



BROADSTONE RESIDENTIAL DESIGN

Companion Guide to the Neighbourhood Plan

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“ The long-standing, fundamental principles for good design are that it is: fit for purpose; durable; and brings delight. ”

National Design Guide Para 4 (2019), and originally from Vitruvius

“ Understand where positive local character comes from: streets, blocks and plots (urban grain), green and blue infrastructure... building form, massing and materials often underpin the essence of the distinctive character of settlements... ”

Building for a Healthy Life, Design for Homes (2020, page 44)

A

The purpose of the guide



A.1 Introduction

1. This Guide aims to identify and protect the local character and distinctiveness of Broadstone through good design. It seeks to guide new residential development (excluding alterations or extensions to existing buildings) in the most sustainable manner.
2. This Guide applies to new residential development only and is limited by Permitted Development Rights.
3. The guidance given will be particularly relevant to a range of key players involved in the process of developing and delivering good, successful design. These include landowners, developers and agents, householders, designers, development management officers, statutory and non-statutory consultees, members of the public, councillors and residents.
4. The objectives of this Guide are to:
 - Promote the conservation and enhancement of local distinctiveness and identity
 - Create well-designed places through good urban design, landscape design and architecture
 - Retain and enhance existing natural features and integrate new landscape that supports biodiversity
 - Improve the quality and performance of Broadstone as an existing residential area
 - Promote safe, attractive, pedestrian focused residential layouts
 - Encourage a good mix of well-designed homes in terms of size, format and tenure
 - Minimise the environmental impacts of new housing development, addressing climate change mitigation and resilience.
5. The Guide is structured into four main sections:
 - **Section A** - explains what the Guide will achieve, why it is needed, how it fits in with existing policy and offers a high level overview into the existing character and key features of Broadstone, based on the previous Urban Characterisation Study
 - **Section B** - gives guidance and specific design criteria relating to infill and backland development
 - **Section C** - sets out general design criteria for achieving good residential design quality
 - **Section D** - contains three examples of inappropriate infill & backland development proposals (refused planning applications)

This Guide seeks to enhance design quality through positive placemaking. When applied comprehensively this can help strengthen the future community in Broadstone.

Key to this is an appreciation that residential design is not simply about the individual property, but is also about how new homes combine to create places, about how they relate to one another and how they influence the evolution of a neighbourhood.

A.2 The need & benefits of a Guide

1. This Guide has been prepared on the basis that the distinctive historic environment, built form, streets and landscape character of Broadstone are worth preserving and enhancing as part of the Bournemouth, Christchurch and Poole unitary area.
2. New residential development has a role to play in responding to population growth, lifestyle changes and in delivering housing targets for the unitary area through intensification of the built up area. Such developments can also reduce the pressure to develop greenfield land at the edge of existing settlements. However, when done poorly new development also has the potential of creating significant adverse impacts in the communities it is located.
3. As we attempt to address the housing crisis we must also address the quality of homes that are being delivered.
4. This Guide recognises that high quality design is a prerequisite of successful intensification. It provides direction on how good design is to be achieved within Broadstone, in order that the future urban form, townscape, streets and landscape are developed in a holistic way that builds on its existing key features and makes the best of the opportunities that the area has to offer.
5. Some of the benefits of preparing a residential guide are:
 - New development is more likely to make a positive contribution to the creation of distinctive buildings, places and spaces
 - Well-designed buildings positioned appropriately within the plot or block can provide sufficient separation between properties and avoid problems of overlooking and overshadowing between neighbours
 - The arrangement and pattern of streets and houses lining them are likely to speak of Broadstone, responding to the local context and their setting, whether in a traditional or modern vernacular style
 - Good design can promote a sense of belonging and pride amongst local residents
 - Good design will help to ensure that access to the existing road network is well located, safe and convenient to cyclists, pedestrians and drivers, and respects neighbouring residents
 - The provision of good sized gardens can provide numerous health, social and physical benefits for homeowners, and make a contribution toward sustainable development by providing space for ecology and movement networks of wildlife corridors, the drying of clothes, cycle storage, composting, rainwater collection, amongst other uses
 - The development of vacant or unsightly plots would help to regenerate areas of semi-public space that could otherwise offer opportunities for crime and anti-social behaviour, or would generally bring the quality of the area down
 - It is fundamentally important that residential development is delivered on the ground to the same standards as it is designed.

A.3 The relationship between the Neighbourhood Plan & this Guide

6. Broadstone Neighbourhood Plan (2013-2033) was made on June 2018. It sets out a vision for the area that reflects the thoughts and feelings of local people with a real interest in their community. The Plan sets out clear objectives on five key themes: green space, housing, access and movement, economic viability and sustainability.
7. The Neighbourhood Plan covers all of Broadstone ward, an area bounded by heathlands to the north, east and southwest, and by neighbouring communities to the south-east, south and north-west. The Neighbourhood Plan is due to be updated in 2022.
8. This Guide is a companion guide to the Neighbourhood Plan. It sets out the communities expectations with regard to the design of new residential development within the Neighbourhood Plan area. It encourages new development where it is appropriate and meets the principles set out in this Guide.

BROADSTONE NEIGHBOURHOOD PLAN AREA



A.4 Design Codes

9. Design Codes for the following three special character areas have been produced and form the second part of this document.

- (1) The Triangle - Springdale Road / High Park Road / Roman Road
- (2) Upton Way / West Way
- (3) The Golf Links Area of Manor Road / Golf Links Road / Lower Golf Links Road / Upper Golf Links Road.



SPECIAL CHARACTER AREAS

- 1** The Triangle - Springdale Road / High Park Road / Roman Road
- 2** Upton Way / West Way
- 3** The Golf Links Area of Manor Road / Golf Links Road / Lower Golf Links Road / Upper Golf Links Road

A.5 Planning policy context

10. Securing high quality design and supporting local character and distinctiveness are strong themes contained in planning policy at a national, regional and local level.
11. This Guide cross references but does not seek to replicate existing policy and regulations that will continue to apply to all new residential development.

National

12. The Government's approach to sustainable development, planning and the built environment is contained in the National Planning Policy Framework (NPPF) and series of National Planning Practice Guidance documents (NPPGs), such as the National Design Guide, with which all further planning policies and development proposals must be compliant. An additional number of guidance and best practice documents have been prepared by both the Ministry for Housing, Communities and Local Government (MHCLG) and various other government departments and non-governmental organisations.
13. The NPPF makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve.
14. In the context of delivering more homes paragraph 71 states that local planning authorities should consider setting out of policies **“to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.”**

15. Paragraph 134 of the NPPF states that **“Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.”**
16. The National Design Guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice through 10 key characteristics.



THE TEN CHARACTERISTICS OF WELL-DESIGNED PLACES, NATIONAL DESIGN GUIDE

Local

17. The Poole Local Plan was adopted in 2018. It sets out the local planning authority's planning strategy, site allocations showing the location of sites for future development, and development management policies against which planning applications will be considered.
18. The following policies are those most likely to be relevant to residential proposals and must be complied with or reasons given to justify an alternative approach. It will be applicant's responsibility to ensure that policy requirements have been considered.
 - PP24 Green Infrastructure
 - PP27 Design
 - PP28 Flats & Plot Severance
 - PP30 Heritage Assets
 - PP32 Poole's Nationally, European & Internationally Important Sites
 - PP33 Biodiversity & Geodiversity
 - PP35 A Safe, Connected & Accessible Transport Network
 - PP37 Building Sustainable Homes & Businesses
 - PP38 Managing Flood Risk
19. Policies PP27, PP28 and PP30 are set out in full in this section as they are particularly relevant to residential design, quality and placemaking.
20. With the creation of the new council for Bournemouth, Christchurch and Poole in 2019, work has begun on bringing all three areas up-to-date with a new statutory Local Plan.

Policy PP27 DESIGN

A good standard of design is required in all new developments, including extensions and external alterations to existing buildings.

(1) General

Development will be permitted provided that, where relevant, it:

(a) reflects or enhances local patterns of development and neighbouring buildings in terms of:

- (i) layout and siting, including building line and built site coverage
- (ii) height and scale
- (iii) bulk and massing, including that of the roof
- (iv) materials and detailing
- (v) landscaping
- (vi) visual impact.

(b) responds to natural features on the site and does not result in the loss of trees that make a significant contribution, either individually or cumulatively, to the character and local climate of the area. Any scheme that requires the removal of trees should, where appropriate, include replacement trees to mitigate their loss

(c) is compatible with surrounding uses and would not result in a harmful impact upon amenity for both local residents and future occupiers considering levels of sunlight and daylight, privacy, noise and vibration, emissions, artificial light intrusion and whether the development is overbearing or oppressive

(d) provides satisfactory external and internal amenity space for both new and any existing occupiers

(e) creates an accessible, safe environment that minimises crime through the layout of the site and the positioning of doors and windows on elevations that face onto public or shared areas

(f) provides an attractive public realm and a well-connected network of streets and spaces that considers the needs of all transport users prioritising the needs of pedestrians, cyclists and public transport users before private cars

(g) provides convenient and practical parking, servicing, bicycle storage, waste and recycling arrangements in accordance with the relevant standards which is designed to be in keeping with the existing pattern of development in the street, or part of the street, the site is located; and

(h) does not prejudice the future development of adjoining sites.

(2) Extensions and alterations

In addition to complying with the relevant criteria above, extensions and/ or alterations to buildings should be designed to respect and relate to the existing building and maintain or enhance any details that contribute positively to local character.

(3) Design review

Where appropriate, the Council will encourage developments with potentially significant impacts to undertake independent design review in order to assess the impact of the development.

Policy PP28 FLATS & PLOT SEVERANCE

(1) Flatted development

Flats, including care homes, which are not considered to fall within the scope of Policy PP29 Tall Buildings will be permitted where the plot can accommodate a form of development that ensures:

- (a) the scale and massing of the building(s), including the width, height and roof profile and spacing between buildings is in keeping with neighbouring buildings and the established pattern of development in the street, or part of the street, where the site is located
- (b) the resultant plot coverage (including buildings, cycle storage, bin storage, car parking, roads, and any other hard surfacing) respects that which prevails in the street, or part of the street where the site is located
- (c) car parking and turning areas do not dominate the site, allowing for the retention, or provision, of a boundary between the site and adjacent streets
- (d) car parking, turning areas and vehicle access should avoid harm to the neighbouring residents privacy and quiet enjoyment of their rear gardens.

(2) Plot severances and sub-divisions

Residential proposals involving plot severances or plot sub-divisions will only be permitted where there is sufficient land to enable a type, scale and layout of development including parking and usable amenity space to be accommodated in a manner which would preserve or enhance the area's residential character.

Policy PP30 Heritage assets

(1) New development

The Council will expect development to preserve or enhance Poole's heritage assets. In all cases, proposals will be supported where they:

- (a) Preserve or enhance the historic, architectural and archaeological significance of heritage assets, and their settings, in a manner that is proportionate with their significance by:
 - (i) assessing the impact of a development on designated and non-designated heritage assets and justify any harm or loss affecting the asset early in the application process
 - (ii) ensuring public realm, highways, bridge and street lighting works are sensitive to the historic environment
 - (iii) ensuring records on the historic environment acquired and generated through plan making and development are publicly accessible as evidence of Poole's past.

(2) Historic parks and gardens, cemeteries and open space

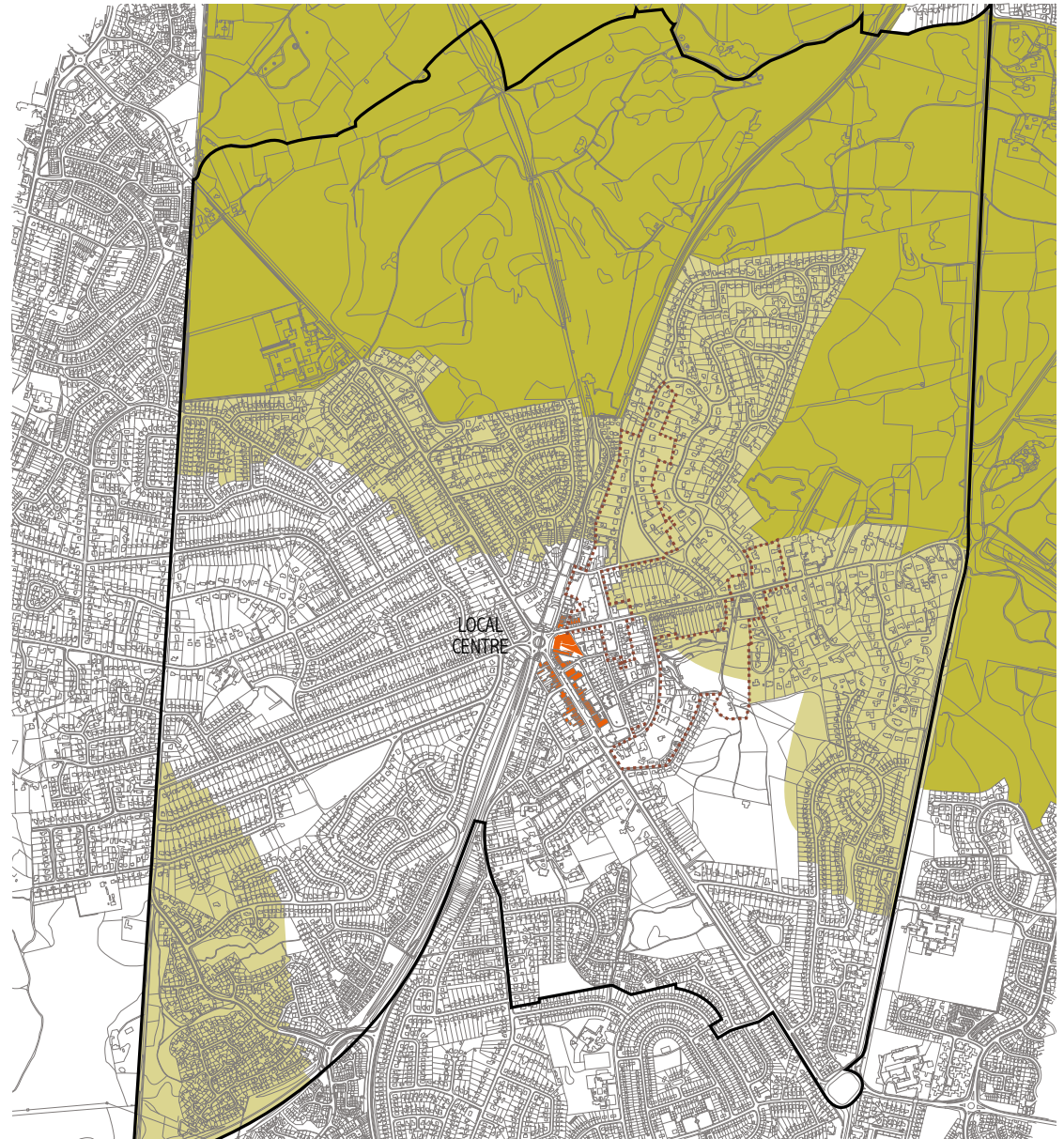
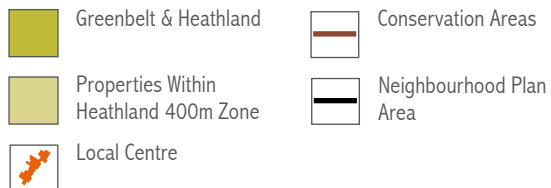
Within historic parks and gardens, cemeteries and areas of open space (including SANGs) identify any opportunities to restore and enhance the historic landscape character and/or any traditional buildings within the area

- (i) enhance or better reveal the significance and value of the site within the street scene and wider setting
- (ii) seek to retain buildings that make a positive contribution to the conservation area
- iii) where practicable, avoid locating renewable energy installations such as solar PV/panels or solar thermal equipment on the principal elevations
- (iv) ensure signs and advertisements reflect the historic nature of the area
- (v) retain, repair and reinstate historic shopfronts and reflect their character using appropriate designs, colours and materials in new shopfront designs.

The Dorset Heathlands Planning Framework 2015-2020

21. Large parts of the Broadstone area fall within the 400m consultation zone relating to the designated Dorset Heathlands. In effect, this means that there should be no net increase in the number of residential dwellings, within the area represented by a straight line of 400m from the edge of the Heathland area. Within the 400m consultation zone Natural England will be consulted about additional residential dwellings as this is the most sensitive area.
22. The Dorset Heathlands consultation zone in the context of Broadstone is shown on the following plan.
23. Refer to the Dorset Heathlands Planning Framework 2020-2025 for more details.

DORSET HEATHLANDS BUFFER ZONE



24. The Council has prepared a number of Supplementary Planning Documents (SPDs) and Supplementary Planning Guidances (SPGs) which provide additional advice and guidance on specific planning and design issues within Poole. These include the recently adopted Parking Standards; Nitrogen Reduction in Poole Harbour; Our Streets & Spaces; A Design Guide and Landscape & Natural Environment Design Guide.

Heritage Assets SPD (2013) & Broadstone Conservation Areas Character Appraisal & Management Plan (2008):

25. These SPDs provide a general guide to owners, occupiers, agents, developers and anyone interested in, and to help them care for the historic environment.
26. As the summary to the Character Appraisal and Management Plan states “The Ridgeway and Broadstone Park Conservation Area, was designated in 2004, and is representative of a mid to late Victorian settlement laid out in the style of a garden suburb to take advantage of the area’s best natural features. Solidly constructed mid to late Victorian houses, set in spacious gardens are glimpsed through large trees, gates and over boundary walls. The large trees and ridges provide a green backdrop and park-like setting for the buildings. The open space provided by the parkland and large gardens is of increasing value for biodiversity and the amenity of residents.”
27. The objective of conservation area designation and related policy is to preserve and enhance the special interest of a place. The intention is not to stifle change, but to provide for the positive management of these unique areas.

Neighbourhood Plan 2018

28. The Broadstone Neighbourhood Plan 2018 contains a number of design related policies. Below are the policies most relevant to new residential development. For more details see the Neighbourhood Plan.

BP1 Designating public open spaces
BP2 Protecting Lytchett Drive Local Green Space
BP3 Enhancing Biodiversity
BP4 Securing High Quality Sustainable Design
BP5 Balancing the Housing Stock
BP6 Housing on the Fairview Estate
BP7 Development Principles for the Central Shopping Area
BP8 Well-designed Extensions

Permitted Development Rights

29. From August 31 2021, expanded permitted development rights allow the demolition of some select buildings, that meet certain criteria, in order to allow for the construction of new homes and the renovation and extension of properties without the need for a full planning application. The aim is to support economic growth, deliver more homes and to revitalise town centres. It is worth noting some of the changes which will have a bearing on residential design.
30. New Class ZA Permitted Development Right covers the demolition of certain buildings (below) and their replacement by either a single purpose built detached block of flats, or a purpose-built detached house.

- A single purpose-built detached block of flats, and
 - Any single detached building established for:
 - Office use within Class B1(a);
 - Research and development within Class B1(b); or
 - Industrial process within Class B1(c)
31. There are a number of restrictions on this right. Developers must apply to the local planning authority for prior approval with an extensive range of factors open for consideration including the design of the building, its external appearance, impact on the neighbouring amenity and notably, the provision of adequate natural light in all habitable rooms of each new house/flat.
32. Property owners can increase the size of some properties by adding:
- Up to 2 additional storeys, where the existing house consists of 2 or more storeys
 - 1 additional storey, where the existing house consists of only 1 storey
33. Again, there are a number of restrictions on the operation of this right.
34. Permitted Development Rights can be removed by the Council by means of a condition on a planning permission.
35. More details on householder permitted development rights can be found at: <https://www.gov.uk/government/publications/permitted-development-rights-for-householders-technical-guidance>.

A.6 Starting point: understanding the local character of Broadstone

Character & Setting of Broadstone

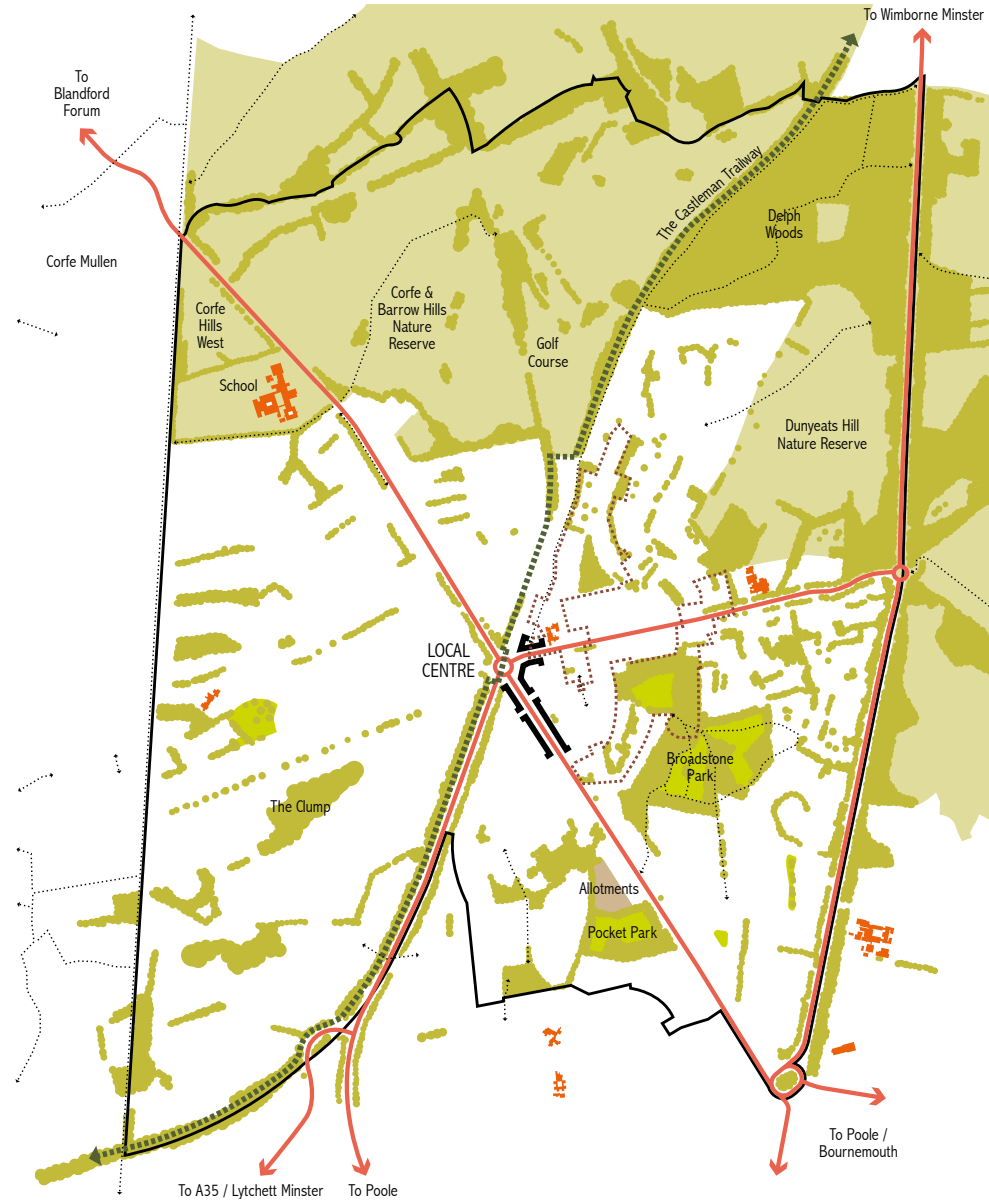
36. It is essential that design decisions are based on a comprehensive understanding of the location of a site within Broadstone. This should ensure a clear appreciation and understanding of local character and identity.
37. The plan on the next page provides a strategic analysis of the key connections and features that have shaped the area. It shows the important connections and destinations, the major influences that have informed its evolution and significant features and landmarks. These give an understanding of its overall structure as a starting point for guiding future developments, so that they can contribute positively to its evolving urban character.
38. Broadstone is situated in a slight dip in the low sandy ridge that forms a backdrop to the north of the town and of which Canford Heath is a part. Railway lines running north to Ringwood and Blandford and beyond, concentrated at this point, Broadstone Junction, and this was clearly the main impetus for the development of the settlement. Previously the area was substantially heathland, and although large tracts have now been built over, significant remnants survive, notably at Corfe Hills, including Broadstone golf course, to the north, Broadstone Park to the south-east and Upton Heath to the west.
39. Like much of the rest of Poole, Broadstone was therefore substantially a Victorian and Edwardian creation, and many houses from this period remain and continue to define much of the character of the settlement. Broadstone was from the start a rather affluent suburb of Poole, and it retains much of that character today.
40. The focus of Broadstone is The Broadway, the central section of the long and straight Upper and Lower Blandford Roads. Apart from it being the commercial heart of Broadstone, it is notable for its elevated position, the distinctive layout of the road and its variety of buildings.
41. Much of the adjacent suburban development consists of large Arts & Crafts style family houses set in large and now well-treed grounds, particularly in the Dunyeats Hill area. Houses in this area must originally have enjoyed extensive views towards Poole Harbour, but substantial colonisation by and planting of trees, mostly Scots Pine, has clearly reduced and obscured many views to the point that only occasional glimpses can be obtained from roads.
42. Later C20 development on former heathland, notably to the south of Broadstone centre on what was part of the Upton Heath, Broadstone Heath and Canford Heath belt, was of a more common and less distinctive type, and the difference in effect serves to draw out the local distinctiveness of Broadstone.





BROADSTONE BUILT-UP AREA ANALYSIS

	Local Centre		Greenbelt & Heathland
	Principal Routes		Woodland & Trees
	Castleman Trailway		Major Areas of Public Open Space
	Key Public Footpath		Allotments
	School		Neighbourhood Plan Area
	Conservation Areas		



2010 Characterisation Study (Matrix Partnership)

43. The 2010 Characterisation Study of the Borough of Poole, including the Broadstone area, provides a good starting point for understanding the component parts that make up Broadstone - its streets, spaces and building types.
44. It is included in this section of the Guide as part of the starting point for designers and developments to understand where their proposals for new residential development fit into the immediate and wider context.
45. The typology element of the Study acknowledges that development and building types are the principal determinants of character in any particular location. With this mind, 7 out of the 8 residential typologies are relevant to Broadstone (Terraced Housing is not represented). In terms of the amount of land represented by each within Broadstone, from most to least these are:
 - **Bungalows & Detached Housing**
 - **Large Detached Villas**
 - **Suburban Estate Housing**
 - **Semi-Detached Housing**
 - **Suburban Detached Housing**
 - **Flats**
 - **Local Centre**
46. The distribution of residential typologies across Broadstone are shown on the opposite plan. The majority of Broadstone's built form footprint consists of Bungalows and Detached Housing. The greatest mix of typologies is to be found around the Local Centre at the convergence of Dunyeats Road, Lower Blandford Road, Higher Blandford Road, Clarendon Road and Broadstone Way.
47. Significant areas of Large Detached Villas are located to the east and west of the area. This typology makes up the majority of the residential character to be found within the two conservation areas within Broadstone. Large pockets of Suburban Detached Housing are to be found at the northern and south western limits of the built up area. There are currently few flatted and terraced developments across the area.
48. Each of these typologies is described in detail on the following pages. The text presented in the tables dealing with Design Components and Characteristics is taken directly from the original study. The borough-wide status of the Study means that the scale at which it looks at local character is necessarily limited to fairly broad areas. As such it is intended as a high-level guide only. There will be intimate variations in character within individual streets and within individual clusters of buildings within Broadstone.
49. It is therefore for the resident, developer or the designer to investigate the finer subtleties of a site or place, and how they can inform the design of new development based upon the information provided in this Guide.
50. It is not the purpose of this Guide to discourage innovative approaches to the design of new development. However, it is imperative that new development reinforce local character and distinctiveness.

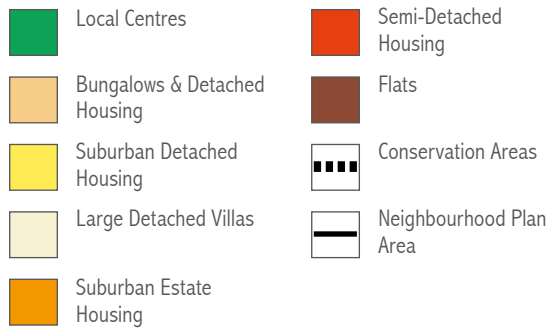
Designers and others are encouraged to look at the Characterisation Study as a starting point for understanding Broadstone and its built form characteristics.

Understanding the character of an area should always inform approaches to design, and enable both innovative as well as local traditional and modern vernacular design solutions to come forward.

This Guide recognises that good design does not simply restore and retain existing character; it also amplifies and transforms it.



RESIDENTIAL CHARACTERISATION BY TYPOLOGY (adapted from Borough of Poole Characterisation Study 2010)



Bungalows & Detached Housing

Design Component	Characteristics
Urban Grain & Structure	- A mixture of bungalows and medium-sized detached houses and often including semi-detached houses - Relatively tight urban grain with medium gaps between plots creating a close urban form - Road layout varies, but streets often typical of suburban estates, including sweeping curves and cul-de-sacs - Standard house forms but with many minor variations - Generally consistent building line with some variations where the houses are staggered or set back - Front gardens and parking areas at the front are typical
Landscape & Views	- Front boundaries are generally defined by low boundary walls backed by shrubs or hedges - Vegetation in front gardens often includes small trees - Shared boundaries in back gardens often contain larger trees that create a valuable backdrop - Views through gaps between buildings
Density & Mix	- Low/medium density development - Exclusively residential
Height & Mass	- Predominantly 1 to 2 storeys - Predominantly bungalows and modest two-storey houses of domestic scale
Architectural Style & Details	- A range of mixed buildings, all dating from the mid-C20 - Simple building forms with a hipped roof and a forward projecting gable - Small simple chimneys where present, though many dwellings have no chimneys - Original windows invariably replaced with white uPVC windows - Bay windows are a common feature, often with simple decoration on the gable above - Dormer windows occur occasionally
Materials	- Red, brown or buff brick and widespread use of white painted render, especially on upper parts of buildings - Pitched roofs of clay or plain concrete tiles

The above refers to all character areas within Poole including those within Broadstone.



Example Streets within Broadstone

- | | |
|---|--|
| <ul style="list-style-type: none">• Charborough Road• Fairview Drive• Fairview Road• Fontmell Road | <ul style="list-style-type: none">• Lytham Road• Springdale Road• West Way |
|---|--|



Large Detached Villas

Design Component	Characteristics
Urban Grain & Structure	- Large houses, usually in spacious grounds and often surrounded by walls, fences or hedges - Coarse and loose urban grain owing to the large size of the plots - Generally wide streetscape often with trees - The private nature of many developments results in many blank walls/fences that create 'dead frontage' onto streets
Landscape & Views	- Spacious plots allow for a substantial amount of planting, often including mature trees - Large front, rear and side gardens, including extensive areas of hard landscaping for parking - Boundary treatments are variable, but include a mixture of walls or fences backed by shrubs, some open frontages and grand entranceways - Most common in Dunyeat's Hill, Broadstone - Well-defined gaps between buildings
Density & Mix	- Low/medium density development with a low intensity atmosphere - Exclusively residential
Height & Mass	- Large domestic scale - Houses tend to be 2 to 3 storeys, but often have higher elements (eg. turrets, pediments) - Variable massing, though many buildings are large and bulky
Architectural Style & Details	- Details vary considerably and reflect the age and period of the development, however many original types conform to a distinctive Arts & Crafts type - Houses are invariably of bespoke design - Some overtly contemporary designs have been built in recent years
Materials	- The mixed and individual nature of this type of development has resulted in a range of architectural styles and materials which reflect the age and style of the development - Brick and white-painted render are common

The above refers to all character areas within Poole including those within Broadstone.



Example Streets within Broadstone

- | | |
|---|--|
| <ul style="list-style-type: none">• Ashwood Drive• Dunyeats Road (east)• High Park Road | <ul style="list-style-type: none">• Lower Golf Links Road• Springdale Road (west)• Upper Golf Links Road |
|---|--|



Suburban Detached Housing

Design Component	Characteristics
Urban Grain & Structure	- Consistent and relatively tight urban grain with buildings at regular intervals - Road layout varies but is often typical of suburban estates, including sweeping curves and cul-de-sacs - Consistent building line gives buildings a direct relationship with the street - Parking tends to be at the front of building with private driveways often with a garage to the side
Landscape & Views	- Generally larger front gardens than Urban Detached, Bungalow and Detached and Semi-Detached types that results in more vegetation along the street - However, many examples have lost vegetation in front gardens to allow for increased hardstanding for parking - Front boundaries are mostly defined by low boundary walls or fences with gardens and driveways behind - Views are generally contained within the street, but often with a backdrop of larger trees in back gardens - Views through gaps between buildings
Density & Mix	- Low/medium density development - Exclusively residential
Height & Mass	- Predominantly two-storey - Massing is bulkier than urban detached housing, but still of a relatively moderate domestic scale
Architectural Style & Details	- Details vary greatly according to the age and style of the development - Hipped roofs predominate, regardless of age and style - An interesting Art Deco Grade 2 listed dwelling in Water Tower Rd
Materials	- Materials vary greatly depending on the age and style of the building; but brick and painted render are the most common finishes - More recent types include white-painted render with blue glass becoming quite widespread

The above refers to all character areas within Poole including those within Broadstone.



Example Streets within Broadstone

- | | |
|--|--|
| <ul style="list-style-type: none">• Cowslip Road• Greensleeves Avenue• Merrifield Avenue | <ul style="list-style-type: none">• Springdale Avenue• West Way (north) |
|--|--|



Semi Detached Housing

Design Component	Characteristics
Urban Grain & Structure	- Relatively tight urban grain with medium-sized gaps between buildings - Road layout and width varies from narrow streets more typical of terraced housing blocks to a broader, more suburban layout - Buildings are mostly set back from the street behind boundary walls and modest front gardens
Landscape & Views	- Generally very limited tree cover but some shrubs and occasional small trees - Front boundaries are predominantly defined by low boundary walls, often backed with shrubs or hedges - Views through gaps between buildings
Density & Mix	- Medium density development - Predominantly residential with occasional retail or commercial units occupying the ground floors on busier streets around local centres
Height & Mass	- Almost exclusively 2 storey - Modest domestic scale and massing
Architectural Style & Details	- Mostly quite plain with symmetrical facades - Hipped roofs often with bay windows to the front - Many have suffered loss of original details and have been subject to alterations, most notably, loss of original windows - Central chimney stacks
Materials	- Predominantly brick or render - Slate or concrete roofs

The above refers to all character areas within Poole including those within Broadstone.



Example Streets within Broadstone

- Dunyeats Road (south)
- Northbrook Road (north)
- Tudor Road
- Wentworth Drive



Suburban Estate Housing

Design Component	Characteristics
Urban Grain & Structure	• Repetitive building structure, height, and appearance • Can be made up of a variety of house types, with small groups of terraced houses • Standard estate road design with streets often arranged in a cul-de-sac pattern connected to a loop/feeder road • Monotonous street design that creates a road and pavement dominated streetscape • Relatively fine grain with buildings closely grouped at regular intervals • Scattered incidental green spaces, often poorly used • Rear garage parking courts or parking forecourts
Landscape & Views	• Small left-over green spaces, often located at the intersection of streets • Front garden shrubs hedges and trees that make a relatively moderate contribution to the green appearance of the streetscape • Elsewhere 'open plan' areas create a less clearly defined streetscape • Often a lack of forest-size trees
Density & Mix	• Low/medium density development, but low intensity atmosphere due to open plan layout • Predominantly modest detached or semi-detached houses on relatively small plots with small front and rear gardens (bungalows often occupy larger plots) • Exclusively residential area
Height & Mass	• 1 storey bungalows or 2 storey semi-detached or suburban detached houses • Modest domestic scale and massing
Architectural Style & Details	• General lack of detail throughout, though detailing varies according to age and style • Ubiquitous C20 estate architecture is common • The majority of dwellings do not have a chimney and where chimneys do feature, they are small and plain with short pots or flues • Original windows often replaced with white uPVC windows • Some properties accessed by side entrances rather than front doors. Garages often incorporated into the building
Materials	• Materials vary greatly, but brick is common, often in combination with painted render • Low-pitched roofs are especially common and tend to be clad with concrete interlocking tiles, usually brown or grey in colour

The above refers to all character areas within Poole including those within Broadstone.



Example Streets within Broadstone

- Lytchett Drive
- Sanford Way
- Tadden Walk



Flats

Design Component	Characteristics
Urban Grain & Structure	- Coarse urban grain with variable building line - Buildings often placed well within the site - Large building footprints - Large gaps between buildings and large parking forecourts and rear courts, resulting in a sense of openness, despite the scale of the buildings
Landscape & Views	- Often large, well-planted plots - Boundaries tend to be defined by shrubs/hedges or low boundary walls flanked by shrubs - Parking courtyards (front and rear) - Views through gaps between buildings
Density & Mix	- Medium/high density - Exclusively residential, although often sited in larger, mixed use areas
Height & Mass	Broad range of heights, from 2 to 10 storeys in some areas, especially at Holes Bay
Architectural Style & Details	- Mostly flat roofs (or occasionally very low angled roofs) - Limited architectural detailing - preference for colour over structural details - Balconies are a common feature - Almost exclusively post-war designs
Materials	Broad range of materials, including brick (older, post-war flats developments) and more commonly, painted render

The above refers to all character areas within Poole including those within Broadstone.



Example Streets within Broadstone

- | | |
|--|---|
| <ul style="list-style-type: none">• Selby Close• Wallace Court• Wallace Road | <ul style="list-style-type: none">• Wentworth Drive |
|--|---|



Local Centres

Design Component	Characteristics
Urban Grain & Structure	- Generally a significant difference between earlier (Victorian/Edwardian) and later (C20) local centres - Older centres of relatively fine grain - Consistent building line - Churches, pubs, health centres and local libraries tend to be set back farther from the street than shops - Traffic-congestion is common along primary routes and particularly in front of shops
Landscape & Views	- Landscape at local centres is variable (and may include trees and planters/raised beds as in the Broadway.) - Quality and provision of green open spaces also varies greatly from centre to centre - Views are dependent on location and street alignment of the local centre, but range from short, enclosed views to long distance vistas to the seafront
Density & Mix	- Medium to high density - Mixed use consisting usually of retail, commercial and residential, generally above, but not in later centres
Height & Mass	Generally 2 to 3 storey attached buildings, similar in scale to terraced housing (later centres generally large single storey)
Architectural Style & Details	- Mix of architectural styles, including Victorian, Edwardian and C20 modern - Architectural detailing is mixed: detailing is often lost from some Victorian and Edwardian buildings. Recent buildings have limited detailing - Buildings within local centres tend to be terraced, but also some urban detached or semi-detached - Gables facing onto the street are often a feature of local older centres. Some corners emphasised with features such as turrets
Materials	- Mostly brick with Purbeck and Portland stone facings - Original slate roofs mostly now replaced with concrete tiles - Prevalence of metal signs

The above refers to all character areas within Poole including those within Broadstone.



Example Streets within Broadstone	
• The Broadway • Dunyeats Road (west) • Higher Blandford Road (south)	• Lower Blandford Road (north) • Station Approach (south)



B

Infill and backland development

B.1 Infill development & design criteria

51. The overarching objective of this Guide is to support the urban intensification of Broadstone with good quality windfall development which integrates positively with the context, preserves the amenity of existing properties and provides the new occupants with a high quality environment.
52. Windfall development refers to sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available, with the demolition of an existing building, assembly of several plots or the subdivision/severance of an existing larger plot to provide additional accommodation.
53. This section of the Guide sets out design criteria for residential infill and backland development.
54. Infill development is defined as development that is located in an existing street or lane frontage. It often involves a gap and may include the demolition of an existing dwelling(s). The redevelopment of a vacant plot in an existing street scene can also be considered as infill development.
55. Some undeveloped gaps in otherwise built up street frontages are an integral part of the character of an area. For example, these gaps may allow important public views, be occupied by visually important trees, be used for formal or informal amenity/open space, be home to important ecology or simply provide breathing space. An example within Broadstone is the green space and gravel footpath between 68 and 70 Whitchurch Avenue.
56. The important design criteria for infill development are:
 - **B.1a Street scene**
 - **B.1b Building line**
 - **B.1c Plot & building width**
 - **B.1d Spacing**
 - **B.1e Height, scale & massing**
 - **B.1f Boundary treatment**
 - **B.1g Front gardens**
 - **B.1h Access & parking**



Example of a gap in the frontage unsuitable for infill development (Abbotsbury Road)

B.1a Street scene

57. As infill development will be highly visible from the street, where appropriate it is important to identify the degree of uniformity or variety in the area immediately around the site. This should inform the design approach:

- In streets of a strong uniform character, the proposal should 'fit in' but not always copy the context
- In streets which display a strong degree of variety, there is the opportunity for the proposal to be different

58. The aim is for all infill to respect the character of the local surroundings and the amenity of the neighbours. Infill development should seek to reinforce the uniformity of the street and the prevailing pattern of existing buildings.

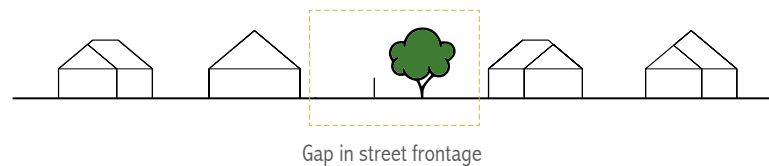
59. Infill development, need not copy the buildings around them but must respect context. This could mean contemporary architecture and materials used in buildings that respect context through elements such as plot width, proportions, rhythms, roof line, and building line. Whereas in certain cases adopting a more faithful reinterpretation of an existing building design may be more appropriate.

60. Any significant public views and vistas in the street scene, including between and beyond buildings, which contribute to the character of the area should be respected.

Proposals for infill development are expected to demonstrate what characteristics of the local context and character have been observed, absorbed and reinterpreted in their designs to positively relate new with existing.

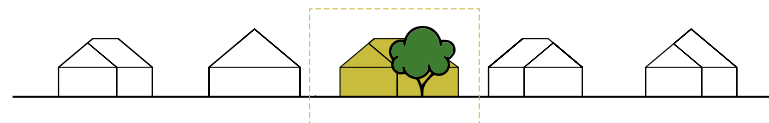
Before

Land between existing detached dwellings is capable of delivering further housing



After

New dwelling created within space between existing dwellings; house type, form, plot size & gardens in keeping with prevailing character; building line followed; discrete side access arrangement; existing tree in the front garden is recognised as a key natural feature and retained as part of the site redevelopment



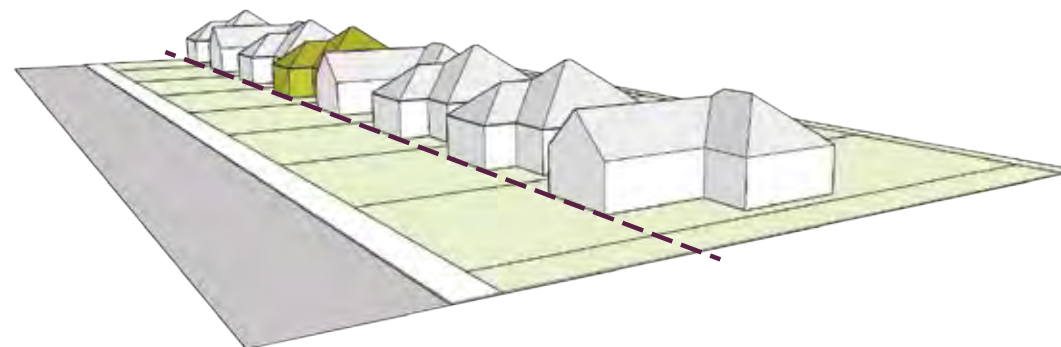
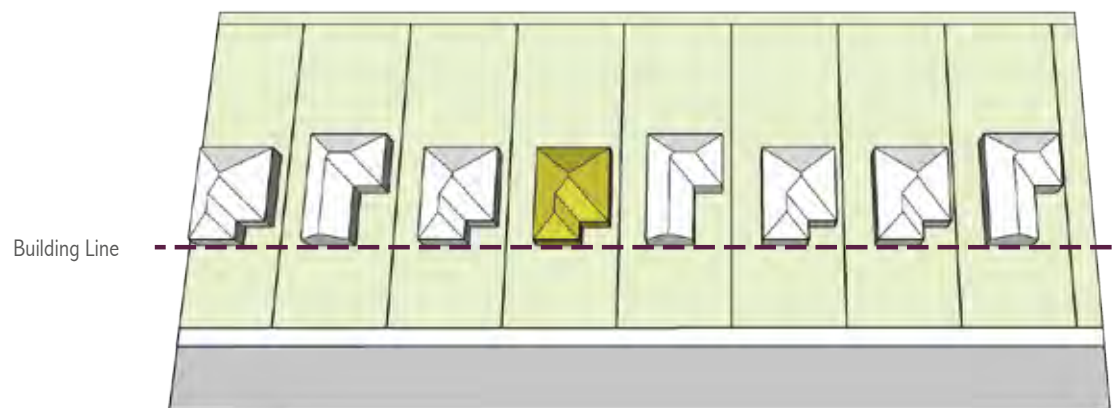
B.1b Building line

61. All new infill development should respond to the prevailing building line that is created by the main frontages of existing houses, taking into account how the properties are set back from the street and any rhythms or patterns of existing development, or projections.
62. The prevailing depth of frontage should be maintained where it is a feature of the area that contributes to the appearance of the street.



Consistent building line and rhythm along the street

Proposals for infill development should follow the established building line where this is a characteristic of the street. Only in exceptional cases where existing set back or forward frontages are a feature of the area, or where there is significant justification to deviate from the established building line will this be permitted.



The building line has been continued with this infill development of a single chalet bungalow. The plot ratio and building form also reflect those of adjacent properties

B.1c Plot & building width

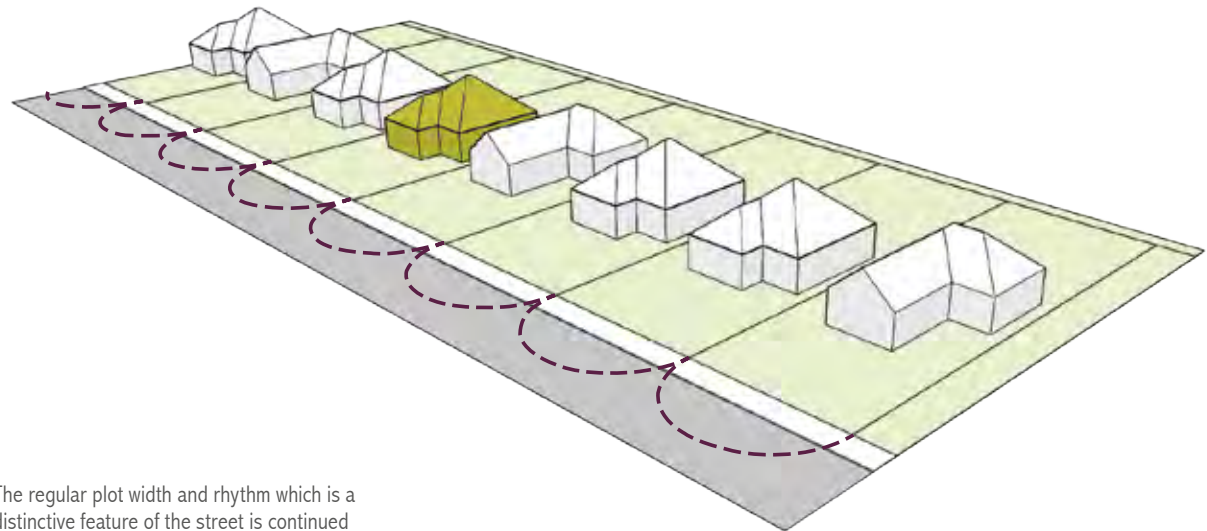
63. New building plots should generally be of similar dimensions, in size and shape to the existing plots within the immediate locality. New development that would lead to over-development of a site or the appearance of cramming will not be allowed.
64. For much of Broadstone, particularly streets characterised by bungalows, the plot size and shape are an important characteristic of the historical urban grain. Similarly, the relationship between plot size and the footprint of a property are a key element of residential character.
65. Plots should be sufficiently wide enough to site a building or buildings of an appropriate size that allows adequate separation between them.
66. Plot ratios should generally reflect those prevailing in adjacent properties. The amount of development which projects back into a site should also echo the rhythm of the street and respect the existing neighbouring buildings in order to reduce the overbearing impact of any development.
67. Some infill development might consider creating higher site coverage. Where appropriate more intense site coverage should be innovative in design to make the best use of space and be of particularly high quality external finishes and detail. Careful consideration will need to be given to useable amenity space, car parking provision, cycle storage and refuse storage facilities. Proposals will need to demonstrate that they can successfully create a discrete and pleasant place in their own right, without harming the pattern of development in the street, or part of the street, or neighbouring residents amenity, privacy, daylight and outlook.

B.1d Spacing

68. The spaces between buildings within a street or lane often have as much impact on the character of the area as the form of the buildings themselves.
69. New dwellings should retain similar spacing between dwellings to that commonly found on the street frontage.
70. Adequate circulation space also needs to be considered and provided between properties for ease of rear access and maintenance. Ideally 1.5m, or at least 1.2m should be left between the boundary and property. A wider width may be needed where the access is the sole access to any cycle parking.

The width of the plot and the width of the proposed infill development should be similar to that prevailing within the street and local area, fitting well into the street scene and providing adequate visual separation where appropriate.

Proposed infill development should retain similar spacing between dwellings to that commonly found on the street frontage.



The regular plot width and rhythm which is a distinctive feature of the street is continued

B.1e Height, scale & massing

71. Infill residential development should take cues in scale from the surrounding context and respect hierarchies in scale. The height, scale and overall massing of new development must relate to three scales at Broadstone: the Neighbourhood, Block / Street and individual Building / Plot scale to be successful.
72. When designing residential developments an important consideration will be how the development will be experienced at human scale from the street.
73. Generally the height, scale and massing of the proposed building should be similar to that of those in the existing street frontage. Differences in height between proposed buildings and existing buildings can be made less prominent with set-backs or recess lines above a common eaves height. The overall bulk of a building and its impact in the street scene can also be broken down through varying materials and the introduction of external elements such as recessed balconies, front gardens and boundary treatments.
74. Some sites may be suitable for slightly taller buildings where they make a positive contribution to the street scene, such as corner sites, on primary routes, and in higher density areas around the local centre with clear variation in heights and massing. Where a taller building is proposed, the end treatment should relate sensitively to the heights of the neighbouring buildings so that the rhythm of the street is not jarred; this will often result in an appropriate reduction of height. The use of sympathetic elevation treatments can be used to relate innovative or modern designs with a more traditional context.



75. Roofs should remain in proportion and pitch with those in surrounding buildings to create a successful transition between new and existing development.

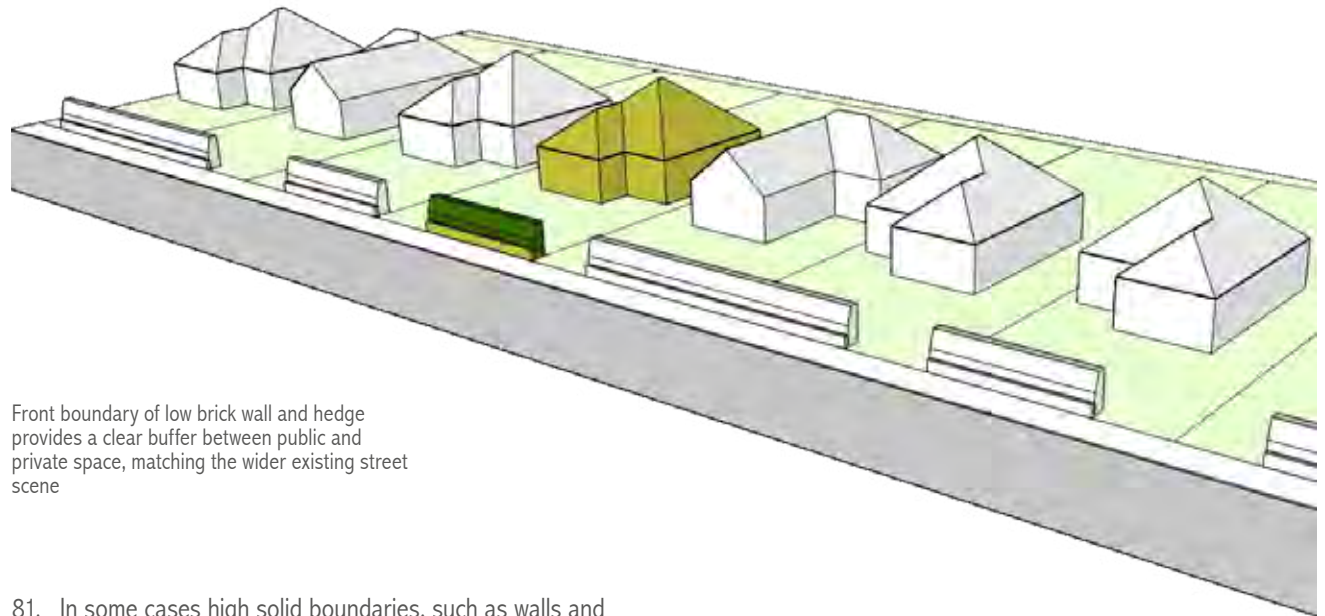
Infill development should take cues in scale from the immediate and surrounding context and respect the hierarchies in scale (building/plot, block/street and neighbourhood) where appropriate.

The manner and extent to which local context is used to influence the scale of new development will largely depend on the amount of the development proposed.

The massing of new buildings should mitigate against overshadowing, overlooking and over-enclosure of adjacent buildings.

B.1f Boundary treatment

76. Front boundaries are desirable in almost every residential area as they generate a good sense of definition and enclosure, defining the space in front of buildings, allowing views along a street and setting the perceived scale of the buildings.
77. The distinction that boundary treatment creates between public, semi-private and private space is important for the amenity of residents.
78. Boundary treatments for new infill development should reflect both the immediate context and wider street character. Boundary treatment can take many forms, including planting, hedges, walls, fencing or a change in materials. Open frontages will not normally be permitted in streets with enclosed front boundaries and vice versa. In areas of high pedestrian footfall the boundary treatment immediately either side of a vehicle access may have to be kept at a low level to allow appropriate visibility for drivers exiting the access.
79. Where there is a clear type of successful boundary treatment prevailing in the immediate street, or part of the street, proposals should closely match that in terms of size, and materials (whether soft landscaping, brick, or railings, for example). The entrances along the boundary should also seek to mirror the rhythm and setting of existing entrances in the area.
80. Side boundaries can be problematic where they are exposed to the street, for example on corner plots. Corner plots should be designed as having two frontages and boundary treatments should reflect this in their design.



Front boundary of low brick wall and hedge provides a clear buffer between public and private space, matching the wider existing street scene

81. In some cases high solid boundaries, such as walls and fences, can be made more acceptable by puncturing them with openings, cutaways or trellising to allow daylight to penetrate and climbing plants from the garden side to grow through. Hedges should be considered as a softer alternative where a higher boundary is required.
82. Providing high quality, robust and long lasting boundary treatments from the outset will deter future residents from erecting their own fencing and walls which may not respect local character, and result in a hotchpotch of treatments along the street.

Boundary treatments should reflect both the immediate context and local character.

Examples of existing front boundary treatments within Broadstone



B.1g Front gardens

83. Many houses in Broadstone have front gardens whose appearance provides amenity value to the wider community as well as a valuable resource for the occupier.
84. The size of the front garden, its boundary treatment and building line set back are also all important aspects that help to determine the character of a street. Front boundary walls, hedgerows, and fences in particular make an important contribution to the street scene in addition to defining the interface between public and semi-private space. Proposals that will lead to the loss of a front garden, or will result in adverse impacts on its character, at odds with the street-scene will be resisted.
85. A common issue in this respect relates to parking, specifically where new developments are proposed with front garden space with extensive car parking, or propose garages or car ports (see next section B.1h on Access and parking). Where possible, such proposals will be resisted, as they are likely to disrupt the street-scene forward of the building line, and reduce opportunities for natural surveillance from the house onto the street.
86. Specific rules apply for householders wanting to pave over their front gardens. If the surface to be covered is more than 5 sqm planning permission will be needed for laying traditional, impermeable driveways that do not provide for the water to run to a permeable area (eg. flower bed). Planning permission is not required for areas of permeable paving. Details can be found on the Planning Portal website.

Good quality front gardens and well-defined boundary treatments help to create successful interfaces between the buildings and the streets. They help bring colour, texture, interest and planting to encourage wildlife



B.1h Access & Parking

87. Parking is a significant issue for new residential development in Broadstone. It can be an emotive issue leading to disputes between neighbours, and a contentious issue leading to planning refusals. Car parking can occupy a great deal of space and can have a negative impact on the appearance of the street. With this in mind parking has to be designed carefully, and parking capacity needs to be flexible. What works on one site, may not work on another. Please refer to the Council's Parking Standards SPD to establish the required level of parking provision.
88. Parking and access layout must always provide a safe, convenient pattern of movement into, across and out of a site, with pedestrians, cyclists and those with mobility restrictions coming first.
89. Parking for infill development should help to define an attractive and well used street, and promote the use of front entrances to dwellings. Innovative design solutions that minimise impact on the street scene and on the amenity of neighbouring properties are to be encouraged. Proposals which create car-dominated frontages that harm the street scene and/or create blank frontages at the ground floor will not be accepted.
90. It is important that any parking proposed in front gardens should maintain a sense of enclosure and harmony with the existing street scene. Any new parking should be integrated with new well designed soft planting, and also enhance where practical any existing soft planting. This is particularly significant for existing properties where front gardens are converted to hardstanding or parking areas.
91. The following table summarises the Council's parking standards. Additional information on access related

Car Parking Space Standards

Standard Car Parking Space

- 2.6m x 4.8m
- Widths or lengths of spaces will need to increase if next to a wall or a footway. The minimum distance expected between the end of the car (or car door) and a solid object (wall/fence) is 0.5m
- Disabled bays should be 2.6m in width with a 1.2m wide marked access zone between spaces. A 1.2m wide safety zone for boot access is also required. Alternatively, two standard 2.6m wide spaces with a shared space of 1.2m between may be considered

Parallel Parking Bays

- The long dimension should be extended to 6m for parallel bays as a minimum

Perpendicular Bays

- An overspill area of 0.5m is required next to a solid object (as shown in Figure 4) and/or the back of an adjacent footway, to ensure usability of the spaces and to prevent vehicles overhanging the parking bay
- The inclusion of a 1m vegetation (or access) buffer strip(s) to separate long rows of spaces is encouraged to reduce the visual impact of large parking areas
- The aisle width between rows of spaces should be at least 6m to enable cars to manoeuvre comfortably and should extend beyond the end spaces to facilitate turning manoeuvres

Garages

- An internal minimum size of 7m x 3.3m
- Driveways in front of garages should be at least 5.3m long, or 6m so as remain clear of a footway, carriageway or shared surface

Gated Access

- Should be set back 5m from the highway to help preserve the safety of other road users.

COUNCIL'S CAR PARKING STANDARDS
(Car Parking Standards SPD, 2021)

standards is provided in section B.2c.

92. The Council's Parking Standards SPD highlights the need for any parking in front gardens to be designed:

- With the retention of existing walls, fences, railings or hedging
- Parking spaces should not directly abut building lines where windows are provided at ground floor level. If parking is to be provided adjacent to ground floor windows, a landscape buffer should be planted and retained at a low level. The minimisation of hard, impermeable surfacing
- The provision of sufficiently setback gates (5m) and generous planting
- Any surface adjacent to the highway to be made up of bonded material eg. permeable block paving, and not loose material, such as gravel, to avoid loose material spilling onto the highway

93. Car parking should not impinge on the quality of amenity space or natural space.

94. Generally side parking drives are favoured over frontage parking as this reduces the visual impact of cars in the street scene.

95. The use of electric vehicles is an important measure in reducing emissions and is growing in popularity. Recognising the transition to electric vehicles (EV), the Council expects the inclusion of charging points for electric vehicles in all new developments. Proposals for houses/bungalows with at least one designated parking space within the curtilage of its own plot must ensure the installation of at least one active EV charging point.

96. Dedicated cycle parking is required within all new development. This can be either through internal storage as part of a non-habitable room, or within a garage, or a purpose-built cycle store.

97. The council considers front garden cycle sheds acceptable if they are the minimum size necessary (refer to Parking Standards SPD), and exhibit a minimal visual impact on the street.

98. For more detailed information on parking refer to the Council's SPD.

Proposals for infill development should incorporate satisfactory safe arrangements for the provision of access and parking, using the Council's Parking Standards SPD and the standards set out in this Guide.

It may be appropriate for existing access arrangements to serve infill redevelopment where it helps to maintain the appearance of the street frontage. The aim is to minimise the visual impact on the street scene.

Where appropriate frontage parking is proposed it should not disrupt the building line and dominate the street scene.

Parking areas and driveways are encouraged to incorporate permeable materials to create sustainable drainage.



B.2 Backland development & design criteria

99. Backland development usually involves small scale development on land behind the rear building line of existing housing or other development. It is usually land that is landlocked, such as rear gardens and private open space. By its nature, backland development should largely be out of view and not dominate the property or properties at the street frontage.
100. Backland development brings to it a key issue of access and how a new dwelling(s) link with the existing road network. Access roads should be designed to avoid any adverse disruption to the appearance of the street-scene. Where possible existing access points should be used.
101. The design of backland development must be based on a clear understanding of the effects that this type of development has on character and residential amenity.
102. The important design criteria for backland development are:
- **B.2a** Subservient design
 - **B.2b** External space
 - **B.2c** Access & parking

B.2a Subservient design

103. Backland development should be subservient in scale and size in relation to the frontage properties and surrounding dwellings. Backland properties should not be larger in height, massing, scale and volume than the frontage dwelling. For a backland site, a less conspicuous building of a lower scale in building height would normally be more appropriate to minimise overbearing and reduce impact on residential amenity. This will help to avoid over-development of the site and ensure that there are no overbearing impacts on adjacent properties.

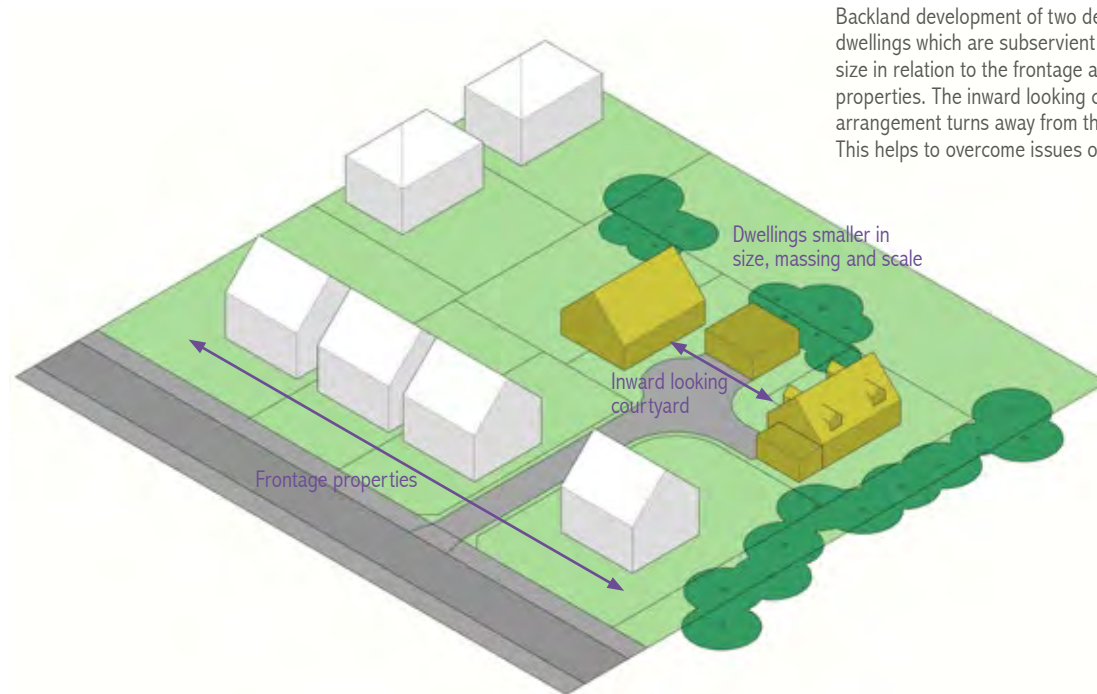
104. Account should be taken of ground levels with backland development as new development is likely to have a greater impact on neighbouring properties when it is located on higher ground.

105. The plans on the next page illustrate two examples of successful backland development that have taken place within Broadstone.

106. The first example (top) shows a small scale backland development within a conservation area. The development involved the insertion of two detached dwellings on an irregular shaped piece of land of a low overall scale and height, set into the slope to give the appearance of bungalows. There are good separation distances to the neighbours and the properties are largely hidden from public view due to extensive tree cover, new planting and their location being setback within the site.

107. In some circumstances it may be possible to assemble sufficient land from a number of adjoining rear gardens to enable a small group of houses to be developed. In such an occasion, a small cul-de-sac or courtyard could achieve an acceptable separation between public and private space, and safeguard against overlooking.

108. The second example (bottom) shows this approach with a larger development of 6 new chalet style bungalows (1.5 storeys) created as a result of assembling a number of rear gardens to form a larger site. The development, based on a short cul-de-sac has resulted in detached bungalows with front and rear gardens in keeping with the pattern of established development in the area.



Backland development of two detached dwellings which are subservient in scale and size in relation to the frontage and surrounding properties. The inward looking courtyard arrangement turns away from the boundaries. This helps to overcome issues of overlooking

Before



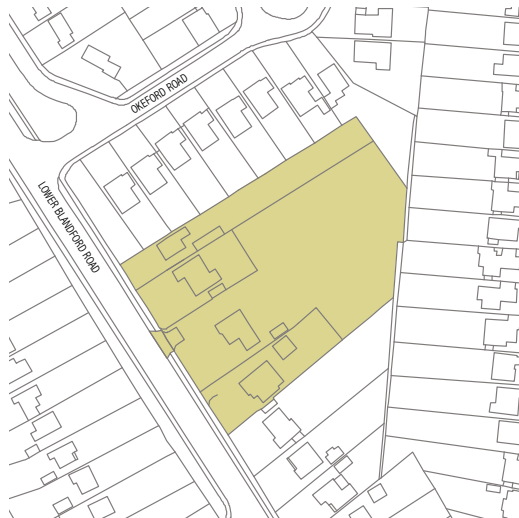
After



Small scale backland development involving the severance of a plot to create two detached dwellings set back from the road

Proposals for backland development should be subservient in scale, height, massing and size in relation to the frontage and surrounding properties in order to avoid over-development of the site and ensure that there are no overbearing impacts on adjacent properties.

Before



After



Larger scale backland development involving the packaging of a number of plots. The creation of 6 low scale dwellings based around a short cul-de-sac preserves the area's character and grain

B.2b External space

109. Gardens through their greenery, tranquillity and biodiversity form a strong part of the distinctiveness of plots and streets within Broadstone. They provide numerous health, social and physical benefits for homeowners, and make a contribution toward sustainable development by providing space for ecology, the drying of clothes, cycle storage, composting and rainwater collection, amongst other uses.
110. Backland development should provide residents with access to outdoor amenity space. Amenity space can provide many different functions, such as a secure playing space for children, a horticultural area, or a place for sitting outside in the fresh air. The size and nature of private or shared amenity space, will be dependent on a range of contextual circumstances, such as the type of accommodation, the form, density, location and access to nearby public open space.
111. Gardens and amenity spaces should be of an appropriate size and shape to be usable and enjoyable. They should be sunlit and free from excessive overshadowing. South facing gardens are desirable housing features, where this does not compete against other design considerations.
112. Plot coverage ratios, or the proportional relationship between the area of the plot and the built footprint of a property, will vary according to location and context. In order to prevent sites being over-developed proposals should leave sufficient open space around a new dwelling for outdoor activity and access.
113. It must be demonstrated that the size and type of external amenity space is appropriate to the type of backland development and to the prevailing characteristics and qualities of the site, street and wider setting.
114. The minimum usable rear garden areas, excluding parking and turning areas, should typically be at least the same size as the footprint of the property.
115. Shared amenity areas are appropriate for the delivery of certain dwelling types, such as flats, particularly where there is a shortage of good quality open space within easy walking distance of the development. The private garden space requirement might be relaxed in certain Central Neighbourhood Zone and Inner Neighbourhood Zone locations (see section C.3) where smaller building formats at higher densities are focussed. In these situations alternative forms of open space may be more appropriate, such as balconies, courtyards and roof terraces.

Proposals for backland development should provide both existing and new residents with access to an acceptable level of outdoor space, depending on the location and context.

B.2c Access & Parking

116. Existing and new access and parking arrangements for backland development should follow the principles of inclusive design as set out in Manual for Streets and the Council's Parking Standards SPD.
117. Access drives should be easy for pedestrians to use, and should be so located in relation to existing dwellings that they have no detrimental effect on residential amenity. Both of these factors will require sufficient width to enable, a pedestrian to safely walk through to the new housing, and to provide an amenity buffer between passing vehicles and dwellings adjacent to the access.
118. In most instances a separate access will be provided, except where this would be detrimental to safety on the highway. In the latter case, an acceptably designed access should be provided, to be shared with the existing dwelling. Access should be in keeping with the prevailing street scene with the overall aim being for new accesses to appear as though they serve the frontage dwelling, or are otherwise well integrated. The use of high quality surface materials and soft planting can help soften new access drives.
119. Turning and reversing should be easy for private cars within backland sites whilst refuse collection and emergency vehicle access will often be possible without vehicles entering the development. If required, bin collection areas should be carefully sited and designed so as not to have a detrimental effect on the street scene or create amenity issues. Bin storage areas should not be on the primary street.
120. To provide an amenity buffer where a new access serving a backland site passes close to an existing dwelling the carriageway
- Should be a minimum 2m from any blank elevation (excluding garage)
 - Should be a minimum 3m from any side or front elevation windows or doors to non-habitable rooms (eg. hall, bathroom, landing, utility room, WC)
 - Should be a minimum 5m from any side or front elevation windows or doors to habitable rooms (eg. living, dining rooms, kitchens)
- Where a new access passes close to an existing dwelling it should normally be hard surfaced to reduce the noise of vehicle movements. All new accesses must be constructed so as to prevent surface water drainage runoff onto the public highway.
121. Parking should be located where it does not impact on the outlook from existing properties or is likely to cause disturbance. Car and cycle parking must adhere to the standards set out in the Council's Parking SPD and standards set out in section B.1h Access & Parking of this Guide.

Proposals for backland access should be in keeping with the prevailing street scene and consider both the existing and new occupiers' amenity, as well as the neighbouring amenity of nearby dwellings.

Proposals should be based on the access related standards set out in this Guide. Any deviations from these standards will require justification and will only be deemed satisfactory where it is demonstrated that residential and environmental safety and amenity will not be adversely affected.

Proposals for backland development should incorporate safe and attractive arrangements for the provision of pedestrian, cycle and vehicle access. These should be based on the Council's Parking Standards SPD and the standards set out in this Guide.

C

General design requirements

The design requirements set out in this and the previous section reflect the priorities for Broadstone and provide a common overarching framework for new residential development. They do not cover all aspects of residential design, such as extensions.

122. This section of the Guide contains generic design requirements that apply to both infill or backland development, new dwellings and flatted developments:

- **C.1** Sustainable construction & development
- **C.2** Site & context appraisal
- **C.3** Building intensification zones
- **C.4** Landscape setting, features & biodiversity
- **C.5** Amenity & privacy
- **C.6** Architectural design & materials
- **C.7** Conservation areas & listed buildings

123. Well designed residential development has a host of individual design elements which come together to create its physical character. These elements will help to support and sustain a sense of belonging, community and pride for Broadstone. They work to positively address environmental issues affecting climate and all contribute towards the cross-cutting themes for good design set out in the NPPF and National Design Guide.

124. The aim is for all new redevelopment to result in the creation of good places to live. This needs to be demonstrated through the quality of design and through adherence to principles relating to access, amenity, privacy and placemaking.

THE PRIORITIES FOR RESIDENTIAL INFILL & BACKLAND QUALITY WITHIN BROADSTONE



C.1 Sustainable construction & development

125. All new residential development has a role to play in achieving national and local goals relating to sustainability and reducing the rate of climate change.
126. New development should promote active or sustainable travel and reduce the need to travel by car wherever possible.
127. Residential development should follow the simple energy hierarchy of: reduce demand, use energy more efficiently, and only then supply clean, renewable energy where possible. To meet the first principles of the hierarchy, reducing demand, it will be important to consider passive design principles through spatial planning, green infrastructure provision and development context, including the impacts of climate change and resilience on a building.
128. Measures can be adopted in building design to reduce energy demand requirements. These measures can be split into two categories, passive and active.
- **Passive measures:** design features from architectural and building fabric selection that inherently reduce the building energy requirement
 - **Active measures:** design features of building services that will increase the efficiency of the energy used and will therefore reduce the building energy requirements
129. New development may incorporate modern methods of construction, such as Fabric First, or features which are predominantly more contemporary such as green and brown walls and roofs.
130. Fabric First is an approach to design which maximises the efficiency of the components and materials that make up the fabric of the building. Fabric First can be considered alongside the use of renewable technologies.
131. Renewable technologies should be used wherever possible to generate electricity and reduce the amount of resources a home uses. In line with the requirements of the Local Plan, new development should incorporate a proportion of future energy use with a minimum:
- (i) 10% for proposals of 1-10 homes (net) or under
 - (ii) 20% for proposals of 11 or more homes
132. Common renewable technologies include:
- **Solar Photovoltaics** (PV panels): these electricity systems capture the sun's energy using cells. They do not need direct sunlight to work and can still generate some electricity on a cloudy day
 - **Solar hot water heating:** the conversion of sunlight into renewable energy for water heating using a solar thermal collector. There are two types of collector: flat plate collectors and evacuated tubes
 - **Mechanical ventilation with heat recovery:** aim to reduce waste by extracting stale warm air and passing it through a heat exchanger that pre-heats the cool incoming air
 - **Heat pumps:** Ground source heat pumps (GSHPs) use pipes which are buried in the garden to extract heat from the ground. Air source heat pumps (ASHPs) capture air from outside the home and compress it to create warm air. In both cases this heat can be used for heating systems and hot water in a home.
- **Green roofs and walls:** green roofs and walls offer solar and thermal protection, improve rainwater drainage and provide opportunities for increased biodiversity
 - **Rainwater harvesting:** the collection, storage and distribution of recycled rainwater. Rainwater harvesting systems can save up to 50% of water consumption within the average home.
133. A low carbon building with more resilience to climate change is likely to use modern construction methods and technologies. Invariably infill and backland proposals of this type can sometimes look different to existing housing. If the proposal brings a number of environmental and amenity benefits that outweigh a departure from local character, then these may be looked at favourably.

Proposals should be designed to reduce energy demand and carbon emissions in line with national and local standards including the Local Plan.

Proposals should be designed for resilience and adaptability to climate change to ensure the future proofing of proposals.

Energy Hierarchy in Development		
Passive Demand Reduction	Spatial Design	
	• Orientation	• Natural daylight
	• Alignment	• Ambient / cooling natural
	• Landscaping	• Active cooling
	• Natural shading element	
	Plot Design	
	• Orientation	• Wind blocks
	• Landscaping	• Natural daylight
	• Natural shading	
	Building Design	
	• Layout	• Space use
	• Internal orientation	• Thermal mass
	• Daylight	• Ventilation
	Building Specification	
	• Insulation	• Maximise daylight
	• Glazing	• Shutters
	• Paints / finish (healthy)	
Better Use of Energy	Energy Efficiency	
	• Smart lighting	• Smart meters
	• Appliances	• Behaviours
	• Building management systems	• Water
Use Green Energy	Low / Zero Carbon Energy Generation	
	• Grid-tied solar photovoltaic panels	• Biomass
	• Ground-air source heat pumps	• Battery storage
	• Green roofs	

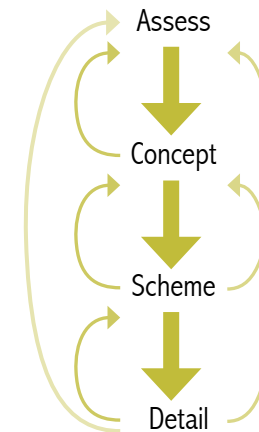
Above: Green roof which is attractive, easy to maintain & great for wildlife (Image: Turfonline) Right: Air-source renewable heat pump (Image: Vaillant)



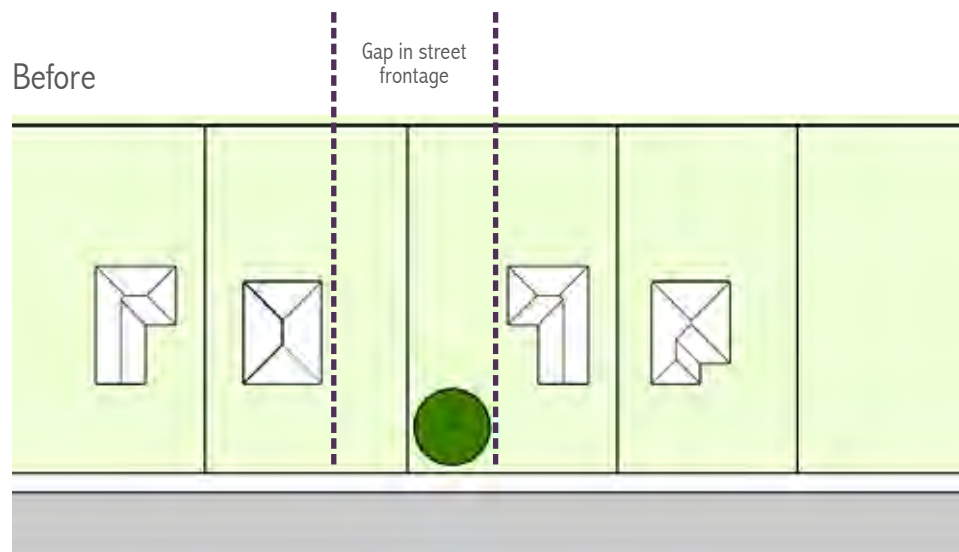
C.2 Site & context appraisal

134. By their very nature all new residential development has a close relationship to the existing context. A thorough site, street and neighbourhood appraisal will enable design decisions to be made based on clear understanding of the place. Outward looking developments are more likely to make a positive contribution to Broadstone' character.
135. The design process should be assessment based, context driven and creative, to produce the highest quality design.
136. Undertaking a site appraisal and accurate survey is part of the process of assessing the physical and environmental characteristics of a site and its setting. A character appraisal, can consider the following elements where applicable: topography; orientation; existing built and natural features (structures, buildings, walls and trees, hedges, water features, habitats); ecology; designations; drainage; property boundaries; building heights; architectural features and materials; access arrangements; public views; and the historic environment.
137. A character appraisal should form part of the Design and Access Statement (DAS) where required. The DAS must explain the design principles and concepts that have been applied to the development and demonstrate how the proposed development's context has influenced the design. The level of detail in a DAS should be proportionate to the complexity of the application.
138. As with the DAS, the level of detail the appraisal goes into will depend upon the nature of the site and surroundings and the scale of development proposed.
139. Validation Checklists on the Planning Portal set out the information required for making a planning application and additional technical studies that may be required.
140. If a development site falls within one of the two conservation areas within Broadstone, then the Council has a duty to preserve or enhance the character of these areas. This is likely to mean that gap sites, large gardens and/or mature vegetation are an essential part of the character of the conservation area and any loss of these features will be strongly resisted.
141. Designers are urged to make full use of any attractive features existing on sites - to work with the landscape. Water features, trees, hedges and alike should be the cornerstones of a development, around which homes can be designed - rather than being viewed as obstacles to be overcome.
142. The natural resources of the site will include levels of daylight, sunlight, wind and rainwater. These can benefit the residents of new development through measures such as passive solar design, renewable energy generation or rainwater collection.
143. It will be key that schemes should not simply be incorporated into the existing environment through landscape buffers, but rather integrate with existing landscape features on site.

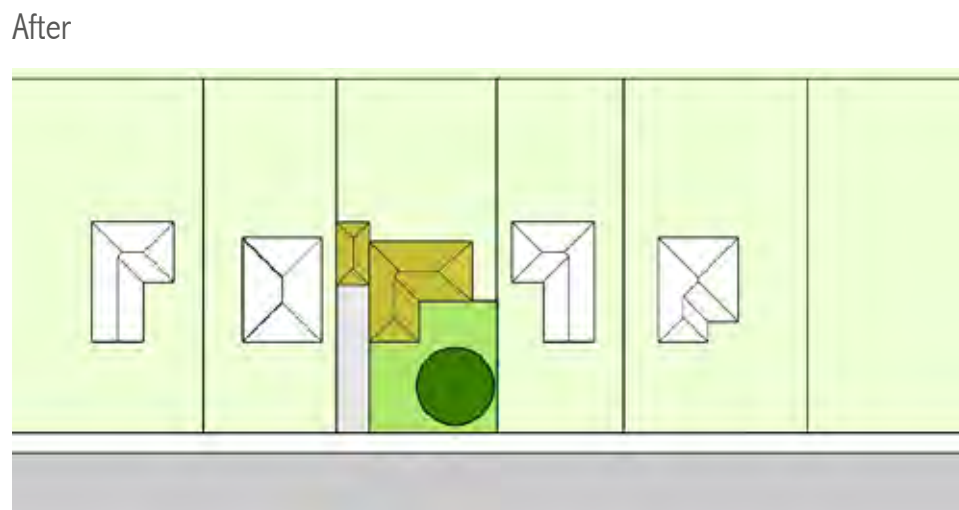
Proposals should be based on a contextual appraisal, identifying the immediate and wider context of the site and the site's existing features (constraints and opportunities) which contribute to the character of the street, block and/or area and incorporate these into the proposals wherever possible.



THE DESIGN PROCESS



Land between existing detached dwellings is capable of delivering further housing



New dwelling created within space between existing dwellings; house type, form, plot size & gardens in keeping with prevailing character; building line followed; discrete side access arrangement; existing tree in the front garden is recognised as a key natural feature and retained as part of the site redevelopment

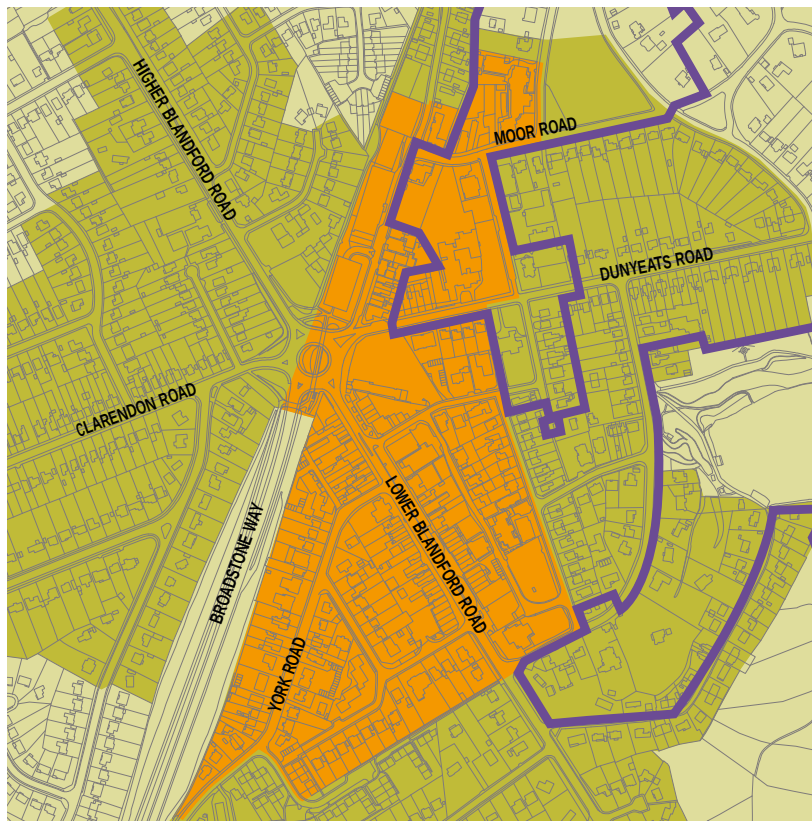


Example of prominent tree in front garden

C.3 Building intensification zones

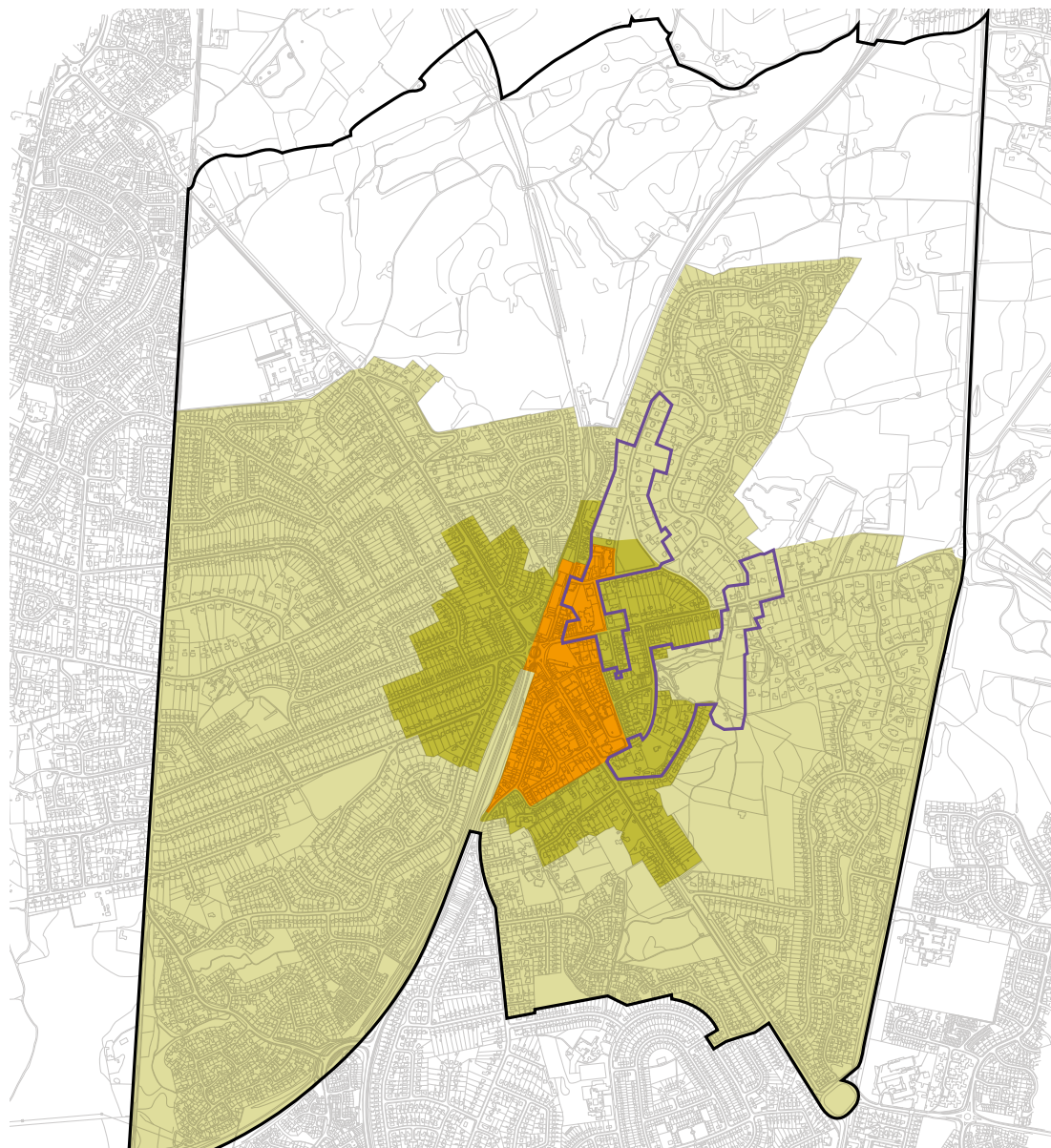
144. To accommodate growth and intensification in a responsible, design-led and sustainable way, all new residential development should make the most efficient use of land.
145. This Guide identifies, for the first time, three zones in Broadstone in which different levels of development intensity should be concentrated. Intensity in this context relates to residential density in typical Planning terms eg. dwellings per hectare. The overall aim is to focus population growth in Broadstone to the most sustainable locations - which are those closest to The Broadway. The three identified zones are - the Central Neighbourhood Zone, Inner Neighbourhood Zone and Outer Neighbourhood Zone.
146. The aim is to manage intensification and meet the demand for differing housing formats, by ensuring that new residential development is located in appropriate areas and diversifying the housing stock, enabling the community to better meet its evolving housing needs.
147. Central Neighbourhood Zone: the district centre at Lower Blandford Road should be the focus for the highest residential densities, reflecting easy access to workplaces, shops, services and leisure opportunities, as well as sustainable travel options. It has much of the necessary physical infrastructure required to support a more intensive use of land where the focus should be on smaller 1 and 2 bed homes. The preferred formats are flats & mews housing, with reduced car parking, and amenity space in the form of balconies, courtyard gardens, balconies and roof terraces
148. Inner Neighbourhood Zone: within 400m, or a short 5 minute walk of the Central Neighbourhood Zone and district centre, this zone offers a suitable location for the development of 2 and 3 bedroom housing with smaller front and rear gardens. Urban in character the zone should comprise varying plot widths to create variety but retain an overall sense of street enclosure.
149. Outer Neighbourhood Zone: the remainder of the built area outside the 400m Inner Neighbourhood Zone is suitable for 2 and 3 bedroom houses as well as larger 3+ bedroom family dwellings. This suburban/rural edge area is characterised by 3 and 4 bed detached houses and 2 and 3 bed bungalows ranging in age from late Victorian to the present day, often in large plots with generous front and long rear gardens. Many properties have been modified by extensions and some infill has taken place. The lower densities should be maintained through the provision of larger, wider plots with semi-detached and detached forms, more spacing between plots and off-street parking in keeping with the area.
150. The location of the three building intensification zones is shown on the following plans. In terms of the principle of development in a particular location, reference should also be made to the Dorset Heathlands Buffer Zone plan on page 11.
151. The Central and Inner Neighbourhood Zones cover the same area as Zone B in Parking Standards Supplementary Planning Document, published by BCP Council in January 2021. This indicates an optimum of 0 or 1 car parking space per dwelling in these zones. All areas have a minimum of 1 covered cycle space per bed space. The SPD should be consulted in for further information.

Proposals should demonstrate how they have responded to the applicable building intensification zone in terms of providing the right level of intensification in the right place.



BROADSTONE BUILDING INTENSIFICATION ZONES

- | | |
|---|---|
|  Central Neighbourhood Zone - highest intensification |  Conservation Areas |
|  Inner Neighbourhood Zone - medium intensification |  Neighbourhood Plan Area |
|  Outer Neighbourhood Zone - lower intensification | |



C.4 Landscaping, trees & biodiversity

152. Broadstone has evolved on a heathland landscape and what remains is highly valued in landscape, amenity and ecology terms. Visit any well-established, desirable residential neighbourhood and in most cases natural features such as street trees, grassed verges and gardens will be an important part of the character of the area. Trees in urban areas have massive aesthetic value and make a positive contribution to the character of an area. Trees, together with hedgerows and other forms of planting are particularly important features having benefits in terms of ecology and biodiversity (both as important species themselves and providing habitats for further protected species), air quality, carbon sequestration, reducing the urban heat island effect, and providing character to many of the streets, open spaces and private gardens.

153. Where new residential development includes landscape features such as planting and trees, the species and condition should be assessed to understand their value and properties so that they can be incorporated into the layout of residential development.

154. Many trees and hedgerows within Broadstone are of significant value protected by Tree Preservation Orders (TPOs). Developers should always check whether trees on or adjoining properties are subject to safeguarding.

155. Many long, large gardens accommodate mature trees or hedgerows which are important in shaping character. Many perimeter blocks benefit from significant tree cover at their centres.

156. In certain parts of Broadstone mature trees appear above rooflines and as a 'green' backcloth to frontage properties. There are also a number of prominent tree lined streets. It is essential that groups, lines or individual trees are retained wherever possible.

157. The table on the next page identifies those perimeter blocks and tree lined streets considered to be of particular value within Broadstone.

158. All trees of good quality will bring a sense of maturity to a residential development and provide an opportunity to visually soften what can otherwise be a harsh new development until planting is established. Trees can also provide focal points, such as the Monkey Puzzle tree at the local centre.

159. Where new development is possible, it should not be sited close to existing trees, as it may result in overshadowing of the building or damage to the root structure. Unavoidable losses should be replaced wherever possible.

160. New trees and landscaping will be encouraged on development sites, even when there is no loss of existing trees.

161. Developments should incorporate adequate mitigation measures to minimise impacts on biodiversity, and provide net gains wherever possible. The Council is preparing a Biodiversity Net Gain guidance document which will require all development to make a positive contribution to biodiversity including incorporating bird and bat bricks/boxes into development proposals for new dwellings, and this should be referred to once adopted.

162. This should include retaining, integrating and creating ecological corridors between existing and proposed green spaces to allow the movement of animals and continuation of viable populations, such as hedgehogs.

163. The Neighbourhood Plan identifies a number of key wildlife corridors, open spaces and ecological stepping stones within Broadstone to be protected and enhanced. These are shown in the table on the next page.



Perimeter block with distinctive green core characterised by greenery, wildlife and tranquility. Backland development which would break into a peaceful oasis of rear garden land and cause adverse impact on valuable landscape features and resident amenity should be avoided

Perimeter Blocks with Strong/Dominant Landscape Core*

• Fontmell Road - Whitchurch Avenue - Turnworth Close	• Gladelands Way - Clarendon Road
• Fontmell Road - Okeford Road	• Clarendon Road - Upton Way
• Fontmell Road - Greenhayes	• West Way - Lytchett Drive
• Wallace Road - Wallace Court - Lower Blandford Road	• Kingcup Close - Sundew Road
• Charborough Road - Ridgeway	• Spindle Close - West Way
• Lower Golf Links Road - Upper Golf Links Road	• Mallow Close - Corfe Way
• Upper Golf Links Road - Merriefield Avenue	• Corfe Way - West Way
• Greensleeves Avenue - Merriefield Drive	• Corfe Way - High Way
• Merriefield Close - Greensleeves Avenue	• Northbrook Road - York Road
• Birkdale Court - Fairview Road	• Twin Oaks Close - York Close
• Widworthy Drive	• Laurel Gardens - Water Tower Road
• Lancaster Drive - Lancaster Close	• Water Tower Road - Ashwood Drive
• Barry Gardens - Lancaster Close	• Westcroft Park - Ashwood Drive
• Springdale Avenue - Barry Gardens	• Ashwood Drive - Badbury Close
• Cotton Close	• Holland Way - Sutherland Avenue
• Higher Blandford Road - Springdale Avenue	• High Park Road - Abbotsbury Road
• Higher Blandford Road - Ascot Road	• High Park Road - Springdale Road
• Springdale Road - Bognor Road	• Springdale Road - Gladelands Way
• Springdale Road - Abbotsbury Road	• Clarendon Road - Silverdale Close
• Anvil Crescent - Abbotsbury Road	

Prominent Tree Lined Streets*

• Broadstone Way	• Barn Road
• Lower Blandford Road	• Gravel Hill
• Higher Blandford Road	• Dunyeats Road
• Fairview Road (west)	• Ashwood Drive
• Cotton Close	• Water Tower Road
• High Park Road	• Laurel Drive
• Springdale Road	• Lower Golf Links Road
• Upton Way	• Upper Golf Links Road

*No particular order

Neighbourhood Plan: Broadstone Wildlife Corridors**Primary Wildlife Corridor**

- Castleman Trailway

Secondary Wildlife Corridors

- Public footpath to the south of Corfe Hills School that connects Higher Blandford Road to the east with Roman Road to the west
- Castleman Trailway through the open space linking Greensleeves Avenue and Merriefield Avenue to Dunyeats Hill Nature Reserve to the east
- Dunyeats Hill Nature Reserve and Broadstone Cemetery along the rear of properties along Ashwood Drive and Westcroft Park to Broadstone Park
- North of the allotments along the rear of properties along Twin Oaks Close
- The Clump along the rear of properties at West Way to the Roman Road Trail in the west
- Castleman Trailway north along the rear of properties at Lytchett Drive to the open space south of West Way
- Castleman Trailway south east in the rear gardens of West Way and Lytchett Drive to the open space south of West Way

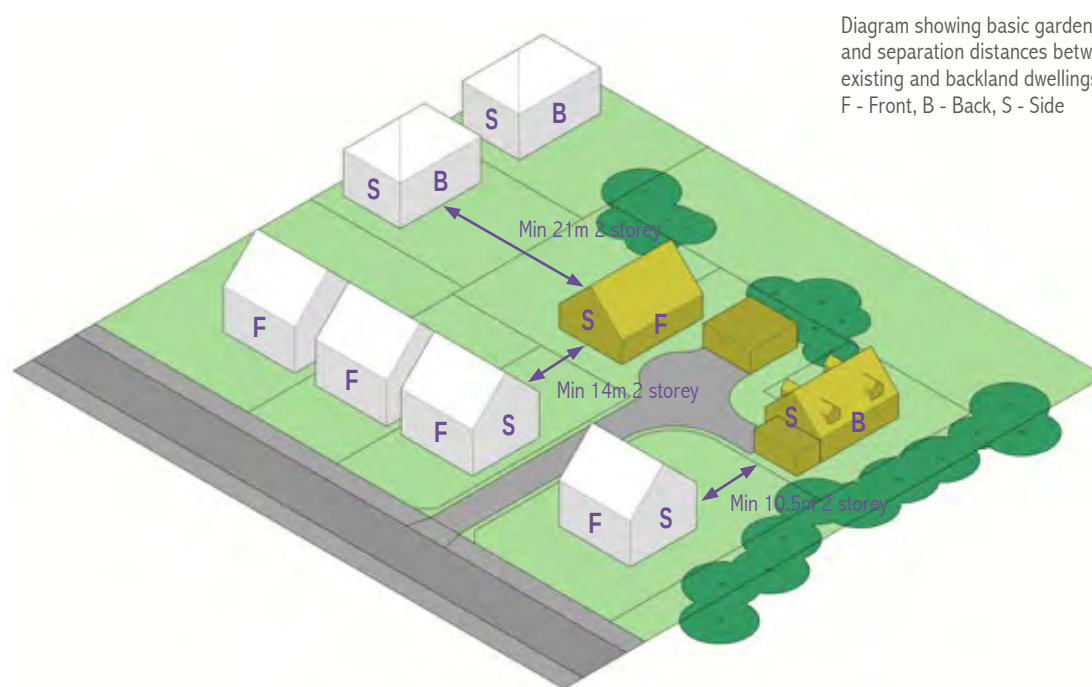
Proposals should work with existing landscape structures, features (eg. wildlife corridors) and trees to understand their particular qualities and characteristics.

Detailed arboricultural reports including tree survey schedules, constraints plans, tree retention/removal plans and method statements should be submitted where required.

Where there is potential for the presence of protected species or habitats on and around the site, proposals should be supported by surveys and impact assessments including the detail of any mitigation measures.

C.5 Amenity & privacy

164. All new residential development must not unacceptably detract from the quality of life of the occupants of neighbouring houses and gardens. New development should not cause an unacceptable loss of daylight to habitable rooms of existing neighbouring properties and should not cause an unacceptable loss of sunlight to neighbouring properties and gardens.
165. There should be sufficient separation between the proposed development and existing dwellings to overcome the difficulties of overlooking and disturbance. It will not be acceptable for a proposal to have windows that overlook other dwellings high occupancy areas (living rooms, bedrooms, kitchens, dining rooms and certain garden spaces) to an unreasonable degree.
166. Properties which contribute land for infill or backland development should maintain reasonable garden sizes (both front and back), appropriate to the house type and context and not be left without reasonable and usable gardens or parking spaces where they already have them.
167. Outlook is an important planning consideration and designers should be wary of the quality of outlook from buildings, in particular from windows to living spaces. Negative outlooks such as those into service yards, or narrow overly-enclosed areas should be avoided. Rather outlooks should include views of the sky, and views that connect residents with their living environments such as gardens, courtyards, streets, and open spaces.
168. It is important that access drives, parking areas, turning areas and patios do not unnecessarily disturb the surrounding residents.



169. The garden sizes and separation distances between dwellings will, to an extent, be determined by industry standard separation distances (refer to table on the following page). Designers should ensure new properties are sufficiently and justifiably spaced and explain this within their planning application. The basic conventional minimum dimensions set out in the table are designed to mitigate against loss of privacy and overlooking, loss of light and overshadowing, over-dominance and enclosure.

170. It is also reasonable for privacy expectations to vary depending on the location of development. For instance expectations will be greater in the more suburban and rural Outer Neighbourhood Zone locations compared to the Central Neighbourhood Zone where buildings and outdoor amenity spaces can be relatively close knit. Deviations from these guidelines will require justification.

171. Where applied, non-conventional distances will require implementing strategies to mitigating impact on residents privacy. Design solutions include splayed or offset elevations, use of roof terraces (to mitigate against smaller gardens), offset windows and landscaping to manage overlooking.

Proposals should consider both the existing and new occupiers' amenity, as well as the neighbouring amenity of nearby dwellings.

Properties should be sufficiently and justifiably spaced, based on the basic conventional amenity and separation standards. This includes the relationship between side walls and roofs.

Any deviations from these guidelines will require justification and will only be deemed satisfactory where it is demonstrated that residential and environmental amenity will not suffer for either the proposed or existing buildings.

Residential Amenity & Separation Standards

Back to Back

- 21m between habitable rooms of properties or to existing buildings. Where a house is more than two storeys in height, it will normally require a further 4m per extra storey between high occupancy room windows. Changes in level between houses will also affect the separation distance required

Back to Side

- 14m between habitable rooms of properties and side wall of adjacent property

Front to Front

- 16m* between habitable rooms of properties facing each other

Back to Boundary

- 12m between habitable rooms of 2 storey properties and site boundary to existing landscaping

Private Rear Garden

- 10.5m* depth, 50 sqm area for two bedroom homes and 60 sqm area for three or more bedroom homes (smaller gardens with adequate daylight and privacy may be acceptable in some locations, eg. Central Neighbourhood Zone, corner plots)

Private Front Garden

- Minimum 2m depth which will act as a defensible zone and privacy strip, but largely dependent on prevailing local character and context (eg. existing street, part of street or perimeter block)*

Balconies

- Maximum 2m beyond the building frontage, subject to minimum balcony to balcony distances of 21m. At least 3 sqm of usable space

* There may be instances where the standard could be reduced, subject to site and design specifics eg. mews

C.6 Architectural design & materials

172. The residential building typologies identified in Part A of this Guide; including the district centre at the heart and convergence of the primary routes, large detached villages and suburban detached housing on the rural interface with the heathland, bungalows and detached housing and suburban estate housing offer a variety of architectural approaches, styles and periods.
173. The aim of this Guide is to halt the dilution and erosion of the identifiable character areas within Broadstone with the insertion of development that is based on largely standardised design or poorly executed pastiche designs that neither add new qualities, nor successfully match the quality of older traditional buildings.
174. Proposals for new development are expected to demonstrate what characteristics of the local context and character have been observed, absorbed and reinterpreted in their designs to positively relate new with old.
175. There are different ways of achieving this and it is for design teams to decide on the best response to local context and justify their design approach.
176. There will be three types of approach to residential design:
- **Traditional design:**
Emphasis on well-detailed new build in traditional style which respects established character and is all about fitting in
 - **Modern vernacular:**
Reinterpretation of key aspects of traditional design applied in a modern way
 - **New modern:**
New expressions that will add quality and character, usually in an area of variety
177. An infill, or small backland development, need not copy the buildings around them but must respect context. This could mean modern architecture and materials used in buildings that respect context through elements such as plot width, proportions, rhythms, roof line, and building line. Whereas in certain cases adopting a more faithful reinterpretation of an existing building design may be more appropriate.
178. Building elevations are particularly important as they are the public face of the building. A key design consideration is the proportions of a building's elevation, or facade. This is the solid-to-void (wall-to-openings) ratio and how the windows and doors are arranged. Elevations should always be well-balanced and well-proportioned with generously sized openings. Houses with small windows and/or relatively few windows appear austere and box-like. Larger windows and more frequent windows let more light into homes and also give a better outlook from within.
179. A modern contemporary building of contrasting materials and architectural style can still be made to harmonise with its traditional neighbours through its elevation. For example, floor to ceiling heights, window proportions and orientation (portrait or landscape) can all be used to good effect. Done well this can ensure a strong visual link between buildings, even buildings of vastly contrasting age and style.
180. Elevations must be coherent and visually appropriate. This means entrances should be easy to locate, regularly spaced, and have greater prominence over secondary entrances such as garage doors. Windows should be vertically and horizontally aligned, unless a strong, well - conceived architectural composition deliberately challenges this norm.
181. Windows, openings, doorways, bays, porches and the detailing of new developments should complement the size, proportions, design and rhythm of detailing of neighbouring properties. The roofline should comprise of appropriate design and pitch of roofs, ridge height, eaves level, and notice taken of any other relevant details in the street.
182. In respect of bungalows in particular, the use of dormers in the roof space should only be considered where they will not unduly break up the original roof form. Design of dormers should respect the proportions of the building as a whole appearing subservient in proportion and set back behind the building's elevation line.
183. Material choices will have a major impact on the character and appearance of residential development. Whether new developments follow material cues from surrounding contexts, or introduce different materials to create a deliberate contrast within Broadstone, they should be high quality, robust, and require limited maintenance over the intended lifespan of the building.

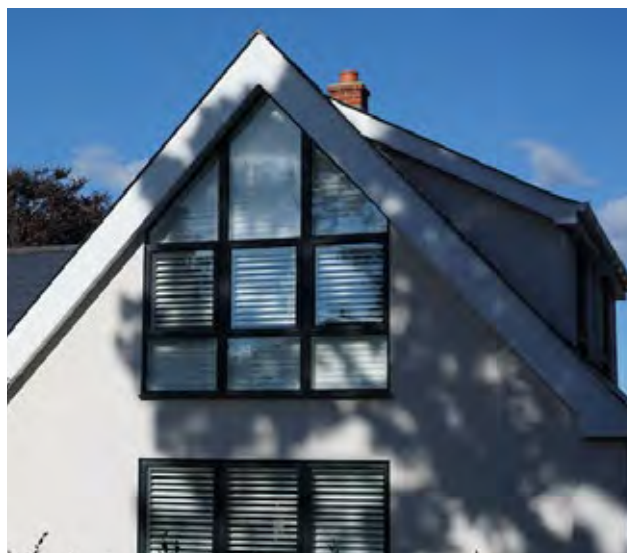
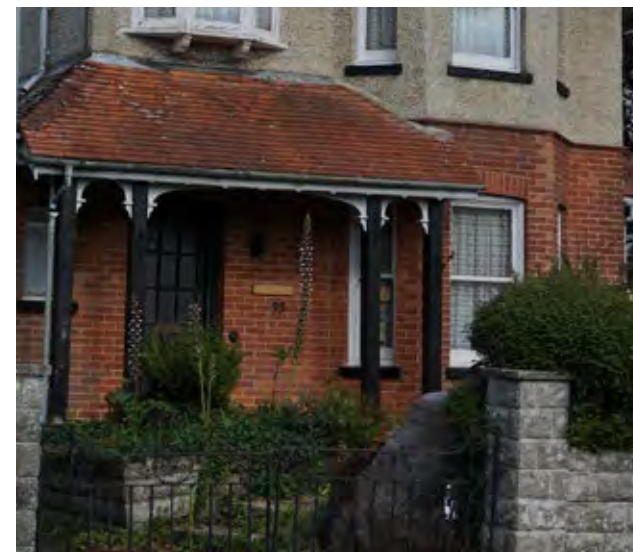
184. Scale is also important when choosing materials. In individual buildings materials must work together, but should also fit within the context of the wider Neighbourhood, Block / Street and Building / Plot.
185. Too many changes in materials should be avoided. Instead material changes should have a clear rationale. Materials should always be selected to address robustness, fitness for purpose and weathering.
186. Context will influence the extent and richness of architectural detailing in new buildings.
187. Care and attention is always a requirement in the design of elementary details. This includes the depth of windows reveal, doors and eaves; the size and orientation of windows; the size and quality of sills and lintels; floor to ceiling heights; and choices regarding the materials and design of window frames, fascia, soffits, timber cladding, guttering, front doors, door frames, door steps, paving, balconies, outside lighting, bin stores and boundary treatments to name a few.

Proposals should create a place with a locally inspired or otherwise distinctive character.

Generally, design should be informed by the immediate buildings and by the character of the wider locality.

Materials should be selected to reflect the best aspects of local character whilst addressing robustness, fitness for purpose and weathering.

Examples of building design & materials





C.7 Conservation areas & listed buildings

188. Broadstone has areas of significant built heritage and this makes a vital contribution to local character and quality of life to the local residents.

189. There are 2 conservation areas within the area - Ridgeway and Broadstone Park, and Tudor and Golf Links Road - and numerous listed buildings located throughout the area. See *Broadstone Conservation Areas Character Appraisal and Management Plan: Ridgeway/Broadstone Park and Tudor/Golf Links Road Areas* document for additional information.

190. Infill or backland development within the conservation areas will typically be acceptable where:

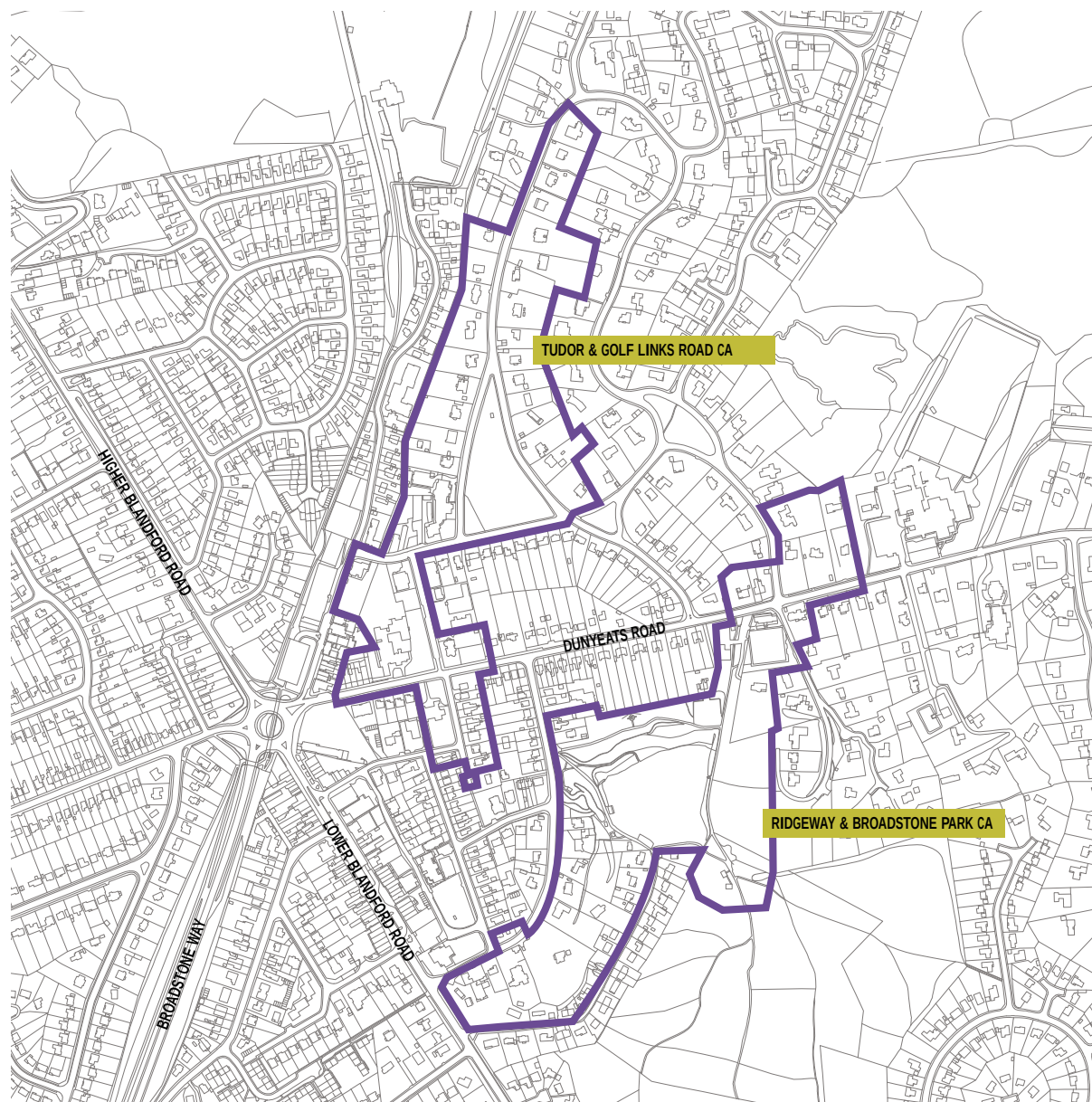
- The proposed development restores a lost portion of street frontage
- The proposed development restores a previously existing, and/or desirable, pattern of development
- The development can be demonstrated not to require the demolition of existing buildings, structures or boundary features or the loss of an existing surface treatment that contribute positively to the areas' character
- The development will preserve or enhance the area's special architectural or historic character

Proposals within a conservation area, or that which would affect the setting of a conservation area, will only be permitted where it preserves or enhances the character, or appearance of the area.

CONSERVATION AREAS IN BROADSTONE



Conservation Areas



D

Examples of inappropriate infill & backland development

Example 1

Proposal: Proposed severance of curtilage and redevelopment of land to the rear of 36 & 38 Clarendon Road, with current access from Cheam Road retained and erect a detached bungalow.

Planning Ref: APP/14/01002/F

Appeal Ref: APP/Q1255/W/15/3002688

Reasons for refusal:

- Streets in the vicinity of the site are characterised by frontage dwellings with relatively deep rear gardens that back onto each other. The result is a particularly extensive rear garden environment, giving an especially open and spacious setting
- The absence of buildings within the site protruding above the fencing would be apparent from adjacent gardens
- The location within the wider expanse of back gardens, to the rear of frontage properties would mean the new dwelling would be particularly isolated and poorly related to the development in the vicinity
- The proposed dwelling would seem cramped
- The proposed dwelling would not be subservient to existing properties, having a mono-pitched roof set at a very shallow angle and being of non-traditional design with a green roof
- The new dwelling would rise above the boundary fencing, where the additional activity and noise, especially that resulting from social gatherings, would indicate the incongruous presence of a dwelling

Before



Proposed



Example 2

Proposal: Sever land and erect 4 no 4 bedroom houses with parking of land to the rear of 5-7 Higher Blandford Road

Planning Ref: APP/18/00428/F
Case Officer Report

Reasons for refusal:

- Owing to the number of bedrooms in each dwelling and the scale and layout of the development relative to existing and proposed mitigative planting, the proposal would fail to contribute to balancing the housing stock in Broadstone
- The proposed layout would result in a cramped and gloomy living environment for future occupants. Whilst the proposed dwellings would have relatively deep footprints with rear gardens ranging in depth from 9-14m, the retention of existing dense shrubs and trees to be retained combined with the requirement for new planting along the rear boundary as biodiversity mitigation and domestic paraphernalia such as clothes lines and sheds would result in cramped and gloomy gardens
- Overdevelopment of the site given the close proximity of existing and proposed trees and hedges to the side and/or rear elevations and visitor parking, which would be likely to increase future pressure to prune or fell trees undermining the verdant character of the area, tree replacement and biodiversity mitigation measures
- Increase on the reliance on artificial sources of light and heat
- The proposal would be likely to undermine the longevity of existing and replacement trees to the detriment of the verdant character of the area and biodiversity mitigation
- The applicant has failed to demonstrate in accordance with the Habitat Regulations that the proposals will cause no harm to the SPA and SAC heathland

Before



Proposed



Example 3

Proposal: Sever land and erect 6no. 2 bedroom bungalows with parking on land to the rear of 46, 52, 54 & 56 Abbotsbury Road

Planning Ref: APP/17/01534/F

Appeal Ref: APP/Q1255/W/18/3203055

Reasons for refusal:

- The proposals for smaller dwellings within the outer neighbourhood zone of the NP area were contrary to aim of delivering family sized accommodation to meet the identified needs of the plan area
- The proposals represented over-development of the site with an unacceptably cramped arrangement and inadequate spacing between buildings
- The proposals would be harmful to the living conditions of the future occupiers, due to the proximity of living space and north facing orientation of internal living spaces, requiring reliance on the use of artificial sources of heat and light

Before



Proposed



Broadstone Special Character Areas Design Guidelines and Codes

A companion to the Broadstone Neighbourhood Plan's
Residential Design Guide
Final Report

March 2022

Quality information

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2	31/01/22	Comments	MB	Mike Brooke	Broadstone Neighbourhood Forum
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Introduction

01

Welcome to the historic
BOROUGH OF POOLE

Twinned with Cherbourg

1. Introduction

Through the Department for Levelling Up, Housing and Communities (DLUHC) Programme led by Locality, AECOM was commissioned to provide design support to the Broadstone Neighbourhood Forum.

1.1 About this document

This document is a companion to the Broadstone Residential Design Guide (BRDG) that has been prepared to support the design policies in the Broadstone Neighbourhood Plan.

The BRDG identifies the three Special Character Areas (SCAs) for which more detailed design codes should apply. Those codes are provided in this document.

As described in chapter 2 below, the SCAs are:

1. SCA1: The Triangle - Springdale Road / High Park Road / Roman Road;
2. SCA2: Upton Way / West Way; and
3. SCA3: The Golf Links areas of Moor Road / Golf Links Road / Lower Golf Links Road / Upper Golf Links Road.

This document does not repeat the analysis and guidance in the BRDG. Applicants for planning permission within the three SCAs will be expected to take account of both the

BRDG and the specific guidance and codes in this document. The contents of both is complimentary.

To simplify the relationship between the two documents, the structure of this document is based on the BRDG. Where practical, it uses a comparable structure and set of headings.

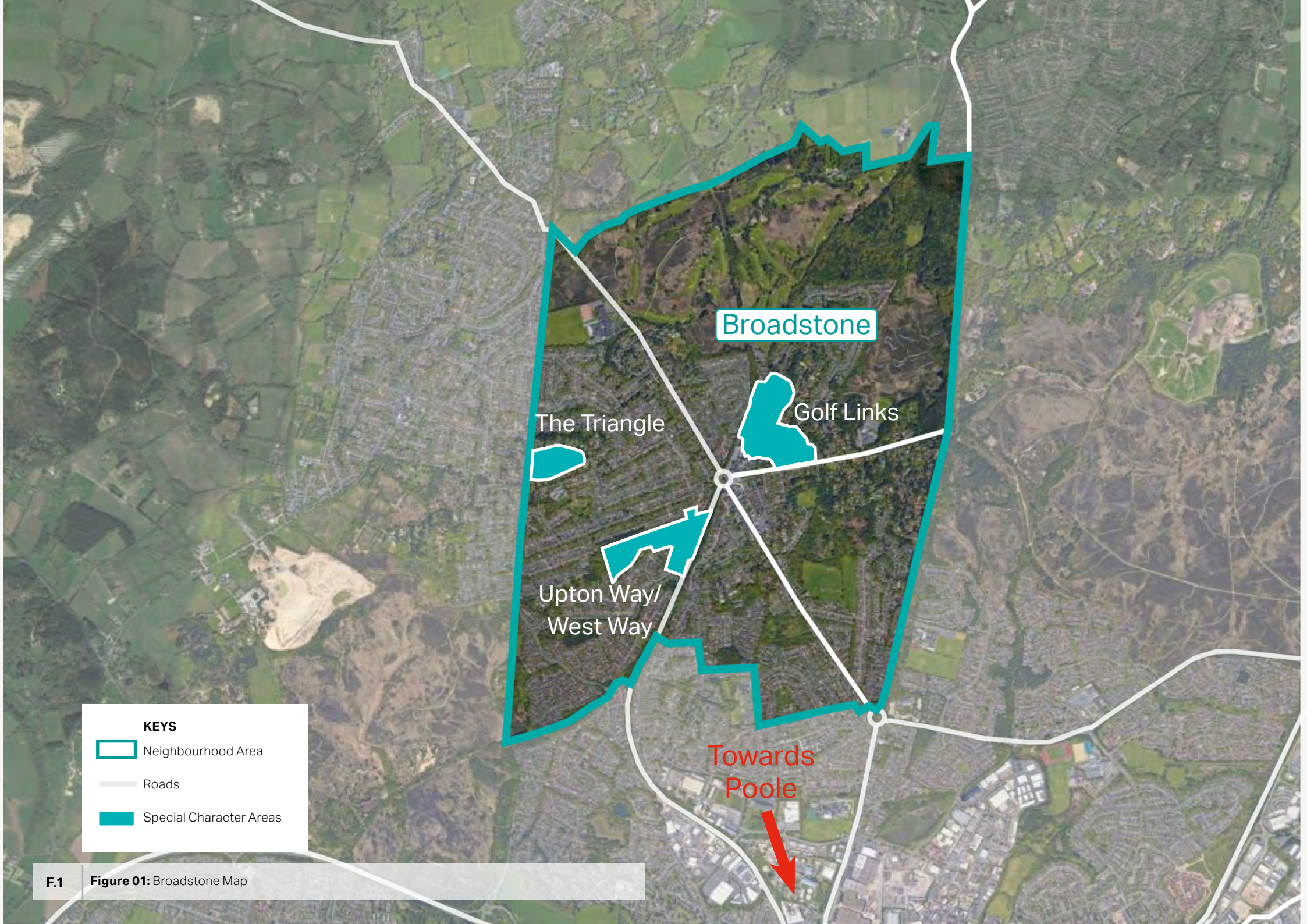
A design code is defined as a set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area.

The Government is placing significant importance on the development of design codes in order to set standards for design upfront and provide firm guidance on how sites should be developed.

1.2 Preparing the design code

The following steps were agreed with the Group to produce this report:





Broadstone

The Triangle

Golf Links

Upton Way/
West Way

Towards
Poole

KEYS

 Neighbourhood Area

 Roads

 Special Character Areas



Special Character Area analysis

02

2. Special Character Areas analysis

2.1 SCA1: The Triangle

Introduction

The first area identified is a triangular area of housing with relatively older properties located in the west of Broadstone. It is a triangular perimeter block with an area of woodland at its centre.

Land based designations

In common with much of Broadstone, SCA1 is a very green area with Woodland Improvement Areas, which are areas of land that have been identified by the Forestry Commission as a priority for enhancement of woodland habitats, both within and around the area.

Density

As shown in figure 2, building density is low. The density in the area remains consistent but becomes slightly higher on the western edge.

Buildings

Plots in the area are generous with large front and, especially, back gardens. Most of the buildings date from the 1920s to the 1950s creating a continuous feel to the architecture in the area. The long front gardens are where homeowners typically use varied garden styles to generate a cheerful sense of variety. In parts there are tall hedges on the boundary which hide the buildings behind and create a more rural feel to the area.

The building materials used in the area are typically red/brown brick, pebbledash and render. The colour palletes of the buildings all mix well with the green vegetation which the area is rich with.

A wide spectrum of roof types that are used within the character area, including dormer, hip, overlayed hip and gable.

Buildings in the triangle are mostly 1.5 to 2 storeys with some bungalows. Building frontages along Roman Road and High Park Road ordinarily face onto the street which creates a feel of overlooking onto the street scene. However, the homes facing southwards onto Springdale Road are so set back behind luscious vegetation that they are often hard to see from the street.

The perimeter block structure allows for buildings to be back-to-back with generous spacing and thick woodland between the backs of facing properties, ensuring high levels of privacy and amenity.

Boundary treatment

Vegetation is the predominant boundary treatment in all three streets, intensifying the semi-rural feel.



Figure 02: Site Analysis map for the Triangle



Figure 03: The spaciousness offered by the long front gardens is complemented by the substantial mature green setting.



Figure 05: – A simply designed house enhanced by greenery on the boundary and growing on the façade.



Figure 06: – The elevated position and occasional breaks in planting allow long distance glimpsed views.



Figure 4: Some boundary planting is so extensive as to entirely screen the houses behind



Figure 07: Boundary planting here filters views of buildings in the character area.



Figure 08: The character area is a collection of individually designed dwellings developed over time.

2.2 SCA2: Upton Way/West Way

Introduction

The second character area is located close to the centre of Broadstone. The layout of the area takes the shape of a typical suburban environment with housing running along long straight streets.

Land based designations

Like much of Broadstone, woodland is a key characteristic. As a result of this, the Government is looking to protect and enhance the scattered areas of woodland which are high spatial priority woodland improvement areas both inside and surrounding the character area.

Density

The building density of the character area remains low throughout, however in the north east corner of the site it begins to increase slightly as it gets closer to the central node of Broadstone.

This low density is down to the above-average 850m² average plot size within the area.

Buildings

Most buildings in the area can be dated between the 1920s and the 1950s. The typical material uses render (light colours: white, cream, occasionally yellow), red brick and painted pebbledash or rough render. This creates a uniform feel to the streetscape which the front gardens help to balance with variety and visual engagement. These colours also mix well with the greenness that the woodland and front gardens bring to the character area.

The buildings in this area are relatively uniform in height and massing. They typically stick to 2 storeys with some having roof extensions. Differences in height come from the roof type of the building; hip roofs are often at a lower level than the gable roofs.

Boundary treatment

The boundaries of private properties in the character area are often defined by low fences and walls with vegetation rising behind in the generous front gardens. This clearly distinguishes between public and private space as well as keeping with the leafy feel to the area.



Figure 09: Site Analysis map for the Upton Way/West Way area



Figure 10: Boundary walls and planting provide privacy to dwellings and help screen parking areas.



Figure 12: A typical view showing houses partially screened by boundary walls and planting.



Figure 13: – An original property with accommodation in the roofspace.



Figure 11: A street view dominated by mature greenery.



Figure 14: Upton Way is wide enough to allow for kerbside parking.



Figure 15: A late-20th Century property upgraded with modern features and a contemporary garden design.

2.3 SCA3 The Golf Links

Introduction

The third character area is located in the north of the Neighbourhood Area, close to the golf club. Adjoining the Conservation Area, the estate is loosely connected to the rest of Broadstone. This results in the estate feeling more detached and tranquil in its woodland setting.

Land based designations

There are zones of high special priority woodland management within and wrapping around the SCA. In addition, there are two areas of conservation just outside the SCA, both of which are listed under 'Dorset Heaths'. Dunyeats Hill Nature Reserve, which gives rise to a 400m buffer zone which prohibits the building of residential properties, lies immediately to the east. The Tudor Road/Golf Links Road Conservation Area falls partly within this SCA.

Density

There is a very low building density throughout the north part of the area, however it rises slightly the closer it gets to the central roundabout and Dunyeats Road.

Buildings

Many buildings in the SCA are from an Edwardian era, with later infill, and often sit in large plots. While there are subtle differences in styles, many of the building materials are consistent. White render (sometimes rough) and red brick are the most commonly used materials that make up the building facades. There are also examples of wooden beams being used.

Houses in this area are typically taller and larger than elsewhere in Broadstone, with most of the plots containing 2 or 2.5 storey buildings. While this is higher than surrounding areas, the skyline is still dominated by woodland made up of mature trees.

The roofline in the Golf Links is one of its defining characteristics. Some of the typical ones include dormer, hip, overlaid hip and gable however the most interesting feature is the cone spires that occur on several buildings within the character area.

Buildings in the area have been planned back-to-back with large back gardens and woodland. Fronts do not always face onto the street - sometimes they are on a side elevation.

Boundary treatment

Thick hedges are almost exclusively used to define the boundary between the public and private spaces. This creates a leafy feel in the area as well as increasing the privacy of the front gardens of these properties.

There are significantly more gates in front of driveways than in surrounding areas.



Figure 16: Site Analysis map for the Golf Links area



Figure 17: A distinctive complex of properties with white render and a clay tiled roof.



Figure 19: – A 2.5 storey house standing in extensive grounds.



Figure 20: Mature woodland dominating the local streetscape.



Figure 18: A fine Edwardian house whose quality is apparent albeit that the ground floor is hidden from view.



Figure 21: – In many street views within the character area it is the abundant greenery that is the primary feature.



Figure 22: – An elegant drive leads to a home partially hidden by walls and planting on the front boundary.



Infill development design criteria

03

3. Infill development design criteria

Now that the attributes and characteristics of each of the areas has been presented, the next 2 chapters break down the components of infill and backland development respectively in the same way that the BRDG does and looks at how each of these criteria should be addressed in the Special Character Areas. This chapter uses the design criteria for infill development introduced in section B.1 of the BRDG.

This is intended to ensure that each of these areas has the guidance in place so that if development takes place, it will positively respond to context.



Figure 23: Building in woodland setting in the Golf Links SCA.

3.1 Street scene



The Triangle

It is the street scene, defined by greenery, rather than the buildings that give the Triangle its distinctive character. The ability to look down each of the three streets and see buildings only fleetingly behind vegetation must be maintained. The primacy of the street scene does mean that some variation in architectural forms and materials could be explored, subject to the other criteria in this chapter and the BRDG.



West Way/Upton Way

Developments should fit in with the linear character of the street scene by having a similar setback and plot proportions. With opportunity to create variety within the front garden. The green verges should be preserved and not removed for driveway access.



The Golf Links

Development must not impact the tranquil street scene with vegetation dominating both the boundary treatment and the skyline through mature trees. Therefore vegetated landscaping and boundary treatments should contribute to the sense of tranquility and lush greenery.

3.2 Building line



The Triangle

The building line in the Triangle area is typically well setback from the street but remains uniform. As per criteria B.1b of the BRDG, this must be respected.



West Way/Upton Way

Buildings in the West Way/Upton Way area are very uniformly set back from the road creating an almost perfectly parallel building line on either side of the road. Given this, it is paramount that any infill development respects the current building line and plot proportions.



The Golf Links

In contrast to the other 2 SCAs, the building line in the Golf Links area is much more relaxed in terms of building line. Therefore, any development should maintain a reasonable setback while not limiting the orientation of buildings and plot layouts.

3.3 Plot and building width



The Triangle

Buildings in The Triangle are typically detached with large spacing between properties which is usually filled with vegetation. The width of developed buildings should both respect the characteristics of those surroundings. Side gardens and green buffers between plots should help to maintain the green feel to the area.



West Way/Upton Way

The West Way/Upton Way area is made up of detached houses with typically at least 2 metres space between each building. The plot sizes are very consistent in size throughout the character area. These characteristics should be closely reflected in any proposed development.



The Golf Links

Plots in parts of the Golf Links SCA have irregular widths and rhythm, contributing to character. Buildings are well-spaced. The prevailing patterns should closely inform any new development, including redevelopment or extension where other policies allow.

3.4 Spacing



The Triangle

Sufficient spacing should be left between buildings to preserve the gaps providing views towards the woodland and other vegetation in the centre of the block. To respect existing built forms, buildings should take up no more than 20% of the plot.



West Way/Upton Way

Prevailing patterns should be retained and any development should provide similar spacing between dwellings to that commonly found on the street frontage. To respect existing built forms, buildings should take up no more than 25% of the plot.



The Golf Links

Guided by the current condition on the street in question, any infill development should not impact the green feel of the area and buildings should be well spaced out with vegetation in between.

3.5 Height, scale and massing



The Triangle

Buildings within the Triangle should keep to a maximum of 2 storeys in height, thereby preserving the views towards the woodland in the centre of the block and respecting the current built form in the area.



West Way/Upton Way

To respect existing character, infill development should not exceed 2 storeys in height.



The Golf Links

In order to preserve the character of the area building heights should respect what is already present in the area (2 or 2.5 storeys maximum). Any new development should consider the scale of the housing within the SCA and use that as a guide for building proportions. .

3.6 Boundary treatment



The Triangle

Front boundaries are desirable in almost every residential area and in the Triangle, boundaries are dominated by tall vegetation such as hedges and trees which often blocks the view towards the building. As a result of this vegetation should be considered the favourable element for defining the boundary of private and public space.



West Way/Upton Way

Boundary treatments for new infill development should reflect the immediate context. Therefore, in the West Way/Upton Way area low walls, preferably of brick or stone, and fences should be used; planting behind them would be welcomed.



The Golf Links

The boundary of any new development should usually be defined by vegetation to reflect the existing characteristics of the area.

3.7 Front gardens



The Triangle

Plots within The Triangle are typified by large setbacks providing space for generous front gardens. With this in mind, any new development should provide plot parcels with large front gardens (at least 5 metres) to match what is there currently.



West Way/Upton Way

The plots in the West Way/Upton Way area consistently have a large front garden and driveway, creating space for planting as well as limiting the need for on street parking. Generous front gardens are important to incorporate into future developments as this is where the most variety is created along the street.



The Golf Links

One of the key characteristics of The Golf Links area is the green leafy feel that the large gardens help to create. Any infill development should have large front gardens in proportion to what is already existing in the area.

3.8 Access and parking



The Triangle

Properties in the Triangle character area have large setbacks and thus driveways for personal cars to park on. Future infill developments should provide on plot parking and on street parking should be discouraged.



West Way/Upton Way

In the West Way/Upton Way area there is a variety of parking solutions including both on plot and informal on street parking. Both solutions work well here and are acceptable. On plot parking must be to the front or side of the dwelling and must not use space to the rear, which should be reserved for back gardens.



The Golf Links

Properties in the Golf Links area have large setbacks and space for on plot parking. Any infill developments should provide on plot parking. On street parking should be discouraged.



Backland development

04

4. Backland development

Backland development usually involves small scale development on land behind the rear building line of existing housing or other development.

Having analysed the Triangle, the West Way/Upton Way and the Golf Links areas, it has been determined that backland development in these areas would be detrimental to their character and so should not be permitted.

This chapter includes the reasons why backland development should be discouraged in each of the SCAs.



Figure 24: Typical building set in the Upton Way/West Way SCA, with mature woodland behind.

4.1 Appropriateness of backland development



The Triangle

One of the key defining characteristics of the Triangle is the mature woodland that is in the centre of the block. Any rear development would have a detrimental impact on the coverage of existing tree canopy, altering the green infrastructure and character of the area. Backland development would also have negative impacts on any biodiversity within the block. Finally, as elsewhere, backland development could potentially cause overlooking and other privacy issues for the existing properties.



West Way/Upton Way

Of the 3 SCAs, West Way/Upton Way is the most tightly packed with housing. Given this, backland development is likely to have a detrimental impact on neighbour amenity, through overlooking and loss of light. As well as this, the access routes into the new developments would disturb the very regular building line and linear feel to the streetscape.



The Golf Links

The Golf Links is a character area that is defined by grand detached houses with generous gardens and woodland that dominates the skyline. Backland development would be harmful to the Golf Links/Tudor Road Conservation Area as well as encroaching on the 400m buffer zone attached to the Dorset Heaths.



Materials

05

5. Materials

Part C of the BRDG includes a set of general design requirements. Whilst all of these are relevant for, and should be applied in, the three SCAs, only C.6 on architectural design and materials requires SCA-specific guidance. That supplementary guidance is provided in this chapter.

5.1 Materials by Special Character Area

This chapter does not attempt to provide an exhaustive list of materials that are found in each SCA. As the BRDG notes, design should be informed by the neighbouring buildings and the character of the wider locality. The following pages provide guidance on materials and colour palettes that are evident.

Whilst there is always room for innovation, particularly in ways that address the climate emergency, the status of the Triangle, Upton Way/West Way and the Golf Links as Special Character Areas does mean that new development should take its lead from the context into which it will sit.

SCA1: The Triangle

As a guide to new development, the building materials that are most commonly used in the Triangle SCA are shown here.



Figure 25: Examples of building materials and colour palette in the Triangle SCA



Red/brown brick



Pebbledash



Off-white render



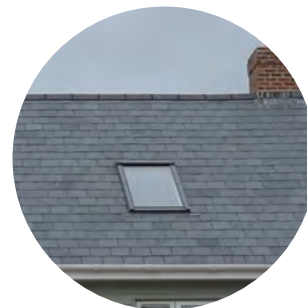
Mock Tudor half-timbering



Weatherboarding



Clay plaintiles



Slate tiles



Landscaped hedges

SCA 2: Upton Way/West Way

As a guide to new development, the building materials that are most commonly used in the Upton Way/West Way SCA are shown here.

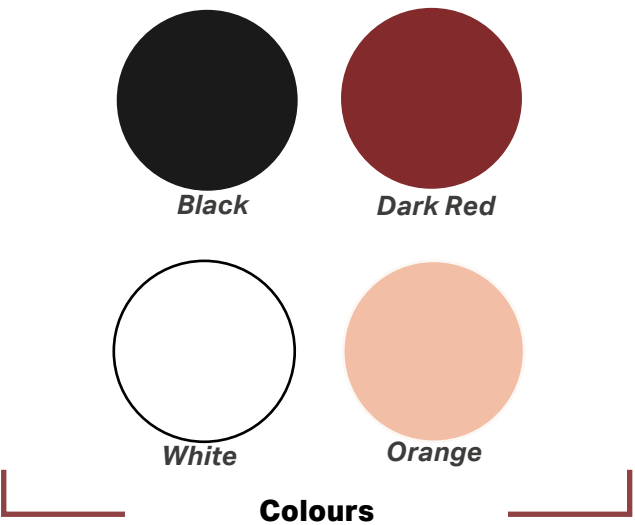
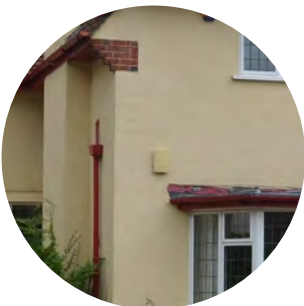


Figure 26: Examples of building materials and colour palette in the Upton Way/West Way area



Red/brown brick



Off-white render



Clay hung tiles



Mock Tudor half-timbering



Pebbledash



Clay plaintiles



Slate tiles



Low masonry walls



Landscaped hedges

SCA3: The Golf Links

As a guide to new development, the building materials that are most commonly used in the Golf Links SCA are shown here.

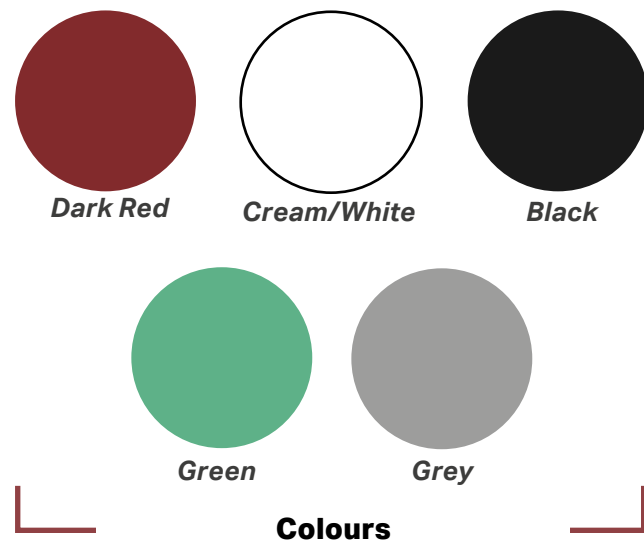
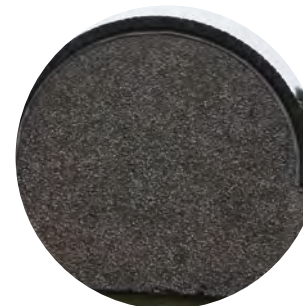


Figure 27: Examples of building materials and colour palette in the Golf Links area



Red Brick



Pebbledash



Mock Tudor half-timbering



Hung clay tiles



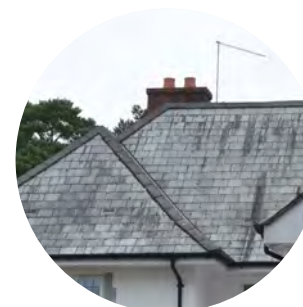
Off-white render



Sandstone lintels & quoins



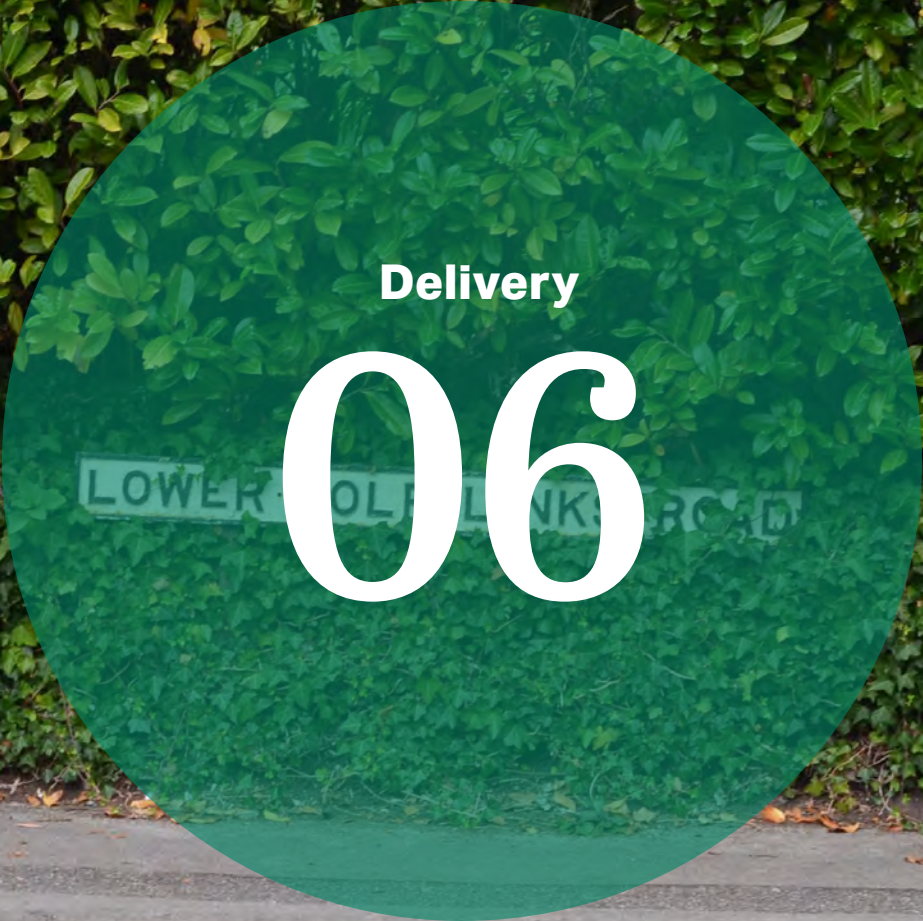
Clay plaintiles



Slate tiles



Landscaped hedges



Delivery

06

6. Delivery

In support of the Neighbourhood Plan's policies and the BRDG, the Design Guidelines & Codes will be a valuable tool in securing context-driven, high quality development in three special parts of Broadstone. They will be used in different ways by different actors in the planning and development process, as summarised in the table.

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

