

Draft Design Guidelines for Motcombe

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Draft Design Guidelines for Motcombe

1. Street Grid and Layout



1.1 Streets should tend to be linear with gentle meandering - Routes should be laid out allowing for suitable connections (where possible), particularly on foot.

1.2 The distribution of land uses should respect the rural character of the village.

2. Local Green Spaces, Rural Views and Character



2.1 Key characteristics of Motcombe *should* be preserved such as: Pockets of development stemming from main road creating dwelling clusters; housing clusters showing a variety of types, avoiding repetition and homogeneity while reflecting current architectural styling; non-linear nature of any secondary streets distance views to the countryside; low rise development along the main road.

2.

2.2 Development adjoining public open spaces and gaps should enhance the area character by providing a positive interface or a soft landscaped edge. New developments should aim to achieve this as best practice.

2.3 Development proposals which could result in the loss of trees or woodland should provide clear unambiguous commitments to replace this vegetation.

2.4 The spacing of a development should reflect rural character and allow for views of the countryside from the public realm. Trees and landscaping should be incorporated in the design where possible.

2.5. The rural character of roads should be maintained.

2.6 The existing atmosphere and ambiance of Motcombe should be carefully preserved. Views from all parts of the village must be protected.

2.7 It is important that Motcombe should remain a separate and distinct, village-based community, rather than a merged dormitory of the two neighbouring towns. Valued green spaces should be protected for residents within the Parish , while the essential rural character of the village must be maintained.

3. Buildings Layout and Grouping



3.

3.1 In all cases, existing character *must* be preserved when considering new development. Contemporary design is encouraged, but local heritage and setting must always be a consideration.

3.2 Where an established part of local character, properties should be clustered in small pockets showing a variety of types. The use of a repeating type of dwelling along the entirety of a street should be avoided.

3.3 Walls, hedge or front garden boundaries, (whichever is appropriate to the street), should enclose and define each street along the back edge of the pavement, adhering to a consistent building line for each development group.

3.4 Properties should aim to provide rear and front gardens or at least a small buffer zone to the public sphere.

4. Building Line and Boundary Treatment



4.1 Buildings should be aligned along a street in keeping with the local character.

4.2 Boundary treatments should help define the street, appropriate to the rural character of the area. For example, low walls made of brick or stone, metal ironmongery, hedgerows or a combination of these, whichever is most appropriate to the street. The use of panel fencing in these publicly visible boundaries should be avoided.

4.3 Front gardens or small 'pocket parks' should be included where this is characteristic of the area.

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4.4 Waste storage should be integrated as part of an overall property design to minimise the visual impact of bins and recycling containers.

4.5 Boundary treatments adjacent to the open countryside should provide sensitive transition between the built form and open countryside.

5. Building Heights and Roofline



5.1 The typical build height should be one to two storeys and should *not* generally exceed two- and-a-half storeys with some variation in any mix.

5.2 The layout of buildings as well as the roof forms within the development should allow for framed long distance views and visual connection with the open countryside.

5.3 The existing roof line of adjoining properties should be respected to create a consistent roof line and rhythm along the street. Roof pitches should match existing/ adjacent roof pitches (taking into account variation as a result of the materials used).

6. Corner Buildings

6.1 Corner buildings should address placing windows and/or entrances facing the streets and or public spaces.

6.2 Corner buildings should have a pleasing design, appropriate to the site context.

6.3 It is not considered good practice to leave blank facades on one side of a corner building.

7. Car Parking Solutions

7.1 A minimum of 2 car parking spaces off-road per property should be available.

7.2 Avoid inadequate parking provision or site vehicular access proposals. This means that no loss of landscape at the front of property would be acceptable in order to create a parking space. Where a parking space is required at the front of property, alternative ways of landscape should be presented .

8. Architectural Details



8.1 It is beyond the scope of this document to provide a comprehensive set of architectural detailed solutions. It is expected that design proposals make reference to their context and any local buildings considered of merit or significance.

8.2 It is recommended there should be a tentative towards contemporary architecture, nevertheless, it should be considered combined with local traditional architectural forms.

8.3 Architectural detailing in terraced or semi-detached houses should typically display a cornice at the eaves, door surrounds or porches, and occasionally parapet wall at eaves.

8.4 Proposed building facades should indicate the importance of each storey through combination of building elements and the level of architectural detailing used.

9. Materials and Surface Treatments



9.1 Materials proposed for use in new development and building extensions shall match or be guided by those used in the existing building or area and subtle variations by street. Any boundary walls delineating gardens should be built from local stone or other locally sourced materials as and when appropriate to match the colour of the ones in the existing property.

9.2 Architectural detailing shall typically display elements that equate to those on existing traditional buildings which provide interest, scale and texture to form and elevations.

10. Contemporary Design



10.1 In Motcombe there are a few examples of contemporary architecture among the latest dwellings. It is suggested that this trend continues to further expand with additional eco design features incorporated in future developments.

Houses shown above represent good examples of existing contemporary design in Dorset. All these buildings reflect an innovative take on local characteristic house typologies such as: cottage, coach house and barns.

11. Design Palettes and Design Details

11.1 Material palette

The materials and architectural detailing used throughout Motcombe contribute to the rural character of the area and the local vernacular. It is therefore important that the materials used in proposed development are of a high quality and reinforce the local distinctiveness of the area. Development proposals should demonstrate that the palette of materials has been selected based on an understanding of the surrounding built environment.



11.2 Design detail



Above are examples of building material that contribute to the local vernacular architecture of Motcombe and could be used to inform future development. It should be noted that these materials are not prescriptive and there is opportunity for innovative and creative material suggestions in new buildings, restorations and extensions that may compliment what already exists. However, when buildings are designed, local heritage of building materials should be taken into consideration.

12. Plot Infill



Considering the form and design of individual buildings, it is beyond the scope of this guide to foresee every eventuality. Yet some basic principles should apply:

12.1 Materials used in extensions and infill should reflect the local palette

12.2 A new infill proposal should not obstruct an established view

12.3 Avoid excessive loss of existing garden space/amenity through plot sub division.

12.4 Avoid the loss of trees and/or hedges of significant size that contribute to the character of the village.

12.5 Avoid inadequate parking provision or site vehicular access proposals. This means that no loss of landscape at the front of property would be acceptable in order to create a parking space. Where a parking space is required at the front of property, alternative ways of landscape should be presented .

12.6 Avoid creating loss of natural lights light to neighbouring properties

13. Design Guidelines for Homes, People and Wildlife



13.1 Our national Wildlife Trusts have created a vision for green infrastructures at potential housing development sites which can be achieved as part of any sustainable development. This presents more joined up habitats for wildlife and people, provides homes for wildlife and brings people closer to nature. Built in the right way, in the right place, new housing developments can make a positive contribution both to nature and to the health and wellbeing of people who live there.

There are two stages to this:

13.2 **Location** - new housing should be located in areas that are already well served by infrastructure and should avoid harm to the existing environmental assets of an area. Housing should be targeted at places where it can have a positive environmental impact to help achieve landscape restoration and recovery. This requires an up-to-date and

well-informed ecological network map, which identifies existing natural features and habitats, alongside areas where new habitats are needed to restore ecosystems and help wildlife recover.

13.3 **Design** - new housing developments and houses themselves should be designed to integrate space for both wildlife and people (i.e. buildings which are more wildlife friendly, nesting holes, etc), as well as to reduce carbon emissions and minimise water usage.

Suggested benefits for developers are:

13.4 *Satisfied customers*: Houses and developments set in natural green space are more desirable to buyers

13.5 *Enhanced brand value*: Developers who take a lead on nature build their brand, and change the attitudes of the sector as a whole.

13.6 *Happier communities*: New houses designed to retain existing natural features with high quality green spaces are more acceptable to existing residents.
