

Lower Winterborne

Design Codes and Guidance

Final report

May 2025

Delivering a better world

Quality information

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Revision History

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	19.03.2025	Site visit, research, drawings	Hoorieh Morshedi	Senior Urban Designer
	19.03.2025	Site visit, research, drawings	Holly MacMahon	Consultant Urban Designer

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Introduction

01

1. Introduction

The aim of this document is to empower the local community to influence the design and character of the local area and to deliver suitable, sustainable development that meets the needs of local people.

1.1 Background and purpose

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 Lower Winterborne Neighbourhood Plan Steering Group by preparing this Design Guidance and Codes document.

The purpose of the Design Guidance and Codes 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:

- positively influence the character and design of new development within the Neighbourhood Area;
- set out clear analysis of the local context, focusing on topics where improvement is most needed;
- benchmark how these opportunities should be delivered, such that they are factored into considerations at site procurement, and the downstream design response.

Consultants AECOM prepared this report between January 2025 and March 2025, in conjunction with key members of the Neighbourhood Plan Group.

What is design coding?

Design coding involves setting out clear and specific guidelines for the determination of planning applications. These codes are intended to ensure that developments contribute positively to their surroundings in terms of aesthetics, functionality and sustainability.

They can provide greater assurance for communities and clarity for applicants about the design of new development.

1.2 Area of study

The Neighbourhood Area (NA) was designated by Dorset Council in July 2023 and comprises the parishes of Winterborne Kingston and Anderson. The NA encompasses the village of Winterborne Kingston and the hamlets of Anderson, Muston, and Tomson. The majority of the NA is made up of open countryside, primarily arable farmland.

The name Winterborne comes from the River Winterborne running through the centre of the village, which only runs in winter - drying out fully in the summer months.

The NA is within the North Dorset district. Though the village and hamlets sit within the rural landscape with few nearby facilities, there are surrounding towns which serve the NA. This includes the market town of Blandford Forum, the nearest town which is 10km (around a 12 minute drive) from Winterborne Kingston village. Additionally the large coastal town of Poole is 24km (approximately 30 minute drive) from the village.

The nearest train stations are Wool and Wareham, which are on the Southwestern trainline with rail connections to London Waterloo and Weymouth.

The strategic transport corridor of London to Weymouth passes south of the NA, comprising the A31 and A35. In addition the important north-south corridor linking Bournemouth and Poole to the Bristol area runs to the east along the A350.

There are two national landscapes in close proximity to the NA which are designated areas of sensitive landscape. In particular, the Dorset National Landscape is close to the north-eastern NA boundary and is noted for its sense of tranquillity, remoteness, dark night skies, and an undeveloped rural character.



Figure 01: View out to surrounding rural countryside from Winterborne Kingston.



Figure 02: River Winterborne running through the village.

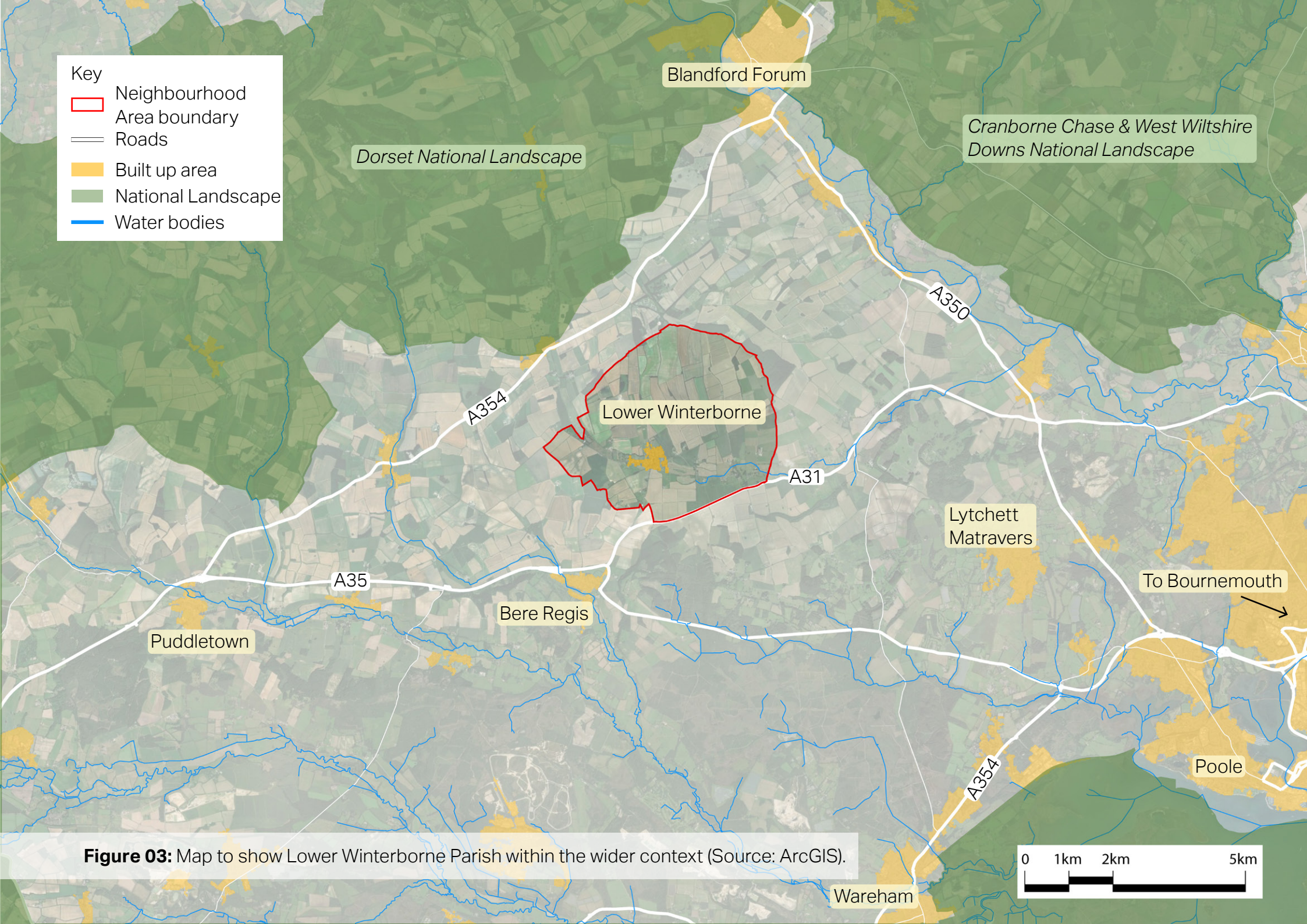


Figure 03: Map to show Lower Winterborne Parish within the wider context (Source: ArcGIS).

1.3 The vision and values

The vision for Lower Winterborne is described in the vision statement below. This vision is supported by a number of main objectives for the Neighbourhood Plan to help achieve. These are:

1. To protect the character of the parish by ensuring that any new development is sympathetic to the local environment and is of a scale and design appropriate to its location.

2. To protect and where practical, enhance community facilities and services for the benefit of residents.

3. To identify site(s) for new development which will meet local needs for housing, employment, or improved community facilities and takes opportunities to reduce flood risk.

4. To seek to ensure that the rural setting of the parish is maintained and that the natural beauty of the area and its wildlife are conserved or enhanced.

5. To enhance highway safety and improve routes around the parish for the benefit of all residents, whether they travel on foot, by cycle, or in a vehicle.

This design code and guidance report is intended to support the aspects of the vision and objectives which relate to design.

Neighbourhood Plan Vision Statement:

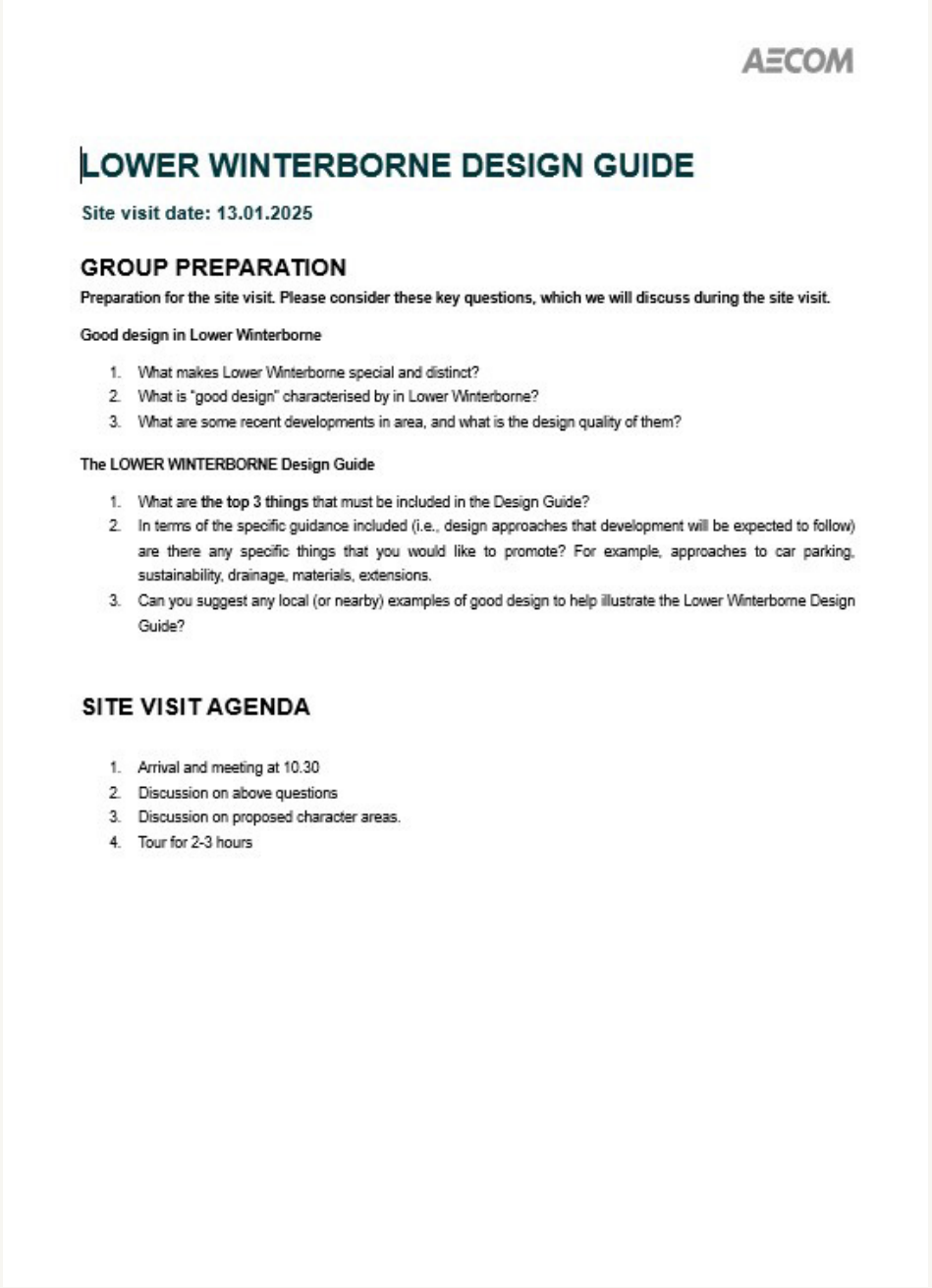
"To ensure that the Lower Winterborne Parish is a thriving rural village community that continues to be a friendly and safe location in which all generations can flourish, live, and work."

1.4 Targeting design quality issues

The National Planning Policy Framework states... "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".

The focus of the guidance and coding prepared in this document is based on the elements of design quality and characteristics which identified based on the site visit and discussions with the Neighbourhood Plan Steering Group.

Before the site visit, an agenda with some questions was issued to the group. The questions were discussed at the site visit, and subsequently some key words for distinctive characteristics and issues in Lower Winterborne were identified - See the following page.



AECOM

LOWER WINTERBORNE DESIGN GUIDE

Site visit date: 13.01.2025

GROUP PREPARATION

Preparation for the site visit. Please consider these key questions, which we will discuss during the site visit.

Good design in Lower Winterborne

1. What makes Lower Winterborne special and distinct?
2. What is "good design" characterised by in Lower Winterborne?
3. What are some recent developments in area, and what is the design quality of them?

The LOWER WINTERBORNE Design Guide

1. What are **the top 3 things** that must be included in the Design Guide?
2. In terms of the specific guidance included (i.e., design approaches that development will be expected to follow) are there any specific things that you would like to promote? For example, approaches to car parking, sustainability, drainage, materials, extensions.
3. Can you suggest any local (or nearby) examples of good design to help illustrate the Lower Winterborne Design Guide?

SITE VISIT AGENDA

1. Arrival and meeting at 10.30
2. Discussion on above questions
3. Discussion on proposed character areas.
4. Tour for 2-3 hours

DISTINCTIVE CHARACTERISTICS

Traditional materials and building styles including use of thatch and Georgian architecture.

Variety in design and materials is part of the character of the NA, rather than strong use of one particular style or material.

Rural character and organic development forming a nucleated village at Winterborne Kingston and smaller pockets of development in the hamlets.

Long distance views from the edge of development over open countryside.

Good design features and distinctive characteristics seen in the landscape, traditional built form, and used in some modern developments.

ISSUES

Surface water flood risk with flood zones 2 and 3 covering parts of the NA.

Loss of original building character through insensitive extensions.

Development which lacks variety and does not respond to local context detracts from the character.

Obstructions to walking around the NA due to lack of pavements. Active travel can be difficult due to the rural roads, and feels unsafe for pedestrians and cyclists.

Poor design features and issues seen across the NA, which need to be addressed through the design codes.

1.5 The planning context

This section outlines the national and local planning policy and guidance documents that have influenced, and should be read in conjunction with, this design guide.

National level policy and guidance:

National Planning Policy Framework (MHCLG) - 2024

National Model Design Code, (MHCLG) - 2021

National Design Guide, MHCLG - 2019

Building for a Healthy Life, Homes England - 2020

Manual for Streets, Department for Transport - 2007

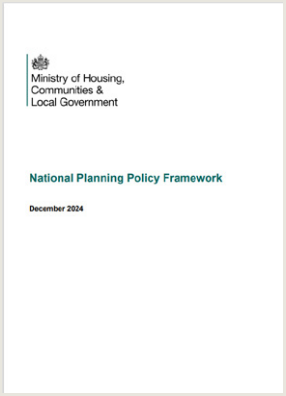
Local level policy and guidance:

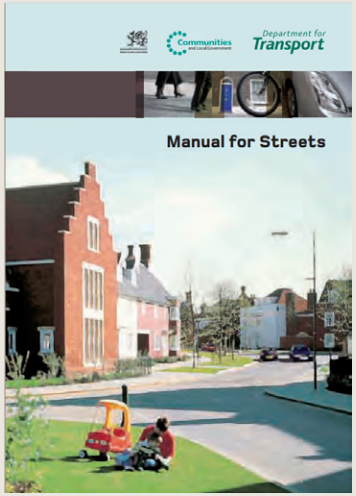
North Dorset District Council Local Plan January 2016

Dorset Council Biodiversity Net Gain Guidance for Applicants and Agents - July 2023

Dorset Council Sustainability Statement and Checklist for planning applications, Interim guidance note - December 2023

National Level Policy and Guidance











Local Level Policy and Guidance





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.

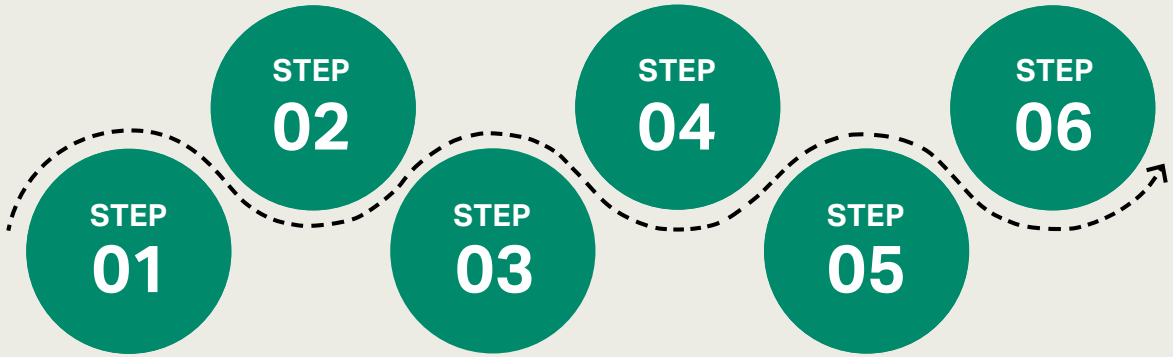
Design codes and guidance alone will not automatically secure quality design outcomes, but they will help to prevent poor outcomes by creating a rigorous process that establishes expectations for design quality.

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.
Parish Councils	As a guide when commenting on planning applications, ensuring that the guidance and codes are complied with.
Local community organisations	As a tool to promote community-backed development and to inform comments on planning applications.

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

1.7 Process

This document has resulted from a collaborative effort between the Lower Winterborne Neighbourhood Plan Steering Group and AECOM, reflecting the priorities of local residents. The design coding process follows the steps set out on this page.



01

Inception meeting between AECOM and Neighbourhood Plan Steering Group members.

02

Walking tour of built-form, and photographic study with Neighbourhood Plan Steering Group.

03

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

04

Preparation of draft design guidelines and codes in consultation with group members.

05

Draft design guides and codes reviewed by the Neighbourhood Plan Steering Group and Locality.

06

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

Figure 04: A brief chronological breakdown of the key elements and milestones used throughout the duration of the production of this document.



Baseline

02

2. Baseline

This chapter outlines the broad physical, historic and contextual characteristics of the Neighbourhood Area.

2.1 Access and movement

2.1.1 Road network

Roads in the NA are narrow and have a rural character. There are no A roads or B roads, though the A31 and A354 run relatively closely to the southern and western boundaries of the NA.

The main road through the village is the north-south route formed of Kingston Road, North Street, and Bere Road. This route connects south to the A31 and north to the A354. Although classified as a 'C' road, the main route through the village functions as a key connector and experiences traffic volumes that exceed what is typically expected for a road of this classification.

Other roads which make up the wider road network include Duck Street into Marsh Lane which links from Winterborne Kingston to Anderson and Tomson, as well as to the A31. West Street leads west from Winterborne Kingston village centre along Rook Lane to Winterborne Whitechurch.

Public transport

There is limited public transport in Winterborne Kingston with one, infrequent bus service. As a result residents are heavily reliant on the use of private cars.

2.1.2 Pedestrian and cycling

There is a good network of public rights of way in the NA with a combination of footpaths and bridleways offering routes from the settlement areas into the countryside. These routes lead outside the NA and continue to connect to surrounding towns and villages. However these routes are not always easily accessible, for example during periods of rainfall they are muddy and difficult to navigate and are not accessible for everyone, for example those with mobility issues.

Within the village there are varying levels of provision for pedestrians with inconsistent pavement use which in places causes safety concerns, for instance, the lack of pavement on North Street from The Greyhound to linear development along this road and the new Wind Whistle Way development.



Figure 05: North Street showing lack of pavement on the left and the small stretch of pavement on the right which ends before the road turns the corner, presenting safety concerns for pedestrians.

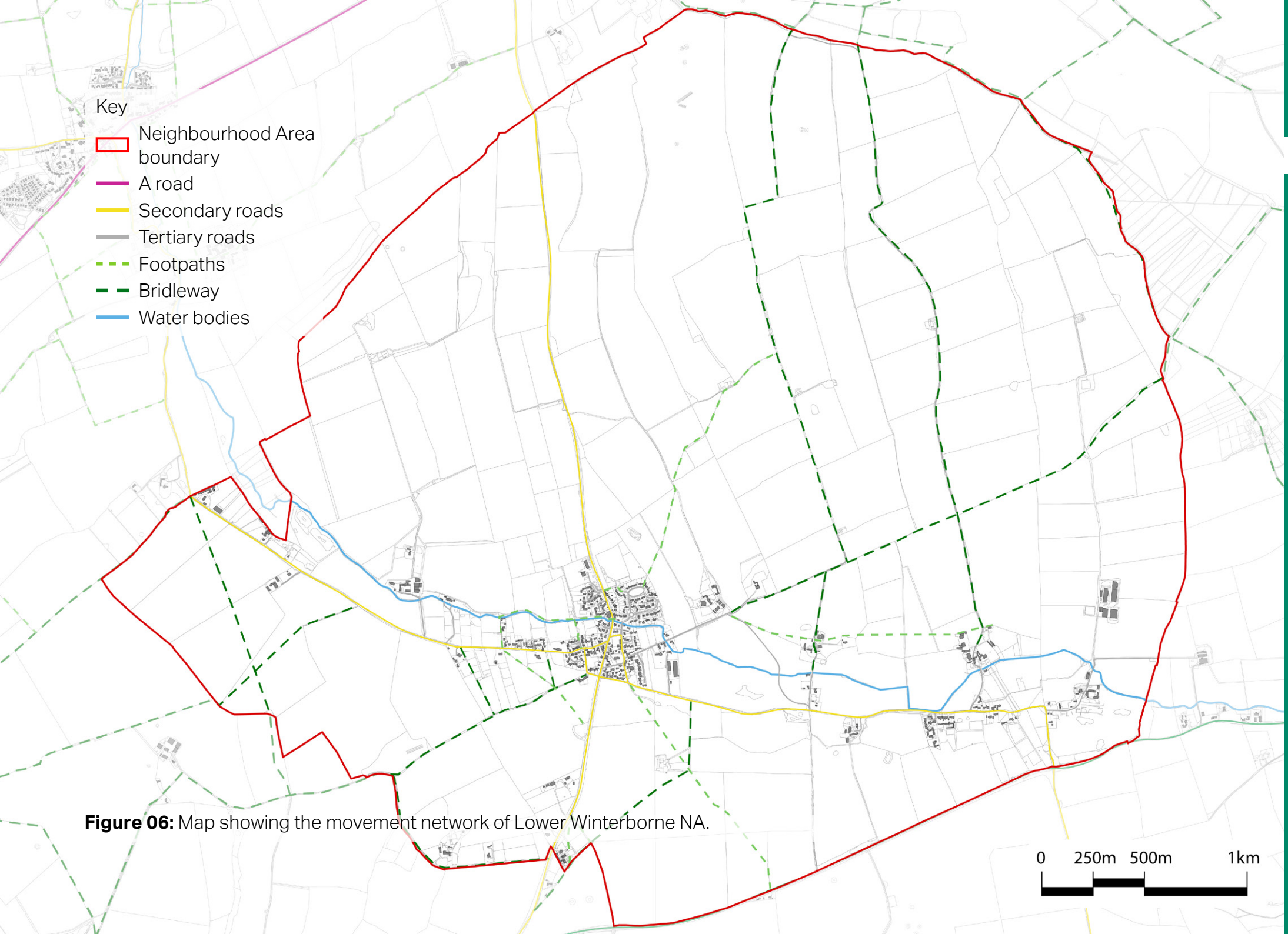


Figure 06: Map showing the movement network of Lower Winterborne NA.

2.2 Landscape and heritage

2.2.1 Landscape character

National Landscape Character Area: 134 - Dorset Downs and Cranborne Chase

Key characteristics include:

- Semi-natural woodlands;
- Well-preserved network of imposing hill forts, clusters of barrows, field systems, earthworks, ancient lanes and other prehistoric features, often delineating ritual landscapes;
- Very large fields, resulting from the enclosure of downland for sheep and corn that took place between the 16th and 19th centuries. Changes during the 20th century have resulted in an intensively arable agricultural landscape.

Dorset Landscape Character Assessment

Chalk Valley and Downland

This landscape character covers most of the NA, both the village of Winterborne Kingston and the hamlets of Anderson and Winterborne Tomson. Key characteristics include:

- Extensive and uniform area of chalk;
- Visually dominant with open views from expansive elevated areas;
- Smaller scale pattern of fields and winding ribbons of trees along the valley floors create a more sheltered and secluded character;
- Distinctive north-south aligned valleys, each with its own unique character;
- Chalk streams, semi-natural chalk grasslands, and ancient woodland are all key habitats;
- Large arable fields subdivided by low, thin, and straight hedges;
- Historic, now disused water meadows are key features;
- Distinctive settlements of stone, brick, and flint in linear form along the valley floors.

Open Chalk Downland

This landscape character covers the north and west of the NA and is similar in character to the chalk valley and downland. Some key characteristics include:

- Elevated areas of open chalk upland with a broad rolling landform;
- An expansive open scale with panoramic views to distant landmarks;
- Many important archaeological sites such as long barrows and burial mounds.

2.2.2 Landscape features

Ancient woodland

There is an area of ancient woodland in the NA, in the north-east corner, called Den Wood. Two larger ancient woodland areas, Great Coll Wood and Little Coll Wood lie just outside the NA, bordering the north-eastern boundary.

Priority habitat deciduous woodland

There are small areas of priority habitat deciduous woodland in the NA which are important and valuable habitats.

Registered parks and gardens

The grounds of Anderson Manor are designated as a Park and Garden. The gardens are laid out in Arts and Crafts style and feature several discrete compartments including lawns, formal gardens, grass walks, a terraced area, and a Bowling Green.

2.2.3 Flood risk

There are flood risk zones associated with fluvial flooding from the River Winterborne, as shown in **Figure 09** on the following page. However the more significant flood risk is surface water flooding, not shown.

2.2.4 History and heritage assets

Settlements in Lower Winterborne NA have a rich history with both Winterborne Kingston and Muston mentioned in the Domesday book. The name Winterborne is from the River Winterborne, a tributary of the River Stour which runs through the NA and only flows during the winter.

There are a total of 26 listed buildings in the NA. These are primarily located in the settlement areas including the village of Winterborne Kingston, hamlets of Anderson, Winterborne Tomson, and Winterborne Muston. This includes 3 Grade II* listed buildings: Church of St Nicholas, Muston Manor, and Tomson Farm House; and 2 Grade I listed buildings: Anderson Manor, and Church of Saint Andrew.

The oldest of these heritage assets are the two churches. The Church of St Nicholas dates to the 14th century, restored in the 1870s and The Church of Saint Andrew dates to the 12th century, with some later additions and refurbishments.

Additionally, there are a few scheduled monuments within the NA, including a Section of Roman road north of Bagwood.



Figure 07: Grade I listed Church of Saint Andrew, Winterborne Tomson.



Figure 08: Grade II* listed Tomson Farm House.

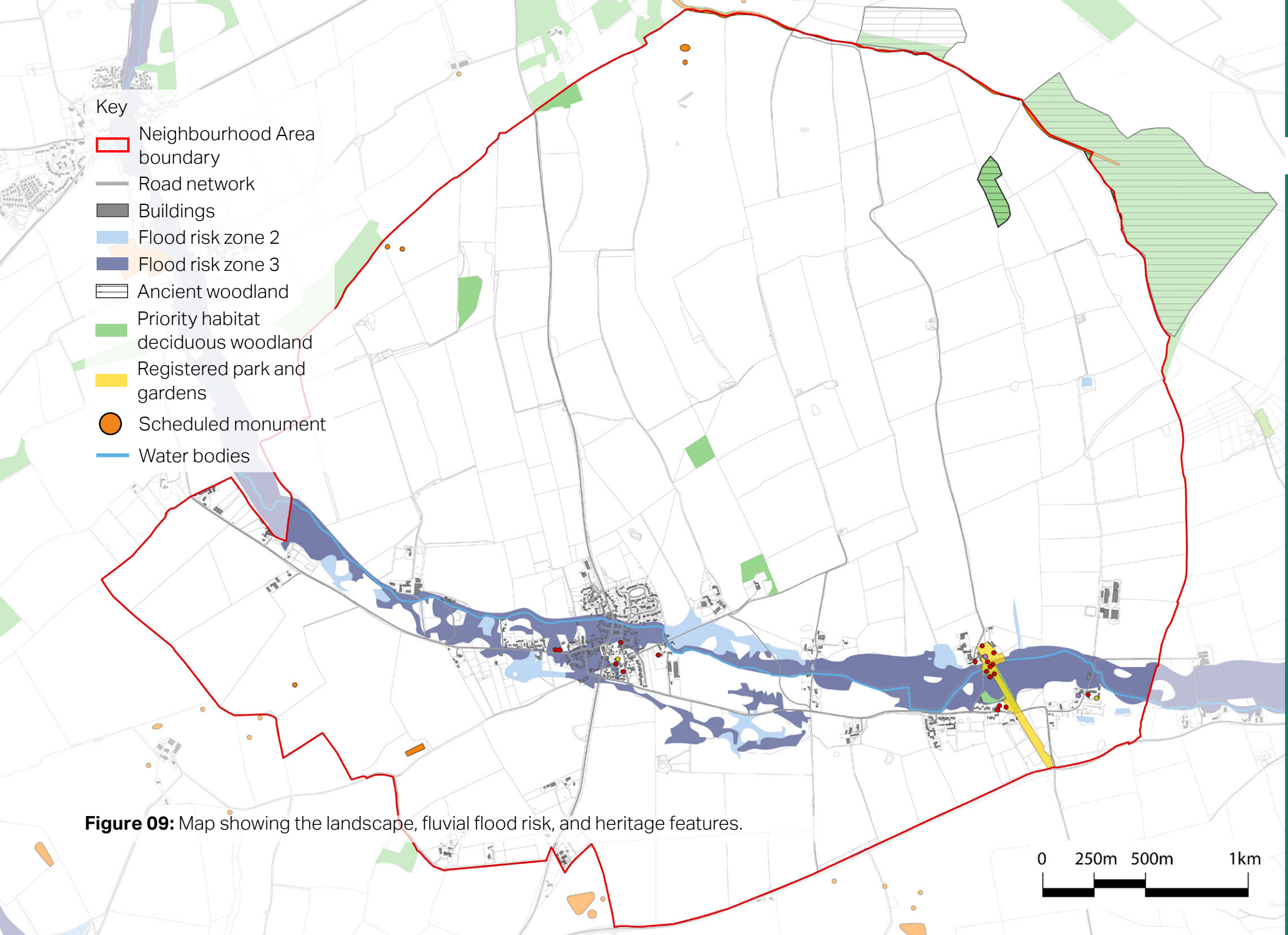


Figure 09: Map showing the landscape, fluvial flood risk, and heritage features.

2.2.5 Historic influences on design



Figure 10: 1887 OS map (source: National Library of Scotland) of Winterbourne Kingston.

Landscape: The landscape is predominantly agricultural, with open countryside and scattered woodland.

Infrastructure: Infrastructure is mostly agricultural, with few roads and tracks, rural paths and basic utilities.

Development: Development is clustered around key features such as the parish church and the historic river crossing, which were key community anchors at the time. The Roman Road serves as key connection through the settlement.

Design: Traditional vernacular architecture dominates, with farmhouses, cottages and estate buildings constructed from local materials such as flint, brick, and thatch. Apart from the church, buildings tend to be modest in scale, with irregular historic forms.



Figure 11: 1900 OS map (source: National Library of Scotland) of Winterbourne Kingston.

Landscape: The landscape shows minimal changes to field patterns and open countryside.

Infrastructure: Road network is gradually improving, though still limited to rural access tracks, now becoming more established. Infrastructure remains basic, with few visible enhancements.

Development: The settlement is slightly more defined, with some small-scale development appearing near existing buildings or along key routes.

Design: Continuity in vernacular style prevails, but some buildings now feature elements of the Victorian era, such as symmetrical frontages, sash windows, and decorative brickwork. Agricultural buildings of that time tend to become more formalised, using brick and slate.



Figure 12: 1955-1961 OS map (source: National Library of Scotland) of Winterbourne Kingston.

Landscape: The landscape shows noticeable increase in residential development, particularly in the form of housing estates and infill along roads. Agricultural land begins to give way to built-up areas.

Infrastructure: Expanded and improved road network reflects the population growth, with straighter, surfaced roads. Infrastructure evolves to include public amenities, services, and utilities.

Development: Post-war housing styles dominate new development, with new use of concrete, and larger window openings.

Design: Design shifts from organic vernacular to planned layouts, with less architectural variation and a greater emphasis on function and cost-efficiency.



Area wide design guidance and codes

03

3. Area wide design guidance and codes

This chapter presents a series of area-wide design codes and guidelines, applicable to future development within the Lower Winterborne Neighbourhood Area (NA). These codes and guidance should be considered in conjunction with the character area specific themes presented in Chapter 4.

3.1 Introduction

This chapter supports developers and other applicants when producing or reviewing planning applications within the Lower Winterborne NA. The featured guidelines and codes apply to the whole Neighbourhood Area, including any future allocated sites, infill development and windfall development. There is a focus on residential development.

3.1.1 How to use this section

Taking the topics from the list of design quality criteria identified in the introduction, the 'common' themes help to structure the area-wide design codes and guidance in this section. Under these overarching headings, individual design codes address more specific considerations.

Design quality issues previously identified and those included as common themes:

- **A** Housing and design
- **B** Natural and historic environment
- **C** Sustainability

Please note:

Both design codes and guidelines are contained within this document.

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

Guidelines: 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.



Reference to existing policy:

Where there is already reference to a theme within existing local policy or guidance, this has been highlighted alongside the adjacent icon. Hyperlinks to the relevant policy documents are also provided.

For district level guidance please refer to the North Dorset District Council Local Plan January 2016.

3.2 Housing and design

The design and materials of new development contribute to the appearance, character, quality, and environmental performance of the housing. It is important for housing to maintain or add to the existing character of Lower Winterborne. Monotonous design, use of inappropriate materials, under-use or over-use of detailing in new development can all detract from the overall character of the parish.

3.2.1 Sympathetic scale

- Any new development **must** reflect the existing modest building scale within the NA and **should** keep to a maximum of two storeys in height.
- Roofs in the NA are typically steeply pitched. Ridge heights **should** be in keeping with the existing context, so both pitch and height **must** be considered together.
- Variation in roof form and height, such as stepped elements or varied ridge lines, **could** be used where the surrounding settlement has an informal character. In more regular or planned parts of the settlement, a consistent, linear roofline **could** be more appropriate.
- Roofs **should** not overwhelm the proportions of the building. Gabled roof ends **could** be used to avoid this for deep houses.



Figure 13: Roofline of two storey pitched houses on Sackville Street.



Figure 14: Roofline of one and two storey houses facing onto the churchyard and on East Street in the background.

For district level guidance please refer to the Dorset Building Stones of England.

3.2.2 Palette of sensitive materials

The distinct traditional Dorset material palette can be seen through the NA. The continued use of the local vernacular is desirable.

However, the settlements in the NA have also evolved organically over time, resulting in a variety of materials and designs, partly due to the area's underlying chalk geology, which is not a particularly suitable building material. This variety contributes to the NA's unique character.

- In general, new development **must** be in keeping with the traditional material and colour palette. Traditional materials and styles are illustrated in the following pages. These include the use of red brick with flint, white and off-white render, slate tiles, and thatch, where appropriate. Wherever possible, materials should be locally sourced, low in embodied carbon, and support broader sustainability objectives.
- Roof materials and styles are especially important in the NA as they significantly contribute to the character. Roofs **must** be either pitched or hipped. Flat roofs are not acceptable.
- New development **must** avoid bland and repetitive use of materials. Sole use of red brick across multiple buildings is not characteristic. Buildings of wholly red brick **should** feature sparingly across the street scene.
- Developments of more than one building **should** vary materials and style to ensure the organic development pattern and dynamic street scene in the NA is retained and added to. Combination of red brick with flint is a characteristic style of the NA.
- Pastiche design **must** be avoided. Designers do not necessarily need to imitate the existing design profile; complementary and modern interpretation could be successful if an authentic, innovative, and contemporary approach to design is adopted.

Roof materials and design



Figure 15: Catslide thatch roof



Figure 16: Hipped thatch roof



Figure 17: Slate pitched roof



Figure 18: Half hipped clay tiled roof with dormers



Figure 19: Clay tiled pitched roof with dormers



Figure 20: Dormers with uniform fascias and rhythm along the street

Wall materials and design



Figure 21: Red brick with flint



Figure 23: Red brick with dark timber weatherboarding



Figure 25: Off-white render



Figure 22: White render



Figure 24: Flint with red brick



Figure 26: Red brick

Fenestration and architectural details



Figure 27: Canopy porch



Figure 28: Small, pitched roof dormers and roof ridge detailing



Figure 29: Slate pitched roof porch



Figure 30: Porch with wooden posts



Figure 31: Bay window



Figure 32: Eyebrow dormer in thatched roof

Boundary treatment



Figure 33: Hedgerow with low wall



Figure 34: Stone wall



Figure 35: Low wall with low hedge



Figure 36: Hedgerow



Figure 37: Timber post fence



Figure 38: Stone wall with coping

3.2.3 Infill, extensions, and conversions

While many household extensions fall under permitted development rights, the design guidance outlined here serves to establish expectations for the desired design outcomes.

- Infill and extensions **must** respect or, if possible, enhance the visual character of the wider street scene.
- Infill and extensions **should** use materials, architectural features, and proportions that complement the existing surrounding context.
- Infill, extensions and conversions **should** avoid creating privacy issues and overshadowing. Also, they **should not** obstruct existing vistas and views that are of value to the community.
- Infill and extensions **should** retain on-site parking capacity and a viable garden area to meet the needs of future occupiers.

Relationship of extension with the main building

- Extensions **should** be subservient in scale to the main building, regardless of the number of extensions. Usually, extensions **should** be one or two-storeys high.
- Extensions **should** be designed using materials and details to match the existing building or alternatively, use contrasting materials and details with a contemporary design approach. However, in either case, extensions **must** create a harmonious composition overall and a strong degree of unity with the main building.
- The roof of an extension **should** harmonise with that of the main building. Flat roofs **must** generally be avoided to comply with the traditional pitched roofs.

Front extensions

- These 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** be small in scale, appear subordinate to the main building and **should not** cover more than 50% of the front elevation.

Side extensions

- Side extensions **should not** detract from the appearance of the building, its surroundings and the wider rural setting.
- Single-storey and double storey side extensions **should** be set back from the main building and complement its materials and detailing, whilst the roof of the extension **should** be subservient to that of the main building.

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

Rear extensions

- Single storey rear extensions are generally the easiest way to extend a house and provide extra living space. The extension **should** be set below any first-floor windows and designed to minimise any effects of neighbouring properties, such as blocking day light. Gabled, hipped, single-pitched and flat roof styles are generally acceptable for a single storey rear extension.
- Double storey rear extensions are becoming more common but they can affect neighbours' access to light and privacy, however, sometimes the size and style of the property allows for a two-storey extension. In these cases, the roof form and pitch should reflect the main building and sit slightly lower than the main ridge of the building.



Figure 39: Good local example of a side extension which is of an appropriate scale in relation to the building and whilst materials are different to that of the original building, the timber panelling complements the render, is appropriate for the rural context, and the style and colour of the window frames and door matches that of the original building providing a strong degree of unity.

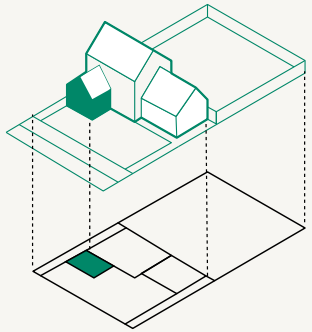


Figure 40: An example diagram of a front extension.

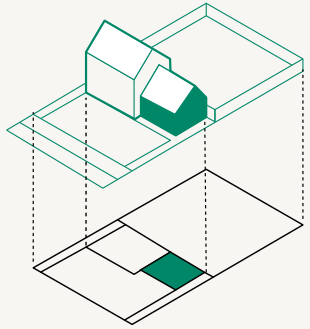


Figure 41: An example diagram of a side extension.

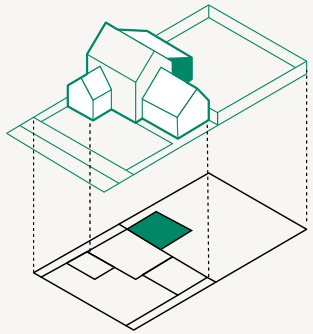


Figure 42: An example diagram of a rear extension.

Loft conversions:

Loft conversions can provide extra liveable space in a house. Additional considerations should apply if the property is located in a conservation area or is a listed building, with respect to the heritage and surrounding historic assets.

- Use of skylights are generally the most acceptable form of loft conversion and do not alter the shape of the existing roof. Any skylights **should** be proportionate in scale to the building and excessive use of glazing should be avoided.
- Generally, gabled dormers **should** use forms which are proportionate to the roof and **should** reflect the existing window rhythm of the building. Please refer to **Figures 18-20** in the Architectural details and materials for further guidance on local dormer design.

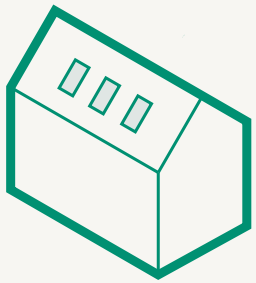


Figure 43: Loft conversion incorporating skylights that are proportional to the roof scale.

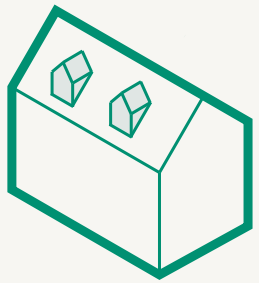


Figure 44: Loft conversion incorporating gabled dormers that are proportional to the roof scale.

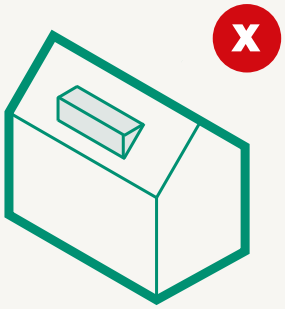


Figure 45: Loft conversion incorporating a long shed dormer which is out of scale with the original building.

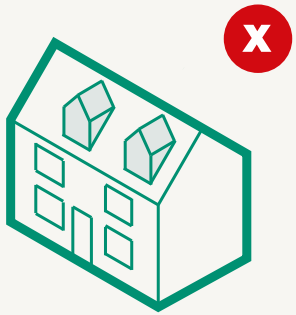


Figure 46: Loft conversion incorporating gable dormers which are out of scale and do not consider existing window rhythm or frequency.

3.2.4 Attractive car parking arrangement

- Parking **should** be well integrated into design so as not to dominate the public realm.
- High-quality and well-designed soft landscaping, hedges, hedgerows, and trees **should** be used to increase the visual attractiveness of the parking and enhance the rural character of the parish.
- Hard-standing and driveways **must** be constructed from porous materials, to minimise surface water run-off and therefore help mitigate potential flooding.
- Electric vehicle charging points, mounted charging points, and associated services **should** be integrated into the design of new developments. If possible, each house that provides off-street parking **should** be equipped with an EV charging point. However, care **must** be taken to avoid cluttering elevations, particularly main façades.
- In general on-plot parking **should** be used for developments. Side parking or placing cars towards the backs of plots can help to reduce the visual of cars on the front of development.



Figure 47: Local example of use of permeable material for the driveway.



Figure 48: Local example of side, on-plot parking where the car does not dominate the front of the property due to use of landscaping.



Figure 49: Cars parked on plot to the rear of the building plot, Wind Whistle Way.



Figure 50: Front of properties along Wind Whistle Way.



Figure 51: Example of EV charging device installed on the side wall of a property, reducing it's visual impact on the public realm (elsewhere in the UK).

For district level guidance please refer to the North Dorset District Council Local Plan January 2016 and Dorset Council Biodiversity Net Gain Guidance for Applicants and Agents - July 2023

3.3 Natural and historic environment

Lower Winterborne is a rural parish and both the natural and historic environment are key aspects of its character. The surrounding landscape, public green spaces, street trees and vegetation, as well as the gardens of private homes all contribute to the rural and tranquil character. It is important, therefore, to preserve and enhance these spaces wherever possible.

3.3.1 Protect and enhance biodiversity

Developments **should** incorporate green spaces that support biodiversity, ensuring they open up views to the countryside and enhance the ecological network of the NA.

Biodiversity corridor

- For large scale new developments, a multi-functional green and blue strategy **should** be implemented incorporating landscape, amenity, movement, Sustainable Drainage Systems (SuDS) and Biodiversity Net Gain (BNG).
- New development can propose small interventions into the built environment to provide species with cover from predators and shelter during bad weather. Some examples, shown in **Figure 52 - Figure 57**, are bat boxes, bug hotels, and frog houses. These interventions can also help create new habitats and wildlife corridors.

Accessible green spaces

- Where practical, new developments **must** incorporate open green spaces and trees, enhancing the NA's green feel and connection to its natural surroundings. These can be provided as public green spaces, within front gardens and boundary treatments.
- Native tree species **should** be used to ensure planting is appropriate for the local character and to ensure climate resilience. Leylandii in general **should** be avoided as it is a non-native species and is prone to overgrowth.
- New green space and open spaces **must** be integrated as part of an overarching green and blue infrastructure. For example new green spaces could be linked to existing natural assets such as the churchyard of St Nicholas Church,

Winterborne Kingston Recreational Ground and the River Winterborne. An integrated strategy allows for easy access to public open space, encouraging walking and cycling to travel around the NA. Additionally it aids in the creation of biodiversity corridors, benefitting local wildlife.

- Where new buildings adjoin open spaces, they **must** be oriented and organised to overlook these spaces to provide natural surveillance.



Figure 52: Example of a structure used as a frog habitat corridor located in an outdoor green space.



Figure 54: Example of a bat box placed in the front or rear garden of a property,



Figure 56: Example of a bird feeder located on a grass area opposite a public footpath.



Figure 53: Example of a bug hotel that could be placed in the front or rear garden of a property.



Figure 55: An example of a hedgehog tunnel within a garden fence.



Figure 57: Example of a pollinator garden that could be placed in a communal green space within the built environment.

3.3.2 Respect tranquillity and rural character

As described in **Section 2.2** the NA is within the Dorset landscape character areas of Chalk Valley and Downland and Open Chalk Downland with key characteristics of open views, expansive elevated areas and large arable fields. It is important to preserve the landscape character with any new development. This includes locally valued views, access to the open countryside and protection of the dark skies.

- New development **must** take into account how topography and level of tree cover will affects views towards the development. For example development in elevated areas can have increased visual impact on views.
- Development **should** use treecover and low heights where appropriate as well as sympathetic roof styles and colours to avoid detracting from views.
- The transition between the settlement edge and the landscape **should** be gradual, using green buffers (dense vegetation) and topography to soften the visual impact of development.
- Developments on the settlement edge **should** retain the visual quality of the landscape by prioritising lower-density development.



Figure 58: View across the surrounding open countryside.



Figure 59: View across the surrounding open countryside.

Dark skies

Careful consideration and thoughtful design of lighting schemes within properties, whether in front or back gardens, are essential in any new development. Dark skies in the NA are part of the rural character and reduced light pollution provides health benefits for people, increases enjoyment of the area, supports a more natural environment for both nocturnal and diurnal animals and reduces wastage from unnecessary or excessive lighting, thus reducing the NA's carbon footprint.

- Street lighting is not characteristic of the area and **should** be avoided to preserve dark skies unless necessary for safety.
- Where lighting is required lighting schemes **must not** cause unacceptable levels of light pollution particularly in intrinsically dark areas (appropriate to the standards of Environmental Zone E1, as defined by the Institute of Lighting Professionals).
- Lighting schemes **could** reduce light pollution through use of lighting which can be turned off when not needed ('part-night lighting') to reduce any potential adverse effects.
- Choice of lighting **should** be energy-efficient and sustainable. The installation of carefully directed motion sensors and timers **should** be encouraged.
- Lighting schemes **should** be directed downward to avoid reducing dark skies or disturb neighbours or passers by.
- 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.

Path lighting. Use of low fixtures which direct illumination downward and outward.



Figure 60: Example of path lighting where all lights are directed downwards and light sources are obscured.

Downlighting. Bullet type fixture placed well above eye level on an object or tree.

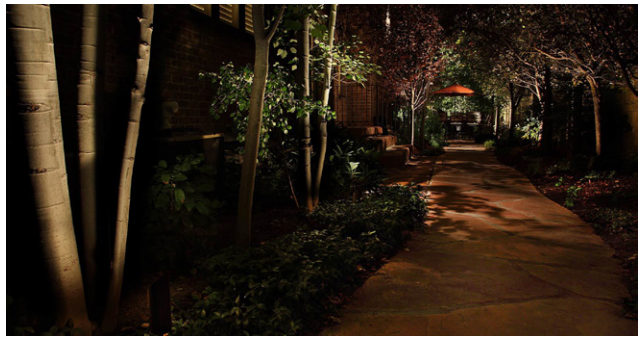


Figure 61: Example of down lighting used to illuminate the pathway.

3.4 Sustainability

For district level guidance please refer to the North Dorset District Council Local Plan January 2016 and Dorset Council Sustainability statement and checklist for planning applications, Interim guidance note - December 2023

It is important for any new development to incorporate sustainability principles into their design to respond to current and future climate issues. This section details sustainability topics relevant to the Lower Winterborne NA.

3.4.1 Promote eco-homes

New developments **must** aim for low environmental impact, both in terms of building materials and how they interact with the landscape.

Figure 65 on page 40 features an array of sustainable design features for both integration into existing homes and within the design of new build homes to be incorporated from the onset of their design. These include the following aspects of sustainable building design:

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.

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

Insulation

Thermal insulation can be provided 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.

Provide acoustic insulation to prevent the transmission of sound between

active (i.e. living room) and passive spaces (i.e. bedroom). Provide insulation and electrical insulation to prevent the passage of fire between spaces or components and to contain and separate electrical conductors.

Airtightness

Airtight constructions 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.

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, the floor, and the 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.

Eco-design features

1. Solar panels

Solar panels over a rooftop can have a positive environmental impact, however their design and installation **should** be considered carefully. Preserving the character of the NA **should** be a priority. Some solutions of sensitive implementation of solar roof panels are suggested as follows:

On new builds:

- Design solar panel features from the start, forming part of the design concept. Some attractive options are solar shingles and photovoltaic slates.
- Use the solar panels as a material in their own right.

On retrofits:

- Analyse the proportions of the building and roof surface in order to identify the best location and sizing of panels.
- Consider introducing other tile or slate colours to create a composition with the solar panel materials.
- Conversely, aim to introduce contrast and boldness with proportion. There has been increased interest in black panels due to their more attractive appearance. Black solar panels

with black mounting systems and frames can be an appealing alternative to blue panels.



Figure 62: 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 63: Positive example of implementing solar panels from the design stage.

2. 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 Lower Winterborne NA, 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 the NA would be large enough to accommodate one. Therefore, some design considerations for air source heat pumps are:

- Bespoke covers and landscaping can visually screen the heat pump; for example wooden enclosures can 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.
- 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.

- Heat pumps **should** be placed so that they are protected from heavy snowfall or flooding. They can be mounted on the wall with anti-vibration dampers, to mitigate noise impact to the interior of the property, or on anti-vibration mounts on the ground.



Figure 64: Heat pump screening at the front of a dwelling.

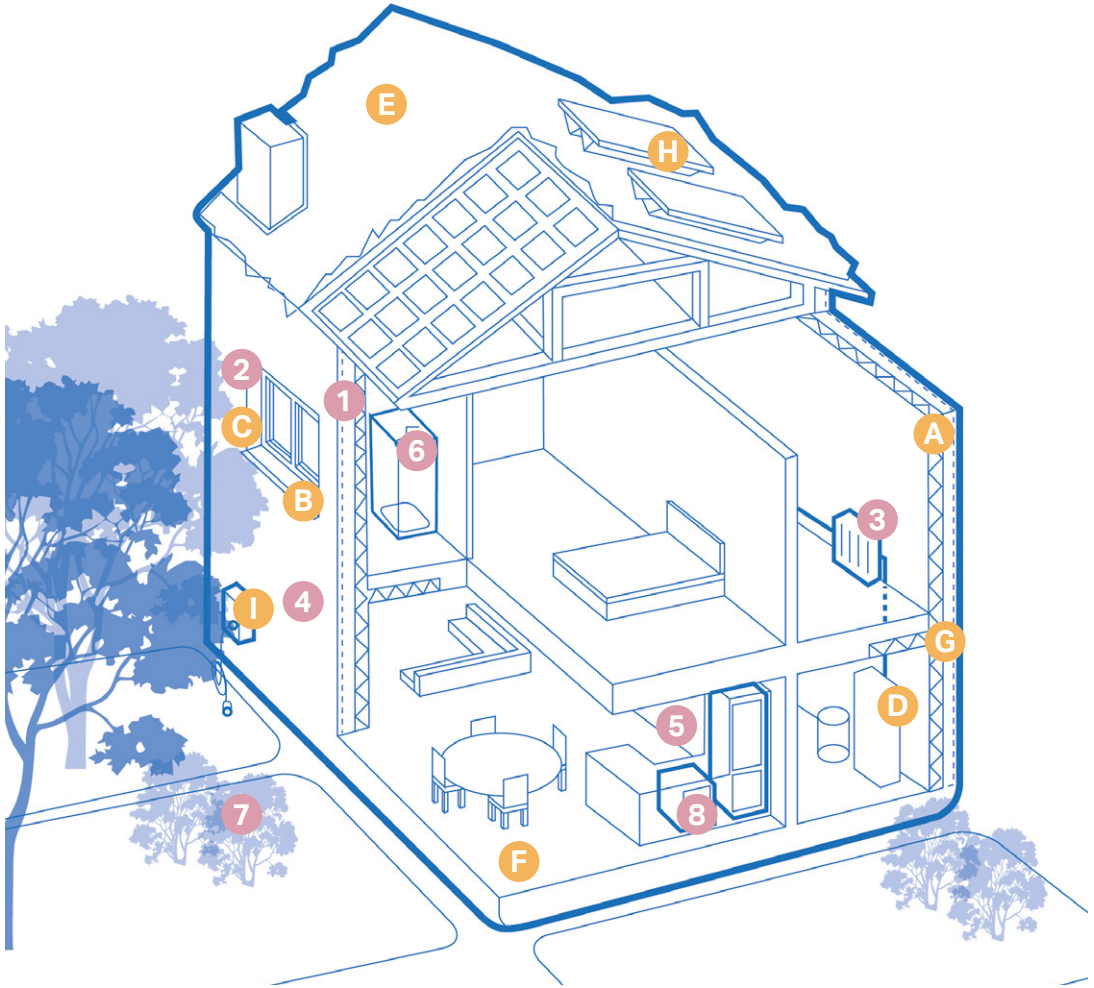


Figure 65: Diagram showing low-carbon homes in both existing and new build conditions.

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 e.g. timber frames, sustainable transport options (such as cycling to site)

H. Solar panels

I. Electric car charging point

3.4.2 Mitigate flood risk

Surface water drainage and flood risk

- 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. A number of overarching principles can, be applied:
- Manage surface water as close to where it originates as possible.
- Reduce run-off rates 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.
- Improve water quality by filtering pollutants to help avoid environmental contamination.
- Form a 'SuDS train' of two or three different surface water management approaches.
- Integrate into development and improve amenity through early consideration in the development process and good design practices.
- 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 upstream.
- 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.
- Best practice SuDS schemes link the water cycle to make the most efficient use of water resources by reusing surface water.
- SuDS must be designed sensitively to augment the landscape and provide biodiversity and amenity benefits.

Typically, the most sustainable option is the collection of surface water to reuse, for example, in a water butt or rainwater harvesting system, as these have the added benefit of reducing pressure on important 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 66: Rain garden along the building edge (source: © DASonnenfeld commons. wikimedia.org (CC BY-SA 4.0).



Figure 67: Example of SuDS designed as a public amenity and filly integrated into the design of the public realm, Stockholm.

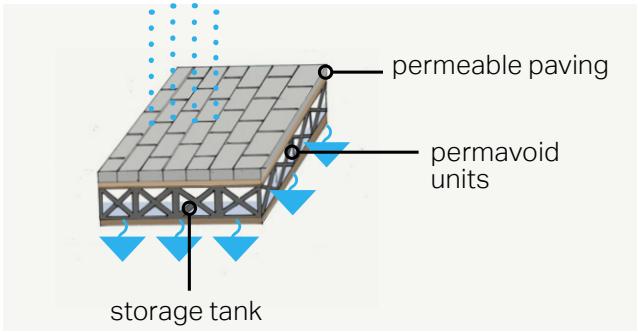


Figure 68: Diagram illustrating the functioning of a soak away with permavoid units

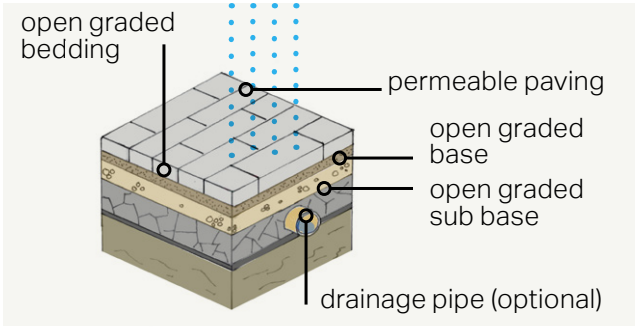


Figure 69: Diagram illustrating the construction of a permeable paving area

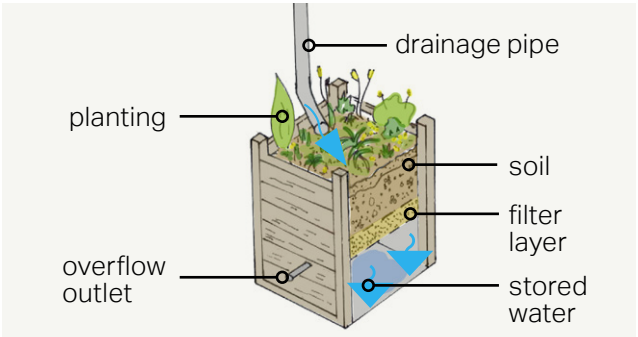


Figure 70: Diagram illustrating the functioning of a stormwater planter

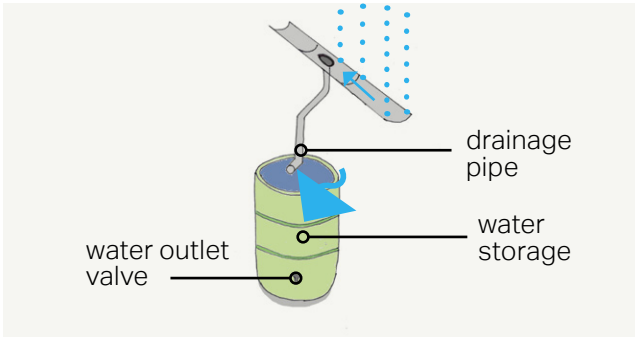


Figure 71: Diagram illustrating the functioning of a water butt

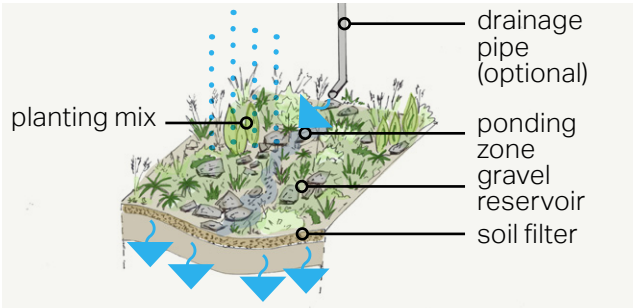


Figure 72: Diagram illustrating the functioning of a rain garden

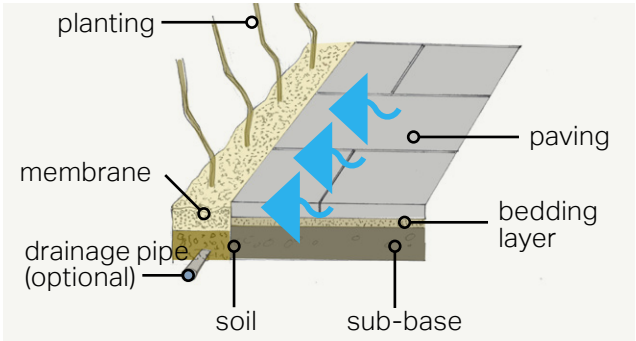


Figure 73: Diagram illustrating the construction of a soak away garden

3.4.3 Promote active travel routes

- Any future development **must** maintain an active frontage and natural surveillance towards the public realm for pedestrian safety.
- The existing Public Right of Way (PRoW) network which provides footpath and bridleway links into the surrounding countryside **should** be protected and promoted. New development **should** link to a PRoW where possible to strengthen the network further. In particular new footpaths and cycle routes **should** be designed to improve areas of disconnect in Lower Winterborne. For example to compensate for lack of pavement along stretches of the main road through the NA.
- New development **should** avoid designing features that hinder pedestrian and cycle movement such as gated development, barriers, and low-quality paving.
- Permeable gravel and block paving **could** be used to support rainwater management contributing to environmental sustainability and climate resilience.
- Wayfinding devices such as signage **should** be used to ensure the walking and cycling network is easy to navigate. Signage **should** be designed to reflect the rural character of the NA. For example wooden posts fit well with the rural context.



Figure 74: Wayfinding sign indicating location of the historic church, Church of All Saints in Winterborne Tomson.



Figure 75: Footpath along the River Winterborne which connects different parts of the village together.

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Character area specific themes

04

4. Character area specific themes

This chapter provides character area specific place analysis, concluded with codes and guidance. This should be considered in conjunction with the common themes presented in Chapter 3.

4.1 Introduction

To promote the right outcome for a range of circumstances, this chapter provides guidance and codes to be applied by character area.

Three character areas have been identified for Lower Winterborne. New developments should take note of the character area in which it is located, as each design proposal will require a tailored response based on its specific location.

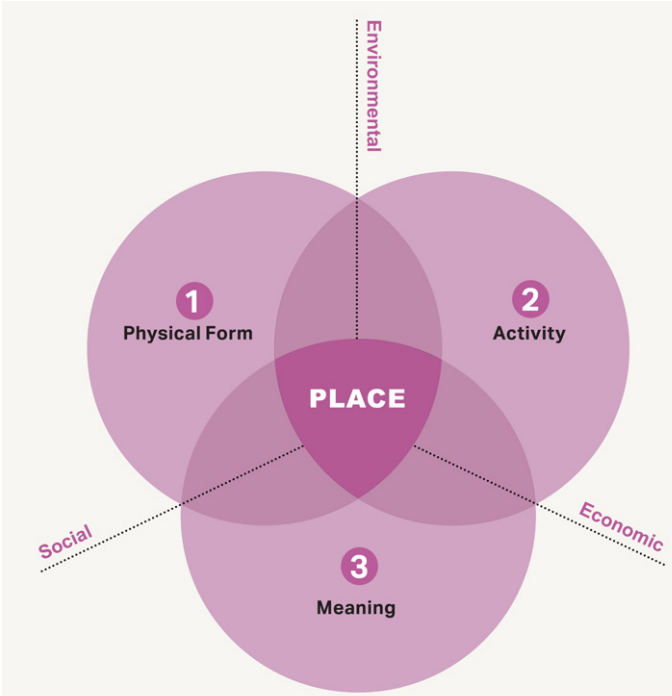
There are two Settlement Focus Areas: Winterborne Kingston, and Anderson and Tomson. Guidance for each of the SFAs is preceded by a place analysis of each character area which brings together on-site observations, desktop study, and photographic analysis.

A sketch 'vignette' of what place-specific good design looks like has been provided for each character area. Reference is also made to an area's Dwellings per Hectare (DpH) range, and typical plot sizes.

Summarising this analysis - a set of key design guidance and codes has thus been provided for each SFA, aiming to protect that makes each area special and distinct.

Achieving quality development starts with a comprehensive understanding of place. Places have a clear and strong identity and character. They are a combination of their physical form, their activities and their meaning to people, illustrated in the diagram opposite.

Whilst applicants for planning permission are encouraged to undertake their own comprehensive analysis of place to better understand local character and possible design parameters, this should supplement rather than replace the analysis and guidance contained here.



1. Physical conditions of existing built development including layout, form, scale, appearance, landscape character, waterways and flood risk.
2. Use, vitality and diversity, including community facilities and local services.
3. How a place is perceived, including local heritage, views inwards and outwards and social histories.

Figure 76: A diagram showing how different factors come together to form a sense of place.

4.2 Lower Winterborne character areas

The character areas identified in Lower Winterborne and their descriptions are as follows:

Settlement Focus Areas

Winterborne Kingston

The main village in the NA, comprised of mostly residential development with a small number of local amenities.

Anderson and Tomson

The hamlets of Anderson and Tomson are very rural areas with only a small amount of development.

Open Countryside

The majority of the NA is open countryside. There is limited development in this area with some farm buildings and a small number of individual houses.



Figure 77: View along West Street, Winterborne Kingston.



Figure 78: View across open countryside which surrounds the village of Winterborne Kingston and hamlets.

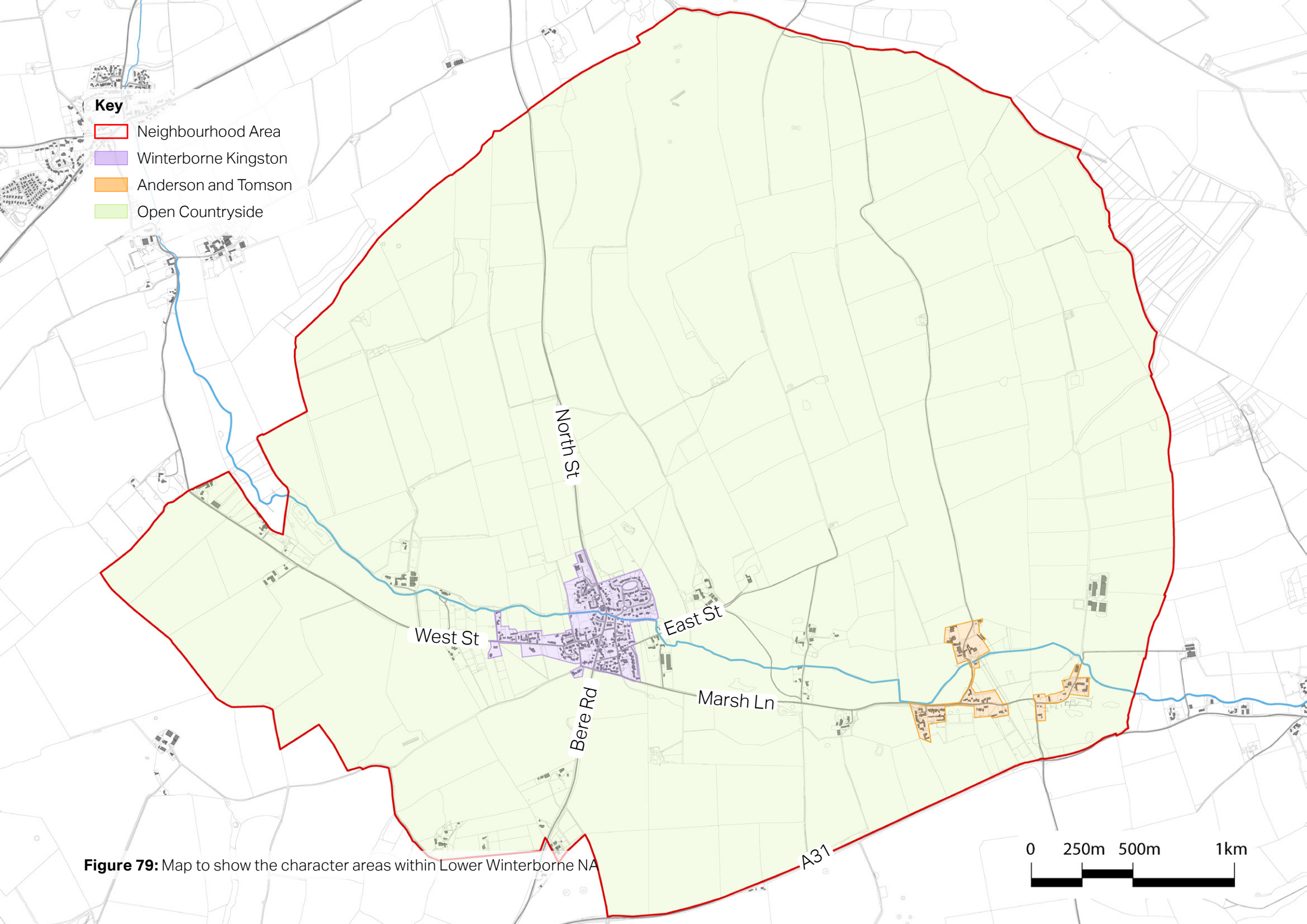


Figure 79: Map to show the character areas within Lower Winterborne NA

4.2.1 Character area 1: Winterborne Kingston

This area covers the main village in the NA, Winterborne Kingston.

Winterborne Kingston	Calculations
Indicative Dwellings per Hectare (DpH):	20 DpH
Typical plot size range:	Smaller plots: 5m (W) x 16.5m (L) Larger plots: 20m (W) x 37m (L)

Table 02: Typical density and plot sizes for Winterborne Kingston. **Please note:** Density calculations are based on a sample of tested areas, and refer to gross densities. There may be areas that vary from these values and it is recommended that applicants undertake their own testing. Additionally whilst any new development density should be similar to the adjacent developments, low-density development should be encouraged overall, to reflect the rural character.

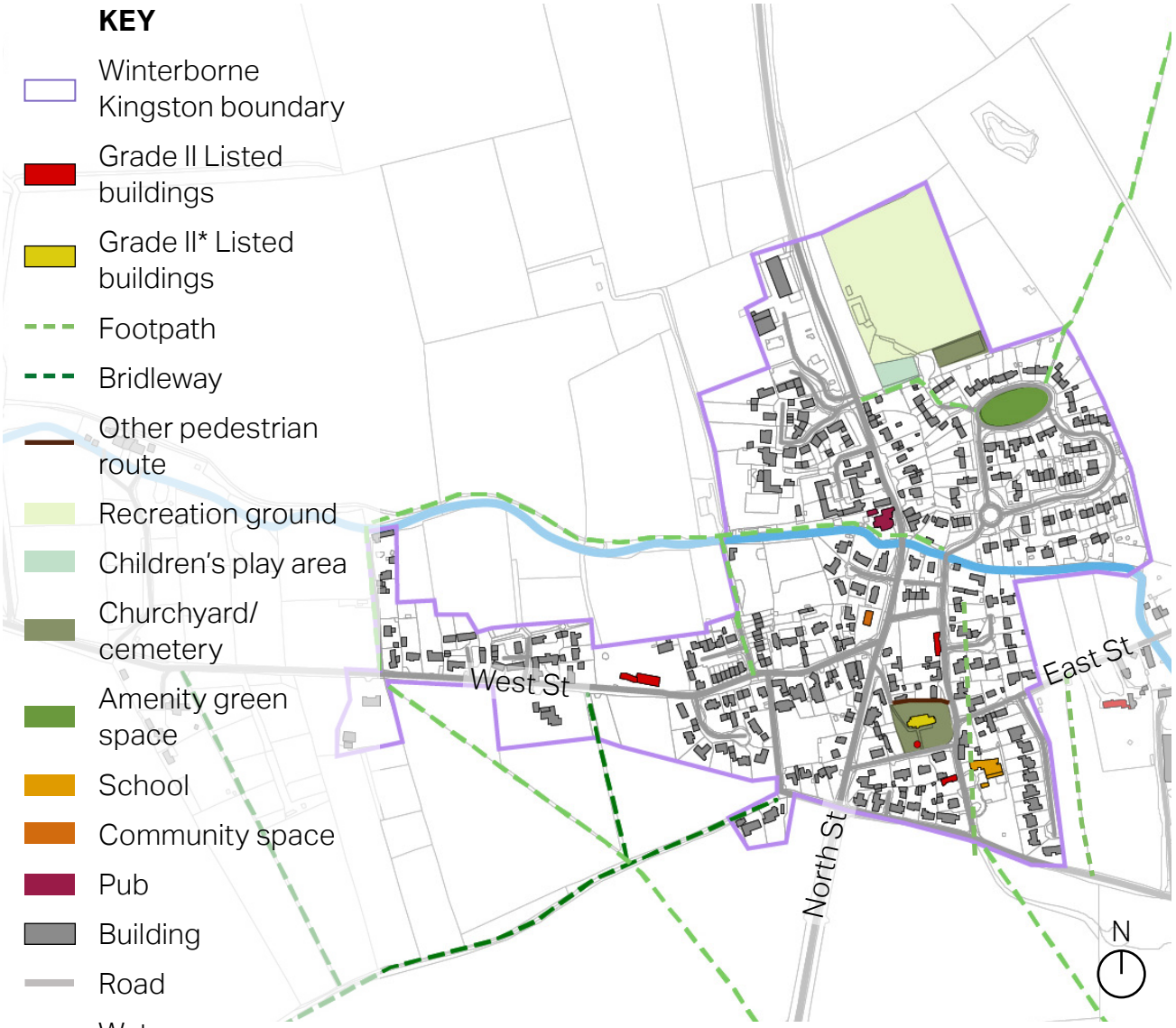


Figure 80: Analysis map showing the current conditions.

	Topics	Analysis	Design code and guidance
1	**Building height and density**	Low building heights of one to two storeys and low building density of 15 to 20dph.	The roofline of any new development must be consistent with the existing rooflines and new buildings must not be taller than two storeys. The existing density level of the village should be retained to preserve the rural and tranquil character. New development should incorporate building gaps, open green spaces, and gardens to ensure density remains low.
2	**Designing to mitigate flooding**	There are significant surface flooding issues, with several areas at high risk of surface flooding around the village and groundwater susceptibility.	SuDs should be implemented at key places to mitigate flooding issues. Permeable materials that are non-migratory must be used for driveways.
3	**Materials and design details**	There is a mix of materials and design details. Older parts of the village use traditional materials and more generous detailing. There are examples of sympathetic new development which incorporate thatch roofs and use of flint. There are 20th c. houses which are of the time period but not characteristic to the local context, with more detailed frontages and fascias. In general successful built form uses a variety of materials and details appropriate for the rural context with good quality detailing.	New development must consider the traditional material palette and design details as detailed and illustrated in Section 3.2.2. Monotonous design must be avoided. Green and alternative technology materials (especially when using locally based materials) are encouraged. Proposals should be justified and supported by appropriate data, descriptions, and details.

Table 03: Summary of the distinctive qualities and features that supplement the character of this character area.

	Topics	Analysis	Design code and guidance
4	**Plot definition, buidling setback and orientation**	Setback varies in the village, in general there is a strong presence of buildings on the street, especially along key historic routes. There are some layouts of buildings that mimic more agricultural forms, with buildings arranged around central yards and these can be successful for new developments.	New development should be consistent with existing building lines whilst maintaining the informal pattern of development with subtle setback differences across the streetscape. In general buildings should have a strong presence over the street and, with exception of locations near sensitive heritage building or landscape where more screening is required, low walls and hedges should be used as boundary treatment.
5	**Public spaces**	Existing public spaces include the churchyard, the cemetery, a small amenity green space on Broad Close, the path along the river, and the recreation ground with a children's play area. These spaces are of good quality and highly valued. Bere Road and North Street provide the most community uses, such as the Village Hall, hospitality and car service.	Where open green space is proposed with any new development, it must be overlooked by active frontages of buildings to ensure natural surveillance. Any new development proposed around existing open green space must front onto the space with an active frontage.
6	**Road layout and active travel**	The area benefits from a well-established footpath network, with routes extending into the surrounding countryside and along the river. Many of these active travel corridors intersect with the primary east–west connecting lanes. However, these lanes, as well as key historic routes such as Bere Road and North Street, lack continuous, safe pedestrian infrastructure. An example of this is the Wind Whistle Way due to the absence of footway provision along the linking road. Additionally, several recent cul-de-sac developments have been delivered without allowance for future permeability, limiting the potential to form new movement links and undermining the integration of subsequent developments.	Development beyond the scale of the single plot must provide or promote pedestrian-friendly environments that prioritise safe and accessible walking routes. New walking and cycling routes should connect to the current footpath network to form a cohesive route network. Signage to walking routes should be clear and use appropriate materials for the rural character of the NA, for example wooden fingerposts. Permeable and non-migratory materials should be used for walking routes to reduce surface water flooding.

4.2.2 Built form - what does 'good' look like in this areas?



Figure 81: Use of a variety of material drawing from the traditional material palette and use of detailing.



Figure 82: Open green spaces overlooked by buildings.



Figure 83: Use of thatch roofs.

4.2.3 Built form - what could be improved?



Figure 84: Preserve the historic footpaths and encourage the use of attractive fingerposts to enhance legibility and wayfinding.



Figure 85: Use of permeable paving.

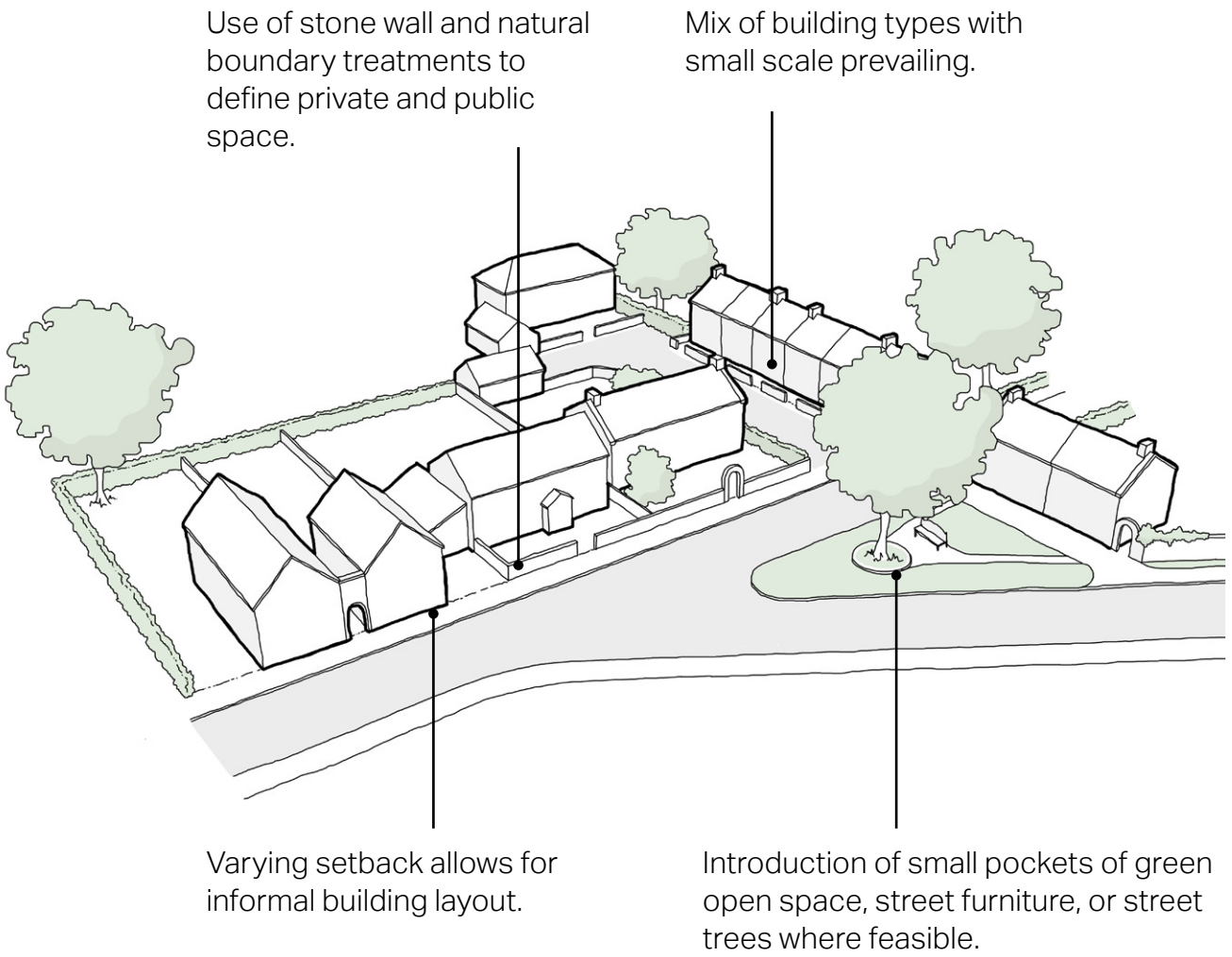


Figure 86: An annotated sketch highlighting design recommendations for Winterborne Kingston. Please note: this is not an existing streetscene, it instead brings together various elements of good design from across the character area.

4.2.4 Character area 2: Anderson and Tomson

This area comprises of the hamlets of Anderson and Winterborne Tomson.

Historic Block	Calculations
Indicative Dwellings per Hectare (DpH):	10 DpH
Typical plot size range:	Smaller plots: 12m (W) x 36m (L) Larger plots: 22m (W) x 55m (L)

Table 04: Typical density and plot sizes for character area 2: Anderson and Tomson. **Please note:** Density calculations are based on a sample of tested areas, and refer to gross densities. There may be areas that vary from these values and it is recommended that applicants undertake their own testing. Additionally whilst any new development density should be similar to the adjacent developments, low-density development should be encouraged overall, to reflect the rural character.

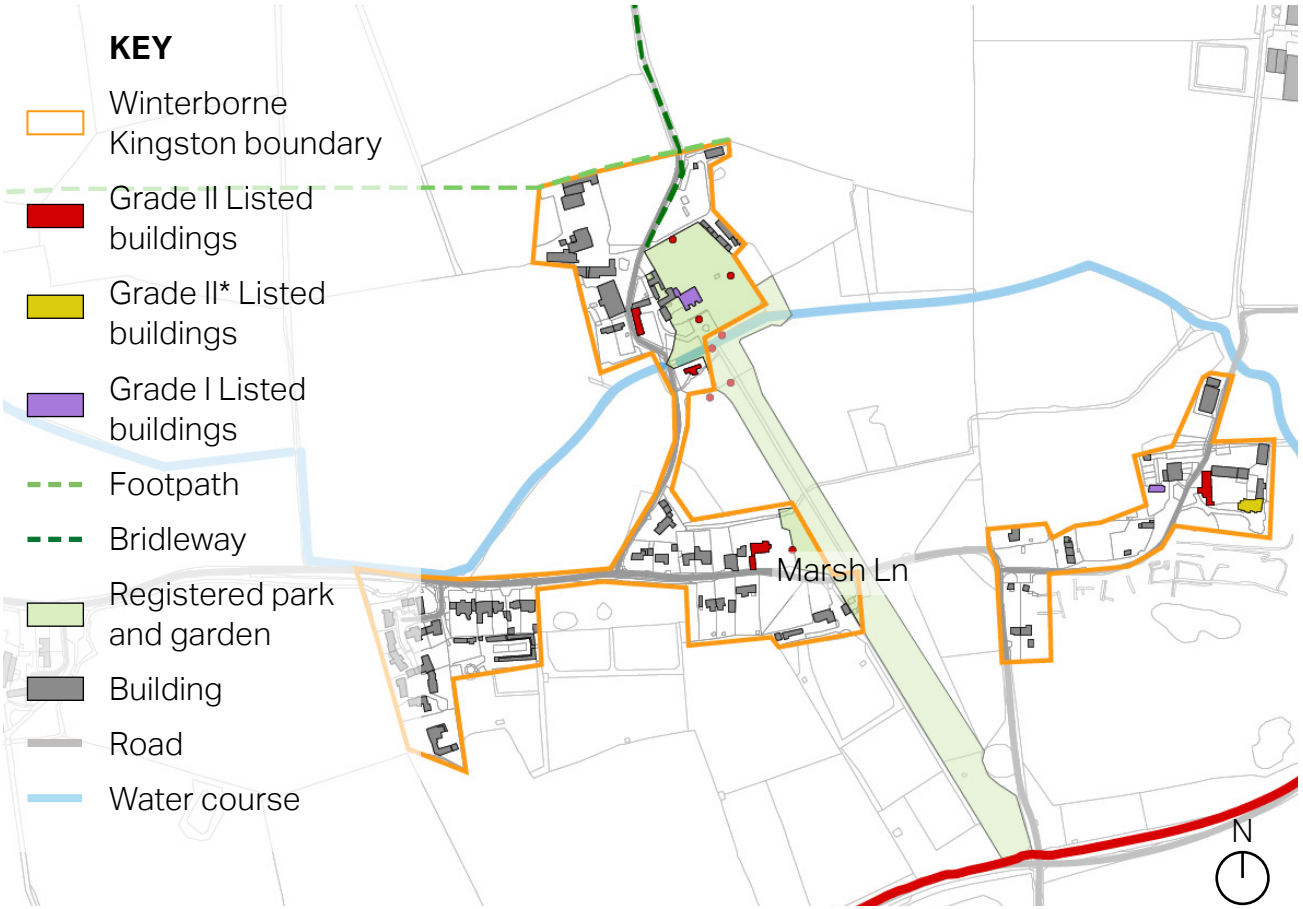


Figure 87: Analysis map showing the current conditions.

	Topics	Analysis	Design code and guidance
1	**Building height and density**	Low building heights of one to two storeys and very low building density of 6-12 dph.	The roofline of any new development must be consistent with the existing rooflines and new buildings must not be taller than two storeys. The existing density level should be retained to preserve the rural and tranquil character through maintenance of large development gaps, open green spaces, and gardens to ensure density remains low.
2	**Building line and boundary treatment**	Where there is linear development along main lanes, buildings are well set back from the lane with high, primarily natural boundaries usually in the form of high hedgerows. Development is also set on small lanes which branch off from the main road. Setback of buildings along these smaller lanes is smaller with higher enclosure; however the lanes are well concealed from the main road with natural screening.	Any new development should incorporate sufficient screening. Linear development along main lanes should use setback distances which match or exceed existing setback distances, greater than 9m. Development of more than one building could use short, winding lanes/closes with high natural boundary treatment screening these buildings from the road.
3	**Materials**	Traditional building materials are used including stone, flint, thatch, red brick, and render. There is also use of weatherboarding in this area reflecting the agricultural and rural character of the hamlets. Weatherboarding is natural, dark coloured, or painted timber.	New development must consider the traditional material palette as detailed in Section 3.2.2. traditional agricultural styles can be well-fitting in this area. Large areas of uninterrupted glazing on the building facade is not in keeping with the local character and should generally be avoided.
4	**Green space**	The green, rural feel in the area is key to its character. Plots tend to be large and have generous gardens which contribute to the rural feel.	Any new development should incorporate adequate garden spaces. This includes any conversions or extensions which should retain garden space.
5	**Heritage assets**	There are particularly important heritage assets in this area, including the Grade I listed Anderson Manor, its associated Grade II listed park and garden, and the Grade I listed Church of Saint Andrew.	The setting of heritage assets including Anderson Manor, its listed grounds, and the Church of Saint Andrew must be preserved. This should be through maintenance of the surrounding green spaces, protection of views towards the assets, and use of appropriate screening (hedges, trees, planting) for any new development in close proximity to these assets.

Table 05: Summary of the distinctive qualities and features that supplement the character of this character area.

4.2.5 Built form - what does 'good' look like in this area?



Figure 88: Use of traditional materials: thatch, red brick, render and stone.



Figure 89: Open countryside and uninterrupted, long distance views.



Figure 90: Traditional agricultural structures using local and traditional material palette.



Figure 91: Grade I listed Church of Saint Andrew, example of a heritage asset set within open green space.



Figure 92: Use of traditional material palette on modern building - brick and flint facade with slate tiled roof and use of small, panelled windows.



Figure 93: Well set back development with permeable driveway material (gravel).

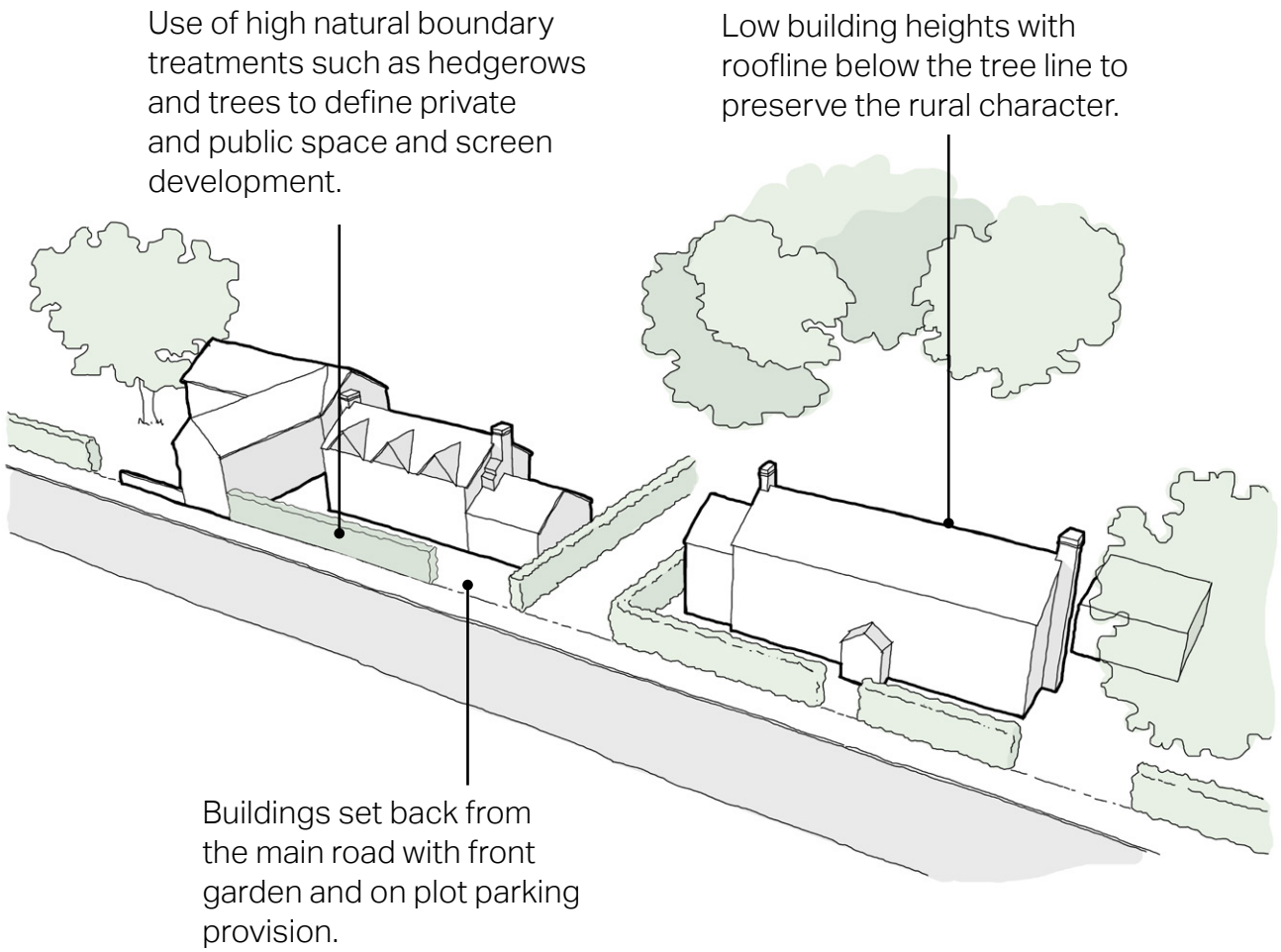


Figure 94: An annotated sketch highlighting typical positive built form within character area 2. Please note: this is not an existing streetscene, it instead brings together various elements of good design from across this character area.

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Checklist

05

5. Checklist

This chapter sets out a general list of design considerations by topic. Developers should aim to meet the design intent of each item to ensure suitable proposals are submitted and the Parish Council and other Statutory Consultees should use the checklist to assess the appropriateness of individual applications.

1

General design guidelines for new development:

- Integrate with existing paths, streets, circulation networks and patterns of activity;
- Reinforce or enhance the established settlement character of streets, greens, and other spaces;
- Harmonise and enhance existing settlement in terms of physical form, architecture, and land use;
- Relate well to local topography and landscape features, including prominent ridge lines and long-distance views;
- Reflect, respect, and reinforce local architecture and historic distinctiveness;
- Retain and incorporate important existing features into the development;
- Respect surrounding buildings in terms of scale, height, form, and massing;
- Adopt contextually appropriate materials and details;
- Provide adequate open space for the development in terms of both quantity and quality;
- Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;
- Ensure all components e.g. buildings, landscapes, access routes, parking, and open space are well related to each other;
- Positively integrate energy-efficient technologies;
- Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation where appropriate) without adverse impact on the street scene, the local landscape, or the amenities of neighbours;
- Ensure that places are designed with management, maintenance, and the upkeep of utilities in mind; and
- Seek to implement passive environmental design principles by considering firstly how the site layout can optimise beneficial solar gain and reduce energy demands (e.g. insulation), before specification of energy-efficient building services and finally incorporate renewable energy sources

2

Street grid and layout:

- Does it favour accessibility and connectivity? If not, why?
- Do the new points of access and street layout have regard for all users of the development; in particular pedestrians, cyclists, and those with disabilities?
- 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 and 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?
- 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?
- Can any new views be created?
- Is there adequate amenity space for the development?
- Does the new development respect and enhance existing amenity space?

3 (continued)

Local green spaces, views and character:

- Have opportunities for enhancing existing amenity spaces been explored?
- Will any communal amenity space be created? If so, how will this 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

Building 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?

5 (continued)

Building layout and grouping:

- 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 and 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?

9 (continued)

Building materials and surface treatment:

- 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?

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