General Design Guidelines for

Hazelbury Bryan

Draft Report

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Prepared for
Hazelbury Bryan Parish Council by

AECOM

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Contents

1. Introduction

1.1 Background

Through the Department of Communities and Local Government (DCLG), Neighbourhood Planning Programme, AECOM has been commissioned to provide Design support to the Hazelbury Bryan Neighbourhood Plan Group (HBNPG).

The group has been developing their Neighbourhood Plan document. Part of this document talks about the character and special features of the various villages in Hazelbury Brian.

The group feels there is a need to develop a number of design guidelines feeding into the Neighbourhood Plan document and helping to assess future development proposals.

1.2 Objectives

The main objective of this report is to develop a series of design guidelines for the Parish of Hazelbury Bryan.

1.3 Process

Following an inception meeting and a site visit, AECOM and HBNPG members carried out high level assessment of the villages. The following steps were agreed with the group to produce this report:

- Carry out an initial meeting and site visit;
- Develop design principles and guidelines to be used to assess new development; and,
- Preparation of a draft report with design principles (this document).

1.4 Area of study

Hazelbury Bryan is a large parish of 997 hectares (2,415 acres) in the south-west of the Blackmore Vale. The village comprises the seven separate hamlets of Kingston, Wonston (and Pleck), Pidney, Partway, Woodrow, Droop and Park Gate, with open fields between them.

Although these are clearly separated hamlets, this study takes a holistic approach when developing the design guidelines in this document.

Fig. 1.1 Views from Hazelbury Bryan

Fig. 1.2 Residential developments and open space in Kingston.

Fig. 1.3 Residential development showing a good mix of building styles and building materials in Hazelbury Bryan

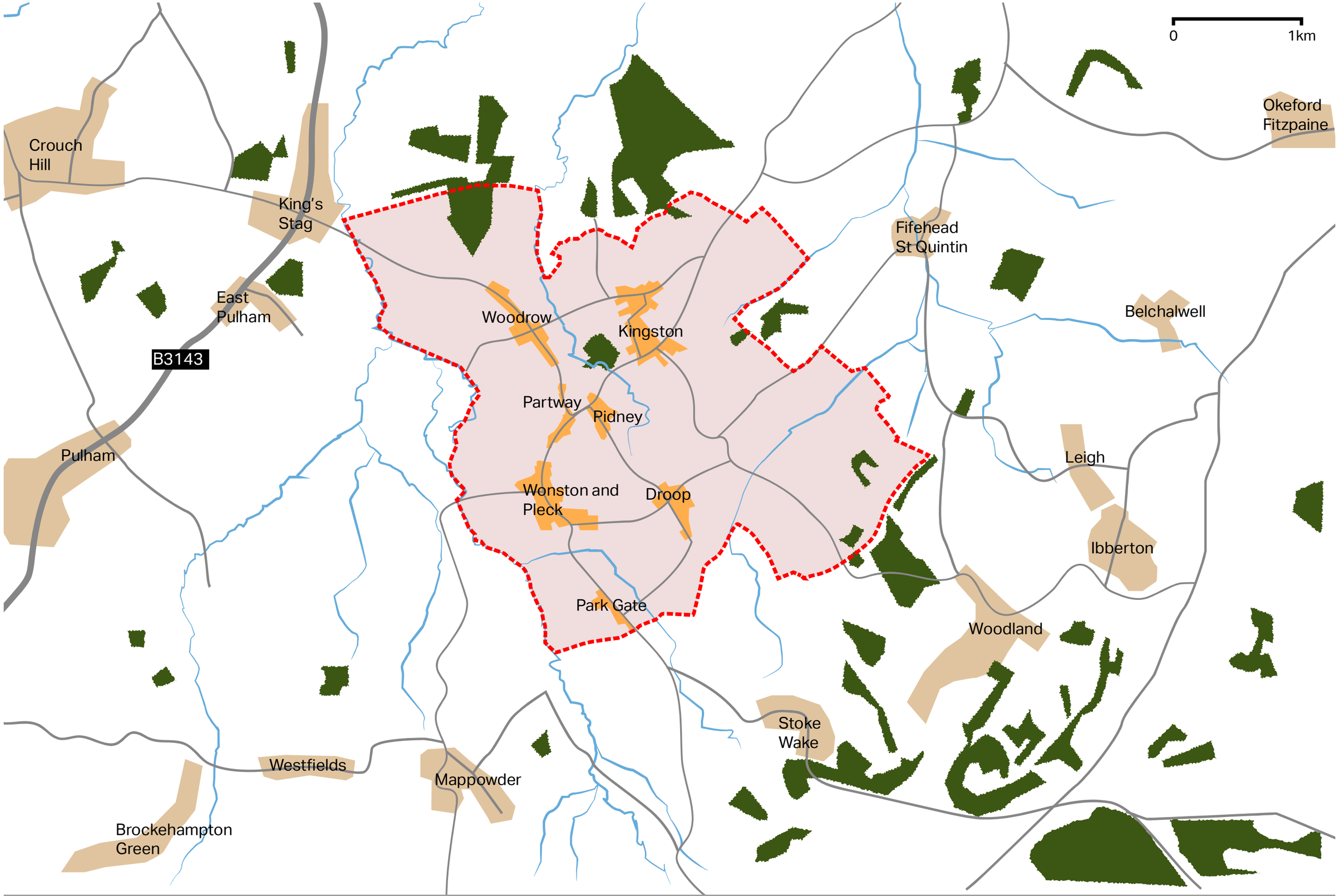


Fig. 1.4 Strategic plan, showing Hazelbury Bryan within the local context.

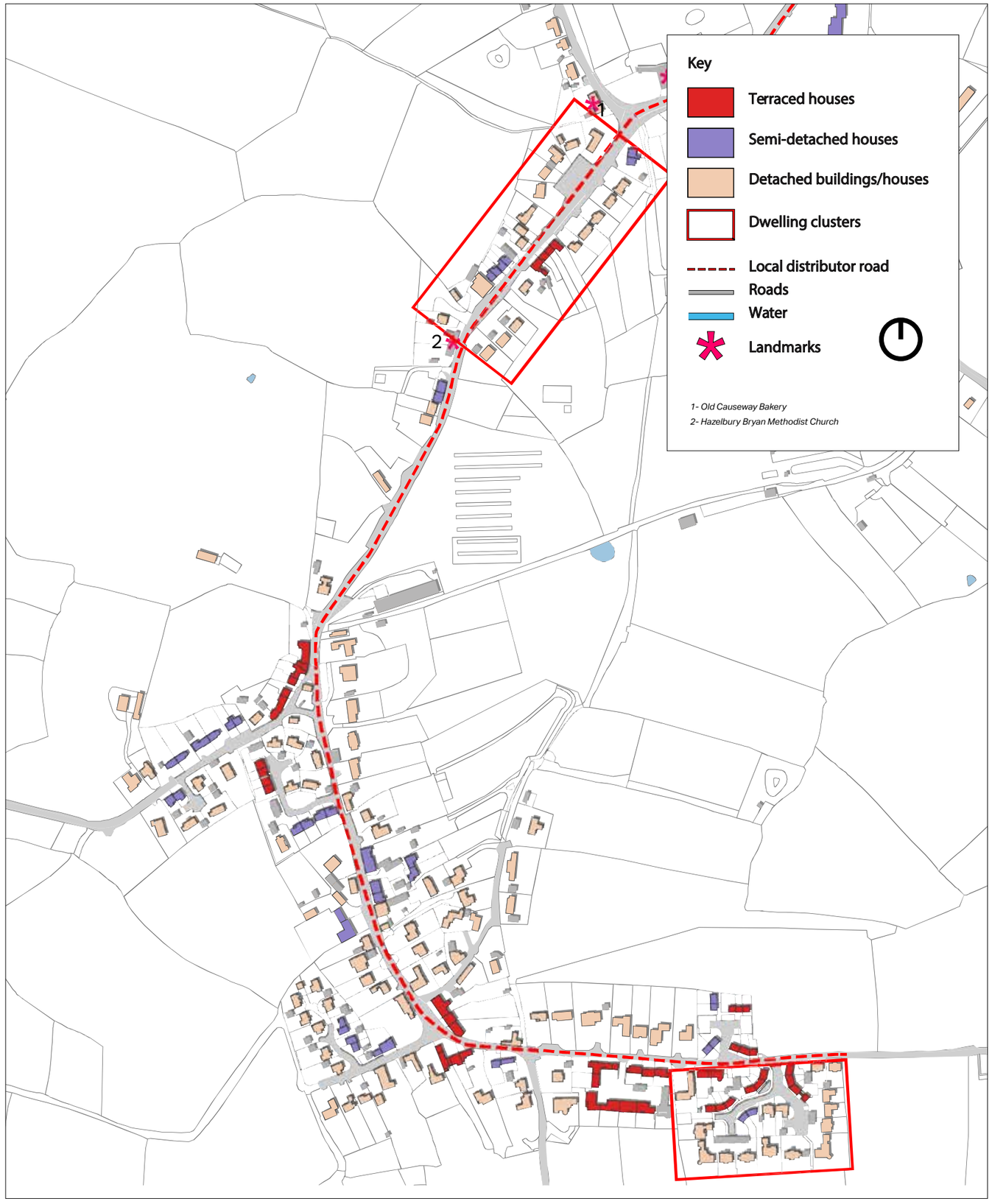
2. Local Character Analysis

This section outlines the broad physical and contextual characteristics of Hazelbury Bryan. It analyses the: pattern and layout of buildings, building heights and roofline, parking and open spaces. The information is interpreted both at a descrpitiptive level and represented through images from the village. The features outlined in this section are later used as the basis for the design guidelines.

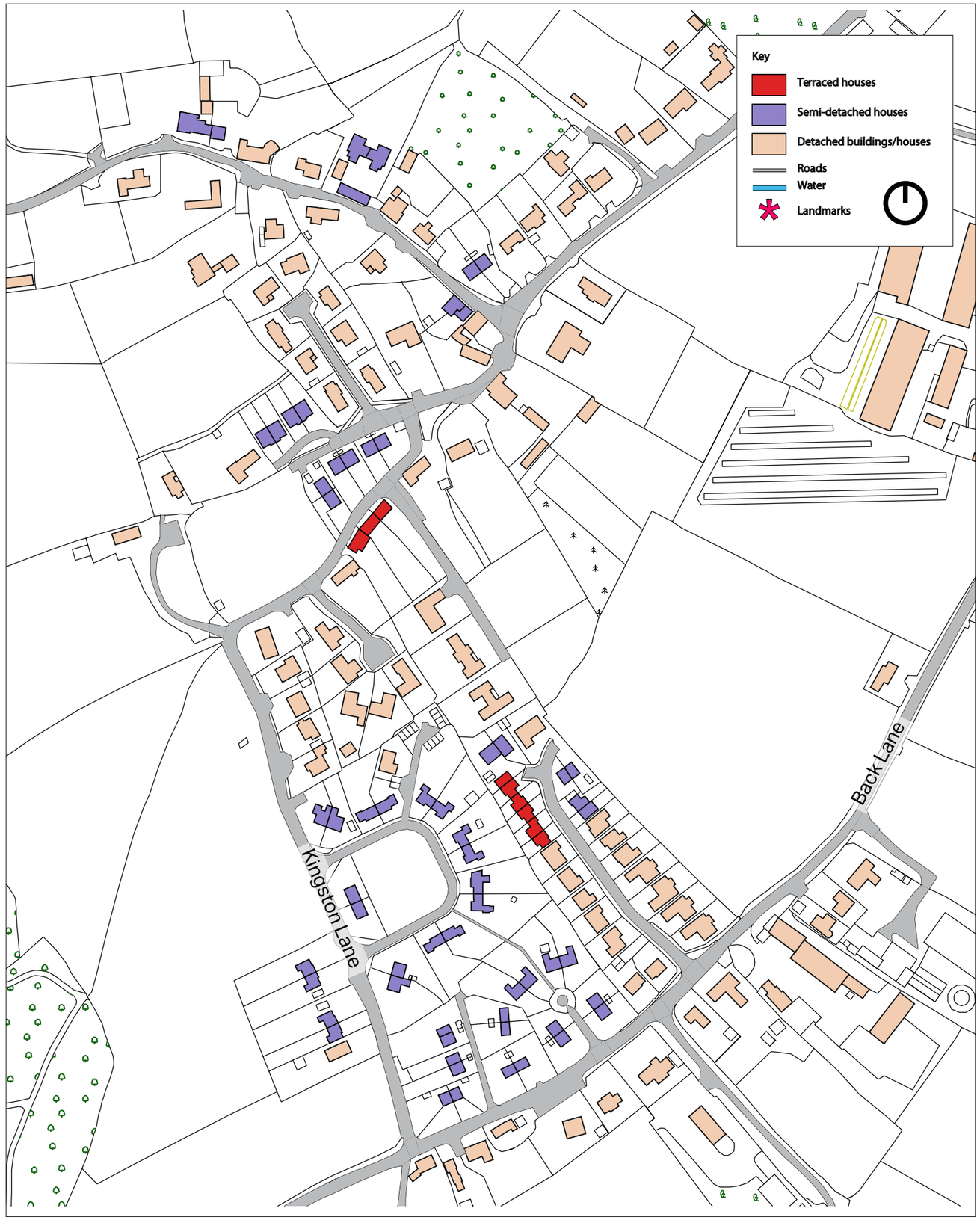
Images in this section have been used to portray the built form of Hazelbury Bryan.

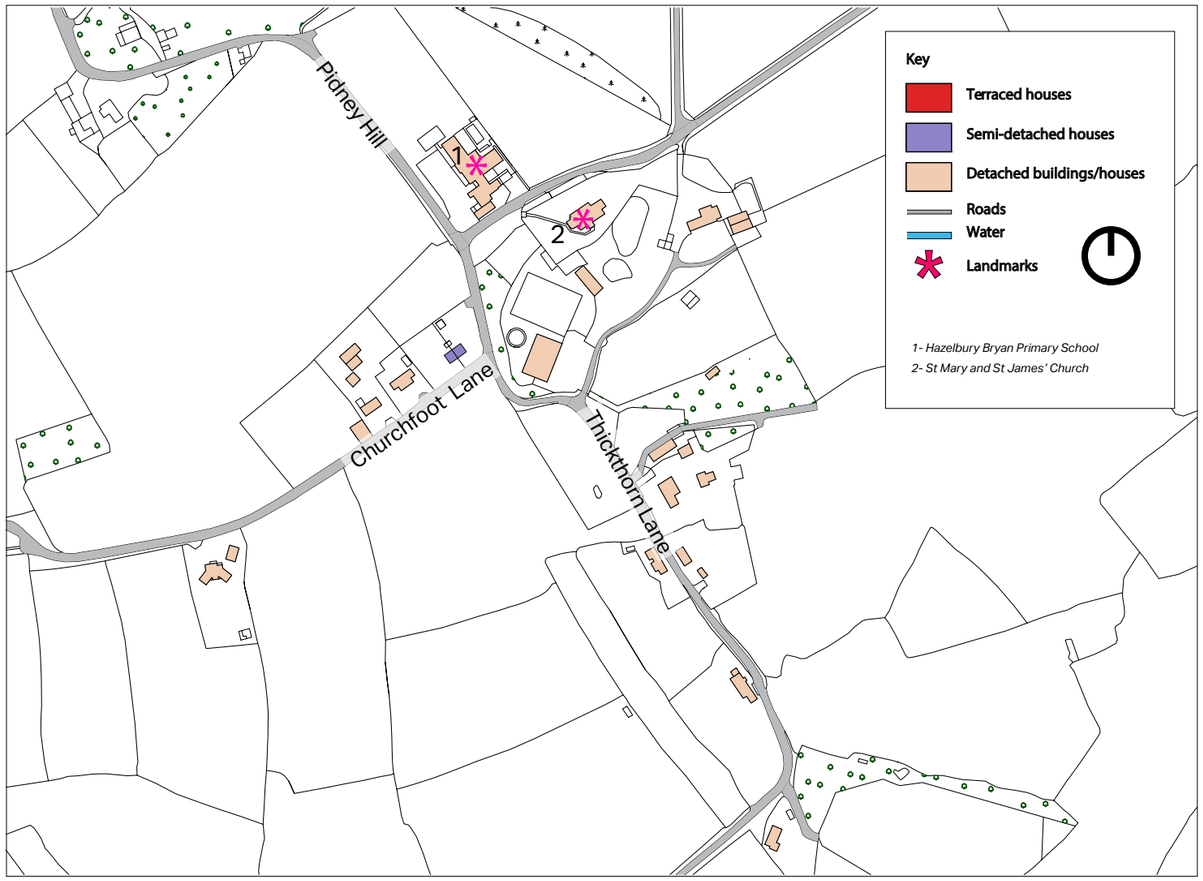
2.1 Local Character Analyses

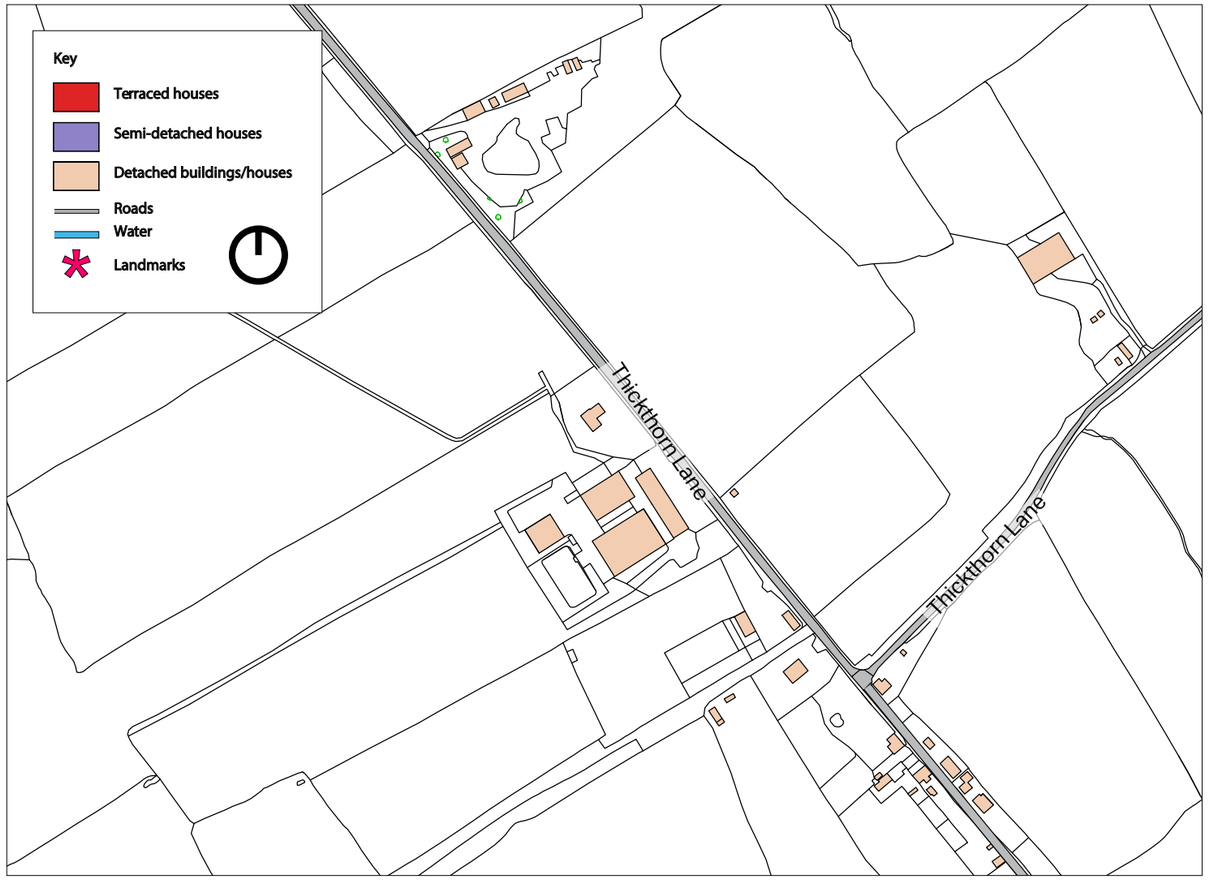
	Wonston, Pleck and Partway
Roads Layout	The various villages are connected by what could be termed a local distributor road. This road takes various names as it passes through the villages; e.g. Chruchfoot Ln, Partway Ln, etc. Two main characteristics regarding the layout of this road are: -It has buildings facing onto it in a traditional manner. -Discrete clusters of dwellings stem from it. -The alignment is quite bendy – limiting long views. These features show the predominant form of development along the main distributor road.
Pattern and Layout of Buildings	There is a good mix of house typologies spread in Hazelbury Bryan. These show a degree of agricultural influence in their architecture. Most frequent house typologies present in this village include, semi-detached houses, detached houses and terraced houses which can be cottages, bungalows or coach houses. Different building typologies do cluster along streets and lanes where these groupings make up a good variety.
Building Heights and Roofline	Building heights vary between one, two and two and a half storey (including roof). Typically the roofline is either pitched or hipped and most buildings have chimneys. However, other roof types are also present in the village at a lower frequency. These include: cross hipped, dormer and jerkinhead.
Car Parking	There are different approaches to car parking within the village. A characteristic of the village is garage parking either on the plot or on adjacent plot shared with other properties. Other parking modes include: parking in the front garden, parking on the side of the house, parking at the back and also parking on the street (although this form should be discouraged).
Open Spaces & Landscape	Hazelbury Bryan is surrounded by vast open spaces with long views towards the countryside. Within the village boundaries there is a good proportion of open spaces and gardens. Among the hamlets there are green gaps which add to their distinctive nature.



	Kingston
Roads Layout	There are two main roads in Kingston : Silly Hill and Black Lane which lay almost parallel; and they are connected by Kingston lane. There are also a few cul-de-sac developments.
Pattern and Layout of Buildings	Dwellings in this historic core , along Sally Hill, are very mixed in building material (brick, stone, rendered, cob with slate, tiled or thatched roofs), style, age and density. The curvature and narrowness of the lanes such as Silly Hill and Kingston Lane add to the interest with views changing frequently on passing through. Back Lane has a mixed nature of buildings, with a predominance from industrial units. There are three building typologies in Kingston detached, semi-detached and terraced.
Building Heights and Roofline	Building heights vary between one and two storey. Typically the roofline is either pitched or hipped and mostly buildings have chimneys. However, other roof types are also present in the village at a lower frequency. These include: cross hipped and dormer.
Car Parking	There are different approaches to car parking within the village. A characteristic of the village is garage parking either on the plot or on adjacent plot shared with other properties. Other parking modes include: parking in the front garden, parking on the side of the house, parking at the back and also parking on the street (although this form should be discouraged).
Open Spaces & Landscape	Hazelbury Bryan is surrounded by vast open spaces with long views towards the countryside. Within the village boundaries there is a good proportion of open spaces and pocket parks. They are well kept and have good accessibility from other parts of the village. Besides the green spaces there is also a cricket field located centrally within the village.

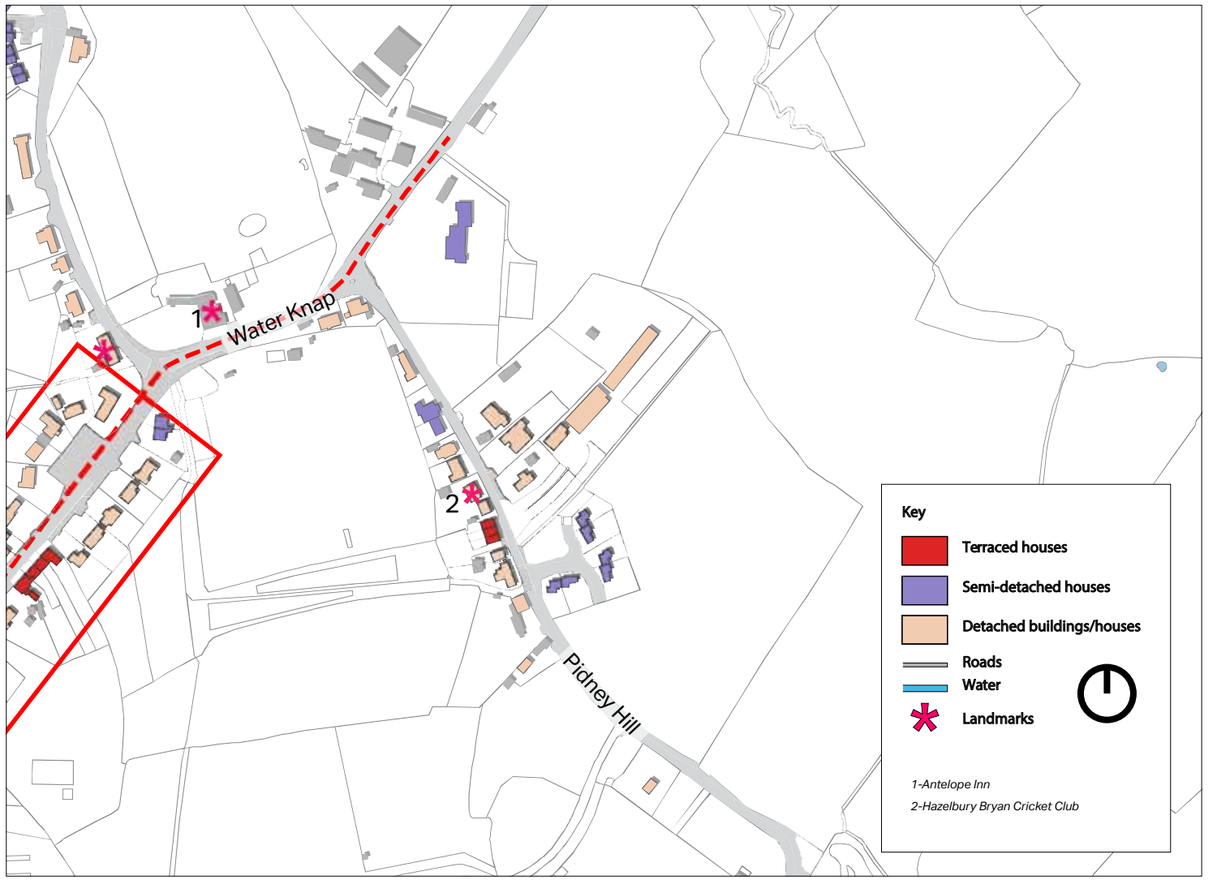


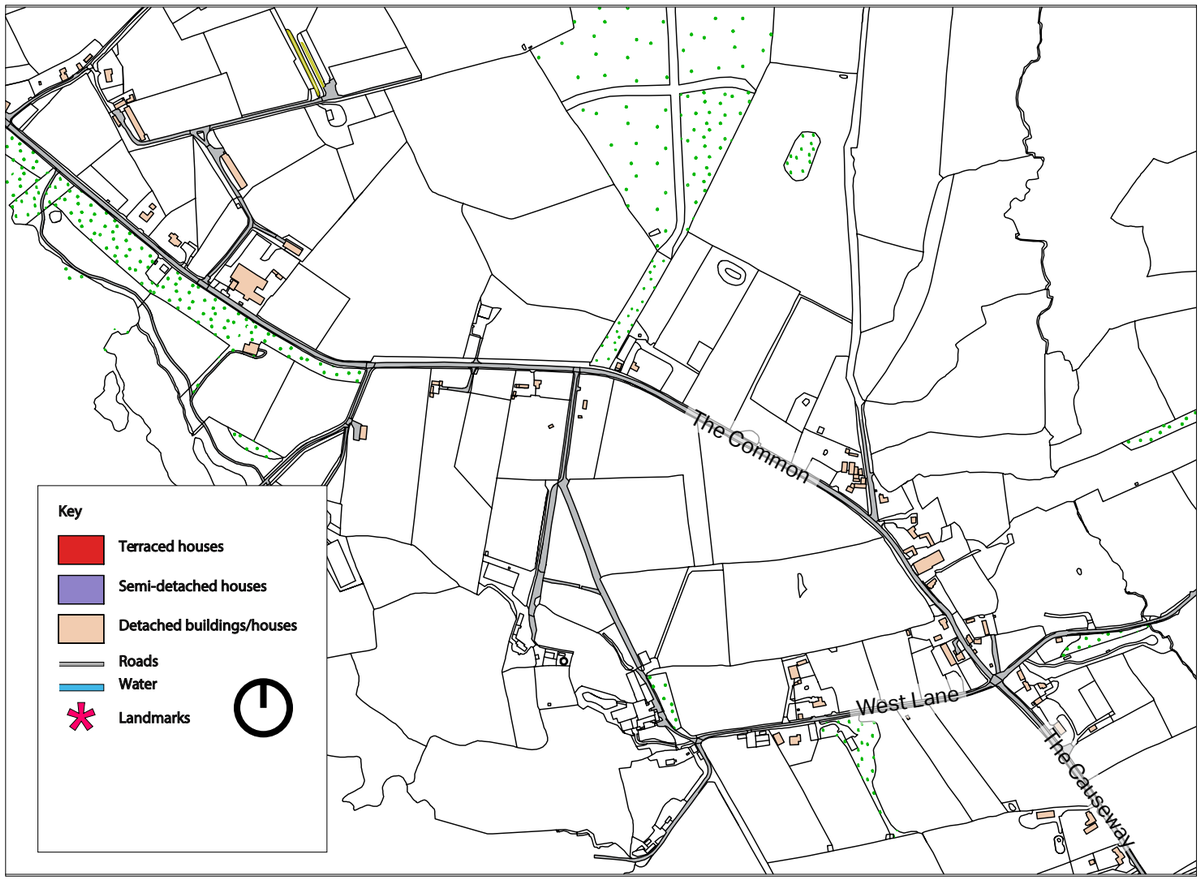




	Droop
Roads Layout	The main characteristic regarding the layout of the road is twisting single-track lanes with thick hedgerows and mature trees which contributes to Droop's rural character.
Pattern and Layout of Buildings	Droop is the smallest of the Hamlets and there are only a handful of residential buildings. The two existing building typologies in Droop are detached and semi-detached houses. The built fabric in Droop is rather historic where only two buildings have been built recently. One of which is of a modern architectural style but with references to the rural, agricultural setting, the other uses stone similar to that found in older local properties.
Building Heights and Roofline	Building heights vary between one and two storeys except the Church which is taller than the rest of the buildings. Typically the roofline is pitched across the buildings.
Car Parking	Due to the narrow nature of the roads in Droop, all parking is provided on the plot either on the side of the building or at arranged parking spaces within the plot in case of non residential properties.

	Park Gate
Roads Layout	There are two main roads in Park Gate: Marsh Lane and Thickthorn Lane. Marsh Lane connects Park Gate to Wonstock; whereas Thickthorn Lane connects Park Gate to Droop.
Pattern and Layout of Buildings	Buildings are mainly of detached nature. There are only a handful of houses present in Park Gate which are all detached.
Building Heights and Roofline	Building heights vary between one and two storey. Typically the roofline is either pitched or hipped and most buildings have chimneys.
Car Parking	Due to the narrow nature of the roads in Park Gate, all parking is provided on the plot either on the side of the building or at arranged parking spaces within the plot in case of non residential properties.





	Pidney
Roads Layout	Pideny is laid out along Water Knap and Pirney Hill. There is one cul-de-sac that stems from the distributor road.
Pattern and Layout of Buildings	Dwellings in this hamlet are very mixed in regarding building materials (brick, stone, rendered, cob with slate, tiled or thatched roofs), style, age and density. There are three building typologies in Pidney: detached and terraced in the older parts of the hamlet , and semi-detached in the new cul-de-sac development. Where the most frequent is the detached typology.
Building Heights and Roofline	Building heights vary between one and two storey. Typically the roofline is either pitched or hipped and most buildings have gabled dormer windows. However, other roof types are also present in the village at a lower frequency.
Car Parking	There are different approaches to car parking within the hamlet. Garage parking either at the rear or the property or on adjacent plot shared with other properties is common. Other parking modes include: parking in the front garden, parking on the side of the house.

	Woodrow
Roads Layout	Woodrow is laid out sparsely along two roads: The Common/ The Causeway (which is the main distributor road) and West Lane.
Pattern and Layout of Buildings	Woodrow lies on the northern edge of Hazelbury Bryan. The building typology present in this hamlet is detached with a variety of land use.
Building Heights and Roofline	Building heights vary between one and two storey. Typically the roofline is either pitched or hipped. However, other roof types are also present in the village at a lower frequency.
Car Parking	Typical parking modes include: on the plot parking either to the front, to the side or at the rear of the house. In case of industrial and commercial sites, bigger parking lots are provided within the plot.

2.2 Local Character Analyses in Pictures

	Wonston and Pleck, Partway
Pattern and Layout of Buildings	 Partway  Wonston and Pleck  Wonston and Pleck  Wonston and Pleck
Building Heights and Roofline	 Wonston and Pleck  Wonston and Pleck  Wonston and Pleck  Wonston and Pleck
Car Parking	 Partway  Partway  Wonston and Pleck  Wonston and Pleck
Open Spaces and Front Gardens	 Partway  Wonston and Pleck  Wonston and Pleck  Partway

	Kingston and Droop
Pattern and Layout of Buildings	 Droop  Droop  Kingston  Kingston
Building Heights and Roofline	 Droop  Droop  Kingston  Kingston
Car Parking	 Droop  Kingston  Droop  Kingston
Open Spaces and Front Gardens	 Droop  Kingston  Kingston  Kingston

	Pidney
Pattern and Layout of Buildings	   
Building Heights and Roofline	   
Car Parking	   
Open Spaces and Front Gardens	   

	Park Gate and Woodrow
Pattern and Layout of Buildings	 Woodrow  Woodrow  Woodrow  Park Gate
Building Heights and Roofline	 Woodrow  Woodrow  Park Gate  Woodrow
Car Parking	 Woodrow  Woodrow  Park Gate  Park Gate
Open Spaces and Front Gardens	 Woodrow  Woodrow  Park Gate  Woodrow

3. Design Guidelines

The following section is divided into two parts. The first is a set of key elements to consider when assessing a design proposal. These are presented as general questions the HBNPG should seek clarification and explanation from developers and their design teams.

The second, is an outline of design guidelines showing the aspirations of the HBNPG as well as the built form characteristics observed in the other Hamlets of the Hazelbury Bryan Parish that are considered important.

The guidelines developed in this document focus on residential environments. Yet, new housing development should not be viewed in isolation. Considerations of design and layout must be informed by the wider context, considering not only the immediate neighbouring buildings but also the townscape and landscape of the wider locality.

The local pattern of streets and spaces, building traditions, materials and ecology should all help to determine the character and identity of a development recognising that new building technologies are capable of delivering acceptable built forms and may sometimes be more efficient.

It is important with any proposals that full account is taken of the local context and that the new design embodies the “sense of place” and also meets the aspirations of people already living in that area.

The aim of this section is to produce design guidelines that help to assess design quality and appropriateness in residential development proposals. Images have been used to reflect good examples of local architecture.

3.1 General questions to ask and issues to consider when presented with a development proposal

This section provides a number of questions against which the design proposal should be evaluated. The aim is to assess all proposals by objectively answering the questions below. Not all the question will apply to every development. The relevant ones, however, should provide an assessment as to whether the design proposal has taken into account the context and provided an adequate design solution. As a first step there are a number of ideas or principles that should be present in the proposals.

The proposals or design should:

a) Integrate with existing paths, streets, circulation networks and patterns of activity;

b) Reinforce or enhance the established village character of streets, squares and other spaces;

c) Respect the rural character of views and gaps;

d) Harmonise and enhance existing settlement in terms of physical form, architecture and land use;

e) Relate well to local topography and landscape features, including prominent ridge lines and long distance views.

f) Reflect, respect and reinforce local architecture and historic distinctiveness;

g) Retain and incorporate important existing features into the development;

h) Respect surrounding buildings in terms of scale, height, form and massing;

i) Adopt contextually appropriate materials and details;

j) Provide adequate open space for the development in terms of both quantity and quality;

k) Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;

l) Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other;

m) 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;

n) Positively integrate energy efficient technologies

Following, there are number of questions related to the design guidelines outlined later in the document.

Street Grid and Layout

- Does it favour accessibility and permeability over cul-de-sac models? 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?

Local Green Spaces, Rural 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?
- Has the proposal been considered in its widest 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 affect the trees on or adjacent to the site?
- How does the proposal affect on the character of a rural location?
- 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?
- Will any communal amenity space be created? If so, how this will be used by the new owners and how will it be managed?

Gateway and Access Features

- What is the arrival point, how is it designed?
- Does the proposal maintain or enhance the existing gaps between villages?
- Does the proposal affect or change the setting of a listed building or listed landscape?
- Is the landscaping to be hard or soft?

Buildings Layout and Grouping

- What are the typical groupings of buildings?
- How 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?

Building Line and Boundary Treatment

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

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?
- Would a higher development improve the scale of the overall area?

Corner Buildings

- Are the buildings in block corners designed to have windows addressing both sides of the corner?
- Have blank walls been avoided?
- Are landscape and boundary treatments enhancing the corner of a block?

Building Materials and Surface treatment

- What is the distinctive material in the area, if any?
- Does the proposed material harmonise with the local material?
- 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?

Car Parking solutions

- 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?

Architectural Details and Contemporary Design

- If the proposal is within a conservation area, how are the characteristics reflected in the design?
- Does the proposal harmonise with the adjacent properties? This means that it follows the height massing and general proportions of adjacent buildings and how it takes cues from materials and other physical characteristics.
- If a proposal is an extension, is it subsidiary to the existing property so as not to compromise its character?
- Does the proposal maintain or enhance the existing landscape features?
- Has the local architectural character and precedent been demonstrated in the proposals?
- If the proposal is a contemporary design, are the details and materials of a sufficiently high enough quality and does it relate specifically to the architectural characteristics and scale of the site?

Sustainability, Eco Design, waste and services

- What effect will services have on the scheme as a whole?
- Can the effect of services be integrated at the planning design stage, or mitigated if harmful?
- Has the lighting scheme been designed to avoid light pollution?
- Has adequate provision been made for bin storage, waste separation and relevant recycling facilities?
- Has the location of the bin storage facilities been considered relative to the travel distance from the collection vehicle?
- Has the impact of the design and location of the bin storage facilities been considered in the context of the whole development?
- Could additional measures, such as landscaping be used to help integrate the bin storage facilities into the development?
- Has any provision been made for the need to enlarge the bin storage in the future without adversely affecting the development in other ways?
- Have all aspects of security been fully considered and integrated into the design of the building and open spaces? For standalone elements (e.g. external bin areas, cycle storage, etc.) materials and treatment should be or equal quality, durability and appearance as for the main building.
- Use of energy saving/efficient technologies should be encouraged
- If such technologies are used (e.g. solar, panels, green roofs, water harvesting, waste collection, etc.), these should be integrally designed to complement the building and not as bolt-ons after construction.

3.2 Design Guidelines

A. Street Grid and Layout

1. Streets should tend to be linear with gentle meandering - providing interest and evolving views. Routes should be laid out in a permeable pattern allowing for multiple connections and choice of routes, particularly on foot. Cul-de-sacs should be relatively short and include provision for onward pedestrian links.
2. Access to properties should be from the street where possible.
3. The distribution of land uses should respect the general character of the area and road network, and take into account the degree of isolation, lack of light pollution and levels of tranquillity.

Fig A1 Street layout of Southern part of Hazebury Bryan Parish

Fig A2 Street layout of Northern part of Hazebury Bryan Parish

Fig A3 Cul-de-sac in Hazebury Bryan

Fig A4 Local example of the desired effect and design character with meandering route.

B. Local Green Spaces, Rural Views and Character

1. Development adjoining public open spaces and important gaps should enhance the character of these spaces by either providing a positive interface (ie properties facing onto them to improve natural surveillance) or a soft landscaped edge.
2. The spacing of development should reflect the rural character and allow for long distance views of the countryside form the public realm. Trees and landscaping should be incorporated in the design.
3. The existing quiet and peaceful atmosphere of Hazelbury Bryan should be preserved.

Fig B1 Diagram showing public open spaces and sport fields in Hazelbury Bryan

Fig B2 Cricket field in Hazelbury Bryan part of the local cricket club.

Fig B3 St Marys and St James Church, provides public open space to locals.

C. Gateway and Access Features

1. In the case of new sites, gateway features and built elements that reflect local character should be used to highlight the access and 'arrival' at that destination. High quality landscaping features may be appropriate to fulfil the same role.

Fig C1 Local examples of traditional houses acting as gateways.

Fig C2 Local examples of traditional houses acting as gateways.

D. Pattern and Building Layout

1. The existing character must be appreciated when contemplating new development, whatever its size or purpose. Whilst contemporary design is encouraged local heritage and setting must be considered.
2. Where an intrinsic part of local character, properties should be clustered in small pockets showing a variety of types. The use of a repeating type of dwelling along the entirety of the street should be avoided.
3. Boundaries such as walls or hedgerows, whichever is appropriate to the street, should enclose and define each street along the back edge of the pavement, adhering to a consistent building line for each development group.
4. Properties should aim to provide rear and front gardens or at least a small buffer to the public sphere where the provision of a garden is not possible.

Fig D1 House typology groupings in Hazelbury Bryan.

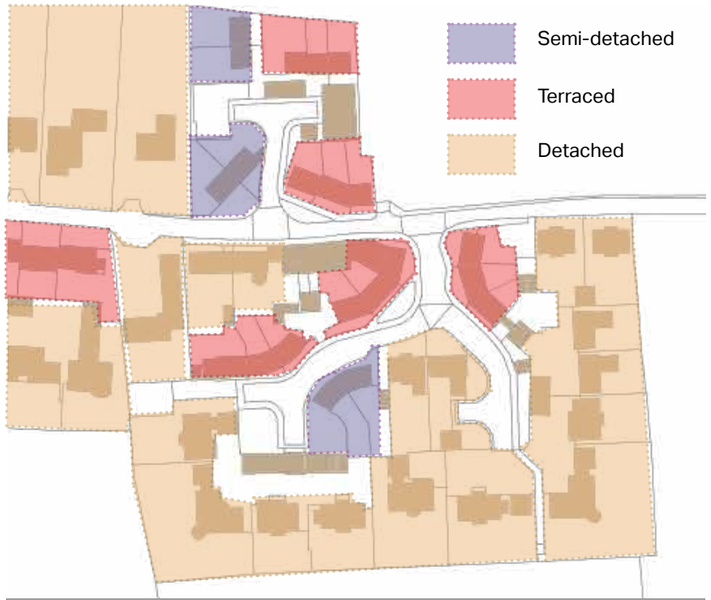


Fig D2 House typology groupings in Hazelbury Bryan.

Fig D3 Example of garden typologies in Hazelbury Bryan.


Fig D4 Local examples of good boundary treatment and front garden.


Fig D5 The Old Dairy Farm, showing good variation and interest.

E. Building Line and Boundary Treatment

1. Buildings should be aligned along the street with their main facade and entrance facing it, where this is in keeping with local character. The building line should have subtle variations in the form of recesses and protrusions but will generally form a unified whole.
2. Boundary treatments should reinforce the sense of continuity of the building line and help define the street, appropriate to the rural character of the area. For example, they could be low walls made of brick or stone, metal ironmongery or hedgerows or a combination of these, whichever is appropriate to the street. The use of cheap panel fencing in these publicly visible boundaries should be avoided.
3. Front gardens or small 'pocket parks' should be included where this is characteristic of the area.
4. If placed on the property boundary, waste storage should be integrated as part of the overall design of the property. Landscaping could also be used to minimise the visual impact of bins and recycling containers.

Fig E1 Diagram showing building line in Hazelbury Bryan

Fig E2 Image reflecting interesting building line and positive boundary treatment in Hazelbury Bryan, which should be taken as a good example in case of future development.

Fig E3 Traditional house typologies in Hazelbury Bryan , coach house and cottages.

F. Building Heights and Roofline

1. Heights of buildings should not generally exceed two-and-a-half storeys and the typical height should be one to two storeys, with some variation in any mix. The heights and roof forms should allow for glimpses of the surrounding countryside and long distance views where appropriate.
2. The existing roofline of adjoining properties should be respected to create a consistent roofline and rhythm along the street. Roof pitches should match existing/ adjacent roof pitches (taking into account variation as a result of the materials used).

Fig F1 Local example showing rooflines with variety and interest.

Fig F2 Residential roofline with variety and interest in Pidney.

Fig F3 Local example showing a residential roofline with variety and interest.

G. Corner Buildings

1. Corner buildings should have an animated facade with excellent design the facade/s facing onto the street, and no visible blank facades.

Fig G2 Local example showing positive treatment for corner buildings

Fig G3 Local example showing positive treatment for corner buildings

Fig G1 Local example showing positive treatment for corner building.

Fig G4 The Antelope: showing positive treatment for corner buildings

I. Car Parking Solutions

1. Car parking solutions may comprise a mix of on plot, on street and parking courts (where these are well-related to the homes they serve).
2. Car parking design and placement should be designed to minimise visual impact and to blend with the existing streetscape and materials. Landscaping should be used to keep a sense of enclosure and to break the potential of a continuous area of car parking by means of walls, hedging, planting and use of paving materials.

Fig I1 Local example of positive car-parking arrangement, treatment and detailing.

Fig I2 Local example of car-parking arrangement and garage parking on the side of the building .

Fig I3 Local example of front of the building car-parking arrangement,.

J. Architectural Details

1. It is beyond the scope of this document to provide a comprehensive set of architectural detail solutions.
2. Yet it is expected that design proposals make reference to local buildings considered of merit.
3. Architectural detailing in terraced or semi-detached houses should typically display a cornice at the eaves, door surrounds or porches and occasionally parapet wall at eaves.
4. Proposed building façades should indicate the importance of each storey through combination of composition of building elements and the level of architectural detailing used.
5. It is recommended that there should be a tentative towards contemporary architecture, nevertheless it should be combined with local traditional architectural forms.

Fig J1 Local examples of typical architectural detailing: bay window.

Fig J2 Local examples of typical architectural building typology with thatched roof.

Fig J3 Local examples of typical architectural detailing, left-masonry detailing, middle- thatched porch and right-vertical timber cladding.

Alteration of facade materials: rendering, stone and brick.

Cottage preserving local character, with thatched roof and porch.

Big windows for more natural light, combined with ecological building materials such as wood (window frames) and vertical timber cladding.

Fig J4 Local examples of positive architectural style and detailing for the houses.

Different typologies of contemporary take on windows. Combination of fixed glass ribbon window with casement of front door.

Different typologies of contemporary take on windows. Combination of fixed glass triple mirrored window, fitting the shape of the roof gable.

Local example of a good mix of building materials altered by different window typologies that come in various sizes.

J1. Materials and Surface Treatments

1. Materials proposed for use in new development and building extensions shall match or be guided by those used in the existing building or area and subtle variations by street. (Images on the right show a typical palette of traditional building stones, windows, doors and cornicing). Boundary walls delineating gardens shall be built from local stone or other locally sourced materials to match the colour of the ones in the existing property.
2. Architectural detailing shall typically display elements that equate to those on existing traditional buildings which provide interest, scale and texture to form and elevations.

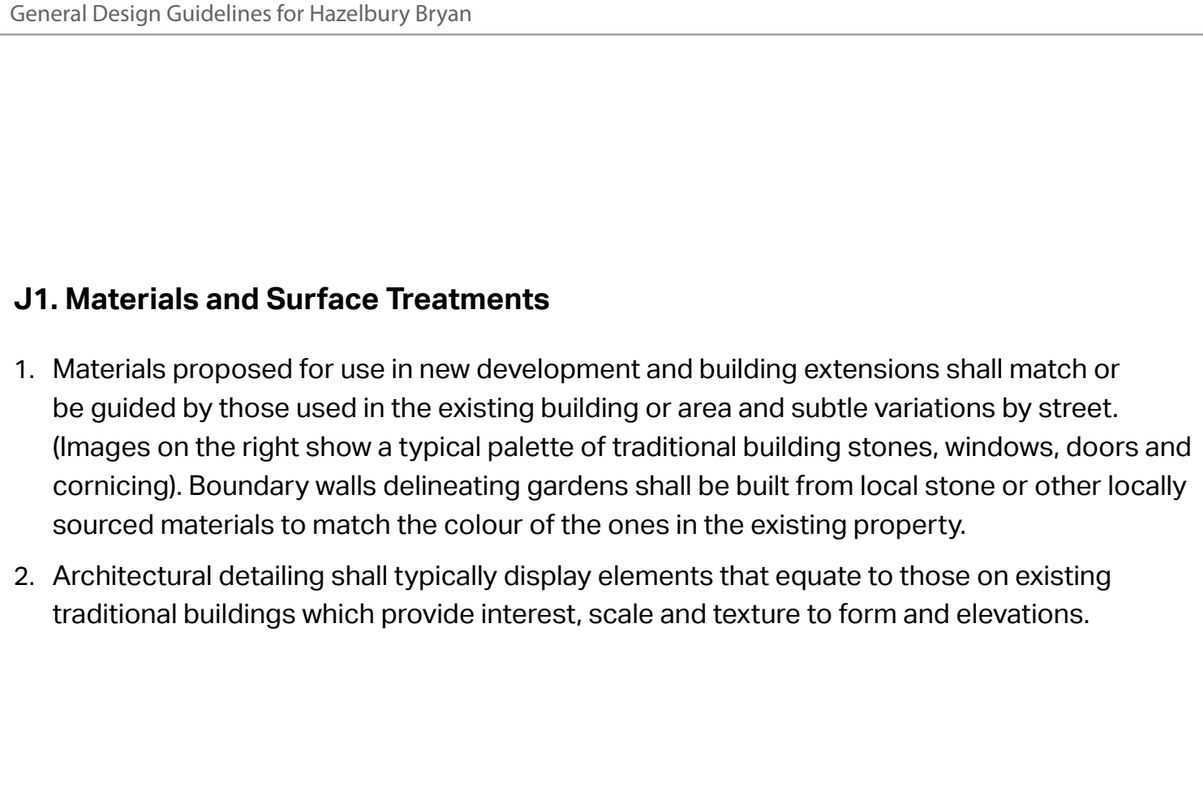
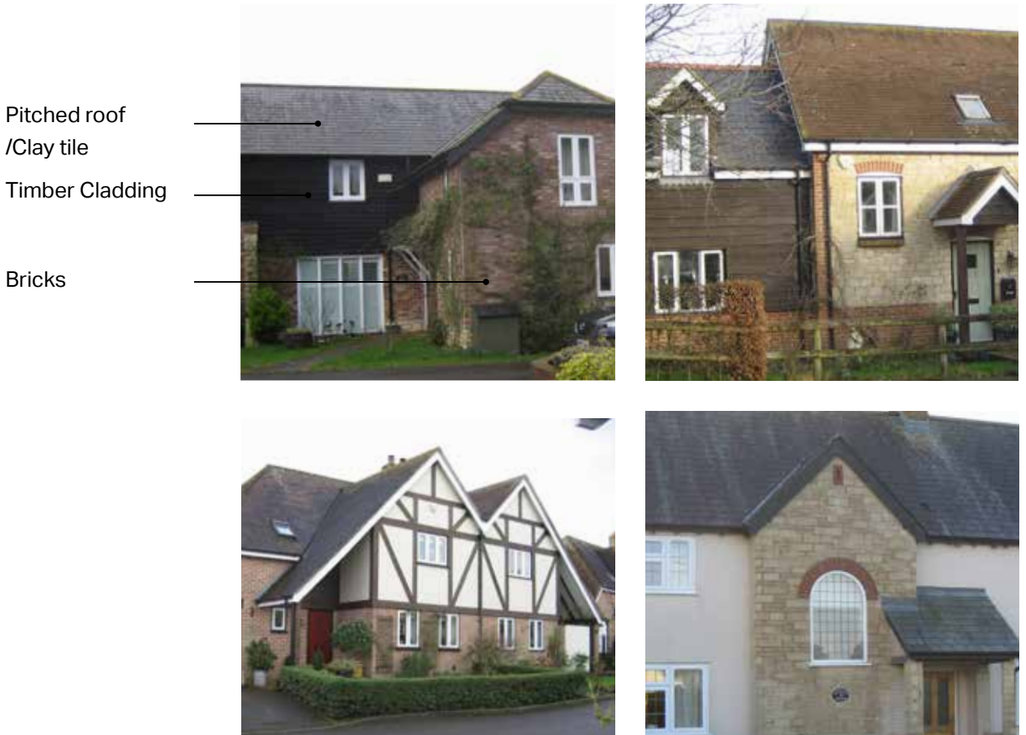


Fig H1 Local examples showing architectural and landscaping details.



J2. Contemporary Design

In Hazelbury Bryan there are various good examples of contemporary architecture among the latest dwellings. It is suggested that this trend continues to further expand with additional eco design features incorporated in future developments.

The case studies in this page represent good examples of existing contemporary design in Dorset. All these buildings reflect an innovative take on local characteristic house typologies such as: cottage, coach house and barns.

Existing typologies that could be used as starting point to create contemporary design similar to the houses on the left. Always, by using local building materials and preserving local heritage.

J3. Design Palettes

Material Palette

The materials and architectural detailing used throughout Hazelbury Bryan contribute to the rural character of the area and the local vernacular. It is therefore important that the materials used in proposed development are of a high quality and reinforce the local distinctiveness of the area. Development proposals should demonstrate that the palette of materials has been selected based on an understanding of the surrounding built environment.

LIME STONE

STONE

DRY STONE & RED CLAY BRICK

STONE & RED BRICK

RED BRICK

RED BRICK

LIGHT GREY RENDERING

WHITE PAINTED BRICK

THATCH

GREEN TIMBER PAINT

PAINTED TIMBER CLADDING

NATURAL TIMBER CLADDING

SHED DORMER WINDOW

GABLED DORMER WINDOW

WINDOW WALL

PORCH

THATCHED/ WOODEN PORCH

BRICK PILLAR PORCH

BRICK CHIMNEY

MASONRY DETAILING /ARCHED WINDOW

HALF TIMBER

MASONRY DETAILING

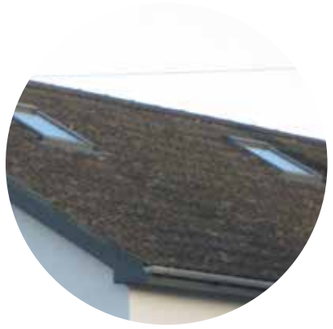
COMPLEX WINDOW

THATCHED PORCH

Design Details

Above are examples of building material that contribute to the local vernacular architecture of Hazelbury Bryan and could be used to inform future development.

It should be noted that these materials are not prescriptive and there is opportunity for innovative and creative material suggestions in new buildings, restorations and extensions that may compliment what already exists. However, when buildings are designed, local heritage of building materials should be taken into consideration.



SKYLIGHT

QUOINS

WINDOWS ON ALL FACADES

K. Sustainability, Eco Design, Waste and Services

The following section elaborates on energy efficient technologies that could be incorporated in buildings. The use of these technologies is not compulsory, but their use should be encouraged in order to contribute to sustainability aims as well as lower consumption of energy. This section elaborates on the main principles of what is known as “green building”, as well as the main features that tend to influence design issues.

K1. The main principles of green building

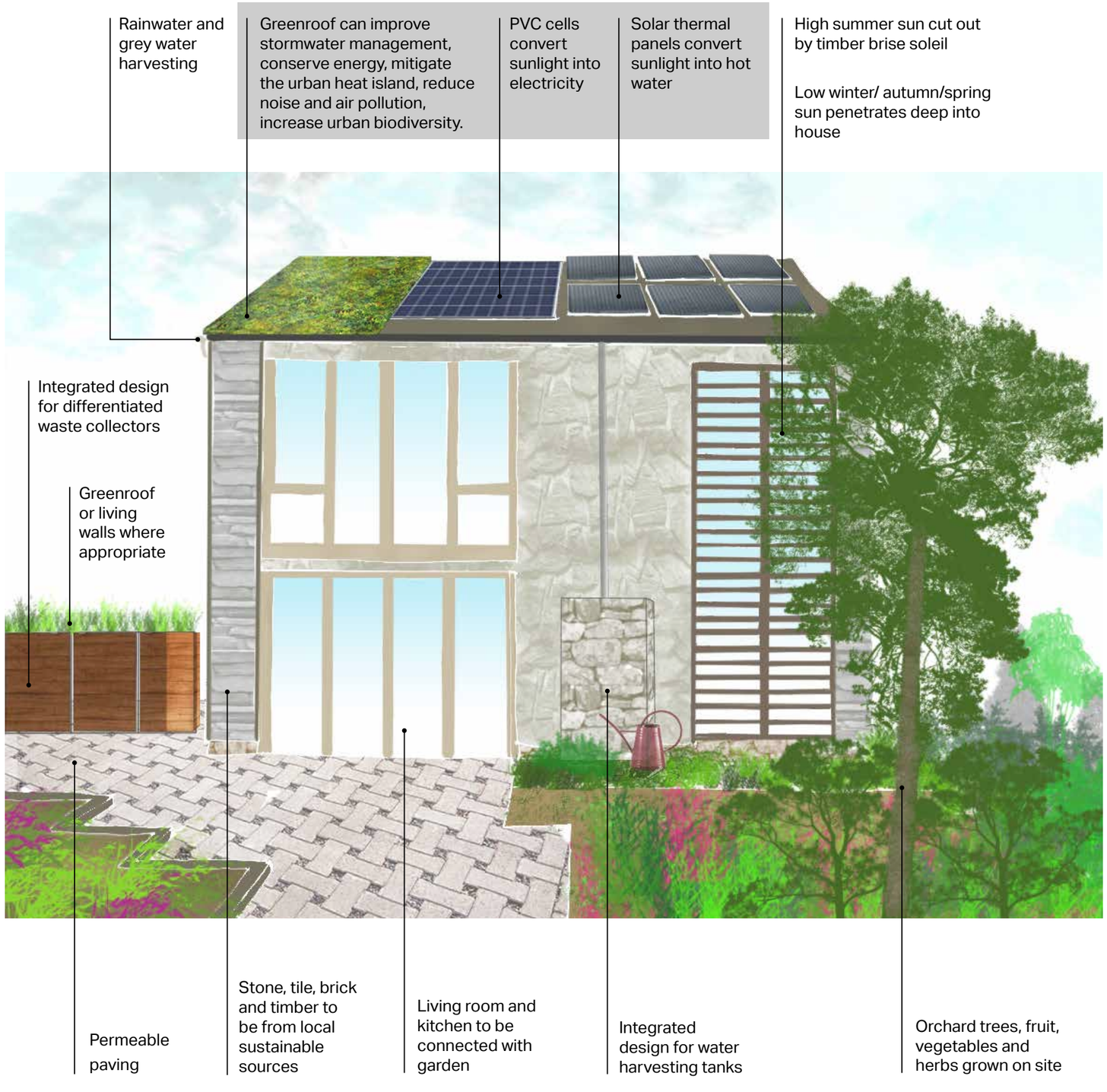
A high performance, energy efficient home may include features like geothermal heating, wind power and solar panels, but these are not the only features that make a house a green building. Research has shown that these features come in second, and some could be not essential to contribute towards achieving a green building. However, what is essential for a building to be a green home starts with being well-designed, well-insulated, and possibly, has glazing oriented to the south for passive heat gain.

The following points represent the core principles of green building:

- Energy efficiency, insulation and orientation,
- A reasonably-sized house.
- A flexible house,
- Water recycling and water management,
- Using reclaimed and local materials,
- Waste reduction,
- Mechanical systems,
- Appliances and electrical.

The following pages elaborate on energy saving, sustainable systems and their design implications and appearance of buildings.

DIFFERENT GREEN SOLUTIONS THAT CAN BE APPLIED TO ROOFS

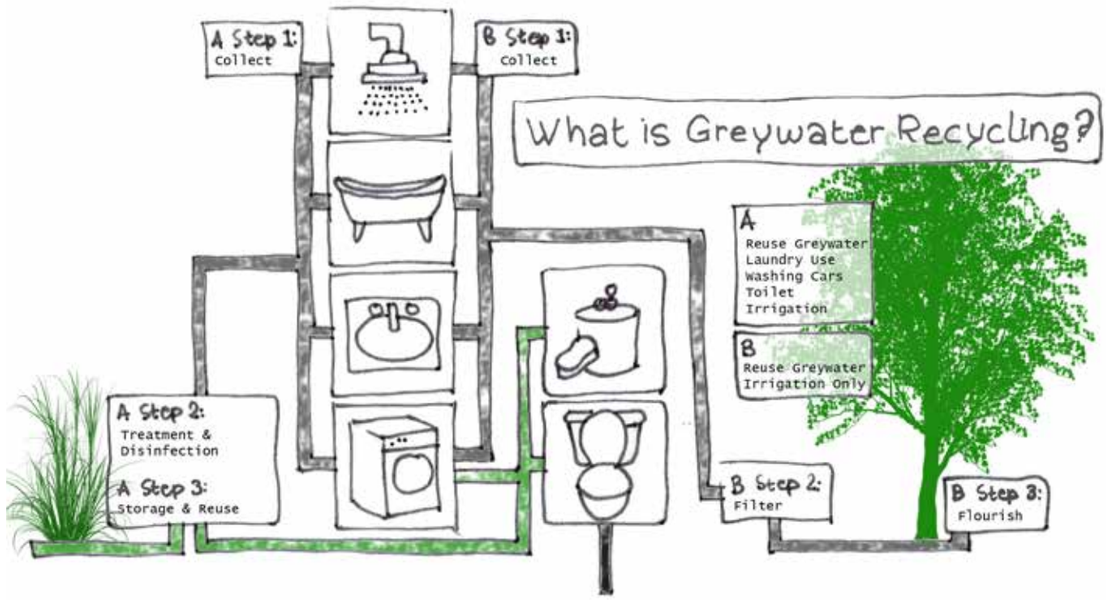


K2. Rainwater Harvesting

Refers to the systems allowing to capture and store rainwater as well as those enabling the reuse in-situ of grey water.

These systems involve pipes and storage devices that could be unsightly if added without an integral vision for design. Therefore some design recommendation would be to:

- Conceal tanks by cladding them in complementary materials,
- Use attractive materials or finishing for pipes,
- Combine landscape/planters with water capture systems,
- Underground tanks,
- Utilise water bodies for storage.



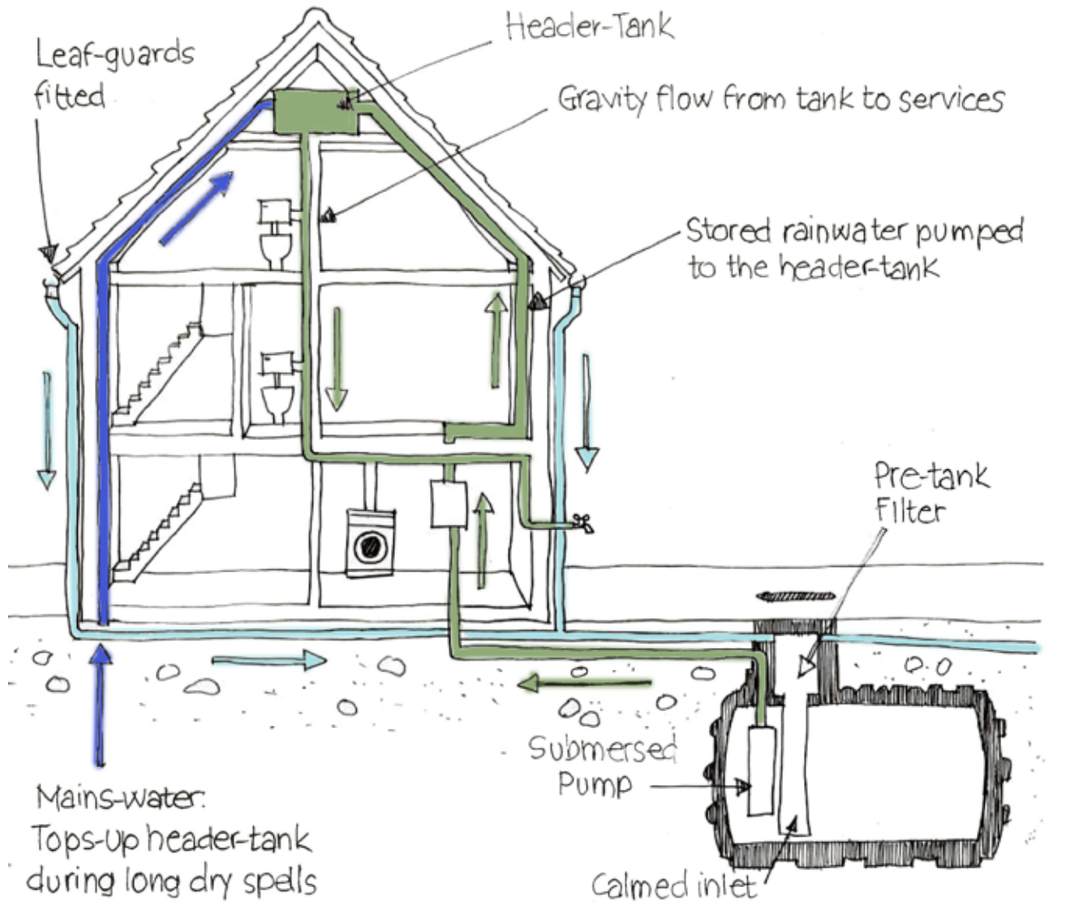


Fig K2 Diagram showing rain water harvesting mechanism.

Fig K3 Rainwater tank: contemporary design.

Fig K4 Rainwater tank: integrated design.

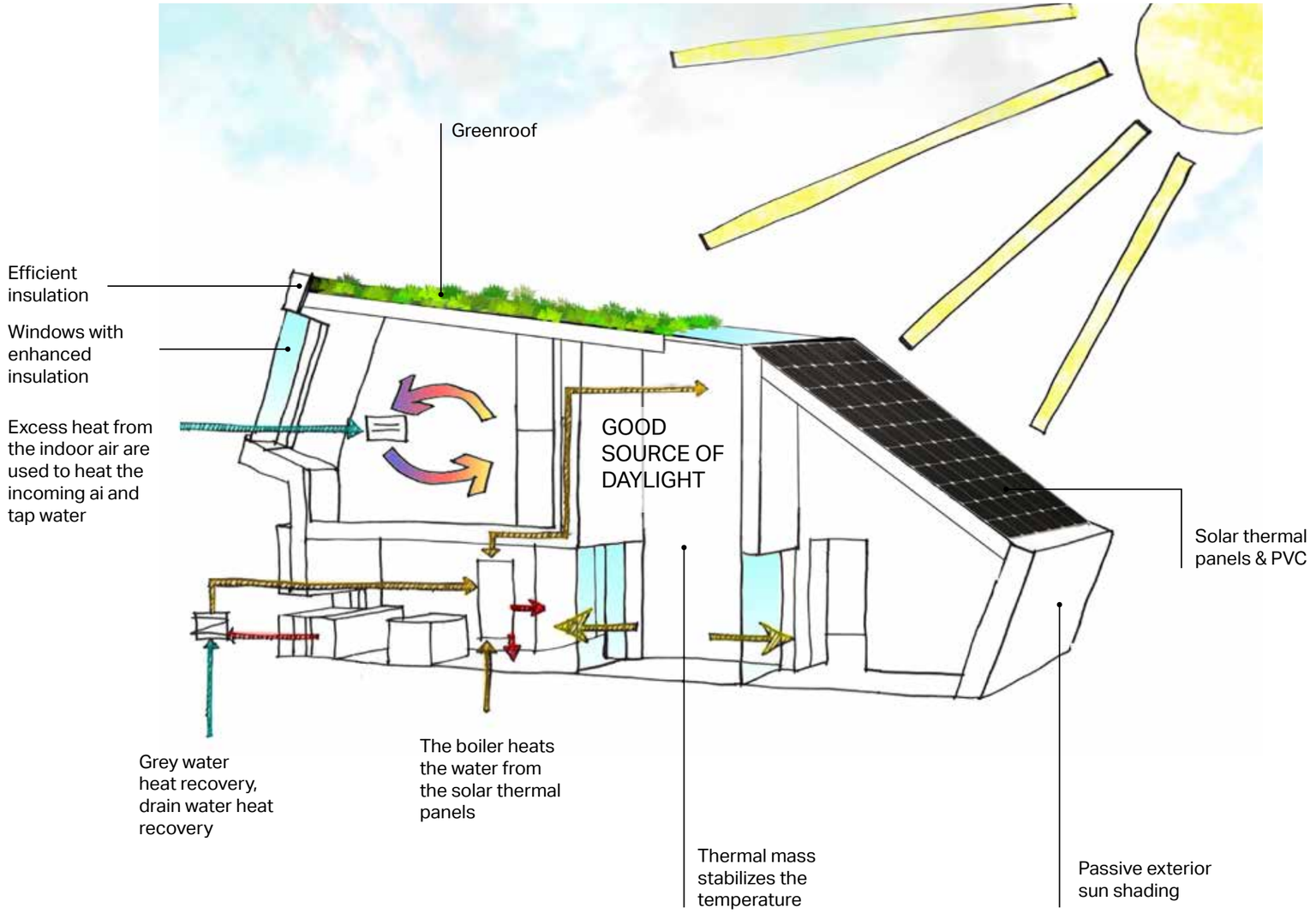
Fig K5 Rainwater tank: contemporary design.

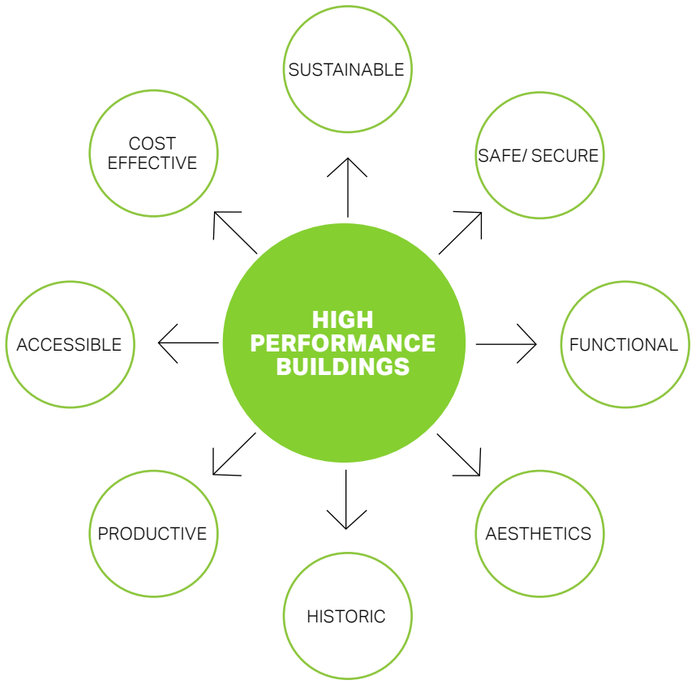
K3. High Performance Residential Buildings

Energy efficient or eco homes combine all around energy efficient construction, appliances, and lighting with commercially available renewable energy systems, such as solar water heating and solar electricity.

Starting from the design stage there are strategies that can be incorporated towards passive solar heating, cooling and energy efficient landscaping which are determined by local climate and site conditions.

The aim of these interventions is to reduce home overall energy use as cost effectively as the circumstances allow for. Whereas, the final step towards a high performance building would consist of other on site measures towards renewable energy systems.





K4. Solar Roof Panels

Solar panels work by converting the sun's light into electricity which you can use to power your home with free energy. Solar panels capture the sun's energy using photovoltaic cells. One solar panel is made up of many small solar photovoltaic cells.

From the design perspective, the aesthetics of solar panels over a rooftop can be a matter of concern for many homeowners. Homeowners often hesitate buying a solar panel because they think solar panels diminish the home aesthetics. The looks are often a matter of pride among the owners. Especially in the case of historic buildings and home associations, there has been a lot of objection for setting up solar panels on visible roof areas.

Yet, when designed from the start, roof panels can form part of the intended aesthetic of the roof. It is therefore suggested that designing this feature from the start would produce better results.

For those homeowners who are very particular about how solar panels look, one solution is Building Integrated Photovoltaic (BIPV) systems. They combine PV cells with roofing materials hence becoming a part of the roof. Some attractive options in BIPVs are: Solar shingles and Photovoltaic slates.

Solar shingles and PV slates are aesthetically better versions of asphalt shingle and slate roofs respectively, and are designed to emulate them. There has been increased interest in black panels due to their enhanced attractive features. Black solar panels with black mounting systems and frames can be an appealing alternative to blue panels.

Advantages of Solar Photo-voltaic Systems

- are a great investment because they substantially lower the electric bill (cost efficiency),
- they work on daylight so they will work on days when the sun is not shining, all they need is light to create energy,
- they can generate up to 40 percent of the electricity used on an annual basis,
- low level of maintenance required,
- available in sleek contemporary design which complements the aesthetics of the roof,
- protects the environment by switching from fossil fuels to green energy usage.

Existing use of renewable energy in Hazelbury Bryan.

K5. Green Roofs

A green roof or living roof is a roof of a building that is partially or completely covered with vegetation and a growing medium, planted over a waterproofing membrane. It may also include additional layers such as a root barrier and drainage and irrigation systems.

Container gardens on roofs, where plants are maintained in pots, are not generally considered to be true green roofs, although this is debated. Rooftop ponds are another form of green roofs which are used to treat grey water. Vegetation, soil, drainage layer, roof barrier and irrigation system constitute green roof.

Green roofs serve several purposes for a building, such as absorbing rainwater, providing insulation, creating a habitat for wildlife, increasing benevolence and decreasing stress of the people around the roof by providing a more aesthetically pleasing landscape, and helping to lower urban air temperatures and mitigate the heat island effect.

However the aesthetics of green roofs might not always be positive. If not planned correctly, an unsightly, overgrown appearance could result.

Also, the organic nature of plants needs to be acknowledged in that seasonal fluctuations and periods of severe drought and heat will be reflected in the look of the plants themselves. Therefore, colors, heights, and plant density will most likely change with the seasons.

Some people may feel organic architecture is inappropriate or “unnatural” for any building, and that is their own aesthetic value. If no or low maintenance is desired, then the design must dictate the correct choice and placement of plant material. A hands-off program may result in a wild and overgrown look.

K6. Wind Turbines

By harnessing the power of the wind to generate electricity, it’s possible for homeowners to run their appliances on renewable energy and export excess electricity to the grid, saving money on household bills and earning cash as part of a government-initiated renewable energy feed-in tariff scheme.

From the aesthetic point of view, there are two main types of domestic wind turbine to consider, pole mounted and building mounted.

Pole-mounted turbines are large, free-standing units that can be erected in a suitably exposed position, allowing them to take advantage of the highest available wind speeds on your property (the faster the wind, the faster the blades of the turbine will spin, generating more kinetic energy and, as a result, more electricity).

Building-mounted turbines are generally smaller than pole-mounted turbines. Due to their limited size and the fact that nearby obstructions can affect the air flow that reaches them, building-mounted turbines tend to operate at a lower efficiency than the pole mounted variety.

K7. Permeable Pavement

Permeable pavement is a pavement type with a porous surface that is composed of concrete, open pore pavers or asphalt with an underlying stone reservoir. Also considered as green pavement, it allows water to run through it rather than accumulate on it or run off of it. The precipitation and water get stored in the reservoir from where it slowly infiltrates the soil below or is drained via a drain tile. The stone or gravel acts as a natural filter and clears the water of pollutants.

There are three common types of permeable pavements:

- Traditional Concrete/Asphalt: The standard mix minus the fine particles which are left out to make it more porous.
- Plastic Pavers: The plastic grids have a honeycomb shape that allows vegetation, such as grass, to grow through the holes.
- Concrete Pavers: There are spaces between the concrete blocks which aid better drainage and water permeability.

Using these different types of pavement could result in attractive paving solutions whilst contributing to sustainable water management.




K8. Waste Collector Integrated Design

A good percentage of the local population in Hazelbury Bryan are concerned about the environment, and this besides other can be observed in their gardens. Most houses have differentiated waste collectors which are located either at the front, side or the rear of property.

However, what should be taken into consideration is to attempt towards an aesthetic solution for the waste collectors themselves. Various examples show, that there are discreet and contemporary takes in regarding the design and camouflage on these large waste collectors.




Fig K6 Existing waste collectors in Hazelbury Bryan.




4. Next Steps & Recommendations

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4 Next Steps

The recommended next steps for how to use the outcomes of this design options study are to:

- Embed the guidelines in the Draft Neighbourhood Plan;
- Engage with the Council to develop policies supporting the guidelines;
- Engage with developers and to seek support for ensuring the implementation of the guidelines in upcoming applications;
- Promote a site where design guidelines are to be applied and tested; and,
- Consider establishing a design review panel.

4.1 Embed the masterplan and guidelines in the Draft Neighbourhood Plan

The objective of this report is to develop a series of design guidelines for development possibilities in Hazelbury Bryan. The neighbourhood plan can only include land use policies that guide applications that constitute 'development'[1]. Where public realm improvements require planning permission the neighbourhood plan can include criteria-based policy and principles that guide future change within the neighbourhood area. The design guidelines can form part of such criteria.

The report can be used as evidence to support the forthcoming neighbourhood plan (and its draft policies) where the analysis highlights relevant issues and opportunities that can be influenced by land use planning interventions.

The focus of this report has primarily been on important local character assets and urban design guidelines to be considered in future development proposals. These suggestions should be considered alongside other non-design interventions, such as exploring opportunities for supporting or restricting certain types of development/land uses and allocating the key sites identified for development. Any policies put forward must be capable of meeting the basic conditions[2] (e.g. having regard to national policies and general conformity with the strategic policies contained in the development plan).

4.2 Engage with the Council to develop policies supporting the proposals

The inputs from the Council's policy and development management specialists would be invaluable in advance of formal consultation and submission. The steering group should consider how our recommendations can be transposed into policy through discussions with the Council and use the best practice guidance from Locality to prepare daft policies for consultation. Locality's 'Writing Planning Policies' [3] guidance sets of how different planning policies are designed to achieve different things. The guide describes the three most common as:

Generic – a simple policy which applies universally to development across the entire neighbourhood plan area;

Criteria based – a policy with a series of requirements that should be met by development proposals. These can be set out as separate bullet points; and

Site specific – this is where a policy applies to particular areas of land. One of the most powerful tools for a neighbourhood plan is to allocate land for a particular type of development. As well as allocating land you can use your plan to set out the principles which need to be followed in developing a particular site. This might include specifying what needs to be covered in a design brief to accompany any planning application. If you have site specific policies then you need to include a clear map showing the location and boundaries.

Site specific allocations are the hardest to do well. They would normally include associated policy related to land uses, quantum of development, configuration and design.

The steering group should check with the Local Planning Authority that their emerging preferred options are planning matters (i.e. suitable for inclusion as land use planning policy). Those that are not can be considered as community projects or neighbourhood infrastructure to be included within a delivery and implementation section of the neighbourhood plan (see Section 5).

4.3 Engage with developers to seek support for the proposals

In order for the neighbourhood plan to be effective, the policies put forward in support of the masterplan will require close liaison and cooperation with the Local Authority, landowners, and developers. Related to Section 1 the cooperation of these bodies can be used initially to ensure the proposed policies and strategy are robust and future proofed. At a later date these discussions will to help refine proposals leading to future planning applications.

Consulting with these key stakeholders in advance of formal consultation will help to establish buy-in to the broad objectives.

Footnotes.

1. Section 55 of the Town and Country Planning Act 1990

2. Planning Practice Guidance (Paragraph: 065 Reference ID: 41-065-20140306 Revision date: 06 03 2014). Accessed at: https://www.gov.uk/guidance/neighbourhood-planning--2#basic-conditions-for-neighbourhood-plan-to-referendum.

3. Writing planning policies: A guide to writing planning policies which will address the issues that matter to your neighbourhood plan (Locality, 2014) Accessed at: http://mycommunity.org.uk/resources/writing-planning-policies.

Project Role	Name	Position	Actions Summary	Signature	Date
Qualifying Body	Hazelbury Bryan Neighbourhood Planning Group	Neighbourhood Planning Group	First draft to be revised		
Director / QA	Luis Juarez	Associate Urban Designer	Site visit, concept plan; Revision and approval of Final Report	Luis Juarez	13/03/2018
Researcher	Blerta Dino	Graduate Urban Designer	Research, site visit, concept plan, drawings	Blerta Dino	13/03/2018

If you require further information regarding this report, please contact:

[redacted]

[redacted]

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