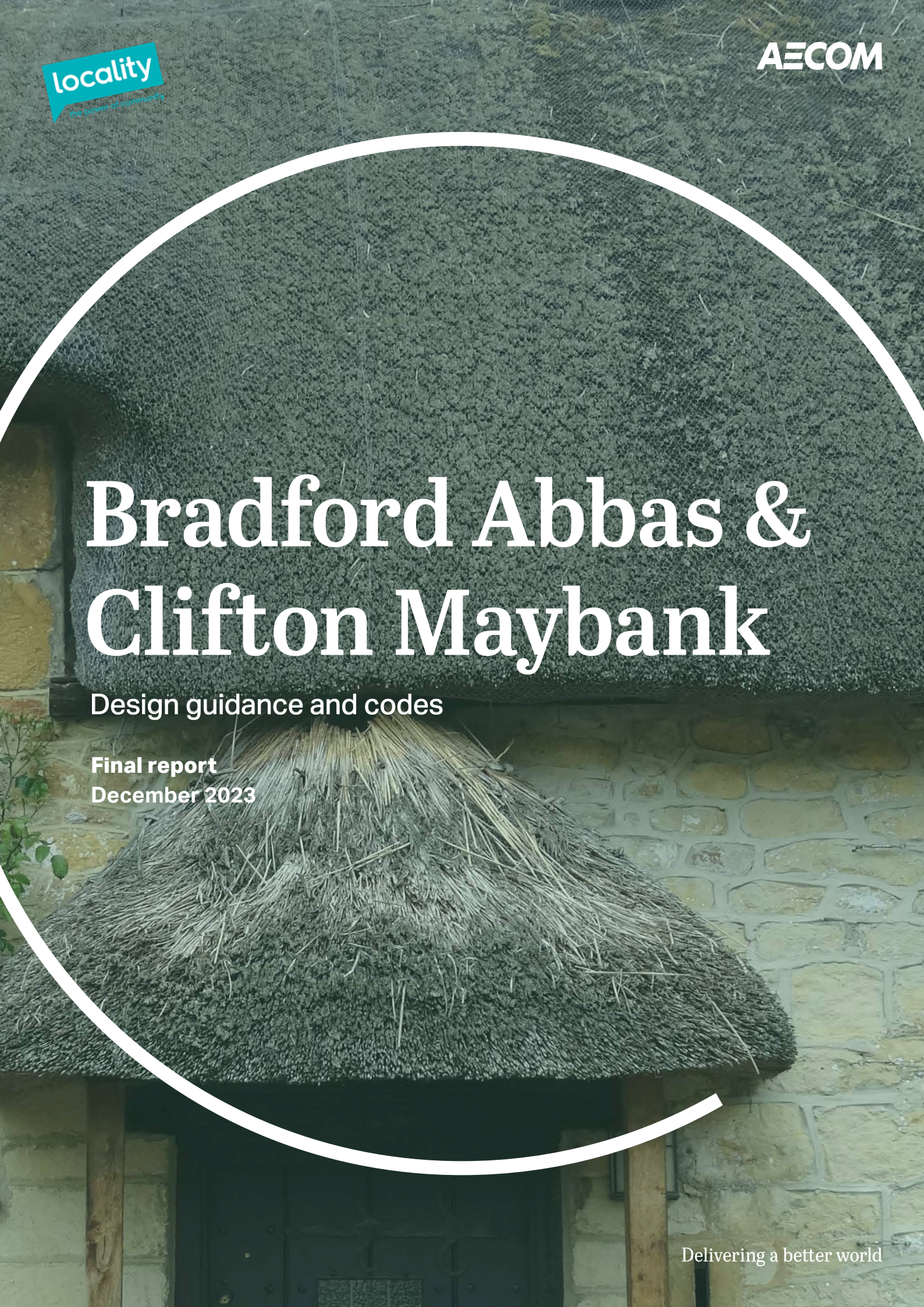

Bradford Abbas & Clifton Maybank

Design guidance and codes

Final report
December 2023

Delivering a better world

Quality information

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Revision History

Issue no.	Issue date	Details	Issued by	Position
1	06/10/2023	Initial draft report sent to group	Angus McNeill Peel	Senior Planner
2	20/11/2023	Review	Terry Hunt	Deputy Chairman, Bradford Abbas and Clifton Maybank NP Working Group
3	04/12/2023	Final draft sent to Locality for review	Angus McNeill Peel	Senior Planner
4	12/12/2023	Locality Review	Samantha Banks	Neighbourhood Planning Programme Manager, Locality
5	12/12/2023	Final Report	Angus McNeill Peel	Senior Planner

Contents

Introduction

01

1. Introduction

Through the Department for Levelling Up, Housing and Communities (DLUHC) Neighbourhood Planning Programme led by Locality, AECOM was commissioned to provide design support to Bradford Abbas and Clifton Maybank Parish Councils |Meeting in support of the joint Bradford Abbas and Clifton Maybank Neighbourhood Plan. The support is intended to provide design guidance and codes based on the character and local qualities of the parishes to help ensure future development, particularly housing, complements and enhances the Neighbourhood Area's existing character.

1.1 Purpose of this document

This document sets out design guidance and codes based on the existing features of Bradford Abbas and Clifton Maybank. The design guidance and codes are intended to sit alongside the Neighbourhood Plan to provide guidance for applicants preparing proposals in the area and as a guide for the Neighbourhood Plan Working Group and Dorset Council when considering planning applications.

1.1.1 What is Guidance versus Codes?

Design guidance identifies how development can be carried out in accordance with good design practice. Design codes are requirements that provide specific, detailed parameters for development. Proposals for development within the neighbourhood area should demonstrate how the design guidance has informed the design and how the design codes have been complied with. Where a proposal cannot comply with a code (or several) a justification should be provided.

Figure 01: Steps undertaken to produce this document.

Figure 02: Map showing the Bradford Abbas and Clifton Maybank Neighbourhood Area. *Source: Esri satellite imagery.*

1.2 Overview of Bradford Abbas and Clifton Maybank

The Neighbourhood Area (NA) comprises of two adjoining parishes located in Dorset. Bradford Abbas is a civil parish and village located to the north of the NA, while Clifton Maybank is a civil parish and hamlet to the south. Both parishes are located south-east of the town of Yeovil, and south-west of Sherborne. Bradford Abbas is crossed to the north by the A30 running east–west that historically was a principal route to London, via Yeovil and Sherborne, to Land's End in Cornwall. The nearest railway stations are Yeovil Junction, positioned by the western border of the NA approximately 2.4 miles west of the village of Bradford Abbas, as well as Yeovil Pen Mill Station to the north-west of the NA, Sherborne Station to the north-east, and Thornford Station to the south-east.

1.2.1 Layout

Bradford Abbas

Historic maps demonstrate that the village developed in a linear settlement pattern alongside Church Road, North Street, Churchwell Street and Westbury. Development was concentrated along these lanes with many dwellings having large gardens, orchards or smallholdings extending up to Back Lane to the east and Westbury to the west. The village expanded to the west with large planned developments in the 1960s. The village has multiple key nodes, with the centre-south end of the NA at the junction of Churchwell Street and Church Road being a main focal point for activity with the presence of local amenities.

Clifton Maybank

Clifton Maybank is a small hamlet, sparsely populated and primarily rural with a dispersed settlement pattern concentrated along Clifton Hill where Clifton Maybank House is situated. The house was once the site of a chapelry dependent of Yetminster.

Figure 03: The Rose & Crown (18th C) located on Church Road in Bradford Abbas, with a view of the 12th C Grade I listed Church of Saint Mary's tower topped with its distinctive embattled parapets.

Figure 04: The Grade II listed War Memorial located at a key intersection of activity within Bradford Abbas along Church Road with the Rose & Crown to the back–left and Gardeners Cottage to the back–right along Churchwell Street.

Figure 05: A view towards the fields that occupy much of Clifton Maybank and defines the rural character of the Parish setting. Source: Geograph.co.uk - Copyright Andrew Abbott and licensed for reuse under Creative Commons Licence.

1.2.1 Historic Morphology

Bradford Abbas is recorded on the 1888 OS map (*Figure 06*). Key historic buildings in the village are present on this map including St Mary's Church, Bradford Abbas Mill and the Rose and Crown public house. The railway line was already in place by this time running east–west through the village. To the north of the railway, houses are seen to be concentrated along North Street and many of these buildings are present today.

During the early 20th Century, the layout of the village remained mostly unchanged. The concentration of buildings continued to be along Church Road and North Street and limited additional development is recorded. In the latter half of the 20th Century additional residential streets were added and new houses constructed, particularly on the north–west side of the village, as shown on the OS map of 1970 (*Figure 10*).

Clifton Maybank is recorded on historic mapping as a predominantly rural area. The buildings recorded on the 1888 OS map (*Figure 07)* consist of Clifton House and associated outbuildings, as well as Clifton Farm to the south and unlabelled buildings likely to be cottages and field barns. Field boundaries separate large fields and the broad expanse of Clifton Wood to the south.

20th Century mapping (*Figure 09 and Figure 11)* shows the landscape to have remained relatively untouched with field boundaries and woods remaining. Most of the buildings recorded on the historic mapping are still extant, with some additions to the farms such as modern outbuildings. There have also been some changes to the grounds of Clifton House, with the plantation to the north of the House being removed to create more open parkland.

Figure 06: Bradford Abbas (1888) Ordnance Survey map, Dorset.

1888

1888

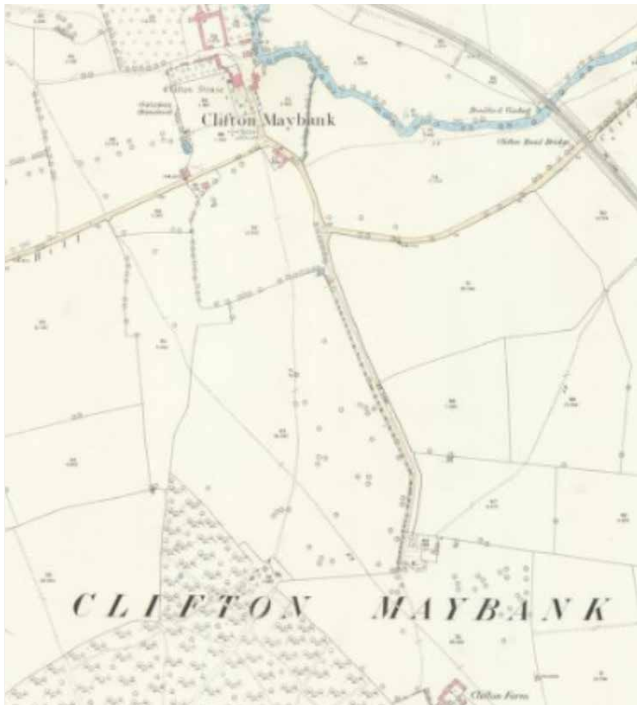


Figure 07: Clifton Maybank (1888) Ordnance Survey map, Somerset.

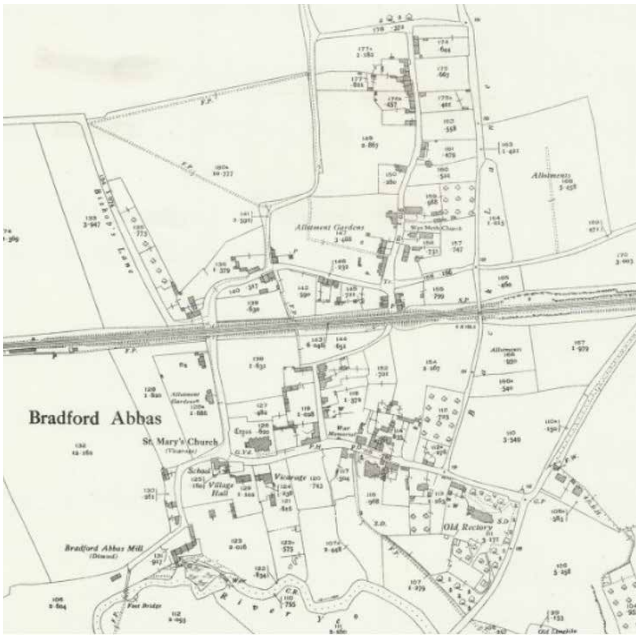


Figure 08: Bradford Abbas (1928) Ordnance Survey map, Dorset.

Figure 10: Bradford Abbas (1970) Ordnance Survey map, Dorchester.

1928

1928

1948

1970

Figure 09: Clifton Maybank (1928) Ordnance Survey map, Dorset.

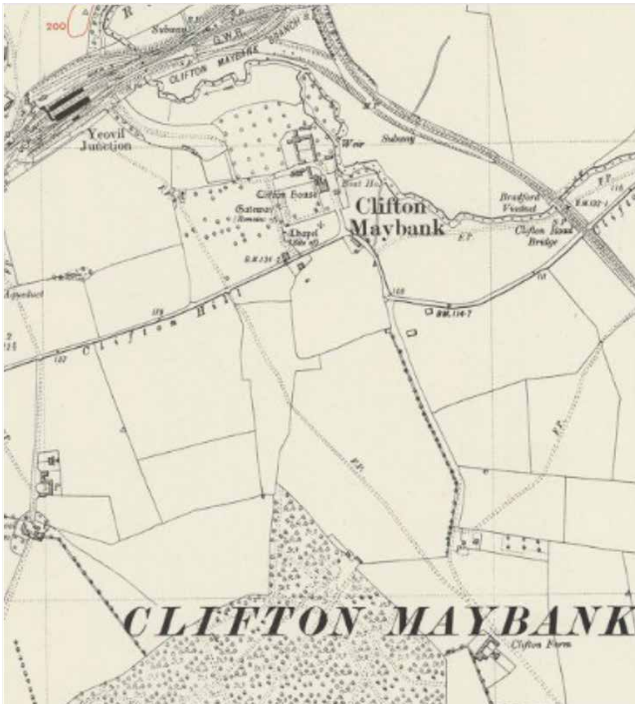


Figure 11: Clifton Maybank (1948) Ordnance Survey map, Dorset.

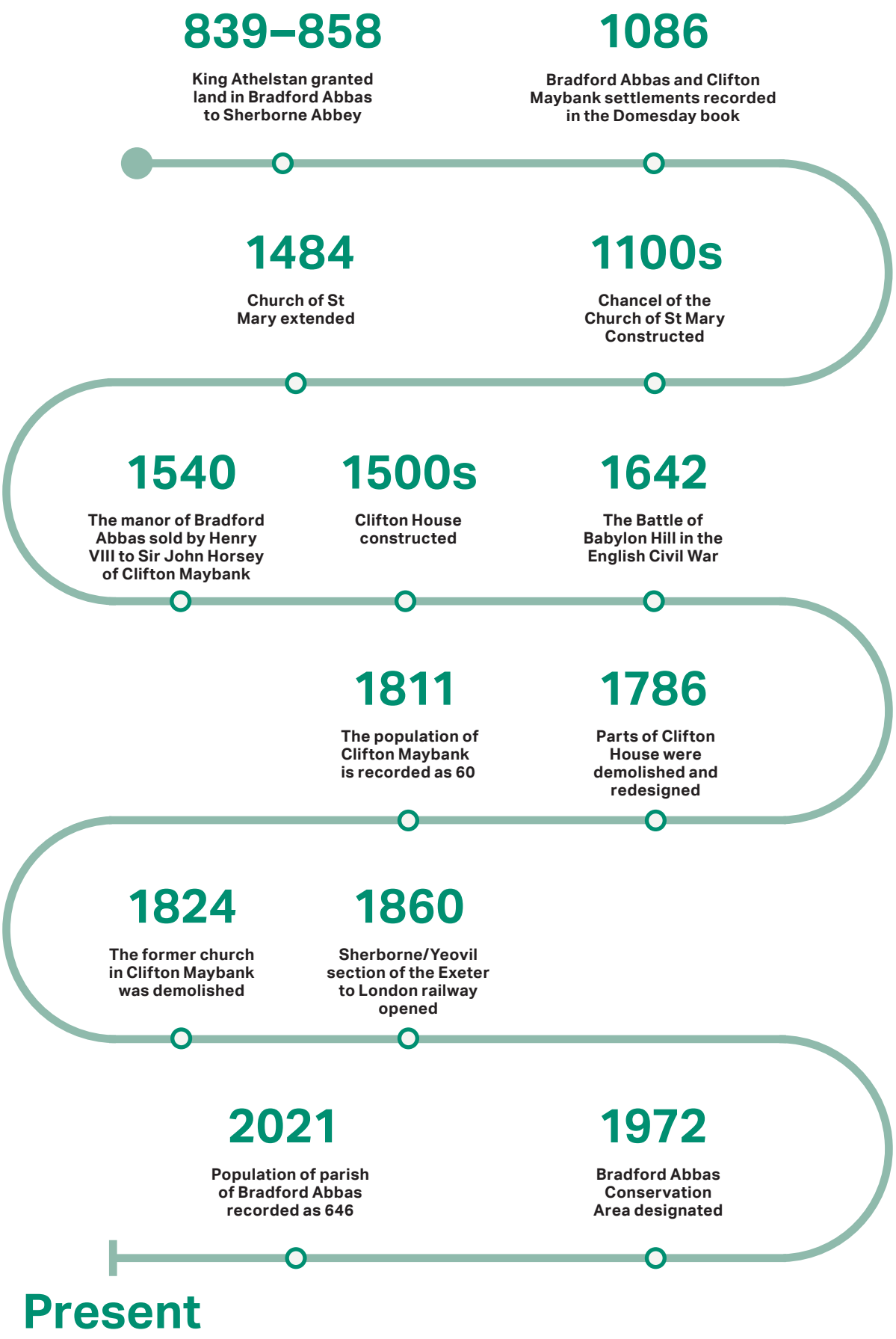


Figure 12: Timeline showing the historical development of the NA.

1.2.2 Conservation Area and heritage features

The village of Bradford Abbas comprises two areas of historic core – along Church Road at the southern end of the village and along North Street to the north. The main building materials consist of local stone rubble with ashlar and brick dressings, and slate and thatched roofs.

Along Church Road, the historic buildings mostly comprise two storey houses and cottages, constructed primarily of stone, with casement windows, slate, gabled roofs and brick chimney stacks. The buildings mostly date to the 18th and 19th centuries, are set slightly back from the road and are divided from it by low stone walls. There are also cottages with thatched roofs, including the Grade II listed Tudor Cottage (17th Century) and Little Thatch Cottage (18th Century).

Examples of medieval buildings along Church Road include the Church of St Mary and the Rose and Crown Public House. The Church of St Mary is a 12th Century, Grade I listed building built of local rubble, ashlar-faced, with dressings of Ham Hill stone and roofs of stone slates and lead. The church comprises a chancel, nave, north aisle, south chapel, porch and vestry and a west tower. Details include classic early English gothic arched windows with tracery, niches above the entrances, octagonal turrets to the west tower and north-east corner and embattled parapets.

The Rose and Crown is situated at the corner of Church Road and Churchwell Street. The building dates to the 14th Century, with later rebuilding and additions. The building comprises two storeys of stone rubble, with brick dressings and tile roof. The central entrance has stone hood moulding over a four-centred arch.

Figure 13: The Church of St Mary features a circa 12th C chancel, mid-15th C west tower and lengthened naive, late-15th C south vestry, the chancel arch inserted in 1858, restored roofs in 1890 and the organ chamber added in 1911.

Figure 14: Saint Mary's House, an 18th C Grade II listed building located across from the Church of Saint Mary. A former Vicarage and now private house, featuring rendered rubble stone walls, clay tile gable roof and symmetric casement windows and dormers.

Figure 15: St Mary's Primary School opened in 1856 at the intersection of Mill Lane, Westbury and Church Road, replacing the Old School House on Churchwell Street.

Further north, along North Street are a concentration of post-medieval houses, ranging in date between the 17th and 19th Century. These buildings are mostly two storeys high and constructed of stone, similar to those to the south of the settlement. The buildings are commonly thatched, with casement windows and gabled porches.

Clifton Maybank is recorded on historic mapping as a predominantly rural area with historic buildings centred around the Grade I listed Clifton House, a manor house of mid-16th Century date with later rebuilding and re-modelling. The house is constructed of ashlar walls in Ham stone with plain clay tile roofs. The library south-east of Clifton House is a Grade II* listed building, also of 16th Century date and similar construction.

The Bradford Abbas Conservation Area was originally designated in 1972 and included two separate sections to the north and south side of the railway line. The section north comprises of North Street and its adjacent dwellings. The section south, considerably larger, comprised most of the developed area between the railway line and the River Yeo, excluding Back Lane, Wessex Drive and the east–west length of Churchwell Street (formerly Grope Lane). A review of the Conservation Area boundary was conducted in 2013 which connected the two sections along the previously excluded east–west Churchwell Street (although still excluding the buildings adjacent) as well as including parts of Westbury and Higher Westbury north of the railway line, Coombe to the north of Cross Road and Mill Farm southeast of the main developed area along the River Yeo. This boundary includes all listed buildings in the village of Bradford Abbas and historically significant open spaces.

Figure 16: Grade I listed Clifton House dated back to the 16th C located at the intersection of Clifton Hill and Clifton Road. Source: Geograph.co.uk - Copyright Derek Harper and licensed for reuse under Creative Commons Licence.

Figure 17: Thatched roof cottages lining North Street. To the front is The Old Chapel and Virginia Cottage dating back to the 18th C and further back is Squirrel Cottage and kandala Cottage dating back to the 17th C.

Figure 18: A mid-19th C farmhouse within Coombe at the intersection of Westbury and Underdown Hollow. The building is of important local significance and acts as a northern gateway into the village.

Historic cottages of the Bradford Abbas Conservation Area

17th Century

Figure 19: *Dove Cottage*: Located on North Street, the front-facing facade is oriented to the south and the side facade directly fronting the road. This allows for a yard and driveway located to the side with a gate entrance from the road.

Figure 20: *Wisteria Cottage*: located between Glynn Cottage and Cross Cottage, it is the centre dwelling of the Grade II listed three cottage terraced block.

Figure 21: *Yew Tree Cottages*: Row of three Grade II listed terraced cottages featuring a coursed rubble-stone wall, thatched roof with gable ends, wooden casement windows and glazing bars and prominent protruding chimneys at either end.

Figure 22: *Chantry Cottage*: Grade II listed detached cottage featuring a rubble-stone wall, thatched gable roof, thatch porch canopy with wooden posts and windows with hollow-chamfered stone mullions and iron casements.

Figure 23: *1 & 2 East Farm Cottages*: Two attached cottages directly fronting North Street with varying fenestration detailing and a continuous Roman interlocking roof tile distinct from other cottage vernaculars from the 17th C within the area.

Figure 24: *Tudor Cottage*: Grade II listed detached cottage on Church Road. This cottage is unique to the area in that its front-facing orientation is turned away from the street with the gable end wall defining the street scene.

18th Century

Figure 25: *Virgina Cottage*: The end dwelling of a terraced row of Grade II listed cottages including Bumblebee Cottage, Hollyhocks and The Old Chapel. These have a continuous thatched roof but irregular fenestration detailing.

Figure 28: *5 & 6 North Street*: (back–right) featuring varied setback with that of Glynn Cottage (front–left) and a low-rise stone wall boundary treatment with timber fencings at the entrance and between properties.

Figure 29: *Greenfields, Bankside and Wild Thyme Cottages*: a row of three Grade II listed terraced buildings featuring coursed rubble-stone walls, thatch roof with gable ends, wooden casement windows and cambered brick arched lintels.

19th Century

Figure 26: *3 & 4 Westbury*: Grade II listed semi-detached cottages featuring a coursed local lias stone facade with ashlar dressings, windows with metal casements and hood moulds, hipped slate roof and attached side ranges on each end.

Figure 27: *The Forge*: Located at the intersection of Bishop's Lane and Westbury, featuring a distinct setback comparably far from the street. Source: Geograph.co.uk - Copyright Roger Cornfoot and licensed for reuse under Creative Commons Licence.

Figure 30: *Westbury House (right), Kenlea (left–white render) and Three Steps (left–stone facade)*: The former two buildings feature distinctive vernacular detailing including a higher-rise stone wall and ivy covered facade (Westbury House) and a protruding front porch in front of the building line (Kenlea)

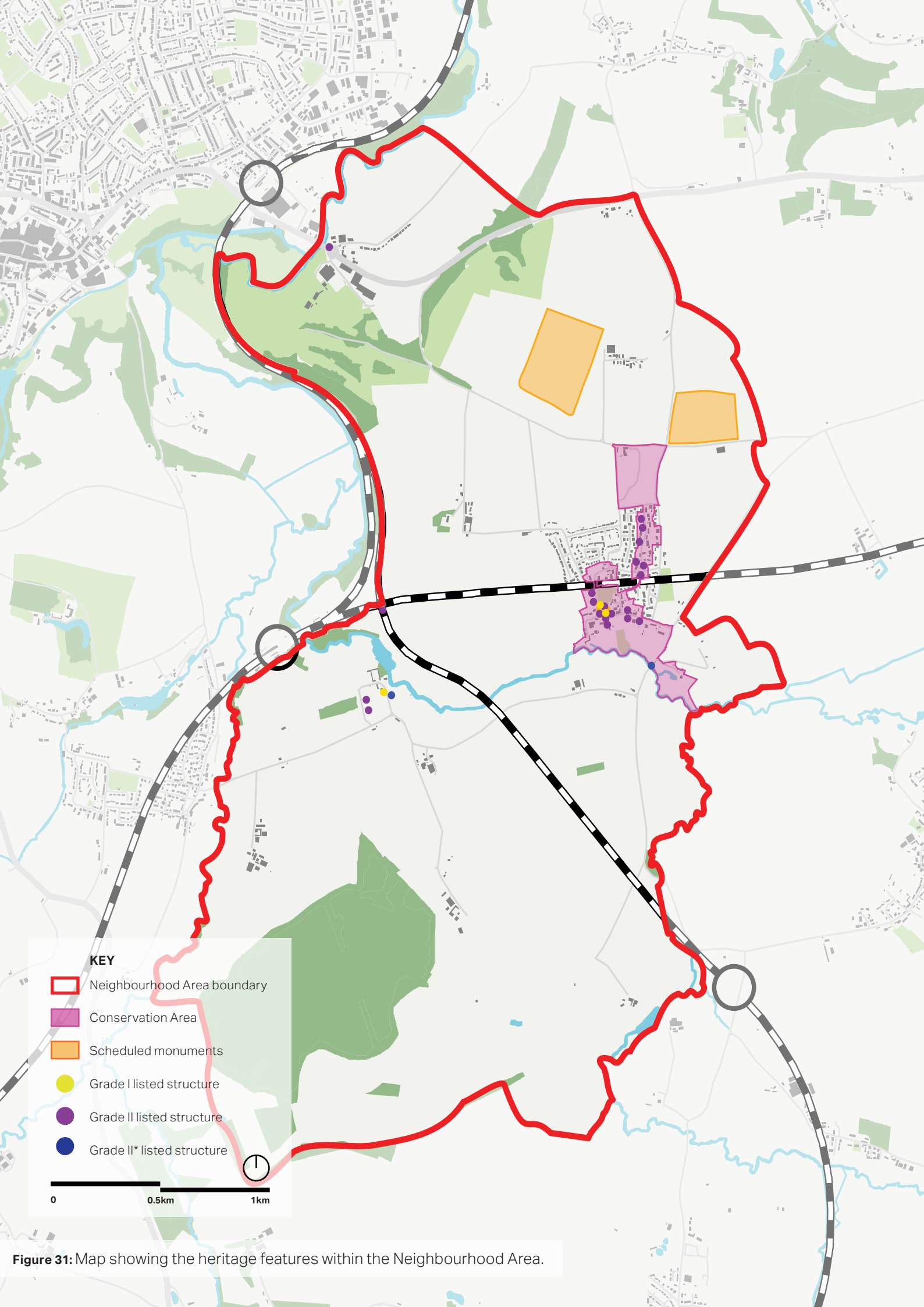


Figure 31: Map showing the heritage features within the Neighbourhood Area.

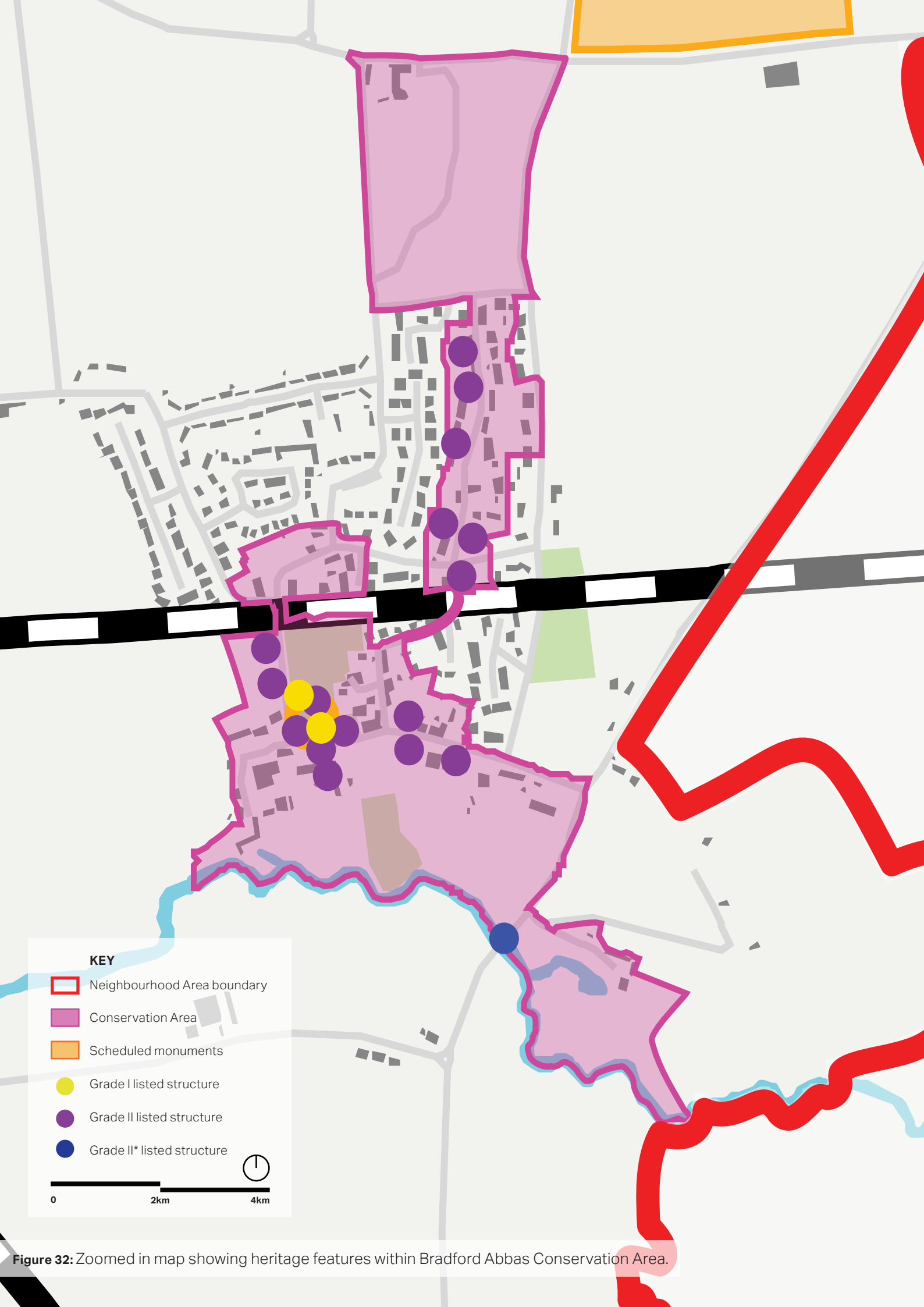


Figure 32: Zoomed in map showing heritage features within Bradford Abbas Conservation Area.

1.2.3 Landscape character

The Bradford Abbas and Clifton Maybank designated area lies wholly within National Character Area (NCA) 140 – Yeovil Scarplands. This NCA runs from the Mendip Hills around the southern edge of the Mid Somerset Hills and the Somerset Levels and Moors to the fringes of the Blackdowns. The area is described as a "remote, rural landscape comprising of a series of broad ridges and steep scarps separating sheltered clay vales".

The parish of Bradford Abbas lies predominantly in an area described as limestone hills in the Dorset Landscape Character Assessment (LCA). This landscape type is described as having diverse scenery with mixed farmland, dense hedgerows, stonewalls, and some steep wooded slopes; the landscape is characterised by many scattered farmsteads and villages. The settlements within the area are defined by the use of the distinctive local yellow limestone with the use of Forest Marble and Cornbrash common.

The western part of Clifton Maybank parish lies mainly within an area described as rolling vales in the Dorset LCA. This landscape type is described as an "undulating transitional area between the low-lying vales and the high chalk, with the clay and greens and landform becoming gradually more enclosed, folded and twisted nearer the escarpment to form a series of rolling foothills".

The eastern part of Clifton Maybank parish lies predominantly within an area described as valley pasture in the Dorset LCA. This landscape type is described as a "flat and open valley floor landscape with distinctively meandering river channels", together with large open fields with a mosaic of smaller fields and copses along the river edges.

Figure 33: Scattered placement of farmhouses along Farm Road with a view of the farmland, hedgerows and steep wooded slopes in the distance.

Figure 34: View of arable land on Tilly's Hill in the northern portion of Bradford Abbas.
Source: Geograph.co.uk - Copyright Roger Cornfoot and licensed for reuse under Creative Commons Licence.

Figure 35: View of large open fields rolling foothills looking east from Cross Road in Bradford Abbas.

1.2.4 Ecology and Biodiversity

There are two Sites of Special Scientific Interest (SSSI) within the parish, namely Babylon Hill SSSI and Bradford Abbas Railway Cutting SSSI. Babylon Hill SSSI is notified for its geological features, in particular from the Toarcian period. Bradford Abbas Railway Cutting SSSI is also notified for its geological features, in particular from the Middle Jurassic period.

Trill Quarry SSSI is located adjacent to the eastern boundary of Clifton Maybank parish. This SSSI is notified for its geological features, in particular from the Bathonian period.

Any development within close proximity to the above designated sites must not affect the geological features for which they are designated.

There is one area of ancient woodland within the area, namely Clifton Wood, which is located within Clifton Maybank parish. Development must not indirectly or directly impact this area of ancient woodland.

Figure 36: Bradford Abbas Railway Cutting SSSI pictured from the overpass on Back Lane within Bradford Abbas. Source: Geograph.co.uk - Copyright Steve Barnes and licensed for reuse under Creative Commons Licence.

Figure 37: Photo from within the Babylon Hill SSSI featuring the distinct geological features found here. Source: Geograph.co.uk - Copyright Derek Harper and licensed for reuse under Creative Commons Licence.

Figure 38: Limestone valley found along the north–south Hollow Lane (connecting Underdown Hollow with Babylon Hill). Source: Geograph.co.uk - Copyright Tim Heaton and licensed for reuse under Creative Commons Licence.

1.2.5 Green infrastructure

The Bradford Abbas and Clifton Maybank NA has an extensive network of green infrastructure and open space.

The southern portion of the NA has a more comprehensive network of public footpaths and bridleways. Routes run southeast linking Bradford Abbas and Clifton Maybank to Thornford, as well as southwards towards Yetminster.

While the parish of Clifton Maybank benefits from a mature lattice of Public Rights of Way, the upper parish of Bradford Abbas has fewer footpaths. However, within the developed area of the village there is a reasonable network of internal footways.

Regarding open spaces within the area, the following open spaces are located within Bradford Abbas village:

- School playing fields located to the south of Church Road;
- A recreation ground located adjacent to Westbury;
- The churchyard of St Mary's Church, north of Church Road; and
- Allotment gardens located adjacent to Back Lane.
- The field to the south of Church Road opposite the Rose and Crown.
- The field which lying adjacent to the River Yeo known as Gollop's Ground.

Figure 39: PRoW from Bradford Abbas leading to the surrounding countryside.

Figure 40: Marked public footpath towards Wyke Farm running adjacent to the Bradford Abbas railway cutting. Source: Geograph.co.uk - Copyright Steve Barnes and licensed for reuse under Creative Commons Licence.

Figure 41: Playing fields located to the south of Church Road.

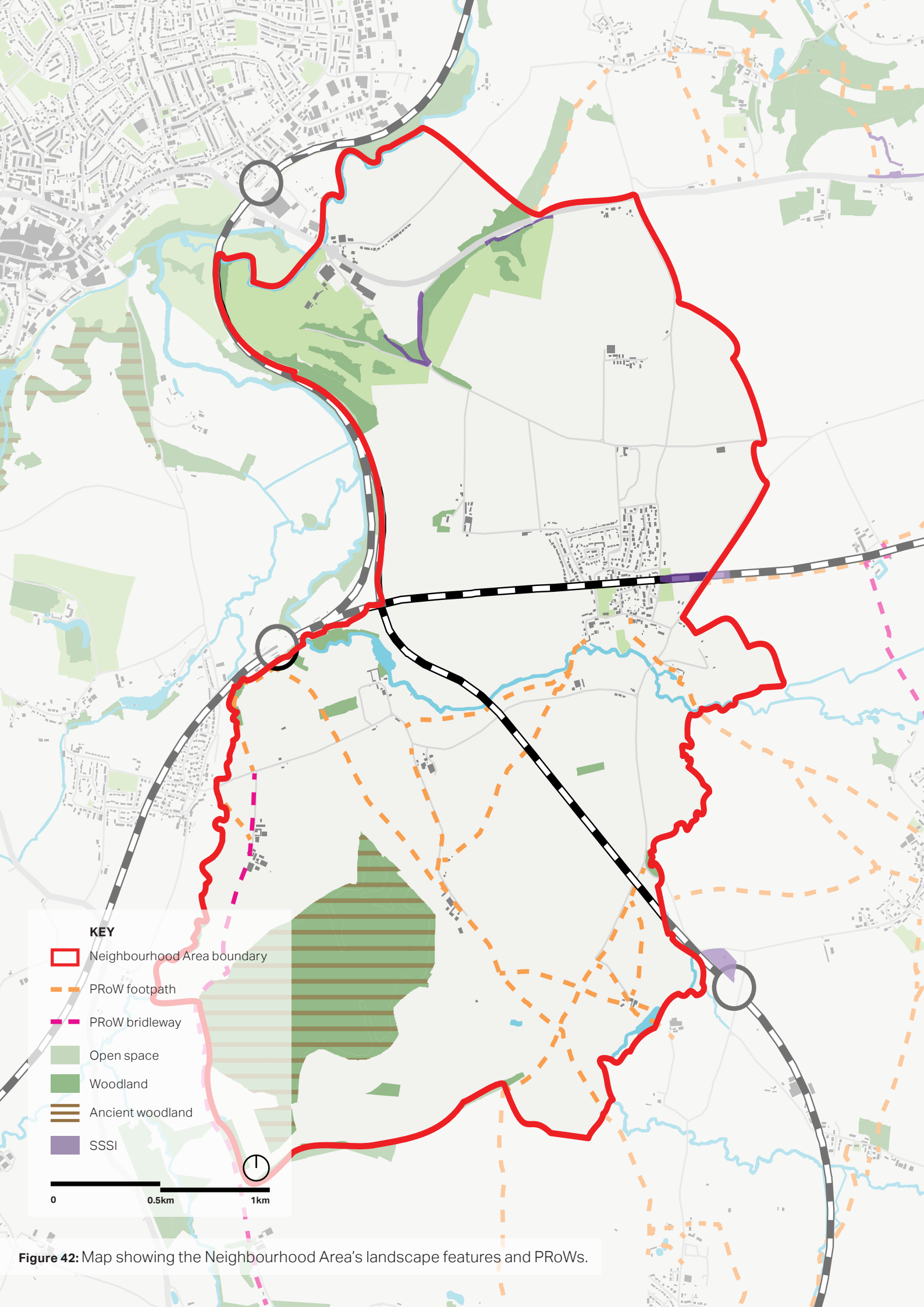


Figure 42: Map showing the Neighbourhood Area's landscape features and PRoWs.

1.2.6 Surface water drainage

The NA is framed by a number of minor rivers and streams. Bradford Abbas is situated within the valley of the River Yeo, which is a tributary of the River Parrett in north Dorset and south Somerset. The Wriggle River also runs southwards along the eastern border of Clifton Maybank parish. A small stream runs along the western border of the NA, joining the River Yeo to the north outside of Yeovil. There are no other areas of surface water within the neighbourhood area.

The floodplain of the River Yeo runs across the centre of the NA, at the southernmost edge of Bradford Abbas village, creating an area affected by Flood Zone 3 moving across the centre of the NA and then southwards, following the course of the Wriggle River. Many of the roads running through the neighbourhood area are affected by fluvial flooding of these rivers during times of excessive rainfall. This is especially pronounced along the north–south road leading towards Bradford Abbas north of its intersection with Clifton Road and along the east–west Clifton Road on the downward curve west of Clifton Road Bridge.

Additionally there are instances of flood risk from surface water (pluvial flooding) that run into the village of Bradford Abbas, mostly affecting the roads south of the railway. The roads that are most effected are the lengths of Westbury and Churchwell Street and parts of Church Road. There are also areas of low and medium flood risk from surface water along North Street, Higher Westbury and Bishops Lane north of the railway.

There are also areas prone to groundwater flooding[1] along the River Yeo, in the south of Clifton Maybank Parish.

Figure 43: Flooding underneath Clifton Road Railway Bridge on Clifton Road which runs adjacent the River Yeo. Source: Geograph.co.uk - Copyright Shazz and licensed for reuse under Creative Commons Licence.

Figure 44: Road flooding on Clifton Road caused by fluvial flooding from the River Yeo during excessive rainfall. Source: Geograph.co.uk - Copyright Shazz and licensed for reuse under Creative Commons Licence.

Figure 45: Flooding on north–south road leading to Bradford Abbas caused by fluvial flooding of the River Yeo. Source: Geograph.co.uk - Copyright Chris Downer and licensed for reuse under Creative Commons Licence.

1 See here.

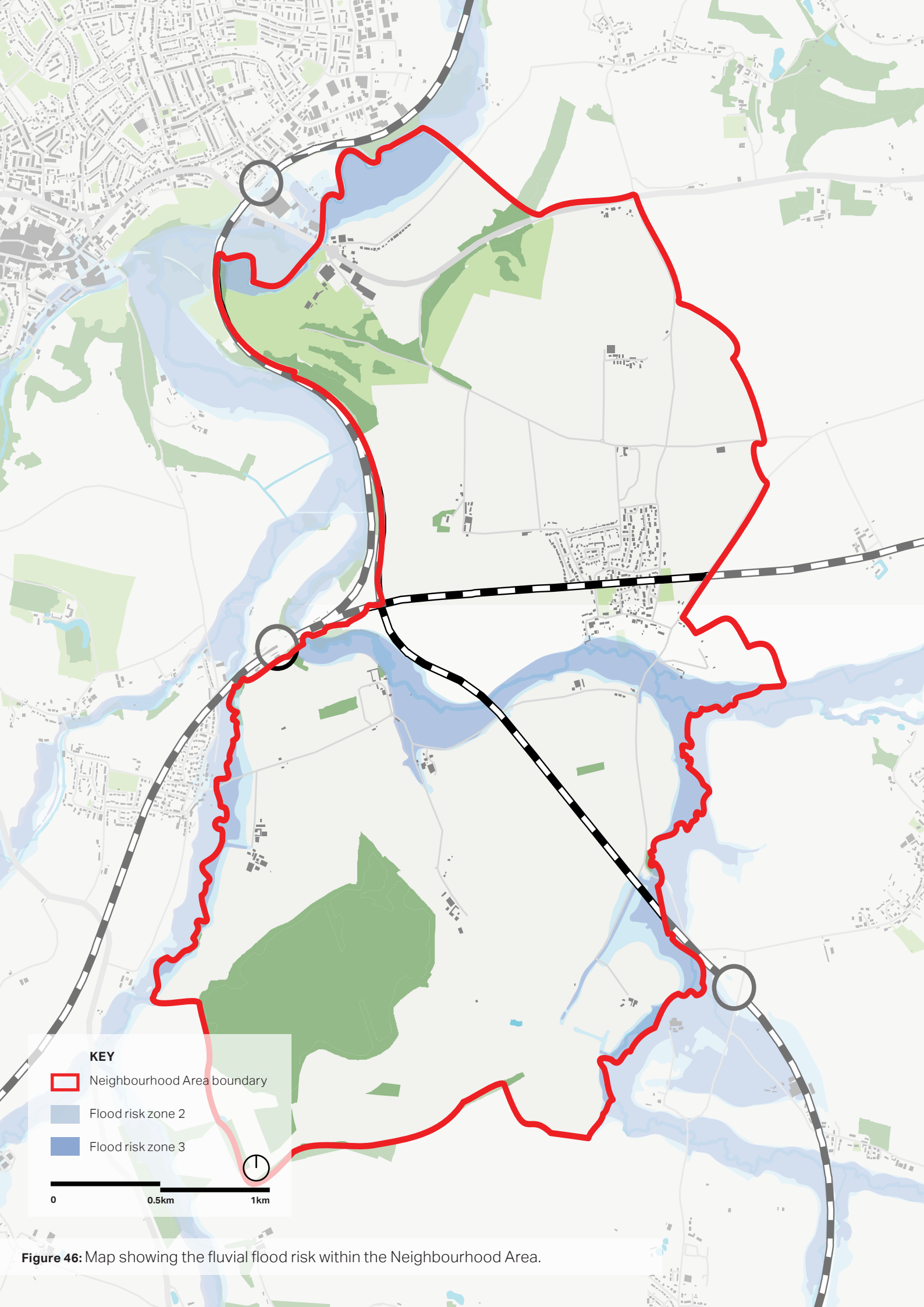


Figure 46: Map showing the fluvial flood risk within the Neighbourhood Area.

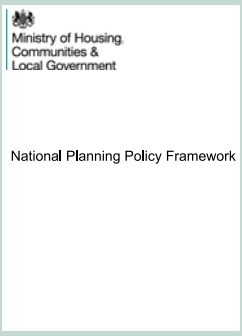
1.3 Other documents for reference

National and local policy documents provide valuable guidance on how to bring about good design and the benefits accompanying it. Certain documents are for the purpose of ensuring adequate planning regulations are in place to check that development is both fit for purpose and able to build sustainable, thriving communities. Other documents are more technical and offer specific design guidance which can inform the design codes.

Applicants should refer to these key documents when planning future development in the Bradford Abbas and Clifton Maybank Neighbourhood Area.

The following documents have informed the design guidance and codes within this report:

2023 National Planning Policy Framework - Department for Levelling Up, Housing and Communities



Relevant national planning policy is contained within the National Planning Policy Framework (NPPF, Sep 2023). The NPPF was updated in July 2021 to include reference to the National Design Guide and National Model Design Code and the use of area, neighbourhood and site-specific design guides. Paragraph 126 states that: "the creation of high quality buildings and places is fundamental to what the planning and development process should achieve and outlines that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."

2019 National Design Guide - Department for Levelling Up, Housing and Communities

The National Design Guide sets out the government's ten priorities for well designed places and illustrates how well-designed places can be achieved in practice. The ten characteristics identified includes: context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources and lifespan. The Guide also reinforces the National Planning Policy Framework's objective in creating high quality buildings and places. The document forms part of the government planning practice guidance.

2021 National Model Design Code - Department for Levelling Up, Housing and Communities

The National Model Design Code provides guidance on the production of design codes, guides and policies to promote well-designed places. It sets out the key design parameters that need to be considered when producing design guides and recommends methodology for capturing and reflecting views of the local community.

2026 EMERGING Dorset Council Local Plan - Dorset Council

Emerging

The Dorset Council Local Plan will set out planning policies and propose allocations to meet the needs of the whole Dorset Council Area. It will look ahead to at least 2041 in order to ensure provision for growth of 15 years. Consultation took place from January to March 2021.

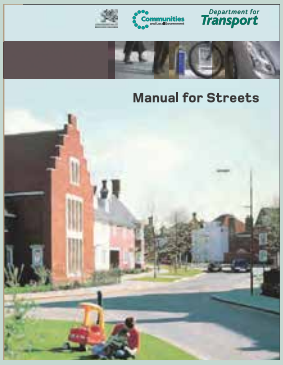
Building for a Healthy Life - Homes England

Building for a Healthy Life updates Homes England's key measure of design quality. The document sets out 12 considerations for creating integrated neighbourhoods distinctive places and streets for all. While it is not part of the national policy, it is recognised as best practice guidance and design tool in assessing the design quality of developments.

2015 West Dorset, Weymouth & Portland Local Plan - West Dorset District Council

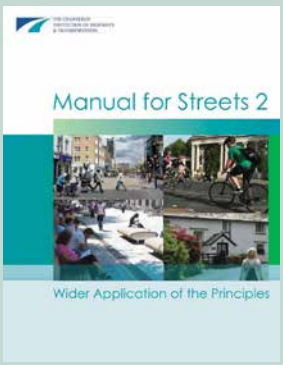
The plan period extends to 2031. However it is likely to be reviewed well before the end of this plan period, in whole or in part, to ensure that there are sufficient developable sites available for future needs. It may also need to be updated to respond to unforeseen changes.

2007 Manual for Streets - Department for Transport



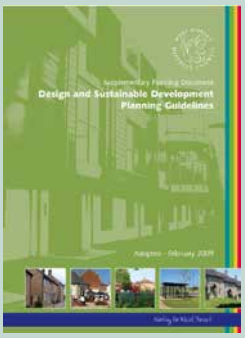
Development is expected to respond positively to the Manual for Streets, the Government's guidance on how to design, construct, adopt and maintain new and existing residential streets. It promotes streets and wider development that avoid car dominated layouts and promote active travel.

2010 Manual for Streets 2 - Department for Transport



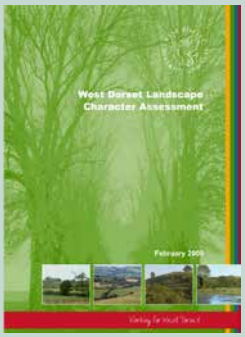
Wider Application of the Principles (MfS2) forms a companion guide to Manual for Streets (MfS1). Whilst MfS1 focuses on lightly-trafficked residential streets it also states that, 'a street is defined as a highway that has important public realm functions beyond movement of traffic.

2009 Design and Sustainable Development Planning Guidelines- West Dorset District Council



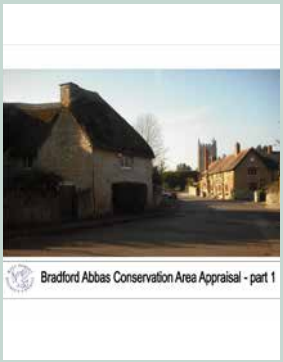
The local plan encourages high design standards in keeping with local character, promoting sustainable construction methods. It sets out matters that will be considered when assessing proposals for development, but does not go into detail. These guidelines give greater clarity on how development might meet plan requirements.

2009 West Dorset Landscape Character Assessment - West Dorset District Council



The overall 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. As a planning tool, the assessment is formatted to be succinct and easy to use and strikes an appropriate balance between subjective and more factual, objective, descriptions.

2013 Bradford Abbas Conservation Area Appraisal (Part 1 & 2) - West Dorset District Council



These documents were prepared following advice from English Heritage. Including summaries of the policy context, landscape setting, historic development & archaeology. There is a detailed description of the character of the village's buildings, groups, building materials and architectural details, green elements and detrimental features.

1.4 How to use this document

This document has set out an evidence base for the Bradford Abbas and Clifton Maybank Neighbourhood Plan and it is recommended that the guidance and codes are embedded within the forthcoming plan as policy.

As well as providing certainty to the local community, the design guidance and codes in this document should give more certainty to developers, as they will be able to design a scheme that is reflective of community aspirations.

In addition to the guidance set out in this document, future developers should also make sure that they have observed the guidance in the Department for Levelling Up, Housing and Communities' National Design Guide. Developers should also note that housing developments of any size should strive to achieve carbon neutrality in line with the Government's future homes and building standard. Further standards on residential developments should also be obtained from Building for a Healthy Life, a government-endorsed industry standard for well-designed homes and neighbourhoods.

What follows is a list of stakeholders and how they will use the design guidelines:

STAKEHOLDER	HOW THEY MAY USE THIS DESIGN GUIDE
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 guidance and codes as planning consent is sought.
Local Planning Authority	As a reference point, embedded in policy, against which to assess planning applications. The guidance and codes should be discussed with applicants during any pre-application discussions.
Parish Council	As a guide when commenting on planning applications, ensuring that the guidance and codes 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.

Codes to promote good design in Bradford Abbas and Clifton Maybank

02

2. Codes to promote good design in Bradford Abbas and Clifton Maybank

This section outlines the expectations for future development. Development that responds positively to the relevant design guidance and codes is likely to be considered favourably subject to compliance with other policies in the development plan and other relevant material considerations. This section seeks to improve the design quality of development within the Neighbourhood Area for the existing and future community.

2.1 Introduction

This Design Code has been created to inform residential development coming forward in the neighbourhood area, including proposals for new residential development as well as alterations and extensions to existing homes.

It is important 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.

Therefore, the general design guidelines that should be present in any design proposal are:

– Respect the existing settlement pattern of the area to preserve the local character;

– Respect and preserve the landscape character within and around the parish;

– To produce high quality architecture that respects, reflects and enhances the local vernacular of the area.

- Respect listed and locally significant buildings and designations within the sites and their setting;

– Aim for innovative design and eco-friendly buildings or extensions which respect and sensitively blend with the architecture of the area;

– Integrate with existing paths, streets, circulation networks and reinforce or enhance the established character of streets, greens and other spaces;

– Harmonise and enhance the existing settlement in terms of physical form, architecture and land use;

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

– Incorporate necessary services and drainage infrastructure without causing unacceptable alterations to retained design features such as historical facades.

2.2 Bradford Abbas and Clifton Maybank design guidelines and codes overview

This section introduces a set of design codes specific to Bradford Abbas and Clifton Maybank Parish. These are based on:

- Baseline analysis of the area in Chapter 1;
- Understanding national design documents such as National Design Guide and Building for Healthy Life which informed the guidance and codes; and
- Discussion and site visit with members of the Neighbourhood Plan Working Group. This also includes a highly in-depth baseline study provided by professionals within the group. This study outlined information and observations of the Neighbourhood Area and key guidance that would be beneficial in preserving and enhancing the features distinct to Bradford Abbas and Clifton Maybank. These notes and suggestions have all been included in this report and were a great source of knowledge in producing these codes and guidance.
- What is guidance and what is **code?**: Codes are specific instructions which give clear directions for the development of design proposals. Additional suggestive information including diagrams should be understood as best-practice guidance only.

The individual design codes, detailed in the following chapter are listed as follows:

01.RC Maintaining a rural, informal character

01.RC.1 Settlement pattern
01.RC.2 Architectural variety
01.RC.3 Building line and orientation
01.RC.4 Boundary treatment
01.RC.5 Sensitive lighting

02.CA Respecting the character of the Conservation Area

02.CA.1 Village centre
02.CA.2 Key views and building features

03.LM The use of local materials

03.LM.1 Facades
03.LM.2 Windows and doors
03.RC.3 Roofs

04.LH Features of local heritage assets

04.LH.1 Detailed facades
04.LH.2 Fenestration
04.LH.3 Roof design

05.SE Sustainability and energy efficiency

05.SE.1 Passive eco-design
05.SE.2 New and retrofit eco-housing
05.SE.3 SuDS and surface water management

06.LB Enhancing the surrounding landscape and biodiversity

06.LB.1 Landscape setting
06.LB.2 Views and gateways
06.LB.3 Biodiversity and wildlife

07.ID Ensuring new development and infill respects the surrounding heritage assets

07.ID.1 Regard for context
07.ID.2 Tandem development
07.ID.3 Infill along the building line

08.EX Doing extensions and modifications to a heritage asset sensitively

08.EX.1 Building extensions

09.CM How to incorporate contemporary architecture

09.CM.1 Sensitively incorporating contemporary architecture

2.3 Maintaining a rural, informal character

Bradford Abbas[1] and Clifton Maybank are heavily defined by their quaint and rural character. This is epitomised in Bradford Abbas village through the organic street pattern, informal layout of buildings and low density development.

Additionally, details such as the presence of freestanding stone walls that define the residential plots and sensitive lighting treatment have a powerful impact on the atmosphere of the NA. Both Bradford Abbas and Clifton Maybank notably have no street lamps, and where there is a more defined street scene this lends a special character to the village by not having pavements and the skyline cluttered by the light fixtures. In both cases, the lack of street lighting also improves night sky visibility which is an asset valued by the residents.

Future developments should seek to reflect this character by adhering to the following guidance and codes **(codes will be in bold)**:

01.RC.1 Settlement pattern

1.1 The village boundary of the Bradford Abbas main developed area is formed in the south by development along Church Road, to the east by Back Lane, to the north by Cross Road and the housing along Queens Road, and to the west by housing along Manor Close, Westbury and Mill Lane (see **Figure 47**). Much of this boundary was formed by development dating back to the 17th and 18th Century and has remained largely unchanged. **Future development should not branch out of this defined boundary so as to significantly alter the density and historic settlement pattern of Bradford Abbas and infringe on the surrounding landscape.**

Figure 47: Established village boundary of the developed area within Bradford Abbas. *Source: Bing Maps satellite imagery*

Figure 48: Slightly scattered building line and street-facing development (yellow) and development that is not oriented towards the street (red) within the Conservation Area. *Source: Bing Maps satellite imagery*

[1] Bradford Abbas has a defined development boundary (not shown in figure 47).

1.2 The different densities and plot sizes of residential development within the village need to be carefully considered during the design process. Densities should reflect the settlement's rural character and reference the density of existing development. **Overall, new development within the village should be of a low density, reflective of surrounding conditions to ensure a cohesive built environment that respects the historic village setting.**

1.3 Clifton Maybank has a more agricultural atmosphere due to the sparse development and presence of multiple functioning farms. Dwellings are located sporadically with varying setbacks from the road. **Future development should preserve this scattered settlement pattern of significant gaps between farmhouses and avoid any development that resembles ribbon development.**

01.RC.2 Architectural variety

1.4 The built form, types and style of all new developments should conserve and enhance the distinctive local character and heritage of the village, with particular consideration of building design aligning with those found in the Conservation Area.

1.5 New development should complement the village's variety of building types and reinforce this in a manner that respects its immediate context. This includes, for instance, a mixing of detached and terraced housing along North Street and a higher volume of semi-detached properties within Westbury.

01.RC.3 Building line and orientation

1.6 New developments should reflect the informal layout of the village by slightly staggering setbacks. This will reflect the village's organic layout and appearance where individual dwellings have been added over time in an incremental fashion (see **Figure 48**).

1.7 Generally, dwellings are oriented for the front facade to be street-facing with few exceptions (see **Figure 48**), which should be reflected in future development. However, **where new development would require an orientation so as to best benefit from solar gain, the street-facing elevation should be active and positively contribute to street scene.** Elevations can also have subtle variations in the form of recesses and protrusions to add variety and movement along the street.

01.RC.4 Boundary treatment

1.8 Roads in older parts of the village are fringed by freestanding stone walls which enclose the adjacent plots (see **Figure 49**). Many of these are high (1.5m and greater) and while many have been lost or breached, those that remain are a significant feature of the village and as such should be sympathetically preserved in natural stone. Where appropriate new development may incorporate freestanding walls in order to promulgate and enhance this feature of the village.

1.9 Proposed boundary treatments should reflect locally distinctive forms and materials, such as stone walls, open timber fencing and gates or well defined hedgerow. Tall fences that create a sterile and monotonous street scene should be avoided. Stone walls may be appropriate in some areas but should remain under 1.5m in height, retaining visual connections. Stone "teeth" may be used to create a visually permeable boundary.

1.10 Physical green boundaries such as native hedgerows, bushes and flower beds could be used as a rural, soft landscaping technique to enclose the street and define a clear building line. The inclusion of street trees (in new streets) and hedgerows, sometimes combined with low boundary walls, or open timber fencing with planting, can be used to reinforce an area's rural character.

1.11 New development should use permeable paving finishes such as loose stones and gravel, or plastic grid systems to reduce extensive areas of hard surfacing. This will reinforce the rural character of the village as well as aid in flood mitigation measures.

01.RC.5 Sensitive lighting

1.12 Street lighting and private floodlights are not characteristic of the area and should be avoided. Security systems and external lighting additions should be placed discretely to minimise their impact on the streetscene. The direction and brightness of lighting should consider impact on neighbouring dwellings and the effects of light pollution on dark skies. External lighting should be avoided unless necessary for safety. Where required, low level/down lighting may be appropriate. If lighting requires posts, these should be timber or wrought iron.

1.13 New development proposals should include a carefully considered lighting strategy which coheres with surrounding conditions. These should demonstrate an understanding of how lighting can enhance and detract from the rural character of the village, such as by having a streetscene and skyline uncluttered by the presence of streetlamps.

Stone walls of Bradford Abbas

Separate stone walls surrounding neighbouring properties.

Rounded mortar capped wall enclosing the dwellings whole curtilage area.

High stone wall creating a sense of enclosure on the street with the opposite hedgerow.

Stone wall with lime mortar topped with larger 'cock and hen' cap stones.

Stone wall combined with well-defined hedgerow to soften the hard landscapes.

Figure 49: Freestanding stone walls found throughout Bradford Abbas.

2.4 Respecting the character of the Conservation Area

The Bradford Abbas Conservation Area was originally designated in 1972 with a review of the boundary being conducted in 2013. After this review, the original Conservation Area boundaries north and south of the railway line were connected by the inclusion of The Cross (although this only included the road and not the dwellings along it). Additionally, the boundary was expanded to include dwellings along parts of Westbury and Higher Westbury north of the railway line, and two areas of significant landscape which are the Coombe to the north and Mill Farm to the southeast of the main developed village area. This current boundary of the Conservation Area includes all of the Listed buildings within the village, with the highest concentration of these being located along Church Road and the cottages along North Street.

The Conservation Area is a significant feature of the parish which greatly contributes to its character. This includes the historic morphology of the early village footprint, a reference point of the architectural vernacular for future buildings in the wider village and the location of the centre of activity for the residents. Future development should seek to reflect the character of the area by adhering to the following guidance and codes:

Figure 50: Bradford Abbas Conservation Area boundary.

02.CA.1 Village centre

2.1 St Mary's Church, the war memorial, the village hall and the recently closed village shop and post office are all located in close proximity in Church Road and as such this is considered to be the heart of the village with its hub centred at the junction of Church Road and Churchwell Street. Any new development should respect and take this into consideration when placing new development by retaining views of the church and remaining in-scale with adjoining buildings. A mix of uses must be sought for the village centre.

2.2 Adjacent to this key junction is the large car park of the Rose and Crown, a somewhat soulless place with an urbanised tarmac surface unfitting with the rural character of the conservation area. (**Figure 51**). There is huge potential to improve this space in a way which could benefit the village greatly both in terms of the visual environment and providing a useful and attractive outdoor community use space. Should any development be proposal here it should be conceived and implemented with the co-operation, input and participation of all interested parties including

the village community. The desire to inject some vitality with shared community space into this key area at the heart of the village is considered to be an important aspiration worthy of inclusion in this design guidance.

02.CA.2 Key views and building features

2.3 New development must respect and respond to the historical context of the Conservation Area to ensure that the scale, mass and form of development does not obstruct views of significant buildings. This is especially important along Church Road, with views towards the Rose & Crown and Saint Mary's Church, and along North Street which contains a large volume of listed and locally significant cottages.

2.4 Security systems, external lighting and satellite additions should be placed discretely to minimise their impact on the streetscene. Rainwater additions should be made of metal and plastic fixtures should be avoided.

2.5 Existing dwellings should retain as much of the original building style and materials as possible as they have a genuine distinct character. Materials used within the Conservation Area should be natural and handmade in order to harmonise with the original building materials and local vernacular.

Figure 51: The Rose & Crown Pub car park, located at the key junction of Church Road and Churchwell Street, has the potential to be transformed into a community focal point that is fitting with the character of the wider Conservation Area.

Figure 52: Backland infill development within the Conservation Area that appropriately responds to the height and roof design of cottages along North Street.

2.5 The use of local materials

A large number of properties within Bradford Abbas have retained their historic value through the preservation of original building materials. The material use is historically locally sourced, such as Dorset amd Somerset Hamstone, and is thus intrinsic to the identity of the NA and provides the villages distinct character.

This section provides a palette that outlines the material use of historic dwellings within the NA, such as roofs, walls and fenestration. Materials should reinforce local distinctiveness and development proposals should demonstrate that the palette of materials has been selected based on an understanding of the surrounding built environment and refers to the outlined material palette.

Future developments should seek to reflect the material use in the NA by adhering to the following guidance and codes:

03.LM.1 Facades

3.1 The older properties in the village have walls constructed in local stone laid in a random pattern with some being coursed. Occasionally, such as observed with Saint Mary's House, the facade has a white rendered surface over the stone wall. Newer properties in the village tend to be constructed in a light beige/yellow coloured brick or reconstituted stone. With the exception of facade details and chimneys, brickwork is not vernacular to older parts of the village as a walling material. **New development should reflect these locally sourced materials and colour palette, building on examples outlined in Figure 53 to choose a facade material fiitting with the village character.**

03.LM.2 Windows and doors

3.2 Most of the older properties in Bradford Abbas have timber (and occasional iron) window frames that are flush side-hung casements of a traditional design. In some cases plastic framed replacement windows have been fitted, and where the opportunity arises these should be replaced with timber. In older properties, new and replacement windows should be of the same material as the existing unless that is plastic.

3.3 Windows in new properties or extensions lying outside the conservation area should reference materials observed in the surrounding context as is outlined in **Figure 53**. Timber, powder coated aluminium or plastic may be appropriate but consideration should be given to flush rather than storm proof profiles.

3.4 Window and door openings in older buildings tend to have have lintels and quoins. Many mid 19th C builds have openings with arched brick heads and stepped quoins with bull nose brick cills. Others have stone mullions, timber lintels and stone hood moulds, for example. New development should reflect this material use around openings referring the material palette in **Figure 53**.

03.RC.3 Roofs

3.5 Older buildings have roofs made of natural slate, handmade clay tiles, double roman tiles and thatch material. New development should refer to this material use, and especially the colour palette, of these roofs as outlined in **Figure 53**.

3.6 Within the conservation area plastic rainwater gutters and downpipes should be avoided. Instead metal or steel products should be selected either in 'heritage' profiles or in the case of proposals for high quality architecture incorporating elements of contemporary design it may be appropriate to utilise a less traditional design for the rainwater goods.

3.7 Timber profiles should be of traditional design with casements flush with the frames. Storm proof or lipped casements should be avoided in replacement or new windows to older properties (i.e. pre 1940) within the conservation area.

Material palette

Facades

Coursed rubble-stone wall

Mixed material red brick, stone and white render

Reconstituted beige / light yellow stone

Light coloured render over rubble-stone walls

Window and door openings

Painted timber casement window with stone lintel

Iron casement window with chamfered stone mullions

Leadlight glazing set in door, timber lintel and brick cills

Plank door set within a stone dressing

Roofs

Simple handmade clay roof tiles topped with ridge tiles

Thatched roof

Natural grey slate roof tiles

Double Roman interlocking roof tiles

Colour palette

ochre

beige

blue grey

rouge

deep brown

Figure 53: Local materials used within Bradford Abba's vernacular.

2.6 Features of local heritage assets

The local vernacular of Bradford Abbas comprises distinct heritage features that supports the unique identity of the village. Examples of this include, for instance, the overhang of roof verges, the setback of fenestration within the external wall or type of window used in certain parts of the village. These details are important to reinforce uniformity throughout the wider NA and to support the identity of Bradford Abbas in areas where this may be currently lacking in building design.

This section provides a palette that outlines the vernacular features distinct to the local heritage assets within Bradford Abbas. This includes detailed features on facades, fenestration and roof design. These features should be incorporated within new development to reinforce local distinctiveness and development proposals should demonstrate that these features have been selected based on an understanding of the surrounding built environment.

Any future developments should seek to reflect the local heritage features by adhering to the following guidance and codes:

04.LH.1 Detailed facades

4.1 Include locally distinctive detailing in the design of new development, drawing on examples outlined in the vernacular features palette (see **Figure 56**).

4.2 Include detailing on street-facing facades to minimise the bulk and scale of buildings and provide visual interest, for example brickwork dressing around fenestration.

4.3 Development involving multiple houses should ensure a variety of detailing is utilised across the development to provide visual interest along the street and avoid homogeneous building designs and forms.

04.LH.2 Fenestration

4.4 New development should reference and complement the existing fenestration in the village (especially within the Conservation Area) considering the orientation, proportion, size, symmetry, profile, and rhythm. It should also be appropriate to the style of the building.

4.5 Most original windows in the area would have been simple side-hung casement windows set into the facade with a flush alignment to the external wall. Typically set back approx 75mm, adding relief to the facade. **Any new development, especially within the Conservation Area, should reference the traditional design of the windows that are found the surrounding context** (e.g., timber or iron casement windows).

4.6 Windows and doors in developments involving multiple houses should have consistent colour, thickness of frame and pane detailing across all facades.

4.7 Dormers should only be integrated into areas where these are already an existing common feature. It may be more fitting for a traditional conservation rooflight to be used to provide more daylight instead. These should be aligned to fenestration on the front facade and of a scale that is not overbearing to the roof. If dormers are permitted, they should preferably have lead lining to cheeks, jambs, and roof (if flat) as these are generally more sympathetic in appearance compared with modern alternatives.

4.8 Porches are a prominent feature of historic buildings within the village and are a welcome addition to new development. These should reference what is existing in neighbouring dwellings and what is outlined **Figure 56**. Typically these porches are of a timber frame with a gable roof supported by wooden posts. The roof tiling should reflect the material and colour of the original roof.

04.LH.3 Roof design

4.9 Ensure the roof design integrates with the surrounding development, with the scale and pitch referencing neighbouring dwellings. Pitch is also related to roof material, i.e., thatched roofs are likely to have a steeper than slate roofs. The roof pitch should be suitable to the roofing material. The oldest properties have a roof pitch of 45-50 degrees which should be referenced in the design of new development. The most common roof type in the village is gable (typically with the gable end facing the street), although later built cottages do occasionally feature a hipped roof.

4.10 The roofline within the Conservation Area has a consistent height of two stories for all dwellings, with simple roof types that mostly feature gable ends but occasionally feature hipped roofs and cross gables. **Development should follow this precedent to preserve the roofline as seen from the surrounding landscape.** Additionally, the **roofline has a consistent** and rhythmic pattern of chimneys throughout the Conservation Area which should be preserved.

4.11 Avoid overly complex and unfitting roof designs by limiting the number of junctions, hips, valleys and dormers to what is observed in the vernacular features palette (see **Figure 56**) and to what is in line with neighbouring dwellings.

4.12 A common roof feature in Bradford Abbas includes overhanging verges that expose the end of the purlins and the outer rafter (see **Figure 54**). A reoccurring feature is to line the underside of the overhanging verge with a soffit of timber boarding laid diagonally. **Any new development should refer to these roof features for a design that is more fitting with the local heritage of Bradford Abbas.**

Figure 54: Example of a overhanging verge, exposing the purlins and the outer rafter.

Figure 55: The photo on the left is a dwelling negatively impacted by the placement of the satellite addition on the street-facing facade. The dwelling on the right placed the satellite to the back of the development away from the streetscene.

Vernacular features

Facade detailing

Continuous brick course and dressing across dwellings

Window set back into wall adding relief to the facade

Stone hood moulds consistent over all windows

Cut stone lintel and quoin surrounding a doorway

Varied window sizes with consistent style and alignment

Fenestration

Hipped roof dormer aligned with lower level windows

Gable wall dormer with side hung casement window

Timber gable porch canopy with two wooden posts

Timber casement windows flush with the outer wall

Thatched eyebrow wall dormers

Roof detailing

Gable end thatched roof with red brick chimney stack

Slate hipped roof with integrated side range

U-plan thatched roof with gable ends

Overhang verge with a soffit of diagonal timber boarding

Skillion roof projecting from dwelling's side gable end

Figure 56: Vernacular features of local heritage dwellings in Bradford Abbas.

2.7 Sustainability and energy efficiency

Residents of the NA have expressed their desire to see tangible action to address the climate crisis through new and retrofit development. This section presents an array of sustainable design features which are strongly encouraged to ensure that development has a positive impact on the climate and local environment. Further details for these are provided in **Figure 59**. The implementation of eco-design is important not only locally but globally, as participation at every level contributes to combat the effects of the climate crisis.

Any future developments should seek to reflect sustainability by adhering to the following guidance and codes:

05.SE.1 Passive eco-design

5.1 The five principles central to Passivehaus design and construction, determining the energy efficiency of the buildings, are highly insulated envelopes, airtight construction, high performance glazing, thermal-bridge-free detailing and heat recovery ventilation, any external associated elements of the system should be designed in keeping with the property. **These principles should be incorporated at the early design stages of development and considered for future modifications to existing buildings.**

5.2 Minimal passive design actions that can be utilised to achieve energy efficiency include increasing glazing thickness, controlling daylight through louvres, blinds or porches and utilising natural shading and cooling such as through trees and shrubbery. These are especially important to incorporate within older buildings within the village to ensure that the historic features of the building are not impacted by retrofit additions.

5.3 The aspect and orientation of a building is crucial to eco-design techniques as it helps maximise solar gain. For that reason, one of the main glazed elevations should be within 30° due south to benefit from solar heat gain. Any north-facing facades might have a similar proportion of window to wall area to minimise heat loss on this cooler side.

05.SE.2 New and retrofit eco-housing

5.4 By default, any new development should adopt a 'fabric first' approach, in line with the government's emerging Future Homes Standard, to attain higher standards of insulation and energy conservation. The retrofitting of existing buildings with eco-design solutions should also be encouraged. This can be incorporated into traditional dwellings without altering or disrupting the exterior of the buildings, and thus retaining their character.

5.5 Solar panel integration should be designed from the outset. Every attempt should be made to design the roof so that it is of an alignment that allows for the fitting of solar panels. This applies to all future dwellings whether solar panels are initially proposed or not to allow for retrospective implementation. For traditional buildings, creative solutions, such as in **Figures 57 & 58**, should be sought so as to not disrupt its character.

5.6 Ventilation with heat recovery, solar panels and ground and air source heat pumps must all be considered alongside smart meters at the early design stages of all new development.

5.7 Mounted charging points and associated services should be integrated into the design of any new developments, if possible. These should be unobtrusive to the character of the Conservation Area and placed discretely to the rear and side of the plot and within garages or car ports where possible.

05.SE.3 SuDS and surface water management

5.8 Best practice SuDS schemes link the water cycle to make the most efficient use of water resources. Typically, the most sustainable option is the collection of surface water to reuse, for example, in a water butt or rainwater harvesting system, as these have the added benefit of reducing pressure on important water sources.

5.9 Any new housing should demonstrate how rainwater will be stored and reused as grey water to reduce demand on main supplies, such as through water heating through underground pumps.

5.10 Reduce runoff rates by facilitating infiltration into the ground or by providing attenuation that stores water to help slow its flow so that it does not overwhelm water courses or the sewer network. Surface water should be managed as close to where it originates as possible.

5.11 Improve water quality by filtering pollutants to help avoid environmental contamination. Some of the most effective SuDS are vegetated, using natural processes to slow and clean the water whilst increasing the biodiversity value of the area.

Figure 57: Solar panels should be integrated into the design of buildings from the outset. This example of a new home in a Conservation Area shows how the panels can mimic the appearance of traditional slate roofs.

Figure 58: Use of shingle-like solar panels on a slate roof, with the design and colour of the solar panels matching those of the adjacent slate tiles in Lingfield, Surrey.

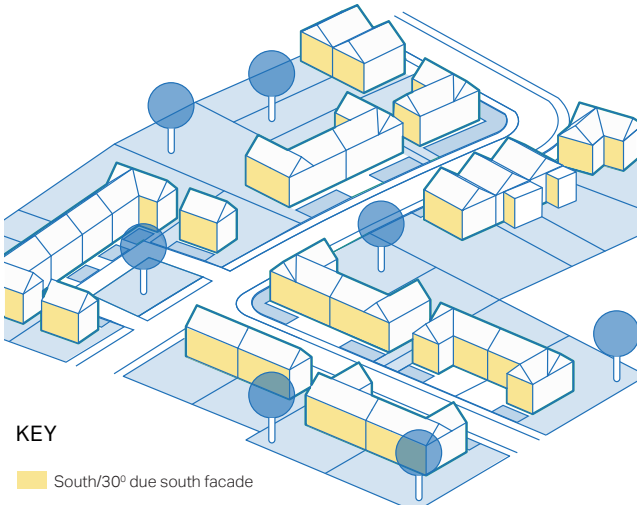


Figure 59: Orientation of development to make best use of passive solar gain.

New and retrofit eco-housing strategies

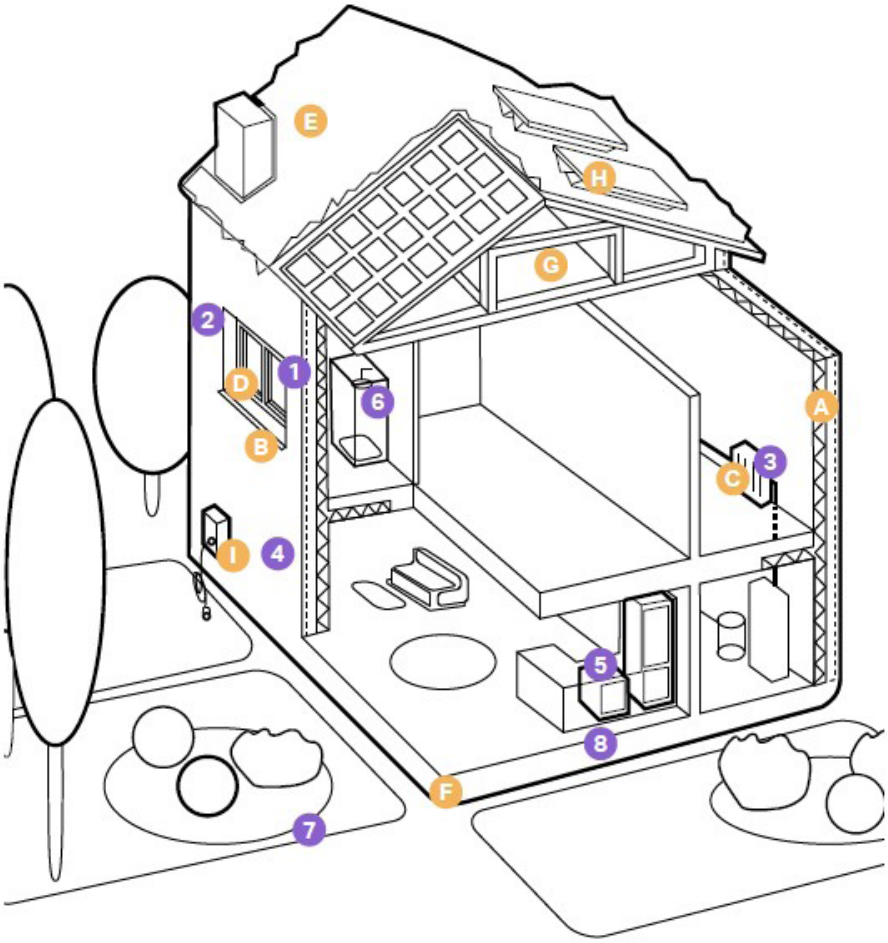


Figure 60: Diagram showing low-carbon homes in both existing homes and new builds.

Existing home retrofits

1. **Insulation** in lofts and walls (cavity and solid)
2. **Double or triple glazing with shading** (e.g. tinted window film, blinds, curtains and trees outside)
3. **Low- carbon heating** with heat pumps or connections to district heat network
4. **Draught proofing** of floors, windows and doors
5. **Highly energy-efficient appliances** (e.g. A++ and A+++ rating)
6. **Highly water-efficient devices** with low-flow showers and taps, insulated tanks and hot water thermostats
7. **Green space (e.g. gardens and trees)** to help reduce the risks and impacts of flooding and overheating
8. **Flood resilience and resistance** with removable air back covers, relocated appliances (e.g. installing washing machines upstairs), treated wooden floors

Additional features for new build homes

- A **High levels of airtightness**
- B **Triple glazed windows and external shading** especially on south and west faces
- C **Low-carbon heating** and no new homes on the gas grid by 2025 at the latest
- D **More fresh air** with mechanical ventilation and heat recovery, and passive cooling
- E **Water management and cooling** more ambitious water efficiency standards, green roofs, rainwater harvesting and reflective walls
- F **Flood resilience and resistance** e.g. raised electrical, concrete floors and greening your garden
- G **Construction and site planning** timber frames, sustainable transport options (such as cycling)
- H **Solar panel**
- I **Electric car charging point**

2.8 Enhancing the surrounding landscape and biodiversity

The relationship between Bradford Abbas and its surrounding landscape creates a distinctive natural village that promotes an active lifestyle, an attractive identity and opportunities to support increased biodiversity efforts. Likewise, Clifton Maybank is defined by its landscape, with many of the dwellings being agricultural buildings or having historical ties to the land, such as Clifton House. The immediate access to nature, both physically, visually and as a means for actively traveling through, is a key theme to preserve and enhance within the NA.

Any future developments should adhere to the following guidance and codes concerning the surrounding landscape:

06.LB.1 Landscape setting

6.1 The landscape setting of the site must be assessed and the design of new development must respect the following components: The settlement pattern is one of scattered farmsteads and villages, there is a strong influence on local limestone in building materials, historic field patterns remain evident with irregular pastoral fields, copses, and hedgerows, irregular patches of broadleaved woodland, imporant influence of streams and river corridors with historic crossing points, rural character of narrow lanes, and generally undeveloped and tranquil character.

Refer to National Character Area profile 140: Yeovil Scarplands[2] and the Dorset Council Landscape Character Assessment[3] for character descriptions and land management guidance.

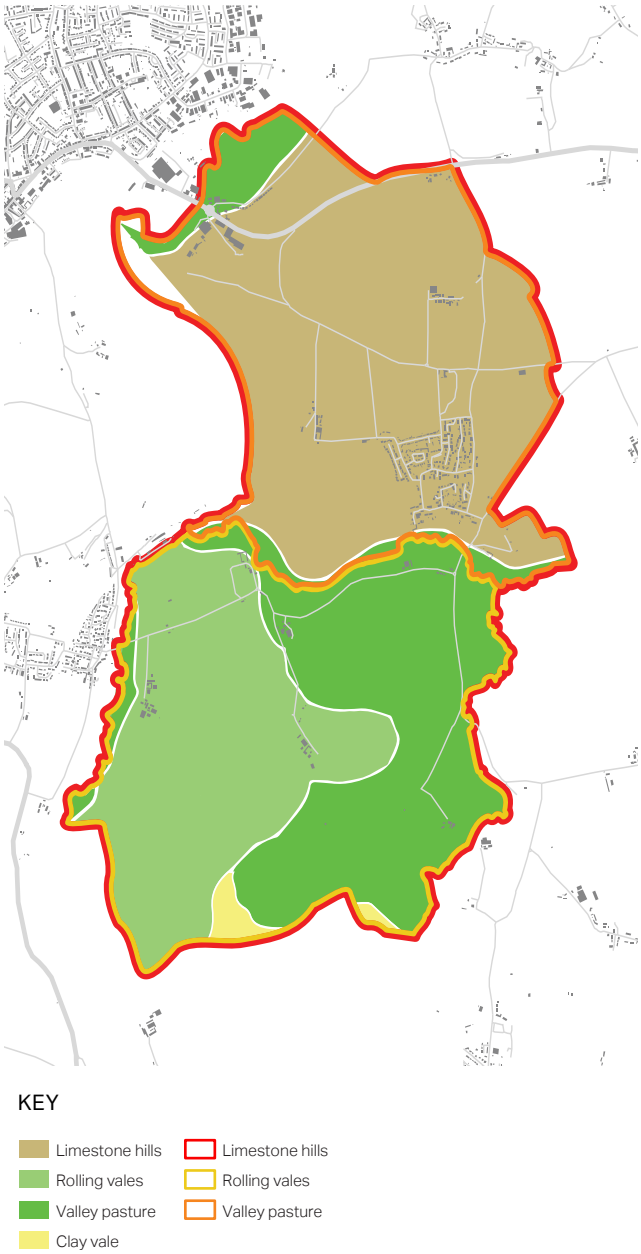


Figure 61: Bradford Abbas and Clifton Maybank landscape types according to the Dorset Council LCA.

[2]Source: Natural England NCA Profile: 140 Yeovil Scarplands (2014). Available at: https://publications.naturalengland.org.uk/publication/5731196449325056

[3]Source: Dorset Council Landscape Assessments. Available at: https://www.dorsetcouncil.gov.uk/countryside-coast-parks/the-dorset-landscape/the-dorset-landscape

Any new development that threatens the landscape character of Bradford Abbas and Clifton Maybank, including the physical and visual connection to the surrounding landscape, should be avoided.

6.2 Edge of settlement* development should gradually transition to the surrounding landscape context by utilising comprehensive landscape buffering, or 'green curtains', implemented along the edge of new developments (see **Figure 62**). Abrupt edges to development with little vegetation or landscaping on the edge of the settlement should be avoided. Long rear gardens will be preferable in these areas. Within Bradford Abbas village, careful consideration of landscape design should be taken with any development occurring along Back Lane, Queens Road, Manor Close, Westbury, Mill Lane and Church Road.

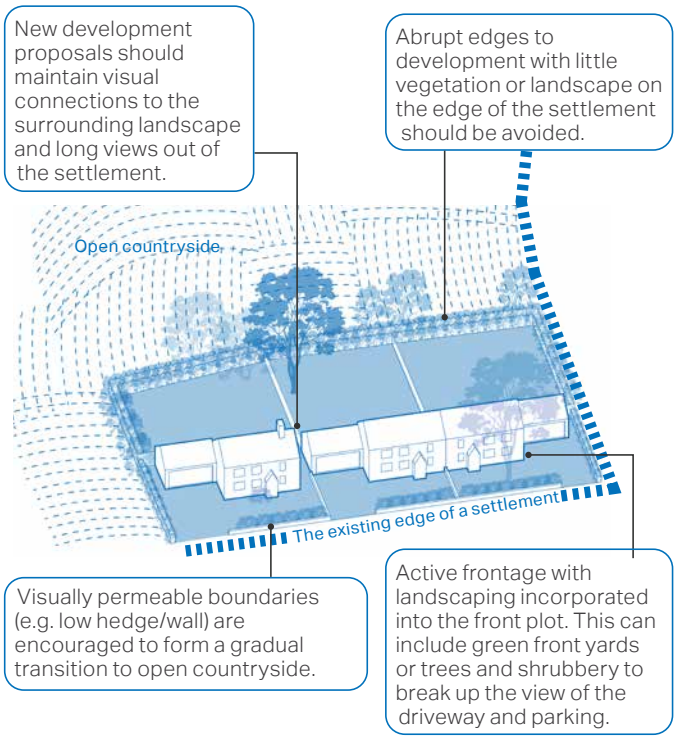


Figure 62: Edge softening landscape techniques.

06.LB.2 Views and gateways

6.3 A gateway site is 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.

Any development should preserve or **enhance existing landscape gateways by implementing landscaping guidance outlined in Figure 63.**

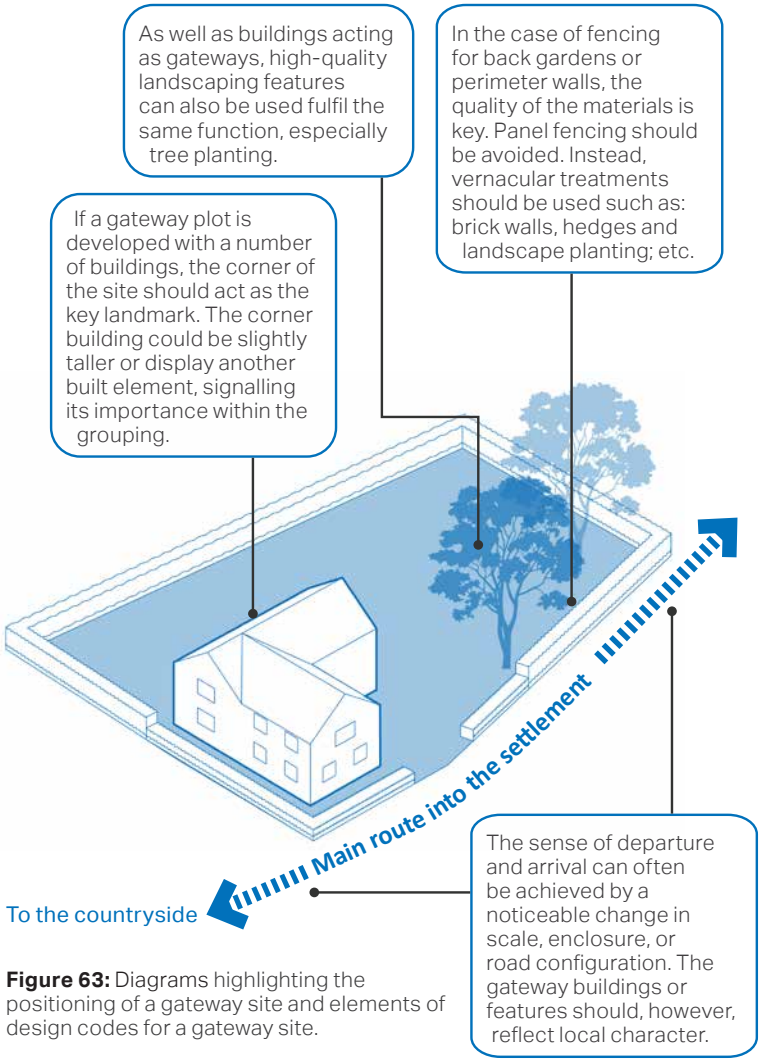


Figure 63: Diagrams highlighting the positioning of a gateway site and elements of design codes for a gateway site.

*Outermost buildings of the settllement.

6.4 Where appropriate, incorporate landscape and built features to create and strengthen views and vistas and potentially help with legibility[4]. For example, mature trees and other landscape features at entrances to the landscape gateways. Ensure the scale and design of landscaping and boundary treatment, including landscape screening, is not visually intrusive to the surrounding landscape.

6.5 Maintain existing visual connections to the surrounding landscape and long views out of the settlement. Infill development should be placed so as to retain gaps between buildings and any new development of multiple dwellings should create adequate gaps between buildings.

06.LB.3 Biodiversity and wildlife

6.6 Open space and gardens should be planted and designed with nature in mind, incorporating a range of small-scale biodiversity improvements which may include: nest boxes, bird feeders, bug hotels, hedgehog houses, bat boxes, log piles, pollinator nest sites and wildflower planting. These improvements should be carefully planned and should support native floral and fauna species.

6.7 Landscape design should be layered with a variety of native species (the NCA states that oak, ash, and in the wetter areas, alder predominate the area) suitable for the wildlife, soil conditions and climate. Avoid low maintenance gardens which are harmful to wildlife by reducing hard landscaping, avoiding limited planting palettes, and integrating sustainable urban drainage features.

6.8 Preserve existing mature hedges and trees and incorporate them into the new landscape design where possible. When planting new trees, canopy size should be considered in order to have the greatest positive impact, for example reducing the overall number of smaller trees and increasing the size of a single tree. Large trees in particular can be used as a landmark to assist in wayfinding and can also provide shaded spaces.

6.9 Consider how the development's layout can create wildlife corridors. For example, the layout of roads, aligning front, back and rear gardens, providing undisrupted gaps to the countryside and connecting green spaces through a green network (see **Figure 64**). Hedgerows and hedgebanks along the lanes enhance wildlife corridors and should be retained in development proposals where possible.

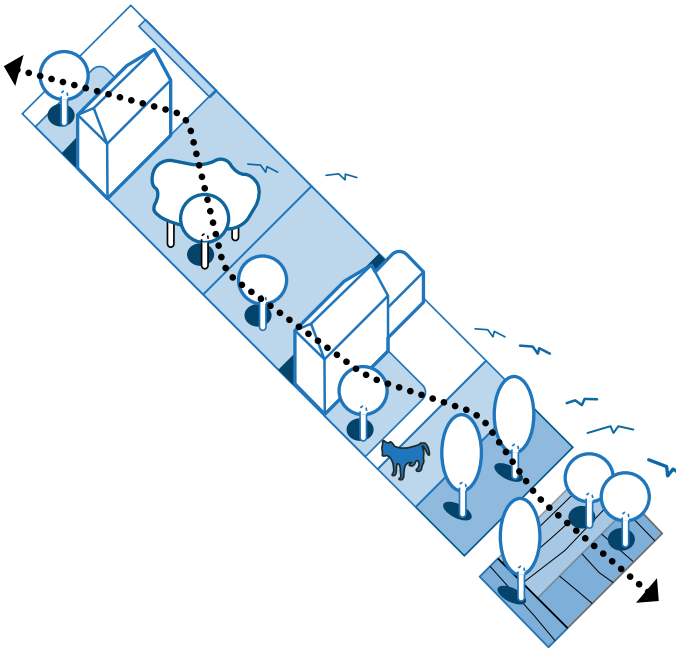


Figure 64: Diagram demonstrating how connected front and back gardens can enhance ecological connectivity for wildlife. Accompanying layout considerations with wildlife-friendly features supports wildlife movement and habitat creation.

[4]See the Conservation Area Appraisal for further detail on important views and vistas.

2.9 Ensuring any new development and any infill respects the surrounding heritage assets

Infill development can influence the layout, density, roofline and views, uniformity and cohesion of the village, and therefore must be designed with consideration to the surrounding context and the wider village setting. This is especially important for infill development that occurs within the Conservation Area which is filled with heritage assets. Good infill design can not only preserve the qualities of these assets, but also set a precedent for future development and existing housing to reference in newer parts of the village, leading to an overall stronger identity and quality of housing in Bradford Abbas.

Future developments should design infill development by adhering to the following guidance and codes:

07.ID.1 Regard for context

7.1 Infill development must be responsive to surrounding context and not detract from the existing rhythm and pattern of development and views out to the wider countryside. Built gaps must provide adequate separation distances of 15-20m between facing windows to ensure privacy is maintained.

7.2 The density of any new infill development should reflect the character of the immediate area and location within the village. Typically, there is a higher density in the centre of the village which gradually gets lower towards the settlement's edge.

7.3 Variation in building types is good design for new developments of multiple dwellings but infill development should reference the overall found height in the existing context, for example having two-storey (above ground level) buildings along North Street.

7.4 The building mass of any new development should respect the existing surrounding context and not dominate the streetscene.

7.5 Any new infill development should have regard for visual integration with neighbouring buildings by referring to the material, colour and vernacular features palettes outlined in **Figures 53 & 54**. It does not need to mimic the existing styles, but its scale, massing and layout need to complement the surrounding context. See **Figure 65** for an example and guidance of any infill development within the Conservation Area.

7.6 Infill development should respect the boundary treatments of surrounding context. This is especially important for the free-standing walls of Bradford Abbas which should be preserved by all infill development and integrated where possible into the dwelling design.

07.ID.2 Tandem development

7.7 Infill proposals set to the rear of the existing dwellings should not be obtrusive in character nor be an overbearing or dominant feature within its overall setting. It should respond sensitively to the scale, density, massing and architectural style of its immediate surroundings.

7.8 Development behind the building line should prioritise respecting neighbours' privacy and access to light by minimising the impact of overlooking and overshadowing. This is achievable through appropriate design interventions including the provision of adequate screening and referencing existing developments for the appropriate proportion of built areas within the plot.

7.9 Infill development of multiple dwellings behind the building line should avoid having a large number of homes served by a single access point, with consideration of the consequent issues of traffic flow and pedestrian movement that could result from this.

07.ID.3 Infill along the building line

7.10 Plot infill should largely respect the existing setback if there is a standard street edge. Where no consistent building line exists, establish a legible building line that provides space for front gardens - in all but exceptional circumstances - with subtle variations in form of recesses and protrusions that is fitting with the village as seen in existing development.

7.11 Front of plot gardens should be of sufficient size and landscaped appropriately to fit in with prevailing planting pattern or to enhance to the green character of the area where it is lacking.

7.12 Orientation should mimic neighbouring buildings with the primary aspect and windows facing the street or to otherwise be positioned to best benefit from solar gain.

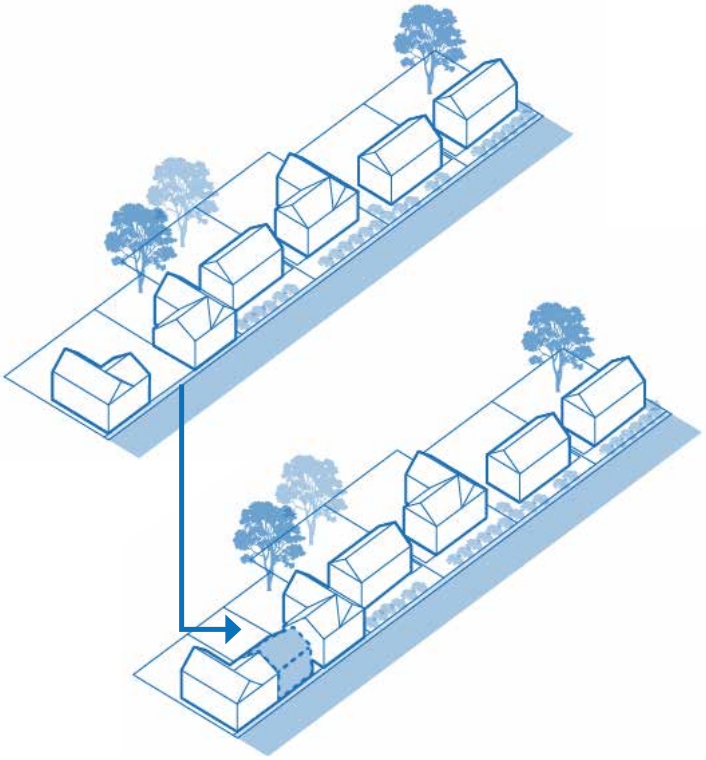


Figure 65: Diagram demonstrating infill development along the building line that complements the street with consideration for the established building line, building mass, dwelling type and orientation.

Figure 66: Example of tandem infill development within the Conservation Area that complements the surrounding context.

Figure 67: Example of tandem infill development of a single building within Bradford Abbas.

Example of a new build within the Conservation Area

High-quality material use that references the material of buildings in the Conservation Area is a good option for facade design, such as this reconstituted beige / light yellow stone which refers to the local yellow hamstone that is commonly found throughout the wider village. Additionally, external add-ons, such as these black metal gutters, should be of a high-quality.

Additions which are not very common in the Conservation Area, such as these gabled dormer windows, can be integrated into the building design by ensuring that these are appropriate in scale to the surrounding context and incorporates elements of existing traditional design, such as these timber casement window frames.

Contemporary features to the building facade, such as this horizontal timber cladding, complement the colour palette of historic buildings in the area (see **Figure 53**). The use of this material on different parts of the facade, such as on parts of the wall aligned to the fenestration and on the dormer windows, integrates it into design and breaks up the mass of the building.

Traditional facade detailing, such as these brick lintels (in a style commonly observed in the Conservation Area which has a two-course header with a three-course 'springer' on each side) references local design and helps to integrate the building with its surrounding context. Other examples here include the window frame being slightly set back into the wall and the timber lintel over the further left windows.

Added boundary treatments need to complement the surrounding context. These should not exactly replicate the historic treatment, such as the free-standing high stone walls, which might reduce the significance of the original structure and block key views. Instead, boundary treatment should be low-rise and of a complementary material, even if this is not as traditional, such as this defined hedgerow.

Figure 68: Guidance on how new infill development can be incorporated into the Conservation Area.

2.10 Doing extensions and modifications to existing heritage asset sensitively

Proposals to modify existing dwellings (including garages, car ports, and other outbuildings) should seek to complement and enhance the host building and its surrounding context, especially in the conservation area. Applicants should ensure that a complementary style, scale and placement is implemented with these extensions. Additions to the dwellings do not need to mimic the existing styles, but its scale, massing and layout should complement the host dwelling.

It is important to note that many household extensions are covered by permitted development and so do not require planning permission. However, due consideration to the following guidance should be prioritised to ensure good design is implemented within the NA. More information can be found for Permitted Development Rights within England on the Planning Portal website.[3]

Future developments should adhere to the following guidance when designing extensions within the NA.

08.EX.1 Building extensions

8.1 The original building should remain the dominant element of the property, in terms of scale and form, regardless of the number of extensions. Extensions must be appropriate for the scale, massing and character of the main building, and should complement both the streetscape and the village setting. Overly complicated extensions and associated roof forms that may overshadow the character of the original building should be avoided.

8.2 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. If there is a dominant feature of strong historical character on the original building, the addition should be more modest and accentuate this feature.

8.3 Extensions should not result in a significant loss to the privacy and loss of amenity to neighbouring properties or the streetscape, in particular loss of privacy and overshadowing is not acceptable.

8.4 Extensions and other alterations are best located to the rear of the buildings to sensitively integrate with the existing distinctive proportions established within the area. Single-storey rear extensions are generally the easiest way to extend a house and provide extra living space. The extension should be set below any first-floor windows and designed to minimise any effects of neighbouring properties, such as blocking daylight.

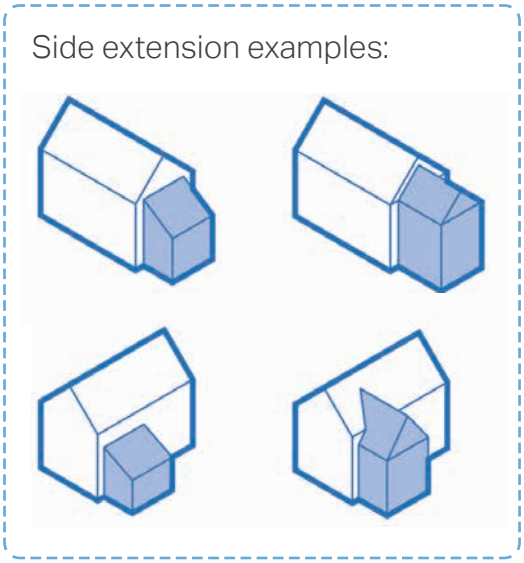


Figure 69: Examples for incorporating side extensions that considers the mass, scale, orientation and building line of the original building.

[3]Source: Planning Portal (2019). Available: https://ecab.planningportal.co.uk/uploads/miniguides/extensions/Extensions.pdf

8.5 Side extensions should be set back from the front of the main buildings and retain the proportions and detailing of the original building. This is in order to make the addition subservient in status to the original building and also reduces the perceived overall mass of the building. See **Figure 68** for a reference of how side extensions can be appropriately incorporated into the original building.

8.6 Dormer extensions should be in proportion and symmetrical to the existing roof and should be aligned with the building's existing windows below or centred in the middle of the roof. In a conservation area these should preferably have lead lining to cheeks, jambs, and roof (if flat) as these are generally more sympathetic in appearance compared with modern alternatives. **The height of the extension should relate to the surrounding buildings and context**. In some cases, especially within the Conservation Area where dormer extensions may be less common, a well-integrated skylight may be a better alternative rather than a dormer window.

8.7 The roof ridges to all extensions should be lower than the existing roof ridge. This will avoid interference with the established roofline as well as reducing the overall mass of the building.

8.8 In older properties, particularly within the Conservation Area, outbuildings should not be overly large so that they dominate the original building. Adopting a modest size and preferably using contrasting materials will reinforce their subsidiary status to the original building.

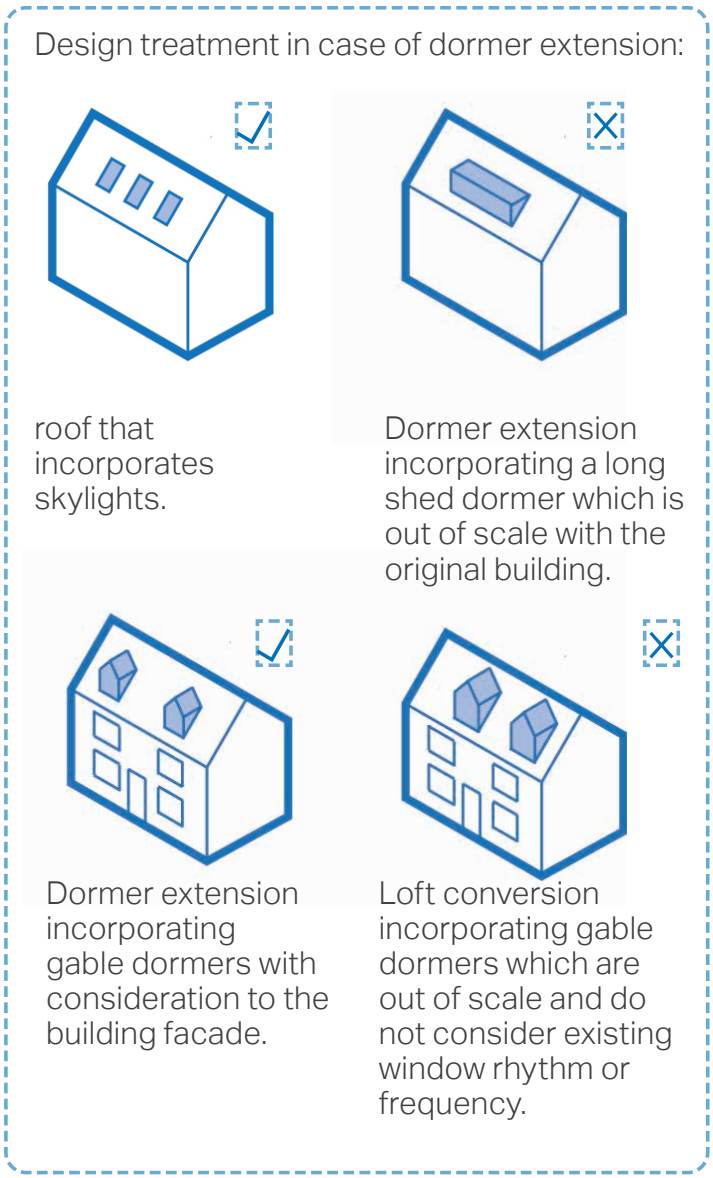


Figure 70: Examples for incorporating skylights and dormer extensions into dwellings.

2.11 How to incorporate contemporary architecture

Contemporary architecture within the NA has the potential to introduce creative and innovative new design to the area as well as enhance the existing heritage features of traditional buildings. All contemporary features within the NA must respond sensitively to the existing environment and should refer to examples of best practice, which have been outlined in this section.

Future developments should adhere to the following guidance when incorporating contemporary architecture features within the NA.

09.CM.1 Sensitively incorporating contemporary architecture

9.1 New development must respect and respond to the historical context, particularly listed buildings, and should respect the scale, mass and form of its surrounding context when implementing sensitive modern designs. Additionally, it is advised to seek pre-application advice from the local planning authority.

9.2 In newer parts of Bradford Abbas village, contemporary architecture features are a welcome addition to new developments and to modifications of existing buildings. These contemporary features could be something completely new to the context but should reference the historic context in an innovative and well-designed way such as through materials, size of window openings, gable end detailing and roofscape. See **Figure 71** for examples of new development in areas with a similar context to the NA and guidance on how to incorporate these features.

9.3 Contemporary development, regardless of its location within the NA, should refer to the colour palette outlined in **Figure 53**. There should be a consideration for the application of colours beyond this palette for minor features, such as fenestration detailing, as long as these complement the colour palette of the wider village.

9.4 Conservation Area developments which combine local vernacular details and materials but with a contemporary leaning could enhance and maintain the character of the village providing that they are well conceived and imaginatively designed. See **Figure 68** for an example of a new build development within the Bradford Abbas Conservation Area that complements the heritage features of its surrounding buildings while introducing contemporary building design to the area.

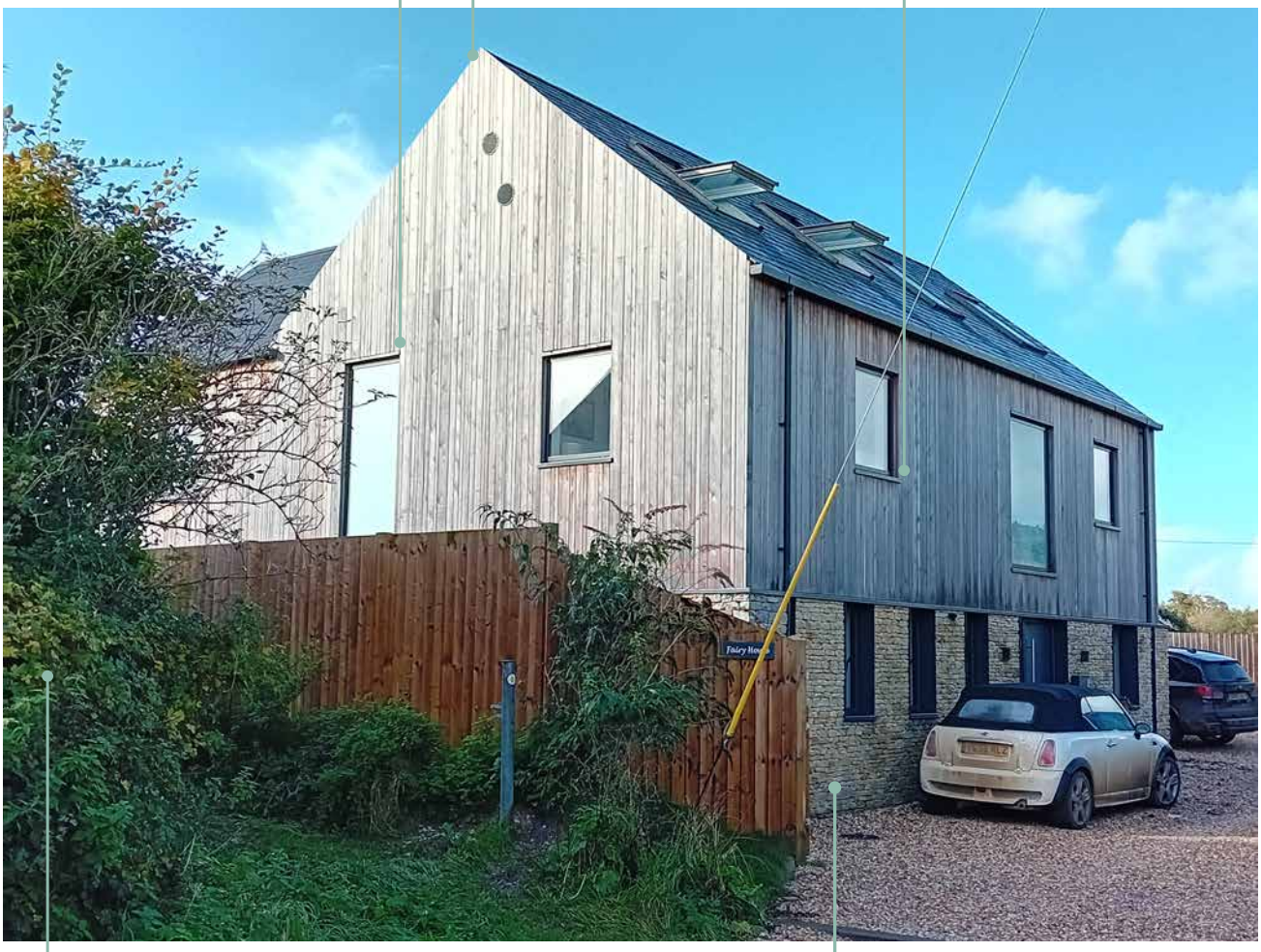
9.5 Contemporary features are a welcome addition to the Neighbourhood Area and these have the opportunity to be integrated through extensions and conversions of both older and newer buildings. These must have careful consideration of the surrounding context and of the original building. See **Figure 72** for examples of contemporary conversions and additions and for guidance on how these can be sensitively incorporated into the NA.

Example of contemporary design in a similar context to the NA

Street-facing facades should never be blank. If a building is oriented perpendicular to the street, such as seen in with this building, the street-facing facade should be broken up by fenestration and facade detailing. Many times, this orientation is preferable for passive solar gain and also for amenity space, which can also be observed in multiple traditional dwellings in the village.

The roof pitch should reference the existing dwellings in the surrounding context. Most traditional dwellings have a pitch of 45-50 degrees which should be referenced in new contemporary development so as to not disrupt the established roofline. The skylights here are useful for solar gain and break up the mass of the building.

Contemporary wide windows can incorporate traditional features such as being flush to the outer wall (or slightly set back such as seen in the Conservation Area), being of a similar material to fenestration in traditional buildings such as timber or iron, and having a complimentary colour palette to what is found in the village.



Boundary treatments should always be of a low-rise or structured in a permeable manner so as to not obstruct views through the village and create blank facades and a sterile environment. Soft landscaping techniques should also be integrated into the front plot.

High-quality facade material should be integrated into the building facade and reference locally sourced traditional materials such as the local hamstone that is found on many of the historic buildings in the village.

Figure 71: New build contemporary house in the nearby Chetnole Parish, Dorset.

Examples of contemporary conversions and additions in Bradford Abbas

The original building was a mid-century bungalow with features commonly seen in vernacular associated with that period. The structure of the original building, which has retained the roof slope, can still be observed in the contemporary design. Other features, such as some of fenestration placement, has also been preserved. This not only moderates the cost and environmental impact of the construction, but also preserves the orientation and setback as well as providing a point of reference for new features such as height, mass and scale

This double-storey addition to the front of the building is the most significant contemporary change to the dwelling. Most notably, the flat, white render facade with dramatic glazing and thin black frames and glazing bars. These are centred and aligned to all the other fenestration with a consistent colour and material use. The orientation of these is also significant as it frames the scenes of the surrounding landscape.

The boundary treatment has been preserved with the new development which consists of a low-level stone wall and light landscaping behind it. This is fitting with the surrounding context of Bradford Abbas that is largely occupied by stone walls and also compliments the design of the new building by ensuring it's view is not obstructed from the street.

The form, placement and roofline of the addition should compliment the main building. This outbuilding utilises a gabled roof with grey slates which is a common feature seen throughout Bradford Abbas, particularly in the Conservation Area. The small scale ensures the original building will not be demoted in status and the orientation provides a function by shielding the view of personal vehicles for on-plot parking.

The mix of contemporary and non-contemporary materials provides interest to the streetscene and also separates the building stylistically from the original so as to promote the historical status of the original building. These were also chosen carefully to complement the colour and material palettes of Bradford Abbas.

Figure 72: ***Top:*** Building conversion within Bradford Abbas. ***Bottom:*** Detatched outbuilding within Bradford Abbas.

Checklist for any new developments

03

3. Checklist for new developments

This section sets out a general list of design considerations by topic for use as a quick reference guide in design workshops and discussions. Because the design guidelines and codes in Chapter 2 cannot cover all design eventualities, this section provides a number of questions based on established good practice against which design proposals in the NA should be evaluated.

1

General design guidelines for new development:

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

2

Street grid and layout:

- Does it favour accessibility and connectivity? If not, why?
- Do the new points of access and street layout have regard for all users of the development; in particular pedestrians, cyclists and those with disabilities?
- What are the essential characteristics of the existing street pattern; are these reflected in the proposal?
- How will the new design or extension integrate with the existing street arrangement?
- Are the new points of access appropriate in terms of patterns of movement?
- Do the points of access conform to the statutory technical requirements?

3

Local green spaces, views & character:

- What are the particular characteristics of this area which have been taken into account in the design; i.e. what are the landscape qualities of the area?
- Does the proposal maintain or enhance any identified views or views in general?

Local green spaces, views & character:

- How does the proposal affect the trees on or adjacent to the site?
- Can trees be used to provide natural shading from unwanted solar gain? i.e. deciduous trees can limit solar gains in summer, while maximising them in winter.
- Has the proposal been considered within its wider physical context?
- Has the impact on the landscape quality of the area been taken into account?
- In rural locations, has the impact of the development on the tranquillity of the area been fully considered?
- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- Can any new views be created?
- Is there adequate amenity space for the development?
- Does the new development respect and enhance existing amenity space?
- Have opportunities for enhancing existing amenity spaces been explored?

Local green spaces, views & character:

- Will any communal amenity space be created? If so, how this will be used by the new owners and how will it be managed?
- Is there opportunity to increase the local area biodiversity?
- Can green space be used for natural flood prevention e.g. permeable landscaping, swales etc.?
- Can water bodies be used to provide evaporative cooling?
- Is there space to consider a ground source heat pump array, either horizontal ground loop or borehole (if excavation is required)?

4

Gateway and access features:

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

5

Buildings layout and grouping:

- What are the typical groupings of buildings?
- How have the existing groupings been reflected in the proposal?
- Are proposed groups of buildings offering variety and texture to the townscape?
- What effect would the proposal have on the streetscape?
- Does the proposal maintain the character of dwelling clusters stemming from the main road?
- Does the proposal overlook any adjacent properties or gardens? How is this mitigated?
- Subject to topography and the clustering of existing buildings, are new buildings oriented to incorporate passive solar design principles, with, for example, one of the main glazed elevations within 30° due south, whilst also minimising overheating risk?
- Can buildings with complementary energy profiles be clustered together such that a communal low carbon energy source could be used to supply multiple buildings that might require energy at different times of day or night? And/or can waste heat from one building be extracted to provide cooling to that building as well as heat to another building?

6

Building line and boundary treatment:

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

7

Building heights and roofline:

- What are the characteristics of the roofline?
- Have the proposals paid careful attention to height, form, massing and scale?
- If a higher than average building(s) is proposed, what would be the reason for making the development higher?
- Will the roof structure be capable of supporting a photovoltaic or solar thermal array either now, or in the future?
- Will the inclusion of roof mounted renewable technologies be an issue from a visual or planning perspective? If so, can they be screened from view, being careful not to cause over shading?

8

Household extensions:

- Does the proposed design respect the character of the area and the immediate neighbourhood, and does it have an adverse impact on neighbouring properties in relation to privacy, overbearing or overshadowing impact?
- Is the roof form of the extension appropriate to the original dwelling (considering angle of pitch)?
- Do the proposed materials match those of the existing dwelling?
- In case of side extensions, does it retain important gaps within the street scene and avoid a 'terracing effect'?
- Are there any proposed dormer roof extensions set within the roof slope?
- Does the proposed extension respond to the existing pattern of window and door openings?
- Is the side extension set back from the front of the house?
- Does the extension offer the opportunity to retrofit energy efficiency measures to the existing building?
- Can any materials be re-used in situ to reduce waste and embodied carbon?

9

Building materials & surface treatment:

- What is the distinctive material in the area?
- Does the proposed material harmonise with the local materials?
- Does the proposal use high-quality materials?
- Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design?
- Does the new proposed materials respect or enhance the existing area or adversely change its character?
- Are recycled materials, or those with high recycled content proposed?
- Has the embodied carbon of the materials been considered and are there options which can reduce the embodied carbon of the design? For example, wood structures and concrete alternatives.
- Can the proposed materials be locally and/or responsibly sourced? E.g. FSC timber, or certified under BES 6001, ISO 14001 Environmental Management Systems?

10

Car parking:

- What parking solutions have been considered?
- Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place?
- Has planting been considered to soften the presence of cars?
- Does the proposed car parking compromise the amenity of adjoining properties?
- Have the needs of wheelchair users been considered?
- Can electric vehicle charging points be provided?
- Can secure cycle storage be provided at an individual building level or through a central/ communal facility where appropriate?
- If covered car ports or cycle storage is included, can it incorporate roof mounted photovoltaic panels or a biodiverse roof in its design?

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