

# CHESIL BANK

## Neighbourhood Plan Design Codes

**FINAL REPORT**

JULY 2021

## Quality information

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## Revision History

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3	22.04.2021	Review	Mark Hughes	Director
2	16.03.2021	Review	Michele Harding	Chesil Bank Parish Council Clerk
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0	23.01.2021	Research, site visit, drawings	Jing Yuan	Senior Urban Designer
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A topographic map of a coastal region, showing contour lines, a river network, and urban areas. A solid blue diagonal band runs from the top-left corner towards the bottom-right, partially obscuring the map. The map is rendered in a light grey and white color scheme, with blue lines for water features.

Introduction

01

# 1. Introduction

## 1.1. Introduction

Through the Ministry of Housing, Communities and Local Government (MHCLG) Neighbourhood Planning Programme led by Locality, AECOM has been commissioned to provide design support to Chesil Bank Parish Council.

The Steering Group is making good progress in the production of its Neighbourhood Plan and has requested professional advice on design guidelines and codes for future development within the parish. This document should support Neighbourhood Plan policies that guide the assessment of future development proposals and encourage high quality design. It advises on physical development helping to create distinctive places that integrate well with the existing development in the parish.

## 1.2. Objective

The main objective of this document is to develop design guidelines and codes that future development in Chesil Bank can follow in such a way as to retain and protect the special character of the parish.

The core method to produce these design codes can be divided in the following steps:

- **Review of emerging policy and other relevant documentation:** This exercise provides the basis for understanding the objectives and aims of Local Plan policy (as well as national policy and other initiatives) and how this might affect and influence residents' input into design. Together with conversations and meetings with the group, the outcome of this analysis shapes the content and structure of the design codes.

- **Analysis of local character:** The design codes need reflect the place in which it is intended they will be applied. Consequently it is important that part of the baseline analysis should focus on identifying the prevailing local character, which includes matters such as the pattern of development, the use of materials, the relationship between built development and wider landscape, etc.,
- **Production of Design Principles, Guidances and Codes:** The design codes constitute the specific design objectives that any future proposed development will need to meet, if it wants to be successful in achieving planning permission. This document reflects the prevailing character of the parish and specifically details the design codes relevant to each element of design, within the following five principles:
  - Response to settlement pattern;
  - In keeping with rural character;
  - Promote local character;
  - Treat vehicle parking as a placemaking exercise; and
  - Design for sustainability.

## 1.3. Process

Following an inception meeting and a virtual site visit, AECOM and Chesil Bank Neighbourhood Plan steering group members carried out a high-level assessment of the settlements within the parish. The following steps were agreed with the group to produce this report:

- Initial meeting and site visit;

- Urban design analysis;
- Preparation of design principles and guidelines to be used to assess future developments;
- Draft report; and
- Final report.

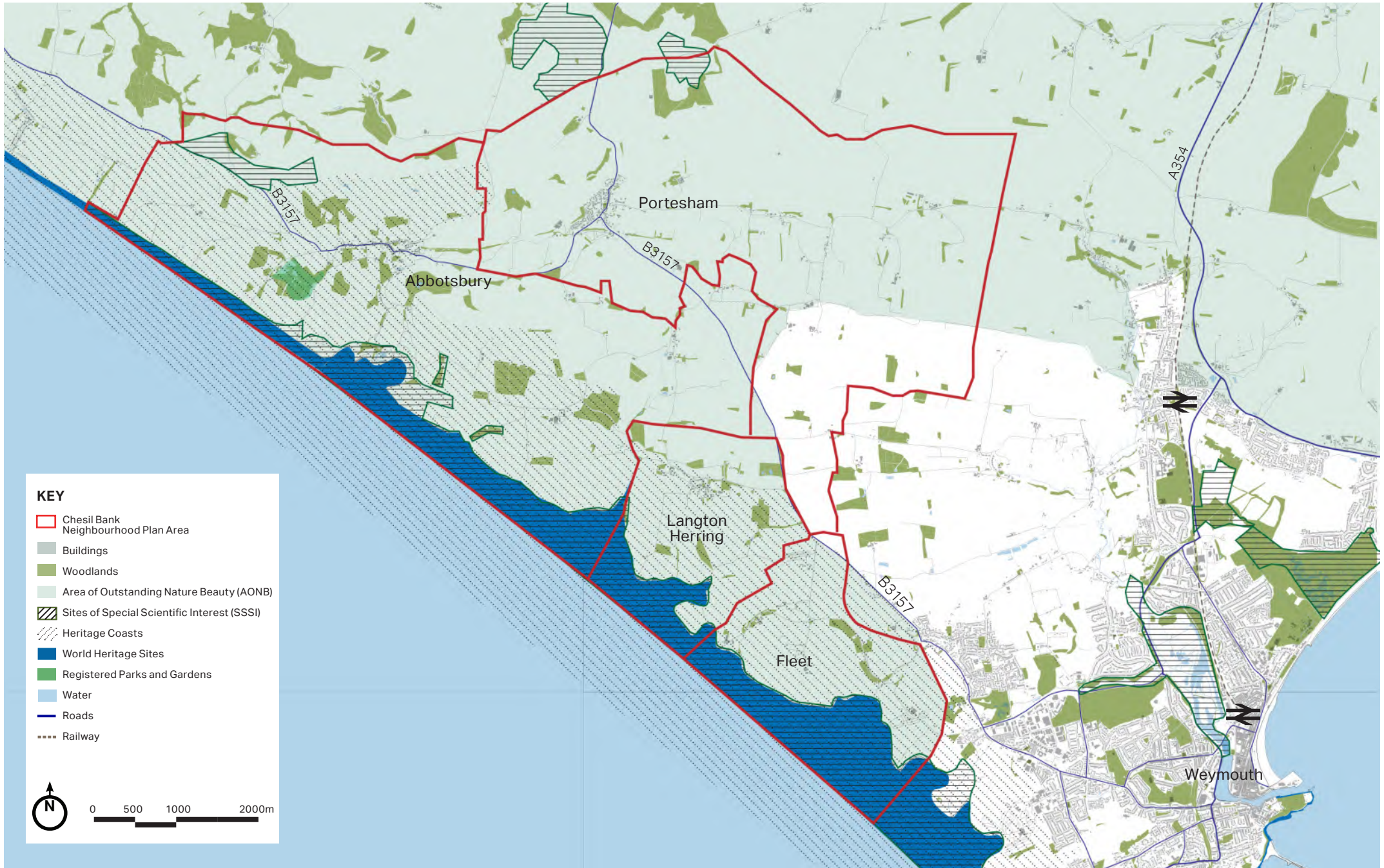
## 1.4. Area of study

Chesil Bank Parish is bordered on the seaward side by Dorset's most iconic landmarks, i.e., Chesil Bank. The Chesil Bank forms a section of the Jurassic Coast which is a World Heritage Site as well as SSSI (Site of Special Scientific Interest) and Ramsar Site. The parish sits within the Dorset AONB and contain three conservation areas.

Chesil Bank Parish is composed of a group of four settlements: Fleet, Langton Herring, Portesham and Abbotsbury, as well as the outlying hamlets of Coraytes, Corton Waddon, Rodden, Elworth, Shilvinghampton.

The B3157 Jurassic Coast Road runs from Weymouth to Bridport, which is the major route that serves the Chesil Bank Parish. The nearest train station are Weymouth and Upwey, both located within a 15 minutes driving distance. The parish is served by public transport (buses X53 and C1) to Weymouth and Birdport. Fleet parish has no public transport service.

According to the 2011 census, Chesil Bank has 2,094 residents.



**KEY**

- Chesil Bank Neighbourhood Plan Area
- Buildings
- Woodlands
- Area of Outstanding Nature Beauty (AONB)
- Sites of Special Scientific Interest (SSSI)
- Heritage Coasts
- World Heritage Sites
- Registered Parks and Gardens
- Water
- Roads
- Railway



Figure 1: Local context

A topographic map of a coastal region, showing contour lines, a river, and a city grid. The map is overlaid on a blue background that represents the sea. The text 'Policy & Design Guidance Review' is written in white on the blue background.

**Policy & Design Guidance  
Review**

**02**

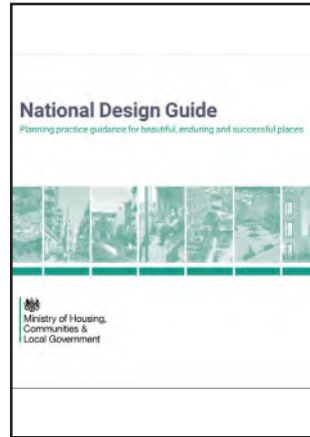
# 2. Policy & Design Guidance Review

## National design guidance

### 2.1. Policy & design guidance

The following documents have informed this design codes document, and have been produced at national, district or parish level.

Any new development application must be familiar with these documents and make explicit reference to how each of them is taken into account in the proposal.



#### National Design Guide

**Ministry of Housing, Communities & Local Government, 2019**

The National Design Guide (NDG) makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve.

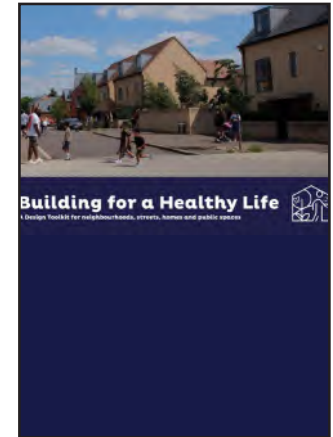
The NDG should be read in conjunction with the design codes in the current document to achieve the best possible development.



#### National Model Design Code

**Ministry of Housing, Communities & Local Government, 2021**

The purpose of the National Model Design Code is to provide detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on the ten characteristics of good design set out in the National Design Guide, which reflects the government's priorities and provides a common overarching framework for design.



#### Building for a Healthy Life

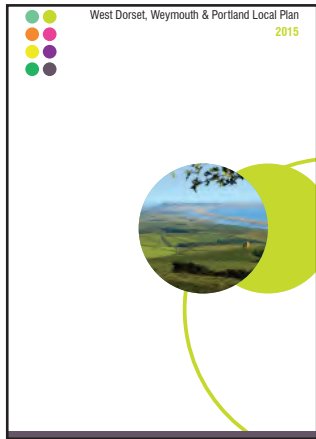
**Homes England**

**2020**

Building for a Healthy Life (BHL) updates England's most widely known and most widely used design tool for creating places that are better for people and nature. The original 12 point structure and underlying principles within Building for Life 12 are at the heart of BHL.



**District-wide policy & design guidance**

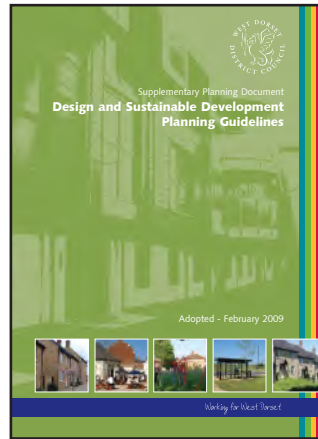


**West Dorset, Weymouth & Portland Local plan, 2011-2031**

**Adopted 2015**

This document is a key development plan document for the area. It has been informed by both Council's corporate plans and the Community plans.

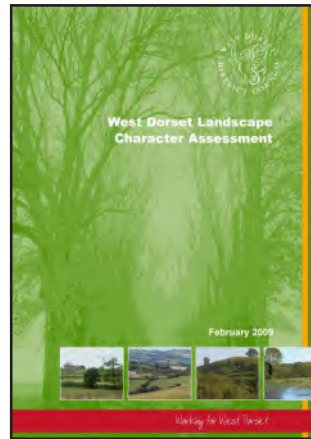
The document has chapters covering matters such as Environment and climate change, Achieving a sustainable pattern of development, Economy, Housing and Community needs and infrastructure.



**Design & Sustainable Development Planning Guidelines**

**Adopted 2009**

The design guidelines were adopted by West Dorset District Council as a Supplementary Planning Document. This means that the guidance will be a material consideration in deciding planning applications. The document contains 10 design policies and explains how these policies are applied in relation to different types and scales of development.



**West Dorset Landscape Character Assessment**

**2009**

The aim of the assessment is to inform the development process so that significant harm to landscape character can be avoided where possible, and identify opportunities to preserve and enhance that character.

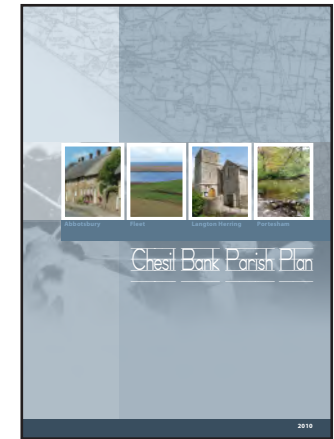
**Parish-wide policy & design guidance**



**Long Bredy, Portesham, Chickereil, Abbotsbury & Langton Herring Conservation Area Appraisal**

This document outlines the assessment of special interest such as location and setting, historic and archaeology character, spatial and character analysis of the conservation areas.

This document should be read in conjunction with the design codes in the current report to achieve the best possible development.



**Chesil Bank parish plan**

**2010**

The parish plan questionnaire survey conducted at the end of 2008. The responses to the questionnaire have been categorised by topic. An action plan based on the responses is included within this report. Sub-parishes of Fleet, Langton Herring, Portesham and Abbotsbury have been covered within the report.

A topographic map of a coastal region. The map features contour lines indicating elevation, a network of roads, and a city grid. A prominent river flows through the landscape. The map is overlaid on a solid blue background that represents the sea. The text 'Local Character Analysis' is positioned in the lower-left quadrant of the map area.

**Local Character Analysis**

**03**

## 3. Local Character Analysis

The four villages within the parish each have a different character. Understanding that character can help to generate design cues for future development to follow. This section outlines the broad physical contextual characteristics of the villages, and is helpful in identifying what is special and distinctive about each place. The character assessment identifies recognisable patterns and those components which are shared across the settlements, as well as elements which differentiate the villages. The character traits and patterns identified in this section inform the design codes.

### 3.1. Village of Fleet

#### 3.1.1. About Fleet

**LOCATION:** Fleet is a small, scattered village, situated to the southwest of Chickerell, with which it shares its western boundary.

**TOPOGRAPHY:** Fleet is a valley settlement.

**MOVEMENT:** Fleet Road that branched off from the B3157 runs along the valley line.

**VIEWS AND LANDMARKS:** The undulating topography, mature trees and characterful dwellings offer scenic countryside views. Holy Trinity Church is the dominant feature within the village.

**GREEN SPACE, PUBLIC REALM AND STREETScape:** The village is surrounded by open fields. Tree and hedge planting along Fleet Road are redolent of the character of lanes throughout this part of Dorset. The churchyard is a valuable green space in the village.

**LAYOUT:** Fleet has a linear pattern of development. The majority of the settlement is set along Fleet Road and distributed unevenly to either side. The Parish area is predominantly agricultural land, mainly owned and farmed by local families. It consists of the small settlements of East Fleet, West Fleet, Fleet House and Fleet Common.

Fleet Common is the principal settlement, concentrated around the Parish Church. Buildings face the roads with a wide range of setbacks. Fleet Road is narrow without any footpath on either side. Boundary treatments are usually a mix of rubble-stone walls with vertical stone on top and hedges. Buildings with layers of alterations and attractive steeply sloped roofs are typical of the village.

The other, smaller settlements are characterised by buildings arranged in clusters away from the road.

**LAND USE, LEVELS OF ACTIVITY AND PARKING:** Land use is predominantly residential with some holiday farms/hotels.

Dwellings are typically provided with on-plot parking, although old dwellings on Butter Street make use of on-street parking due to the narrowness and alignment of the street.

**HERITAGE:** The village has 7 Listed Building entries, including a Grade I Parish Church and Grade II\* Old Parish Church. Most the original village, and the old church, was destroyed by a storm in 1824. The village and the new church of the Holy Trinity were built further inland following that event.

Historic gate-piers on Fleet-Chickerwell parish boundary immediately north of the Fleet Lodge are an important gateway feature.



### 3.1.2. Architectural details

The following section illustrates some of the local buildings and architectural details which are important to the character of Fleet. Specific elements of the built environment are discussed further in Chapter 4. In terms of architectural details that are prominent in the village, the following listed buildings/structures are of interest

- Holly Trinity Church, a Grade I listed building;
- The Old Parish Church, Grade II\* listed, with its origins in the 15th century,; and
- Grade II listed gate-piers Fleet-Chickerell parish boundary.

Low walls, often faced or constructed with Ashlar stone and stone rubble walls are common boundary treatments. Many buildings have casement windows which gives a certain aspect and quality to the building façades. Some buildings have red brick quoins at corners and around some windows red brick is used to add detail.



Figure 3: Holy Trinity Church



Figure 5: Ashlar stone and hedges as boundary treatment



Figure 4: Stone walls and casement window with red brick detail



Figure 6: Two-storey house with stone and slate roof with sunlight and gabled porch

## 3.2. Village of Langton Herring

### 3.2.1. About Langton Herring

**LOCATION:** Langton Herring is located in the middle of Chesil Bank Parish.

**TOPOGRAPHY:** The principal part of the settlement is situated at the south of a ridge, sloping down to the south-west. The undulating topography, combined with subtle changes in the building alignment, provide varied and attractive street views.

**MOVEMENT:** The main route that branches off from the B3157 runs along the edge of a ridge, providing scenic views to the main Ridgeway to the north. Angel, Rose's and Shop lanes run off the main route, heading south to the historic core of the village.

**VIEWS AND LANDMARKS:** The Conservation Area report identified multiple important views. The historic core of the village is hidden behind thick trees and hedges along the main route. The Church tower is the most obvious landmark.

**GREEN SPACE, PUBLIC REALM AND STREETScape:** The churchyard and burial ground are two valuable green spaces within the village.

A large number of mature tree groups are protected by tree preservation orders (TPOs) within the Conservation Area, and these are of great importance to the character the village. These mature trees, combined with shrubs and hedges in private gardens and other open spaces, combine to create the green lanes that help define the character of Langton Herring.

**LAYOUT:** The historic core of the village is in nucleated plan form. Buildings are clustered around the small Parish Church, Hall and pub.

More recent developments have built along the main route to the north of the historic core in the form of ribbon development.

**LAND USE, LEVELS OF ACTIVITY AND PARKING:** Land use is distinctly residential and with limited amenities and facilities within the village.

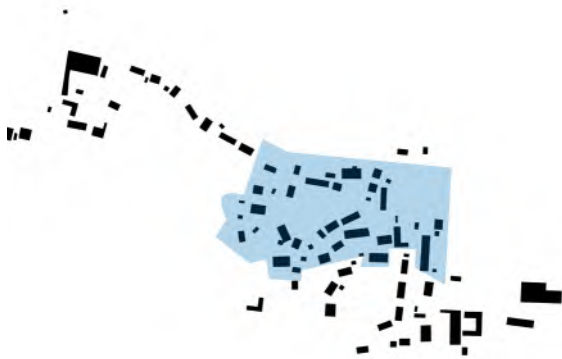
Most plots are large enough to provide parking at the front, side or in garages. On a few properties, however, buildings with limited setback from streets only have informal on-street parking. Most roads are too narrow to accommodate on-street parking without impeding vehicle access.

**HERITAGE:** Much of the settlement is designated as a Conservation Area. The village has four Listed Buildings with a number of original thatched cottages from the 17th and 18th century.



Figure 7: Langton Herring area and surrounding

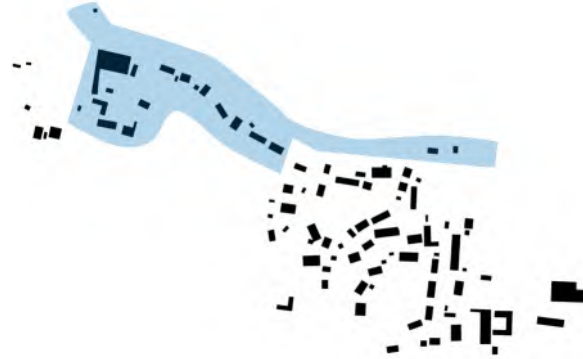
### 3.2.2.Character areas



#### The Conservation Area

This is the traditional core of Langton Herring village. There is a wide variety of architectural styles and ages:

- Historic settlements are generally compact, with buildings often located within close proximity to access roads;
- Undulations created by topography add interest and produce variety in roof scape, orientation of buildings and plot pattern ;
- Some of the properties have a relatively small set back from the road; and
- Property typologies vary from large detached and semi-detached dwellings to small terraced houses on relatively tight plots.



#### Rodden Lane

The Main Route is characterised by ribbon development:

- Rodden Lane is a quiet, narrow lane without a footpath and, typically, development only on the southern side.
- Properties tend to face the main roads;
- The road is thick with trees and hedges that hide many of the buildings; and
- Buildings have deep and spacious front garden which add to the sense of openness and greenery.



#### South Edge

The scattered layout of this character areas defined by:

- Plots are generally bigger compared with conservation area;
- Deep front gardens with low wall and hedges as boundary treatment; and
- A larger green space between Shop Lane and Chapel Close gives a sense of openness.



### 3.2.3. Architectural details

The materials, construction and architectural detailing are similar, in some respects, to those found elsewhere in the parish, but there are variations that contribute to the particular character of Langton Herring.

There are a number of interesting elements in the Conservation Area, where some of the architectural/ construction details, as well as the arrangement of built-form and its relationship with the road network, are important to the character of the place.

The following should not be read as a prescriptive list when considering the detailing of new development, but some of the detailed elements which help to underpin the special architectural character and quality of built-form within Langton Herring are:

- Local limestone and forest marble are used in construction and to face a number of buildings;
- Brick as dressing/detail, in conjunction with stone rubble walls;
- The arrangement and sizing of chimneys and dormers; and
- Horizontal stone boundary walls with upright cock-and-hen copings.

Specific elements of the built environment are discussed in Chapter 4.



Figure 8: Higher Farm Cottage with siltstone and plain tile and double Roman pantile



Figure 9: Village pond with stone wall made by shallow rubble-stone and vertical coping stones



Figure 10: Lower Farmhouse with rubble stone walls with slate roof with gable ends

## 3.3. Village of Portesham

### 3.3.1. About Portesham

**LOCATION:** Portesham is the most northern settlement in Chesil Bank Parish, about two miles from the sea.

**TOPOGRAPHY:** Portesham is a large valley settlement, situated at the southern scarp edge of the South Dorset Ridgeway.

**FLOODING:** There has been a history of flooding in Portesham. The records show that heavy rainfall events lead to surface water and fluvial flooding, especially at Goose Hill, which is at the lowest point of the village. Several properties situated along the southern side of Goose Hill are susceptible to flooding.

**MOVEMENT:** Portesham has a complex street network. A main street (Front Street) runs north to south and meets the bend (Goose Hill) in the B3157. New Road, Church Lane and Back Street run off Front Street, forming the historic core of the village. Modern housing has been developed along Cemetery Road, Portesham Hill and Goose Hill in the form of cul-de-sacs. Winter's Lane is the only major link, running to hamlets in Portesham.

**VIEWS AND LANDMARKS:** The Conservation Area report identified multiple important views as shown in Figure 11. Views of Portesham House, the King's Arms, the former School, Church tower and Manor House are most distinctive, which announce the presence of the village.

**GREEN SPACE, PUBLIC REALM AND STREETScape:** The most distinctive open space feature of Portesham is formed

by the stream - Millbrook, which flows down Front Street and then splits into two artificially elevated channels.

The Village Green is well maintained, consisting of lawn with street furniture, ornamental tree planting and enclosed by wooden bollards. Other valuable green spaces include the school playing field, the churchyard, the springhead and the recreation ground and allotments at West Elworth.

Roads and streets in the village are narrow and meandering with organic layouts. Most main roads have pavements on one side or no pavements, especially the older streets. More modern development is characterised by a suburban cul-de-sac layout with pavements on either side of the road.

The road network is supplemented by numerous footpaths that connect within the settlements and to the surrounding countryside.

**LAYOUT:** Portesham is a nucleated settlement. The earliest settlement originated between Front and Back Streets.

The village is a mix of houses from various historic periods and styles. Plot sizes vary in size and form, as does building massing and setbacks, which results in an informal and dynamic building line and façade rhythm.

Within the Conservation Area, the larger houses stand in large plots, normally set back from the street with a large rear garden. Most of the cottages and terraced houses sit immediately to the back of the footpath, with no setback, although some have only a small front garden or planting strip of insufficient size to allow for vehicle parking.

From the mid-20th century, Portesham saw housing developments gradually expanding outwards to the northern and southern end of the village. In many cases, short cul-de-sacs and no-through roads have been used to structure layouts for these developments, which tend to have regular building lines, generous front gardens and reasonably large rear garden.

The outlying hamlets of Corton, Coryates, Shilvinghampton and Friar Waddon are scattered to the east of Portesham village. There has been no significant expansion in these hamlets. The settlement remains strongly linked to its wider rural landscape and fields.

**LAND USE, LEVELS OF ACTIVITY AND PARKING:** Land use within the village is predominantly residential, with complementary local amenities including: St Peter's Church, Portesham Methodist Church, the local village school, the Doctors surgery, a village hall, a pub and a farm shop.

Parking provision is restricted (in terms of space), due to the tight, narrow roads around the village. Some traditional units, with no offset from the street, rely on-street parking solutions which undermine the streetscape. New build properties are better served by on-plot parking. There is a large car park in the centre of village, but it is retained for the use of customers of the pub only, while there is also a car park at the village hall, although this is only for users of the hall.

**HERITAGE:** The designation of much of the settlement as a Conservation Area is a recognition of the architectural diversity of Portesham, both in terms of construction periods and architectural styles. The village has 21 listed building entries, including the Grade I Parish Church and the Grade II\* Manor House and Stables.

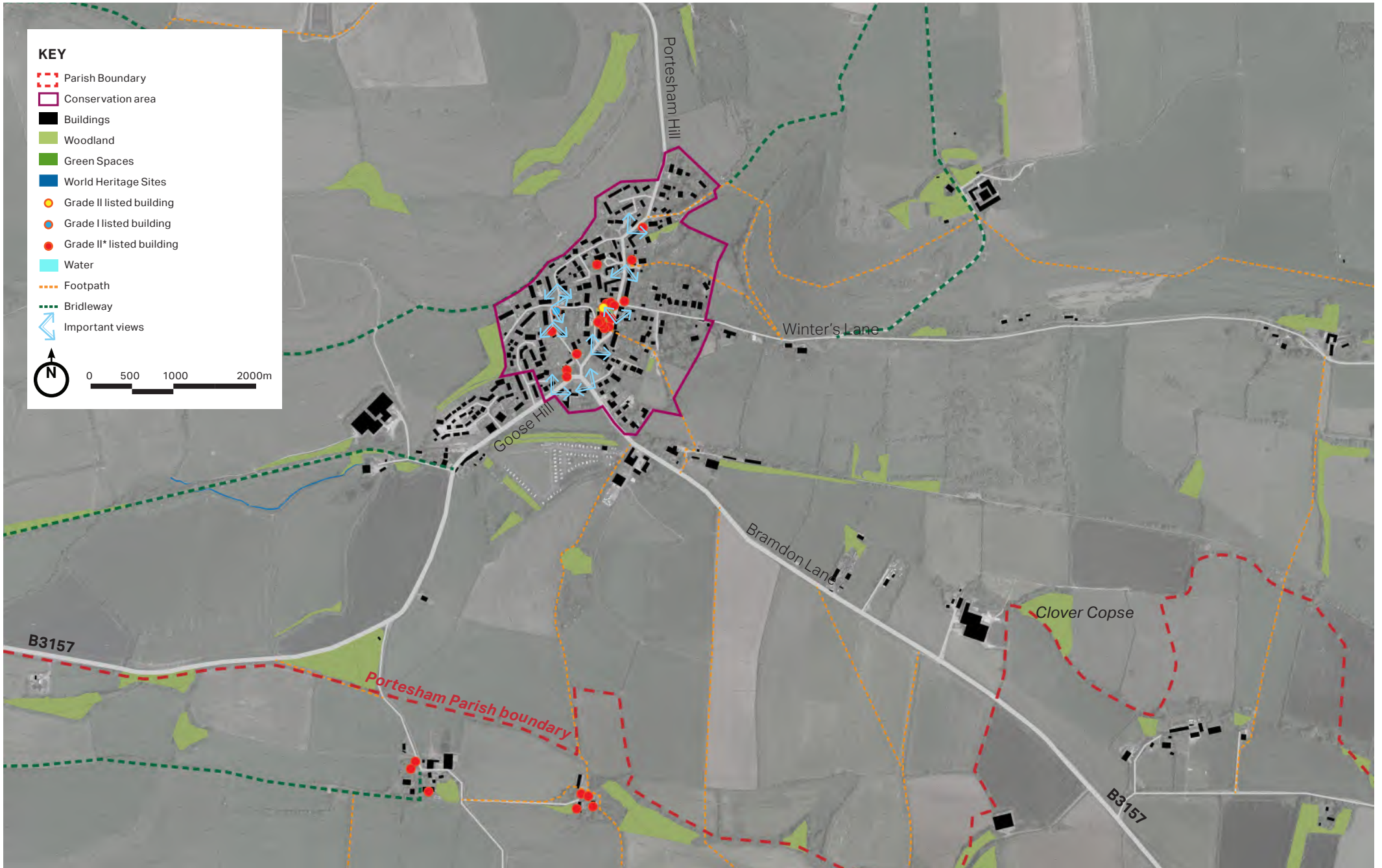


Figure 11: Portesham local context

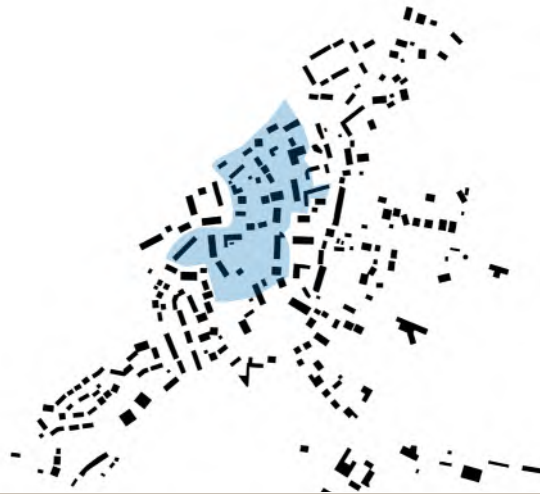
### 3.3.2.Character areas



#### Front Street

This is the traditional heart of Portesham village. It is a busy narrow street with heritage buildings, traditional walls and hedgerows.

- The area is characterised by narrow streets with various building setbacks and informal alignment;
- The stream - Millbrook, flows along Front street; and
- St Peter's Church acts as an important landmark feature which helps navigation and legibility within the village.



#### New Road and Back Street

The character area formed by New Road and Back Street is one of the oldest parts of Portesham. It retains many aspects of the old rural village.

- Streets are very narrow, and most of older buildings only have a small front garden or planting strip;
- Buildings sit within plots of various sizes, often with large gardens making for a pleasant, green aspect;
- Diversity of buildings styles is balanced by the commonality of the simplicity in the detailing and use of traditional materials; and
- New Road, Church Lane and Back street provide successions of views to the Ridgeway.



#### Village Green

The junction between New Road, Front Street, and Goose Hill defines a triangular open area (Village Green) that forms the focal point of the village. The pub with large outdoor dining area is situated opposite.

- The area provides a strong soft landscaped area, which is the most significant public open space in the village;
- The space is also accented by distinctive trees and groups of mature trees, which contribute strongly to the well-vegetated character; and
- The Village Green is relatively well enclosed by the surrounding built form, including the pub, and boundary treatments tend to be more formal.



### Winter's Lane

Winter's Lane is the main access route to the primary school and the outlying hamlets:

- There is a short ribbon of development on the northern side of Winter's Lane in a one-plot deep configuration;
- The ribbon development is set on a hill with sloping front gardens; and
- Distinctive trees and groups of mature trees are present and these contribute strongly to the well-vegetated character of the road.



### Edge of Village

Portesham has been subject to expansion during the 20th and 21st century:

- Some modern developments, particularly on the northern and southern approaches, are laid out with culs-de-sac, characterised by wider roads and a more open form;
- Streets have a formalised character in comparison to the looser, more traditional village settlement of the Conservation Area; and
- Pavements tend to be provided with kerbs and most buildings are set back from the street. Most roads and pavements are built to modern highways standards.

### 3.3.3. Architectural details

The following section showcases a number of examples of local building details which should be considered as providing precedent and points of reference for future development. Specific elements of the built environment are discussed further in Chapter 4. There are a large number of listed buildings within Portesham, some of which are shown here.:

- The Grade I listed Parish Church of St Peter is constructed in Portesham rubble and dressed stone walls.
- Rubble-stone walls, slate mansard roof, with dormers, sash windows and glazing bars are used in Trafalgar House, a Grade II listed building.
- Manor House and Stables, a Grade II\* listed building was built with dressed stone walls and chamfered plinth, slate roof with stone gable-copings with ovolo-moulded kneelers, straight-chamfered mullion, wooden casement and sash window with glazing bars.

The use of stone walls, clay pantiles and slate for roof coverings, and a mix of sash and casement windows, are prominent features in the village.



Figure 12: St Peter's Church



Figure 13: Portesham House with boundary wall made of stone rubble with refined chamfered tops



Figure 14: Manor House and stables, Grade II\* listed building with slate and stone and pre-classical details



Figure 15: The Knapp with dressed and rubble-stone walls



Figure 16: Shepherd's Cottage with thatched roof and multi-pane casement windows

## 3.4. Village of Abbotsbury

### 3.4.1. About Abbotsbury

**LOCATION:** Abbotsbury is a valley settlement, albeit one that is close to the coast. It is adjacent to the settlements of Puncknowle, Litton Cheney, Portesham and Langton Herring.

**TOPOGRAPHY:** The village of Abbotsbury lies in a valley, surrounded by hills on all sides, except to the east.

**MOVEMENT:** The B3157 is the main road running through the village.

**VIEWS AND LANDMARKS:** The Conservation Area report identified a series of townscape views which are shaped and formed by the undulating topography, trees and consistent quality buildings within the built environment, as shown in Figure 17.

There are a number of landmarks such as the Church tower, the Tithe Barn and St Catherine's Chapel which intrude in views from the surrounding countryside and out of the village, providing a sense of place and a degree of legibility to aid wayfinding

The Ilchester Arms and Strangways Hall on the Market Square are important focal points within the village core.

**GREEN SPACE, PUBLIC REALM AND STREETScape:**

Abbotsbury Sub-Tropical Gardens are a significant historical collection of trees and shrubs which are listed Grade I on English Heritage's Register of Parks and Gardens of Special Historic Interest. This attraction is located outside of the Conservation Area.

There are a number of green spaces that help define the village character. The White Hill escarpment and the green area of Chapel Hill dominate the immediate landscape. These can be seen in many significant views. Areas of pasture, the cricket ground and the playing fields south of West Street to Seaway Lane and beyond up to the slopes of Chapel Hill are other important green spaces within the area.

Streets are narrow and organic in their arrangement, with a buildings often arranged close to the back of footpaths. The majority of streets are continuously enclosed by built form, and have no green verges or trees, which contributes to a very particular character and sense of place. That said, there are some locations where plots have their buildings set back from the front or side boundary, which is bordered by stone walls, hedges, shrubs and larger trees, all of which combine to create a softer sense, greener of place. There is no street lighting within the Conservation Area.

**LAYOUT:** Traditional buildings have a continuous building line, often located to the back of the footway. Plots, typically, vary in size and orientation, and building footprint is generally shallow, running parallel to the road.

More recent developments such as those at Hands Lane and Rosemary Lane are considerably different in character to the buildings within the core area. The regular breaks between buildings, considerable set back from the street, and lack of continuous building line creates a more spacious feel.

Glebe Close, a late 20th century housing development, is in a cul-de-sac layout, however, it draws on the older built heritage of the village and continuous frontages are more apparent here.

**LAND USE, LEVELS OF ACTIVITY AND PARKING:** The location and rich heritage of Abbotsbury have helped make the village popular with tourists.

Parking provision is restricted due to the tight and narrow street pattern. Most of the traditional units, with no offset from the street, rely on on-street parking solutions. There is a village car park on Rodden Row, although charges apply.

**HERITAGE:** Much of Abbotsbury is owned by the Ilchester Estate. There are a large number of heritage features in the village, including six Grade I, five Grade II\* buildings and 71 Listed II buildings.



Figure 17: Abbotsbury local context



### 3.4.2.Character areas



#### West and Back Street

The entire village is located within a conservation area and is characterised by visually interesting and varied townscape, which is given more coherence by a relatively consistent use of materials, height and massing and boundary treatments. This area characterised by:

- Two-storey building usually without any set backs from West Street and Back Street;
- The roads have narrow footpaths on both side with one raised up higher than the adjacent roadway;
- Properties tend to align quite closely with the orientation of the roads; and
- The majority of buildings have no front gardens.



#### Hands Lane and Glebe Close

Development on the eastern edge of the village is characterised by:

- A short stretch of ribbon development along Hands Lane comprising semi-detached properties with deep front gardens;
- Glebe Close is a development of terraced houses with either no front garden or very narrow front gardens; and
- The properties on Hands Lane have on-plot parking while the properties on Glebe Close have on-street parking with smaller back gardens.



#### Grove Lane

Scattered properties along New Barn Road and Grove Lane have a more rural setting:

- Properties are aligned along the road layout;
- Properties with no set back and narrow front gardens; and
- Rubble stone low walls as boundary treatment in combination with mixed hedges.

### 3.4.3. Architectural details

The parish has a large number of architectural and historical features. Specific details of the built environment are discussed further in Chapter 4.

The village of Abbotsbury comprises a long street of stone houses, a number of which are thatched, with some dating from the 16th century. Parts of the street have a raised pavement. The village is surrounded by hills on all sides, except to the east.

The following should not be read as a prescriptive list when considering the detailing of new development, but some of the detailed elements which help to underpin the special architectural character and quality of built-form within Abbotsbury are

- Coursed and dressed ironstone and grey limestone walls, slate roof, brick stacks at each gable end, lightened wooden casement, with wooden cills and plank door (these details, for example, are found on 9 West Street, a Grade II listed building);
- Number 49 West Street, a Grade II listed building, is an attached cottage constructed with rubble-stone walls, slate roof with boxed eaves, brick stacks at each end, light caser-on casements with glazing bars, wooden cills and dressed stone voussoirs.

Other details include random rubble wall boundary treatment and retaining walls with a variety of copings and slate and thatched roof.



Figure 18: St Nicholas Church and Abbotsbury War Memorial



Figure 19: Four cottages in a row with rubble-stone walls, white render and thatched roof with wooden casement window



Figure 20: A row of thatched roof cottages with stone walls



Figure 21: A rubble-stone corner cottage with rounded corner.



Figure 22: Strangways Hall is an important community building with strong Gothic details

A topographic map of a coastal region, showing contour lines, a river, and a city grid. The map is overlaid on a blue background that represents the sea. The contour lines are light gray, and the river is a thin blue line. The city grid is a dense network of gray lines. The map is oriented vertically, with the coastline on the right side.

**Design Principles,  
Guidance and Codes**

**04**

# 4. Design principles, guidance and codes

## 4.1. Introduction

This section provides guidance on the design of new development, setting out the aspirations of the Neighbourhood Plan in terms of the qualities, character and design detail that developers will be expected to consider, in detail, when preparing development proposals in the village.

The guidelines set out in this document focus on residential environments. However, 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 neighbouring buildings but also the wider qualities of the village and surrounding landscape.

The local pattern of streets and spaces, building traditions, materials and the natural environment 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 proper consideration is given to the local context and that the new design embodies the “sense of place” and meets the aspirations of people already living in that area.

## 4.2. Design principles

There are a set of design principles that are specific to Chesil Bank. These are based on:

- The analysis of village character presented in Chapter 3 above;
- Feedback from the Chesil Bank residents via the neighbourhood plan survey; and

- Discussions with members of the neighbourhood plan steering group on the virtual site visit meeting.

The following principles are intended to guide the design of developments:

### 1. Response to settlement pattern (SP)

- SP 01. Pattern of growth
- SP 02. Site Situations
- SP 03. Layout of buildings

### 2. In keeping with rural character (RC)

- RC 01. Views and landmarks
- RC 02. Trees and landscape
- RC 03. Dark skies

### 3. Promote local character (LC)

- LC 01. Proportion and scale
- LC 02. Corner treatment
- LC 03. Boundaries and thresholds
- LC 04. Materials and building details
- LC 05. Extensions and alterations

### 4. Treat vehicle parking as a placemaking exercise (VP)

- CR 01. On-plot side or front parking

CR 02. On-plot garages

CR 03. On-street parking

CR 04. Parking courtyards

### 5. Design for sustainability (DS)

DS 01. Solar roof panels

DS 02. Heat pumps

DS 03. Sustainable building

DS 04. Water management

Based on established good practice, this section provides a range of design guidance and codes to which new design proposals should refer. The objective is to provide a point of reference for design standards in Chesil Bank. It is not anticipated that every element of the all the guidance or codes will apply to every development proposal. It is expected, however, that developers will have identified which elements apply and prepared their proposals accordingly.

Necessarily, some of the content is more general and is best described as design guidance. Other elements, such as elements relating to the plot, building line and boundary treatment, or specific locations in each of the village, are codes. The codes are more prescriptive, setting out detailed parameters that development proposals will be expected to follow.

## 4.2.1. Response to settlement pattern (SP)

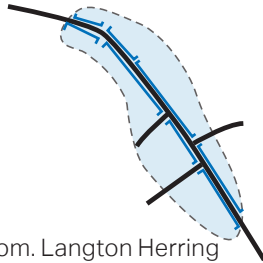
### SP 01. Patterns of growth

#### SP 01.01. Linear pattern

*Village of Fleet*

*Langton Herring Main Route*

*Village of Abbotsbury*



Fleet is laid out in a traditional linear form. Langton Herring and Abbotsbury have elements of linear arrangement, in their western portions, and along major routes. Development in these settlements should reflect the following conditions:

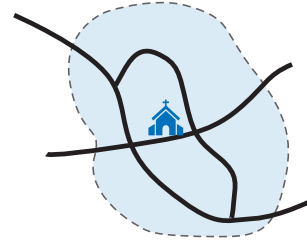
- Proposals should maintain the continuity of built form along the main route. However, buildings should not be repetitive, and should provide variety of building types and design with coherent scale, massing and detailing.
- Treatment of main road frontages should include tall trees, hedgerows and the boundary walls typical of the village to increase the sense of enclosure and linear form.
- Linear pattern settlement almost always orientates inwards towards the main road and turns its back towards the landscape to the rear. Building frontages should reinforce the linearity of the street, where possible. Boundary treatments can vary, from rubble walls to soft landscaped edges on the periphery of the settlement. Residential development with a hard edge which imposes an abrupt transition from the settlement to the surrounding countryside should be avoided.

#### SP 01.02. Nucleated pattern

*Langton Herring Conservation Area*

*Village of Portesham*

*Centre of Abbotsbury*

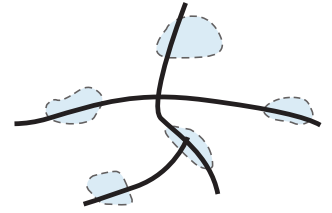


The centre of Langton Herring, Portesham and Abbotsbury are focussed around a central feature like a church where activity and uses are concentrated. Development in these settlements should reflect the following conditions

- Proposals within these settlements should maintain the density and scale of development in the various locations.
- Proposals should maintain the continuity of building line and enclosure within the central areas and maintain a positive aspect onto key spaces and features.
- Development outside the central areas should be well-connected with the centre and should respect the primacy of the core development areas.

#### SP 01.03. Dispersed pattern

*Hamlets in Portesham*



The hamlets in Portesham are dispersed in small groupings within the landscape. Development is, typically, low density with a discontinuous building line and is very much integrated into with the landscape. Development in these settlements should reflect the following conditions:

- Proposals should seek to limit expansion, whilst any new development that does occur should integrate with the local landscape context.
- Large scale developments are not appropriate in the hamlets. Individual plots or smaller clusters of development are preferable and should reflect the organic growth patterns of the hamlets.
- Proposals should have irregular, soft edges at the interface with the surrounding landscape
- Built form can show some variation in height, massing and orientation within the plot, while still respecting the prevailing form and character within the hamlets.

## SP 02. Site Situations

### SP 02.01. Gateway

A gateway site is normally situated at the edge of a settlement, near to a main route into the settlement. It marks the transition from one space to another, and is a point of arrival into (and departure from) a settlement, usually from the surrounding landscape setting.

The sense of departure and arrival can often be achieved by a noticeable change in scale, enclosure, or road configuration. The gateway buildings or features should, however, reflect local character.



Figure 23: Glebe Close acting as a new gateway building for Abbotsbury

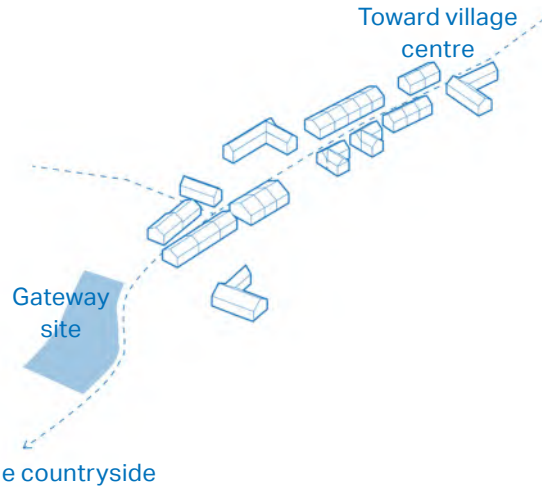


Figure 24: An indicative gateway site leading into a linear settlement

Single building or a small group of buildings located at the corner of a gateway site and along the main route.

If a gateway plot is developed with a number of buildings, the corner of the site should act as the key landmark. The corner building could be slightly taller or display another built element, signalling its importance within the grouping.

Fenestration contributes much to the character of a building. Long stretches of blank (windowless) walls should be avoided, including on side elevations, except where this is in keeping with the character (e.g., farmyard-type buildings).

As well as buildings acting as gateways, high quality landscaping features can also be used fulfil the same function, especially tree planting.

A gateway site should respond to existing development / landscape on the opposite side of the main route into the settlement.

In the case of fencing for back gardens or perimeter walls, the quality of the materials is key. Panel fencing should be avoided. Instead, vernacular treatments should be used such as: stone walls, hedges and landscape planting; etc.

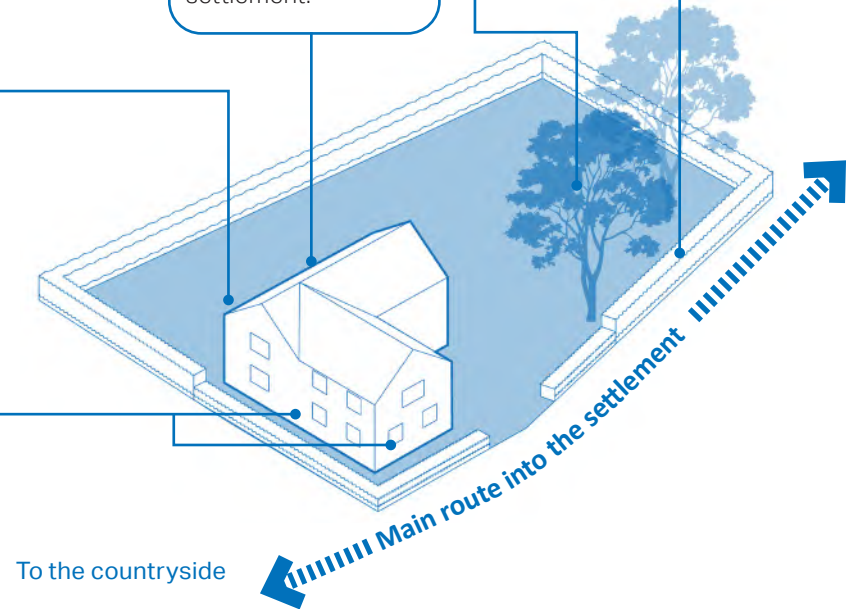
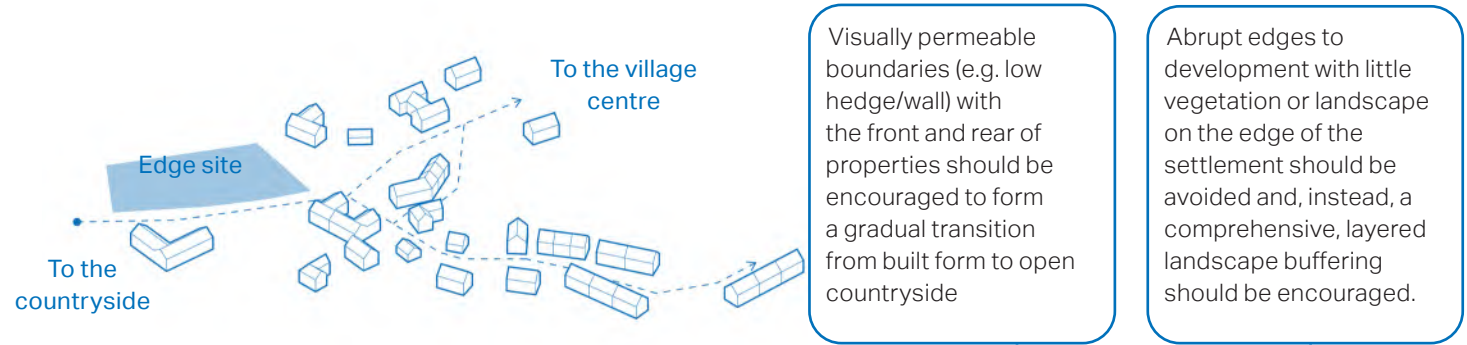


Figure 25: Indicative sketch highlighting elements of design codes for a gateway site

**SP 02.02. Edge sites**

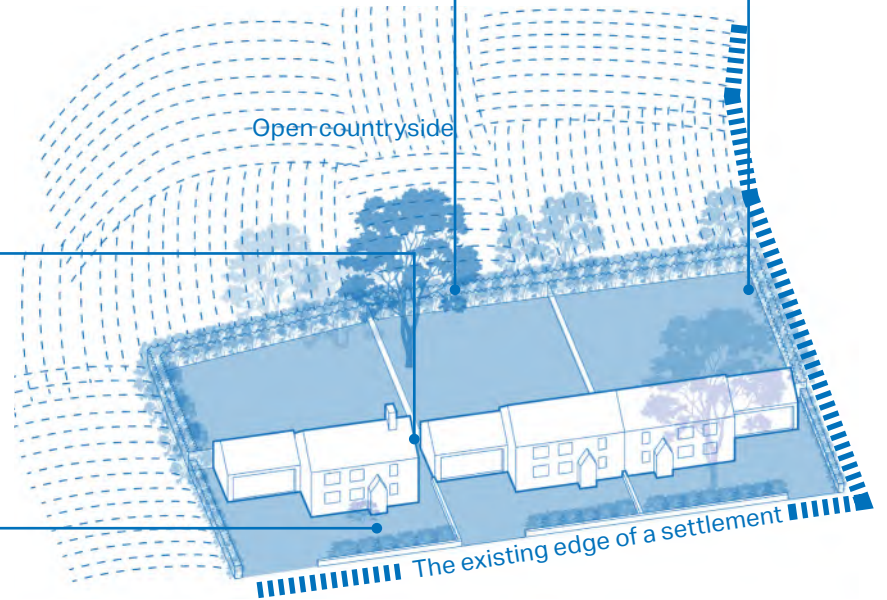
New development often occurs on the edges of a settlement, as the central areas tend to be already developed (except where there might be the odd infill site). Developments on the edge of settlements play an important role in defining the interface between settlement and their surrounding context (be it other developments or the wider landscape). It is, therefore, important to respond positively to the different conditions that occur around the edges of a settlement, as shown in Figure 27.



**Figure 26: Indicative edge site to a nucleated settlement.**

New development proposals should maintain visual connections to the surrounding landscape and long views out of the settlement. Development density should allow for spaces between buildings to preserve views of countryside setting and maintain the perceived openness of the settlement.

Interfaces between the existing settlement edges and any village extension must be carefully designed to integrate new and existing development. Back to back or front to front relationships should be created across the existing settlement edge. Any front to back relationships should be avoided.

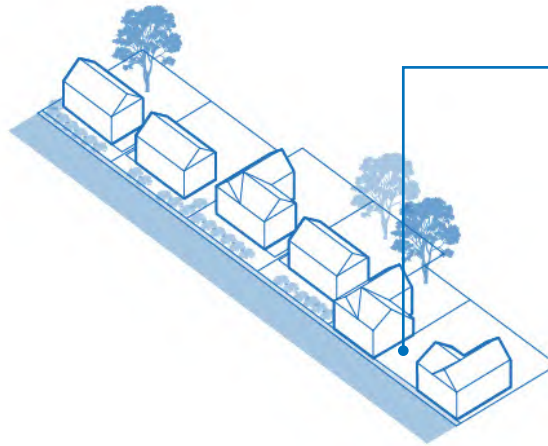


**Figure 27: An indicative diagram highlighting elements of design codes for a edge site**

### SP 02.03. Infill

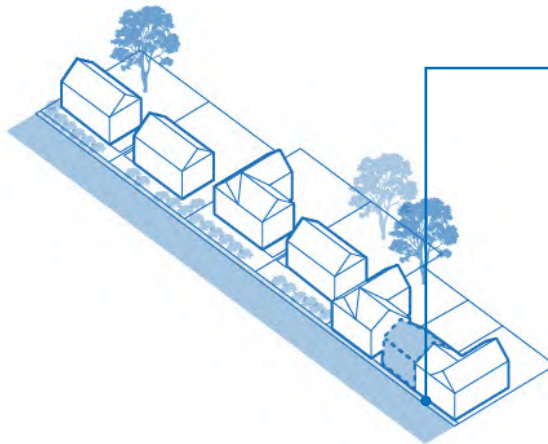
Infill sites will vary in scale, context and location within a settlement. Any new infill can have significant impact on the character and appearance of the built environment. The following principles should be applied in any future infill site:

- Infill development should complement the street scene into which it will be inserted. It does not need to mimic the existing styles but its scale, massing and layout need to be in general conformity with the existing (this is particularly ridge/eave heights, especially for terraced or dense groupings of buildings).
- The building line of new development should be in conformity with the existing. Very often, with terraced or dense groupings, the building line will be exactly the same, but in other cases it might be acceptable that it closely aligns with the exiting arrangement of buildings where there is an irregular, meandering building line.
- The density of any new infill development should reflect its context and its location in the village (centre or edge), or in a smaller settlement nestled in a wider landscape. The optimum density will respond to surrounding densities whilst making efficient use of land.
- Where there are opportunities for infill development, proposals should demonstrate that existing views and vistas between buildings and along view corridors have been considered and the aim should be that they are retained, wherever possible.



A potential site for infill. The future infill property should complement the street scene.

Figure 28: An indicative diagram highlighting a site before infill



New building lines should be consistent with existing properties. Some places in Chesil Bank have linear or regular meandering arrangements of buildings while others have random and irregular patterns. The infill should also reflect the surrounding context in terms of form, materials and height/massing.

Figure 29: An indicative diagram highlighting a site after infill building



### SP03. Layout of buildings

The Parish owes much of its character to the historic pattern and layout of its buildings and settlements. New developments should respect the particular building patterns of each settlement in order to contribute positively to their character. In particular:

- Any new development in the countryside should be carefully sited to minimise negative impacts on the landscape;
- New developments must demonstrate an understanding of the scale, building orientation, enclosure and façade rhythm of the surrounding built environment to respect its character;
- New development proposals should comprise a variety of dwelling types reflecting local and regional vernacular to enhance character and sense of place;
- The size and layout of the plot should contribute positively to the character of the surrounding development. Positioning of the building on the plot should reflect the prevailing pattern, with front gardens, shallow setbacks or buildings located immediately to the back of the footway/highway, as appropriate. Where the provision of a front garden is not possible, small buffers to the public realm, such as planting strips, might be appropriate;
- New development should create a cohesive building line which is used to shape views and enclosures;
- The layout of new development should optimise the benefits of daylight and passive solar gain, as this can significantly reduce energy consumption.

- Any proposal that would adversely affect the rural character of the villages, or give rise to an unacceptable increase in the amount of traffic and noise would be inappropriate.

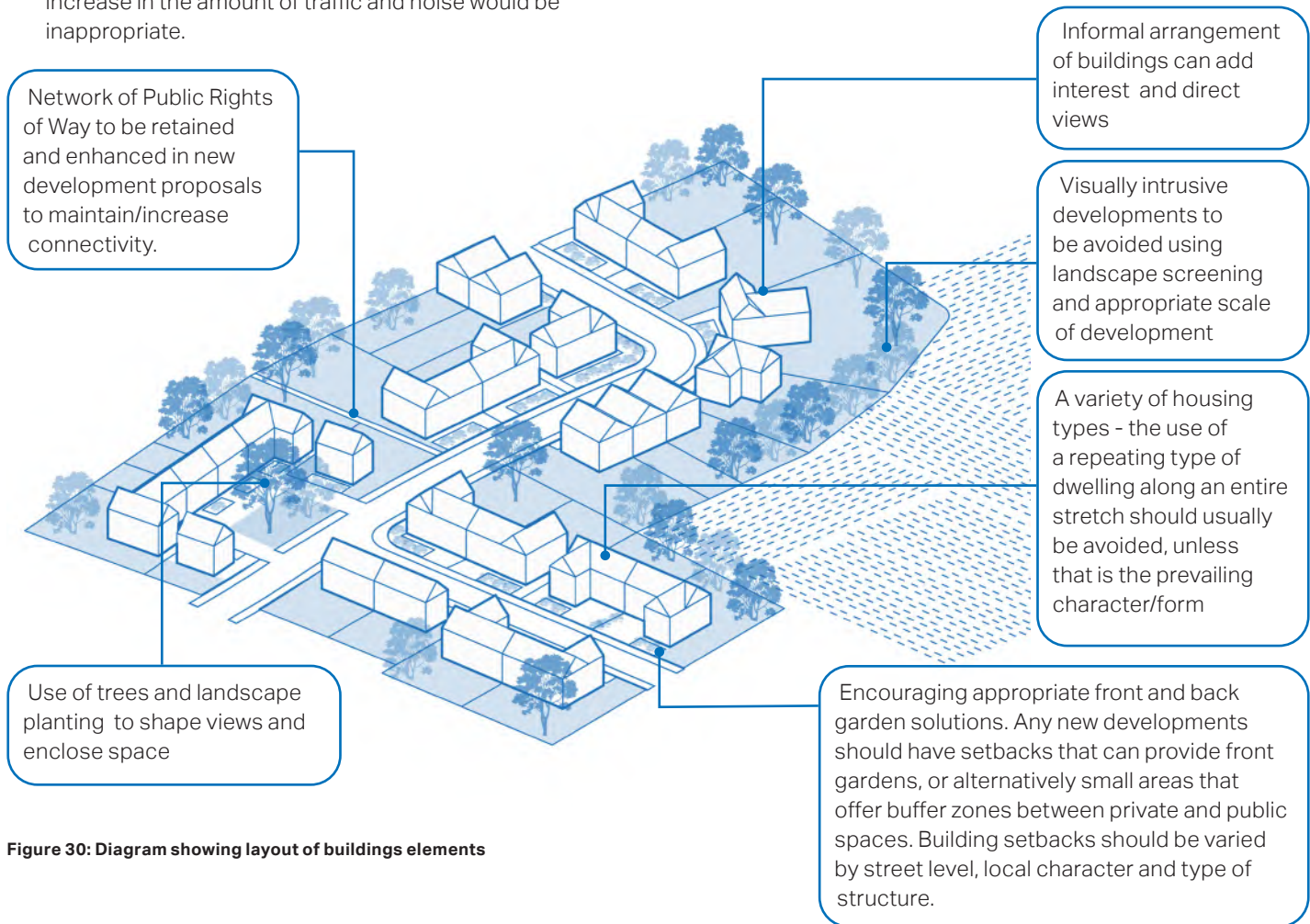


Figure 30: Diagram showing layout of buildings elements

## 4.2.2. In keeping with rural character (RC)

### RC 01. Views and landmarks

- New development proposals should not be visually intrusive. This should be achieved through appropriate scaling and design, including landscape screening, where appropriate.
- As noted above, existing views and vistas should be actively considered when preparing new development proposals. Where possible, new developments should seek to retain existing and frame new views and vistas towards the wider countryside.
- Where appropriate, future development proposals should incorporate landscape and built features to create landmarks, helping with legibility.
- New development proposals should maintain visual connections to the surrounding landscape and long views out of the settlement. Development density should allow for spaces between buildings to preserve views of countryside beyond and maintain the perceived openness of the settlement.
- Creating short-distance views broken by buildings, trees or landmarks helps to create memorable routes and places, and easily intelligible links between places. New developments should be oriented to maximise the opportunities for memorable views and visual connectivity.

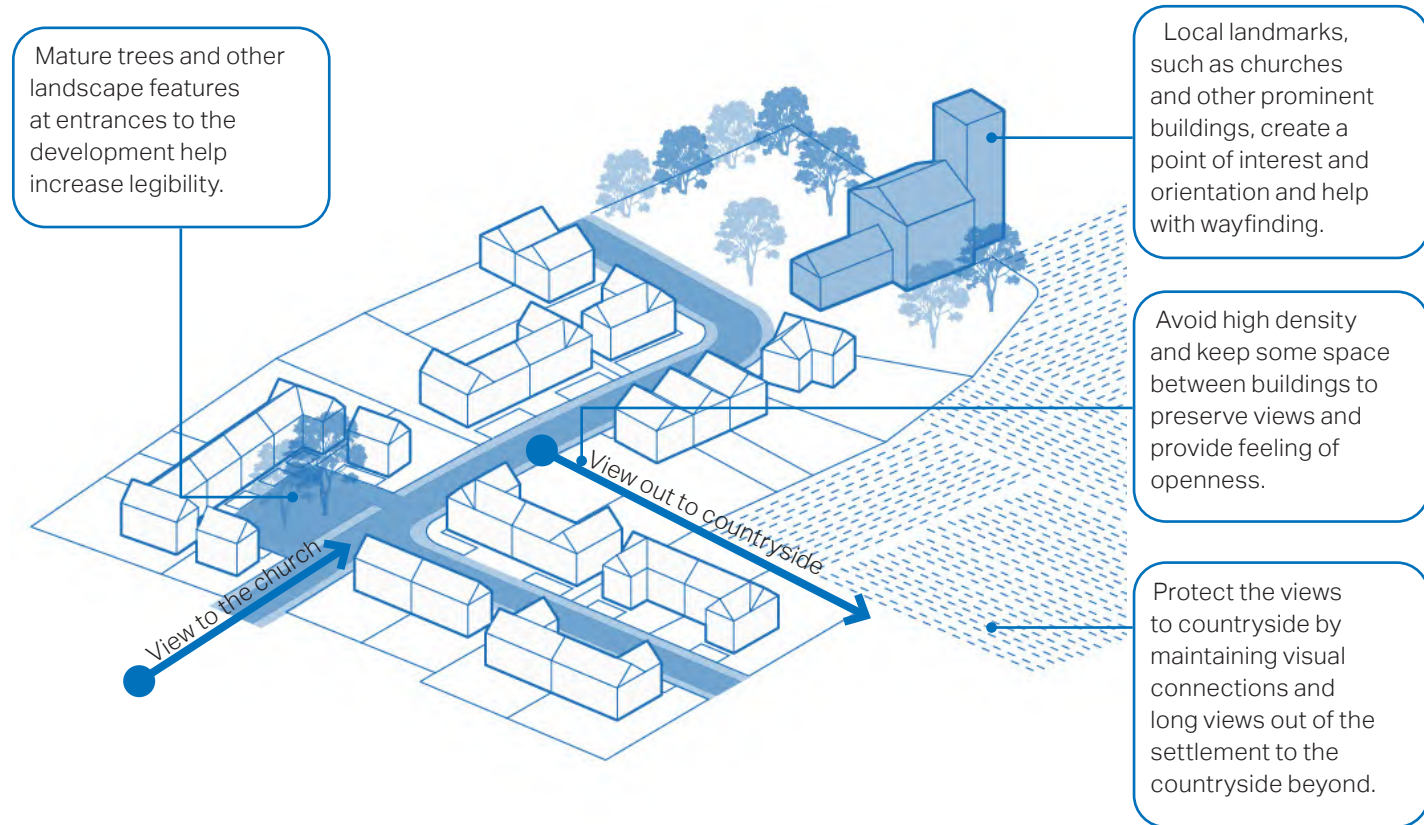


Figure 31: Diagram showing landmarks and views

## RC 02. Trees and landscaping

The abundance of trees is one of the Parish's greatest assets. They provide shading and cooling, absorb carbon dioxide, act as habitats and green links for species, reduce air pollution and assist water attenuation and humidity regulation. For people, they help alleviate stress and anxiety, help with recovery from ill-health and create a sense of positive mental health and well-being. In addition, they add life to the landscape and help shape and add character to open spaces.

The following guidelines focus on the design aspects and appearance of planting and trees in private gardens as well as public open spaces and streets.



Figure 32: Diagram showing green spaces and landscape planting

### RC 02.01. Planting standard

- Aim to preserve existing mature trees, incorporating them into the new landscape design and using them as accents and landmarks, where appropriate;
- Consider canopy size when locating trees; reducing the overall number of trees but increasing the size of trees is likely to have the greatest positive long-term impact;
- Size of tree pits should allow sufficient soil around the tree. Ensure tree stems are in the centre of the verge to provide a 1m clearance of the footway or carriageway;
- Tree root zones should be protected to ensure that trees can grow to their mature size. Root barriers must be installed where there is a risk of damaging foundations, walls and underground utilities;
- New trees should be added to strengthen vistas, focal points and movement corridors, while retaining clear visibility into and out of amenity spaces. They should, however, not block key view corridors and vehicular circulation sight lines;
- New trees should be integrated into the design of new developments from the outset rather than left as an afterthought to avoid conflicts with above- and below-ground utilities;
- To ensure resilience and increase visual interest, a variety of tree species is preferred over a single one. Tree species should be chosen to reflect the prevailing character of the landscape, soil conditions and the associated mix of native species, but should also have regard to climate change,

environmental/habitat benefits, size at maturity and ornamental qualities.

- Regulations, standards, and guidelines relevant to the planting and maintenance of trees are listed below:
- Trees in Hard Landscapes: A Guide for Delivery;<sup>1</sup>
- Trees in the Townscape: A Guide for Decision Makers;<sup>2</sup>
- Tree Species Selection for Green Infrastructure;<sup>3</sup>
- BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations;<sup>4</sup> and
- BS 5837:1991 Guide for trees in relation to construction.<sup>5</sup>

<sup>1</sup> Trees & Design Action Group (2012). *Trees in Hard Landscapes: A Guide for Delivery*. Available at: [http://www.tdag.org.uk/uploads/4/2/8/0/4280686/tdag\\_trees-in-hard-landscapes\\_september\\_2014\\_colour.pdf](http://www.tdag.org.uk/uploads/4/2/8/0/4280686/tdag_trees-in-hard-landscapes_september_2014_colour.pdf)

<sup>2</sup> Trees & Design Action Group (2012). *Trees in the Townscape: A Guide for Decision Makers*. Available at: [http://www.tdag.org.uk/uploads/4/2/8/0/4280686/tdag\\_treesinthetownscape.pdf](http://www.tdag.org.uk/uploads/4/2/8/0/4280686/tdag_treesinthetownscape.pdf)

<sup>3</sup> Trees & Design Action Group (2019). *Tree Species Selection for Green Infrastructure*. Available at: [http://www.tdag.org.uk/uploads/4/2/8/0/4280686/tdag\\_treespeciesguidev1.3.pdf](http://www.tdag.org.uk/uploads/4/2/8/0/4280686/tdag_treespeciesguidev1.3.pdf)

<sup>4</sup> British Standards Institution (2014). *BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations*. Available at: <https://shop.bsigroup.com/ProductDetail/?pid=00000000030219672>

<sup>5</sup> British Standards Institution (1991). *BS 5837:1991 Guide for trees in relation to construction*. Available at: <https://shop.bsigroup.com/ProductDetail/?pid=00000000000258384>

**RC 02.02. Give spatial enclosure, provide screening and privacy**

The use of hedges, hedgerows trees and walls contribute to the strong character of the area and a sense of enclosure. To respect the existing context, both the building and the boundary feature should be consistent with the prevailing character, although there should be some allowance for an some of variation to provide added visual interest.

- Existing hedges, hedgerows trees and walls should, wherever appropriate, be retained to contribute to this sense of enclosure. Additional or replacement hedges and trees should be planted to maintain the continuity of existing hedges provide continuity of hedge and hedgerow tree cover.
- Where appropriate and feasible, any new developments should have setbacks that allow for front gardens or else a small area to provide a planted buffer zone between the private space and public space.

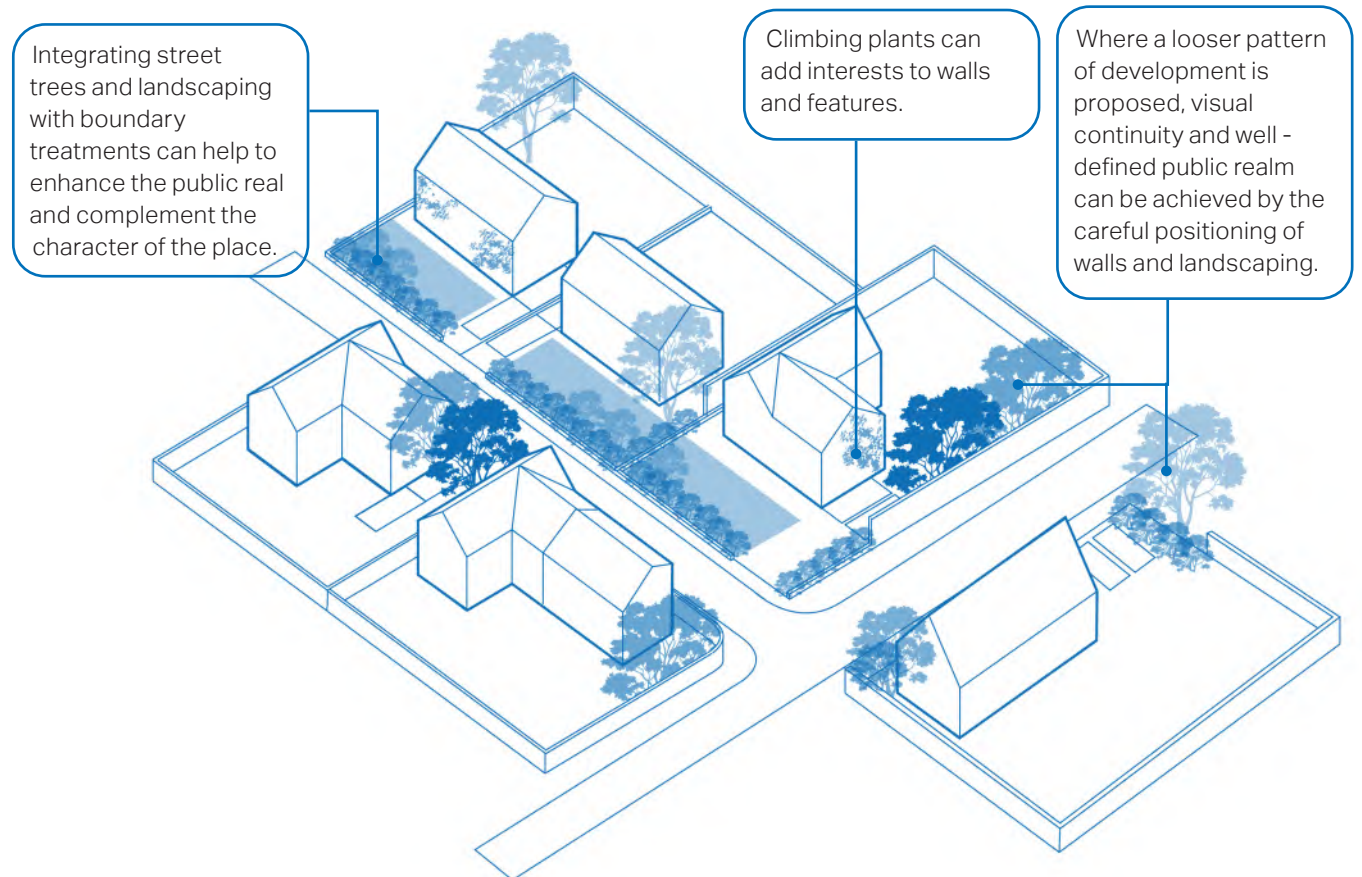
**RC 02.03. Complement public realm and enhance built environment and local identity**

Planting can make an appreciable difference to the appearance of an area, as well as adding to the local identity.

- New development should use boundary features which are complementary to the street and enhance the character of the village. The use of trees, hedges and planting in publicly visible areas, including edges and interfaces, should be encouraged.
- Climbing plants are good at screening features such as garages, blank walls and fences.

**RC 02.04. Form focal points and frame views**

In addition to the intrinsic value of trees, they can also have practical use value. In a small-scale open space, trees provide focal point of interest.



**Figure 33: Diagram showing trees and landscaping that complement the public realm and create a sense of enclosure**

### RC 03. Dark skies

The 'dark skies' character of the countryside should be protected. Dark skies benefit both people and wildlife.

Any new development should minimise impact on the existing 'dark skies' within the settlements and reduce light pollution that disrupts the natural habitat and human health.

The following guidelines aim to ensure there is enough consideration given at the design stage:

- Street lighting should be avoided within areas of public realm, in line with existing settlement character;
- Ensure that lighting schemes will not cause unacceptable levels of light pollution, particularly in intrinsically dark areas. These can be areas very close to the countryside or where dark skies are enjoyed;
- Consider lighting schemes that could be turned off when not needed ('part-night lighting') to reduce any potential adverse effects; i.e.. when a business is closed or, in outdoor areas, switching off at quiet times between midnight and 5am or 6am. Planning conditions could potentially be used to enforce this;
- Impact on sensitive wildlife receptors throughout the year, or at particular times (e.g. on migration routes), may be mitigated by the design of the lighting or by turning it off or down at sensitive times;
- Glare should be avoided, particularly for safety reasons. This is the uncomfortable brightness of a light source due to the excessive contrast between bright and dark areas in the field of view. Consequently, the perceived

glare depends on the brightness of the background against which it is viewed. It is affected by the quantity and directional attributes of the source. Where appropriate, lighting schemes could include 'dimming' to lower the level of lighting (e.g. during periods of reduced use of an area, when higher lighting levels are not needed);

- The needs of particular individuals or groups should be considered, where appropriate (e.g. the safety of pedestrians and cyclists);

- Foot/cycle path light should be introduced sensitively and in harmony with surrounding rural landscape. Light fittings such as solar cat's-eye lighting, reflective paint and ground-based lighting could be introduced. Full-height lighting should be avoided;
- Any new developments and house extensions designs should encourage to use natural light sources.

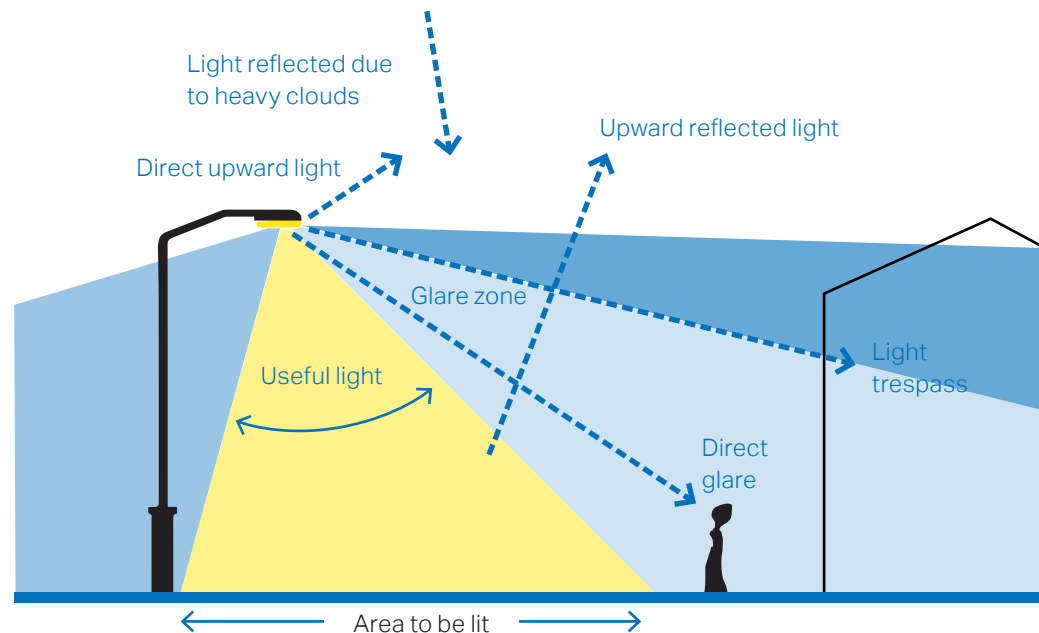


Figure 34: Diagram to illustrate the different components of light pollution and what 'good' lighting means

### 4.2.3. Promote local character (LC)

#### LC 01. Proportion and Scale

- The majority of buildings in the Parish do not exceed two storeys in height. Depending on the roofing material used, pitches from 35 to 55 degrees are commonly seen on traditional houses in Chesil Bank. Therefore, new buildings should be sympathetic in mass, height and scale to the existing context.
- Subtle variations in height, such as altering eaves and ridge heights, can add visual interest, although, in some instances a more cohesive and regular arrangement is the dominant characteristic and this should be respected, where it occurs. The bulk and pitch of roofs, however, must remain sympathetic to the tree canopy, the local vernacular and the low-lying character of the village. Another way to achieve visual interest could be by varying frontage widths and plan forms. The inclusion of a uniform building type throughout a development must be avoided.
- The massing of new buildings should ensure a sufficient level of privacy and access to natural light for their occupants and avoid overshadowing existing buildings.

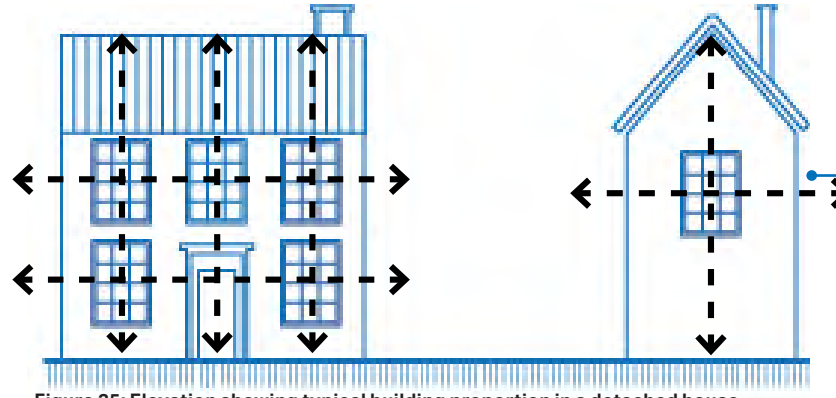


Figure 35: Elevation showing typical building proportion in a detached house



Full gabled end at 55 degrees



Half hipped end at 50 degrees



Full hipped end at 45 degrees



Plain tile at 55 degrees



Plain tile at 45 degrees



Clay tile at 35 degrees

## LC 02. Corner Treatment

Together with the creation of potential local landmarks, one of the crucial aspects of character and urban form is the treatment of corner plots. Because these buildings have at least two public facing façades, they have double the potential to influence the street's appearance. Therefore, the following guidelines apply to corner buildings.

- The form of corner buildings should respect the local architectural character.
- Articulate both façades on a corner buildings with doors and/or windows. Exposed, blank gable end buildings with no windows fronting the public realm should generally be avoided, although if façades have traditional window blanks, there instances where this would be in keeping with the village character.
- In every case, overlooking of the street and privacy of adjacent dwellings should be carefully balanced
- To articulate the corner, the building can be taller or have a distinctive architectural element to provide a greater presence and enhance legibility.

### PC 04.01. Corner buildings with small/zero setback



Well-articulated, round corner building with dormers and without set back as focal point, increasing legibility.



### PC 04.02. Corner buildings with proper setback



Well articulated corner building with bay window on gable end which is well set back from the road.



Figure 36: Positive examples of corner treatment, typical of Chesil Bank

### LC 03. Boundary and Threshold

- Buildings should front onto streets. The building line can have subtle variations in the form of recesses and protrusions, but will generally follow a consistent line.
- Buildings should be designed to ensure that streets and/or public spaces have good levels of natural surveillance from adjacent buildings. This can be achieved by placing ground floor habitable rooms and upper floor windows facing the street.
- Natural boundary treatments should reinforce the sense of continuity of the building line and help define the street, appropriate to the character of the area. They should be mainly continuous hedges and low walls, as appropriate, made of traditional materials found elsewhere in the village.
- Front gardens/soft planted shallow setbacks should be provided in most instances, although it is recognised that there are some parts of Chesil Bank where the prevailing character and form is one where buildings site to the back of the footway/highway.
- 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.
- Locally distinctive landscape features and planting, such as stone boundary walls and hedges of native species should be used in new development to define boundaries. Any material that is not in keeping with the local character should be avoided.

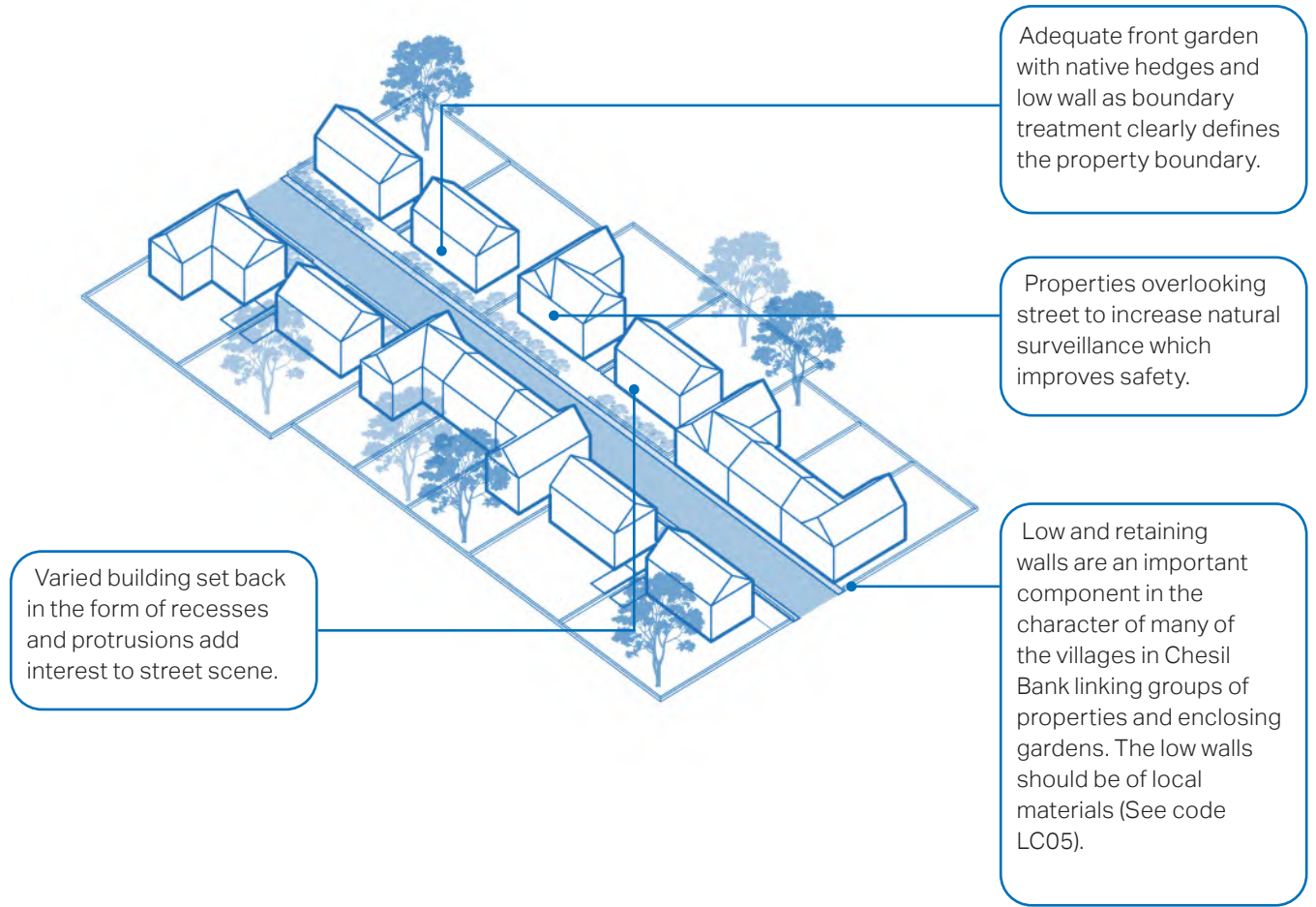


Figure 37: Illustrative diagram showing boundary treatments



## LC 05. Materials and Building Details

Within the Parish there is a wide variety of architectural style and development from different time periods, all of which contribute to its character and sense of place. The recurring architectural forms and features of this rich mix of precedents provides developers with solid basis for design development and should be the starting point of reference in developing site proposals..

- Generally, for inspiration and appropriate examples, developers should look at the historic buildings in the surrounding areas. Each development should be designed with the specific location and its immediate surroundings in mind.
- Any new development should use a simple and local material palette. Richness should be achieved through varied roofscapes, building styles and careful detailing.
- Featured architectural details should be introduced to new development in an sensitive and sustainable way.
- Any new materials should be durable, sourced from eco-friendly, recycled and sustainable sources, wherever possible.

This section includes some examples of building materials and details that contribute to the local vernacular within the Chesil Bank Parish area, and these, among others, could be used to inform future development. This list is not exhaustive and each design proposal must explain its architectural and material strategy and demonstrate how it fits with the context of the area.



**Figure 38: Grade-II listed The Old Post Office - A rubble-stone corner cottage with rounded corner. Thatch roof with rounded hip to corner with Market Street**



**Figure 40: Grade-II listed - Detached Schoolmaster's House, rubble-stone walls, squared and coursed. Slate roof with stone gable-copings and moulded stone kneelers. Stone stacks at each gable.**



**Figure 39: Grade-II listed Portesham House - A detached house with coursed rubble-stone walls and dressed stone quoins. Stone slate roofs with gable-copings**

**a. Windows**

Fenestration on public/private spaces increase the natural surveillance and enhances the attractiveness of the place.

- Long stretches of blank (windowless) walls should be avoided, including on side elevations. Overall, considerations for natural surveillance, interaction, and privacy must all be addressed carefully
- The number and size of the windows should be proportionate to each elevation. Because sunlight has an important effect on the circadian rhythm, windows must be of sufficient size and number for abundant natural light.
- Ground floor windows can be larger and deeper than upper floor windows, as they add more animation to the streetscape and allow greater light penetration.
- A restrained palette of window styles and shapes must be used across a given façade to avoid visual clutter and dissonance. Within a cluster of buildings, however, diversity in fenestration can add visual interest and avoid monotonous repetitions.
- Casement and sash windows with glazing-bars are characteristic of traditional houses in the area.
- In general, traditional styled windows are often painted white and contrast well with the prevailing use of stone in the construction of façades, although other colours are welcomed as they add interest to the street scene.



**Figure 41: Housing displaying diversity in fenestration adds visual interest.**



**Figure 42: Housing displaying consistent window alignment and styles in Abbotsbury.**



**Figure 43: Positive local examples for windows in Chesil Bank**

**b. Doors**

Doors vary with the type and status of the property in Chesil Bank. Doors with vertically boarded and horizontal, ledged details, with or without a small top light, are very common. Other door types include half-glazed doors, planked doors and panelled doors. Most main road properties tend to avoid deep recesses on doors or windows.

**c. Porches and canopies**

Porches and door canopies are fairly common in Chesil Bank.

- There are stone and wooden porches, either with pent roofs or gabled/hipped roofs.
- Porches are roofed in tiles or are thatched
- Porches and canopies should respond to roof types and materials, as well as wall materials.



Figure 45: Housing with half-glazed door



Figure 46: Cottage with boarded door



Figure 44: Positive local examples for porches and canopies in Chesil Bank

#### d. Roof, eaves and ridge lines

Creating variety and interest in the roofscape is an important element in the design of attractive buildings and places. The roofline of residential dwellings in Chesil Bank is varied and full of interest thanks to the mentioned gables and dormers, as well as various materials.

There are certain elements that serve as guidelines in achieving a well-designed roofscape:

- Interesting local traditions should be considered, such as thatch with rounded, uncomplicated South/Central Dorset details, slate and clay plain tiles and pantiles.
- The scale and pitch of the roof should always be in proportion with the dimensions of the building itself.
- Monotonous building elevations should be avoided, therefore, subtle changes in roofline can be achieved during the design process. Roof shapes and pitches must, however, employ a restrained palette on a given building; overly complex roofs must be avoided.
- Traditional thatch detailing, typically, has flush ridges, generously overhanging eaves and verges. Deep, overhanging open eaves should be encouraged to add interest to buildings.
- Stone and brick buildings with incorporated eaves details are common throughout the Parish. Buildings with clipped eaves and minimum verge detail should be avoided.



Figure 47: Images above show positive examples of roofscape articulations and local styles of chimneys and dormers, typical of Chesil Bank

**e. Gable decorations**

Gable decorations are encouraged, as they add architectural interest to the building and are a common feature in Chesil Bank.

**f. Chimneys**

Traditionally, buildings display simply-shaped brick/stone chimneys.

- New buildings can make use of accent and feature elements such as chimneys to generate visual interest in the roof line and the streetscape.
- Chimneys shall rise above the roof and when on an end elevation should connect to the ground. Chimneys should be positioned on the ridge of the roofs, centrally on a gable end or against an out scale wall and should have pots.

**g. Dormers**

A dormer is a roofed structure, often containing a window, that projects vertically beyond the plane of a pitched roof. They can add interest to the roof, and can be considered as part of the Chesil Bank vernacular. A variety of styles are employed in Chesil Bank, and are often a product of the time period in which the house was built and the choice of roofing material. Detailed evidence will be required, from developers, to show that their choice of design solution for dormers fits with the prevailing character and is correct in terms of proportion, relative to the size of the roof, and that it fits the general roofscape.

- Dormers must be proportional to the mass of the building roof, be vertically aligned to the windows, and be of consistent style across an elevation.



Figure 48: Positive local examples for roof details in Chesil Bank

**h. Wall materials**

**Stone**

- Natural stone, in both rubble and, less often, ashlar form, is a very common construction material in Chesil Bank. Corallian limestone, sourced in the Abbotsbury area and Portland/Purbeck oolitic limestone, and sourced in Portesham, are the most common types and inform the basic colour tones and fundamental built character of the villages.
- Stones with varying hues and mixtures of materials make a significant contribution to the character of the Parish. When building in stone, careful consideration should be given to the choice of material, its colour, coursing, and block size, and existing buildings within the settlement should be referred to for examples and precedents.

**Brick**

- Red bricks are either used as the main materials or as dressing materials in a number of rubble-walled properties, such as quoins and door and window heads.

**Render**

- Traditionally, render is applied in a smooth floated finish in a limited range of naturally occurring colours. The local rendering tradition suggests a white or light pastel colouring. It is recommended to keep render to subtle tones.

**Weatherboarding**

- Weatherboarding is used on several barns and sheds

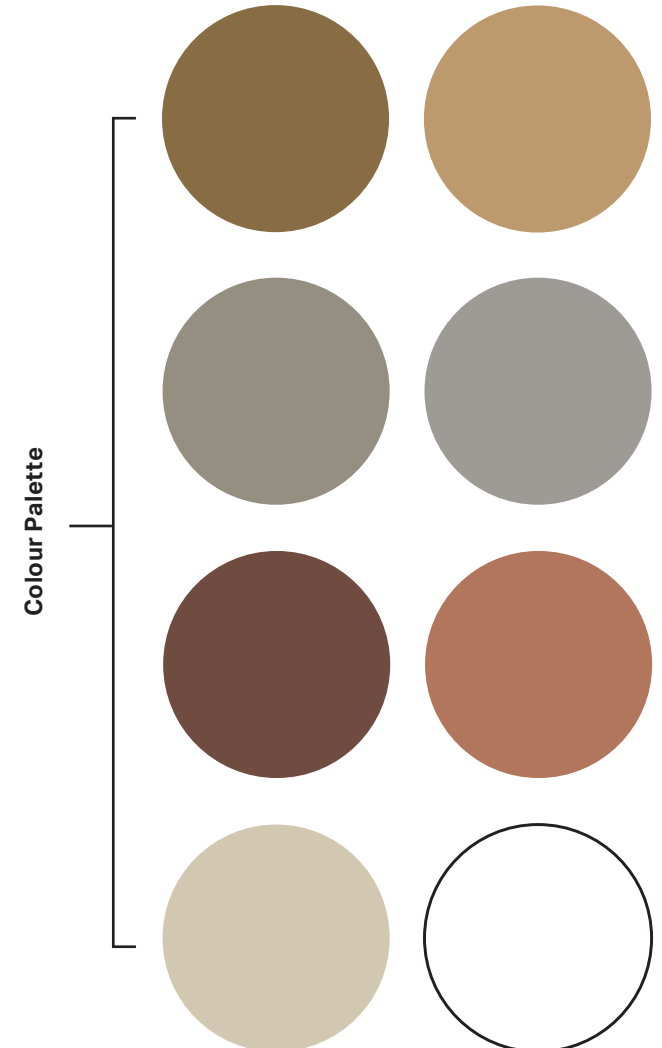
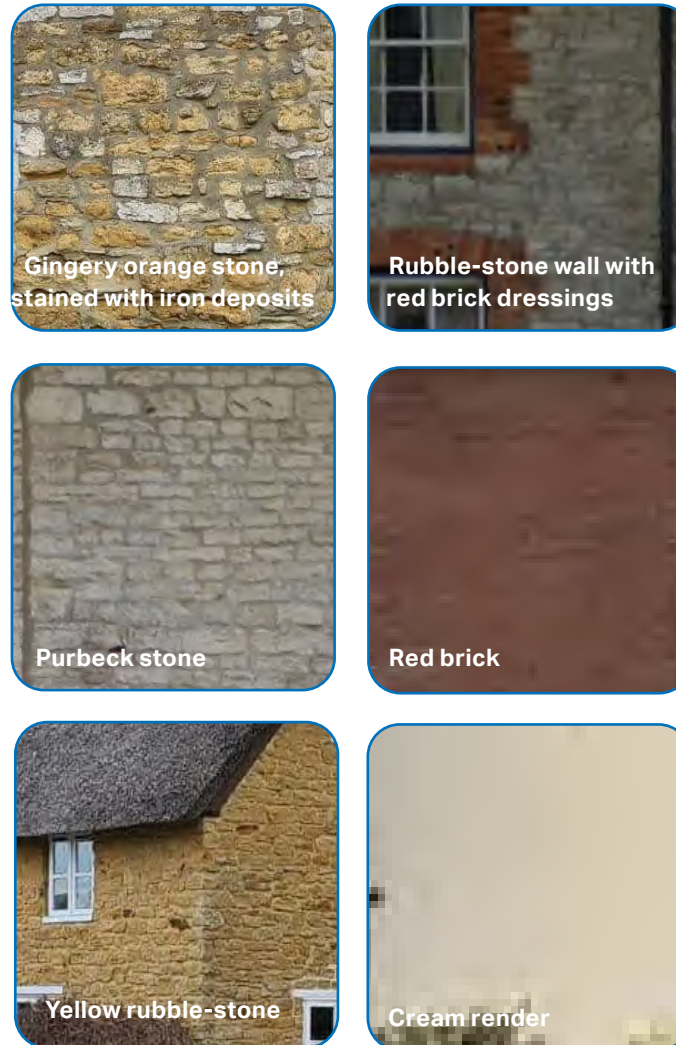


Figure 49: Positive local examples for wall materials in Chesil Bank

**i. Boundary materials**

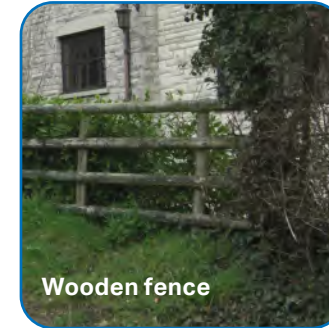
- Boundary walls are usually made of random stone rubble, with a variety of copings.
- Iron railings are a very common sight on domestic and civic boundary features of the Parish. They are normally incorporated into stone rubble or brick walls.



Figure 50: Cock and hen capping



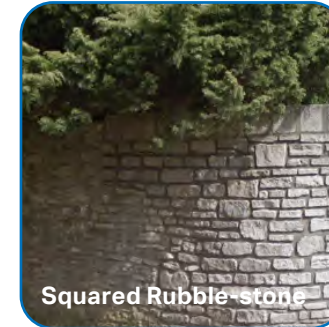
Figure 51: White brick wall with iron railings



Wooden fence



Ashlar stone



Squared Rubble stone



Rubble-stone walling topped with wooden fence



Rubble-stone walls with chamfered capping



Red brick soldier course

Figure 52: Positive local examples for boundary materials in Chesil Bank

## LC 06. Extensions and Alterations

There are a number of principles that residential extensions and conversions should follow to maintain character:

- The original building should remain the dominant element of the property regardless of the scale or number of extensions. The newly built extension should not overwhelm the building from any given viewpoint.
- Extensions should not result in a significant loss to the private amenity area of the dwelling.
- Designs that wrap around the existing building and involve overly complicated roof forms should be avoided.
- The pitch and form of the roof used on the building adds to its character and extensions should respond to this where appropriate.
- Extensions should consider the materials, architectural features, window sizes and proportions of the existing building and respect these elements to design an extension that matches and complements the existing building.
- In the case of side extensions, the new part should be set back from the front of the main building and retain the proportions of the original building. This is in order to reduce any visual impact of the join between existing and new.
- In the case of rear extensions, the new part should not have a harmful effect on neighbouring properties in terms of overshadowing, overlooking or privacy issues.

- Many household extensions are covered by permitted development rights, and so do not need planning permission. These rights do not apply in certain locations such as Conservation Areas.
- Any housing conversions should respect and preserve the building's original form and character.
- Where possible, reuse as much of the original materials as possible, or alternatively, use like-for-like materials. Any new materials should be sustainable and be used on less prominent building parts.

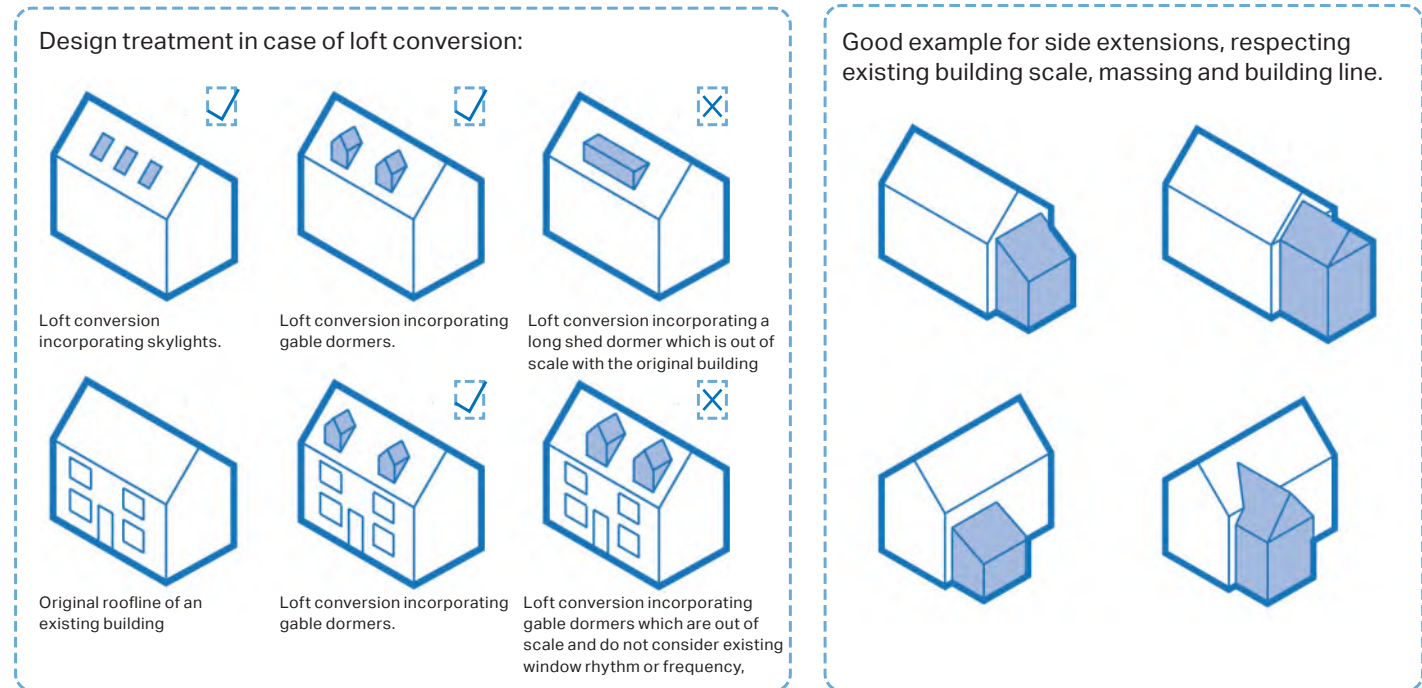


Figure 53: Some examples for different type of building extensions



#### 4.2.4. Treat vehicle parking as a placemaking exercise (VP)

Parking areas are a necessity of modern development. However, they do not need to be unsightly or dominate views towards the house. Parking provision should be undertaken as an exercise of placemaking.

- When placing parking at the front of a property, the area should be designed to minimise visual impact and to blend with the existing streetscape and materials. The aim is to keep a sense of enclosure and to break the potential of a continuous area of car parking in front of the dwellings. This can be achieved by means of walls, hedging, planting, and the use of quality paving materials.
- When needed, residential car parking can be translated into a mix of on-plot side, front, garage, and courtyard parking, and complemented by on-street parking.
- For family homes, cars should be placed at the side (preferably) or front of the property. For small pockets of housing, a rear court is acceptable.
- The provision of tandem parking encourages on-street parking. Where on-plot parking space is limited, tandem parking is acceptable, but should be avoided in areas which offer general access, e.g. parking courts.
- Car parking design should be combined with landscaping to minimise the presence of vehicles.
- Parking areas and driveways should be designed to improve impervious surfaces, for example, through the use of permeable paving.

#### VP 01. On-plot side or front parking

- On-plot parking can be visually attractive when it is combined with high quality and well designed soft landscaping.
- Boundary treatment is the key element to help avoid a car-dominated character. This can be achieved by using elements such as hedges, trees, flower beds, low walls, and high quality paving materials between the private and public space.
- Hard standing and driveways must be constructed from porous materials to minimise surface water run-off.

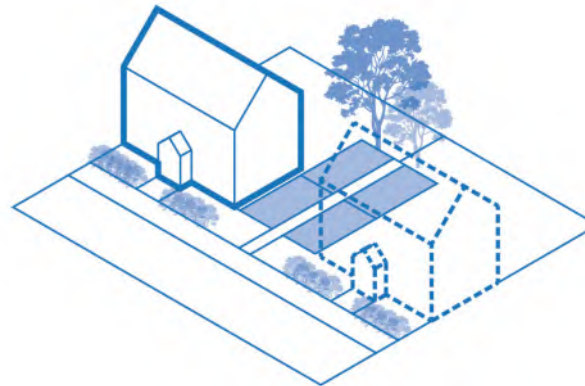


Figure 54: Illustrative diagram showing an indicative layout of on-plot side parking

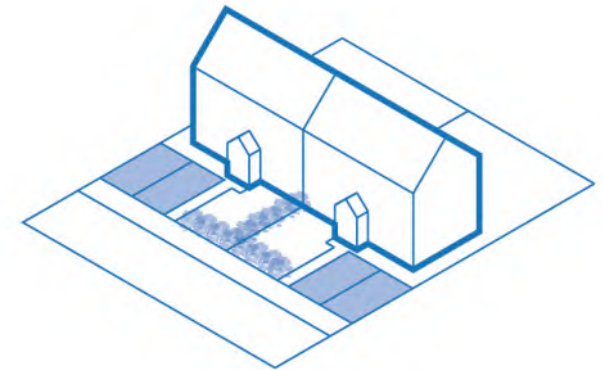


Figure 55: Illustrative diagram showing an indicative layout of on-plot front parking

## VP 02. On-plot garage

- Where provided, garages must be designed either as free standing structures or as additive form to the main building. In both situations, it must complement and harmonise with the architectural style of the main building rather than forming a mismatched unit.
- Often, garages can be used as a design element to create a link between buildings and ensuring continuity of the building façade. However, it should be understood that garages are not prominent elements and they must be designed accordingly.
- It should be noted that many garages are not used for storing vehicles, and so may not be the best use of space.
- Considerations must be given to the integration of bicycle parking and/or waste storage into garages.



Figure 56: Illustrative diagram showing an indicative layout of on-plot garage parking

## VP 03. On-street parking

- On-street parking must be designed to avoid impeding the flow of pedestrians, cyclists, and other vehicles, and can serve a useful informal traffic calming function.
- On low-traffic residential streets or lanes that are shared between vehicles and pedestrians, parking bays can be clearly marked using changes in paving materials instead of road markings.
- Opportunities must be created for new public car parking spaces to include electric vehicle charging points. Given the move towards electric vehicles, every opportunity must be taken to integrate charging technologies into the fabric of road and street furniture in the public and private realm.

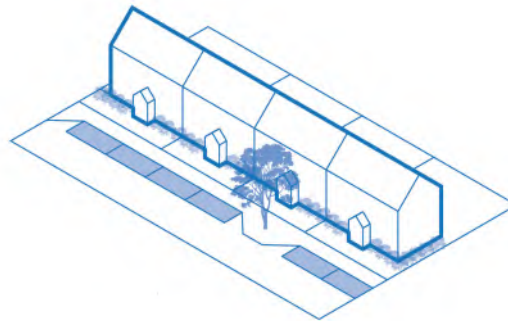


Figure 57: Illustrative diagram showing an indicative layout of on-street parking

## VP 04. Parking courtyards

- This parking arrangement can be appropriate for a wide range of land uses. It is especially suitable for terraces fronting busier roads where it is impossible to provide direct access to individual parking spaces.
- Ideally all parking courts should benefit from natural surveillance.
- Parking courts should complement the public realm; hence it is important that high-quality design and materials, both for hard and soft landscaping elements, are used.
- Parking bays must be arranged into clusters with groups of 4 spaces as a maximum. Parking clusters should be interspersed with trees and soft landscaping to provide shade, visual interest and to reduce both heat island effects

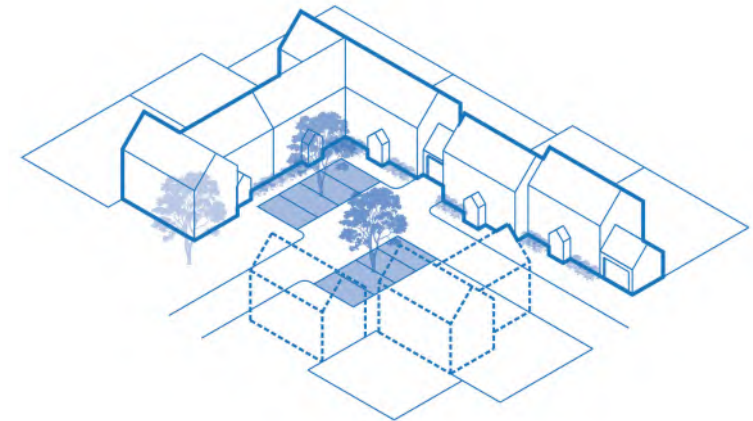


Figure 58: Illustrative diagram showing an indicative layout of parking courtyards

## 4.2.5. Design for sustainability (DS)

The following section explains how energy efficient technologies can be incorporated at the building, settlement and broader Parish design scale.

Use of such principles and design tools should be encouraged in order to contribute towards a more sustainable environment.

### DS 01. Solar roof panels

#### On new builds

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

#### On retrofits

- Analyse the proportions of the building and roof surface in order to identify the best location and sizing of panels:

#### Colour & contrast

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

#### Frames

- Panels without frames, or black-framed panels, should be used where framed panels would detract from the building. Untreated or natural finished metal panel frames can look

out of place and draw unnecessary attention to the panels. Many manufacturers sell panels with frames that are painted or anodised to blend in better with the building.

#### Size and style

- Consider the style of the building and, if possible, position the solar PV panels so they are in proportion to the building and its features. For example, they can resemble roofing elements such as roof lights or windows.
- The way in which panels are laid out in relation to one another can make a huge difference to the appearance of the system – symmetrical installations tend to work much better.
- Consider how the installation relates to the shape of the roof or building. If possible, covering the whole roof or one of its gables is often advisable.

#### Surroundings

- Choose plant and tree types and locations so that plants will not grow to shade areas on the property or on neighboring properties where solar energy systems are installed.
- Design and locate structures so they will not shade areas on the property or on neighbouring properties where solar energy systems are installed.
- Solar PV on adjacent houses of the same type may look out of place if the approaches are very different. If neighbours use different sizes and colours of panels or position them differently in relation to the roofs, it can have a significant impact. Consider using similar components to fit with the prevalent panel style in the area.



Figure 61: Favour symmetrical arrangements



Figure 59: Maintain a consistent look with neighbouring properties

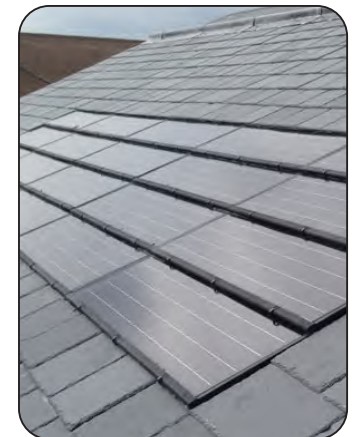


Figure 62: Solar roof tiles



Figure 60: Select a colour and finish that matches the surroundings

## DS 02. Heat Pumps

Heat pumps are an efficient alternative to fuel oil and electrical systems for heating and cooling.

Heat pumps can be either ground or air source.

### Air source heat pump

Air source heat pumps use the ambient heat in the air, even on cold days. They are generally easier to install than ground source heat pumps. They can be installed immediately adjacent or at some distance from the building to be heated. Typically, the following guidelines should be considered.

- Generally, installing an air source pump should not breach any local planning or building regulations.
- The pump should be placed in a location where it is not visually intrusive to minimise its effect on the external appearance of the building.
- The pump should be not be installed in the front of the property or on a narrow alleyway. It is best located at the back of the property.
- The pump should be at least one metre away from the property boundary and units installed on a flat roof should be at least one metre away from the external edge of the roof.
- Any plants or shrubs should be at least a metre away from heat pumps.
- Planning permission may be required for installations within the curtilage of a Listed Building, a site designated

as a Scheduled Monument, a Conservation Area or a World Heritage Site.

- The pump should not have a harmful effect on neighbouring properties in terms of noise. It should not be placed immediately adjacent to neighbouring occupied buildings.

### Ground source heat pump

Ground source heat pumps, as the name suggests, use the ambient temperature of the land upon which the dwelling sits to generate heating and hot water, reducing energy bills and carbon footprint.

The ground pipework can be installed in two ways, either vertically or horizontally. Horizontal pipework is only suitable for a large garden. For properties that have less space, the pipework can be laid vertically, which usually requires a deep hole to be bored into the garden. When considering installing a ground source heat pump householders or developers should check the prevailing ground conditions and ensure they are aware of any underground obstructions and/or utilities lines.



Figure 63: Place pumps in a recessed space to minimise the visual impact



Figure 64: An example of air source heat pump

## DS 03. Sustainable Building

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.

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.

Existing homes		New build homes	
1  <b>Insulation</b> in lofts and walls (cavity and solid)	A  <b>High levels of airtightness</b>	2  <b>Double or triple glazing with shading</b> (e.g. tinted window film, blinds, curtains and trees outside)	B  <b>More fresh air</b> with the mechanical ventilation and heat recovery, and passive cooling
3  <b>Low- carbon heating</b> with heat pumps or connections to district heat network	C  <b>Triple glazed windows and external shading</b> especially on south and west faces	4  <b>Draught proofing</b> of floors, walls, windows and doors	D  <b>Low-carbon heating</b> and no new homes on the gas grid by 2025 at the latest
5  <b>Highly energy- efficient appliances</b> (e.g. A++ and A+++ rating)	E  <b>Water management and cooling</b> more ambitious water efficiency standards, green roofs and reflective walls	6  <b>Highly waste- efficient devices</b> with low-flow showers and taps, insulated tanks and hot water thermostats	F  <b>Flood resilience and resistance</b> e.g. raised electrical, concrete floors and greening your garden
7  <b>Green space (e.g. gardens and trees)</b> to help reduce the risks and impacts of flooding and overheating	G  <b>Construction and site planning</b> timber frames, sustainable transport options (such as cycling)	8  <b>Flood resilience and resistance</b> with removable air back covers, relocated appliances (e.g. installing washing machines upstairs), treated wooden floors	H  <b>Solar panel</b>
	I  <b>Electric car charging point</b>		



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

## DS 04. Water management

### DS 04.01. Bioretention systems

Bioretention systems, including soak-aways and rain gardens, can be used within each development, along verges, and in semi-natural green spaces.

- They must be designed to sit cohesively with the surrounding landscape, reflecting the natural character of the Parish. Vegetation must reflect that of the surrounding environment.
- They can be used at varying scales, from small-scale rain gardens serving individual properties, to long green-blue corridors incorporating bio-retention swales, tree pits and mini-wetlands, serving roads or extensive built-up areas.

These planted spaces are designed to enable water to infiltrate into the ground. Cutting of downpipes and enabling roof water to flow into rain gardens can significantly reduce the runoff into the sewer system. The UK Rain Garden Design Guidelines provides more detailed guidance on their feasibility and suggests planting to help improve water quality as well as attract biodiversity.<sup>1</sup>

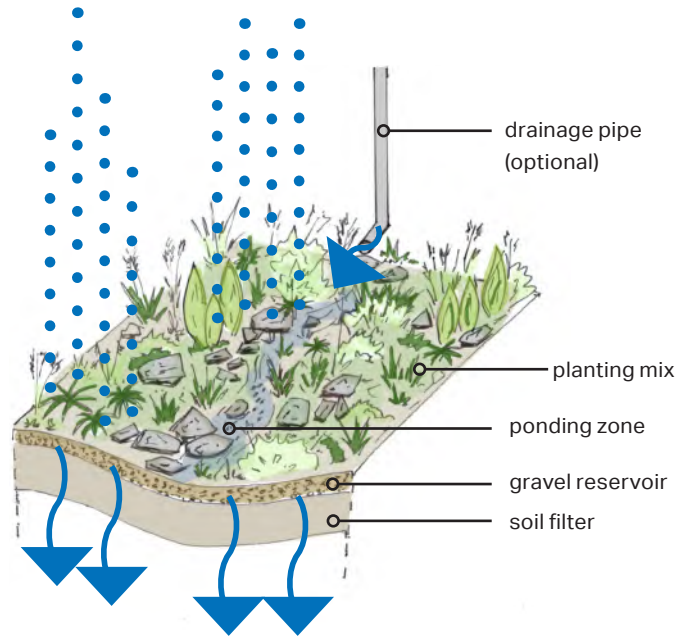


Figure 66: Diagram illustrating the functioning of a rain garden

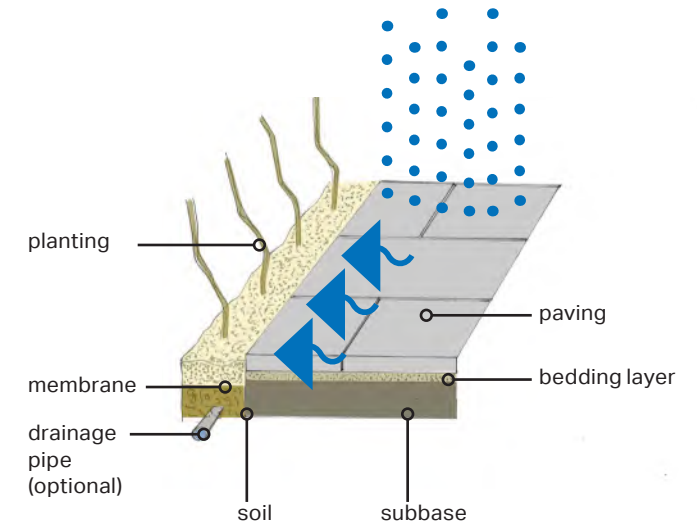


Figure 67: Diagram illustrating the functioning of a soak away garden

<sup>1</sup> UK Rain Gardens Guide. Available at: <https://raingardens.info/wp-content/uploads/2012/07/UKRainGarden-Guide.pdf>

### DS 04.02. Permeable Paving

Most built-up areas have hard surfaced roads, footpaths and driveways which are impervious surfaces and reduce the capacity of the ground to absorb runoff water. This, in turn, increases the risks of surface water flooding. Permeable pavements offer a solution to maintain soil permeability while performing the function of conventional paving. The choice of paving in public areas should also have reference to public safety, so some materials may not be appropriate and, therefore, permeable paving might be more difficult to install. In domestic properties, there may be greater scope for the use of permeable surfaces on driveways and footpaths. The choice of permeable paving units should be made with reference to the local context; in Chesil Bank, therefore, the units may take the form of unbound gravel, clay pavers, or stone setts.

Permeable paving can be used where appropriate on footpaths, public squares, private access roads, driveways, and private areas within the individual development boundaries. In addition, permeable pavement must also:

- Flood and Water Management Act 2010, Schedule 3;<sup>1</sup>
- The Building Regulations Part H – Drainage and Waste Disposal;<sup>2</sup>

<sup>1</sup> Great Britain (2010). *Flood and Water Management Act, Schedule 3*. Available at: <http://www.legislation.gov.uk/ukpga/2010/29/schedule/3>  
<sup>2</sup> Great Britain (2010). *The Building Regulations Part H – Drainage and Waste Disposal*. Available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/442889/BR\\_PDF\\_AD\\_H\\_2015.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/442889/BR_PDF_AD_H_2015.pdf)

- Town and Country Planning (General Permitted Development) (England) Order 2015;<sup>1</sup>

Regulations, standards, and guidelines relevant to permeable paving and sustainable drainage are listed below:

- Sustainable Drainage Systems - non-statutory technical standards for sustainable drainage systems;<sup>2</sup>
- The SuDS Manual (C753);<sup>3</sup>
- BS 8582:2013 Code of practice for surface water management for development sites;<sup>4</sup>
- BS 7533-13:2009 Pavements constructed with clay, natural stone or concrete pavers;<sup>5</sup> and
- Guidance on the Permeable Surfacing of Front Gardens.<sup>6</sup>

<sup>1</sup> Great Britain (2015). *Town and Country Planning (General Permitted Development) (England) Order 2015*. Available at: [http://www.legislation.gov.uk/uksi/2015/596/pdfs/uksi\\_20150596\\_en.pdf](http://www.legislation.gov.uk/uksi/2015/596/pdfs/uksi_20150596_en.pdf)

<sup>2</sup> Great Britain. Department for Environment, Food and Rural Affairs (2015). *Sustainable drainage systems – non-statutory technical standards for sustainable drainage systems*. Available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/415773/sustainable-drainage-technical-standards.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/415773/sustainable-drainage-technical-standards.pdf)

<sup>3</sup> CIRIA (2015). *The SuDS Manual (C753)*.

<sup>4</sup> British Standards Institution (2013). *BS 8582:2013 Code of practice for surface water management for development sites*. Available at: <https://shop.bsigroup.com/ProductDetail/?pid=00000000030253266>

<sup>5</sup> British Standards Institution (2009). *BS 7533-13:2009 Pavements constructed with clay, natural stone or concrete pavers*. Available at: <https://shop.bsigroup.com/ProductDetail/?pid=00000000030159352>

<sup>6</sup> Great Britain. Ministry of Housing, Communities & Local Government (2008). *Guidance on the Permeable Surfacing of Front Gardens*. Available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/7728/pavingfrontgardens.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/7728/pavingfrontgardens.pdf)

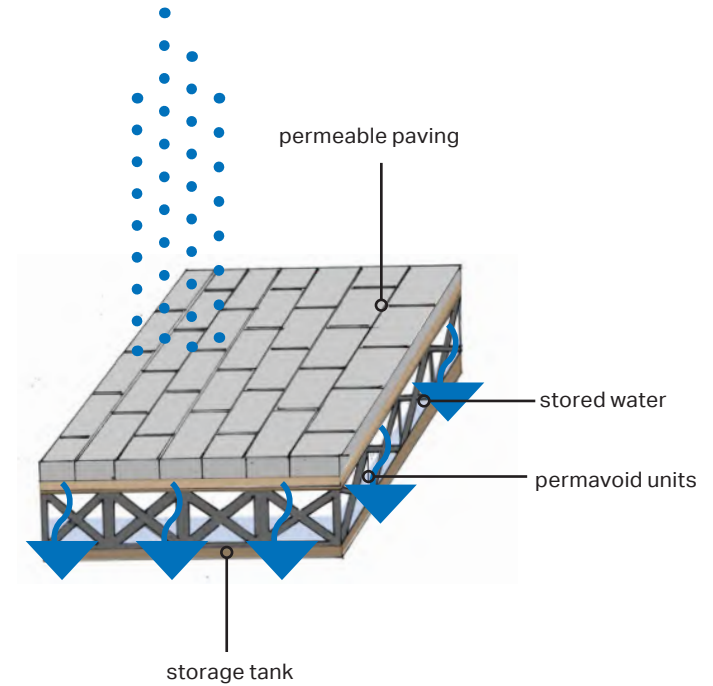


Figure 68: Diagram illustrating the functioning of a soak away

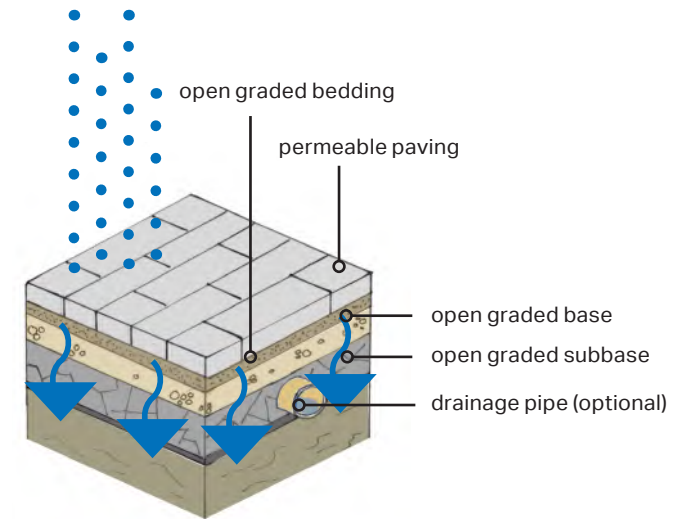


Figure 69: Diagram illustrating the functioning of a soak away

A topographic map of a coastal region, likely a bay or harbor, with a blue overlay on the left side. The map shows contour lines, roads, and buildings. The blue area covers the left side and extends diagonally across the map. The text "Next Steps" and "05" is overlaid on the blue area.

Next Steps

05



# 5. Next Steps

## 5.1. Delivery

The Chesil Bank Neighbourhood Plan Design Code will be a valuable tool in securing context-driven, high-quality development in Chesil Bank. They will be used in different ways by different actors in the planning and development process, as summarised in the table, below.

Actors	How They Will Use the Design Guidelines
Applicants, developers, and landowners	As a guide to community and Local Planning Authority 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 Design Guidelines should be discussed with applicants during any pre-application discussions.
Parish Council	As a guide when commenting on planning applications, ensuring that the Design Guidelines are complied with.
Community organisations	As a tool to promote community-backed development and to inform comments on planning applications.
Statutory consultees	As a reference point when commenting on planning applications.

## About AECOM

AECOM is built to deliver a better world. We design, build, finance and operate infrastructure assets for governments, businesses and organizations in more than 150 countries. As a fully integrated firm, we connect knowledge and experience across our global network of experts to help clients solve their most complex challenges. From high-performance buildings and infrastructure, to resilient communities and environments, to stable and secure nations, our work is transformative, differentiated and vital. A Fortune 500 firm, AECOM had revenue of approximately \$17.4 billion during fiscal year 2016. See how we deliver what others can only imagine at [aecom.com](http://aecom.com) and [@AECOM](https://twitter.com/AECOM).

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