps to determine the appropriate design codes and to support future development.

For the purposes of this Design Code, the parish has been divided into four area types. These include three Settlement Focus Areas (SFAs), which are described further and analysed in the following pages. This is where future development is most likely to occur.

Area types within Old Basing and Lychpit:

SFAs

- Area 1 - Mid-20th century development
- Area 2 - Lychpit and modern development
- Area 3 - Old Basing Conservation Area
- Area 4 - Open Countryside

The following analysis is based on parish wide analysis (see Chapter 2) and the site visit with the Old Basing and Lychpit Parish Neighbourhood Plan Steering Group.

Proposals **must** adhere to all guidance detailed in Chapter 3 (NA-wide design guidance and codes) and will refer to the assigned character area to understand the applicable guidance relating to the location and development type.

Figure 66: Map showing area types in Old Basing and Lychpit NA.

Key

- Mid-20th century development area type boundary
- Lychpit and Modern development
- Old Basing conservation area
- Open countryside
- Policy SS3.9
- Strategic green gap
- Local green gap

This area comprises substantial development to the south of Old Basing which took place from the 1940s to 1970s. Linked to Old Basing conservation area by Crown Lane and Belle Vue Road the development follows a formal pattern with grid-like street layout to one side of Hatch Lane and perimeter road with cul-de-sacs on the other. Much of the building in this area type is typical to the period of development; however not representative of the local character of Old Basing.

Development is contained within this area with the boundary of Basingstoke Common to the west, a dense stretch of tree line wrapping round the northern boundary and the Hatch Industrial Park and M3 bounding the development to the south. Therefore any development within this area would be small-scale, for example infill, extensions and conversions.

In addition to the general design codes and guidelines there are some specific guidance and codes which apply to this area, given the differences in layout, built form, green spaces etc. to other area types in the NA.

Key

- Mid-20th century development area type boundary
- Buildings
- Public open green spaces
- School
- Retail area
- Industrial/employment area
- Basingstoke common
- Strategic green gap
- Public Rights of Way
- Road network
- Pedestrian routes

Figure 67: Map showing the mid-20th century development area type and key features such as green spaces and local amenities.

AECOM

Positive Character Features

- Edges of development - tree line creates a good buffer.

- Pavement provision - green verges and street trees.

- Feeling of openness.

- Use of green boundary treatments.

- Provision of local facilities.

Risks to character

- Although the area does well to not impact nearby residential areas, the built form and materials do not cohere with the local context.

- Use of repeated building styles and materials produces homogenous building design along the streetscape.

- Use of poor quality boundary treatments- close-boarded fences etc.

- Extensions which overwhelm the original property and/ or do not sit well within the local context. Particularly upwards of extensions to bungalows with large shed dormers.

- Infill and conversions can result in crowded plots. Heights and massing which are incongruous with the surrounding buildings.

- On-street parking can clutter the roads and reduce pedestrian and cycling accessibility. On-plot parking without screening can detract from the appearance of the fronts of plots.

- Long, straight roads can lead to increase vehicular speed.

Opportunities

- Increase biodiversity - street trees etc.

- Surface improvements, improvements to pedestrian experience with use of crossings.

- Retrofitting eco-design features and incorporation of eco-design features into infill, extensions and conversions.

- Improve fronts of plots through boundaries, screening of car parking.

- Improve built character with any infill, extensions or conversions by incorporating local material palette and high quality sustainable design.

	Topic	Analysis	Code and guidance
A1.1	**Scale and building height**	Building heights are low in this area type. There is a maximum built height of two storeys and a high concentration of bungalows.	Building heights **must** remain low and consistent with surrounding heights. A maximum of two storeys **must** be retained. Given the low height development in this area infill **must** take care not to overwhelm neighbouring properties and the prevailing roofline of the street.
A1.2	**Materials and design**	Building design reflects the time periods they were built in with little reference to the local vernacular. Materials include red and orange brick, render, gault brick and some use of tiles.	Materials used in extensions **should** be in harmony with the original building - either match or complement the existing materials. Opportunities in new developments, including extensions and infill, **should** be taken to introduce features which **could** improve the character and/ or sustainability of the building.
A1.3	**Public realm**	Roads are set out with pavements and green verges. The area lacks open green spaces with only a couple serving the local residents. Street trees and planting is scarce.	Solutions to improve the offering of green spaces in the area **should** be encouraged. This **could** include street trees where feasible and planting of wildflower patches along the green verges to increase biodiversity.
A1.4	**Layout and car parking**	Set out more formally with straight roads, grid-like structure, especially between Hatch Lane and London Road (A30). Buildings are setback from the road with front gardens and on-plot parking.	Any new infill **should** continue existing, strong building lines to integrate with surrounding plots. Use of tree pits **could** help to reduce car speeds. Any new pedestrian crossings **should** be introduced at key nodes and follow existing pedestrian desire lines.
A1.5	**Boundary treatment**	There are various boundary treatments including hedges, brick walls and wooden fencing. Some properties do not have boundary treatments.	Natural boundaries such as hedgerows **should** be used improve biodiversity and promote the rural character of the NA, especially at the settlement edges to aid in transition the surrounding countryside. Close boarded timber fencing **must** be avoided.

Table 02: Analysis of the area and specific code and guidance for new development in the mid-20th century development area type to retain/ replicate good qualities and improve the character of the area.

Since the development to the south of Old Basing in the mid-20th century there have been two main areas of modern development. These comprise a substantial development area - Lychpit and a smaller modern estate - Cromwell Court. Both areas are separated from Old Basing village by the River Loddon and the strategic green gap.

Lychpit was developed in the late 20th century. It follows a meandering layout of gently winding perimeter roads and cul-de-sacs set amongst dense tree cover. The design successfully incorporates aspects of Old Basing character, such as the rural feel. Cromwell Court was designated in the 2011-2029 Local Plan and built during the 21st century. It comprises 100 homes and presents less of a rural character with a more formal layout and lack of tree cover in comparison. The focus of the characteristics to retain and replicate in new development therefore draws predominantly from the Lychpit development.

New development sites in Old Basing outside of the conservation area will form part of this modern development area type including the designated site from Policy SS3.9.

Key

Lychpit and modern development area type boundary

Buildings

Industrial/ employment area

Local green gap

Strategic green gap

● Grade I listed building

● Grade II listed building

Scheduled monument

- - - Public Rights of Way

Road network
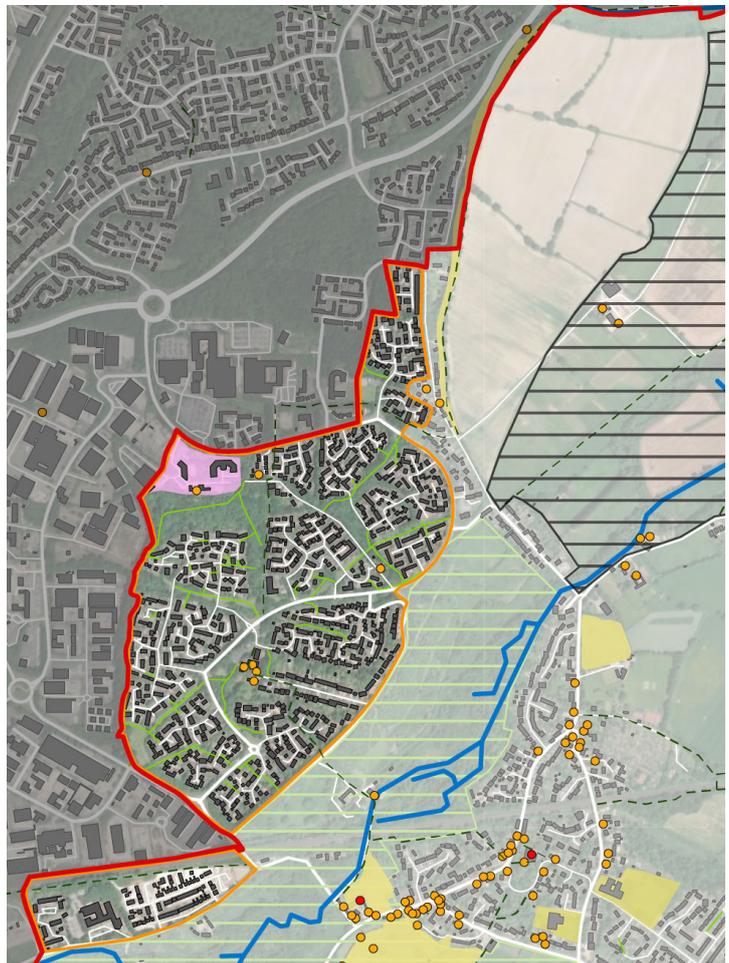
Pedestrian routes

Figure 68: Map showing the Lychpit and modern development area type and key features such as green spaces and local amenities.

Positive Character Features

- Materials in Lychpit fit well with the rural landscape respond to local context such as orange/red tiles, red and orange brick, weatherboarding.

- High density of tree cover in Lychpit promotes the rural character of the parish and screens the built form from views towards the development.

- Layout of development in Lychpit follows winding streets to encourage slower vehicle speed.

- There are many walking and cycling routes which connect different areas of development in Lychpit together.

- Lychpit incorporates a variety of architectural styles and materials along the same street which adds to the character.

- Lychpit successfully incorporates a number of listed buildings into the development which provides continuity between old and new.

- Dark roof colours and design features such as gables and dormers are used to reduce the bulk of roofs.

Risks to character

- Use of unsympathetic materials and/or colour palette, for example the use of bright red tiles for buildings in Cromwell court do not respond as well to the rural context.

- Layout features a dominance of cul-de-sacs which can impair accessibility. Sufficient provision of footpath and cycle links **must** be used in the case of cul-de-sac layouts.

- Use of close boarded fences as boundary treatments.

- Homogenous design and repeated building forms can detract from the streetscene.

Opportunities

- With new development and improved technology there are significant opportunities for the use of eco-design features, innovative green technologies and measures such as the Passivhaus standard to ensure the parish develops in a sustainable way.

- Improve pedestrian and cycling connections with Old Basing by integrating new routes in development with the existing network.

Figure 69: Lychpit development within high tree cover - dark roof colours and low heights sit well within the tree line.

	Topic	Analysis	Code and guidance
A2.1	**Scale and building height**	Building heights are typically two storeys and modest in scale. Roof ridge height sits below tree cover in Lychpit and bulk is reduced with use of gables and dormers.	Building heights **must** be restricted to two storeys. Roofline **must** be carefully considered in relation to the site topography. The River Loddon valley and Old Basing village lies at lower elevation than surrounding land and views into new development **must** be considered. Roof ridge height **should** remain low, design features such as gables and dormers **could** be used to reduce roof bulk.
A2.2	**Materials and design**	Predominant materials include red and orange brick of varying shades and render. There is some response to local material palette with use of black and dark natural weatherboarding on some properties in Lychpit and first floors with tiles. Darker clay tiles for building roofs in Lychpit respond well to surrounding tree cover.	Use of materials from the local material palette **should** be considered in new development to fit with the character of the NA. Darker roof colours **could** be used to fit better with the rural context. Use of green technologies are encouraged and new development **must** incorporate sustainable design features.
A2.3	**Public realm**	Wooded green spaces within Lychpit provide good quality amenity areas. Due to high tree cover there are not open, green spaces for recreational use, such as sports, children's play areas etc.	Green open spaces **should** cater to the amenities and uses which are needed for the local area such as children's play areas and sports pitches.
A2.4	**Layout and car parking**	Development is set out in cul-de-sacs which branch off from the main road. Cromwell court uses a more formal, grid-like layout, whereas Lychpit uses an informal layout of meandering roads.	Gently meandering road layouts **should** be used as these can encourage slower vehicular traffic and promote a more residential and pedestrian focused layout. The informal development pattern is also more sensitive to the historic urban grain of Old Basing village. Where cul-de-sacs are used, pedestrian and cycling connections between different streets **should** be provided.

Table 03: Analysis of the area and specific code and guidance for new development in the Lychpit and modern development area type to retain/ replicate good qualities and improve the character of the area.

The conservation area is characterised by narrow, winding lanes centred upon The Street and St Mary's Church. There is an eclectic mixture of buildings which reflects the organic formation of this area over centuries of development. There is residential development along with local village amenities such as the Old Basing village hall, Old Basing Infant School, St Mary's Church, shops, pubs and restaurants.

Within Old Basing conservation area development is restricted. Possibilities for development include infill, extensions and conversions, and any upgrades to existing public realm.

Key

- Conversation area type boundary
- Buildings
- Village hall
- Recreation ground
- Cemetery
- School
- Allotments
- Local green gap
- Strategic green gap
- ● Grade I listed building
- ● Grade II listed building
- Scheduled monument
- --- Public Rights of Way
- === Road network
- Pedestrian routes

Figure 70: Map showing the Old Basing conservation area type and key features such as green spaces and heritage assets.

Positive Character Features

- The variety in the built form, including thatched-roof and timber framed cottages; weather-boarded barns; terraces of 17th, 18th and 19th century cottages and a stucco house creates a strong character and reflects the history of the village.

- Local and distinctive materials such as the bricks from the ruins of Basing House and the local mellow orange bricks.

- Many of the listed buildings have retained fully their vernacular form and materials.

- Several infill buildings from the 19th and 20th centuries amongst the older buildings which use vernacular materials and strongly reinforce the street pattern of the village

- High quality of both the individual buildings and the open spaces that they occupy.

- Numerous open green spaces popular with residents.

Risks to character

- Use of unsympathetic materials including uPVC.

- Lack of pavements can create accessibility issues for walking around the NA.

- On-street parking can clutter the roads and reduce accessibility.

- Excessive road signage and unsympathetic signage design can clutter the streetscape.

Opportunities

- Improve accessibility in the area.

Figure 71: Use of traditional material palette in the conservation area (red brick with timber framing and thatched roof).

Figure 72: Use of traditional material palette in the conservation area (red brick with timber framing, white painted brick and half-hipped clay tiled roof).

	Topic	Analysis	Code and guidance
A3.1	**Scale and building height**	Most buildings are of two storeys. Wide fronted houses predominate. There is a large variation of typologies including terraced, semi-detached and detached.	Any infill, extensions and conversions in the conservation area **must** fit with existing rooflines. Where a new building is proposed to run parallel with the frontage of existing buildings narrow and tall houses which would undermine the village streetscape **should** be avoided.
A3.2	**Materials and design**	Traditional material and colour palette is used throughout the conservation area.	Any new development **must** respond to the traditional material palette. The use of orange/ red stock bricks, reclaimed or hand-made, **should** be used where possible. The use of concrete and re-constituted stone **must** be avoided. Feature arches, plinth reveals and colour bands **should** be incorporated to provide variety. Pitched roof and dormers **should** use materials such as plain clay red tiles, slate, or thatch with lead, bonnets or clay ridge tiles on ridges, hips and valleys.
A3.3	**Public realm**	There are good examples of traditional shop front design which add to the character of the area. However, poor shop front design detracts from the street scene in some places.	Existing paved footways within the Conservation Area in Crown Lane, Milkingpen Lane and The Street **should** be maintained and, where possible, extended. They **should** be in keeping with the character of the settlement. Street lighting in the conservation area **should** be discouraged in order to minimise light pollution, unless there is an over-riding case for the safety of road users, especially pedestrians.

Table 04: Analysis of the area and specific code and guidance for new development in the Old Basing conservation area type to retain/ replicate good qualities and improve the character of the area.

	Topic	Analysis	Code and guidance
A3.4	**Layout and car parking**	Development forms an organic and informal layout. There is a variation of building lines with some fronting directly onto the road and others set back with front gardens.	Unnecessary road signs **should** be removed and others standardised to produce minimal environmental impact. The use of road markings **should** be minimised to conserve the informal, rural nature of the roads.
A3.5	**Boundary treatment**	Natural boundary treatments prevail, with some use of red and orange brick walls constructed from local brick.	Lines of old hedgerows **should** be maintained as they are the traditional boundary lines. Replanting **should** be with species consistent with existing hedges and woods, and not fast-growing conifers. Retain and manage old mature trees to continue screening and defining the eastern boundary of the conservation area along the canal route.

Table 05: Analysis of the area and specific code and guidance for new development in the Old Basing conservation area type to retain/ replicate good qualities and improve the character of the area.

Appendix

A

Appendix: Checklist

This section sets out a general list of design considerations by topic for use as a quick reference guide in design workshops and discussions.

1

General design considerations for new development:

- Does new development integrate with existing paths, streets, circulation networks and patterns of activity to allow accessibility and connectivity?

- Is there an opportunity to reinforce or enhance the established settlement character of streets, greens, and other spaces?

- Does the proposal harmonise with and enhance the existing settlement in terms of physical form, architecture and land use?

- Does the proposal relate well to local topography and landscape features, including prominent ridge lines and long-distance views?

- How can the local architecture and historic distinctiveness be reflected, respected, and reinforced?

- Have important existing features been retained and incorporated into the development?

- Have surrounding buildings been respected in terms of scale, height, form and massing?

- Are all components e.g. buildings, landscapes, access routes, parking and open space well related to each other?

- Does the proposal make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation) without adverse impact on the street scene, the local landscape or the amenities of neighbours?

- Has management, maintenance and the upkeep of utilities been considered by the proposal?

- Is there an opportunity to implement passive environmental design principles (for example, site layout being optimised for beneficial solar gain, techniques to reduce energy demands and the incorporation of renewable energy sources)?

- Does the proposal adopt contextually appropriate materials and details?

- Does the proposal incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features?

2

Street grid and layout:

- Does it favour accessibility and connectivity? If not, why?

- What are the essential characteristics of the existing street pattern; are these reflected in the proposal?

- How will the new design or extension integrate with the existing street arrangement?

- Are the new points of access appropriate in terms of patterns of movement?

- Do the points of access conform to the statutory technical requirements?

3

Local green spaces, views & character:

- What are the particular characteristics of this area which have been taken into account in the design; i.e. what are the landscape qualities of the area?

- Does the proposal maintain or enhance any identified views or views in general?

- How does the proposal affect the trees on or adjacent to the site?

3 (continued)

Local green spaces, views & character:

- Can trees be used to provide natural shading from unwanted solar gain? i.e. deciduous trees can limit solar gains in summer, while maximising them in winter.

- Has the proposal been considered within its wider physical context?

- Has the impact on the landscape quality of the area been taken into account?

- In rural locations, has the impact of the development on the tranquillity of the area been fully considered?

- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?

- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?

- Can any new views be created?

- Is there adequate amenity space for the development?

- Does the new development respect and enhance existing amenity space?

- Have opportunities for enhancing existing amenity spaces been explored?

3 (continued)

Local green spaces, views & character:

- Will any communal amenity space be created? If so, how this will be used by the new owners and how will it be managed?

- Is there opportunity to increase the local area biodiversity?

- Can green space be used for natural flood prevention e.g. permeable landscaping, swales etc.?

- Can water bodies be used to provide evaporative cooling?

- Is there space to consider a ground source heat pump array, either horizontal ground loop or borehole (if excavation is required)?

4

Gateway and access features:

- What is the arrival point, how is it designed?

- Does the proposal maintain or enhance the existing gaps between settlements?

- Does the proposal affect or change the setting of a listed building or listed landscape?

- Is the landscaping to be hard or soft?

5

Buildings layout and grouping:

- What are the typical groupings of buildings?

- How have the existing groupings been reflected in the proposal?

- Are proposed groups of buildings offering variety and texture to the townscape?

- What effect would the proposal have on the streetscape?

- Does the proposal maintain the character of dwelling clusters stemming from the main road?

- Does the proposal overlook any adjacent properties or gardens? How is this mitigated?

- Subject to topography and the clustering of existing buildings, are new buildings oriented to incorporate passive solar design principles, with, for example, one of the main glazed elevations within 30° due south, whilst also minimising overheating risk?

- Can buildings with complementary energy profiles be clustered together such that a communal low carbon energy source could be used to supply multiple buildings that might require energy at different times of day or night? This is to reduce peak loads. And/or can waste heat from one building be extracted to provide cooling to that building as well as heat to another building?

6

Building line and boundary treatment:

- What are the characteristics of the building line?
- How has the building line been respected in the proposals?
- Has the appropriateness of the boundary treatments been considered in the context of the site?

7

Building heights and roofline:

- What are the characteristics of the roofline?
- Have the proposals paid careful attention to height, form, massing and scale?
- If a higher than average building(s) is proposed, what would be the reason for making the development higher?
- Will the roof structure be capable of supporting a photovoltaic or solar thermal array either now, or in the future?
- Will the inclusion of roof mounted renewable technologies be an issue from a visual or planning perspective? If so, can they be screened from view, being careful not to cause over shading?

8

Household extensions:

- Does the proposed design respect the character of the area and the immediate neighbourhood, and does it have an adverse impact on neighbouring properties in relation to privacy, overbearing or overshadowing impact?
- Is the roof form of the extension appropriate to the original dwelling (considering angle of pitch)?
- Do the proposed materials match those of the existing dwelling?
- In case of side extensions, does it retain important gaps within the street scene and avoid a 'terracing effect'?
- Are there any proposed dormer roof extensions set within the roof slope?
- Does the proposed extension respond to the existing pattern of window and door openings?
- Is the side extension set back from the front of the house?
- Does the extension offer the opportunity to retrofit energy efficiency measures to the existing building?
- Can any materials be re-used in situ to reduce waste and embodied carbon?

9

Building materials & surface treatment:

- What is the distinctive material in the area?

- Does the proposed material harmonise with the local materials?

- Does the proposal use high-quality materials?

- Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design?

- Does the new proposed materials respect or enhance the existing area or adversely change its character?

- Are recycled materials, or those with high recycled content proposed?

- Has the embodied carbon of the materials been considered and are there options which can reduce the embodied carbon of the design? For example, wood structures and concrete alternatives.

- Can the proposed materials be locally and/or responsibly sourced? E.g. FSC timber, or certified under BES 6001, ISO 14001 Environmental Management Systems?

10

Car parking:

- What parking solutions have been considered?

- Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place?

- Has planting been considered to soften the presence of cars?

- Does the proposed car parking compromise the amenity of adjoining properties?

- Have the needs of wheelchair users been considered?

- Can electric vehicle charging points be provided?

- Can secure cycle storage be provided at an individual building level or through a central/ communal facility where appropriate?

- If covered car ports or cycle storage is included, can it incorporate roof mounted photovoltaic panels or a biodiverse roof in its design?