

Settlement Pattern and Layout

- a) The general settlement pattern across the area is one of scattered dispersed settlements along the valley bottoms.
- b) Streets and lanes tend to be linear with gentle meandering to provide interest and evolving views. The building line, where one exists, tends to be broadly aligned but with depressions and protrusions adding variety and character
- c) Within the settlements, the main façade and access to properties tends to face onto the street, with the main exception being farm buildings and courtyards. The inclusion of small front garden or paved areas with planters can avoid potential problems where buildings would otherwise exit directly onto the highway.
- d) Consideration should also be given to the storage of bins and servicing in the design to ensure these are included sensitively and do not appear unduly prominent.

Building Type, Scale and Forms

- e) Different building typologies cluster along streets and lanes where groupings are generally made up a good variety, reflecting the generally different rates of development typical of small rural settlements and lack of large housing estates. There are examples of a range of terraced, semi-detached and detached dwellings in most settlements, including historic gentry houses and workers cottages alongside more modern-day equivalents, converted farm buildings and other building types evolved from the various rural industries that have taken place locally.
- f) Building heights are generally between one to two storeys, with occasional two-and-a-half (ie with 2 storeys plus dormer windows in the roof) and three storey (or equivalent) buildings including large barns, manor houses and congregational buildings.
- g) The typical roofline is pitched, some with gabled terminations, hips and half-hips and a comparative absence of gables. Chimneys (often relatively simple and unadorned), variation in pitch or height, and differentiated coping and kneelers, all add interest.
- h) Breaks between buildings and in the roofline allow views of mature trees within garden spaces, and also out to the surrounding hills.

Building Materials

- i) The main traditional building materials noted in the Conservation Area appraisal for Broadwindsor are Upper Greensand chert and rich orange colour Inferior Oolite limestone. Ham Hill Stone, Forest Marble and Chalk / Cob are also present in the plan area. Ashlared stone and dressed stone is commonly used in detailing such as ashlared window and door lintels or quoining. Fuller’s Earth clay has been used for brick making, and can be used to form of lintels and quoins, in combination with stone rubble.
- j) There tends to be a hierarchy of stone quality according to the status of buildings: ashlar on the Church and gentry houses; dressed stone or squared and coursed rubble on cottages; and rubble on agricultural buildings and boundary walls.
- k) Roof materials are tile, thatch, slate and pantiles. Thatch roofs are less common in the eastern part of the plan area. Chimneys are typically brick.
- l) Boundary treatments that complement local character tend to be low walls made of brick or stone (typically uncoursed rubble), wrought or cast ironmongery or hedgerows or a combination of these. The use of cheap panel fencing in publicly visible boundaries tends to detract from the streetscene.

Architectural Details

- m) Porches and canopies are relatively common and varied, the Conservation Area appraisal notes solid stone and rendered types with slate or tile roofs to bracketed flat and gabled canopies.
- n) Doors types and materials are mixed, with more traditional buildings typically wooden, with vertical planks, plain or with expressed or studded muntins, with and without glazed openings; including rectangular, segmental or semi-circular fanlights over.
- o) Depending on the age and style of building, windows may be spaced at regular intervals or more randomly placed. Sash and casement windows are most common, but the Conservation Area appraisal notes the use of hollow-chamfered stone mullions, horizontally hung wooden casements, vertically sliding sash windows, with varying numbers of glazing bars. Lintels vary from stone, wood and brick, and include cambered arches.