

Crewkerne

Neighbourhood Area

Design Codes and Guidelines

Quality information

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Contents

1	1. Introduction	4	5	Deliverability	82
	1.1 Objectives	6		5.1 Delivery agents	82
	1.2 Process	6			
	1.3 Stakeholder engagement	7			
2	2. Neighbourhood Area context analysis	9	6	References	83
	2.1 Location and area of study	10			
	2.2 Land use	12			
	2.3 Landscape, ecology and heritage designations	13			
	2.4 Water and flood risk	18			
	2.5 Cultural Associations	19			
	2.6 Historic development	20			
	2.6.1 Historical timeline	21	7	Glossary	84
	2.7 Existing character assessments and design guidance	23			
3	3. Character assessment	26			
	3.1 Introduction	26			
	3.2 Character assessment	27			
4	4. Design guidance & codes	56			
	4.1 Introduction	56			
	4.2 General design considerations	57			
	4.2.1 Key points to consider when assessing planning applications	58			
	4.3 Design codes	61			



Introduction

01

1. Introduction

This section provides context and general information to introduce the project and its location.

AECOM has been commissioned to provide design support to Crewkerne Town Council through the Ministry of Housing, Communities & Local Government (MHCLG) - funded Neighbourhood Planning Programme, led by Locality. This document has been produced to inform new residential (only) development proposed in the Crewkerne Town Council Neighbourhood Area. It presents a summary of the key characteristics which make this a special place to live and visit and this information is used to inform specific Design Codes and Guidelines which promote sustainable development and guide best practice.

The approach set out here is supported by the National Planning Policy Framework (NPPF), which encourages local authorities to consider using design codes, to help deliver high quality outcomes for new development.

It is important however, that guidance finds the balance between promoting and reinforcing local distinctiveness and allowing for innovation and originality. The NPPF suggests that *'design policies should be developed with local communities, so they reflect local aspirations and are grounded in an understanding and evaluation of each area's defining characteristics'* (paragraph 131 NPPF, 2023).

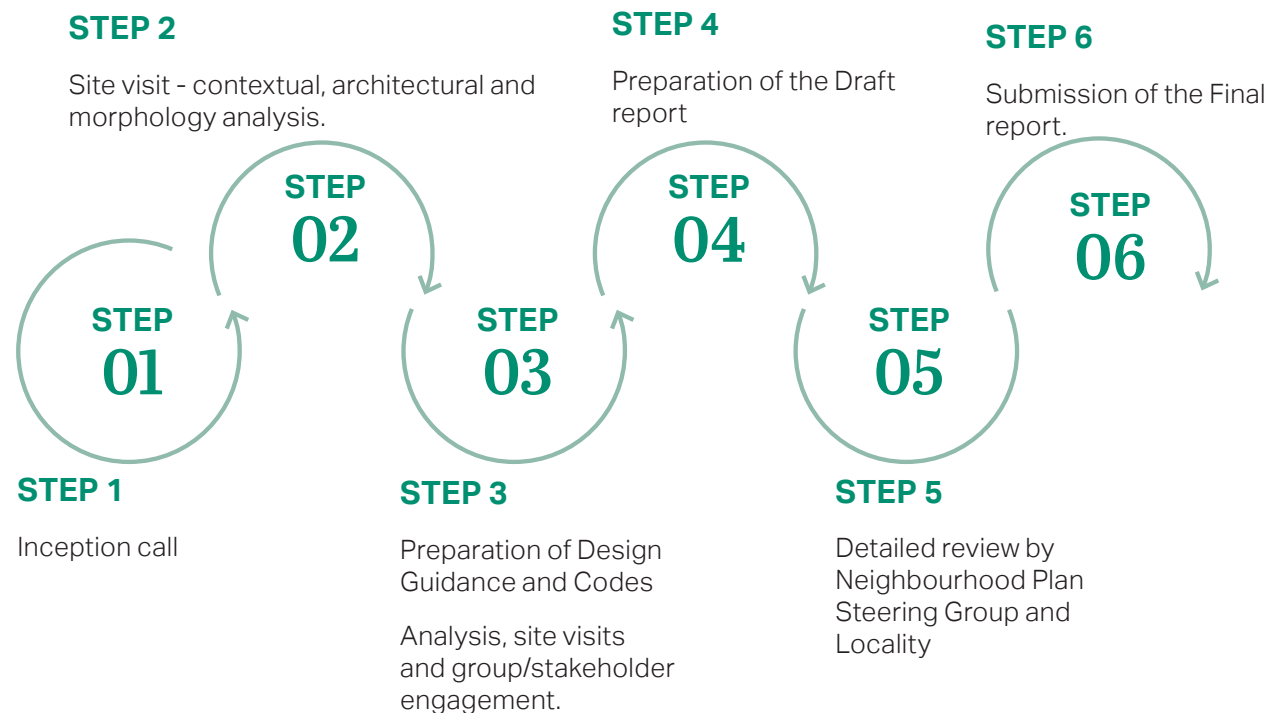
The NPPF also emphasises that *'the creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities'* (paragraph 130 NPPF, 2023). It is therefore important that planning policies and decisions address the connection between people and places and how any new residential development will respond to and integrate successfully into the natural, built and historic environment.

1.1 Objectives

The report has been prepared to provide design guidance and codes based on the character and local qualities of the Town, to help ensure future development particularly forthcoming housing, coheres with and enhances Crewkerne.

1.2 Process

The following steps were undertaken to produce this document:



1.3 Stakeholder engagement

Members of the Crewkerne Neighbourhood Plan Steering Group were invited to share their knowledge and experience of the Neighbourhood Area during a site visit, to discuss the stakeholders' views, key elements of settlement character areas and the aspirations for the Neighbourhood Area.

Several key considerations and strategic issues emerged from the site consultation, which have informed the preparation of this Design Code. These issues have been identified at a wider scale and represent the aspirations of the Neighbourhood Plan that can be achieved through design and masterplanning:

- Protection of the Conservation Area, including the upkeep of abandoned heritage properties;
- Strong historical industry and cultural associations;
- Vibrancy of the high street, and the mix requirements to ensure future success;
- Development pressures, and settlement capacity issues;
- Green spaces; and
- An attractive place to live and work.

The Crewkerne Neighbourhood Plan Steering Group conducted consultation via the Neighbourhood Plan Community Survey. The following inserts detail the questions and responses most relevant to residential development design coding:

Q. Are there specific local housing shortages that need addressing?

Answer Choices			Response Percent
1	Yes		31.48%
2	No		30.86%
3	Don't Know		37.65%

Q. Should areas of land be allocated in our Neighbourhood Plan for more housing than currently committed and delivered through the Local Plan process?

Answer Choices			Response Percent
1	Yes		9.58%
2	No		74.85%
3	Don't Know		15.57%

Q. If you think additional housing is needed, where should it be located?

Answer Choices			Response Percent
1	Previously developed (brownfield) land		78.35%
2	Greenfield land		4.12%
3	Infill sites in the town		32.99%
4	Other (please state below)		14.43%
5	Don't know		9.28%

Q. Is adequate care being taken of the town's historic buildings, civic spaces and character?

Answer Choices			Response Percent
1	Yes		21.60%
2	No		40.74%
3	Don't Know		37.65%

Q. Should 'design guidance' be produced for developers, to ensure that new development is appropriate in terms of character and appearance?

Answer Choices			Response Percent
1	Yes		87.27%
2	No		3.03%
3	Don't Know		9.70%

The background image shows a close-up of a stone building's exterior. The wall is constructed from irregular, light-brown stone blocks. A window with a wooden frame and leaded glass panes is visible. To the right of the window, there is a decorative stone urn or finial mounted on a pedestal. The roofline is visible at the top, showing dark grey tiles. A green circular overlay is positioned on the left side of the image, containing text.

**Neighbourhood Area
context analysis**

02

2. Neighbourhood Area context analysis

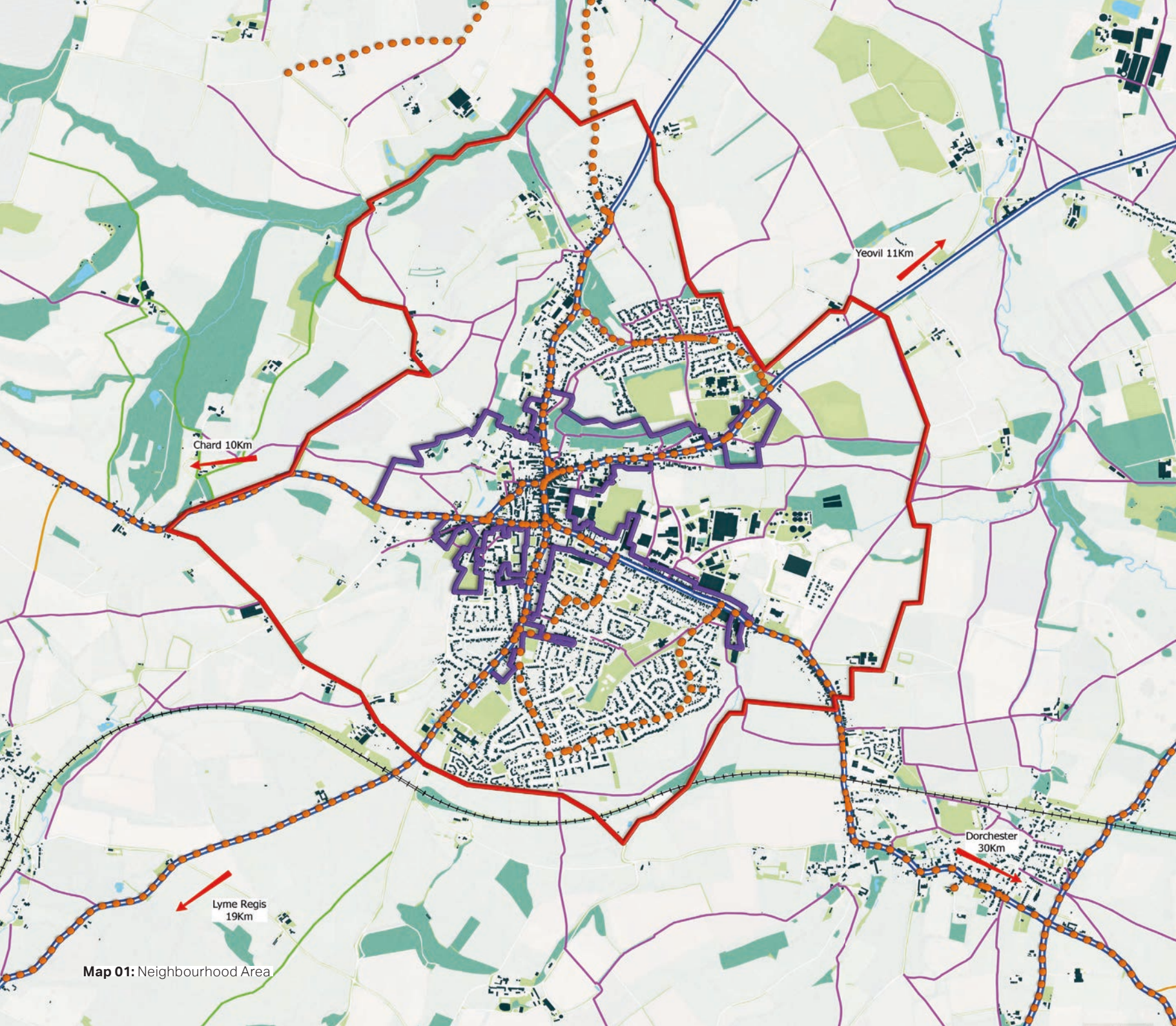
2.1 Location and area of study

The settlement's name originates from the old English words "cruc" meaning hill and "aern" meaning house or storehouse. The town's early establishment can be attributed to King Alfred's desire to create a hub of commerce and trade.

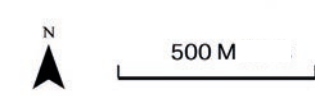
The Crewkerne Neighbourhood Area was formally designated on the 9th February 2021 to support the development of a Neighbourhood Plan. The plan area covers approximately 522 hectares and is situated approximately 12km west of Yeovil and 11km east of Chard and lies within the former District of South Somerset.

Crewkerne has a resident population of 7,300 people (Census 2021), and proportionately fewer children and working-age residents, with a higher proportion of older people compared to Somerset and England & Wales. The town aims to deliver 961 new dwellings by 31st March 2028. Between 2006 and 2017, Crewkerne already delivered 355 dwellings and had 610 commitments, potentially exceeding the target.

The A30 and the A356 intersect through the town centre, and in wider areas connections are possible to the A303, A358 and A37. The Waterloo-Exeter railway line passes close to the southern edge of the Parish, with Crewkerne station located just outside the parish on the edge of Misterton. There is a small network of public rights of way (PRoW) which provide residents and visitors with some active travel options and a limited local bus service.



-  Crewkerne Parish Boundary
-  Conservation Area
-  Main Roads
-  Public Travel Routes
-  Rail
-  PRoW Bridleway
-  PRoW Footpath
-  PRoW Restricted Byway



Map 01: Neighbourhood Area

2.3 Landscape, ecology and heritage designations

The Crewkerne Neighbourhood Area sits wholly within the National Character Area (NCA) 140: Yeovil Scarplands.

The former District of South Somerset does not currently have a landscape character assessment.

NCA 140: Yeovil Scarplands

Key characteristics:

- Contrasting and varied but complementary rhythm of the scarps and vales, with the flatter margins of the Levels and Moors;
- Rural, agricultural character across the majority of the area, with distinct pastoral, mixed and arable areas;
- A range of principally Jurassic strata, particularly limestones and sandstones, giving rise to a suite of locally distinctive building stones, themselves imbuing distinctive local vernaculars;
- Winding rural lanes, bounded by verges and hedgerows, connecting villages and hamlets cut across by busy A roads linking larger towns and neighbouring NCAs; and
- Manor houses and large mansions in landscaped parks.



Figure 02: View south past Industrial area towards Henley Copse.

Landscape, ecology and heritage designations

Within the Neighbourhood Area:

Listed buildings and structures

One Grade I listed building:

- *1208122- Church of St Bartholomew*

Crewkerne Conservation Area

First designated in 1973 and extended to coincide with the release of the Character Area Appraisal document in 2008.

Sites of Special Scientific Interest

SSSI are a national suite of sites providing statutory protection for the best examples of the UK's flora, fauna, or geological or physiographical feature.

- *SSSI name: Millwater*

Local Nature Reserves

Local Nature Reserves (LNRs) are a statutory designation made under Section 21 of the National Parks and Access to the Countryside Act 1949 by principal local authorities. They are places with wildlife or geological features that are of special interest locally.

- *Local Nature Reserve - Bincombe Beeches*

Outside the Neighbourhood Area:

Registered parks and garden

Closest Registered Parks and Gardens listings:

- *Hinton House List Entry Number: 1001147)*
- *Cricket House List Entry Number: 1001142)*

The Historic England 'Register of Historic Parks and Gardens of special historic interest in England', established in 1983, currently identifies over 1,600 sites assessed to be of particular significance.

National Landscape (Formerly AONB)

Areas in England that are outside national parks and that are considered to have such natural beauty it is desirable they are conserved and enhanced.

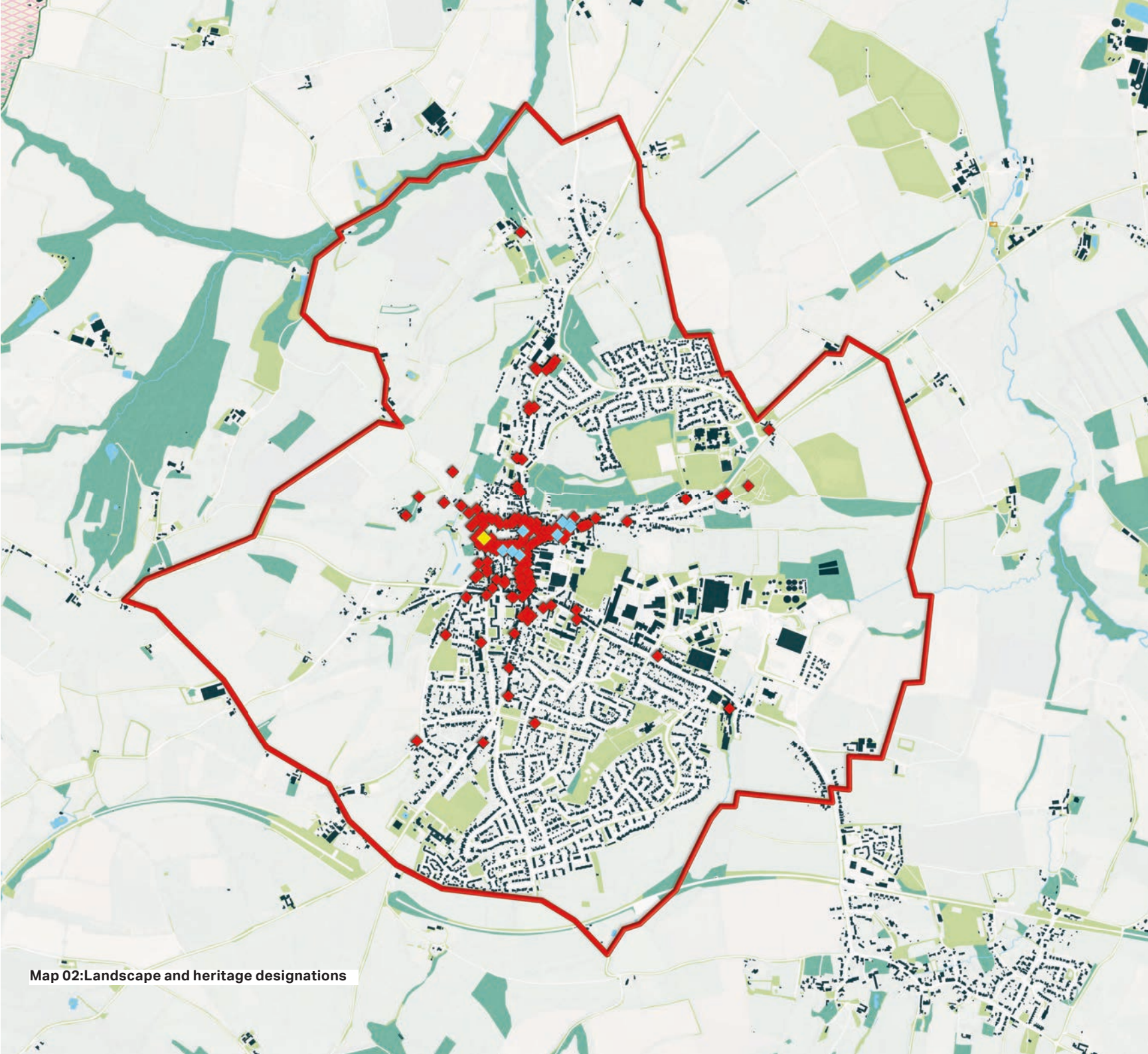
- *National Landscape 10 - Dorset*

Scheduled monuments

Scheduled monuments are not always ancient, or visible above ground. There are over 200 'classes' of monuments on the schedule.

Closest Scheduled Monuments listings:

- *1018923 - Moated site 800m NNW of Pipplepen Farmhouse (North Perrott CP);*
- *1002399 - Mohun Castle (site of) (South Perrott CP); and*
- *1018634 - standing cross (Hinton St. George).*



-  Crewkerne Parish Boundary
-  Grade I Listed Building
-  Grade II* Listed Building
-  Grade II Listed Building
-  National Landscape
-  Registered Parks and Gardens
-  Scheduled Monuments



500 M

Map 02:Landscape and heritage designations

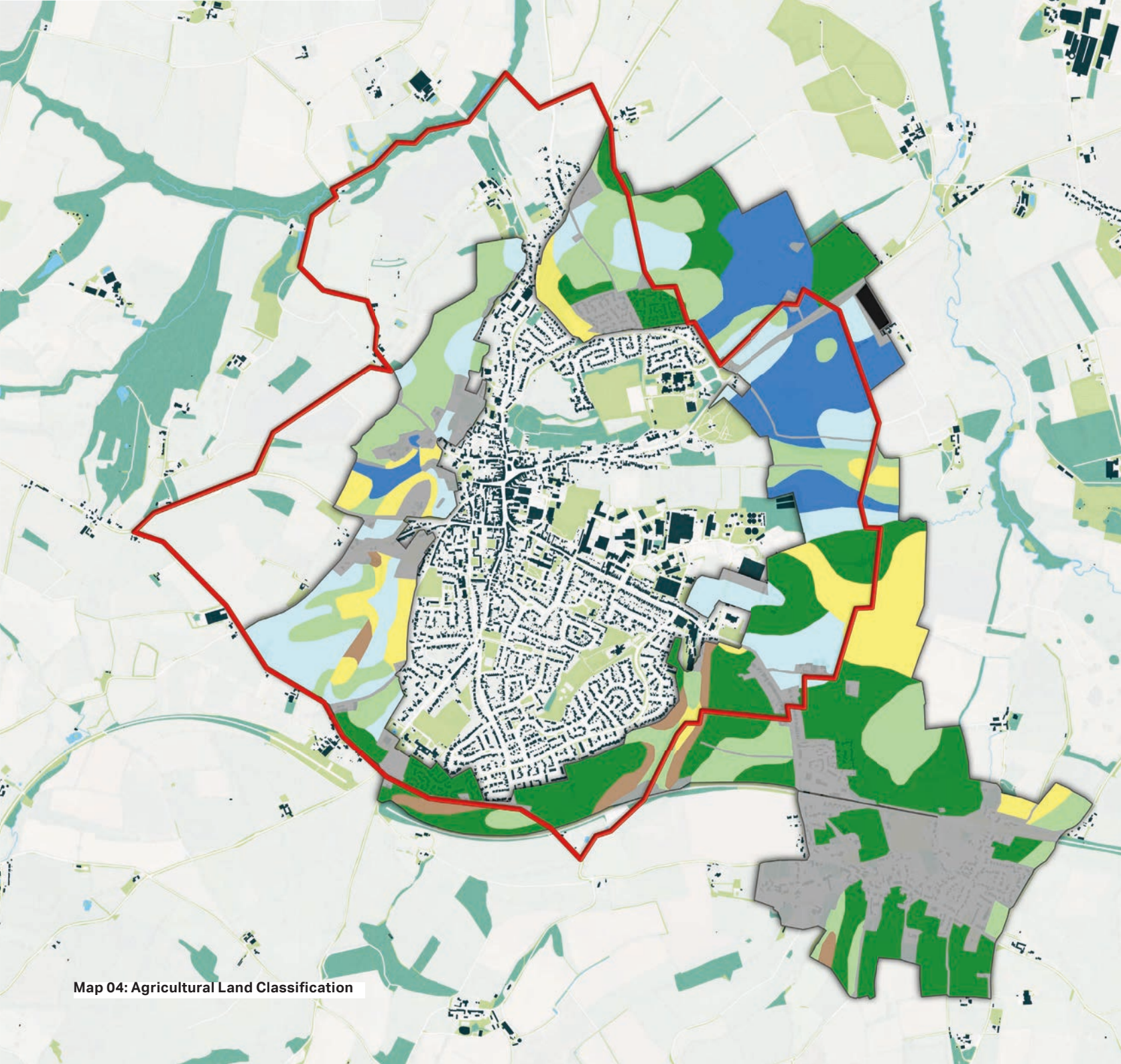


-  Crewkerne Parish Boundary
-  Local Nature Reserves
-  Sites of Special Scientific Interest
-  Ancient Replanted Woodland
-  Deciduous woodland - Priority Habitats Inventory
-  Traditional orchard - Priority Habitats Inventory

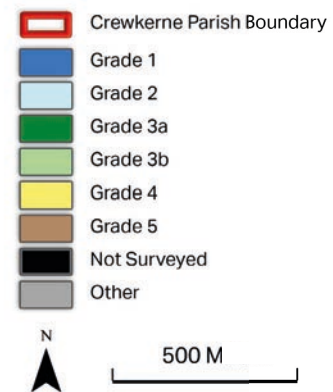


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Map 03:Ecology designations



Map 04: Agricultural Land Classification

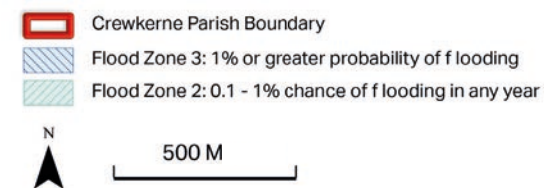


2.4 Water and flood risk

Across the Neighbourhood Area there is generally a very low risk of flooding, however concentrated along river routes and valley settings, there is an increased flood risk.

The River Parrett branches north of the Neighbourhood Area with the larger of the two sections flowing through a lowland area between Crewkerne and North Perrott. The smaller section continues south and passes to the west of North Street, Barn Street and Barn Close. Areas of elevated flood risk include Flood Zone 3 close to St Bartholomew's Church and an area close to allotments south of Chard Road. Upstream the river valley lies in Flood Zone 2.

Dark blue areas highlight the flood extent of Flood Zone 3 – 1% or higher chance of fluvial flooding and 0.5% or higher chance of tidal flooding in any year. Medium blue highlights the extended flood extents of Flood Zone 2 – 0.1-1% chance of fluvial flooding and 0.1 – 0.5% chance of tidal flooding in any year.



2.5 Cultural Associations

Crewkerne is rich with historic and cultural associations:

- Crewkerne's market was recorded in the Domesday Book of 1086 as the second most valuable in Somerset;
- St. Bartholomew's Church, dated from the 15th century, stands as testament to Crewkerne's medieval prosperity;
- By the 16th century, Crewkerne became a vital centre for travellers on the London to Exeter road (A30) and the north-south routes leading to Dorset ports;
- Crewkerne Grammar School, founded in 1499, left its mark on education and produced notable alumni including Admiral Hardy, Nelson's Flag Captain at the Battle of Trafalgar;
- Sails for HMS Victory were manufactured in Crewkerne;
- Agriculture continued to develop, and a diversified textile industry based on locally produced wool and flax emerged. By the late Georgian and early C19 periods, Crewkerne's varied industrial activity related to local flax growing, notably the production of sailcloth, webbing and clothing manufacture; and
- The pioneering Samuel Sparks factory at Viney Bridge in South Street (1789), later became Arthur Hart and Son, manufactured the parachute harness webbing for the Space Shuttle Columbia.



Figure 03: Commemorative blue plaque to Ralph Reader CBE.

2.6 Historic development

Crewkerne has origins from the early medieval period (AD410-1066). The town was recorded in the Domesday Book, 1086, with a population of 102 households, as well as ploughlands, woodland and five mills. The settlement developed as a market town during the medieval period (AD1066-1540) with buildings including the grammar school, founded in 1499, although the existing building was constructed in 1636.

Crewkerne's industries in the 16th and 17th centuries included goldsmiths, textiles, and sheep farming. The textile industry developed further in the 18th century with the construction of a number of factories. For example, the Viney Bridge Mill on South Street was built in the late C18/early C19 with later C19 additions, alongside a tributary of the River Parrett which powered the original mill, with steam power introduced in the mid 1800s

The 1842 tithe map records Crewkerne as a small, densely populated town with terraces and closely-built buildings along the main road network, concentrated around the Market Square. This road layout has

survived mostly unchanged, including the alignment of Church Street and East Street in the north, South Street and West Street in town (Chard Road from the edge of town out) to the south, and connected via Market Street.

Through the 19th and early 20th century the town continued to expand, with the development of further industrial and residential buildings. By 1886, a number of additional factories were recorded on the OS map, including a sail cloth works and a brewery at the northern end of the town as well as two gas works to the south and east of the town. Further residential developments were built in the 20th century, notably around Ashlands Road in the north-east and an area between South Street and Hermitage Street in the south-east.

2.6.1 Historical timeline

This timeline provides a compact overview of the historical construction/material styles and typologies from Crewkerne Neighbourhood Area.

1644

Chubb's Almshouses.

Coursed limestone rubble, Ham Hill stone plinths and slate roof. Four properties, rear lower extension.



Early 18th

Early 18th century – Kincora, 5, 7 and 9, row of town houses along Church Street.

Ham Hill stone ashlar, slate roof, rubble gable (9).



Late 18th

Late 18th century/early 19th
- Old Viney Bridge Mill was
constructed.

*Limestone rubble, hipped slate
and pantile roofs. Unusual plan/
form frontage.*



1876-82

De Combe House,
a former grammar
school, converted to
apartments.

*Coursed limestone rubble, Ham Hill
stone detail, with slate roof*

Early 19th

Terraces along
Hermitage Street,
recorded by the 1842
tithe map.

*Ham Hill stone chamfered door
reveal. Windows flat stone arches.*



2.7 Existing character assessments and design guidance

The following national and local level policies, published character assessments, management strategies and design guidance documents are relevant to the Crewkerne Neighbourhood Area:

2014 National Character Assessment *NCA Profile:140 Yeovil Scarplands (NE557)*

NCA profiles are guidance documents which can help communities to inform their decision making about the places that they live in and care for. The information they contain will support the planning of conservation initiatives at a landscape scale, inform the delivery of Nature Improvement Areas and encourage broader partnership working through Local Nature Partnerships.



2023 National Planning Policy Framework MHCLG

Development needs to consider national level planning policy guidance as set out in the National Planning Policy Framework (NPPF) and the National Planning Policy Guidance (NPPG). In particular, NPPF Chapter 12: 'Achieving well-designed and beautiful places' stresses the creation of high-quality buildings and places as being fundamental to what the planning and development process should achieve.



2019 National Design Guide

MHCLG

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

2021 - National Model Design Code

MHCLG

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.



2020 Building for a Healthy Life

Homes England

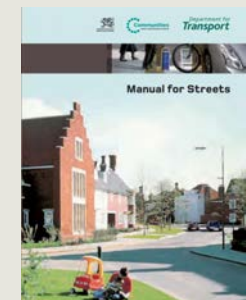
Building for a Healthy Life (BHL) is the new (2020) name for Building for Life, the government-endorsed industry standard for well-designed homes and neighbourhoods. The BHL toolkit sets out principles to help guide discussions on planning applications and to help local planning authorities to assess 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.



2007 Manual for Streets

Department for Transport

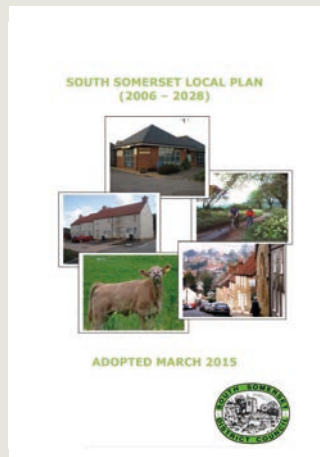
Development is expected to respond positively to the Manual for Streets, the Government's guidance on how to design, construct, adopt and maintain new and existing residential streets that place the needs of pedestrians and cyclists first.



2015 – South Somerset Local Plan (2006-2028)

South Somerset District Council

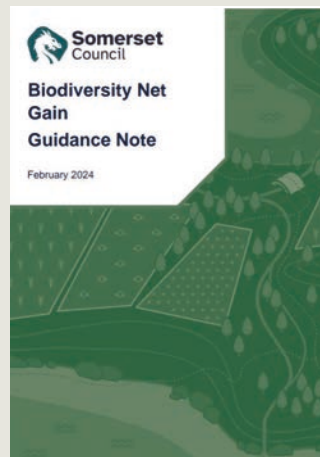
Policies which set out the long term vision and strategic context for managing and accommodating growth within South Somerset up to 2028.



2024 - Biodiversity Guidance Note

Somerset Council

This document provides guidance and advice on calculating and delivering BNG in a Somerset context. It aims to ensure a consistent and efficient approach aligned to local policy context, by making clear the requirements and processes in Somerset, whilst being aligned with the national requirement and guidance.



20xx – Crewkerne Conservation Area Appraisal

John Wykes Planning & Conservation on behalf of South Somerset District Council

Analysis of the elements that collectively define the special architectural or historic interest of a designated area Appraisals are essential tools to inform the planning process.



3. Character assessment

This section outlines the broad physical, historic and contextual characteristics of the Crewkerne Neighbourhood Area.

3.1 Introduction

Character assessment is used to describe and articulate what is special and distinctive about a place. It is used to identify recognisable patterns of elements or characteristics that make one place different from another. This guidance is focused on the residential character of townscape and setting, informed by the work of the Neighbourhood Plan Steering Group and the site visit by the AECOM consultant. Non-residential land use and temporary forms of accommodation are beyond the scope of this assessment. Features introduced in this section are later used to inform the Design Codes and Guidelines.



Figure 04: Individually built town centre buildings slowly turn the corner. Material/colour and texture variation.

3.2 Character assessment

The character assessment is informed by the Neighbourhood Plan Steering Group and the work of the AECOM consultant. It is structured around the main substructures of distinct settlement character within the Crewkerne Neighbourhood Area.

Listed below and illustrated on Map 05 are the five distinct areas of composition and architectural character identified by AECOM's character assessment:

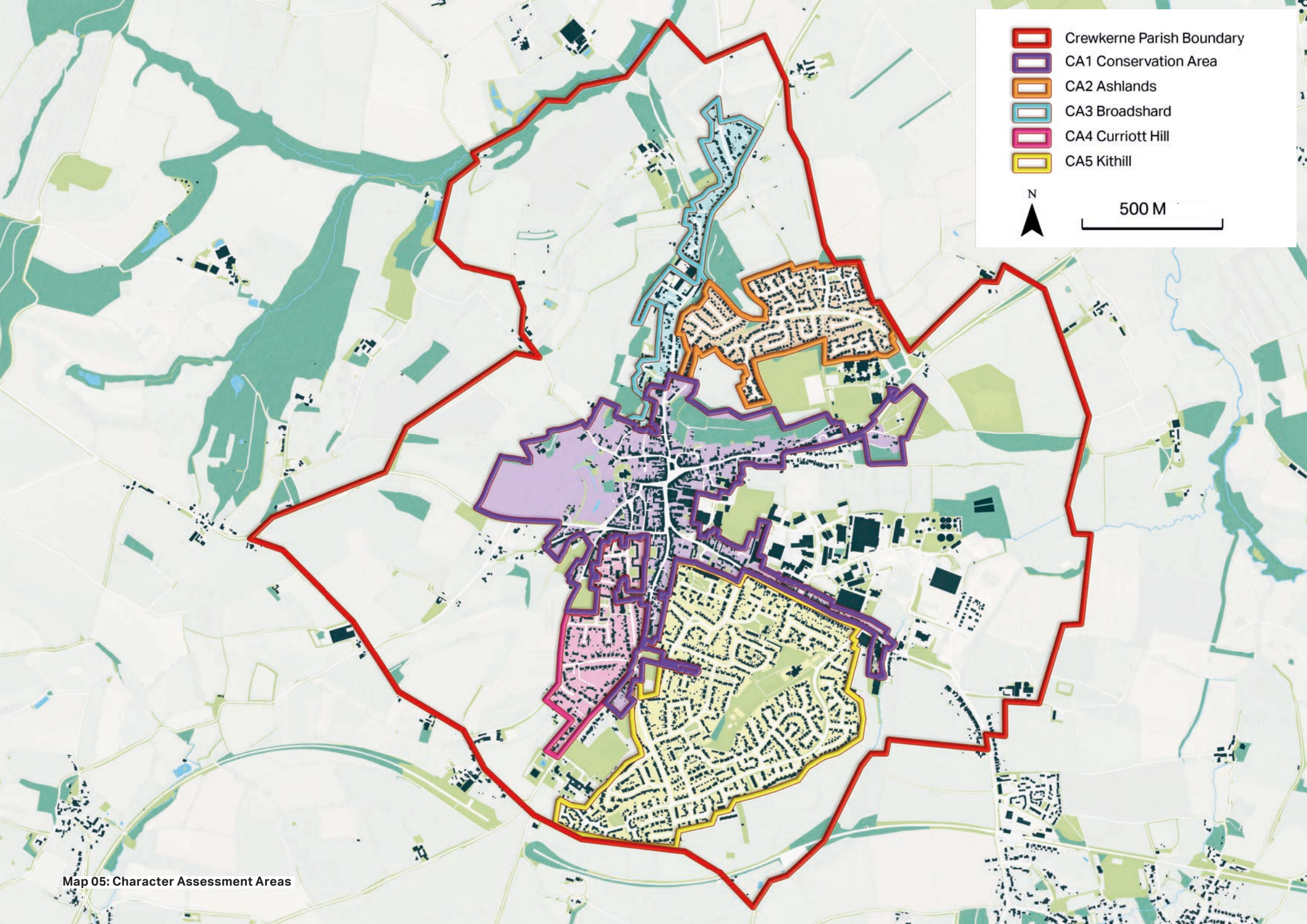
- **CA1 - Conservation Area;**
- **CA2 - Ashlands;**
- **CA3 - Northern ribbon;**
- **CA4 - Curriott Hill; and**
- **CA5 - Kithill**

The character assessment will cover:

- Pattern and layout of building;
- Green & blue infrastructure;
- Architecture; and
- Materiality.



Figure 05: Layers of detail. Red brick garden wall, cut stone coping and railings. House plinth stone course, irregular sized stone used on façade, and buff brick reveals. Ornate semi-enclosed timber porch.



- Crewkerne Parish Boundary
- CA1 Conservation Area
- CA2 Ashlands
- CA3 Broadshard
- CA4 Curriott Hill
- CA5 Kithill



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Map 05: Character Assessment Areas



Conservation Area

Character Analysis

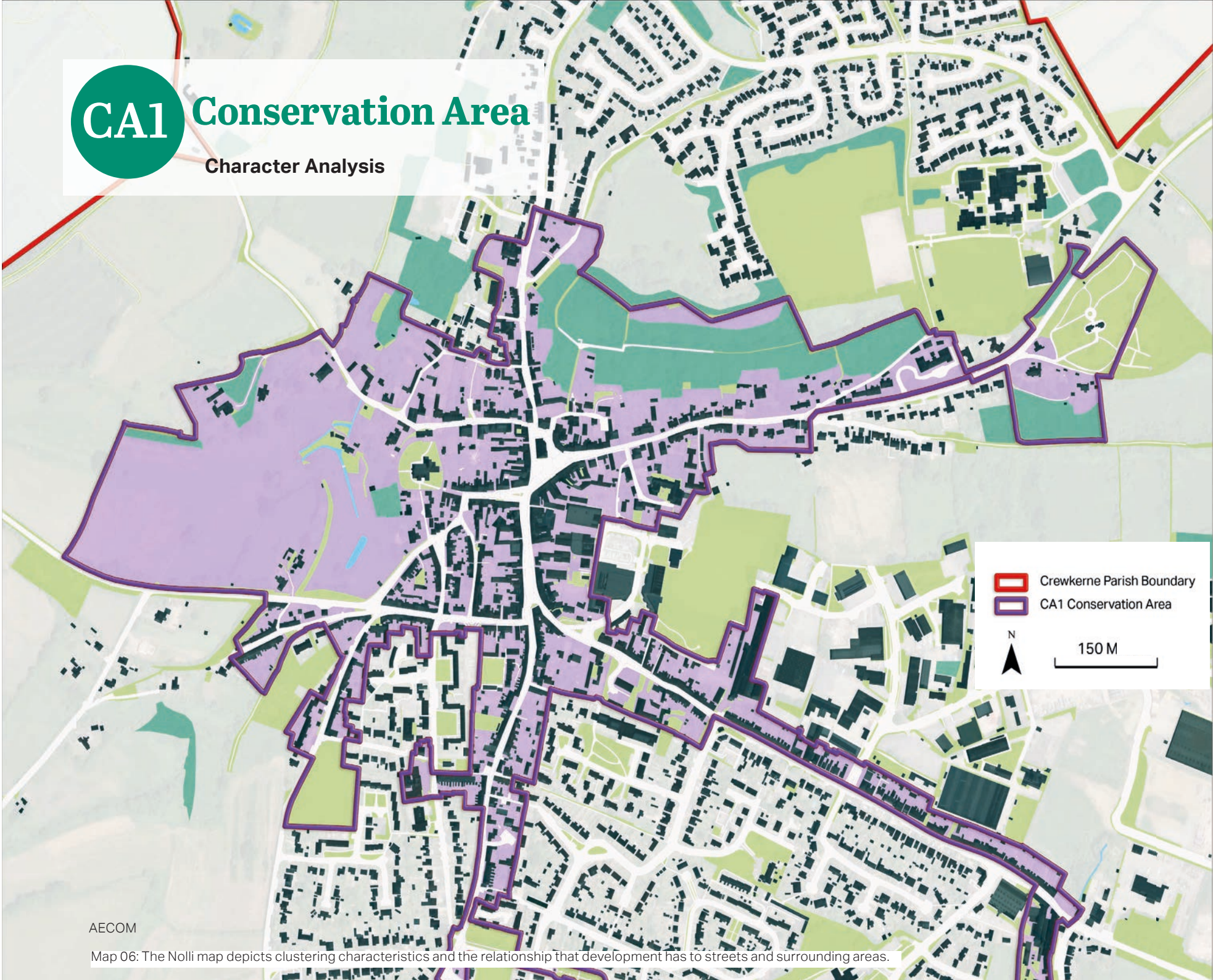




Figure 06: Properties elevated above busy access.



Figure 07: Three-storey town-houses, which demonstrate signs of tenure splitting.

Prepared for: Crewkerne Neighbourhood Plan



Figure 08: There is a tight-knit density to the Conservation Area delivered through a range of typologies and sizes.

- **Typology:** Terraced cottages, mews, mixed-use, town houses and detached housing.
- **Setting:** Town centre. Narrow busy road axis.



Conservation Area

Character Analysis

Pattern and layout

Settlement evolution is demonstrated through a range of plot layouts, infill and varied street geometry presenting a broad physical character. The Conservation Area has an intelligible nucleated core, with outwardly linear settlement expansion. Density is achieved by varied terrace typologies, including three storey town houses. The area is quite walkable, albeit pavement width is narrow. Some terraces have access to rear. Building frontages often start at the back of pavements, or setback behind a narrow frontage, defined by a wall, railings or level change and steps, and larger plots create punctuation. Further out, plot size and setback increase. Streets with higher and lower sides follow contours which can lead to some access issues. Development is well-layered and embedded. Infill in-behind frontline properties, adds depth and variety via reactive layouts.

Green & blue infrastructure

Core density and formality of building line place limitations on green infrastructure (GI) and green space. However, notable large trees are present and garden frontages make some contribution, including some larger housing plots. The boundary includes areas of green space in the northeast, part of the lower slopes of Bincombe Hill, a designated Priority Habitat (Deciduous Woodland) and in the northwest; the area surrounding Gould's Orchard Pond, directly adjacent to the grounds of Grade I listed St Bartholomew's Church. Further ecological designations include; Bincombe Beeches LNR, and a further area of Deciduous Woodland located just south of Scutching lane. Viney Brook defines the eastern and southern boundaries of the settlement. Gould's Brook runs to Pople's Well and the former Whitford Mill on the western side.

Architecture

Buildings are mainly from the 18th and 19th centuries, with earlier examples from the 16th and 17th century. Central streets maintain a consistent tall building height enclosure with retail use at street level and storage/accommodation above. Characteristic height variation, between two and three storey, some examples of four storey. Gabled or parapet roofs increase roofline variety. Window mouldings include some triangular or arched tops. Sash windows are portrait in proportions emphasising façade verticality. Other styles include Juliette balcony windows and pitched dormer windows. Continuous porch canopies over bay windows, some with decorative saw tooth boards. Early architectural examples include 17th century Almshouses on West Street/ Court Barton, 17th century Curriott House, Post-medieval industrial building at Viney Bridge Mills and the 19th century Webbing factory located on South Street.

Materiality

A common building material in the Conservation Area is coursed limestone rubble, with dressings of Ham Hill stone (Hamstone). Stone construction utilises Oolite limestone, known as Crewkerne Stone, Marlstone and Upper Lias limestone known as Hamstone, featuring both as cut stone ashlar and rubble. Gables also include stone copings. Other façade finishes include smooth render, both painted and/or left the natural colour of aggregates. Lime traditional mortars and sand cement mortars are used. Roof finishes include slate, small flat clay tiles, single and double Roman tiles, and one thatched example. Timber sash and casement window examples exist. Both red and buff brick is used for window/doors reveals, quoins, string courses and some gables. There is also variation in brick sizing, even across the same façade. For a comprehensive listing see the Conservation Area Appraisal.

CA1 Conservation Area



Figure 09: Small garden frontage, boundary wall and level change.



Figure 10: Single Roman roof tiles and dividing party wall upstand.



Figure 11: Example of repointed sections in sand and cement mortar beside traditional lime mortar.



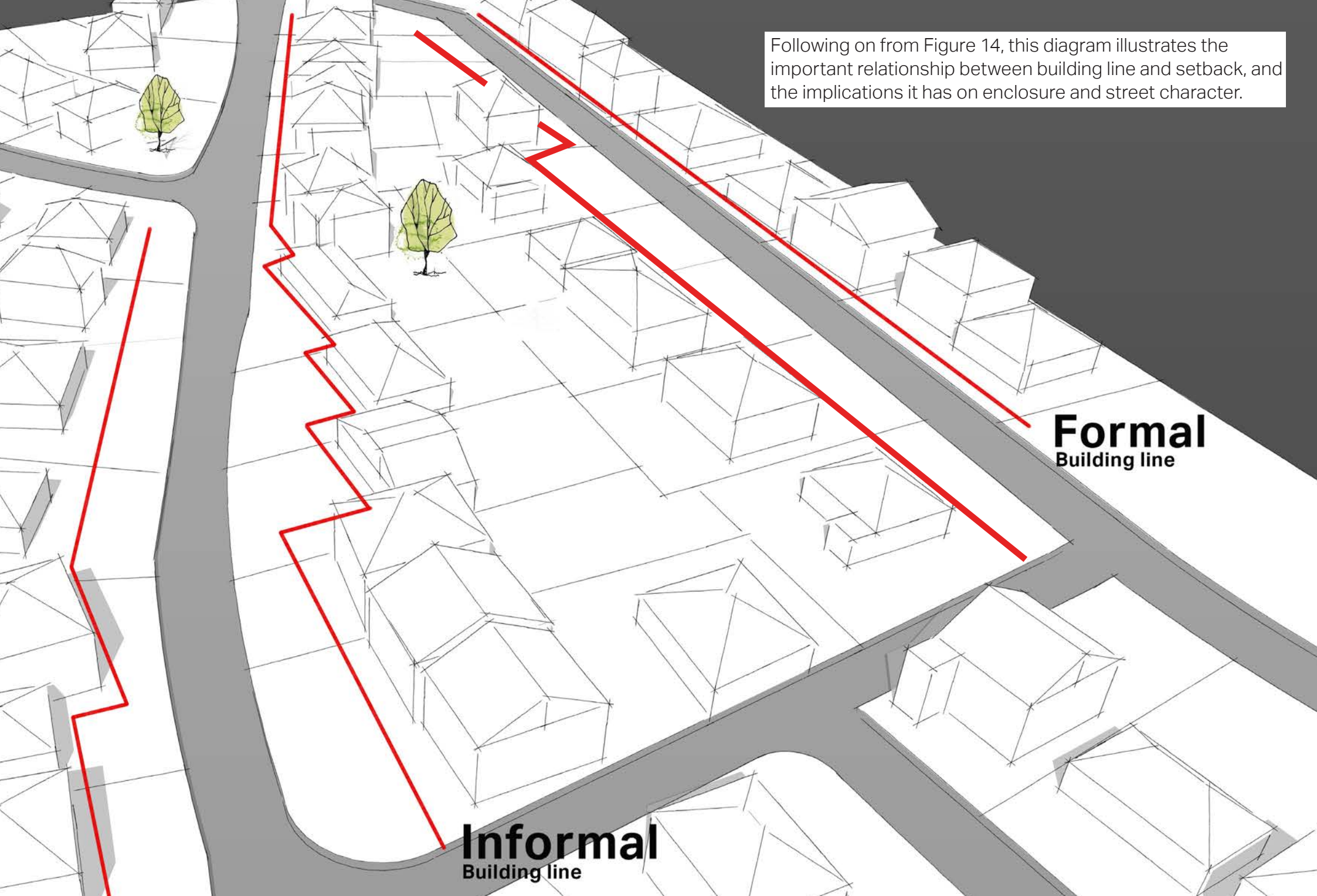
Figure 12: Example of material contrasts, stone and red brick reveals. Roofline variation and passageway access.



Figure 13: Example tuckpointed façade and variation of brick.



Figure 14: Demonstrating street roofline variation, with keyline tracing the eave height.



Following on from Figure 14, this diagram illustrates the important relationship between building line and setback, and the implications it has on enclosure and street character.

Formal
Building line

Informal
Building line

Figure 15: - Building line and the influence on street character.

CA2

Ashlands

Character Analysis





Figure 16: Bungalow typology, layered density.



Figure 17: Single and two storey dwellings behind gardens. Upper and lower side to development, ramped access. Prepared for: Crewkerne Neighbourhood Plan



Figure 18: Increased density and inclusions of terrace typologies.

- **Typology:** Mainly detached housing with some semi-detached and recent terraced. Single and two-storey.
- **Setting:** Elevated area with suburb cul-de-sac development.



Pattern and layout

Around 1900, the area was mainly agricultural, with areas of industry linked to brick, tile and pipe works. A phased development delivery began in the early 1980s, with later phases during the 1990s and 2000s. Early plot layouts consist of properties behind front gardens and driveways, located centrally within plots with back gardens and arranged in cul-de-sacs. The latest phase increases density, reduces frontage sizes, but improves street access with looped streets and some pedestrian lanes. Street geometry generally contrasts with the early settlement, with carriage way widths around 7.5m, with pavements (circa 2m) on both sides. Streets therefore have a perceived spatial characteristic. The Oak Drive development includes on-street parking bays and some parking courts.

Green & blue infrastructure

The Character Area is surrounded by agricultural fields and recreational land in the south. Additional space within the area masterplan affords some areas of enlarged verges with tree planting, and the inclusion of open garden frontages contribute to street greening. There is a good network of PRow across the Character Area, some of which follow former country lanes Illustrated on old maps of the area including such as Ashlands, Black Mixen and Middle Hill Lane.

Architecture

The Character Area comprises of late 20th & 21st century residential buildings. There is a mix of one, two and three storey properties, the majority with standard gabled roofs. The Oak Drive development introduces mono-pitched, hipped, pyramid and roofs used to articulate street corners. Cross wing examples exist on single and two storey properties, and there are dwellings orientated perpendicular to the street. Pantile roof tiles is the main style of covering, with a small quantity of flat tiles. Properties are cavity constructed in a range of brick and reconstituted stone finishes. There are examples of variation of block/brick sizes on facades. Porches include recessed and canopies, both pitched and flat. Garages are included in early phasing, either built as a standalone structure or integrated into the house.

Materiality

Façade finishes include reconstituted stone, brick and a small quantity of rendered properties. There are a variety of brick tones/colours ranging from red, brindle, buff and yellow. Brick and reconstituted stone sills are common, with uPVC on earlier phases. Roofs are finished in red pantile tiles and flat concrete tiles. Plastic verge capping is included in recent developments. Reconstituted stone lintels are common. uPVC windows include sash and casement style.

CA2 Ashlands



Figure 19: Cross wing layouts, large grass verge area.



Figure 20: Integrated pedestrian access.



Figure 21: Lanes and passageways through development.



Figure 22: Later development in the background. Density increases delivered through a combination of garden frontage reductions and additional storey height with three-storey housing.

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Figure 23: Open frontages, cul-de-sac arrangements, limited mix of typologies.

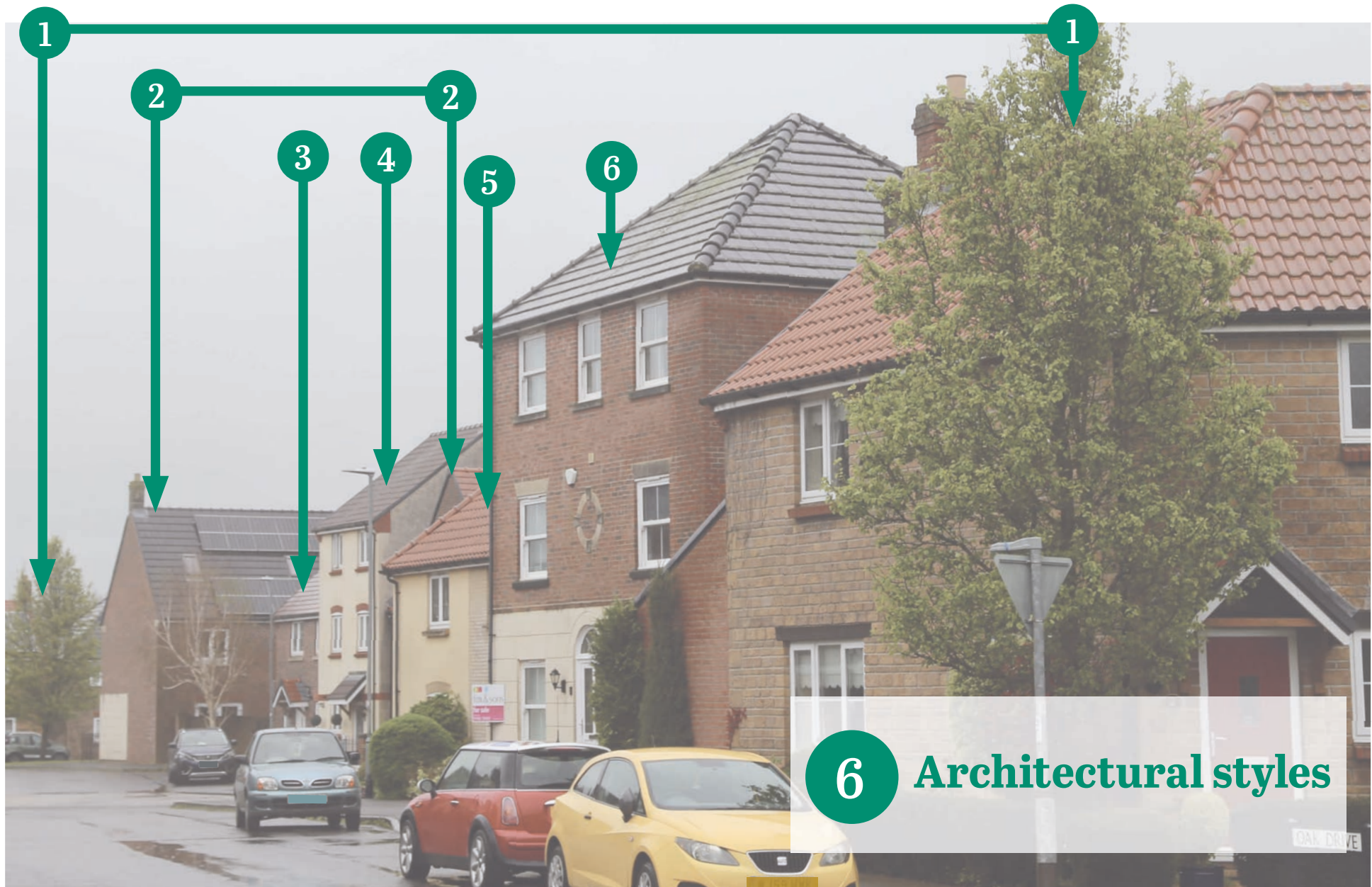


Figure 24: Illustrating typology variation in 130m section of Oak Drive.



Northern ribbon

Character Analysis



 Crewkerne Parish Boundary
 CA3 Broadshard



150 M

Map 06: The Nolli map depicts clustering characteristics and the relationship that development has to streets and surrounding areas.



Figure 25: Broadshard cottage behind wide verge.



Figure 26: Tall unusual boundary wall reduces street interaction.



Figure 27: Well-articulated corner property transitions corner and building height.

- **Typology:** Terraced, semi-detached, flats, detached.
- **Setting:** Central access main frontage ribbon development. Some small cul-de-sac developments behind.



Northern ribbon

Character Analysis

Pattern and layout

The linear Character Area north of the Conservation Area comprises ribbon development within the North Street, A356 and Broadshard Road junction corridor. A high degree of enclosure is created by terraced typologies and the formal building line. Setback variation is minimal between properties with no frontages and those behind narrow frontages. Raised frontages are common with stepped access. Pavement access is mainly on the western side. There are cul-de-sac developments off the main access which include driveways and gardens. Old Mill Lane and subsequent development is a compact high-density regeneration incorporating new build fronting parking courts. A contributor to the density is the old Crewkerne Brewery offering a range of typology and tenure.

Green & blue infrastructure

There are no ecological or landscape designations within the Character Area, albeit some adjoining areas of setting contribute to the area. The high degree of enclosure and compact street geometry means garden frontages are limited. There are however some green street edges and tall trees which have influence, particularly the development pause (east) south of Ashlands Road and north of number 66 North Street. There are four PRoW which provide connections from the main access.

Architecture

Typologies vary, mainly with gabled roofs, upstands between terraces exist, some staggered terraces and a curved parapet at Old Mill Lane. Recent examples of gabled or mono-pitched porch canopies. Level changes and recessed front doors with stepped access is characteristic in older housing. Chimneys are common, but omitted from recent builds. Breaks in building line by larger houses create space for trees/frontage. Grade II listed 62-66 North Street are late 17th or early 18th century in date, formerly two houses, now three with stone buttresses. A low stone wall topped with spearheaded railings defines the boundary. In the north, 'Broadshard' is a long post-medieval house with irregularly spaced windows, gabled pantile roof and a single storey extension to the north.

Materiality

Characteristic stone is used for construction in this Character Area. Other construction materials include brick, notably the former brewery on Old Mill Lane which is constructed of red brick with bands of stone and yellow brick, as well as decorative brick detailing to the six-storey gable. The use of painted brick can be seen, which provides a textured finish. Roof finishes include red clay tiles, flat or profiled (single, double and pantiles) often with decorative crested ridge tiles and brick stacks. Concrete tiles are often specified on non-heritage dwellings in similar styles.

Boundary walls are common, built in natural or reconstituted stone, and railings define frontages. Some more recent development includes timber fencing in prominent streetside locations.

CA3 Northern ribbon



Figure 28: Transition from Conservation Area.



Figure 29: Example level changes.



Figure 30: Recent development terraces fronting parking area.



Figure 31: Stone buttresses, roof upstands and raised frontage.



Figure 32: Brick constructed brewery.

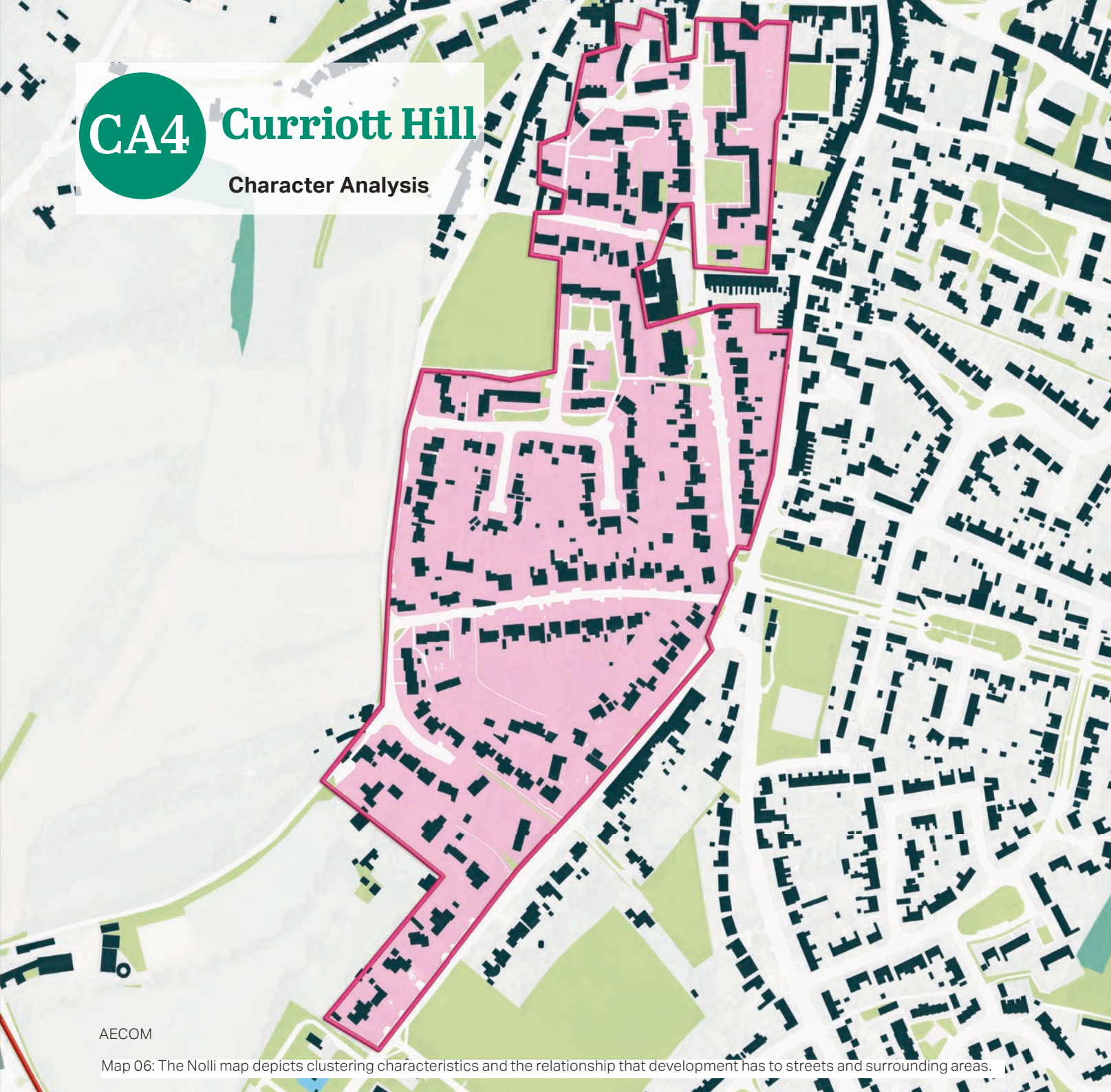


Figure 33: Example texture and character of local Stone.

CA4

Curriott Hill

Character Analysis



 Crewkerne Parish Boundary
 CA4 Curriott Hill



100 M

AECOM

Map 06: The Nolli map depicts clustering characteristics and the relationship that development has to streets and surrounding areas.



Figure 34: Brick Plinth, generous plot.



Figure 35: Freestanding garage, bungalow with loft conversion.



Figure 36: Private small development cul-de-sac. Higher quality external materials

- **Typology:** Terraces, Semi-detached, detached, units
- **Setting:** Settlement edge.



Curriott Hill

Character Analysis

Pattern and layout

The Character Area is located south of the Conservation Area and west of the B3165 in an area which borders (west) undeveloped agricultural land. The area also forms part of the built environment gateway into the Neighbourhood Area from the south.

Short terraces exist in some areas such as Barn Close and Bird Close, but elsewhere properties are mainly semi-detached or detached set behind garden frontages and driveways. Development aligns predominantly facing main access in small incremental linear development. Barn Close/ Crescent located centrally within the Character Area is one of the larger conceived development areas. Maycroft Close is a small private road development of detached housing.

Green & blue infrastructure

Curriott Hill Road and Tower Hill Road both provide access east/ west from the B3165 to Barn Street in the west. This area adjoins agricultural land which provides a verdant edge to development.

There are no defined areas of Green space within the Character Area, although some provision is catered for by Barn Street recreational ground. A development at Middle Path of single storey units is arranged around a simple private lawned area with some tree planting, which contributes to street greening. Barn Close similarly incorporates large communal verges. A small network of PRoW serves the northern portion of the Character Area.

Architecture

Heritage or traditionally constructed buildings are quite scarce within the Character Area, although there are surviving post-medieval examples. On Curriott Hill Road, two properties stand out with unusual roof forms. Number 14 has a tapered plan with pitched roof tapering from 6m to 3m, across the street, a building features a hipped roof with gable upstands at street frontage, with chimneys on either gable. On Middle Path in the north of the Character Area and recorded on the late 19th century OS mapping. A short two storey brick-built terrace has contrasting reveals, tall window apertures with a pitched roof and chimneys. Elsewhere most dwellings in the Character Area are mid-late 20th century date, delivered through a mix of single and two storey properties.

Materiality

Heritage post-medieval buildings are either constructed of limestone rubble, with some cut stone at quoin or lintel. Brick intrusions are visible in places and some facades have been over-rendered in roughcast. Later properties are constructed in varying brick colours, from brindle to buff, masonry block (rendered), or reconstituted stone (Birds Close).

Heritage buildings are roofed in either double Roman tiles or slate. Elsewhere roofing specification includes pantiles, red flat terracotta, slate, and concrete variants. Brick chimney stacks are common.

Rustic stone wall boundaries can be seen on Curriott Hill Road. Other boundary treatments include hedges and timber fencing with concrete posts.

CA4 Curriott Hill



Figure 37: Raised plots, stone walls and inset driveways.



Figure 38: Traditional lime repointing/repair, clay double Roman tiles.



Figure 39: Green edge to Character Area.



Figure 40: Two storey house at the western end of Curriott Hill Road, an area which has seen a reconfiguration of the street access and additional development areas.

Prepared for: Crewkerne Neighbourhood Plan



Figure 41: Heritage property placed directly at the street edge.

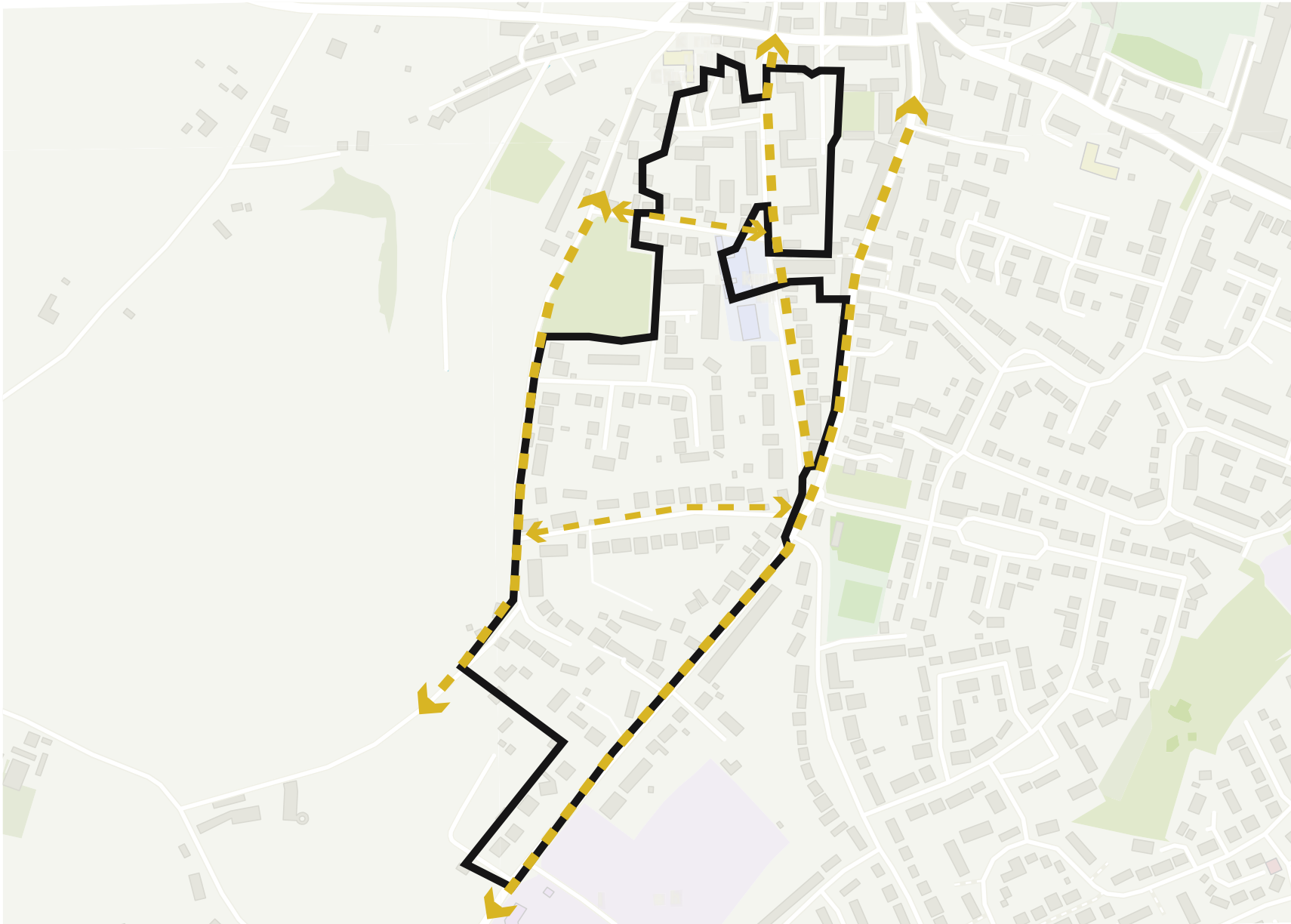


Figure 42: Curriott Hill has a good connecting road network and a hierarchy of use which give route options and functionality to the Character Area.

CA5

Kithill

Character Analysis



Crewkerne Parish Boundary
CA5 Kithill



150 M

Map 06: The Noll map depicts clustering characteristics and the relationship that development has to streets and surrounding areas.



Figure 43: Detached property with front garden and driveway.



Figure 44: Semi-detached property with brick ground floor, white uPVC cladding on the first floor, and concrete roof tiles.



Figure 45: Staggered alignment can lead to improved privacy.

- **Typology:** Detached, semi-detached, terraced, and flats.
- **Setting:** Post war urban grain with residential dwellings.



Kithill

Character Analysis

Pattern and layout

This Character Area is located to the south of the A356 and east of the B3165. There is a medium density delivered through a mix of detached, semi-detached, terraced and apartment buildings. The core road network comprises Kithill, Park View, Lang Road and Langmead Road. Properties are arranged in predominantly a one-plot deep pattern, in linear, and cul-de-sac developments. A network of footpaths throughout give connectivity and permeability. Building lines are continuous and quite formal, creating a strong sense of enclosure, albeit with spacious street geometry including pavements. Building setbacks are typically 5-7m, including driveways and front gardens. Terraces commonly have similar setbacks, and include driveways and front gardens.

Green & blue infrastructure

The area contains no landscape or ecological designations, however there are some areas of deciduous woodland outside the south-east extent of the Character Area. The natural terrain creates a low-lying area at the heart of the Character Area. This has been preserved as a green open space, referred to as 'Happy Valley'. Offering recreational facilities such as a children's play area, a skatepark, and a MUGA. A series of 'pocket' green spaces and play areas dispersed throughout the Character Area are community assets. There are some areas with grass verges and street trees although this is not widespread. A PRow network links Memorial Avenue, through Happy Valley, with linkages to the countryside via Mill Lane.

Architecture

The Character Area features a range of architectural styles reflecting development periods ranging from post-war up to recent 20th/21st Century development. Roofs are predominantly pitched, either gabled or hipped, and orientation varies. Dormers are not often featured. Evidence of crosswall construction exists. There are examples of extruded brick patterns on some facades, and either open-fronted or enclosed porches are characteristic which project from the building. Terraced houses are often staggered, to optimise privacy, views/natural light. Building heights are one to two storey, with a variety of rooflines. The apartments along Kingswood Road are the only three-storey example within the Character Area.

Materiality

There are a range of materials used within the Character Area. The historical palette is most evident in developments along Manor View and Orchard Rise Road, constructed with stone facades and pantile roofs, similar to the distinctive local building materials. Other commonly used wall construction includes red and yellow brick, buff brick, render, some tile hanging and uPVC cladding. Fenestration is typically generous and specified as uPVC white, with few examples of dark painted timber doors and windows. Roofs feature mostly clay, concrete, and some slate roof tiles. Boundary treatments include low stone or brick walls, hedges and timber fencing. Generally minimal detailing, but some examples with arched entryways, bay windows, and brick details can be seen along Furland Road.

CA5 Kithill



Figure 46: Mix of stone and render facade, Maincombe Close.



Figure 47: Yellow brick facade, Bushfield Road.



Figure 48: Red brick facade and concrete roof tiles, Lang Road.



Figure 49: Simple brick detail appears in building and boundary walls.



Figure 50: Staggered terraced typologies, Park View.



These projecting walls are a sign of Rationalised Traditional Construction (RAT-Trad) crosswall construction. End gables and party walls were built of traditional block/brick construction with front and rear elevations built using a lightweight timber frame and finished commonly with render or tile hanging. This construction means front and rear elevations are more susceptible to air leakage and heat loss.

Figure 51: Construction here is likely crosswall construction (lightweight timber frame main elevations) and thus reduced thermal performance.

A photograph of a narrow street in a historic town. On the left is a three-story stone building with several windows and a black door. A black metal fence and several black bins are in the foreground. On the right is a white building with a shopfront. A blue sign with a truck icon and the text 'Unsuitable for HGVs' is visible. A white van is parked further down the street. A large green circle is overlaid on the right side of the image, containing the text 'Design guidance & codes' and a large number '04'.

Design guidance & codes

04

4. Design guidance & codes

This section sets out the principles that will influence the design of new development in the Crewkerne Neighbourhood Area. Where possible, local images are used to exemplify the design guidelines and codes.

4.1 Introduction

This section is divided into two parts. The first is a set of key elements to consider when assessing a design proposal. These are presented as general questions which should be addressed by developers and their design teams who should provide clarification and explanation as necessary.

The second part is the design guidance and codes, setting out the expectations of the Crewkerne Parish Neighbourhood Area. The design guidelines are more general and applicable to the Neighbourhood Area, and the more prescriptive elements are the design codes. The design principles are set out as 'area-wide Design Guidance' and 'Character Area Specific Design Codes' to ensure they are adaptable to the unique characteristics of the Plan Area. Images have been used to reflect good precedent and demonstrate design issues for consideration.

For any new development that falls outside of the assigned Character Areas assessment. The area-wide Design Guidance should apply, and the Design Codes for adjacent assigned Character Areas should also be referred to.

This guidance advocates for character-led design which responds to, and enhances the landscape and townscape character. It is important that new residential development responds to local context and enhances the "sense of place" whilst meeting the aspirations of residents.

4.2 General design considerations

This section sets out a series of general design principles followed by questions against which the development proposals should be evaluated.

As an initial appraisal, there should be evidence within planning applications that development proposals have considered and applied the following general design principles:

- 1 Does development demonstrate design synergy with existing heritage and/or best practice buildings and layouts within the Character Area? The following elements should be considered: physical form, style, ridge height (valued view preservation), building/plot arrangement and access.
- 2 Do all developmental components e.g. buildings, landscapes, access and parking relate well to each other, providing safe, connected, functional and attractive spaces?
- 3 Does the development masterplan relate sensitively to local designations including Conservation Areas, heritage buildings, ecological listings and topographic/landscape features?
- 4 Does development integrate with existing access opportunities (pedestrian and vehicular)? Does the development contribute strategically to place function and vitality?
- 5 Does the planned development reflect the local geology and vernacular materials of the area, are material specifications representative whilst avoiding pastiche replication?; and
- 6 Are Net Zero aims well integrated within the design proposal? Does the development adopt low energy and energy generative technologies reducing the reliance on fossil fuel for space heating? Have embodied carbon toolkits been used to guide material specification such as BRE Green Guide to Specification?

4.2.1 Key points to consider when assessing planning applications

The aim is to assess all proposals by objectively answering the questions below. Not all the questions will apply to every development. The relevant ones, however, should demonstrate evidence to show how the design proposal or masterplan has produced an adequate design response.

The following fundamental questions should be used to evaluate the quality and appropriateness of development proposals within the Neighbourhood Area:

Pattern and layout of buildings

- What are the essential spatial characteristics and street patterns of the existing development area, and to what extent are these characteristics mirrored in the new development proposals?
- Are building densities appropriate for the new development area? Would a higher density support more functions?
- Is the plot-to-development ratio appropriate for the location?
- How does the proposal respond to, respect, and integrate site and landscape features, such as topography, green infrastructure, and hydrology?
- Does the proposal relate and connect with its setting and the street? Are significant physical and visual assets identified, and does the design respect/incorporate these assets?
- If the design is situated within or adjacent to a designated heritage, landscape, or ecological asset, have all elements contributing to its significance been considered and respected by the new proposal? Have considerations listed within associated management plans been incorporated?

Access

- Does the topographic design of the masterplan offer a practical solution for managing access (both pedestrian and vehicular). Does it provide functional outdoor space and street alignment view opportunities? Does it minimise the necessity for large retaining walls and their embodied carbon?
- Is the development accessible for all physical abilities? Are there connections to public transport infrastructure?
- Does the development prioritise accessibility, permeability, and connectivity over cul-de-sac layouts? Is there potential to integrate with previous developments, to increase the network for non-vehicular movement?
- Do access and parking areas align with the existing spatial street scale and proportions? How will parking be regulated to prevent street scene degradation and highly visible off-street or excessive on-street parking?

Building heights and roofline

- Is the proposed development building height suitable for its location?
- Does the height of the proposed development consider the topographical layering of surrounding streets, and does it maintain and respect settlement views?
- Will the proposed development height adversely affect the amenity or privacy of nearby properties or gardens, and have measures been implemented to mitigate any negative impacts?
- Are there distinctive positive characteristics or rhythms to rooflines of nearby developments that could be incorporated into the new development?

Building line and boundary treatment

- Does the proposal adopt a characteristic response to building line/enclosure characteristic?
- Has the appropriateness of the boundary treatments been considered in the context of the site?
- Can native green infrastructure be specified as part of the boundary treatment strategy?

- Are there safe routes for hedgehogs and access provided through boundary treatments?

Green spaces and street scape

- Has the biodiversity mitigation hierarchy been implemented to safeguard existing green infrastructure? Does the proposal provide connectivity between existing green corridors and biodiversity habitat networks?
- Does the scheme consider the capacity for tree planting on the site, and have opportunities been integrated to contribute to the goals outlined in the National Planning Policy Framework (NPPF) (paragraph 131) and local targets for tree canopy cover?
- Are nature-based solutions/Sustainable Urban Drainage Systems (SuDS) integrated for water management and flood risk reduction? Are these interventions coupled with planting and features to create meaningful habitats?
- Will communal amenity spaces be established, and are measures in place for sustainable landscape maintenance?
- Have active and passive security measures been considered in the development?

- Is active travel promoted at street level, and does the masterplan connect to existing non-vehicular movement networks where possible?

- Is the landscape design resilient to climate change, such as drought, heatwaves, or flooding, with strategies in place to mitigate risks and adapt to changing conditions?
- Does the landscape design acknowledge the area's cultural past and have opportunities to do this been integrated where practical?
- Is the proposed external lighting strategy appropriate for the location? Does the lighting design mitigate negative impact on dark skies and biodiversity in adherence to Institution of Lighting Professionals (2011) Guidance Notes for the Reduction of Obtrusive Light?

Views and landmarks

- Does the proposed development demonstrate sensitivity to landscape character, and have measures been incorporated to conserve key views and integrate the development within the landscape setting?

- Have new placemaking perspectives of the existing settlement and surrounding area been integrated into the proposal?
- Does the masterplan include sufficient green infrastructure to blend and embed the development into its surroundings?
- Can local materials be specified to support and promote local industries?
- Is material specification mindful of user maintenance, and does the planned specification provide a suitable approach to ensure longevity and robustness?
- Does the lighting strategy align with the settlement's overall strategy, encompassing both private and public lighting applications in adherence to Institution of Lighting Professionals (2011) Guidance Notes for the Reduction of Obtrusive Light?

Architectural details and materials

- Does the proposed material palette align with the local vernacular, or demonstrate suitable evolution with clear design lineage? Does the development articulate the design language and character of the settlement?
- Do design proposals incorporate materials that are in alignment with the local geology?
- Does the new development demonstrate a robust design rationale, quality material specification and detailing tailored to local climatic conditions?
- Does the street/public realm also include some materials representative of the local palette?
- Is building performance and sustainability a key design principle?

Parking and utilities

- Recognising that effective parking integration is pivotal to overall scheme quality, influencing both the functionality and residential amenity. Does the masterplan integrate on-plot and off-plot parking solutions to enhance rather than dominate the streetscape and is SuDS integrated?
- Does the development incorporate low-energy, non-fossil fuel space heating, and power-generative technology?
- Does the new development provide high-speed internet connectivity and consider space for remote work?
- Are all utilities and technologies effectively integrated within the building design fabric? In cases of redevelopment involving Conservation Areas and heritage buildings, has technology been sensitively placed away from primary street views?

- Is there adequate provision for bin storage, including designated areas for waste separation, holding, and recycling? Are there opportunities to build holding areas into external walls/level change access areas?

4.3 Design codes

DC01

Pattern and layout of buildings



Figure 52: Hermitage Terrace three storey dwellings with garden frontage beside compact two storey terraces without frontage.

Area-wide Design Principles

1. Development should demonstrate improved alignment with the spatial character of the Conservation Area whilst implementing evolution with enhanced management/ integration of green infrastructure, storage and parking;
2. Setback variation should be maintained through a mix of building typologies. Development depth is characteristic of the Conservation Area created by infill. New developments should aim to replicate layers of depth within new masterplans;
3. Street geometry and application should be varied, instilling a hierarchy and complexity to new development areas. All street geometry and gradients must be approved by the highways authority before construction begins;
4. Three/four-storey town houses and efficient short terraces should be used to achieve areas of higher density, particularly in more urban/central areas;
5. Properties should predominantly face the main access although it is characteristic for some buildings to be side on. Raised frontages could be used to create separation between building and street whilst maintaining enclosure;
6. Dwellings positioned at junctions between major and minor roads, should be positioned along the minor road boundary with windows to provide passive surveillance to the minor road. Characteristic high boundary stone or brick walls could also be used to create continuation of the house elevation along the minor road plot edge;
7. Interconnected streets and opportunities to provide links to existing Public Rights of Way (PRoW) and improve access to the countryside should be encouraged; and
8. Larger development masterplans should incorporate a range of parking solutions and separated parking areas with integrated GI.

DC01

Pattern and layout of buildings

Character Area Specific Design Codes

CA1 - Conservation Area

- A. The consideration/integration of effective parking and external storage space is critical to the Conservation Area. New development must not create additional burden via resident on-street parking or lack of bin storage space; and
- B. Narrow resident access lanes beside properties or via flying freeholds are characteristic and should be implemented where practical.

CA2 - Ashlands

- A. Greater typology diversity should be provided, specifically a requirement for more terraced housing;
- B. Tighter enclosure should be used to balance the often generous and inefficient open garden/driveway frontages and spacious street geometry with on-plot driveways positioned to the side of dwellings, to reduce the visual impact of cars and maintain increased enclosure; and
- C. The elevated location of the Character Area is not suitable for buildings greater than two storeys, unless it can be demonstrated the ridgeline can be well-embedded within the existing built setting.

CA3 - Northern ribbon

- A. New development should respond to the corridor nature of the Character Area with development clusters which maintain high enclosure and provide depth away from the A356. Old Mill Lane including the development at the junction with A356 should be viewed as good precedent, with room for improvement/evolution delivered with characteristic terraced typologies.

Pattern and layout of buildings

Character Area Specific Design Codes

CA4 - Curriott Hill

- A. New developments should follow the characteristic through access principles of the existing built environment. Primary and secondary roads which connect should be prioritised in layouts; and
- B. Driveway free housing is characterised in parts of the Character Area. Whilst this should be encouraged, car parking must be delivered on-site to mitigate street parking impacts.

CA5 - Kithill

- A. New development layouts should move away from cul-de-sac arrangements and prioritise permeability. Any new cul-de-sac layouts must demonstrate why other options are not preferable and must include well-designed alternative footpath route options; and
- B. Service lanes for garages/rear of properties must maintain design quality and should explore shared-use design principles integrated with onward pedestrian links and green infrastructure.

Green & Blue infrastructure

The following graphics convey Sustainable Urban Drainage Systems (SuDS) and innovative applications appropriate for new developments, or as part of regeneration projects, either within existing developments or town centre public realm. The intention is to highlight the different types and describe their diversity of application, and relationship they create between green and blue infrastructure.

Attenuation basin - suitable for development scale water management. Their site placement may also be used to safeguard/create views from the development toward the development setting;

Bioswale - is a feature designed to manage stormwater runoff, usually from roads, car parks, or driveways. A planted channel carries water to another location, such as a pond. This can be combined with a staged reedbed system to filter contaminants;

Green wall/green roof - a vertical structure fixed to a building façade supporting a cell system of plants suitable for spatially restrictive areas. An area of roof installed with a growing medium that supports plant life. This system can also increase solar shading and reduce heat loss.

Rain garden - designed to capture smaller scale runoff. It is often situated in a depression or a low area of the site with variety of plant species suitable for wet habitat.

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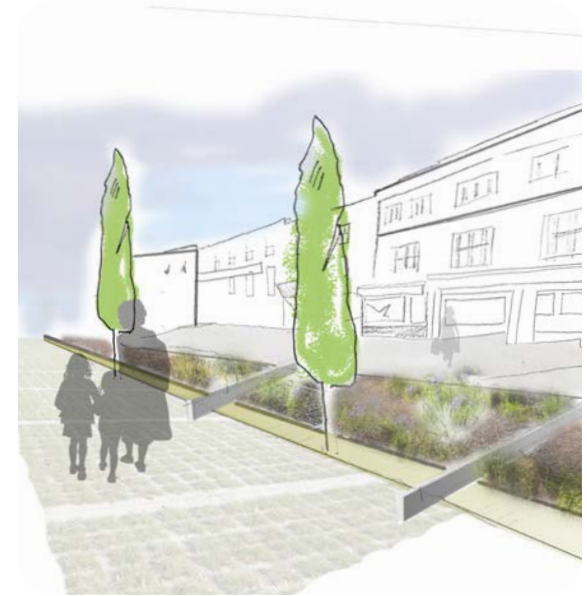
Attenuation basins.



Bioswale.



Façade bound green wall.



Rain gardens.

DC02

Green & Blue infrastructure



Figure 53: The default application of lawned verges should be reconsidered, and areas must contribute more meaningfully in biodiversity terms with greater plant species/tree planting.

Area-wide Design Principles

1. New developments must contribute towards Somerset Tree Strategy 2023 to 2033 targets. All new developments should include street trees and linear tree planting to increase urban tree cover and enhance the built environment;
2. Native hedges and local stone walls should be integrated to create linear habitat and space for nature within the development. These features should be strategically placed to support local biodiversity and provide connectivity between ecological habitat areas;
3. Developments should be designed around the retention of existing green infrastructure elements by applying the biodiversity mitigation hierarchy. New developments should deliver on-site biodiversity net gain enabling the strategic prioritisation of local biodiversity;
4. GI should be designed-in at varying scales, to increase resident interactions with nature;
5. Nature-based solutions such as raingardens, raingarden planters, open rills, and permeable surfaces should be integrated to manage rainwater runoff and enhance the streetscape;
6. Developments must not specify turf with plastic netting or artificial turf;
7. Bolt-on features including bat bricks, bird boxes (complying with BS 42021:2022 Integral nest boxes/bricks), and hedgehog gravel boards should be integrated. These features should be strategically placed within habitat connectivity corridors; and
8. The removal of entire boundary wall/boundary hedge should not be encouraged. Driveway access should be no wider than 50% of the width of the house façade.

DC02

Green & Blue infrastructure

Character Area Specific Design Codes

CA1 - Conservation Area

- A. New development should deliver characteristic density and enclosure with the inclusion of GI. Green frontages, hedges, local stone walls and innovative interventions should be encouraged that contribute habitat/street greening; and
- B. New development must be cognisant of the existing ecological designations with the Character Area and integrate connectivity GI with practicable.

CA2 - Ashlands

- A. Characteristic verges should be used to instil greater biodiverse complexity, in combination with SuDS; and
- B. Suggested design evolution should move away from open frontages, and instead utilise the space to build characteristic stone/brick boundary walls or plant native boundaries with habitat potential.

CA3 - Northern ribbon

- A. The development pause on the eastern side of the A356 south of Ashlands Road and subsequent tree and understorey boundary provides an important green edge to the road corridor which should be retained; and
- B. Characteristic grass verges integrated in northern areas should continue to be used in new development areas, however improved planting diversity and opportunities for the introduction of SuDS should be demonstrated.

DC02

Green & Blue infrastructure

Character Area Specific Design Codes

CA4 - Curriott Hill

- A. The arrangement of Chubbs Lawn on Middle Path should be viewed as good spatial precedent for development which includes communal tree planting and lawned areas. Design evolution should be demonstrated to increase planting diversity and integrate opportunities SuDS; and
- B. The western green edge to the Character Area and linear hedge elements it supports, should be respected and valued for settlement screening and the linear habitat it provides.

CA5 - Kithill

- A. The characteristic abundance of grass verges should continue to be implemented in new developments. These communal spaces however could be activated, supporting enhanced community interaction and made to work harder in biodiversity terms, with greater plant diversity, tree planting and SuDs;
- B. The outer edge to the Character Area and linear hedge elements it supports, should be respected, and valued for settlement screening and the linear habitat it provides.

DC03

Architecture (design & construction)



Figure 54: Red double Roman tiles, gable/verge upstands, upper three section casement (window).

Area-wide Design Principles

1. Building stock diversity is a key part of Crewkerne's built character. Terraced rows punctuated by larger housing plots provides street diversity and variation to the formal building line. Typology variety must continue to be delivered across new developments;
2. Architectural design must exhibit strong design lineage derived from high-quality vernacular or best practice examples. Designers must strive to innovate and create buildings that harmonise traditional vernacular elements with contemporary advancement;
3. In areas which require greater density, the local precedent of three/four storey town house typologies, compact terraces and the precedent of regenerated factory buildings should be used;
4. Pitched roofs should be the main roof type for principal dwellings. Pyramid roofs are not characteristic;
5. Variation to street rooflines is characteristic and should be created by small groups of diverse typology mix, setback and varying ceiling/ridge height. Too much variation (every other) should be resisted and there must be unifying character along the street;
6. Mid terrace party-wall roof and end gable upstands are characteristic and should continue to be used; and
7. Provision of external storage should be made for smaller and terraced housing typologies.

Architecture (design & construction)

Character Area Specific Design Codes

CA1 - Conservation Area

- A. The architectural design and size of heritage industrial windows should be used as precedent for suitable new developments;
- B. The portrait proportions derived from sash windows help give façades a vertical character which should be encouraged in future development;
- C. Terraced front doors could be arranged in twos and could include integrated archway 'flying' access to rear;
- D. It is characteristic for terrace window fenestration to be balanced across the terrace, not necessarily individual houses; and
- E. Raised frontages although characteristic must be delivered accessibly, thus the innovative use of levels and ramps should be utilised.

CA2 - Ashlands

- A. Terraces and larger plot large housing should be included in the typology mix of the Character Area;
- B. Architectural variety and street diversity are important attributes for good developments, which must be delivered with overriding unity and synergy. Oak Drive is an example of recent development that fails to deliver street unity, with six different typologies within eight neighbouring properties;
- C. Gable roofs should be the main typology. Pyramid roofs should be resisted;
- D. Recessed doorways and open-fronted porch canopies are characteristic within the Character Area; and
- E. Façade block/brick size variation is characteristic within the Character Area.

CA3 - Northern ribbon

- A. Recessed doorways are characteristic within the Character Area;
- B. Gabled and hipped roofs should be the main roofing typology and upstands between terraces and at gable/verge are characteristic;
- C. Cross wing configurations and storey and half typologies with pitched dormers, and hipped semi-detached configurations are characteristic; and
- D. Low lying areas already support higher-density typologies. Old Mill Lane should be used as good precedent for such future developments.

DC03

Architecture (design & construction)

Character Area Specific Design Codes

CA4 - Curriott Hill

- A. There is limited design lineage demonstrated between extant Crewkerne character and this Character Area. New development should aim to be more representative using the proximate Conservation Area as precedent, particularly areas such as Barn Street; and
- B. 40 – 44 Middle Path is a well-executed short brick terrace which should be used as precedent for the Character Area.

CA5 - Kithill

- A. Roof design should be pitched with arrangements as gabled or hipped. Ridgeline orientation is characteristic;
- B. The existing character of extruded brick patterns on facades could be developed;
- C. Open or close-fronted porches could be incorporated into new developments; and
- D. Staggered terrace arrangements could be used to optimise privacy, views/natural light.

“Sense of place”... what does it all mean?

To create successful places, that are **representative of the people that live there, settlements must evoke a “sense of place”**.

Words regularly used by designers to define the unique qualities of settlement character which evolves slowly over centuries, as a coalescence of everyday practices, shaped by people and place. Settlement buildings often document this history, with architectural building styles and materials illustrative of the unique relationship and response people have to their environment.

It is paramount therefore, that new development must rise to the challenges of the future, whilst carrying the legacy of settlement past, and **design new places that are richly identifiable, innovative and capture the “sense of place” of the settlement**.

This does not mean that new development should copy or recreate buildings from the past, but the design must demonstrate a firm understanding of the principal aspects of settlement character and express this through the architectural style and material specification of new buildings, **this is what is referred to as design lineage**.

The following images taken from outside of the parish, have been included to give a clear example of design lineage. These images illustrate innovation within new development that incorporates the architectural language of the existing settlement, and demonstrates the expectations of the Neighbourhood Plan Steering Group.



Figure 57: Example of clear design lineage and innovation (new development).



Figure 58: Example of original dwellings.

Design Code 04

Materiality



Figure 59: Well specified stone for modern development (left) sits sympathetically beside heritage building.

Area-wide Design Principles

1. Roofing materials should vary between red pantiles, red double Roman, small flat red tiles or slate. Variation to this should be sympathetic to their design and aesthetic;
2. Whilst the reclamation of local stone should be advocated for, there are several good local precedents (Figure 59) built in available stone of sympathetic character. The use of similar stone should therefore remain a key specification in new development and reconstituted stone should be resisted;
3. Materials specification should ensure quality, robustness, and longevity. Net Zero should be a key specification consideration. Green guides should be used to source sustainable products, with a preference for locally made low embodied carbon materials and material re-use <https://tools.bregroup.com/greenguide/podpage.jsp?id=2126>;
4. The use of render must be resilient to staining. Lime render and lime mortar for stone work (build or repair) should be used.
5. The use of well-matched (colour) red and buff brick is characteristic and should remain commonly specified. Contrasting chamfered brick reveals could be used to add detail to façades; and
6. Brick or stone boundaries are characteristic. Metal railings could be characteristically used to define frontages.

Pattern book

The Neighbourhood Area has a rich material palette which demonstrates the rural/industrial aesthetic of the parish. The goal for future development is to demonstrate true design lineage derived from settlement character, with a representative robust specification.

The following images demonstrate good examples of architectural details and material-use aligned with settlement character. Some example materials shown, may be locally sourced and now difficult to find, and developers should be encouraged to source reclaimed materials to overcome such supply issues. Combinations may also be a mix of modern and vernacular, which demonstrates the ambition of the Neighbourhood Plan Steering Group. The challenge for future development is to implement a balanced architectural style and material palette, to deliver performance and sustainability, in synergy with local character.



Archway access and window proportions.



Window arches and facade articulation.



Window proportions and configuration.



Pedestrianised housing streets, with onward access.



In-keeping higher density.



Delivered as apartments could offer in-keeping higher density.



Ridgeline variation.



Gable/verge upstand.



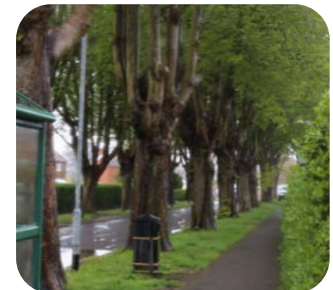
Gable placed at plot edge and part of boundary wall.



Boundary wall forms a continuation of the house façade.



Space for large/landmark trees.



Street tree integration.



Rear access lanes.



Side to side door positioning.



Terrace rear access lane.



Stone colouration and texture.



Brick colouration. English bond.



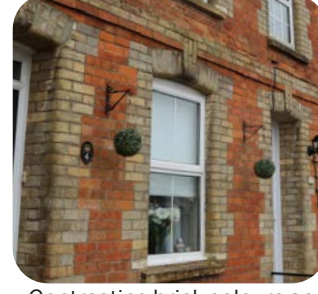
Red brick, painted brick and local stone colouration.



Example recent well-matched stone specification.



Brick detailing, string course and reveals.



Contrasting brick colours and chamfered brick reveals.



Gable boundary placement with windows facing both streets.



Lime mortar with stone.



Slate roof. Colour blue to grey.



Flat small red tiles.



Red double Romans.



Pantiles.



Enclosed garden frontages. Wall and railings.



Street verges.



Detailed footpaths.



Brick dwarf walls with railings.

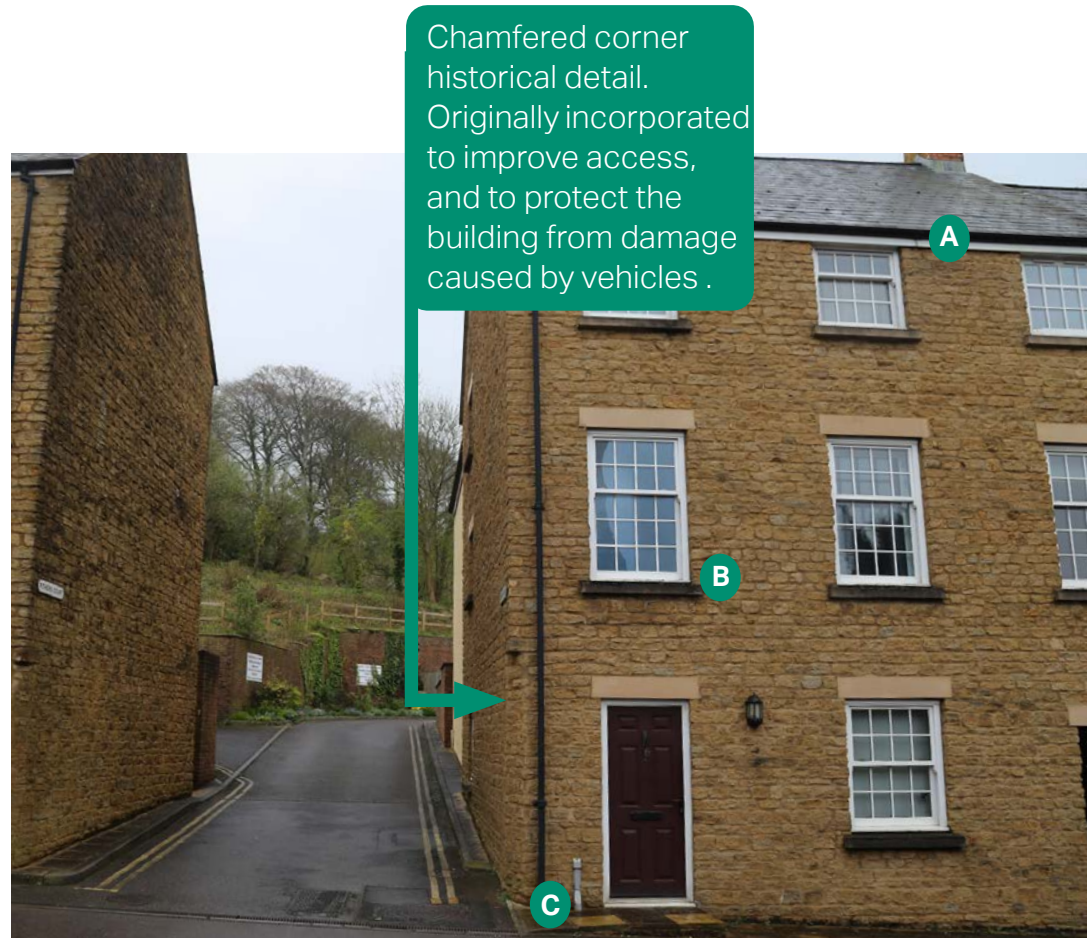


Stone wall boundaries.

Achievable precedent

The following images illustrate good examples of Neighbourhood Area buildings, details and material choices that both evoke the character of the area, setting achievable precedent for developer adoption:

- Modern build tall three-storey typology;
- Chamfered ground floor exterior corner;
- Portrait proportion window apertures and sash windows;
- The stone specified is a good quality substitute for local stone;
- Brick tapered chimneys;
- Façade articulation;
- Ramp access utilities levels; and
- Pedestrian access lane to rear.

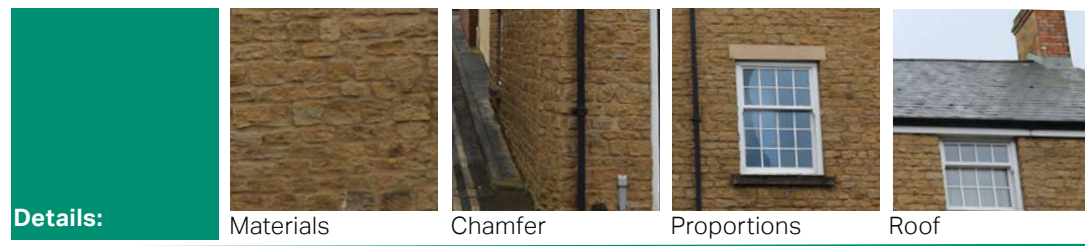


Chamfered corner historical detail. Originally incorporated to improve access, and to protect the building from damage caused by vehicles .

A Well specified stone with slate roof.

B Portrait proportion windows.

C Ramp access.



- Articulated corner. Higher density development;
- Parapet slate roof - transitions to gable roof;
- Portrait proportion window apertures and sash windows;
- Façade stone is a well specified substitute for local stone;
- Green frontage;
- Level thresholds; and
- Parking at rear.



A Gable/verge upstand.

B Window proportions and articulated façade.

C Green frontage helps to embed the development.



- Characteristic gable/verge and party wall upstand;
- Cross wing design efficiency creates open porch projection;
- Well specified stone to match local variety;
- Slate roof;
- Stepped building responds to levels, with ramped access provision; and
- Integration of railings help to define building frontage.

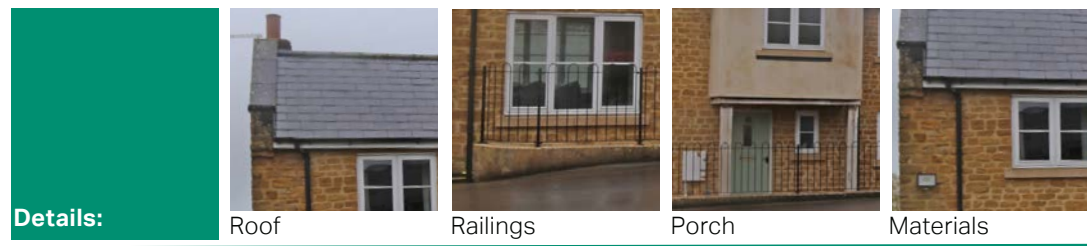
There is staining to the rendered projection which demonstrates the importance and requirement for improved weather resilient material specification.



A Characteristic roof upstand.

B Design efficiency.

C Well specified material palette including slate and stone façade



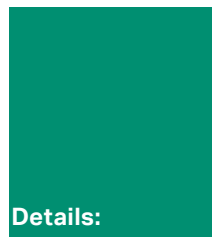
- Arrangement provides good precedent for a corner plot and/or a higher density unit of multiple (four plus) houses;
- Cross wing t-shaped configuration. Gable/verge upstands on cross wings;
- Open lower storey cross wing design efficiency incorporates recessed open-fronted porch;
- Bay window, cross wing and plinth adds façade variation;
- Slate roof; and
- Quality local stone façade.



A Gable upstand to cross wing. Slate roof.

B Open porch with recessed door.

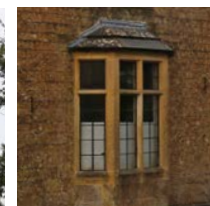
C Contrasting stone plinth.



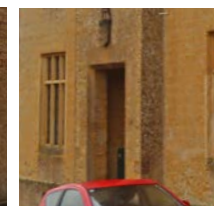
Materials



Protection



Bay



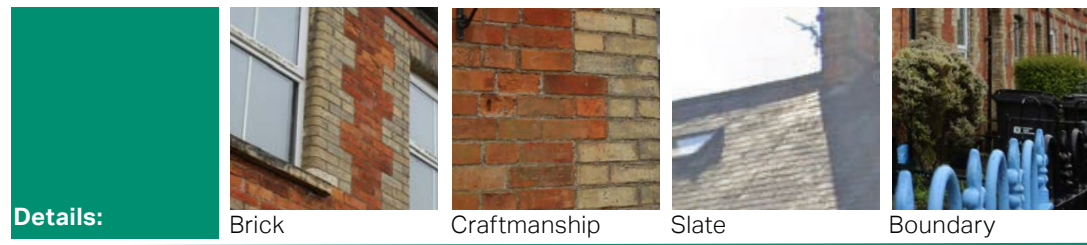
Porch

- Contrasting bricks laid and set out in well-considered bonds;
- Stone gable placed directly at road edge, creates pinch point.
- Efficiency of layout and high synergy;
- Chamfered reveals and string courses;
- Slate roof;
- Window portrait proportions. and
- Raised garden frontage and railings.



A High quality demonstration of brickwork craftsmanship.

B Efficient layout with raised garden frontages.



Details:

Brick

Craftmanship

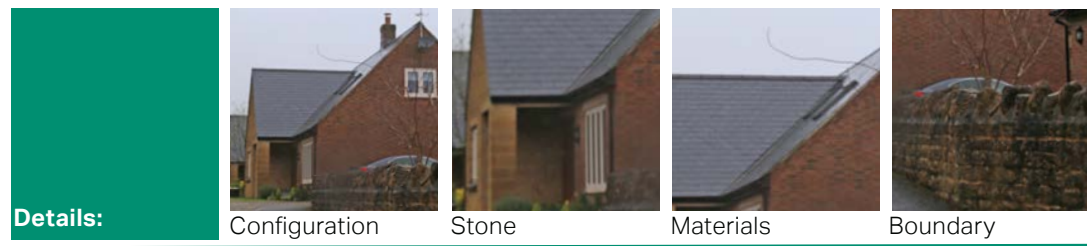
Slate

Boundary

- Storey-and-a-half typology with low ridge height;
- Cross wing arrangement design efficiency for integrated porch;
- Stone, brick and slate construction; and
- Block paving street and quality stone boundaries.



- A** Storey-and-a-half ridge height efficiency
- B** Nook porch created by cross-wing projection.
- C** External material quality.





Deliverability

05

5. Deliverability

5.1 Delivery Agents

The Design Code will be a valuable tool for securing context-driven, high quality development in the Neighbourhood Area. It will be used in different ways by different actors in the planning and development process, as summarised here:

Applicants, developers and landowners

As a guide to the 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.

Where planning applications require a Design and Access Statement, the Statement should explain how the Design Code has been followed.

Local Planning Authority

As a reference point, embedded in policy, against which to assess planning applications.

The Design Code should be discussed with applicants during any pre-application discussions.

Town Council

As a guide when developing neighbourhood planning policy and commenting on planning applications, ensuring that the Design Code is followed.

Local community

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.

6. References

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7. Glossary

Building line: The line formed by the frontages of buildings along a street.

Building line (formal): buildings aligned with similar distance from the main access.

Building line (informal): buildings do not align, spaced at different distances from the road.

Built form: Buildings and structures.

Design lineage: To demonstrate a continuation of design character through design that is visibly traceable in appearance to the original building or local vernacular.

Enclosure: The use of buildings and structures to create a sense of defined space.

Enclosure ratio: The enclosure ratio details the spatial character of a street, calculated as the ratio between building façade height and width of street (elevation to elevation distance).

Gateway: The design of a building, site or landscape to symbolise an entrance or arrival to a specific location.

Land use: What land is used for, based on broad categories of functional land cover, such as urban and industrial use and the different types of agriculture and forestry.

Landscape: An area, as perceived by people, the character of which is the result of the action and interaction of natural and/or human factors.

Landscape character: A distinct, recognisable and consistent pattern of elements in the landscape.

Listed building: A listed building is one that has been placed on the Statutory List of Buildings of Special Architectural or Historic Interest. There are three categories of listed buildings in the United Kingdom: Grade I, Grade II* & Grade II.

National Character Area (NCA): A National Character Area is a natural subdivision of England based on a combination of landscape, biodiversity, geodiversity and economic activity.

Nucleated settlements: demonstrate a plan arrangement with a central zone or nucleus, which commonly relates to a chronological order of development morphology, but not always.

Offset, setback or relief: The space between a building and the road access.

PRoW: Public right of way.

Rural: Relating to, or characteristic of the countryside rather than the town.

Setting: The context or environment in which something sits.

SuDS: Sustainable urban drainage systems. Used to slow down the passage of water and often improve water quality.

Tree Preservation Order (TPO): A Tree Preservation Order is an order made by a local planning authority in England to protect specific trees, groups of trees or woodland in the interests of amenity.

Vernacular: The way in which ordinary buildings were built in a particular place, making use of local styles, techniques and materials and responding to local economic and social conditions.

Views: Views that can be seen from an observation point to an object (s) particularly a landscape or building.



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