General Design
Guidelines for

Broadwindsor

Drimpton

Seaborough

Kittwhistle

Draft report-December 2017

**Prepared for Broadwindsor
Neighbourhood Plan Forum by**

My Community locality　AECOM

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Contents

1. Introduction

1.1 Background

Through the Department of Communities and Local Government (DCLG), Neighbourhood Planning Programme, AECOM has been commissioned to provide Design support to the Broadwindsor Group Parish Neighbourhood Plan Committee (BGPNPC).

During the inception meeting with BGPNPC members it was discussed the main challenges that Broadwindsor Parish is facing:

• A number of villages within the Broadwindsor Neighbourhood Plan are experiencing growth for housing;

• It is perceived that some of the recent residential development is of poor design quality and not in keeping with the character of the villages;

• The BGPNPC would like to avoid new development being delivered with poor quality design; and,

• The BGPNPC would like to have design guidelines developed as a tool to influence and assess future development proposals.

1.2 Objectives

The main objective of this report is to develop a series of design principles for the villages of Broadwindsor, Drimpton, Seaborough and Kittwhistle.

1.3 Process

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

• Carry out an initial meeting and site visit;

• Develop design principles and guidelines to be used to assess new development; and,

• Preparation of a draft report with design principles (this document).

1.4 Location

Broadwindsor

Broadwindsor is a village and civil parish in the county of Dorset in South West England. It lies in the West Dorset administrative district, about 2 miles (3.2 km) west of Beaminster. Broadwindsor was formerly a liberty, containing only the parish itself. Dorset County Council estimate that in 2013 the population of the civil parish was 1,320. In the 2011 census the population of the parish, combined with that of the small parish of Seaborough to the north, was 1,378.

Drimpton

Drimpton is a village in the English county of Dorset, situated in the West Dorset administrative district approximately 5 miles (8.0 km) northwest of Beaminster and 3.5 miles (5.6 km) southwest of Crewkerne in Somerset. It lies within the civil parish of Broadwindsor. Its population counts 400 inhabitants.

Seaborough

Seaborough is a small village and civil parish in the county of Dorset in southwest England. It is sited in the valley of the River Axe and lies within the West Dorset administrative district about 2 miles (3.2 km) south of Crewkerne in Somerset. The parish was previously part of the hundred of Crewkerne, but was transferred to within Dorset in 1896. In 2013 the estimated population of the civil parish was 60.

Kittwhistle

Kitthistle is a settlement in the county of Dorset in South West England. The settlement is located along the B3165 between Blackdown and Horn Ash. Kittwhistle is the smallest settlement from the villages part of this report and it consists of only a handful of houses.

Fig. 1.1 Views from Kittwhistle

Fig. 1.2 Drimpton

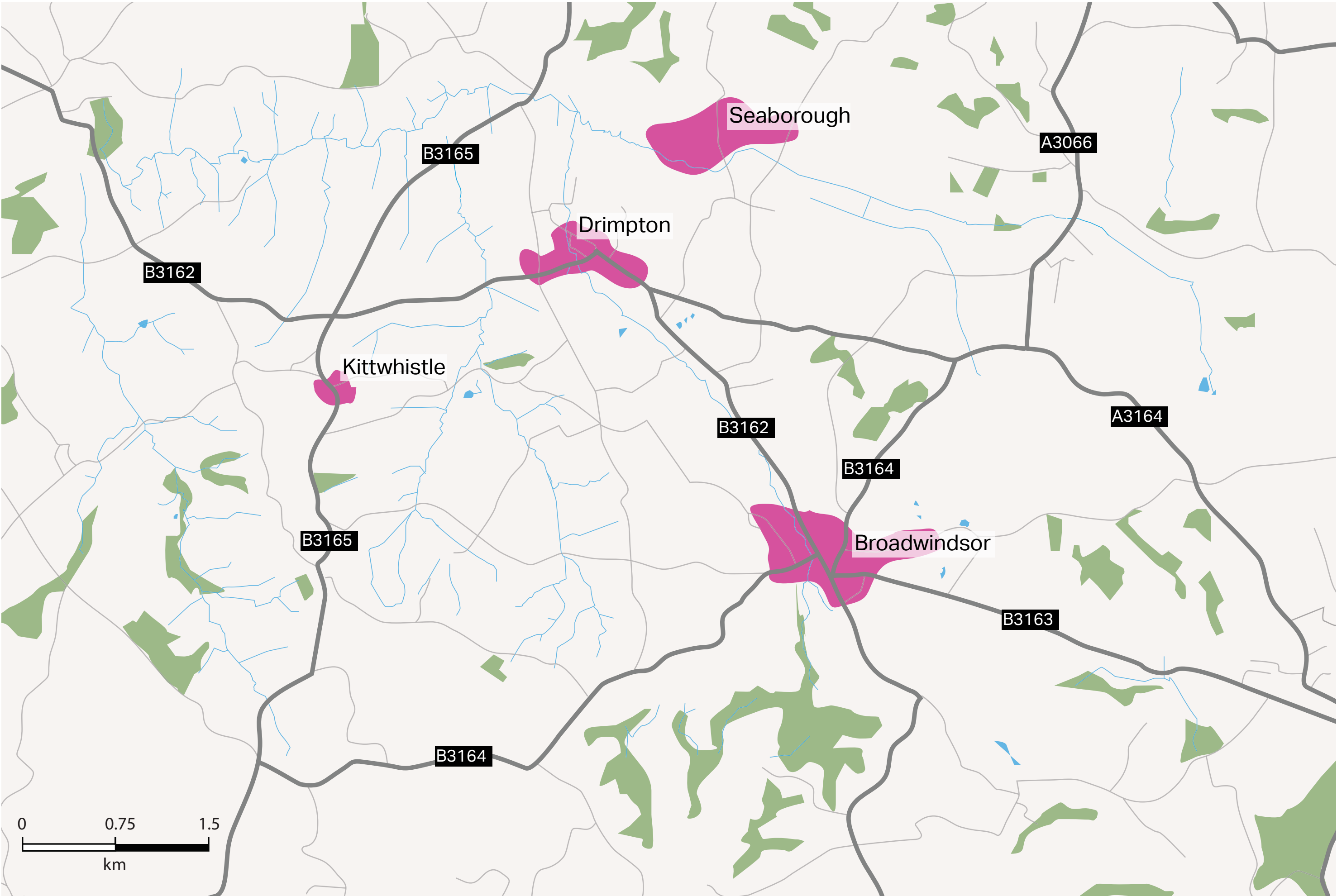Fig. 1.3 Broadwindsor bird's eye view.

Seaborough

A3066

B3165

Drimpton

B3162

Kittwhistle

B3162

B3164

A3164

Broadwindsor

B3165

B3163

B3164

0   0.75   1.5

km

Fig. 1.4 Strategic plan, showing the villages locations in respect to each other.

2. Local Character Analysis

This section outlines the broad physical and contextual characteristics of the villages in this study. The analysis shows that some characteristics are shared amongst the villages whilst others are unique to them. The analysis is presented in table form to aid the contrasting and comparison. The features outlined in this section are later used as the basis for the design guidelines.

2.1 Local Character Analyses

Village	Broadwindsor
Pattern and Layout of Buildings	There is a good mix of house typologies spread in Broadwindsor. Most frequent house typologies present in this village include, semi-detached houses, detached houses and terraced houses which can be cottages, bungalows or coach houses. House sizes vary from 1 bedroom flat to 5 bedroom houses . Different building typologies do cluster along streets and lanes where these groupings make up a good variety. However, along certain streets there is an excessive repetition of the same typology which in case of future development should be avoided.
Building Heights and Roofline	In Broadwindsor the building heights vary between one a two (plus dormer) storey. The typical roofline is pitched and mostly buildings do have chimneys.
Car Parking	There are different approaches to car parking within the village. Most prominent parking modes include: parking on street, parking in the front garden, parking on the side of the house, parking at the back and also there are cases where garages are provided for this purpose.
Open Spaces	Broadwindsor is surrounded by vast open spaces mostly with views. Also, within the village boundaries there is a good proportion of open spaces and pocket parks. They are well kept and have good accessibility from all parts of the village.

Village	Drimpton
Pattern and Layout of Buildings	There is a good mix of house typologies spread in Drimpton among which the most popular typologies include semi-detached and detached houses. However, there are a few buildings which are terraced. These layouts are usually cottages, bungalows or coach houses. House sizes vary from 1 bedroom flat to 5 bedroom houses . Different building typologies do cluster along streets and lanes where groupings are made up a good variety.
Building Heights and Roofline	In Drimpton the building heights vary between one a two storey. The typical roofline is pitched and mostly buildings have chimneys.
Car Parking	There are different approaches to car parking within the village. Most prominent parking modes include: parking on street, parking in the front garden, parking on the side of the house, parking. Parking on the street is not often marked as designated parking spot.
Open Spaces	Drimpton is surrounded by vast open spaces with views. Within the village boundaries there is a good proportion of open spaces and there is a sports field. They are well kept and have good accessibility from other parts of the village.

Key
- Terraced houses
- Semi-detached houses
- Detached buildings/houses
- Roads
- Water
- Landmarks/ Public
- Landmarks/ Private

Village	Seaborough
Pattern and Layout of Buildings	Seaborough consists of five roads along which all its build form is aligned. The low density and amount and population of this village is reflected in the amount of houses available in Seaborough. Most of the buildings are detached however, there are two buildings that are semi detached and three buildings that are terraced houses.
Building Heights and Roofline	In Seaborough the building heights vary between one a two storeys. The typical roofline is pitched and mostly buildings have chimneys.
Car Parking	There are different approaches to car parking within the village. Most prominent parking modes include: parking on street, parking in the front garden, parking on the side of the house, parking at the back.
Open Spaces	Seaborough is surrounded by vast open spaces with stunning views. In case of future development it should be considered that public open spaces should be provided for the village residents.

Key
- Terraced houses
- Semi-detached houses
- Detached buildings/houses
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- Landmarks/ Public
- Landmarks/ Private

Village	Kittwhistle
Pattern and Layout of Buildings	In this village there is about a handful of houses spread along two roads. Main typologies include bungalows and detached houses. However, along the main road there are three newly built terraced houses. Different to the other three villages, in Kittwhistle there are no semi-detached properties. The pattern and layout of buildings allows for long distance views.
Building Heights and Roofline	In Kittwhistle the building heights vary between one a two storeys. The typical roofline is pitched and mostly buildings have chimneys.
Car Parking	Car parking in Kittwhistle is within the plot whether at the front or the side of the building.
Open Spaces	Kittwhistle is surrounded by vast open spaces and within the boundaries of this village there are stunning views which can be considered as the most valuable asset of the village. In case of future development it should be considered that public open spaces should be provided for the village residents.

2.2 Local Character Analyses in Pictures

Village	Broadwindsor		Village	Drimpton	
Pattern and Layout of Buildings			Pattern and Layout of Buildings		
Building Heights and Roofline			Building Heights and Roofline		
Car Parking			Car Parking		
Open Spaces			Open Spaces		

Village	Seaborough	
Pattern and Layout of Buildings		
Building Heights and Roofline		
Car Parking		
Open Spaces		

Village	Kittwhistle	
Pattern and Layout of Buildings		
Building Heights and Roofline		
Car Parking		
Open Spaces		

3. Design Guidelines

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

The second, is an outline of design guidelines showing the aspirations of the BGPNPC as well as the built form characteristics observed in Boradwindsor, Drimpton, Seaboroug and Kittwhistle that are considered important.

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

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

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

The aim of this section is to produce design guidelines that help to assess design quality and appropriateness in residential development proposals.

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

This section states a general design principle followed by a number of questions against which the design proposal should be judged. The aim is to assess all proposals by objectively answering the questions below.

Not all the question will apply to every development. The relevant ones, however, should provide an assessment overview as to whether the design proposal has taken into account the context and provided an adequate design solution.

The Design Proposal should:

A. Harmonise and enhance existing settlement in terms of physical form pattern or movement and land use.

- What are the particular characteristics of this area which have been taken into account in the design?

- Is the proposal within a conservation area?

- Does the proposal affect or change the setting of a listed building or listed landscape?

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

- Does the proposal harmonise with the adjacent properties?

- Has careful attention been paid to height, form, massing and scale?

- If a proposal is an extension, is it subsidiary to the existing property so as not to compromise its character?

- Does the proposal maintain or enhance the existing landscape features?

- How does the proposal affect the trees on or adjacent to the site?

- How does the proposal affect on the character of a rural location?

- How are long distance views incorporated in the design?

C. Reinforce or enhance the established urban character of streets, squares and other spaces.

- What is the character of the adjacent streets and does this have implications for the new proposals?

- Does the new proposal respect or enhance the existing area or adversely change its character?

- Does the proposal positively contribute to the quality of the public realm/streetscape and existing pedestrian access?

- How does the proposal impact on existing views which are important to the area?

- Can any new views be created?

D. Reflect, respect and reinforce local architecture and historic distinctiveness.

- What is the local architectural character and has this been demonstrated in the proposals?

- If the proposal is a contemporary design, are the details and materials of a sufficiently high enough quality and does it relate specifically to the architectural characteristics and scale of the site?

E. Retain and incorporate important existing features into the development.

- What are the important features surrounding the site?

- What effect would the proposal have on the streetscape?

- How can the important existing features including trees be incorporated into the site?

- How does the development relate to any important links both physical and visual that currently exist on the site?

F. Respect surrounding buildings in terms of scale, height, form and massing.

- Is the scale of adjacent buildings appropriate to the area?

- Should the adjacent scale be reflected?

- What would be the reason for making the development higher?

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

- If the proposal is an extension, is it subsidiary to the existing house?