National and local planning policy does not permit new houses in the open countryside unless essential for an agricultural or forestry worker. When permitted, siting and design is most important.

**CHARACTERISTICS OF TRADITIONAL COTTAGES**

- Low eaves
- Natural slate roof
- Small windows of vertical shape
- Natural stone or limewashed walls

**OVERALL FORM AND CHARACTER OF NEW DWELLINGS**

Due to the demands of modern family life, any new dwelling is likely to be larger than the traditional cottage. But to maintain the traditional character of the Park’s heritage, the design of new dwellings must recognise the manner in which the original cottages were extended to form larger units.

Designers should refer to the following guides to understand the resultant form of these enlarged buildings.

- R1 - Single-storey Cottage
- R2 - 'Cragloft' Cottages
- R3 - Early two-storey Cottages
- R4 - Later two-storey Cottages

New dwellings should reflect these traditional forms but need not preclude a modern interpretation of that character by a suitably qualified designer, e.g. Registered Architect.

**OTHER GUIDES FOR ELEMENTS OF A DWELLING**

- Roofs (E1)
- Roofing slates (E2)
- Rooflights (E3)
- Dormer windows (E11)
- Open porches (E31)
- Stonework wall finishes (E21, 22)
- Enclosed porches (E32)
- Windows (E12, 13, 14, 15)
- Patio doors (E16)