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Knightsford

Area-wide design guidance and codes

Final Report

April 2023

Delivering a better world

AECOM

Quality information

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1	071022	Research, site visit, drawings	Stela Kontogianni	Senior Urban Designer
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Delivering a better world

Executive Summary

This document has been prepared by AECOM Limited ('AECOM') in accordance with its contract with Locality (the 'Client').

Through the Department for Levelling Up, Housing and Communities (DLUHC) Programme led by Locality, AECOM was commissioned to provide design support to Knightsford Parish Council[1].

As the National Planning Policy Framework (NPPF) (paragraph 126) notes, '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'.

Research, such as for the Government's Commission for Architecture and the Built Environment (now part of the Design Council; see, for example, The Value of Good Design[2]) has shown that good design of buildings and places can improve health and well-being, increase civic pride and cultural activity, reduce crime and anti-social behaviour and reduce pollution.

Therefore, this document seeks to harness an understanding of how good design can make future development as endearingly popular as the best of what has been done before.

***Chapter 1** sets the scene by explaining the importance of good design and the purpose of the design guidelines and codes, followed by a brief summary of the scope of this report as well as the steps that were followed till its completion (Final report). A series of policy documents, that should be used as reference for this document and future development, will also be presented.*

***Chapter 2** provides a summary analysis of the parish regarding the movement networks, landscape designations, historic evolution and settlement pattern, followed by a closer review of the different villages (Woodsford, West Stafford, Tincleton and West Knighton). A more detailed analysis is found in* **Chapter 5.**

1. Knightsford Parish includes four parishes, Tincleton, West Knighton, West Stafford and Woodsford, however for convenience the umbrella term 'Knightsford Parish' will be used throughout the document.

2. https://www.designcouncil.org.uk/sites/default/files/asset/document/the-value-of-good-design.pdf

Chapter 3 *presents a set of design guidelines and codes that have been informed and shaped by the local character analysis and landscape of the parish celebrating its rural character and distinctive landscape setting.*

These design guidelines and codes are presented in the table on this page and they are further explained in Chapter 3.

Chapter 4 *explains why this report is a valuable tool in securing context-driven, high quality development in the parish and offers recommendations of various ways that this document could be used by each actor in the planning and development process.*

It is intended that this report become an integral part of the Neighbourhood Plan and be given weight in the planning process.

Theme	Number	Title
DC.01 Strategic principles and best design practice	1	People friendly streets
	2	Prioritise walking and cycling and access to the countryside
	3	Improve the green network and promote biodiversity
DC.02 Settlement patterns and local character	4	Development set in rural landscape
	5	Views and landmarks
	6	Development in close proximity to heritage assets
	7	Small scale and infill development
DC.03 Built form	8	Materials and architectural details
	9	Building heights, density and housing mix
	10	Boundary lines, boundary treatments and corner treatments
	11	Housing extensions and conversions
	12	Parking, servicing and lighting
	13	Water management
	14	Eco-design

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Introduction

01

1. Introduction

Through the Department for Levelling Up, Housing and Communities (DLUHC) Programme, led by Locality, AECOM was commissioned by Knightsford Parish Council to provide design support as part of the Neighbourhood Plan process.

1.1 The purpose of this document

This Area-wide design guidelines and codes report aims to provide design guidance to ensure that any potential development within the Neighbourhood Plan Area follows good design practice and contributes to a sustainable and thriving community with the villages and surrounding countryside safeguarded.

Following the analysis of Knightsford parish, a set of architectural and design qualities will be created. This set of qualities combined with good design practice will form the design guidelines and codes that any development within the Neighbourhood Plan Area should follow in order to comply with this Area-wide design guidelines and codes document.

1.2 Preparing the design guide & code

Following an inception meeting and a site visit with members of the Neighbourhood Plan Steering Group, the following steps were agreed with the Group to produce this report:

STEP 1

Initial meeting between AECOM and the Knightsford Neighbourhood Planning Group followed by a site visit

STEP 2

Review of existing baseline documents

STEP 3

Urban design and local character analysis

STEP 4

Preparation of the design guidelines and codes

STEP 5

Draft report with the design guidelines and codes

STEP 6

Submission of the final report

1.3 Policy context

This section outlines some key policy and design guidance that should be considered in future development in the Knightsford parishes of West Stafford, Tincleton, West Knighton and Woodsford. The following guidelines have been produced at national, district or parish level.

NATIONAL LEVEL

2021 - National Planning Policy Framework

DLUHC

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced.

2021 National Model Design Code

DLUHC

This report provides detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on 10 characteristics of good design set out in the National Design Guide.

2021 - National Design Guide

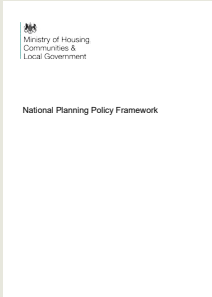
DLUHC

The National Design Guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice.

2020 - Building for a healthy life

Homes England

Building for a Healthy Life (BHL) is the new (2020) name for Building for Life, the government-endorsed industry standard for well-designed homes and neighbourhoods. The BHL toolkit sets out principles to help guide discussions on planning applications and to help local planning authorities to assess the quality of proposed (and completed) developments, but can also provide useful prompts and questions for planning applicants to consider during the different stages of the design process.



NATIONAL LEVEL

2007 - Manual for Streets

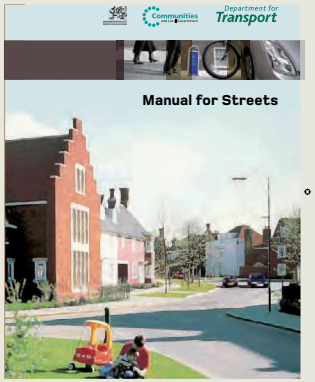
Department for Transport

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 but that do place the needs of pedestrians and cyclists first.

2010 - Manual for Streets 2, Wider Application of the Principles

Chartered Institute of Highways and Transportation

Intended to build on the advice from the first Manual for Streets publication, Manual for Streets 2 sets out new guidelines which, in particular, relate to busier streets and roads in both rural and urban contexts.



DISTRICT LEVEL

2026 - Dorset Council Local Plan (merging draft)

Dorset Council

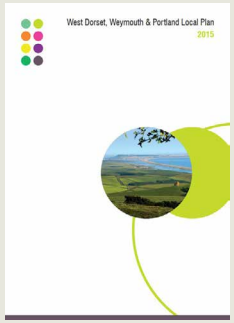
The Dorset Council Local Plan is due to be adopted in Spring 2026 and will look 15 years ahead. This plan will provide planning policies and proposed site allocations for development. On adoption, the Local Plan will replace all existing local plans currently in the Dorset Council area.

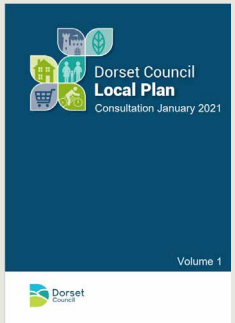
2015 - West Dorset, Weymouth & Portland Local Plan

Dorset Council

Joint local plan, adopted in October 2015 incorporating Weymouth, Portland borough, and West Dorset district. Covering issues such as environment, climate change, economy, and housing as well as producing detailed policies for specific areas. Of particular relevance to the Design Code are the policies in Section 2.5 'Achieving High Quality and Sustainability in Design';

- "All development proposals should contribute positively to the maintenance and enhancement of local identity and distinctiveness...";
- "Development will provide for the future retention and protection of trees and other features that contribute to an area's distinctive character...";
- "Development should only be permitted where it provides sufficient hard and soft landscaping to successfully integrate with the character of the site and its surrounding area"; and
- "Opportunities to incorporate features that would enhance local character, including public art, or that relate to the historical, ecological or geological interest of a site, should be taken where appropriate".

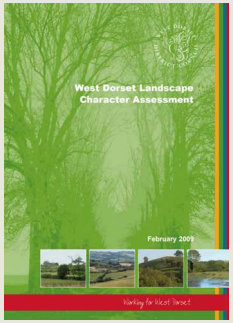




2009 - West Dorset Landscape Character Assessment

West Dorset District Council

Covers the areas surrounding the main towns and villages of West Dorset, describing each landscape category to include key characteristics and features. West Knighton and West Stafford fall under the "Crossways Gravel Plateau" landscape character, Woodsford and parts of Tincleton under "Frome and Piddle Valley Pasture" and the remainder of Tincleton under "Cerne and Piddle valleys and Chalk Downland".



DISTRICT LEVEL

2007 - Osmington, West Knighton, West Stafford and Owemoigne CA Appraisal

West Dorset District Council

The conservation area appraisal is a key tool in the planning process and has been prepared in accordance with advice from English Heritage. The appraisal sets out common core elements for all the conservation areas, as well as descriptions of the individual areas with a summary of the particularly important characteristics of each,

2002 - Urban Design: Supplementary Planning Guidance

West Dorset District Council

Intended to facilitate discussion and negotiations in regard to urban design principles for new development applications. The guidance details design statements which should, in the majority of cases, accompany planning applications and also sets out a checklist to ensure new development recognises the character of the context it is proposed within.

2002 - Village Design Statement, the Parish of West Stafford

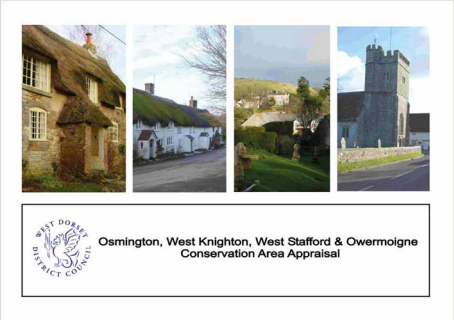
West Dorset District Council

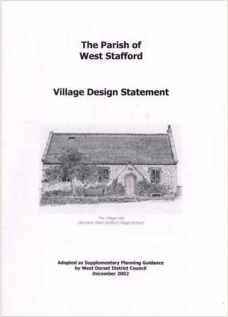
Produced through a co-operation between West Dorset District Council Planning Department and a working party, which was open to any resident of West Stafford, this supplementary planning document sets out development and building guidelines "intended to preserve the character of the village and its setting within the surrounding land".

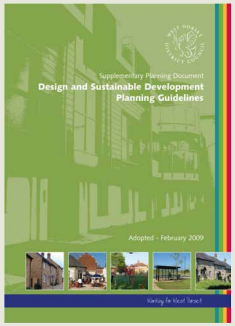
2009 - Design and Sustainable Development Planning Guidelines

West Dorset District Council

These design guidelines were produced to give clear guidance on how development might meet the requirements encouraged by the West Dorset Local Plan for high quality design which is sustainable and in keeping with local character.







LOCAL LEVEL

Local planning policy can provide design guidance that is tailored to the context of the development and supported by analysis that is taken directly from the area. Therefore, it is vital that local policy is considered when developing in the Knightsford Neighbourhood Area.

Knightsford Neighbourhood Plan (in development)

Knightsford Parish Council

Community-led planning policy document to guide future development in the parish. It can include policies about the use and development of land and buildings and types of development over the next 20 years.

Local character analysis

02

2. Local character analysis

This chapter describes the local context and key characteristics of Knightsford Neighbourhood Area related to heritage, built environment, streetscape, views, landscape and topography.

2.1 Access and Movement

Knightsford group parishes are served by a number of local roads which connect to villages and surrounding settlements, as well as a network of public footpaths and national cycle routes. All those are presented in more details below:

- **A-roads and B-roads.** There are no A or B-roads within the parish, however, the A352 runs in close proximity to the west and south, and the A35 runs to the west and north, offering a direct connection to Dorchester. In addition, the B3390 to the east offers additional connections to surrounding settlements on the eastern side, while also connecting with the A352 to the south.
- **Local roads.** Only local roads run through the parish. These roads offer connections between all four villages. Those roads are mainly countryside lanes of narrow width, bordered by rich vegetation and trees.
- **Railway.** A railway line runs through Knightsford, also acting as the southern border for West Stafford village. However, there are no available train stops within the parish. The closest train stations are at Dorchester and Moreton.
- **National cycle route.** A national cycle route runs from west to east, south of West Stafford, then through Woodsford, continuing to Moreton. This cycle route enhances the west to east connections and thus, the parish's connection to Dorchester town. In addition to this, it also connects to the existing public footpath network which opens a wide range of pedestrian routes.
- **Public Rights of Way.** There is a strong network of footpaths and bridleways in the parish which are part of the Public Rights of Way. These stretch across the whole parish offering connections between West Stafford, West Knighton, Woodsford, and Tincleton, as well as surrounding woodlands and settlements like Broadmayne, Warmwell and Puddletown Forest.

Figure 01: Local road in West Knighton bordered by green verges and pavement on one side, and vegetation and trees on the other, Knighton Lane.

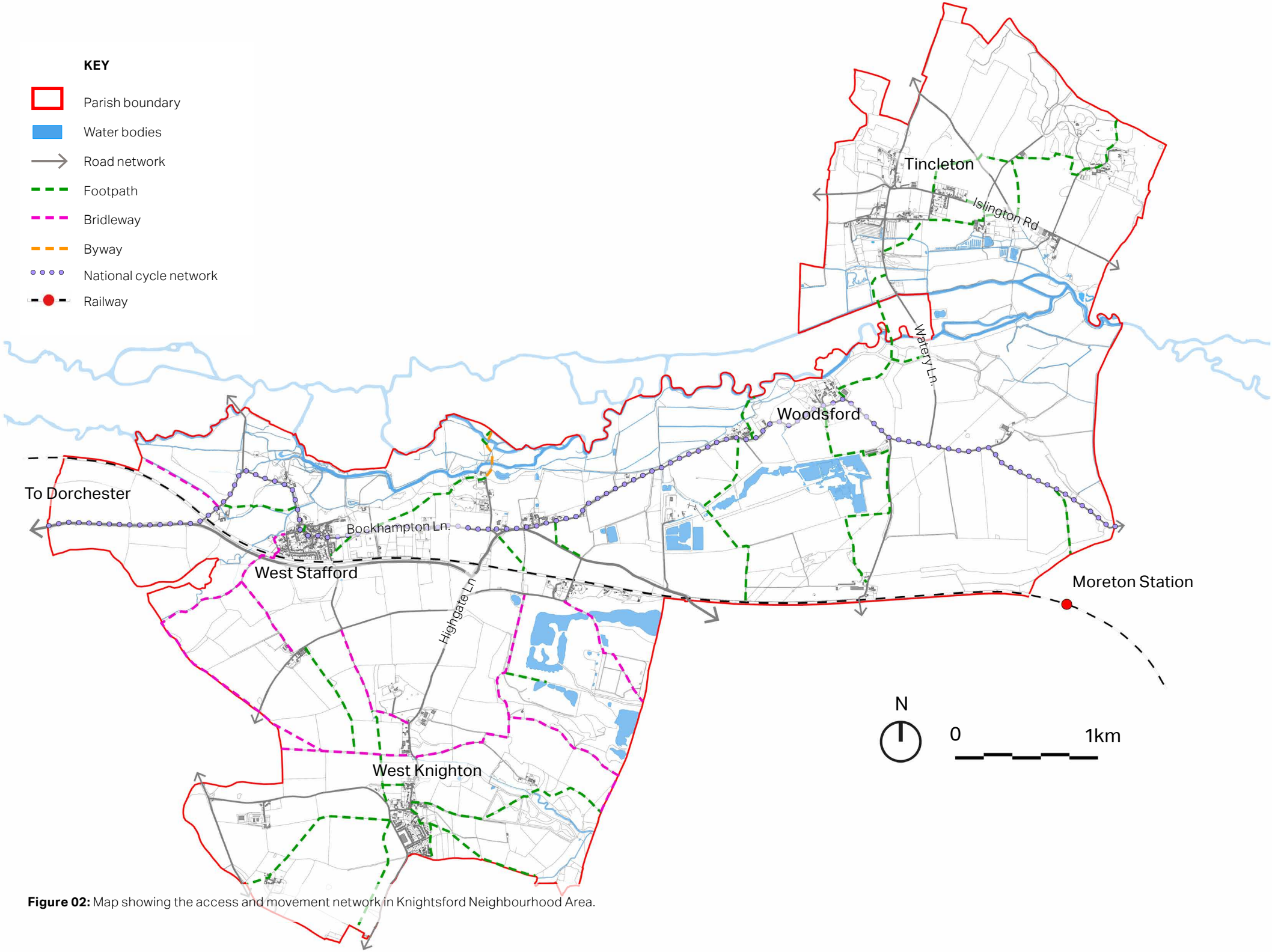


Figure 02: Map showing the access and movement network in Knightsford Neighbourhood Area.

2.2 Land-based designations

There are several land-based designations across the parish that acknowledge its character. These are:

Historic statutory

- **Conservation areas.** There are two designated conservation areas in the parish; one in West Stafford and one in West Knighton. The first covers a large part of the built environment, the historic core, as well as open space to the north, while the conservation area in West Knighton covers the northern part of the settlement where the historic core is located. There are no other designated areas within the parish, however, there are a good number of listed buildings and non-designated buildings of historic importance which add quality and interest in the built environment.
- **Listed buildings.** There are a number of listed buildings, mainly grade II, in all four villages. Additionally there are grade I listed buildings such as Woodsford Castle in Woodsford, Manor House in West Stafford, St Andrew's Church and Stafford house in West Stafford and St. Peter's Church in West Knighton. There is one grade II* listed building in Lower Lewell Farm.
- **Scheduled monuments.** There are several scheduled monuments in the parish including: two bowl barrows to the northeast of Tincleton, a conquer barrow and barrow cemetery to the west of West Stafford, a sandy barrow to the south of West Stafford and a barrow and Mayne stone circle to the southwest and centre of West Knighton. All the scheduled monuments are located in the open countryside within the woodlands and open fields.

Information on the parish group's historic evolution and settlement pattern can be found in the appendix.

Statutory

- **Sites of Special Scientific Interest.** Those sites can be identified along the River Frome, thus to the north of Woodsford parish and northeast of West Stafford parish.

Habitats

- **Ancient woodlands and deciduous woodlands.** There is strong woodland and deciduous habitat coverage in the parish. There are two areas of ancient woodland, Napiers Copse and parts of Clyffe Copse, both in Tincleton, while deciduous woodland can be found in all four parishes.

Flood risk zones

- **Flood risk zones 2 & 3.** There are numerous areas susceptible to flooding due to the presence of River Frome. More specifically, the northern part of West Stafford and Woodsford, Lewell in north West Knighton and the southern part of Tincleton are affected due to their proximity to the river valley. Another flood risk zone is located within the Frome valley running northeast of West Knighton (Empool Bottom). This feeds into the Frome west of Moreton.

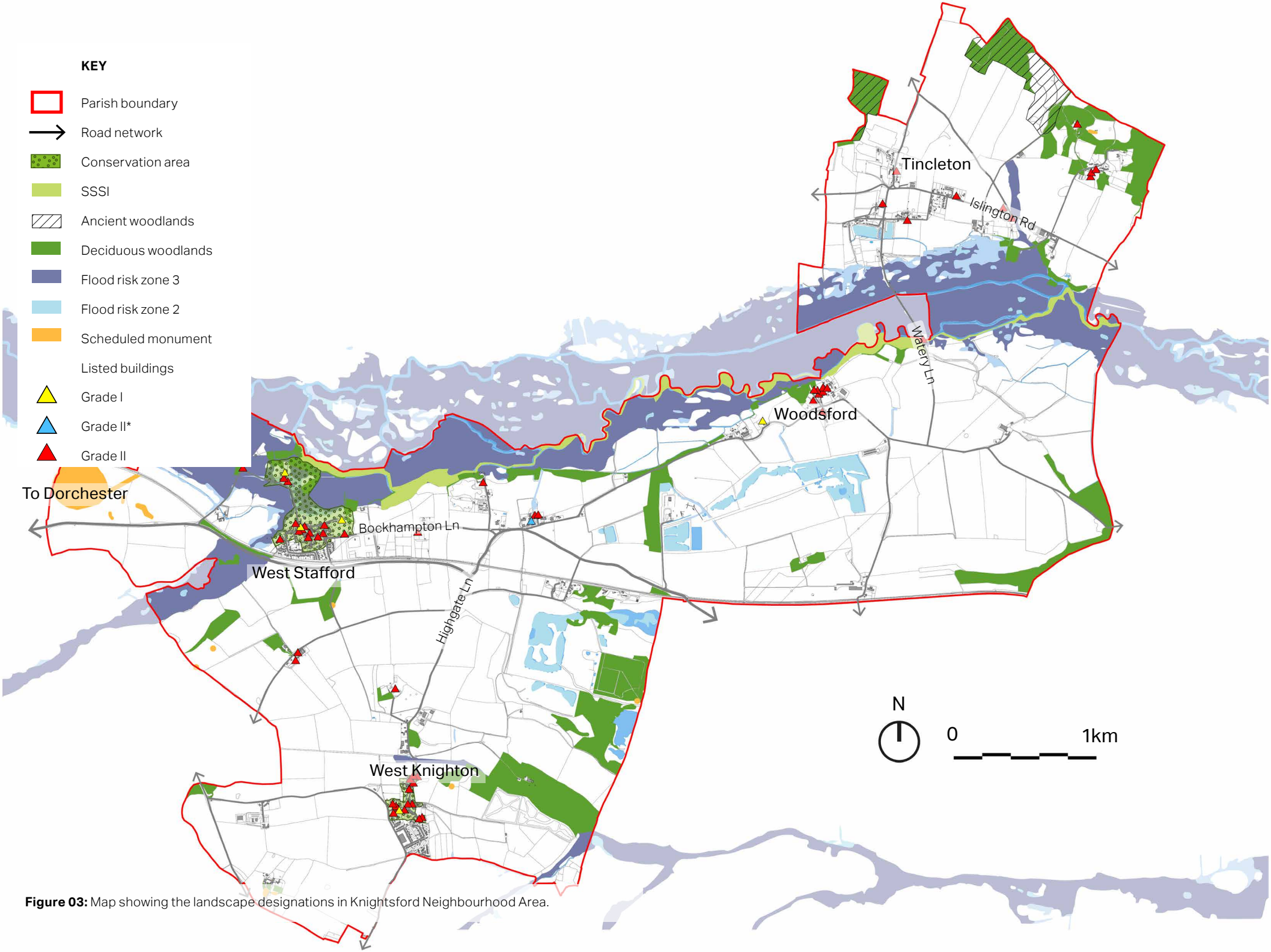


Figure 03: Map showing the landscape designations in Knightsford Neighbourhood Area.

2.3 The character of Knightsford parish

Knightsford group parish includes four parishes: Woodsford, Tincleton, West Stafford and West Knighton, as well as a number of farmsteads spread around.

Figure 4 shows the location of each of these settlements and how they relate to each other spatially.

Thus, to gain a good understanding of the local character of Knightsford parish, a spatial analysis of each one of those villages will be needed.

The next sections look at various elements such as street typologies, footpath networks, land uses, patterns of development, boundary treatments, views and open spaces, density, rooflines, as well as local vernacular, and offer a summary of the key findings. Please see Chapter 5. Appendix for the detailed version of the character analysis,

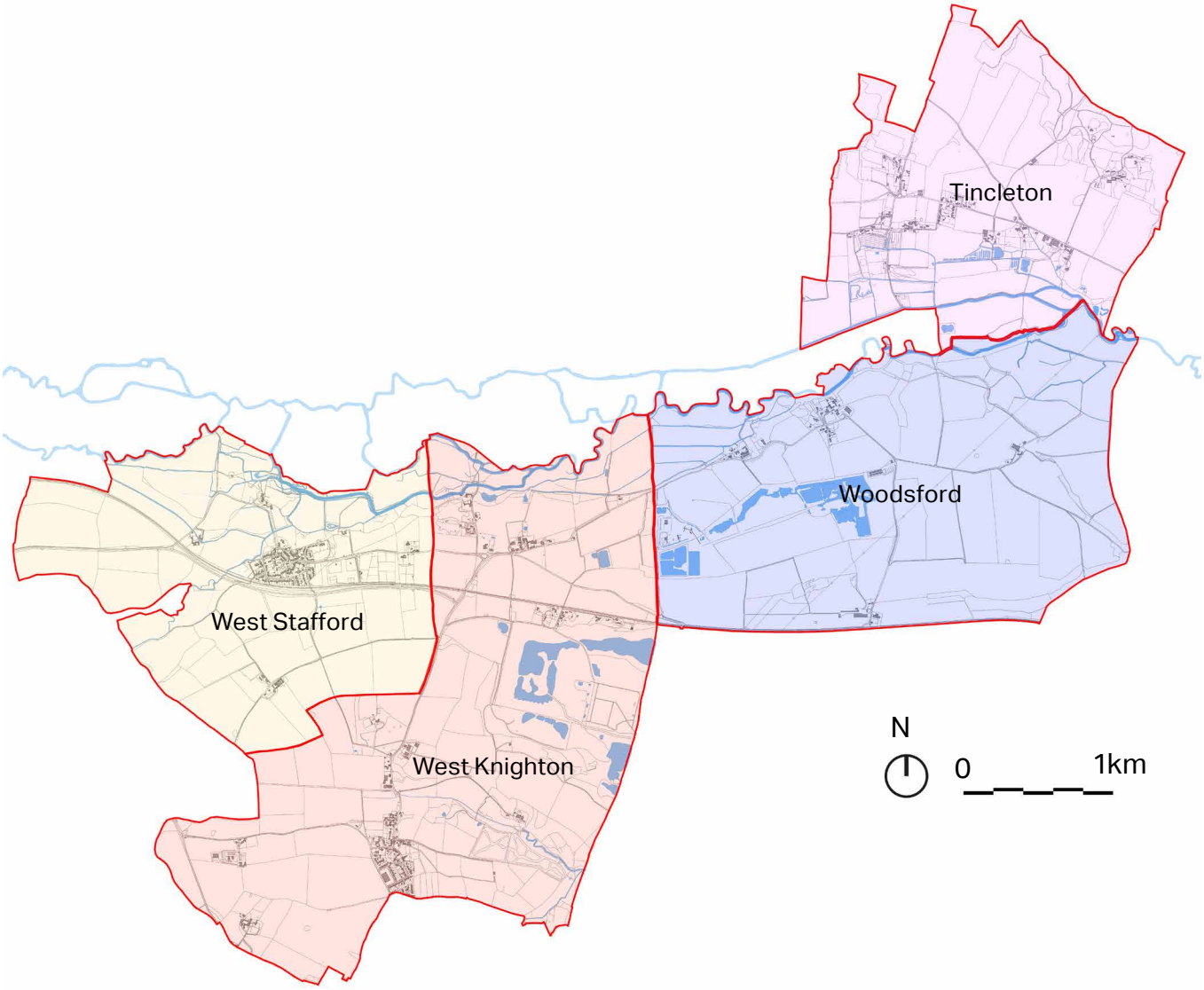


Figure 04: Map showing the different parishes and character areas in Knightsford Neighbourhood Area.

Woodsford

Road network and Public Rights of Way	The main road network is composed of 3 local roads with connections to surrounding villages and the countryside. These are rural lanes with a narrow width; approximately 3m. Public Rights of Way offer connections within Woodsford, as well as to features in the surrounding countryside and to nearby settlements of Tincleton and Crossways.
Land uses	The majority of the land is owned by Woodsford farm. As well as residential uses, there are a small number of businesses, St John the Baptist Church and Woodsford Castle.
Patterns of development	Development is concentrated in East Woodsford. Building typologies include 17th century cottages and farm buildings/houses, early 20th century bungalows, post-war council housing and late 20th century housing. Development follows a set-back building line with generous green buffers.
Open spaces and views	There are no public open spaces. Short distance views are created due to the meandering nature of the rural lanes and positing of landmark buildings such as Woodsford Castle. Long distance views are mainly to the north where topography slopes down towards the River Frome. There are clear short and long distance views from the Castle including views to Dorchester and the Hardy monument.
Buildings heights and density	Building heights are generally low, ranging from 1-2 storeys with a few 2.5 storey buildings. There are a range of roof types including gabled, cross-gabled, hipped and thatched . Generally there is low density with generous building gaps.
Car parking	The dominant forms of car parking are on-plot front and garage parking. There is courtyard parking found in barns.
Local vernacular	Roof materials include clay tiles, grey slate and thatched. Brick or limestone chimneys and gabled dormers add interest to the roofline. Façade materials include limestone, painted brick, yellow and red brick. Farm buildings use weatherboarding, red brick and limestone. Window types include casement and sashed windows of timber frame, mainly painted. Modern developments mostly maintain this window typology, however sometimes include some darker colours or minimum detailing on the frames.

Woodsford

KEY

- Woodsford boundary
- Road network
- Railway
- Water
- Footpath
- Bridleway
- On-road signed cycle route
- On-road advisory cycle route
- Listed buildings
- Grade I
- Grade II*
- Grade II
- Woodland
- Sites of Special Scientific Interest
- 5m contours
- Long distance views (indicative)
- Church
- Woodsford castle

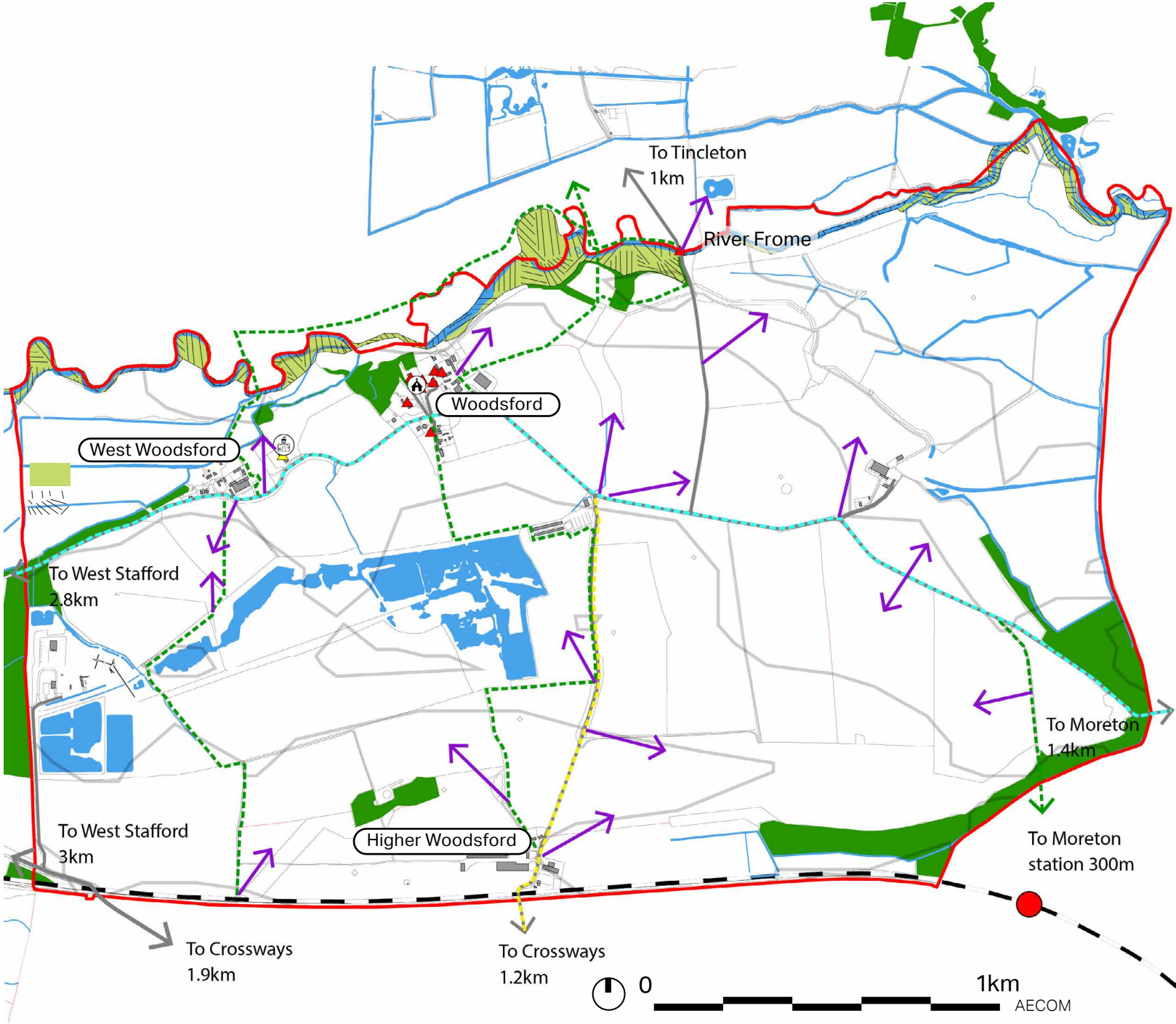
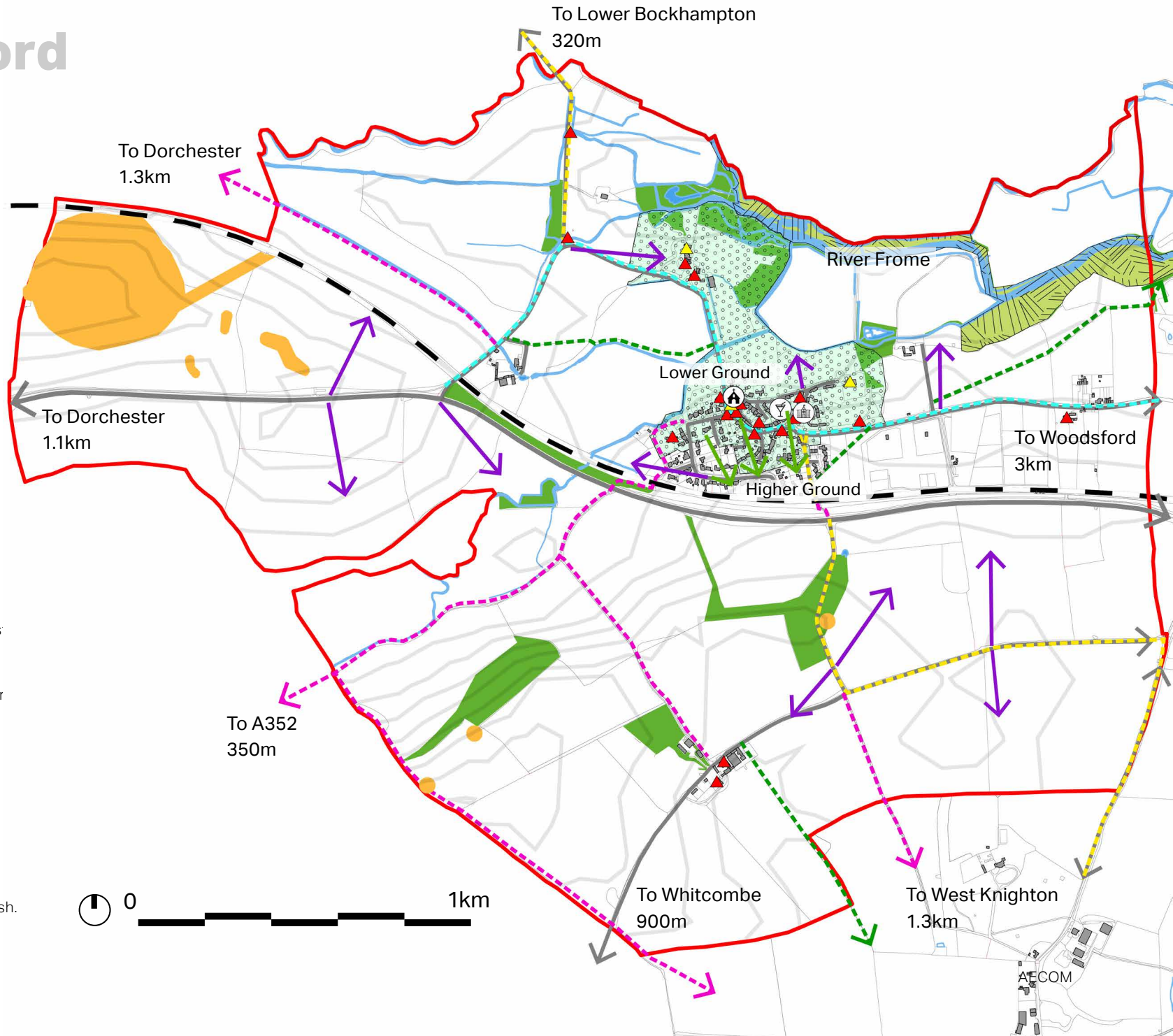


Figure 05: Map showing Woodsford parish.

West Stafford

Road network and Public Rights of Way	The main road in the parish runs through the village centre and is part of the national cycle route. It has direct links to the A352 and A35 to the west. This road has a width of approximately 3m; the remaining network of roads in the parish is formed of narrower (approximately 2m) rural lanes and cul-de-sacs within areas of residential development. Public Rights of Way offer connections into surrounding countryside to the River Frome, Puddletown Forest, Dorchester and West Knighton, as well as short-cuts within the village.
Land uses	The majority of the land is owned by one landowner. Land uses include residential, a small number of businesses, St Andrew's Church, the Village Hall and village play area.
Patterns of development	The main village settlement is concentrated around the Church with several farms dispersed around the parish. The topography splits the village into a lower ground area, with the Church and pub as focal points, and a higher ground area of residential development arranged in a perimeter block with short cul-de-sacs. There are a variety of set-backs with some properties fronting directly onto the street and others with front garden spaces. Overall plots are irregular in size, pattern and orientation, enforcing the rurality of the parish and building types range from terraced to semi-detached to detached.
Open spaces and views	There are 2 public open spaces: one to the west of the village, accessed by a footpath off Rectory Lane and the other within the infill development along Floyers Field. Short distance views are created due to the meandering roads, topography and prominent landmark buildings such as St Andrew's Church. Long distance views are mainly to the north across open fieldland.
Buildings heights and density	Building heights are generally low, ranging from 1-2 storeys. Roof types include gabled, thatched, cross-gabled and mansard and the roofline is greatly affected by the topography of the area. Density is higher than in other parishes in the Neighbourhood Area.
Car parking	The dominant forms of car parking are on-plot front and garage parking, though there is also some courtyard and on-street parking.
Local vernacular	There is a conservation area which covers almost all of West Stafford village area and has a rich local vernacular. Roof materials include grey slate, clay and thatched. Red or dark brown brick chimneys and gabled or hipped dormers add interest to the roofline. Façade materials include render in off-white and pastel colours, red and dark brown brick, limestone and combinations of these materials. Windows are mainly casement, with some sash and bow windows. Modern developments mostly maintain the window typology, also preserving the white colour of the frames.

West Stafford



KEY

- West Stafford boundary
- Road network
- Railway
- Water
- Footpath
- Bridleway
- On-road signed cycle route
- On-road advisory cycle route
- Listed buildings
  - Grade I
  - Grade II*
  - Grade II
- Scheduled monument
- Woodland
- Conservation area
- Sites of Special Scientific Interes
- 5m contours
- Rising topography in village centr
- Long distance views (indicative)
- Pub
- Village hall
- Church

Figure 06: Map showing West Stafford parish.

Tincleton

Road network and Public Rights of Way	The road network is composed of 3 main local roads with additional, smaller un-named lanes and a private access road to Clyffe. Roads are rural in character with a width of approximately 2m. Public Rights of Way offer connections within the village area, into surrounding countryside and to Woodsford. There are 2 school bus services to Puddletown First and Middle Schools and Thomas Hardye School in Dorchester.
Land uses	The majority of the land is owned by Clyffe farm. Land use is primarily residential with a small number of farms, a village hall, a garden furniture business, a Picture Gallery, watercress beds and Church of St John the Evangelist.
Patterns of development	Settlement in the parish is divided into two areas: Clyffe House and Tincleton village, with the Church, old rectory, former Victorian School, farm and cluster of holiday cottages between these areas. There is a variety of building typologies, though Victorian properties are dominant. There is more recent development in the form of infill, extensions and conversions. Buildings are typically set back from the road with green front gardens.
Open spaces and views	There are no public open spaces. There are short distance views of the Church and old school from the main residential area of Tincleton and long distance views over open fieldland south across to the River Frome valley and north towards the woodland around Clyffe House. From the hilltop location of Clyffe House there are views south through gaps in this woodland.
Buildings heights and density	Building heights are generally low, ranging from 1-2 storeys and high levels of vegetation screen buildings. Roof types include gabled, cross-gabled and hipped and chimneys, dormers and decorative roof features add interest to the roofline. There is low density and generous building gaps.
Car parking	Car parking is on-plot, either to the front or side of buildings.
Local vernacular	Roof materials include clay, slate and a few thatched. Façade materials include red brick, white, off-white render, grey brick, hung tiles and stone. Farm buildings use weatherboarding, red brick and limestone. There is a consistent window style of white, vertically proportioned, either casement or sash windows.

Tincleton

KEY

- Tincleton boundary
- Road network
- Water
- Footpath
- Bridleway
- Listed buildings
- Grade I
- Grade II*
- Grade II
- Scheduled monument
- Woodland
- Ancient woodland
- Sites of Special Scientific Interest
- 5m contours
- Long distance views (indicative)
- Church
- Village hall
- Garden furniture shop

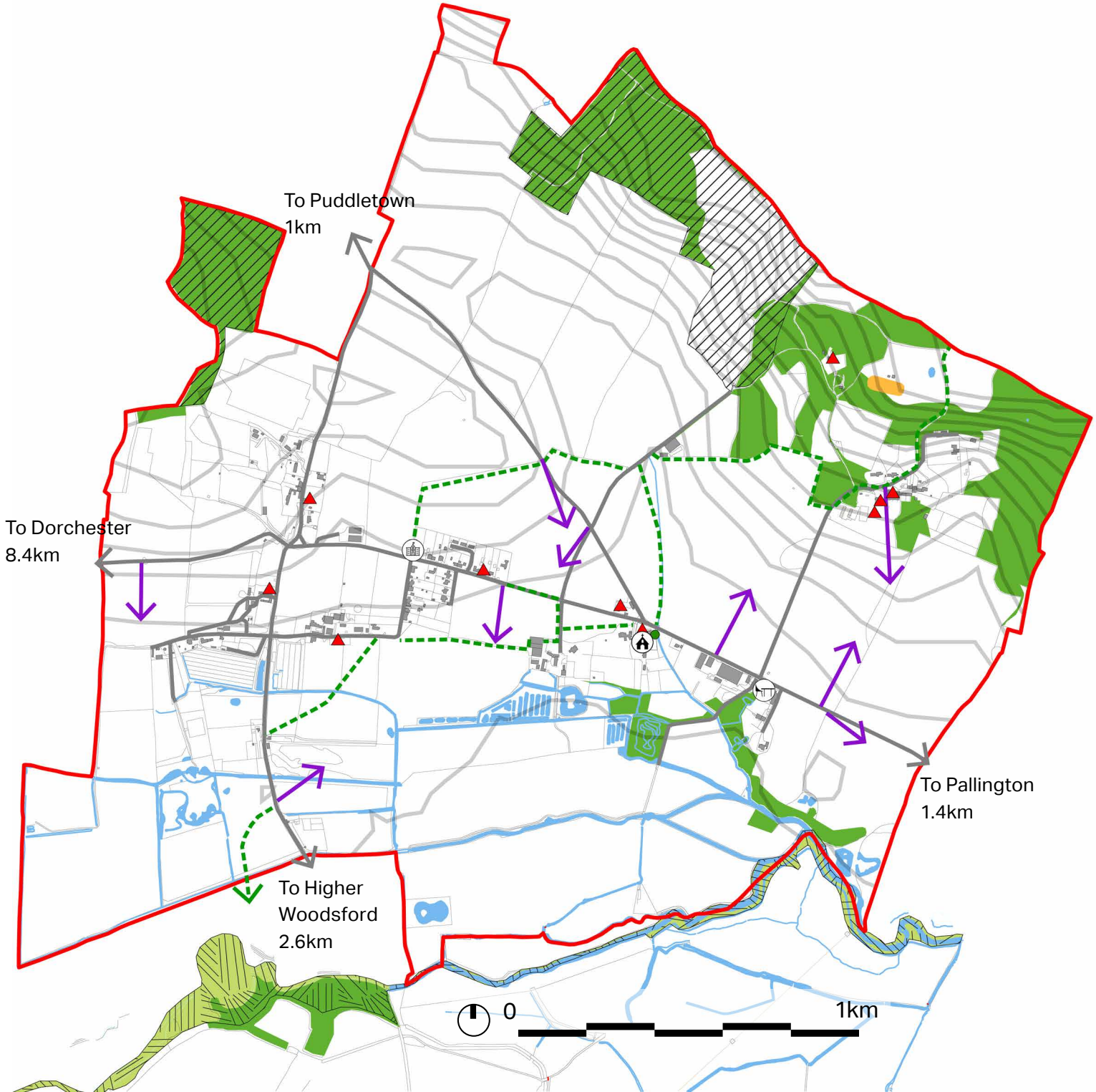


Figure 07: Map showing Tincleton parish.

West Knighton

Road network and Public Rights of Way	The road network is composed of local rural roads which connect to surrounding parishes and also to the A352 in the south and west. Roads within the historic core of the village have a rural character and narrow width, bordered with vegetation, whilst roads in more recent developments have a more formal and less rural feel with various cul-de-sacs. Public Rights of Way connect north to West Stafford, south to Broadmayne and to the river valley in the east. Footpaths also provide short-cuts within the village to the church and school. There is a bus service connecting the village to Dorchester and Weymouth.
Land uses	Land use is mainly residential, though there is also a pub, the New Inn, St Peter's Church and a garage. Most of the land is owned by the Herringston Estate.
Patterns of development	The historic core has irregular building lines, orientations and an informal development pattern. More recent developments are often organised in cul-de-sacs with more formal and regular building lines and orientations and less variation in building typologies. As well as these residential areas there are also dispersed farm buildings and large detached properties across the parish.
Open spaces and views	There is one public open space on Knighton Lane. There are short-distance views within the historic core due to meandering lanes, building enclosure and prominent landmark buildings such as the Church, Old School House and historic cottages. Long distance views are mainly to the west along Knighton Lane and west and east along Highgate Lane towards open fields.
Buildings heights and density	Building heights are generally low, ranging from 1-2 storeys. Roof types include gabled and cross-gabled and the roofline is greatly affected by the topography of the area. Chimneys and dormers add interest to the roofline. Within the historic core there is high density and a more irregular roofline interrupted with vegetation. There is lower density and less variation in roofline in more recent developments.
Car parking	There is on-plot front, garage, courtyard and on-street car parking.
Local vernacular	The conservation area covers almost all of the historic core and has a rich local vernacular. Roof materials include grey slate, clay tile and thatch. Chimneys are red or dark brown brick. Façade materials include render in off-white or pastel colours, yellow, red and dark brown brick, limestone and combinations of these materials. Windows are mainly casement, with some sash and bow windows. Modern developments mostly maintain this window typology.

West Knighton

KEY

- West Knighton boundary
- Road network
- Railway
- Water
- Footpath
- Bridleway
- On-road signed cycle route
- On-road advisory cycle route
- Listed buildings
- Grade I
- Grade II*
- Grade II
- Scheduled monument
- Woodland
- Conservation area
- Sites of Special Scientific Interest
- 5m contours
- Long distance views (indicative)
- Glebe Way play area
- Bus stops
- Pub
- Church

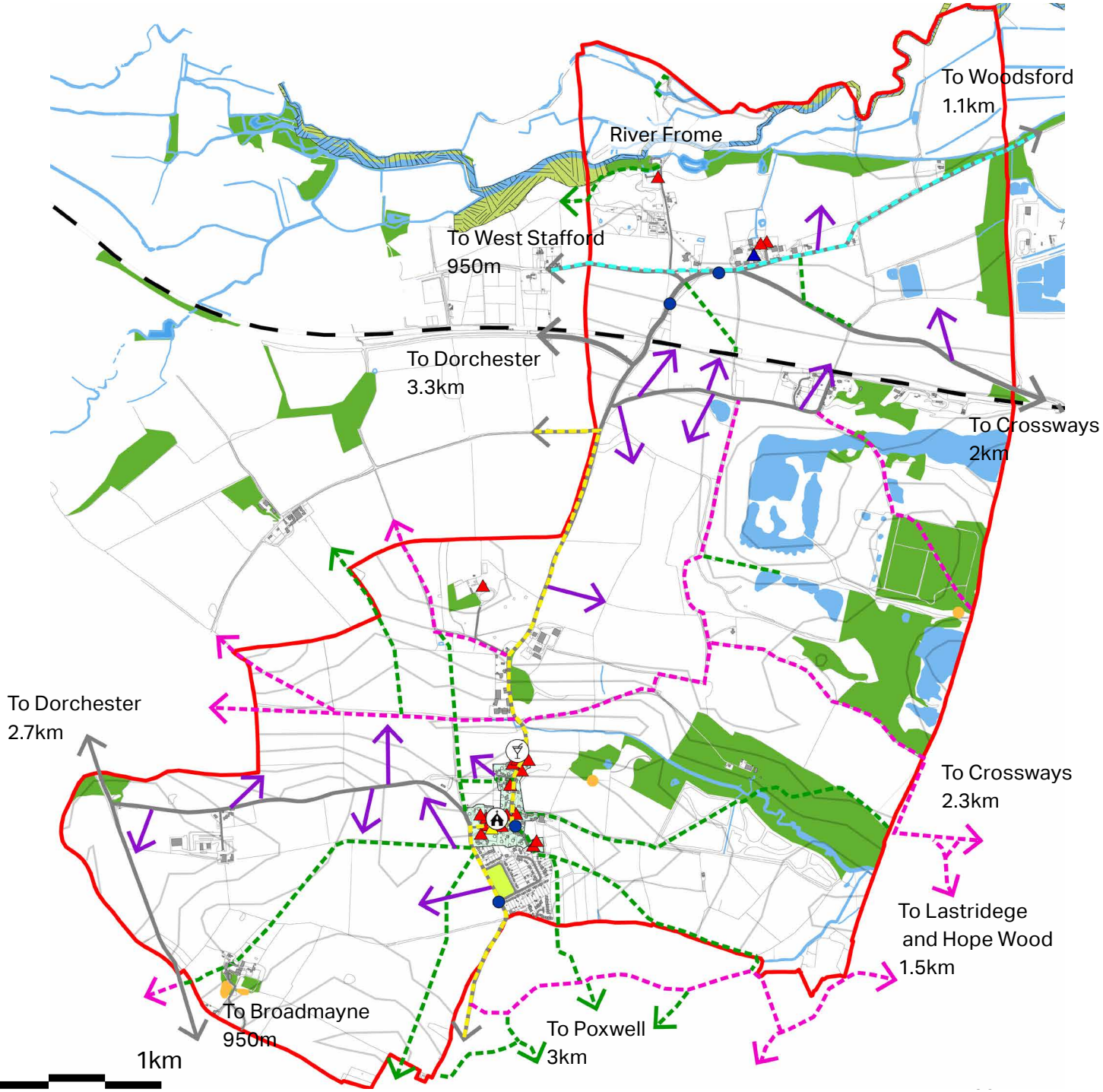


Figure 08: Map showing West Knighton parish.

Design guidelines and codes

03

3. Design guidelines and codes

This chapter provides guidance on the design of developments, setting out the expectations that applicants for planning permission in Knightsford parish will be expected to follow.

3.1 General principles and guidelines for rural settlements

The design guidelines and codes, with reference to the Knightsford Neighbourhood Area, will focus on residential environments including small or infill new housing development in the parish, as well as any potential conversion or housing extension. However, more strategic design guidelines, for instance DC.01, will also be included to cover any possibility for larger developments coming forward.

In any case, considerations of design and layout must be informed by the wider context, considering not only the immediate neighbouring buildings, but also the landscape and rural character of the wider locality.

It is important that the local context is taken account of and that the new design embodies the 'sense of place' and also meets the aspirations of people already living in that area. Therefore, some design principles that should be present in any design proposal are:

- Respect the existing pattern of the parish and its heritage, landscape, and key views to preserve the local character;
- Aim for high quality design that reflects and respects the local vernacular;
- Integrate with existing paths, streets, circulation networks and improve the established character of streets, greens, and other spaces;
- Harmonise and enhance the existing villages in terms of physical form, architecture and land use;
- Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;
- Provide adequate open space for the development in terms of both quantity and quality;
- 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;
- 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.

3.2 Knightsford design guidelines and codes

This section introduces a set of design principles that are specific to Knightsford parish[1]. These are based on:

- Baseline analysis of the area in Chapter 2;
- Understanding national design documents such as National Design Guide, National Model Design Code and Building for Healthy Life which have informed the design guidelines and codes; and
- Discussion with members of the Neighbourhood Plan Steering Group.

The design guidelines and codes are divided into **3 sections**, shown on the next pages, each one with a different number of subsections. Each section and subsection is numbered (e.g DC.01 or DC.01.1) to facilitate its reading and consultation.

Theme	Number	Title
DC.01 Strategic principles and best design practice	1	People friendly streets
	2	Prioritise walking and cycling and access to the countryside
	3	Improve the green network and promote biodiversity
DC.02 Settlement patterns and local character	4	Development set in rural landscape
	5	Views and landmarks
	6	Development in close proximity to heritage assets
	7	Small scale and infill development
DC.03 Built form	8	Materials and architectural details
	9	Building heights, density and housing mix
	10	Boundary lines, boundary treatments and corner treatments
	11	Housing extensions and conversions
	12	Parking, servicing and lighting
	13	Water management
	14	Eco-design

1. Reminder that Knightsford parish includes four parishes (Tincleton, West Knighton, West Stafford and Woodsford).

DC.01 Strategic principles and best design practice

DC01.1 People friendly streets

It is essential that the design of new development, of any scale, includes streets that incorporate the needs of pedestrians, cyclists and drivers and respond to climate changes. Thus, some design guidelines and codes for future development are:

- Streets and driveways must meet the technical highways requirements incorporating the needs of pedestrians, cyclists, and drivers following the guidelines set in Manual for Streets and Highway Adoptions (Dorset Council);
- New streets and driveways should be well vegetated to match the surrounding context and the use of permeable paving with earthy palette should be promoted, as shown in Figure 9. Concrete paving will not be acceptable. Please see DC.03.13 for more details on permeable paving;
- New streets should have a gentle meandering character, appropriate to the existing street typologies to provide evolving views;
- Traffic calming measures should be appropriate for rural roads and villages. For example 'visual narrowing' where the edge of a street is paved in a different material to the carriageway could reduce visual road width to encourage slower speeds, while still allowing sufficient road width for vehicle accessibility. Additional guidelines on how to encourage lower speeds in rural environments can be found in guidance given by the Dorset AONB Partnership (https://www.dorsetaonb.org.uk/resource/planning-development/);
- Lower speed limits within the villages make streets more comfortable for pedestrian and cyclist use. They should be indicated and enforced using appropriate signage for the village context and measures such as Speed Indicator Devices (SIDs); and
- New driveways, in the case of small development or infill development, should be relatively short and provide onward pedestrian links to nearby transport links and amenities, should they exist.

Figure 09: Local example of permeable paving in West Stafford that fits nicely within the rural context.

Figure 10: The local centre, easily identified in West Stafford, encourages lower speed limits due to the configuration of the streets and buildings around the parking area.

DC01.2 Prioritise walking and cycling and access to the countryside

Routeways in Knightsford parish have a distinctive character with an often idiosyncratic geometry. It is important that this character in the routeways is retained and that new routeways readily respond to the landscape and are not supplanted by standard highways geometry.

There is an existing network of footpaths within all four parishes which offer connections between the villages, to the River Frome and river valley, to surrounding woodland and forests,+ and to Dorchester, west of the parish.

The national cycle network runs from the west past West Stafford and Woodsford, continuing on east to Moreton. Footpaths and bridleways from West Knighton and Tincleton also connect to the cycle routes. Cohesive Public Rights of Way networks like this should be provided in new developments, some guidelines are:

- It is important the above mentioned character of the routeways is retained and that new routeways readily respond to the landscape and are not supplanted by standard highways geometry to preserve local character and add interest along the streetscape;
- Where possible, newly developed areas must retain or provide direct and attractive footpaths between neighbouring streets and local facilities and amenities. Establishing a robust pedestrian network across new developments and among new and existing development is key in achieving good levels of connectivity and promoting walking and cycling. For instance, existing Public Rights of Way enable connections between the local amenities in West Knighton including the pub, and also Broadmayne school to surrounding countryside and north to West Stafford and the amenities in this village. Footpaths and bridleways also extend west into Dorchester where there is a wider range and higher number of amenities.
- Footpath networks need to be in place before first occupation of houses on the sites and walking/ cycle routes within new communities should be the primary network and first consideration, while roads should be secondary;
- Pedestrian and cycle links within residential communities should always be overlooked by properties to create natural surveillance and offer good sight lines and unrestricted views to make people feel safer;
- In case of cul-de-sac layouts, links should always be connected to nearby pedestrian networks or public rights of way should they exist;
- Design features which are particularly urban, impact on views or impede access to the countryside, for instance barriers to vehicle movement, gates to new developments, or footpaths between high fences must be avoided;

DC.01 Strategic principles and best design practice

- Cycle parking should be implemented in both private or public spaces, next to amenities or even along cycle lanes within the countryside, to encourage cycling in the parish;
- Paving used along the pedestrian and cycle links should, in principle, be permeable to help absorb surface water and mitigate flooding. Thus, impermeable paving should be avoided, as shown in Figure 12. In addition, in terms of materials, these can vary depending on the context, however, an overall earthy palette is recommended to fit nicely to the rural surroundings. For example, different colours and shapes of stones can be used within the built environment, while edge lanes or footpaths within the countryside can have a less formal character using mainly gravel, as shown in Figure 11. In addition, local quarry gravel would be appropriate too, used in Woodsford;

Figure 11: Positive examples of permeable paving. The top photo show examples of paving that could be used within the built environment, while the middle and bottom photos show an example of edge lane that uses gravel, in earthy palette, which could also be used in footpaths within the countryside.

Figure 12: Examples of impermeable paving used for a footpath, which should be avoided.

DC.01 Strategic principles and best design practice

- A robust green network should be created, as shown in Figure 13, from new and existing pedestrian and cycle links which aims to encourage people to use it on a daily basis;
- Widths for the green links can vary depending on the context, they should be a minimum of 2m if located within residential developments, while it can go over 2m if located in open countryside or if it is integrated into the road in the form of a shared lane. Shared lanes are recommended within the residential developments, however, for wider network and connections dedicated cycleways are recommended, in their own right, to encourage people to use them as they have a safer feel;
- Signage can play a significant role in informing people about important destinations, nearby settlements, including the different villages in the parish and Dorset, local facilities and natural features (watercourse, woodlands). However new signposts

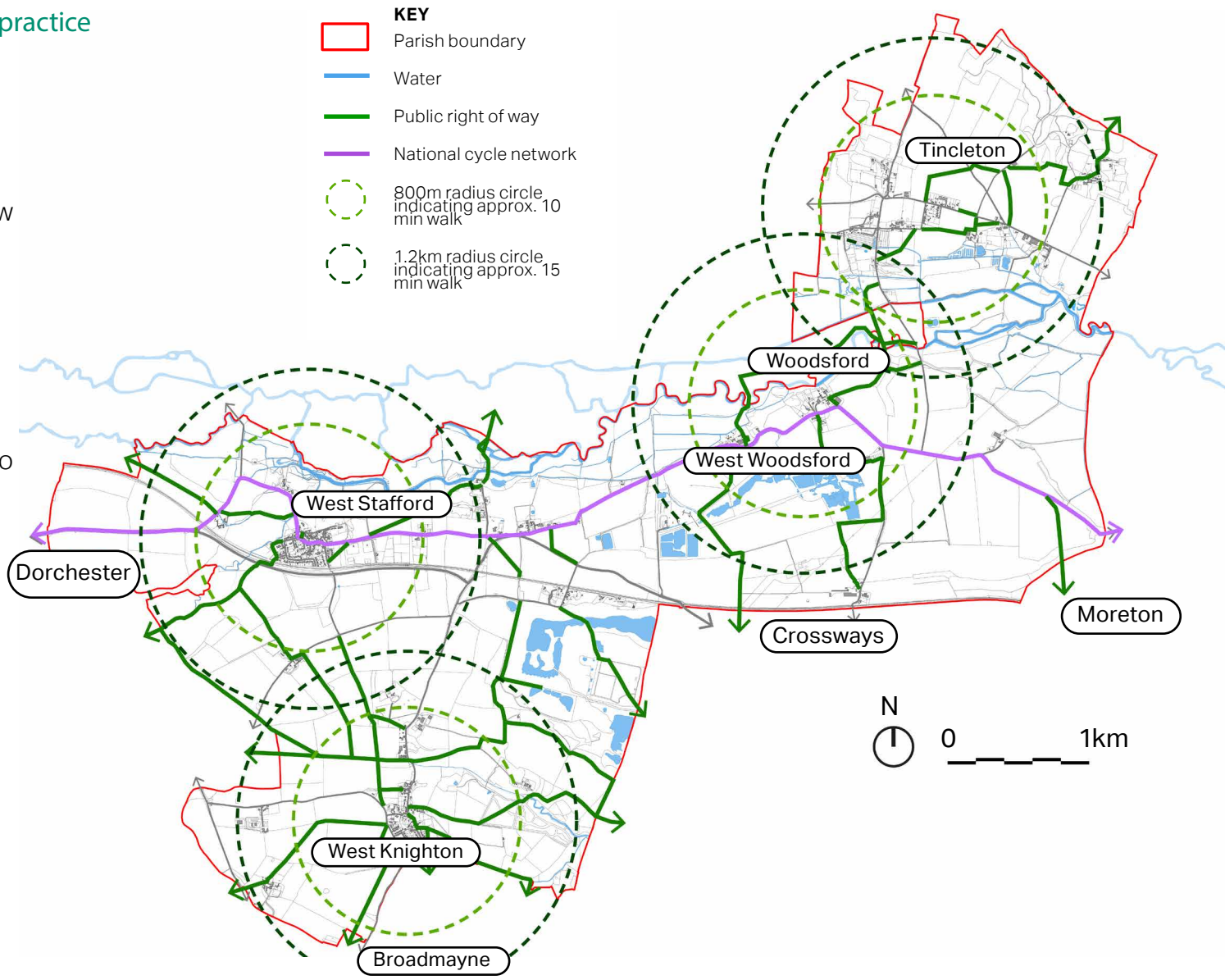


Figure 13: Opportunities for new or improved green links around the parish aiming to encourage walking and cycling between the settlements and the surrounding towns as well as to green spaces and the river. The smaller circles indicate an 800m distance (approx. 10min walk) and the larger a 1.2km distance (approx. 15min walk).

DC.01 Strategic principles and best design practice

must respect the rural character of the parish and avoid creating visual clutter, as shown in Figures 14-16;

- Signage should be strategically located along walking and cycling routes to signal the location of local assets or other important destinations. For instance, local amenities such as the pubs or the village hall, or particular woodlands and nearby settlements;
- New signage design should be easy to read. Elements likes languages, fonts, text sizes, colours and symbols should be clear and concise, and avoid confusion; and
- Signage should relate well to the rural setting of the host building, while illuminated signage will not be recommended. Traditional black wording on white background finger posts are quite common for roads in Knightsford and would also be an appropriate design.

Figure 14: Example of signage that could be implemented along footpaths within the open countryside to navigate people towards important destinations.

Figure 15: Local example of a footpath signpost in Tincleton, with suitable wooden material for the rural context.

Figure 16: Example of a sign post indicating the location of public footpaths, while the wooden material fits perfectly into the surrounding rural context.

DC01.3 Improve the green network and promote biodiversity

Knightsford parish is characterised by rich vegetation within its built environment, enjoying immediate access to the unspoilt nature of the surrounding countryside. All four parishes have long distance views and areas of deciduous woodland, including two areas of ancient woodland, Napiers Copse and parts of Clyffe Copse in Tincleton. The street trees, vegetation in the front and rear gardens, allotments, woodlands, open green spaces, open countryside, River Frome, and the stream network, together compose the green network in the villages. Each element plays its role in enhancing the rural feel of the area, improving the aesthetics of the environment and facilitating the movement of species.

Therefore, new development should aim to strengthen the existing green network and avoid proposing design that limits vegetation and impedes the movement of species. In addition building modifications and alterations should not impact on the existing green network and should take opportunities to incorporate design features like bird/bat boxes and swift bricks. Overall any new development should seek to introduce green assets into design and contribute to biodiversity. Some design guidelines on green networks are:

Design guidelines for small or large developments

- New design proposals, of any scale, should be aligned with the high level strategy for creating a robust green network of new or improved green corridors, shown in Figure 17. New developments should link existing and newly proposed street trees, green verges, front and rear gardens, open spaces, habitat sites and chalk streams together through those green corridors;
- New development should ensure that small and isolated woodlands in the parish are linked to larger green areas nearby to protect connectivity of habitats and biodiversity. There are a number of woodland areas across Knightsford Neighbourhood Area including Knighton Heath wood, Heron Grove, Gould's Coppice, and woodland along the River Frome valley. These areas could be integrated into new design from the outset of a project;
- New development must not threaten existing ecological assets, for instance, the designated Sites of Special Scientific Interest along the River Frome, north of Woodsford parish and northeast of West Stafford parish.

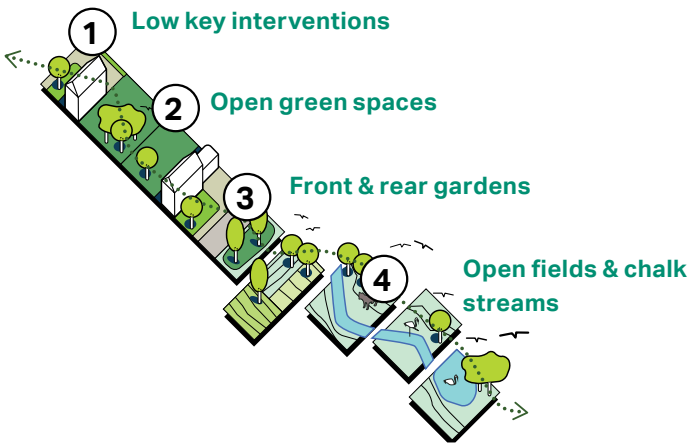


Figure 17: Diagram to illustrate the green assets that can play an important role as wildlife corridors.

DC.01 Strategic principles and best design practice

- The multi-functionality of the green network, and how different typologies could work together should be identified at the outset, new developments should take any opportunity to maximise its gains. Green networks, apart from enabling walking and access to the countryside, enhance the movement of a variety of species, improve people's mental health, protect the local rural character, and can accommodate SuDS solutions to mitigate surface water flooding. Regarding the latter, SuDS should be introduced where possible and surface features are widely preferred over underground ones such as ponds, rain gardens, bioretention trees, or aligning drainage routes with pedestrian/cycle paths;
- New development should facilitate access for all groups of people to the public parts of the green network, for instance, footpaths, cycle paths, open green spaces, open fields, and rivers/ streams should be considered. Footpaths and cycle paths should be well-integrated into the existing pedestrian network to encourage people using them;
- New development should front onto green corridors or river corridors in the event they are sited nearby; and
- Green networks could contain some formal provision, such as an equipped play area, playing fields, or areas for active recreation. Benefits of formal provision include the improvement of the health and well-being of individuals and creating inclusive communities.

Design guidelines for trees

- New development should aim to preserve existing mature trees and hedges by incorporating them into the landscape design of public areas. A maintenance programme should also be in place;
- Where new trees are to be planted, suitable native, climate change tolerant species should have priority, with a mix of species reflecting the local treescape. Species typical of the area include birch, hawthorn, field maple and lime, as well as the species planted around Woodsford due to quarry shielding which includes oak, sweet chestnut, ash (pre dieback) silver birch, blackthorn, spindle and willow by the river. Fruiting trees could be included to reflect the history of commercial orchards in the village;
- Where new trees are planted, tree pits must be designed carefully responding to the needs of the particular species providing sufficient soil volume and ensuring that trees can easily flourish; and
- Hedgerows may be used within curtilages to ease the visual presence of hard features or they could be used to conceal on-plot car parking and driveways.

Figure 18: Example of a well vegetated street with large street trees, green verges, and physical boundary treatments that together give a rural feel to the area.

DC.01 Strategic principles and best design practice

Design guidelines for biodiversity

Under the wider backdrop of climate change and global warming, protection of biodiversity is becoming an important priority and should start at the local level. Biodiversity has multiple benefits as it can protect the natural environment, educate and increase scientific knowledge, increase community involvement, and boost local economy. The Dorset Biodiversity Appraisal Protocol offers general guidance as well as specific requirements for new development in order to meet biodiversity aims. These include[1]:

- 50% of all new houses on residential developments must have built-in provision for bats such as tiles, tubes, bricks and boxes mounted within lofts;
- 50% of all new houses on residential developments must have built-in boxes for birds reliant upon buildings such as swift, swallow and house martin;
- Residential developments must also include hedgehog friendly gravel boards/ holes in garden fencing between houses, bee bricks and fruit trees;
- Planting schemes must achieve a net gain for pollinators through appropriate choice of tree and plant species;
- Outbuildings and barns conversions must include built-in Barn owl nest spaces or Barn owl boxes whenever possible;
- Other birds reliant upon buildings such as swallows and house martins must be accommodated within suitable open-fronted/ accessible buildings;
- Wildlife friendly trees, shrubs and flowering plants should be incorporated and established in ecological networks and wildlife corridors wherever possible; and
- Sustainable Urban Drainage Systems (SuDS) should be introduced and linked to surrounding wetland habitat where possible.

Figure 19: Example of a bird feeder located on a grass area opposite a public footpath.

Figure 20: Example of a pollinator garden that could be placed in a communal green space within the built environment.

1. Dorset Council. *Dorset Biodiversity Appraisal Protocol, Section A - General Guidance (2022)*. Biodiversity net gain. Available at: https://www.dorsetcouncil.gov.uk/countryside-coast-parks/countryside-management/biodiversity/planning-for-biodiversity/the-dorset-biodiversity-appraisal-protocol.

DC02.4 Development set in rural landscape

Knightsford parish has a strong rural landscape and rich vegetation which should not be undermined by any new development. In particular, any new development set on the edges of the four parishes needs to respect the existing character and aim to enhance it. Thus, some design guidelines on how new development should treat rural development edges are as follows:

- New development should conserve existing native trees, shrubs, woodland blocks, shaws, hedgerows, and watercourses/ditches, incorporating them into new designs, while any unnecessary loss of flora should be avoided. For example, the well-vegetated rural lanes and large street trees along Wynd Close and Rectory Lane, in West Stafford, should be preserved in the light of potential development to retain the surrounding local character;
- Abrupt edges with little vegetation or landscape on the edge of the development should be avoided. On the contrary, rich vegetation should be in place to provide a smooth transition from the built-up areas to the rural landscape. The current built environment in all four villages respects and preserves this characteristic as many of the properties have well-sized rear gardens bordered with large trees and rich vegetation, as shown in Figures 21 and 22; and
- Edges must be designed to link rather than segregate existing and new neighbourhoods. Therefore, green corridors should be proposed to provide pedestrian and cycle links that will improve connectivity with surrounding settlements and contribute to the successful integration of the new development within the parish. Those corridors should connect to the existing footpath network to allow for wider connections as well. Please see DC.01.2 for more design guidelines and codes on pedestrian and cycle links.

Figure 21: Local example of built environment in West Stafford where properties have well-sized rear gardens backing the open countryside bordered with rich vegetation and large trees.

Figure 22: Local example of built environment in Woodsford where properties are spread out with large rear gardens backing large woodland blocks.

DC02.5 Views and landmarks

The existing landscape of Knightsford offers both short and long distance views within all parishes as shown (indicative only-further assessment will be needed) in Section 2.3.

Any new development needs to be aware of important viewpoints across Knightsford, and stimulate ways in which they could be further promoted and protected. Some design guidelines and codes are:

- Scenic values and tranquillity of the countryside views should be retained and enhanced in future development. In particular, there are important long-distance views in each of the parishes. For example, West Stafford landscape offers views of backdrop vegetation to the west from areas on higher grounds, as well as views to the countryside to the north, while the sloping ground down along the historic core of West Knighton offers long-distance views west towards open countryside. In the case of large developments, a thorough investigation of long-distance views needs to be conducted to make sure views towards ancient or deciduous woodlands and open fields will remain protected;
- Short-distance views towards landmark buildings, listed buildings or non-designated buildings of historic importance that act as focal points should not be blocked by new development. For that reason, the proposed scale and massing of any new building or development should make sure that it preserves those important views. In addition, appropriate gaps between buildings could also help demonstrate the significance of a landmark asset or even a community building or a preserved tree;
- In general, new development should aim to create both short and long-distance views. Short-distance views broken by buildings, trees or landmarks create memorable routes and help people navigate around, while long-distance views and vistas can visually link places, and facilitate enjoyment of the surrounding landscape;
- Development densities should allow for spaces between buildings to preserve the views towards the countryside setting, and maintain the perceived openness of the settlements. Any proposal that is visually intrusive and out of scale compared with the surrounding context must be avoided; and
- Rich vegetation, compact historic cores and meandering streets create areas of strong enclosure in the parishes and a variety on interesting short views. Therefore vegetation plays an important role in creating these short distance views and needs to be preserved.

DC.02 Settlement patterns and local character

Figure 23: View east from a rural lane of Grade I listed Stafford House, which is located north of West Stafford village, through gaps in the trees.

Figure 25: View north over open countryside towards woodland surrounding the River Frome from Manor Drive in West Stafford.

Figure 24: View north from a farm in West Woodsford over open countryside and the woodland of the River Frome, Puddletown Forest and Ilslington Wood.

DC02.6 Development in close proximity to heritage assets

There are two designated conservation areas within Knightsford Neighbourhood Area: one in West Stafford and one in West Knighton. The area also has a number of other heritage assets, as mentioned in Section 2.2, including listed buildings, scheduled ancient monuments, and areas of ancient woodland. For example there are five particularly notable listed buildings which have Grade I listed status. These are Woodsford Castle, Manor House, St Andrew's Church, and Stafford House in West Stafford and St Peter's Church in West Knighton. Additionally there are further non-listed buildings with local heritage value and importance.

Therefore, any new development needs to be aware of these assets, or any other that might be added after further assessments, and consider ways in which they could be further promoted and protected. Some design guidelines and codes are:

- New development in close proximity to a heritage asset must respect its significance and demonstrate how local distinctiveness is reinforced. For example, the new development should allow for a generous setback from the asset and be of a massing and scale that is sensible to the neighbouring structure;
- New development proposals should not block views to and from heritage assets. This should be achieved through proposing appropriate density and design including footpaths and green links;
- New development in close proximity to a heritage asset should not harm its significance and any features such as open space, trees, and vegetation, which form important elements in understanding the asset's significance should be retained; and
- New development should propose architectural details and materials that compliment the ones used in the surrounding heritage assets to preserve and respect the local vernacular. More details on the local vernacular and materials that are used in the village are analysed in Section 2.3 (and Chapter 5.Appendix) and DC.03.8.

DC.02 Settlement patterns and local character

Figure 26: Grade I listed Woodsford Castle (top photo) and Grade II listed Higher Lewell farmhouse (bottom photo). Any new development in close proximity to listed buildings should sit sensitively next to them respecting their scale and massing while allowing for a generous setback.

Figure 27: Local example of heritage asset St Andrew's Church in its setting along Spadger Lane in West Stafford. Clear views are maintained through sensitive scale, setback and roofline of surrounding buildings; however the late 20th century house nearest the church is not that complementary due to its lack of vernacular materials.

Figure 28: Positive example of edge treatment of a recent infill development (photo below) opposite to a listed building (photo above), elsewhere in rural UK. The infill property is setback from the main street allowing for a generous gap between itself and the neighbouring listed building which faces directly onto the pavement. As a result, the recent addition is discrete and not visually intrusive, as it is also surrounded with rich vegetation and large trees, respecting the scale and massing of the listed building.

DC02.7 Small scale and infill development

Small scale and infill developments are more likely to come forward in the next years and it is a general consensus that those are encouraged, since they follow the scale and pattern of the existing grain and therefore, maintain the rural character of the parish.

As analysed in Section 2.3 (and Chapter 5.Appendix), there are a variety of patterns of growth across the four villages resulting in a strong local character and interesting visuals within the streetscape. The different qualities of street layout, building setbacks, lines, plot sizes and widths, and levels of enclosure need to be taken into consideration in new design proposals. Overall, any new development should suggest design that matches the existing patterns of growth, therefore, some design guidelines and codes are:

- New development should complement the street scene into which it will be inserted. The new design needs to reflect the materials, scale, massing and layout of the surrounding properties. Thus, a good understanding of the character of the parish, as analysed in Section 2.3 (and Chapter 5.Appendix), is necessary before proposing any new design;
- New development must demonstrate a good understanding of the scale and massing of the surrounding built environment and avoid proposing design that exceeds the surrounding roofline or creates unpleasant views to the existing properties. In addition, massing should also be considered in conjunction with the topography of the area as the existing landscape substantially affects the roofline;
- New development must demonstrate a good understanding of the building orientation, building lines, and building setbacks of the surrounding built environment and propose design that reflects the rural qualities of the area. In particular, there is a variety of building setbacks within the parish with examples of buildings facing directly onto the street and others with well-sized front gardens. This characteristic needs to be picked up

Figure 29: Local example of properties either fronting directly onto the street or having small-sized front gardens. Any new development in this location should respect the existing building setbacks and suggest design that follows similar qualities, West Knighton.

Figure 30: Local example of properties where building setbacks allow for generous front gardens decreasing the level of enclosure. Any new development in this location should respect the existing building setbacks and suggest design that follows similar qualities, Tincleton.

DC.02 Settlement patterns and local character

in new developments to ensure that the local character is preserved;

- The building densities of the new development should reflect the rural character of the parish. In particular, lower density developments are deemed appropriate across the parish and are encouraged. Low density proposals fit with the prevailing character of the settlement, but still seeks to maintain efficient use of land. In general, any proposal that would adversely affect the physical appearance of a rural lane, or give rise to an unacceptable increase in the amount of traffic, noise, or disturbance must be avoided;
- Building setbacks and building lines should be mainly irregular to retain a sense of informality and therefore, reinforce the rural character of the parish. Informal layouts are the predominant settlement pattern of neighbourhoods in the parish;
- The size of plots and their patterns should be varied to contribute to the rural character of the parish; and
- Existing hedgerows and trees should be integrated into design, while more planting and vegetation is encouraged to form part of the green network strategy and enhance rurality. In general, natural boundary treatments should prevail over the hard surfaces.

Figure 31: Local example of infill development that respects the surrounding building setbacks, heights and massing, while the architectural details and materials are sympathetic to the local context.

Figure 32: Local example of infill development where architectural details, heights and massing do not entirely match with the surroundings, while the large tarmacked area clashes with the permeable, and earthy palette, surfaces that characterise the rest of the properties in the village, West Stafford.

DC.02 Settlement patterns and local character

Figure 33: Local example of an informal layout where buildings, mainly 1-2 storey, are set along a meandering street, with varying orientation and plot size, West Knighton.

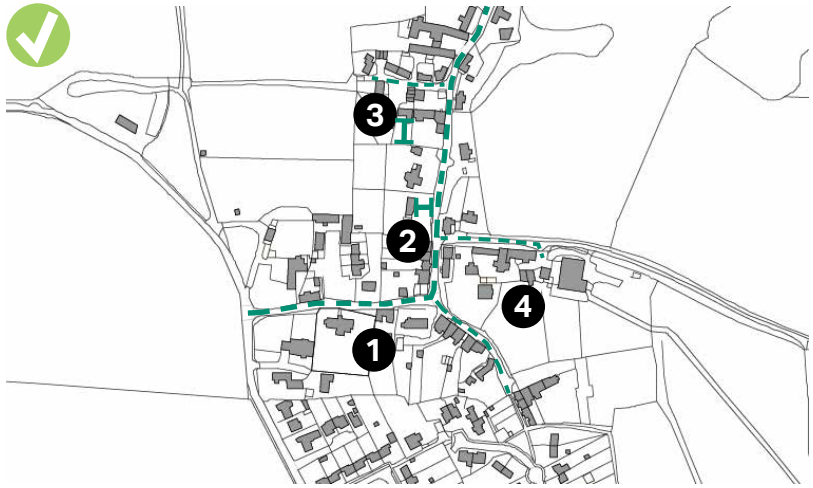


Figure 34: Diagram of an informal layout within the parish illustrating key elements like building lines, density and dimensions for front and rear gardens that should be referenced into the new development, West Knighton.

1. Building lines and rotations are generally irregular reinforcing the rural character of the village.
2. Front gardens vary between 1-4.5m and in some cases houses do not have front gardens.
3. Rear gardens vary between 2.5-10m.

Figure 35: Local example of a cul-de-sac development in West Knighton where building orientation along the street is consistent and plot sizes are relatively uniform. The lack of street trees combined with this more uniform settlement pattern does not reflect the rural character of the area well.

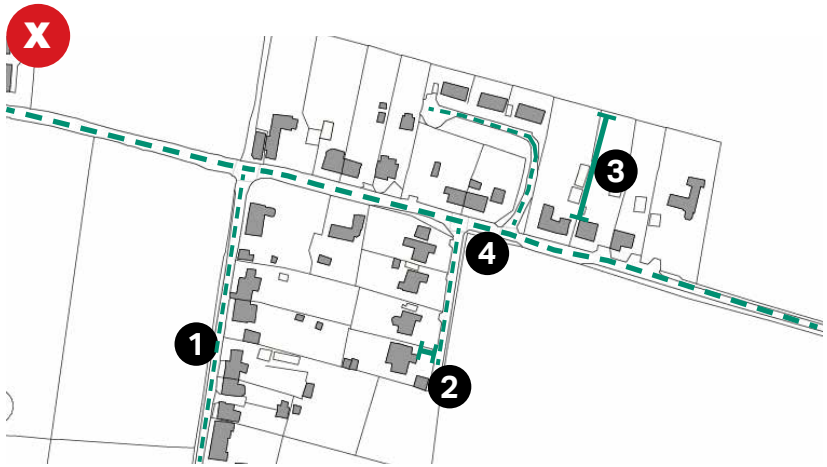


Figure 36: Diagram of a more regular, linear layout within the parish illustrating key elements like building lines, density and dimensions for front and rear gardens that should be referenced into the new development, Tincleton.

1. Building lines and rotations are more regular compared to the more informal layouts in the parish with subtle variations to offer visual interest.
2. Front gardens vary between 1-3.5m and all properties have front gardens.
3. Rear gardens vary between 2.5 and 18m.

DC03.8 Materials and architectural details

Knightsford Neighbourhood Area has a wide variety of architectural styles and details that can act as references for new developments. Proposals should be respectful of architectural styles and use materials of surrounding housing, while ensuring that a mix of styles are provided that are in keeping with the local palette.

In particular, there have been a number of sensitive modern developments in recent years, shown in Figures 37 and 38, which compliment the historic built form, such as Flover's Field in West Stafford.

A summary table on the next page provides an overview of the commonly recurring materials seen across the main village settlements of Woodsford, West Knighton, West Stafford and Tincleton, while more details on local vernacular for each of these settlements can be found in Section 2.3 (and Chapter 5.Appendix). Some design guidelines and codes for new development are:

- Architectural design in new development shall reflect the high quality local design references in both the natural and built environment and make a valuable contribution to the rural character of the village;
- Regarding the natural environment, the number of trees and rich vegetation in the parish contribute to its rural character and reinforce biodiversity. Therefore, any new development should make sure to propose a similar level of greenery in the new design to create a consistent setting;
- Regarding the built environment, new development shall only use appropriate materials that contribute to the local vernacular as set out in the summary table on the next page;
- New development can propose a combination of natural and hard boundaries to match the surrounding styles along the streetscape. In particular the choice of colour and finish of materials is an important design factor in reducing the impact of the buildings on the surrounding landscape. Generally very light colours, like white, cream or light grey, and large areas of intense strong colours do not blend well with the rural landscape. Thus, muted and darker tones could be a better option;
- The use of traditional, natural and preferably locally sourced materials is generally more appropriate than man-made synthetic, pre-coloured materials, as they lack the variation of colour and texture found in natural materials. Key local materials and architectural features include, but are not limited to, red and buff brick, render, stone rubble, thatch, pitched tile roofs with brick chimney stacks, masonry or timber lintels, cills, and drip-moulding, hedges, railings, brick and rubble boundary walls;
- Use of materials on roofs that encourage moss growth is favoured and any chemical treatment to remove moss growth should be discouraged; and
- The use of innovative new materials should be encouraged as long as development is sensitive to heritage assets and continues to reflect local character.

DC.03 Built form

This table summarises some of the key materials and finishes found across the villages (where materials are seen recurring in a character area, cells are marked with "**x**"):

		Woodsford	West Knighton	West Stafford	Tincleton
Roof	Gabled roof	x	x	x	x
	Hipped roof	x	x	x	x
	Thatched roof	x	x	x	x
	Clay tiles	x	x	x	x
	Grey slate tiles	x	x	x	x
	Brick chimney	x	x	x	x
	Limestone chimney	x			
Facade	Gabled dormers	x	x	x	x
	Red brick	x	x	x	x
	Yellow brick	x	x	x	x
	Render	x	x	x	x
	Weatherboarding	x	x		x
	Rough ashlar stone				x
	Tile hanging		x		
Windows	Casement windows	x	x	x	x
	Sash windows	x	x	x	x
	Bow windows			x	
	Stone mullioned windows	x			x
	Timber lintel		x	x	
	Masonry lintel	x	x	x	x

Figure 37: Local example of an eco-house with grey slate roof, off-white rendered facade and stone and orange coloured timber detailing.

Figure 38: Positive local example of modern development, Flover's Field, West Stafford.

DC.03 Built form

		Woodsford	West Knighton	West Stafford	Tincleton
Porches	Enclosed, pitched/hipped roof front porch	x	x	x	x
	Open, pitched/hipped roof front porch		x	x	x
	Pitched/hipped roof canopy porch		x	x	
	Pentice porch	x	x	x	x
	Pentice canopy porch		x	x	
	Flat roof canopy porch		x	x	
Decorative Features	Old wrought iron fencing	x			
	Railings		x		
	New wrought iron fencing			x	
	Decorative ridge tiles		x	x	x
	Decorative eaves				x

Figure 41: Open pitched roof porch (foreground) and pentice canopy porch (background), West Stafford.

Figure 39: Pitched roof canopy porch, West Stafford.

Figure 40: Decorative ridge tiles, decorative eaves and pentice porch, Tincleton.

Figure 42: Enclosed, pitched roof front porch, Woodsford.

DC03.9 Building heights, density and housing mix

Building heights, density, and housing mix are three important parameters that should be designed and decided with careful consideration of Knightsford's rural context.

Building heights

There is a low housing density in the parish reinforcing its rural character. More specifically, properties tend to be between 1-2 storeys high with decent-sized rear gardens and front gardens of varying sizes. Church spires in the parishes are the tallest elements.

The rooflines are generally irregular and they often get interrupted with nature where density goes lower. Chimneys and dormers often decorate the roofs, offering visual interest. The undulating topography in some villages, especially West Stafford and West Knighton adds further interest to the roofline and creates good perspective views.

Some design guidelines on building heights are:

- New development should propose maximum height of 2 storeys to preserve the existing context, as well as respecting the surrounding countryside and heritage assets. Buildings could reach 2.5 storeys, as an exception, but they should be adequately justified and not negatively affect views to the backdrop vegetation or surrounding residential neighbourhoods;
- Monotonous building elevations should be avoided, therefore subtle changes in setback and roofline should be incorporated during the design process. Chimneys and dormers could decorate the roof as well;
- Local roof detailing elements such as chimney stacks and edge treatments should be considered and implemented where possible in cases of new development, renovations and extensions; and
- Roofline and building gaps should allow views of the surrounding countryside to be maintained. Topography and how this would impact the roofline and backdrop vegetation should also be taken into account.

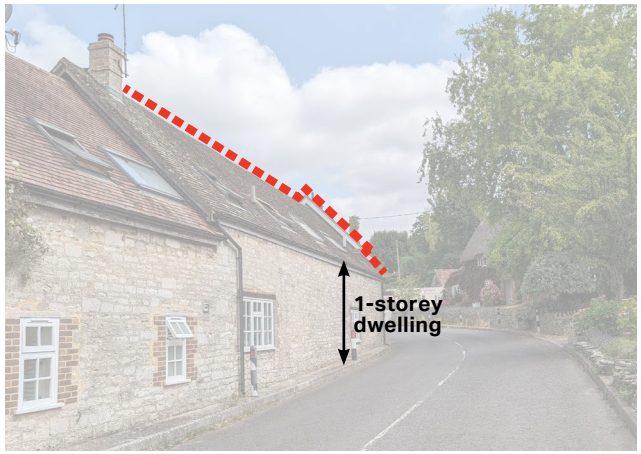


Figure 43: Local example of a single storey building set along a cul-de-sac street allowing views to the backdrop vegetation.

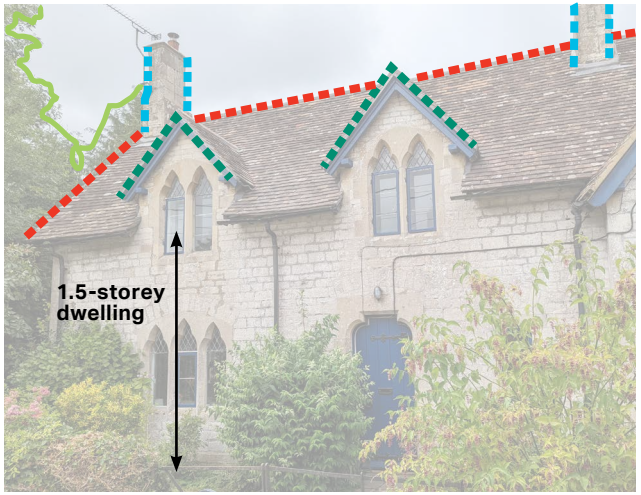


Figure 44: Local example of a 1.5-storey buildings, the roofline of which has chimney and gabled dormer windows which adds visual interest.

DC.03 Built form

Building density

The concept of density is important to planning and design as it affects the vitality and viability of the place. The density within the parish is quite low which is justified by its rural character. However, there have been examples of higher densities which should be the exceptions as they are not supported by the local community. Therefore, some guidelines for new development are needed to ensure that the existing housing density is respected:

- The building densities of any new development should reflect the rural character of each village and should be of generally low density. However, each design should be treated separately based on the immediate surrounding context. For example, the building densities in Woodsford and Tincleton are generally much lower than the ones in West Knighton and West Stafford;
- Housing densities should be reduced towards development edges and along rural edges in order to create a gradual transition towards the countryside; and
- Small scale development and infills are encouraged because they follow the scale and pattern of existing grain and streets and therefore, retain the character of the area. However infill development should not result in a crowded appearance and should still aim to reflect the overall density in the village where they sit.

Figure 46: West Knighton's compact historic core and narrow lanes create high levels of enclosure.

Figure 45: West Stafford's historic core is characterised by organic streets, terraced typologies and small gaps between buildings.

Figure 47: Woodsford has a low density with rich vegetation, large gaps between buildings and large plot sizes and back gardens.

DC.03 Built form

Housing mix

The aspiration for the parish is to ensure that there is a mix of housing types and supply of social and affordable housing to cater for the needs of a diverse population. The current mixture of housing in the village includes bungalows, detached and semi-detached houses, terraces, and converted farm buildings.

Therefore, new development should offer a range of building typologies and sizes in order to attract a wide group of people and therefore, boost the local economy. Some design guidelines for new development are:

- New development should propose a mix of housing to include a range of house types and sizes, both developer and self built, to allow for a variety of options and bring balance to the population profile. The existing mix of housing in the parish should be enhanced;
- Affordable housing should be a priority in new development and its quality and architectural design should be of high standards to complement the local vernacular.

Figure 49: Local example of a 2-storey detached house, West Stafford.

Figure 48: Local example of a semi-detached housing, West Knighton.

Figure 50: Thatch roofed terraced housing in West Knighton.

DC03.10 Building lines, boundary treatments and corner treatment

As analysed in Section 2.3 (and Chapter 5. Appendix), boundary lines are generally irregular with variations on building setbacks and rotations, while boundary treatments are mainly natural. However, there are also examples of hard ones, for instance low-height brick walls, stone walls and timber fencing. Boundary lines and boundary treatment materials contribute to the rural character of the parish and so, any new development should match these existing qualities. Some design guidelines are:

- Buildings should front onto streets. The building line should have subtle variations in the form of recesses, protrusions and rotations, but it should generally form a unified whole;
- Buildings should be designed to ensure that streets and/ or public spaces have good levels of natural surveillance. This can be ensured by placing ground floor habitable rooms and upper floor windows facing the street and other adjoining public routes/ spaces;
- Natural boundary treatments should reinforce the sense of continuity of the building line and help define the street, while also promoting the rural character of the parish. They should be mainly continuous hedges, bushes and trees accompanied by low-height brick walls. Timber fencing can also be used, less often, however, it is highly recommended that it has gaps between the panels to enhance biodiversity and movement of species. The use of either panel fencing, or metal or concrete walls in these publicly visible boundaries should be avoided; and
- In the case of edge lanes, fronting green gaps and open countryside, the natural boundary treatments can act as buffer zones between the site and the countryside to screen development from the natural environment and offer a level of protection from noise and light pollution.

Figure 51: Local example of stone wall with planting boundary treatment in West Stafford.

Figure 52: Boundary treatments within a cul-de-sacs in West Knighton are limited to grass areas with flowerbeds, bushes or trees.

DC.03 Built form

Figure 53: Local example of layouts within Woodsford presenting generally irregular building lines and rotations as well as natural boundary treatments in the front and rear gardens.

Figure 54: Local example of linear layouts within Tincleton presenting more regular building lines and rotations with natural boundary treatments in the front and rear gardens.

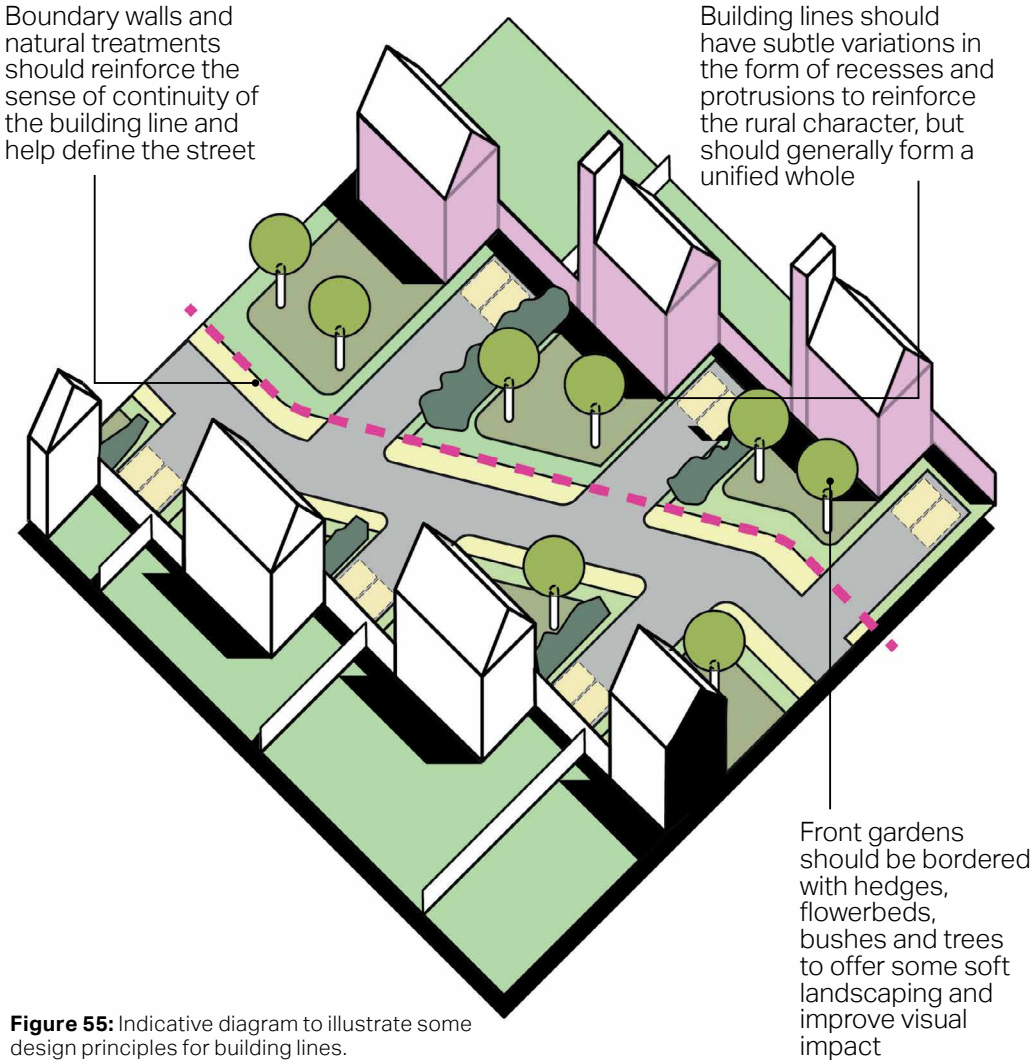


Figure 55: Indicative diagram to illustrate some design principles for building lines.

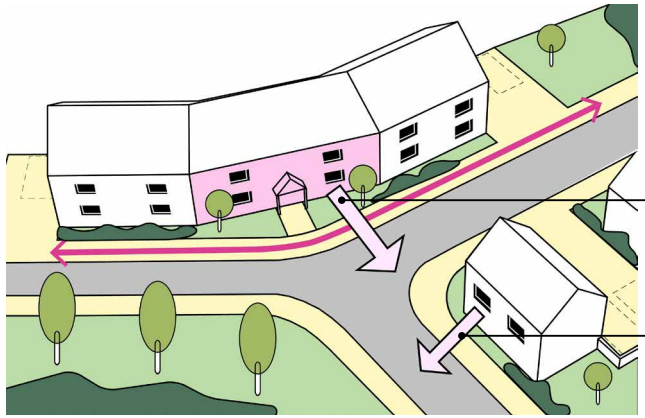
DC.03 Built form

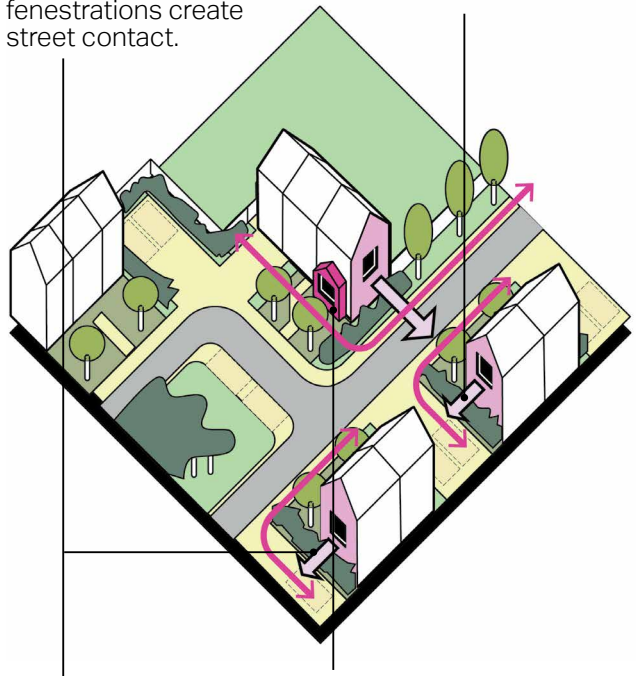
Corner treatment

Together with the creation of potential local landmarks, one of the crucial aspects of a successful streetscape is the issue of corners. These buildings have at least two public facing façades and so they have double the potential to influence the street's appearance. Street corners are not always 90 degrees, and this in itself can add to the local character by creating designs/ forms that are more unusual in the street scene, as in Figure 56. Therefore, the following guidelines apply to corner buildings.

- If placed at important intersections the building could be treated as a landmark and thus be slightly taller or display another built element, signalling its importance as a wayfinding cue;
- The form of corner buildings should respect the local architectural character. Doing so improves the street scene and generates local pride;
- All the façades overlooking the street or public space should be treated as primary façades; and
- All the façades overlooking the street or public space should have some form of street contact in the form of windows, balconies, or outdoor private space.

Figure 56: Example of a building in West Stafford where the building façade aligns with the street corner and windows allow for natural surveillance from all the façade.





Buildings turning a corner have the opportunity to generate new local character, they are in visible points of the development, and can be key elements to reduce monotony and improve orientation. They can feature architectural elements that underline their special conditions. In cases where street corners are not 90 degrees, different designs and forms can be created which in itself add to the local character.

Figure 57: 3D diagrams to illustrate some design principles for corner treatment.

DC03.11 Housing extensions and conversions

Extensions

Housing extensions to dwellings can make a dwelling more suited to its occupant's space requirements. There are multiple ways to create extra space within a building using different types of extensions. However, it is important that housing extensions are designed to an appropriate scale to the original building to preserve the character and appearance of the building itself as well as the street scene within which it sits.

The pitch and form of a building's roof forms part of its character; therefore, extensions should respond by enhancing the existing character. Extensions should consider the materials, architectural features and proportions of the original building and be designed to complement these existing elements.

Many household extensions are covered by permitted development rights, meaning that they do not need planning permission. There are exceptions, though, that will be relevant here, such as Conservation Areas. Check the latest guidance here: https://www.planningportal.co.uk/info/200130/common_projects/17/extensions.

- The character of the existing building, along with its scale, form, materials and details should be taken into consideration when preparing proposals for alterations and/or extensions;
- External extensions should respect or enhance the visual appearance of the original buildings and the character of the wider street scene;
- Extensions should be subordinate in terms of scale and form and shall not be visually dominant or taller than the existing building;
- The roof form of the extension should harmonise with that of the original building and flat roofs should be avoided;
- Extensions should be designed using materials and details to match the existing building or alternately, use contrasting materials and details with a contemporary design approach. However, in either case, extensions should create a harmonious composition overall and a strong degree of unity with the original building. More details on the local vernacular and materials that are used in the village are analysed in Section 2.3 (and Chapter 5.Appendix) and DC.03.8;
- Extensions should safeguard the privacy and daylight amenity of neighbouring properties and side windows should be avoided unless it can de demonstrated that they would not result in overlooking of neighbouring properties; and
- Extensions should retain on-site parking capacity and a viable garden area to meet the needs of future occupiers.

DC.03 Built form

Front extensions

- As general guidance, these extensions are not acceptable as they overwhelm the original building form. If proposed, front extensions should take the form of the existing building, mirroring the roof pitch, replicate or have lower cornice height and their ridge should be below the existing ridge height.

Side extensions

- Single-storey and double storey side extensions should be set back from the main building and complement its materials and detailing, while the roof of the extension should harmonise with that of the original building

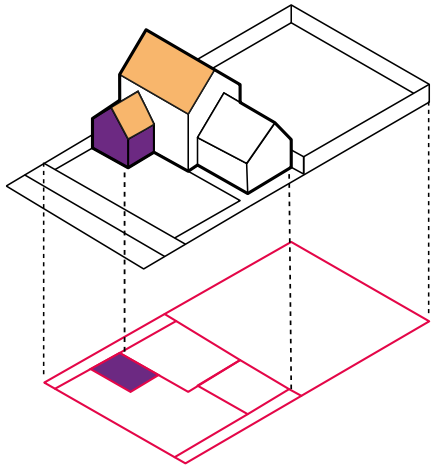


Figure 58: An example diagram of a front extension.

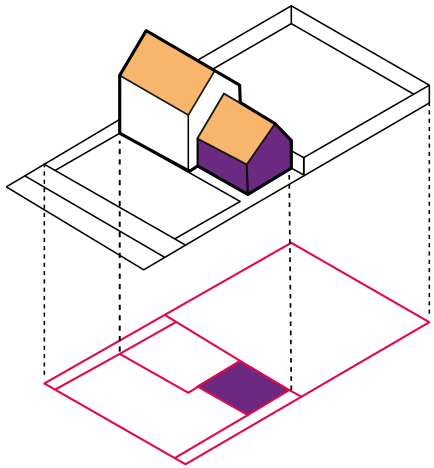


Figure 60: An example diagram of a side extension.

Figure 59: Positive example of a front extension, elsewhere in the UK.

Figure 61: Positive example of a side extension that respects the existing building in terms of scale and building materials, West Stafford.

DC.03 Built form

Rear extensions

- 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 day light; and
- Double storey rear extensions are becoming more common but they can affect neighbours' access to light and privacy, however, sometimes the size and style of the property allows for a two-storey extension. In these cases, the roof form and pitch should reflect the original building and sit slightly lower than the main ridge of the building.

Upward extensions

- Based on government guidance, the new permitted development rights for upward extensions mean that houses, amongst other building types, can add additional storeys to create housing space. Upward extensions should be sensitive to the surrounding context and not disturb the existing roofline setting.

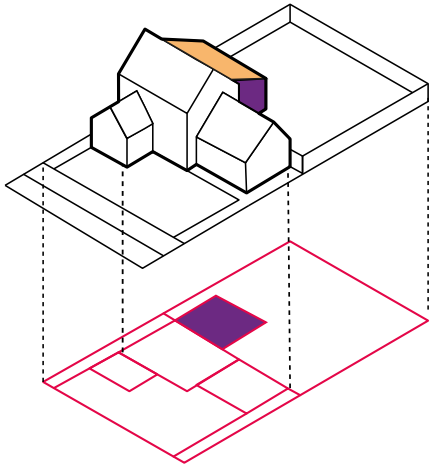
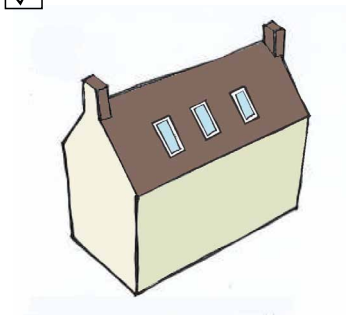


Figure 62: An example diagram of a rear extension.

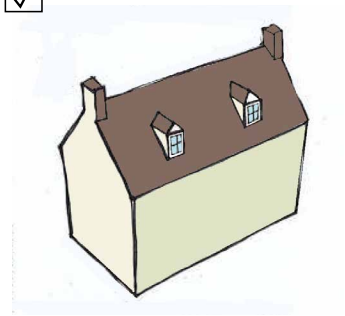
Figure 63: Local positive example of an upward extension.

DC.03 Built form

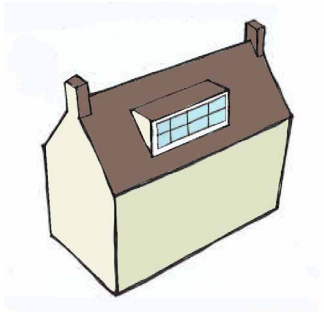
Design treatment in case of loft conversion:



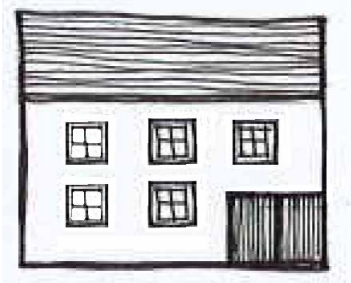
Loft conversion incorporating skylights.



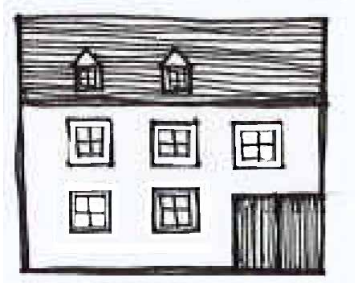
Loft conversion incorporating gabled dormers.



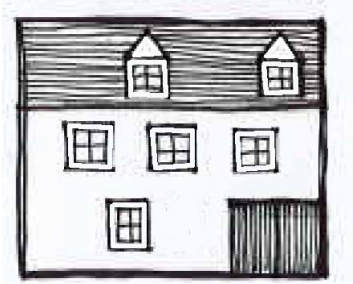
Loft conversion incorporating a long shed dormer which is out of scale with the original building.



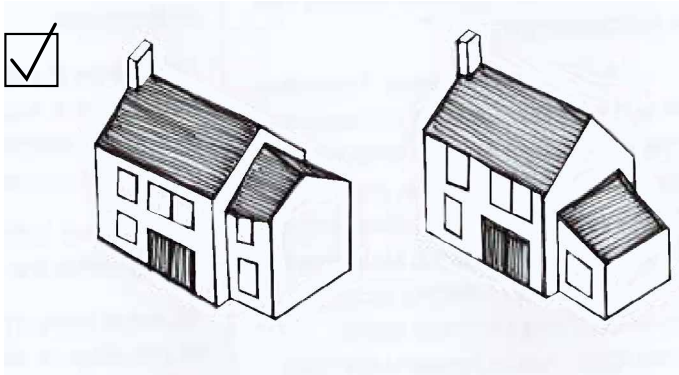
Original roofline of an existing building.



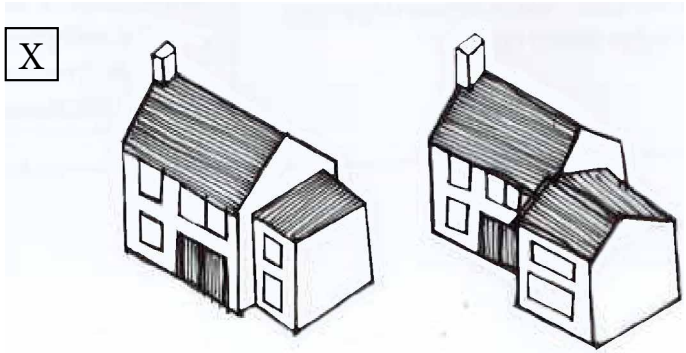
Loft conversion incorporating gabled dormers.



Loft conversion incorporating gabled dormers which are out of scale and do not consider existing window rhythm nor frequency.



Good example for side extensions, respecting existing building scale, massing and building line.



Both extensions present a negative approach when considering how it fits to the existing building. Major issues regarding roofline and building line.

DC.03 Built form

Conversion of agricultural buildings into residential

Farmsteads were a dominant feature of the parish and mainly developed by the end of the 17th century. However, over time a number of the working buildings of farms fell out of use. There are still operating farms in the parish, but also barns and farm buildings which have since been converted to residential.

Therefore design guidance is needed to ensure that any other future conversion does not undermine the original character of the farm building. Some design guidelines are:

- Features and other factors that relate to the historic working of the building and contribute to its character need to be retained. For instance, loose courtyard arrangements of buildings, physical boundary treatments, openings or wagon doors. New openings should generally be avoided and kept to a minimum when necessary;
- The use of domestic add-ons such as chimneys, porches and satellite dishes should be avoided;
- Wall treatment should reflect the existing materials of the building and be sympathetic to the surroundings;
- Features such as dormer windows need to be avoided. If roof lights are used, they should be designed and sited discretely and should not detract from the character of the building or contribute to light pollution;
- Courtyards should be surfaced in a material that reflects its rural setting. Farmyards should remain open and not be divided by fences or walls;
- Parking spaces should not be formally marked out; and
- Boundary brick walls should be left intact, and not chopped through or reduced for access or to create visual splays.

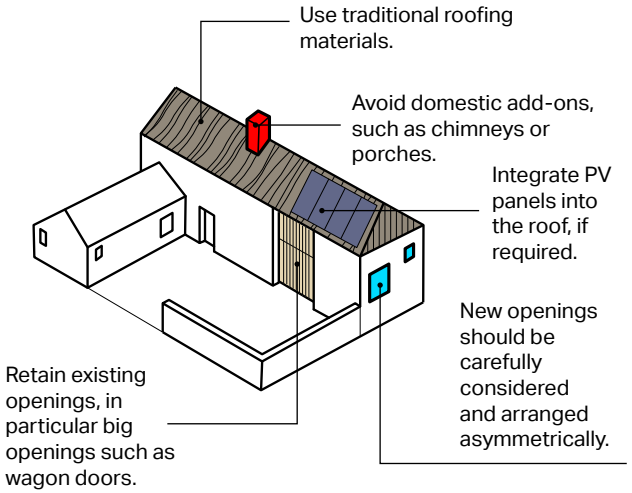


Figure 64: Diagram to illustrate some design principles for the conversion of agricultural buildings.

Figure 65: Positive example of conversion of agricultural buildings into housing, while retaining historic thatched barns, elsewhere in the UK.

DC03.12 Vehicular and cycle parking and servicing

Although the aim to create a good network of walking and cycling routes within Knightsford parish is a priority, the demand for private cars still remains high. Therefore car parking has to be carefully integrated into the design of developments. In addition, energy efficiency is also an important consideration and the need for more electric cars is rising.

The dominant car parking typology found in the parish is on-plot parking; however, there are also cases of on-plot garage parking, and courtyard parking. Therefore, the design guidelines on the next pages will focus on the typologies mentioned above.

Guidelines for on-plot or on front car parking

- There should be adequate on-plot parking provision to avoid issues of parking overflow along the narrow rural lanes. For instance, parking overflow is noticed along Highgate Lane in West Knighton due to the lack of on-plot parking and on-street parking as well;
- Parking should be well integrated into design so as not to dominate the public realm;
- High-quality and well-designed soft landscaping, hedges, hedgerows, and trees, should be used to increase the visual attractiveness of the parking and enhance the rural character of the parish;
- Hard standing and driveways must be constructed from porous materials, to minimise surface water run-off and therefore, help mitigate potential flooding; and
- In terms of electric vehicles charging points, mounted charging points and associated services should be integrated into the design of new developments, if possible with each house that provides off-street parking and pre installed charging points. While cluttering elevations, especially main façades and front elevations, should be avoided.

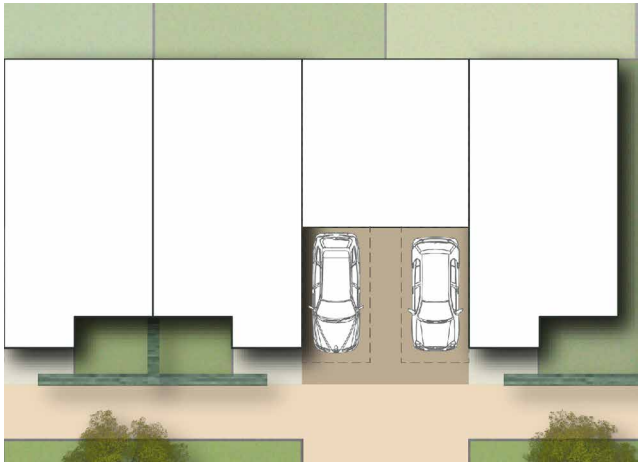


Figure 66: Illustrative diagram showing an indicative layout of on-plot side parking.

Figure 67: Example of a well-vegetated, on-plot front parking that improves the aesthetics of the surrounding environment and enhances the rural character of the village, elsewhere in UK.

DC.03 Built form

Guidelines for parking courts

- Parking courts are acceptable for small building clusters, where on-street parking is not available, and permeable paving should be used where possible;
- Parking courts must be overlooked by properties to increase natural surveillance; and
- Planting and vegetation should be integrated into design to soften the presence of cars and preserve the rural character of the area.

Figure 68: A courtyard with informal perpendicular and garage parking elsewhere in UK.

Guidelines for garages

- Garages must not dominate the appearance of dwellings and must not reduce the amount of active frontage to the street;
- Open car barns would be an acceptable parking solution;
- The design of any enclosure should integrate well with the surroundings; and
- Garages should provide minimum 4m x 7m internal space to park a car and provide space for storage to avoid the garage to be used for storage purposes only.

Figure 69: Example of an on-plot garage parking within a rural environment which is 'hidden' behind the rich vegetation along the building frontage mitigating any visual impact, elsewhere in UK.

Figure 70: Example of a car barn as a recommended alternative for parking solution.

DC.03 Built form

Cycle parking

Houses without garages

- For residential units, where there is no on-plot garage, covered and secured cycle parking should be provided within the domestic curtilage;
- Cycle storage must be provided at a convenient location with an easy access;
- When provided within the footprint of the dwelling or as a free standing shed, cycle parking should be accessed by means of a door at least 900mm and the structure should be at least 2m deep; and
- The use of planting and smaller trees alongside cycle parking can be used.

Houses with garages

- Where possible, cycle parking should be accessed from the front of the building either in a specially constructed enclosure or easily accessible garage; and
- Bicycles must be easily removable without having to move the vehicle.

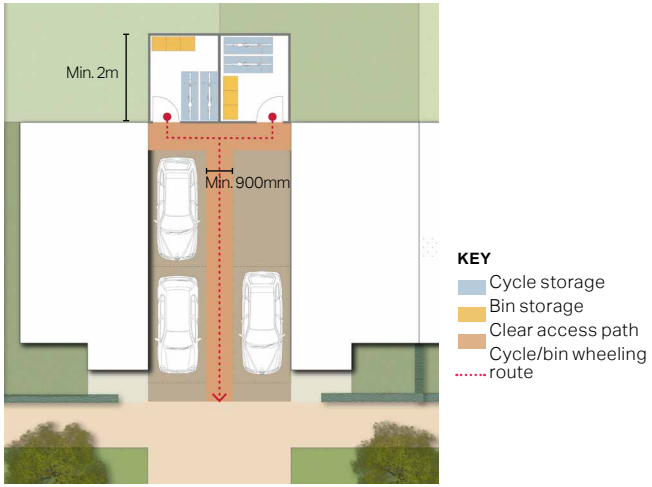


Figure 72: Indicative layout of a bicycle and bin storage area at the back of semi-detached properties.

Figure 71: Example of cycle parking storage that fits sensitively within a rural environment, elsewhere in UK.

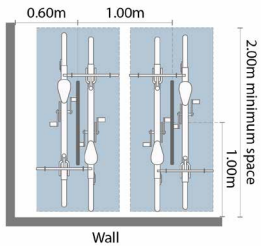


Figure 73: Sheffield cycle stands for visitors and cycle parking illustration.

DC.03 Built form

Servicing

With modern requirements for waste separation and recycling, the number and size of household bins has increased, posing a problem with the aesthetics of the property and the management of the bins. Therefore, new development should cater for integrating waste storage while, retaining the rural context of the village. Some guidelines for new development are:

- When dealing with waste storage, servicing arrangements and site conditions should be taken into account. In some cases waste management should be from the front of the building and in others, from the rear. It is recommended that bins are located away from areas used as amenity space;
- A specific enclosure of sufficient size should be created for all the necessary bins;
- Bins should be placed within easy access from the street;
- Bins should be placed as close to the dwelling's boundary and the public highway, such as against a wall, fence, hedge but not in a way as to obstruct the shared surface for pedestrian and vehicle movements;
- Soft surfaces could be added on or around the bins, not only to improve the aesthetics of the front garden, but also to enhance biodiversity; and
- Wheelie bin storages are recommended to improve the aesthetics of the environment.

Figure 74: Good local example of bin storage solution for a number of houses in amongst trees, improving visual appearance of the bins when stored on the side of the lane.

Figure 75: Example of bin storage surrounded by flowers and plants improving the surroundings and enhancing biodiversity.

Figure 76: Local example where the bins are stored under the shed, while the side wall is decorated with flowers and plants to improve the environment. This arrangement combined with the particular permeable paving contributes to the rural feel of the village.

DC.03 Built form

Utilities

Utilities, like servicing, is a necessary part of the operation of public and domestic environments. Poor planning of utilities could hinder the overall quality of the urban environment and create unattractive new development schemes. Some guidelines related to utilities in new development are:

- Design shared common trenches for service and drainage runs to minimise disturbance to buildings and surfaces and reserve space for pipework and drainage under the verges and service strips;
- Where existing pavements are excavated, they should be reinstated with matching materials to ensure coherent surfacing;
- Avoid any damage to the root system of retained trees. Service runs should not be located within the tree root spreads or new tree planting corridors;
- Use sympathetic materials to the surrounding paved areas for manhole covers and that they fit with the surface material used. Ease of maintenance should be a priority;
- Integrate substations and other service kiosks into the design of new developments from the start;
- The location and design of services on a building must be considered carefully and every effort should be made to locate these items as unobtrusively as possible;
- Pipework should be grouped together and run internally wherever practical. Chimneys can be used to disguise gas flues where they do not serve as a working fireplace; and
- Meter boxes should be designed into a scheme from the outset to avoid cluttering the elevations. They should be on the end rather than front elevations where possible and be in a colour that blends in with the surrounding wall. External meter boxes can be avoided through the use of smart meters.

DC.03 Built form

Poorly located meter boxes, their presence clutters front elevations.

Porches / recessed entries can conceal the presence of meter boxes

Positive example of drainage channel as demarcation of thresholds of water run-off from and to dwellings

Use clean lines and sympathetic colours for gutters and downpipes

DC.03 Built form

Lighting

Knightsford Neighbourhood Area has a strong rural character and thus, dark skies are one of its key characteristics. Woodsford and Tincleton have no street lighting provision while West Stafford and West Knighton have very little; just one in West Stafford and only in Oakwood and Lewell Way in West Knighton.

Therefore, although artificial light provides valuable benefits and it makes areas feel more welcoming at night-time, it is important for new development to minimise any potential impact on street lighting or house lighting to the natural habitat and light pollution.

The following guidelines and codes apply only to the areas that have street lighting and aim to ensure there is enough consideration given at the design stage of new developments or in installing lighting on existing houses:

- Light sources should be less than 3000K to ensure appropriate levels of light spill and glare. Light shields for light sources offer additional protection over glare and light spill; exterior lighting fittings must be fully shielded if fitted with a light source over 500Lm while for light sources of 500Lm or less, though not essential, shielding in whole or in part is still recommended[1];
- Choice of lighting should be energy-efficient and sustainable. The installation of carefully directed motion sensors should be encouraged;
- Lighting schemes should be directed downward to avoid reducing dark skies or disturb neighbours or passers by, as shown in Figure 78-81; and
- Foot/cycle path light should be in harmony with surrounding rural landscape. Lighting such as solar cat's-eye lighting, reflective paint and ground-based lighting could be introduced, as shown in Figure 82.

1 https://cranbornechase.org.uk/wp-content/uploads/2022/07/Feb-22-Developers-Guide-7ai.pdf

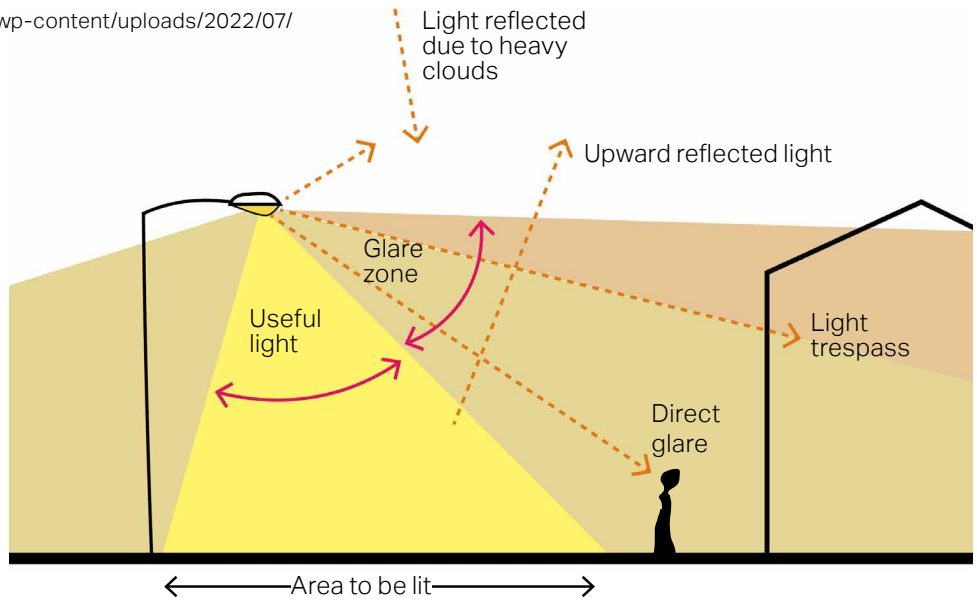


Figure 77: Diagram to illustrate the different components of light pollution and what 'good' lighting means.

Up-lighting. Focus light and attention on an object or tree from a low fixed location.

Figure 78: Example of up-lighting which is used to illuminate the trees within a property.

Path lighting. Use of low fixtures which direct illumination downward and outward.

Figure 80: Example of path lighting where all lights are directed downwards, while the light sources are obscured.

Back-lighting. Fixtures placed at the back of an object to create a 'glowing' effect.

Figure 81: Example of backlighting used at the back of a bush to create a glowing effect.

Down-lighting. Bullet type fixture placed well above eye level on an object or tree.

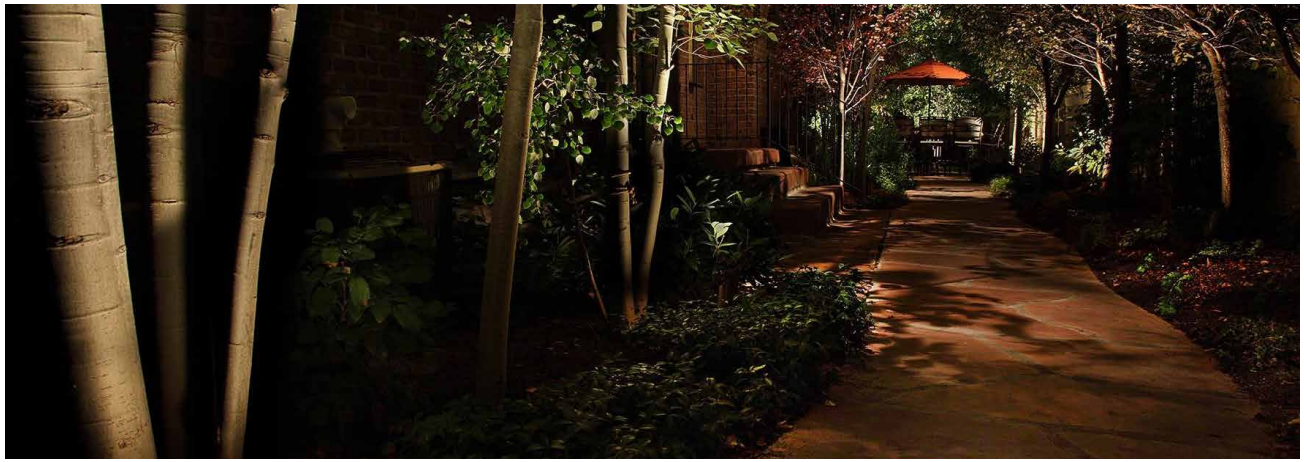


Figure 79: Example of down lighting which was used to illuminate the pathway.

Cat's-eye lighting. This technique can be used along footpaths and cycleways.

Figure 82: Example of a foot/cycle path which is lit by solar cat's-eye providing some light for pedestrian and cyclists without creating any disturbance to the nearby properties or unacceptable levels of light pollution.

DC03.13 Water management

Sustainable drainage solutions (SuDS)

Woodsford and Tincleton are not on mains drains, while West Knighton and West Stafford are. There is a large flood area in Knightsford Neighbourhood Area which follows the river valley of the River Frome and primarily affects the north of West Stafford and Woodsford parishes, Lewell in the north of West Knighton and areas of South Tincleton. Therefore in order to protect from flood risks, the introduction of sustainable drainage systems, known as SuDS, would be beneficial, particularly for West Stafford and Woodsford. There are already plans for SuDS in the parish as Woodsford quarry will be extending towards the River Frome and part of the extension restoration plan is to form ponds which could help filter river water.

The most effective type or design of SuDS would depend on site-specific conditions such as underlying ground conditions, infiltration rate, slope, or presence of ground contamination. However, a number of overarching principles that could be applied in new development are:

- Manage surface water as close to where it originates as possible;
- Integrate into development and improve amenity through early consideration in the development process and good design practices;
- Reduce runoff rates by facilitating infiltration into the ground or by providing attenuation that stores water to help slow its flow down, so that it does not overwhelm water courses or the sewer network;
- Improve water quality by filtering pollutants to help avoid environmental contamination;
- SuDS are often also important in areas that are not directly in an area of flood risk themselves, as they can help reduce downstream flood risk by storing water upstream; and
- Some of the most effective SuDS are vegetated, using natural processes to slow and clean the water, while increasing the biodiversity value of the area.

Figure 83: Example of swales check dam integrated with a crossing point, somewhere in UK.

Figure 84: Example of SuD designed as a public amenity and fully integrated into the design of the public realm, Stockholm.

DC.03 Built form

Storage and slow release

Rainwater harvesting refers to the systems allowing the capture and storage of rainwater as well as those enabling the reuse in-site of grey water.

Simple storage solutions, such as water butts, can help provide significant attenuation. Underground tanks will be the preferred system for new build development. Where this is not viable, overground gravity fed rainwater systems that can have multiple application areas like toilets, washing, irrigation. In general, some design guidelines to well integrate water storage systems are:

- Consider any solution prior to design to appropriately integrate them into the vision;
- Conceal tanks by cladding them in complementary materials;
- Use attractive materials or finishing for pipes; and
- Combine landscape/planters with water capture systems.

Figure 85: Examples of water butts used for rainwater harvesting in Reach, Cambridgeshire.

Figure 86: Example of a gravity fed rainwater system for flushing a downstairs toilet or for irrigation.

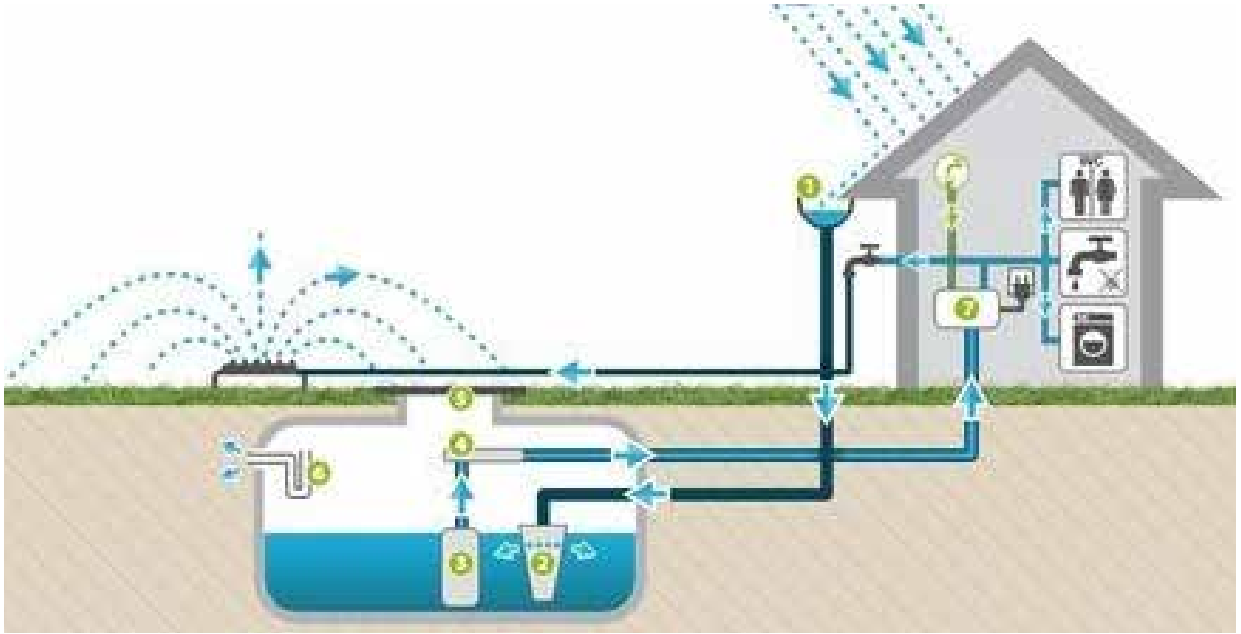


Figure 87: Diagram illustrating rainwater harvesting systems that could be integrated into open space and residential developments.

DC.03 Built form

Permeable paving

Most built-up areas, including roads and driveways, increase impervious surfaces and reduce the capacity of the ground to absorb runoff water. This in turn increases the risks of surface water flooding.

Permeable paving offers a solution to maintain soil permeability while performing the function of conventional paving. Therefore, some design guidelines for new development are:

- The choice of permeable paving units must be made depending on the local context; the units may take the form of unbound gravel, clay pavers, or stone setts; and
- Permeable paving can be used where appropriate on footpaths, private access roads, driveways, car parking spaces (including on-street parking) and private areas within the individual development boundaries.

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

- Sustainable Drainage Systems, non-statutory technical standards for sustainable drainage systems[1].
- The SuDS Manual (C753)[2].
- Guidance on the Permeable Surfacing of Front Gardens[3].

1. Great Britain. Department for Environment, Food and Rural Affairs (2015). Sustainable drainage systems – non-statutory technical standards for sustainable drainage systems. Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/415773/sustainable-drainage-technical-standards.pdf
2. CIRIA (2015). The SuDS Manual (C753).
3. Great Britain. Ministry of Housing, Communities & Local Government (2008). Guidance on the Permeable Surfacing of Front Gardens. Available at:https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/7728/pavingfrontgardens.pdf

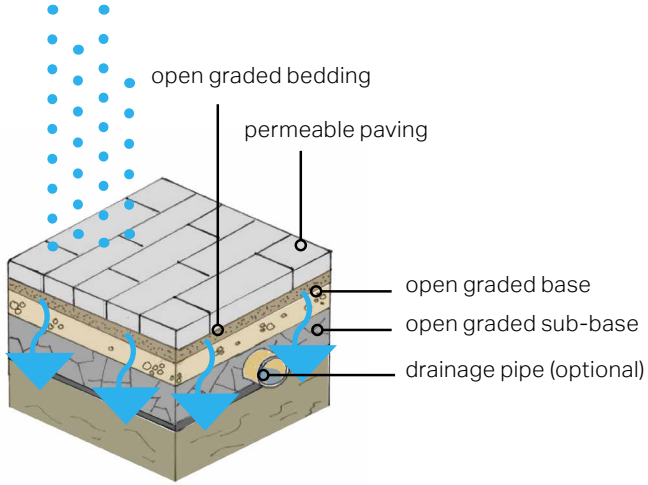


Figure 89: Diagram illustrating the function of a soak away.

Figure 90: Example of a permeable gravel that could be used for driveways.

DC.03 Built form

Knightsford Neighbourhood Plan aims to have a positive impact on the environment and thus, any future development should aim to be as eco-friendly as possible.

The design guidelines and codes below offer some design guidelines on sustainable development regarding the built environment.

DC03.18 Eco-design

An important note for Knightsford parish is that none of the parishes are connected to the mains gas grid, which means that sustainable alternatives like renewable sources such as heat pumps, biomass, solar thermal and so on should be considered to offer cost-effective, as well as environmentally-friendly solutions.

There are several energy efficient technologies that should be incorporated in buildings. The use of such principles and design tools is strongly encouraged to future-proof buildings and avoid the necessity of retrofitting.

Energy efficient or eco-design combines all around energy efficient appliances and lighting with commercially available renewable energy systems, such as solar electricity and/or solar/ water heating.

Figure 91 features an array of sustainable design features. Those on the top show the features that should be strongly encouraged in existing homes, while those on the bottom show additional features that new build homes are encouraged to incorporate from the onset.

The fastest route to building a functional, supportive, neighbourly community is to build homes that people can and want to live in for most of their lives instead of having to move every time domestic circumstances change.

'Lifetime' homes means designing in the flexibility and adaptability needed to allow for easy incorporation of wheelchair accessibility, addition/removal of internal walls, and ease of extension - both vertically and horizontally. This is particularly important for the aged, infirm or expanding/ contracting families who may be dependent on nearby friends and family for emotional and physical support.

DC.03 Built form

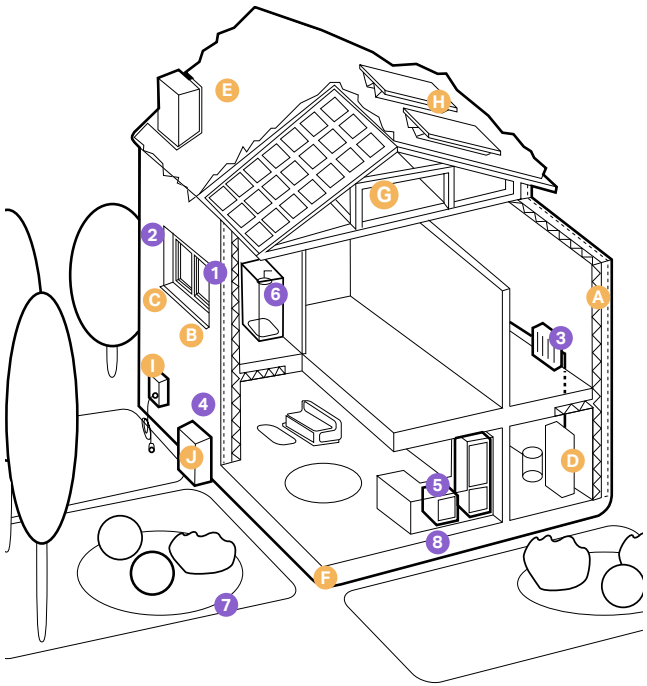


Figure 91: Diagram showing low-carbon homes in both existing and new build conditions.

Existing homes

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 battery storage
4. **Draught proofing** of floors, windows and doors
5. **Highly energy-efficient appliances** (e.g. A++ and A+++ rating)
6. **Highly waste-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**

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** with additional solar battery storage systems to store electricity for night time or days with little sunlight.

I. **Electric car charging point**

J. **Ground source heat pumps**

DC.03 Built form

Building fabric and orientation

Thermal mass

Thermal mass describes the ability of a material to absorb, store and release heat energy. It can be used to even-out variations in internal and external conditions, absorbing heat as temperatures rise and releasing it as they fall. Thermal mass can be used to store high thermal loads by absorbing heat introduced by external conditions, such as solar radiation, or by internal sources such as appliances and lighting, to be released when conditions are cooler.

Insulation

- New development should provide thermal insulation to any wall or roof to the exterior to prevent heat losses. Pay particular attention to heat bridges around corners and openings in the design stage.
- New development should provide acoustic insulation to prevent the transmission of sound between active (i.e: living room) and passive spaces (i.e: bedroom).
- New development should provide fire insulation and electrical insulation to prevent the passage of fire between spaces or components and to contain and separate electrical conductors.

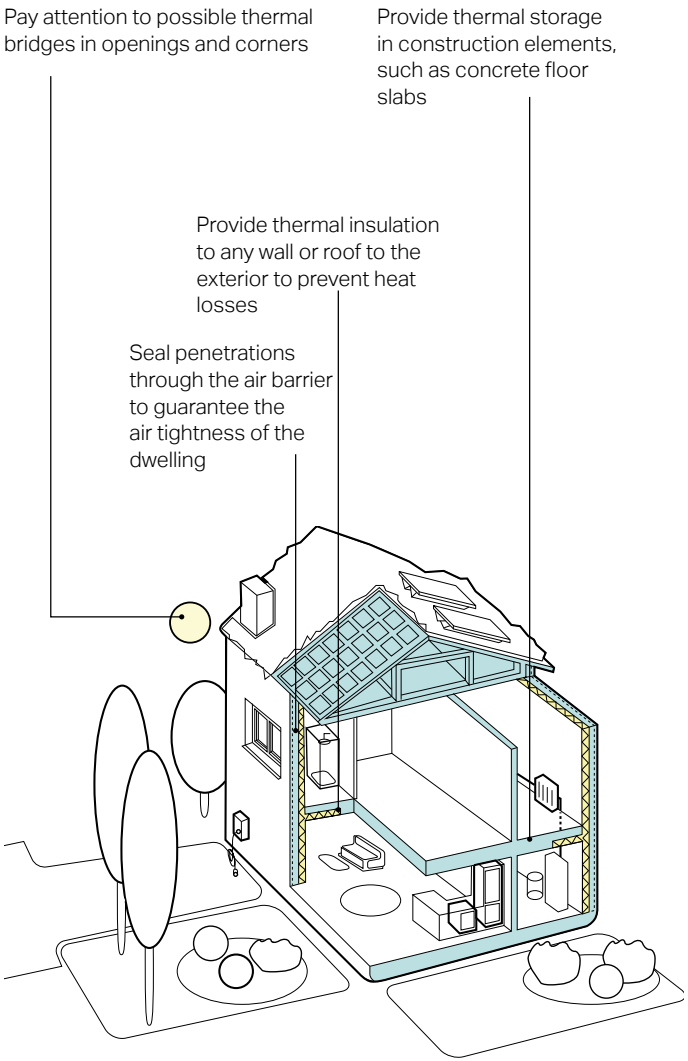


Figure 92: Diagram showing design guidelines on building fabric.

DC.03 Built form

Aspect and orientation

Buildings should be designed to maximise solar gain, daylight and sun penetration, while avoiding overheating. Subject to topography and the clustering of existing buildings, they should be orientated to incorporate passive solar design principles. Those principles include:

- 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.
- If houses are not aligned east-west, rear wings could be included so that some of the property benefits from solar passive gain.
- Homes should be designed to avoid overheating through optimisation of glazed areas, natural ventilation strategies including high- and low- level openings, longer roof overhangs, deep window reveals and external louvers/ shutters to provide shading in hotter summer months
- North facing single aspect units should be avoided or mitigated with the use of reflective light or roof windows.

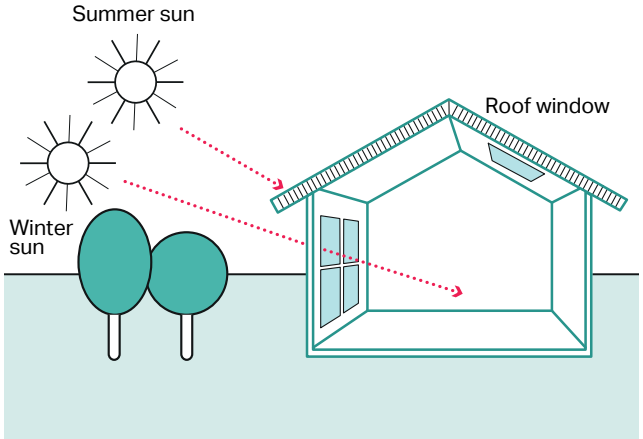


Figure 93: The use of roof window, pitch roof, location and size of windows in favour of maximising solar gain.

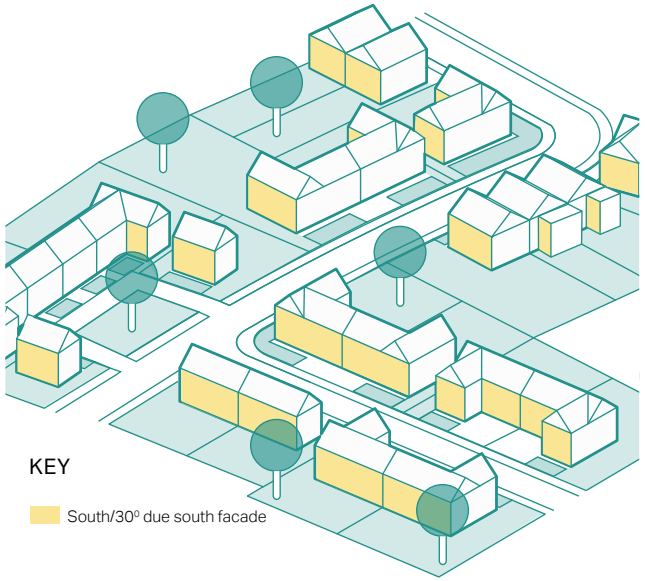


Figure 94: Elevations that would benefit from passive solar gain.

DC.03 Built form

Renewable/low carbon energy

The use of renewable/low carbon energy solutions such as air and ground source heat pumps, district heating, and solar panels are strongly encouraged.

District heat networks may play an important role in the transition to low carbon energy. Centralised energy production systems are more efficient than individual heating systems and generate less carbon emissions.

The design and installation of solar panels should be done carefully considering potential implications within Conservation Areas; preserving the character of the villages should be taken into account.

Some solutions of sensitive implementation of solar roof panels are suggested as follows:

On new builds:

- Design solar panel features from the start, forming part of the design concept. Some attractive options are solar shingles and photovoltaic slates; and
- Use the solar panels as a material in their own right.

On retrofits:

- Analyse the proportions of the building and roof surface in order to identify the best location and sizing of panels;
- Consider introducing other tile or slate colours to create a composition with the solar panel materials;
- Conversely, aim to introduce contrast and boldness with proportion. There has been increased interest in black panels due to their more attractive appearance. Black solar panels with black mounting systems and frames can be an appealing alternative to blue panels; and
- Solar panels can be added to listed buildings, but they need to be carefully sited and consent will be required.

Figure 95: Use of shingle-like solar panels on a slate roof with the design and colour of the panels matching those of the adjacent slate tiles

Figure 96: Positive example of implementing solar panels from the design stage.

Delivery

04

4. Delivery

The Design Guidelines & Codes will be a valuable tool in securing context-driven, high quality development in Knightsford, especially on potential sites that might come forward in the future. They will give more certainty to both developers and the community in securing developments that are designed to the aspirations of the community and potentially speed up the planning process.

The opposite table summarises the various ways that this document can be used by each actor in the planning and development process.

Actors	How they will use the design guidelines
Applicants, developers, & landowners	As a guide to community and Local Planning Authority expectations on design, allowing a degree of certainty – they will be expected to follow the Guidelines as planning consent is sought.
Local Planning Authority	As a reference point, embedded in policy, against which to assess planning applications. The Design Guidelines should be discussed with applicants during any pre-application discussions.
Parish Council	As a guide when commenting on planning applications, ensuring that the Design Guidelines are complied with.
Community organisations	As a tool to promote community-backed development and to inform comments on planning applications.
Statutory consultees	As a reference point when commenting on planning applications.

Table 01: Delivery

Appendix

The character of Knightsford parish (detailed version)

Woodsford

Woodsford parish is located south of Tincleton and east of West Knighton and West Stafford with a population of about 80 people.

The parish is split geographically into three main areas, East Woodsford, West Woodsford and Higher Woodsford, and it is surrounded with open countryside.

Road network and Public Rights of Way

The road network in Woodsford includes only three local roads which offer connections to the surrounding villages and countryside.

All roads have the character of countryside lanes, one-lane roads permitting two-way travel, and they have narrow width, approximately 3m. The lanes are well-vegetated bordered with rich vegetation, hedgerows, trees and green verges creating strong enclosure. In addition, there are no pavements on either side of the lanes. Overall, the existing character of the lanes celebrates the strong rurality of Woodsford.

The existing footpath network, designated Public Rights of Way, offers connections within Woodsford, to the River Frome valley, Woodsford Castle and Higher Woodsford, as well as to surrounding areas like Tincleton to the north and Crossways to the south.

Land uses

The majority of the land is owned by Woodsford Farm.

The parish includes residential uses, as well as a number of businesses, for instance sand and gravel quarry, garage and agricultural equipment. In addition, there is St John the Baptist Church, and Woodsford Castle, there has never been a pub or shop.

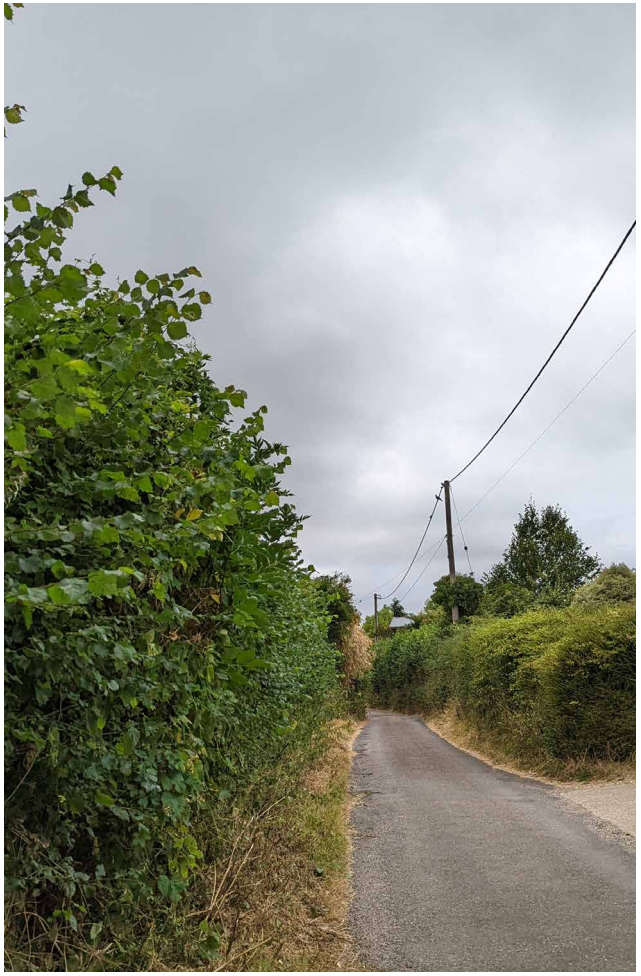


Figure 97: Local example of a rural lane of narrow width bordered with hedgerows, trees and rich vegetation, Woodsford.

Woodsford

Patterns of development and boundary treatments

Most of the built environment in Woodsford is concentrated in East Woodsford area including a variety of building typologies, like 17th century cottages, 17th century farm/ manor house, farm houses, barns, early 20th century bungalow, post-war council houses and late 20th century houses. All the above are set back, most with short cul-de-sacs, from the main rural lane allowing for generous green buffers. Building orientations and building lines are very irregular which is justified from the strong rural character of the area, while building plots and widths offer large variations. This kind of arrangement creates high levels of informality and thus, visual interest and unexpected views.

Woodsford Castle, although slightly set back from the road, it is quite visible holding a prominent position and thus, acting as a local landmark for the area. In addition to this, farmhouses, terraced farmworker cottages and barns, old and new, are also found in West Woodsford. The barns are set back from the main rural lane filtered with green buffers along the boundaries, while the cottages can be clearly seen from the road as they are set along the lane with small-sized front gardens. Short cul-de-sacs also lead to farm cottages and the farmhouse. Similar qualities characterise the barns, industrial units and 19th century farmworker bungalows in Higher Woodsford.

Physical boundary treatments prevail over the hard surfaces enhancing the rurality of the area. However, there are examples of low-height stone walls and timber fencing.

Figure 98: Woodsford Castle is a local landmark for the area set within the open countryside and bordered with rich vegetation, large trees and low-height stone wall.

Figure 99: The majority of the built environment is set back from the local roads, arranged in short cul-de-sacs, allowing nature to prevail.

Figure 100: Local examples of buildings set along the rural lanes with small-sized front gardens, bordered with hedges.

Woodsford

Open spaces and views

There are no public open spaces in Woodsford. However, the existing footpath network offers access to the river valley to the north and the surrounding open countryside.

Regarding the views, there is a good mixture of important short and long-distance views within the area. Short-distance views are created due to the meandering character of the rural lanes, the rich vegetation, the large trees, as well as landmark buildings that are set in prominent positions. Long-distance views are mainly found to the north, at the rear gardens of properties, where the topography slopes down towards the River Frome.

There are clear short and long distance views from the Castle including views to Dorchester/ Poundbury and the Hardy Monument (NT) further west on the ridgeway.

Figure 101: View towards the countryside and River Frome to the north.

Figure 102: Short-distance view to a property, which is a good example of the local vernacular in Woodsford, framed with rich vegetation and the branches from the trees.

Figure 103: Short-distance view to the old school along the cul-de-sac, School Lane.

Woodsford

Building heights and density

The variety of building typologies and informal growth patterns creates an interest on the roofline.

The average building height is generally low, around 2 storeys, while there are examples of 1-storey houses and barn buildings, as well as examples of above 2.5 storeys, like the church, Woodsford Castle and some more recent industrial barns.

Roof types range between gabled, cross gabled, hipped and thatched roofs, while other features like dormers and chimneys add interest to the roofline.

The building density is relatively low in Woodsford which allows for generous gaps between buildings, open views to the countryside and nature's prevalence.

Low density levels, apart from promoting rurality, also affect the roofline which, in this case, is mainly non-continuous as it often gets interrupted with vegetation or gaps. However, along School Lane, where density goes slightly higher, approximately 14 dph (dwellings per hectare), the gaps between buildings are smaller and thus, roofline is more continuous.

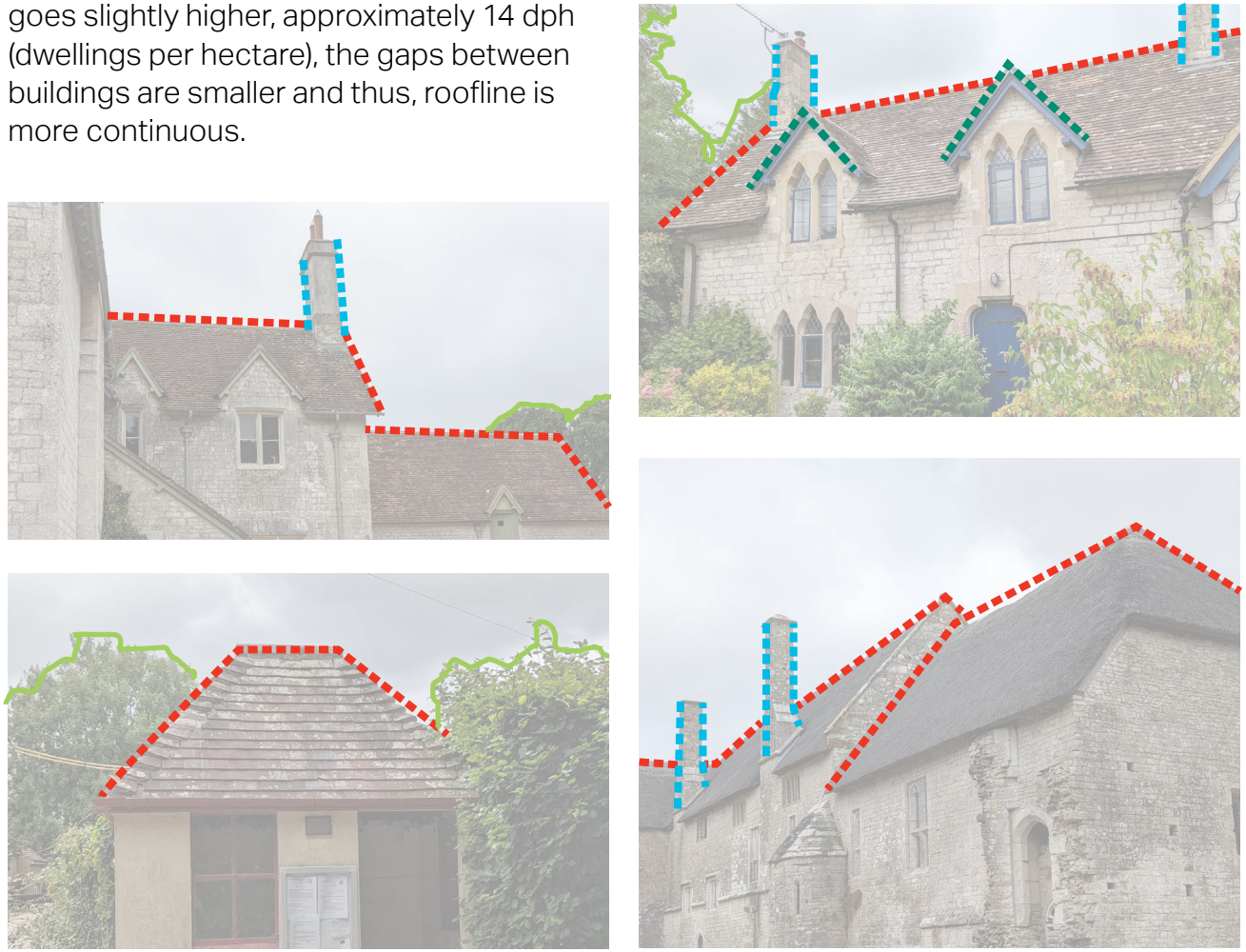


Figure 104: Local examples of roof types and rooflines in Woodsford. Elements like vegetation (light green line), ridges (red line) chimneys (blue line), dormers (dark green line) and variations in ridges create variety and interest in the roofline.

Woodsford

Car parking

The prevailing car parking typology is on-plot front or garage parking, while there are also examples of courtyard parking found in barns.

Local vernacular

Although there is no designated conservation area in Woodsford, the area is characterised by a rich local vernacular which should be respected and referenced in any new development to preserve the character of the area. In particular, there are 29 properties in the parish which differ in age and design.

Roof materials range between clay tiles and grey slate, while there are also examples of thatched roofs. Chimneys, made of brick or limestone, and gabled dormers also decorate the roofs adding visual interest.

Regarding the façades, there is a variety of materials used for the residential properties ranging between limestone, painted brick, yellow and red brick. Farm buildings are mainly built by weatherboarding, red brick and limestone.

Lastly, window types include casement and sashed windows of timber frame, mainly painted. More modern developments mostly maintain the typology; however, they include some darker colours or minimum details on the frames.

Roof materials & types

Thatched, hipped roof

Red clay tiles on a gabled (& cross gabled) roof

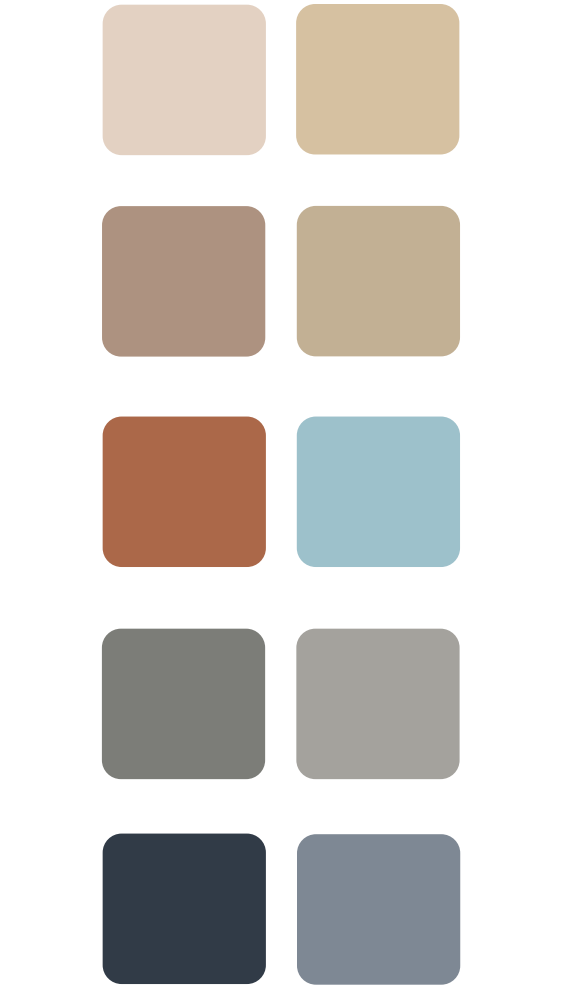
Grey slate tiles on gabled roof

Chimney and gabled dormer

Clay tiles on hipped roof

Gabled dormers with blue details

Woodsford



Colour Palette

Walling & window types

Limestone

Painted brick and part plastered cob

Red and yellow brick

Half red brick and half black weatherboarding

Limestone and weatherboarding

Red brick

Casement windows

Painted timber frame on sash windows

Modern windows

West Stafford

West Stafford

West Stafford rural parish is located south of River Frome and immediately east of Dorchester, with a population of about 310 people.

Road network and Public Rights of Way

The road network in West Stafford includes local roads, all classed as D roads, while the main road running through the village, along the railway line, is also on the national cycle routes network. This road offers immediate access to A352 and A35 to the west.

The roads running outside the village boundary have the character of countryside lanes, one-lane roads permitting two-way travel, and they have narrow width, approximately 2m. However, the main road along the railway line is wider of approximate 3.5m width. All lanes, in contrast to the rural lanes elsewhere in other villages of Knightsford, although well-vegetated, also offer open views to the surrounding fields and countryside creating a less enclosed environment and thus, enhancing a feel of openness in the parish.

Within the village, roads retain their rural qualities and meandering patterns bordered with green verges and, in some cases, pavements on one side of the road. The road network offers a level of permeability, where the road running through the village meets Manor Drive and Barton Close, while the rest of the roads are organised in cul-de-sac layouts offering access to the properties.

There is a good network of Public Rights of Way, footpaths and bridleways, that offer connections outside of the parish boundary towards the countryside, the River Frome, Puddletown Forest, Dorchester and West Knighton, while there are a few more within the village that allow for shortcuts.

Land uses

The parish includes residential uses, as well as a number of businesses, for instance Derwen Organic Farm, The Wise Man Inn and a garage for repairs. There is also St Andrew's church, the Village Hall and village play area. There is no school, shops or public transport in the village. Lastly, the majority of the land is owned by one landowner.

Figure 105: Roads within the village settlement have a meandering character and they are bordered with hedgerows, trees and buildings, directly facing the roads, which creates strong levels of enclosure.

Figure 106: Rural lanes outside the village settlement offer open views to the surrounding open fields, woodlands and vegetation.

West Stafford

Patterns of development and boundary treatments

The main village settlement is concentrated around the church, north of the railway line, however, there are some Farms and cottages, Keepers Cottage, Frome Farm, Talbotays Lodge and Stafford Farm, spread around the parish. The topography plays an important role in the village's settlement pattern as it splits the village in two areas; the lower grounds, where the church, the pub and the Village Hall are located, and the higher grounds, which covers a larger part of the village.

In the lower grounds, the Village Hall, the pub and the church act as focal points as they are located by the western and eastern entrances to the village holding a prominent position. They are set close to the street, where they face the inner village, while the open space around the church and the trees next to the Village Hall also create a pleasant buffer when entering the village. The rest of the lower grounds area is organised in a perimeter block, with short cul-de-sacs branching out. Properties present a variety of setbacks, either fronting directly onto the streets or allowing space for front gardens and open spaces. Building lines, rotations, plot sizes and widths are very irregular. All those elements enhance informality and thus, contribute to the rural character of the village.

The variety of building typologies also enhances this informality while offering visual interest along the streetscape. More specifically, there is a range of terraced housing, large detached and semi-detached properties, cottages and bungalows. In addition, the lower grounds area is more compact compared to the higher grounds, creating a more enclosed environment. However, along the edge lanes which border the open countryside the levels of enclosure drop significantly.

There is a mixture of boundary treatments, in the lower grounds area, including both soft, hedges, hedgerows, trees and flower beds, and hard surfaces. The latter include low-height brick or stone walls, black iron railings, timber fencing. Properties that face directly onto the streets are also considered as part of the boundary treatments adding interest along the streetscape.

Figure 107: Local example of terraced housing located in a corner with front gardens bordered with bushes, small trees, flower beds and low-height stone walls, Manor Drive.

Figure 108: Local example of buildings fronting directly onto the street, while on the opposite side buildings are set back allowing for small-sized front gardens bordered with low-height stone walls.

West Stafford

The higher grounds area is also characterised by a rural feel, however, there is generally less informality within the built environment. In particular, building lines and rotations are more consistent, while plot sizes and widths are more regular compared to the more historic patterns of the lower grounds. The buildings are either set back from the street allowing for front gardens of varied sizes or they are arranged along short cul-de-sac layouts. In addition, there is less variety of building typologies, with the prevailing one being the bungalows, however there are also some examples of semi-detached, detached properties and terraced housing.

Although the built environment shows less informality, the topography of this area adds interest and variety to the environment allowing for evolving views along the streets.

Overall, higher grounds area is less compact than the lower grounds one promoting a feel of openness.

The roads in this area have a slightly meandering character with pavements on one side and, often, green verges.

Physical boundary treatments prevail over the hard surfaces due to the front gardens which are mainly bordered with hedgerows, trees, grass areas and flower beds. There are also examples of low-height brick or stone walls which are always combined with soft elements. In addition the topography allows for views to the backdrop vegetation enhancing the green feel of this area.

Figure 109: Local example of properties set back from the street allowing for front gardens which are bordered with large trees and low-height stone wall.

Figure 110: Footpath at the corner of Rectory Lane and Glebeland Close with leads to a play area at the back of the properties.

West Stafford

Open spaces and views

There are two public open spaces within West Stafford. One is located to the west end of the village settlement and it is accessed by a footpath at the corner of Rectory Lane and Glebeland Close and it is equipped with a children's play area. The second one is located within the infill development along Floyers Field, while it can also be accessed from Glebeland Close.

There is a good mixture of important short and long-distance views within the area. Short-distance views are created due to the topography, the meandering character of the streets, the enclosed environment within the lower grounds area, as well as the prominent position of landmarks buildings set along the streets. Long-distance views are mainly found to the north along Barton Close, towards the open fields and along Glebeland Close, both towards the backdrop vegetation to the west and towards the recently built infill development along Floyers Field. Also, long-distance views, towards the open fields, are generated along the rural lanes outside the village settlement.

Figure 111: View towards the open fields, woodlands and countryside to the north, Barton Close.

Figure 112: View towards St Andrew's church.

Figure 113: Topography along Floyers Field offering views towards the built environment.

West Stafford

Building heights and density

The topography, the meandering character of the streets and rich vegetation create interesting rooflines within the village settlement.

The average building height is generally low, around 2 storeys, while there are examples of 1-storey houses. The spine of St Andrew's Church is the highest element within the village. However, towards the south, the higher grounds area, the topography significantly affects the roofline.

The prevailing roof types are gabled and thatched, while there are also examples of cross gabled and mansard roofs. Other features like chimneys and dormers add interest in the roofline.

The building density is relatively higher in West Stafford compared to the other parishes. Lower grounds area is more compact with small gaps between buildings and smaller rear gardens, while the higher grounds offer larger gaps between buildings and more generous plot sizes.

Those density levels, apart from shaping the built environment, also affect the roofline which, in this case, is either continuous and irregular, within lower grounds, or non-continuous, within the higher grounds. In addition, in both areas, the roofline often gets interrupted with vegetation.

Figure 114: Local examples of roof types and rooflines in West Stafford. Elements like vegetation (light green line), ridges (red line) chimneys (blue line), dormers (dark green line) and variations in ridges create variety and interest in the roofline.

West Stafford

Car parking

The prevailing car parking typology is on-plot front or garage parking, while there are also examples of courtyard parking and on-street parking.

Local vernacular

The conservation area covers almost all of the area of West Stafford village except from the children's play area to the west end and the land to the east of West Stafford. The area is characterised by a rich local vernacular which should be respected and referenced in any new development to preserve the character of the area. In particular, there are approximately 140 properties in the parish which differ in age and design.

Roof materials range between grey slate tiles and clay tiles, while there are also examples of thatched roofs. Chimneys, made of red or dark brown brick, and gabled or hipped dormers also decorate the roofs adding visual interest.

Regarding the façades, there is a variety of materials used for the residential properties ranging between renders, of off-white and other pastel colours, as well as yellow, red and dark brown brick and limestone. There are also examples where materials are combined for instance, renders with limestone to the bottom, or bricks of different colours. Lastly, window types include mainly casement windows, while there are also examples of sash and bow windows. More modern developments mostly maintain the typology, also preserving the white colours on the frames.

Roof materials & types

Thatched gabled roof with brick chimney

Gabled roof with grey slate tiles

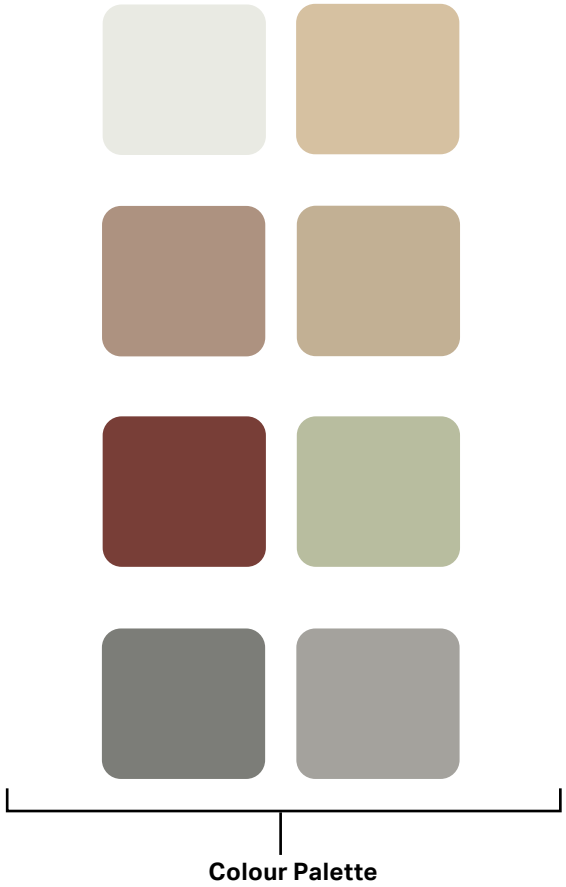
Hipped roof with clay tiles

Mansard thatched roof

Mansard thatched roof with hipped dormers

Gabled roof with clay tiles and hipped dormers

West Stafford



Walling & window types

Off-white render

Yellow render

Red brick (different shades)

Limestone combined with dark brown brick around windows and doors

Yellow brick combined with red brick around windows and doors

Off-white render combined with limestone

Modern casement windows

Casement windows

Bow modern window

Tincleton

Tincleton

Tincleton parish is located in the north of Knightsford Neighbourhood Area, about 3km north of Woodsford and 7km north east of West Stafford and has a population of about 150.

Road network and Public Rights of Way

The road network in Tincleton consists of 3 local roads which meet to form a central cross section junction: Ilsington Road running east-west, Watery Lane running south and Dark Lane running north. These roads offer connections to the surrounding villages and countryside. Additional smaller, un-named lanes and access roads branch off these local roads and there is a private access road to Clyffe to the east of the parish.

All roads have the character of countryside lanes, most are one-lane roads permitting two-way travel, and they have narrow width, approximately 2m. The lanes are, in some places, well-vegetated bordered with rich vegetation, hedgerows, trees and green verges creating strong enclosure. However this is juxtaposed in other places in the parish by long views from lanes across fieldland and to the wooded area north of Tincleton, providing a feeling of openness. There are no pavements on either side of the lanes and overall the existing character relates the strong rurality of Tincleton.

There is a good network of Public Rights of Way in Tincleton with footpaths offering connections within the village, into the surrounding countryside and also to other neighbouring villages including Woodsford.

There are two school bus services serving both Puddletown First and Middle Schools, and Thomas Hardye School in Dorchester.

Land uses

Land use in the parish is primarily residential. However there are also a number of small farms, a small village hall, a garden furniture business, the Picture Gallery, the parish Church of Saint John the Evangelist and Watercress beds to the West of the parish. The majority of the land in the parish is owned by Clyffe Farm. There are no services, mains drainage or mains gas in the village.

Figure 115: Local example of a rural lane of narrow width bordered with mature trees and hedgerows in Tincleton.

Figure 116: Local example of a footpath through the countryside of Tincleton.

Tincleton

Patterns of development and boundary treatments

The parish is geographically divided into two distinct areas: Clyffe, an isolated hilltop area of 25 properties centered around Clyffe House and Tincleton village formed primarily of residential development located along and around Ilsington Road.

Between these two areas of the parish sits the parish Church, old rectory, former Victorian school, now a picture gallery, a farm and a cluster of holiday cottages.

There are a variety of building typologies, the dominant being Victorian properties including farm workers houses in Tincleton, the church, rectory and school and the Victorian mansion, Clyffe House. More recent development is primarily in the form of infill in varying styles as well as extensions and conversions, with examples of roofs which have been converted from thatch. There is a line of Victorian estate brick and tiled workers houses in Blacksmith Lane all of which have been extended, with one infill and the Old Forge at the bottom of the lane. There are 3 post war bungalows on Dark Lane using infill and agricultural land. Buildings tend to have a setback from the road with green front gardens and boundary treatments including hedgerows and vegetation as well as low stone walls and wooden fences.

Buildings are often detached or semi-detached and building line and orientation is often irregular with large gaps between buildings enforcing the village's rural character. The cluster of buildings on Ilsington Road in Tincleton village has a more consistent building line and orientation with buildings here providing some sense of enclosure as they overlook open fields.

Figure 117: Green boundary treatments of linear development of housing along Ilsington Road in Tincleton.

Figure 118: House with a small set back from the road and a combination of brick wall, concrete column and iron railing boundary treatment with additional planting in the front garden.

Tincleton

Open spaces and views

There are no public open spaces in Tincleton. However, the existing footpath network offers access to the river valley to the south and the wooded area in the north which has a recreational route running through it.

Regarding the views, there is a good mixture of important short and long-distance views within the area. The long, straight nature of the road east west through the parish offers views of the Church and old school from the residential area of Tincleton village.

There are also longer distance views from this part of Tincleton created through the openness of the surrounding fieldland, south across the River Frome valley and north towards the woodland where Clyffe House and associated properties sit.

The hilltop location of Clyffe offers good long distance views through gaps in the woodland across Tincleton parish and the Frome valley.

Figure 119: View from Clyffe House through the trees over open fields towards the Frome valley.

Figure 120: Open fieldland surrounding Tincleton with views of woodland.

Figure 121: View of the Church and old school in Tincleton.

Tincleton

Building heights and topography

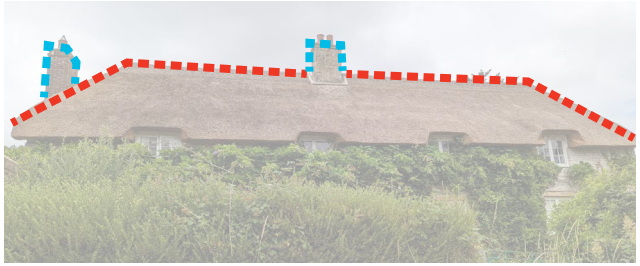
There is a large variety of building typologies in Tincleton, which results in an interesting and varied roofline.

Building heights are generally low, mostly constrained to 1-2 storeys. A high level of vegetation screens many buildings which further reduces the impact of the built environment on the landscape. Clyffe House has a higher profile than other buildings in the parish, though still only of 2.5 storeys (2 storeys with an attic).

Roof types range between gabled, cross gabled and hipped roofs in grey and brown plaintile, pantile and thatch. Dormers, chimneys and porches with pitch roofs add interest along with other decorative roofing features on some buildings.

Tincleton has a relatively low building density, like Woodsford, which enables generous gaps and high amounts of vegetation between buildings interrupting the roofline. This enforces the rurality of the parish and allows open views to the countryside.

Density is higher around a section of Islington road where there is a cluster of development and this higher concentration of built form creates a more continuous roofline here.



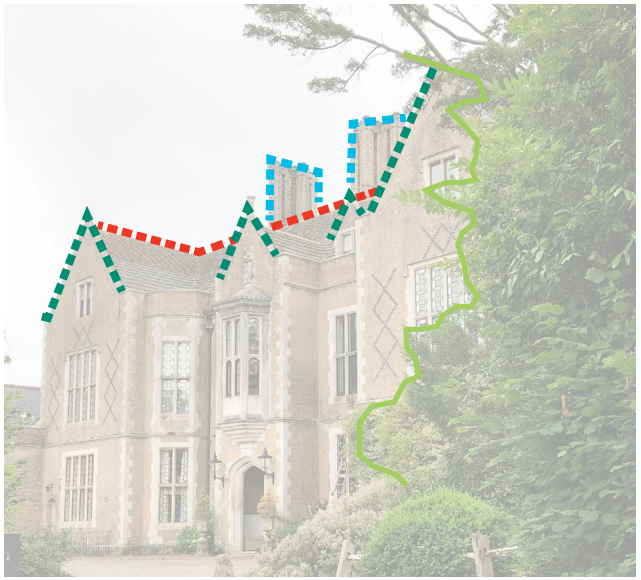


Figure 122: Local examples of roof types and rooflines in Tincleton. Elements like vegetation (light green line), ridges (red line) chimneys (blue line), dormers (dark green line) and variations in ridges create variety and interest in the roofline.

Tincleton

Car parking

The dominant form of car parking is on plot side or front parking.

Local vernacular

Tincleton parish does not have a designated conservation area; however does have a rich local vernacular which any new development should respect and reference to preserve the area's character. There are in total 72 properties in the parish with differing ages and designs.

Tiled roofs are the most common roof type, with examples of clay and slate tile and less often clay pantile. There are a couple of thatched roofs, though some original thatch roofs have been converted.

Regarding the façades, there is a variety of materials used for the residential properties ranging between red brick, white and off-white render, grey brick, hung tiles and stone. Farm buildings are mainly built by weatherboarding, red brick and limestone. There are poor examples of cheaply built workers bungalows built in precast, concrete blocks which does not reflect the character of the parish. The church, old school and the old post office, now a listed residential property, use rough ashlar walls.

Lastly, there is a consistent window style of white, vertically proportioned either casement or sash windows with white rectangular panels. Darker painted frames are seen, but are less common. The old post office, old school and church all have stone mullioned windows. The old post office has cast iron glazing which is not seen elsewhere in the parish, but both the old school and church have light-leaded glazing which can also be seen in other properties.

Roof materials & types

Thatched, pitched roof

Red, clay plaintiles on a hipped roof

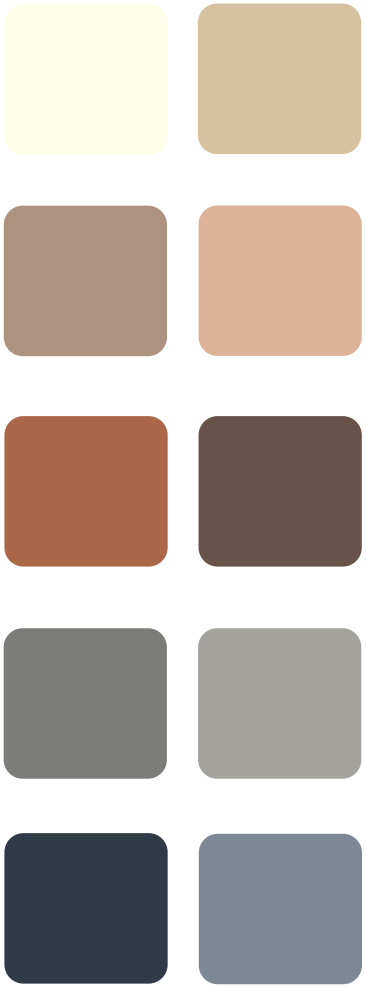
Light red/ orange, clay pantiles on a gabled roof

Grey, slate tiles on a hipped (and cross gabled) roof

Pitched roof with dormers.

Gabled (and cross gabled) roof with decorative roof detailing and dormers

Tincleton



Colour Palette

Walling & window types

Rough ashlar wall with stone mullioned window

Grey brick

Weather boarded farm building

Brick walls in English bond

Red wall

Off-white render

White casement window

White sash window

Light leaded windows

West Knighton

West Knighton

West Knighton is the largest rural parish of the four and it is located south of the River Frome and West Stafford and west of Woodsford and Crossways. Broadmayne School and the residential areas south of the school are part of West Knighton village's built up area, but are located outside the parish boundary and lie instead within Broadmayne parish. Broadmayne village is then located a short distance south of this area.

Road network and Public Rights of Way

The road network in West Knighton includes local rural roads offering connections to other villages and the national cycle route network to the north and to the A352 to the south and west.

The roads running outside the village are countryside lanes, single lane roads permitting two-way travel, and are narrow. Those lanes are well-vegetated, however, they do offer, in places, views towards open fields and surrounding countryside, enhancing the feel of openness in the area.

Within the village, roads retain their rural qualities, however street typologies present some variety. More specifically, the streets within the historic core of the village have a meandering character bordered with green verges without pavements, while more recent developments, along Lewell Way, Glebe Way and Oakwood, have a less rural feel bordered with pavements and green verges in places.

The road network generally permits ease of movement where the road runs through the historic part of the village, while the rest of the properties are organised in cul-de-sac layouts. There is a good network of Public Rights of Way, footpaths and bridleways, which offers connections to West Stafford to the north, to the river valley to the east and Broadmayne to the south. There are also a few more within the village itself that allow for shortcuts to the St Peter's Church and Broadmayne First School.

Land uses

The parish includes residential uses, as well as The New Inn, St Peter's Church and a motor vehicle repair shop. There is also a bus service connecting the village to Dorchester and Weymouth.

Figure 123: Local example of rural lane running through the historic core of the village. The narrow width of the lane, the small building setbacks and the rich vegetation create strong levels of enclosure.

Figure 124: Knighton Lane is a wider road leading out from Knightsford parish into Broadmayne parish. The road is bordered with green verges and pavements and accommodates bus services.

West Knighton

Patterns of development and boundary treatments

West Knighton village is composed of the historic core, the most recent developments, farm buildings and large detached properties are scattered around the parish; thus, the growth patterns vary reflecting those different periods and uses.

More specifically, the building lines and rotations within the historic core are irregular, while plot sizes and widths vary. Buildings are either set along the rural lane, with no or small setbacks, or they are arranged in short cul-de-sac layouts. This informality and variation enhances the rural feel of the area. In addition to this, the topography, as the ground slopes down along Highgate Lane with Knighton Lane being the highest point, adds to the general environment allowing for evolving views along the streetscape.

Along Knighton Lane, various cul-de-sac developments are found, the more recent, organised in a less informal fashion with generally regular buildings lines and rotations, with little variation on plot sizes and widths. Building typologies show less variation with detached and semi-detached properties being the prevailing designs.

There is a mixture of boundary treatments including both soft, hedges, hedgerows, trees and flower beds, and hard surfaces. The latter include low-height brick or stone walls, black iron railings and timber fencing. Properties that face directly onto the streets are also considered as part of the boundary treatments adding interest along the streetscape.

Figure 126: Local example of low-height stone wall combined with black iron railing.

Figure 125: Local example of hedgerows and trees used as boundary treatments with green verges and stones bordering the rural lane.

Figure 127: Local example of properties set along a cul-de-sac with grass areas, bushes and flower beds.

West Knighton

Open spaces and views

There is one public open space within West Knighton located between Knighton Lane, Glebe Way and Lewell Way.

Regarding the views, there is a good mixture of important short and long-distance views within the area. Short-distance views are created within the historic core due to the topography, the meandering character of the streets, the enclosed environment, as well as the prominent position of historic assets such as St Peter's Church, the Old School House and historic cottages set along the rural lane.

Long-distance views are mainly found to the west along Knighton Lane, and to the west and east along Highgate Lane, towards open fields.

Figure 128: Views towards the backdrop vegetation and woodlands.

Figure 129: As the topography slopes down to a cul-de-sac, the backdrop vegetation and series of properties set along the street can be admired.

Figure 130: Within the rural environment,there are short-distance views towards large properties with interesting architectural details that celebrate the local vernacular.

West Knighton

Building heights and density

The topography, the meandering character of the streets and rich vegetation within the historic core of West Knighton village create interesting rooflines of varied character. The average building height is generally low, around 2 storeys, while there are examples of 1-storey houses. The tower of St Peter's Church is the highest element within the village. However, topography along the historic core significantly affects the roofline. The prevailing roof types are gabled and thatched, while there are also examples of cross gabled and mansard roofs. Other features such as chimneys and dormers add interest to the rooflines. Those characteristics result in generally irregular rooflines which are often interrupted with vegetation.

The more recent developments, however, present less interesting rooflines with little variation since the prevailing typology is gabled roofs, while building heights are consistent, mainly 2 storeys.

Building density also plays an important role in shaping the roofline. More specifically, within the historic core the average density is relatively higher, while it drops within the more recent developments allowing for larger gaps between properties.

Figure 131: Local examples of roof types and rooflines in West Knighton. Elements such as vegetation (light green line), ridges (red line) chimneys (blue line), dormers (dark green line) and variations in ridges create variety and interest in the roofline.

West Knighton

Car parking

The prevailing car parking typology is on-plot front or garage parking, while there are also examples of courtyard parking and on-street parking.

Local vernacular

The conservation area covers almost all of the historic core of West Knighton.

This area is characterised by a rich local vernacular which should be respected and referenced in any new development to preserve the character of the area. The more recent developments show less variety in material palette and style, however, those will also be referenced.

Roof materials range between grey slate tiles and clay tiles, while there are also examples of thatched roofs. Chimneys, of red or dark brown brick, and gabled or hipped dormers also decorate the roofs adding visual interest.

Regarding the façades, a variety of materials are used for the residential properties ranging between renders, of off-white and other pastel colours, as well as yellow, red and dark brown brick and limestone. There are also examples where materials are combined for instance, renders with limestone to the bottom, or bricks of different colours. Lastly, window types include mainly casement windows, while there are also examples of sash and bow windows. More modern developments mostly maintain the typology.

Roof materials & types

Grey slates on half-hipped roof with hipped dormer

Grey slate tiles on gabled roof with gabled dormer

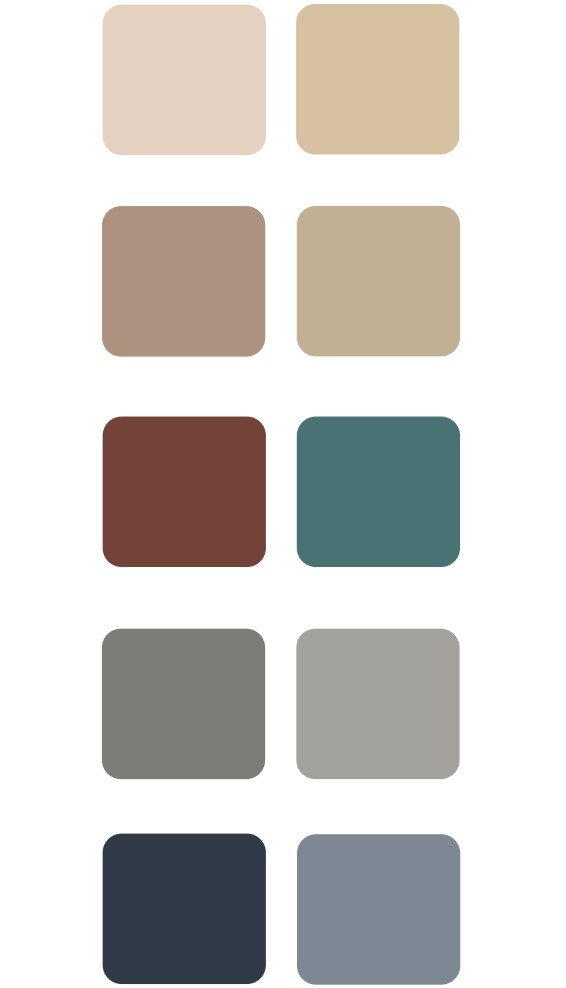
Thatched roof

Clay tiles on cross gabled roof with brick chimneys

Grey slate tiles on hipped roof with brick chimney on the side

Clay tiles on cross gabled roof

West Knighton



Colour Palette

Walling & window types

Off-white render

Brick colour combination (yellow and dark red)

Flint wall with red brick along the edges

Half black weatherboarding and half off-white render

Limestone and dark red brick around windows and doors

Limestone and dark red brick around windows and doors

Casement windows (painted white)

Casement windows (painted blue)

Casement windows (uPvc)

Historic evolution and settlement pattern

The Knightsford Neighbourhood Area is made up of the historic parishes of Woodsford, West Stafford, West Knighton and Tincleton within the Frome Valley. The Neighbourhood Plan study area comprises of two main HLC types: Heath/Farmland Mosaic and Valley Pasture. Heath/Farmland Mosaic covers the south of the study area and is defined as very mixed, including fragments of heathland with no large-scale enclosure but some small-scale and piecemeal planned enclosure, and pockets of large-scale quarrying. Valley Pasture covers the north of the study area and is defined by water meadows of varying size and type.

Woodsford

Woodsford is located in the rising ground south of the River Frome and water meadows. The village has maintained a roughly rectangular plan. Woodsford appears on the 1888 Ordnance Survey subdivided into East and West Woodsford. East Woodsford is the larger of the two settlements, comprising of the Church, rectory, Woodsford Farm (formerly Manor House) and school, with a gravel pit to the south. West Woodsford comprises of Woodsford Castle, Castle Dairy, and cottages to the east.

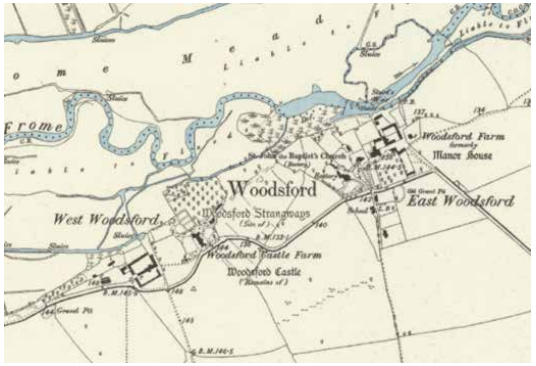


Figure 133: Woodsford OS map 1888.

West Stafford

West Stafford is situated on an elevated level platform south of the River Frome. The village is nucleated with a defined historic core. On the 1888 Ordnance Survey the village is shown to comprise of Frome dairy to the west, the Church of St Andrew, rectory, and school, with Manor Farm and Stafford dairy to the east and Stafford House to the north. The historic core of the village appears little changed while 20th century and 21st century development is focused upon the south of the village.

Figure 132: West Stafford OS map 1889.

West Knighton

West Knighton is situated on elevated ground on the edge of a gravel plateau. The settlement was historically linear in plan. On the 1888 Ordnance Survey West Knighton is shown comprising of St Peter's Church, rectory, a smithy, school, West Knighton Farm, Higher Lewell Farm and New Inn. The 1901 OS map shows little change from the 1888 OS map. Post-war there has been significant residential development to the south of the village, sprawling towards Broadmayne outside the Knightsford Parish study area. The historic core of the settlement has been maintained, designated as a conservation area.

Tincleton

Tincleton is located in the meadows of the River Frome valley. The settlement is rectangular in plan. On the 1888 Ordnance Survey the village comprises of farmsteads with the Church of St John, rectory, a school and post office to the south-east. There is a complex series of drains to the south of the settlement within the agricultural fields. On later maps watercress beds appear to the south-west. The settlement appears to have changed little during the 20th and 21st centuries.

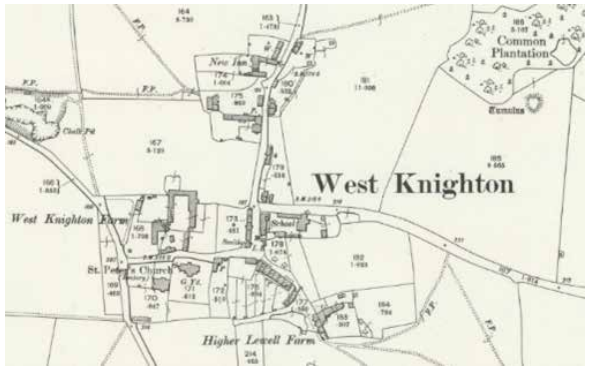


Figure 135: West Knighton OS map 1902.

Figure 134: Tincleton OS map 1963.

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