

August 2020

Local Development Order for B1 uses

DESIGN CODE

FOR SMALL SCALE EMPLOYMENT SPACE

Somerset West & Taunton

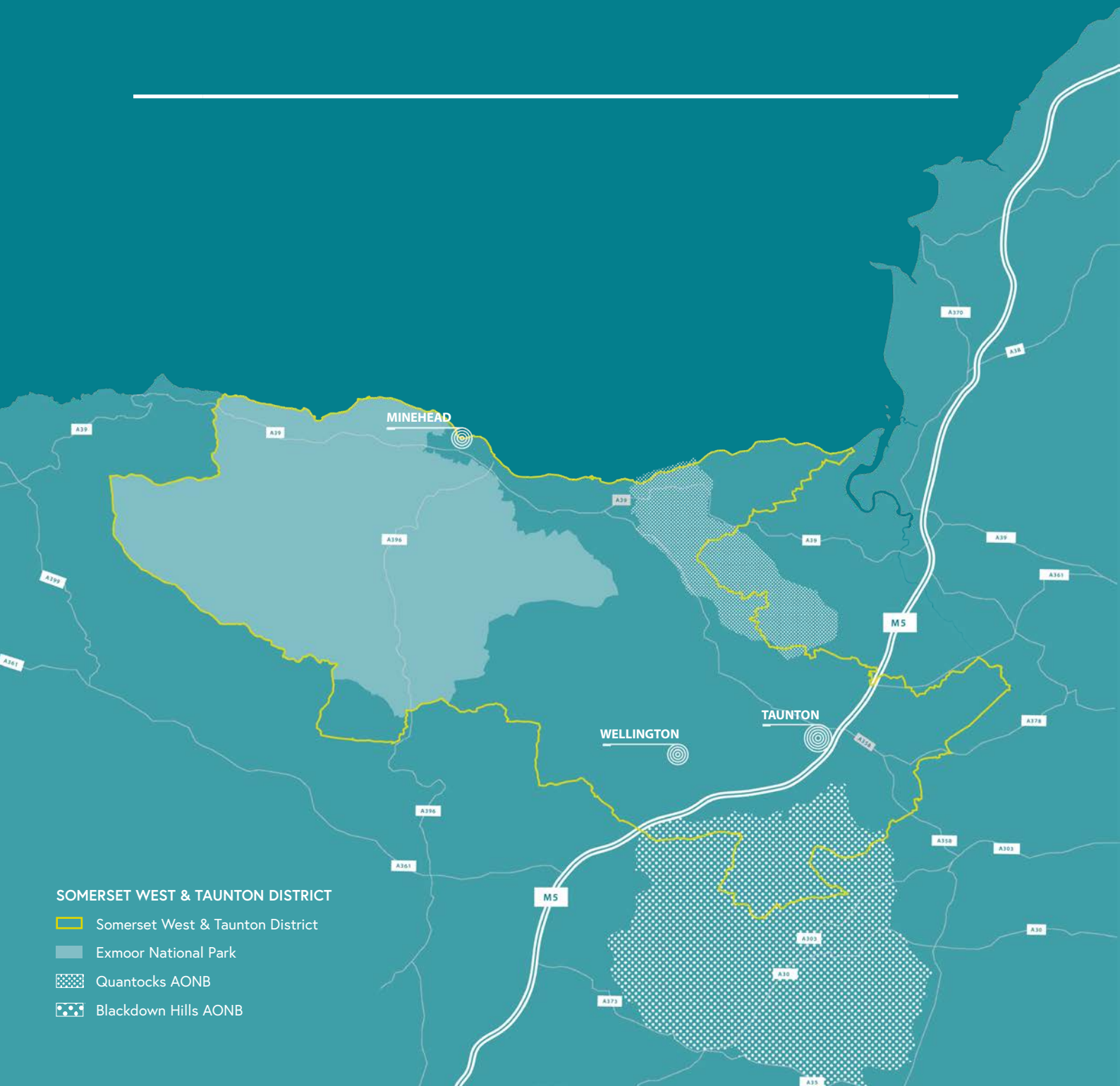
DRAFT

Somerset West
and Taunton





lhc design  Stantec

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SOMERSET WEST & TAUNTON DISTRICT

-  Somerset West & Taunton District
-  Exmoor National Park
-  Quantocks AONB
-  Blackdown Hills AONB

Somerset West and Taunton

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PREPARED BY:



INTRODUCTION

1.0

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- *What does this LDO cover?*
- *Why A Design Code*
- *Sustainability Context*

1.2 Can Your Development be Considered?

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- *LDO Exclusion Map*
- *Step 1: Process, Location & Size*
- *Step 2: Technical Matters*

1.3 How to Use the Design Code

- *How to Use the Code*
- *Language & Definitions*
- *Block & Building Design Code diagram*

1.1 INTRODUCTION

The Local Development Order (LDO) will help to facilitate much needed, small scale employment space across Somerset West and Taunton, and by doing so, remove the need for a planning application to be made.

The purpose of the LDO is to assist in the delivery of small scale office, research and light industrial space. Through the LDO the delivery of such employment space will be easier and faster. The LDO and this accompanying Design Code will create a straightforward system for potential applicants to understand and interpret potential development opportunities.

This Design Code document sets out design parameters to be applied to any development. Its purpose is to ensure that a high and consistent standard of design is delivered, and to provide

sustainable and stimulating working environments whilst at the same time enabling the diverse requirements of individual occupiers to be met.

Development must accord with all aspects of the Design Code in order to benefit from the permitted development rights confirmed by the LDO. This Design Code should be considered alongside the accompanying Local Development Order (LDO) which addresses planning and procedures in respect of the site.



WHAT DOES THIS LDO COVER?

The LDO permits the following uses:

Use Class	Definition	Limitations
B1 (a)	Offices - other than those within class A2.	Up to 50 sqm net
B1 (b)	Research and development of products or processes	Up to 200 sqm net
B1 (c)	Light Industry – use for any industrial process which can be carried out in a residential area without causing detriment to the amenity of that area.	Up to 200 sqm net

This does not prevent office floorspace being included as an ancillary use within Research and Light Industrial premises, providing it covers a floor space area of no more than 50 square metres.

The Design Code will inform applicants of proposed building size allowances/restrictions which relate to individual plot parameters and site location. The total site area including external areas, landscaping and access, must not exceed 1 hectare in size.

WHY A DESIGN CODE

A Design Code is a proactive method of securing high quality new development, giving the applicant clear guidance on delivering office and light industrial space within the given context. The Design Code provides clear guidance to the applicant and certainty to the community and local authority regarding the quality of the proposed development.

This Design Code is intended to be a benchmark and reference manual for a range of architectural, urban and landscape design issues that will inform the detailed design of the scheme. The Design Code responds to the LDO framework, identifying appropriate approaches for delivering small scale employment space within a range of contexts and

locations across Somerset West and Taunton. The Design Code responds to national and local design policies by clearly setting out design principles that are appropriate to their context and provides the required small-scale industrial space whilst contributing positively to the site and landscape/ townscape.

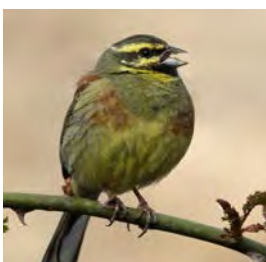
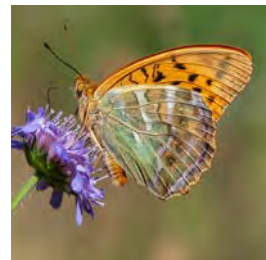
This Design Code sets out plot parameters for height, scale and massing, proximity to adjacent boundaries, building materials, colour palettes, roofs, doors and windows and landscape works, all of which should draw precedent from the local character of the district.

SUSTAINABILITY CONTEXT

Underpinning this LDO is the need to encourage employment uses close to where people live. With this shift from a daily commuting pattern to working locally, the LDO hopes to have a positive impact on reducing traffic and associated issues across the District.

The following sustainable approaches are encouraged within any new employment unit and surrounding landscape works under this LDO:

- Low energy use
- High levels of insulation
- Appropriate levels of natural lighting
- Reuse of building materials where possible
- Use of building materials which can be recycled in the future
- Use of native plant species characteristic of the local landscape
- Sustainable drainage systems
- Retention of existing trees and hedgerows
- Measures to support biodiversity
- Appropriate waste management and recycling strategies
- Electric vehicle charging points
- Cycle storage to encourage sustainable travel
- Installation of bird and bat boxes or nesting provisions within new buildings



1.2 CAN YOUR DEVELOPMENT BE CONSIDERED?

Use this chapter to determine whether your proposed development can be considered through this LDO process

Step 1 and Step 2 in chapter 1.2 should be used to determine whether your proposed development can be considered through this LDO submission process and to ensure that potential development does not harm existing environmental, cultural and heritage assets.

Working through each of the technical requirements will confirm:







- a) whether your proposals are suitable for approval via an application of compliance through this LDO or whether a planning application is required
- b) where you need to provide further evidence to demonstrate compliance with the checkpoints with (or within) your Design and Access Statement submission

Please note: The LDO only removes the requirement to obtain express planning permission. It does not remove the need to obtain other statutory consents such as:

- The UK Building Regulation requirements in effect at the time of submission for approval
- Consents under Ecological legislation
- Consents under Highways legislation
- Licensing
- Health and Safety Executive consents
- Listed Building or Scheduled Monument Consent

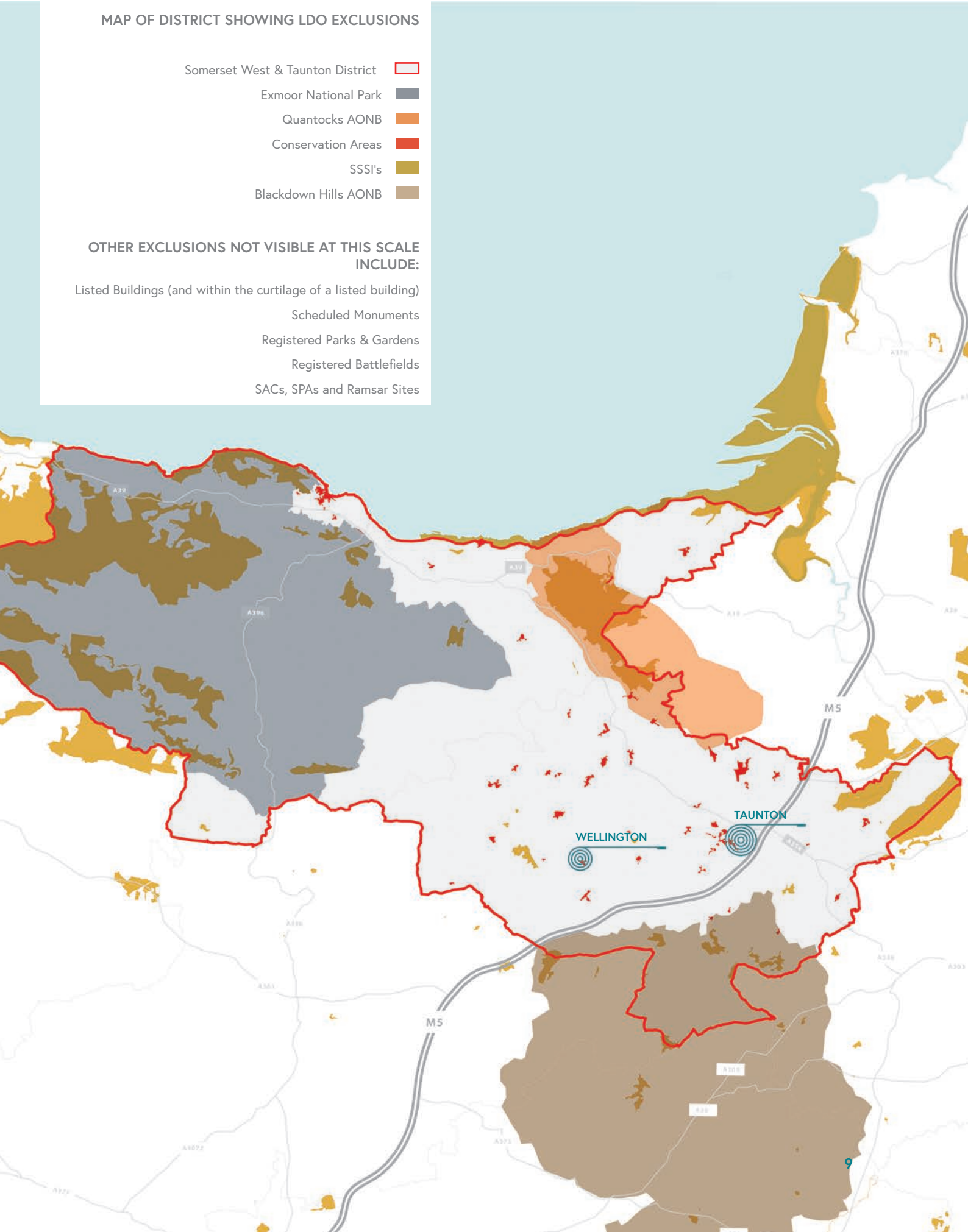


MAP OF DISTRICT SHOWING LDO EXCLUSIONS

- Somerset West & Taunton District 
- Exmoor National Park 
- Quantocks AONB 
- Conservation Areas 
- SSSI's 
- Blackdown Hills AONB 

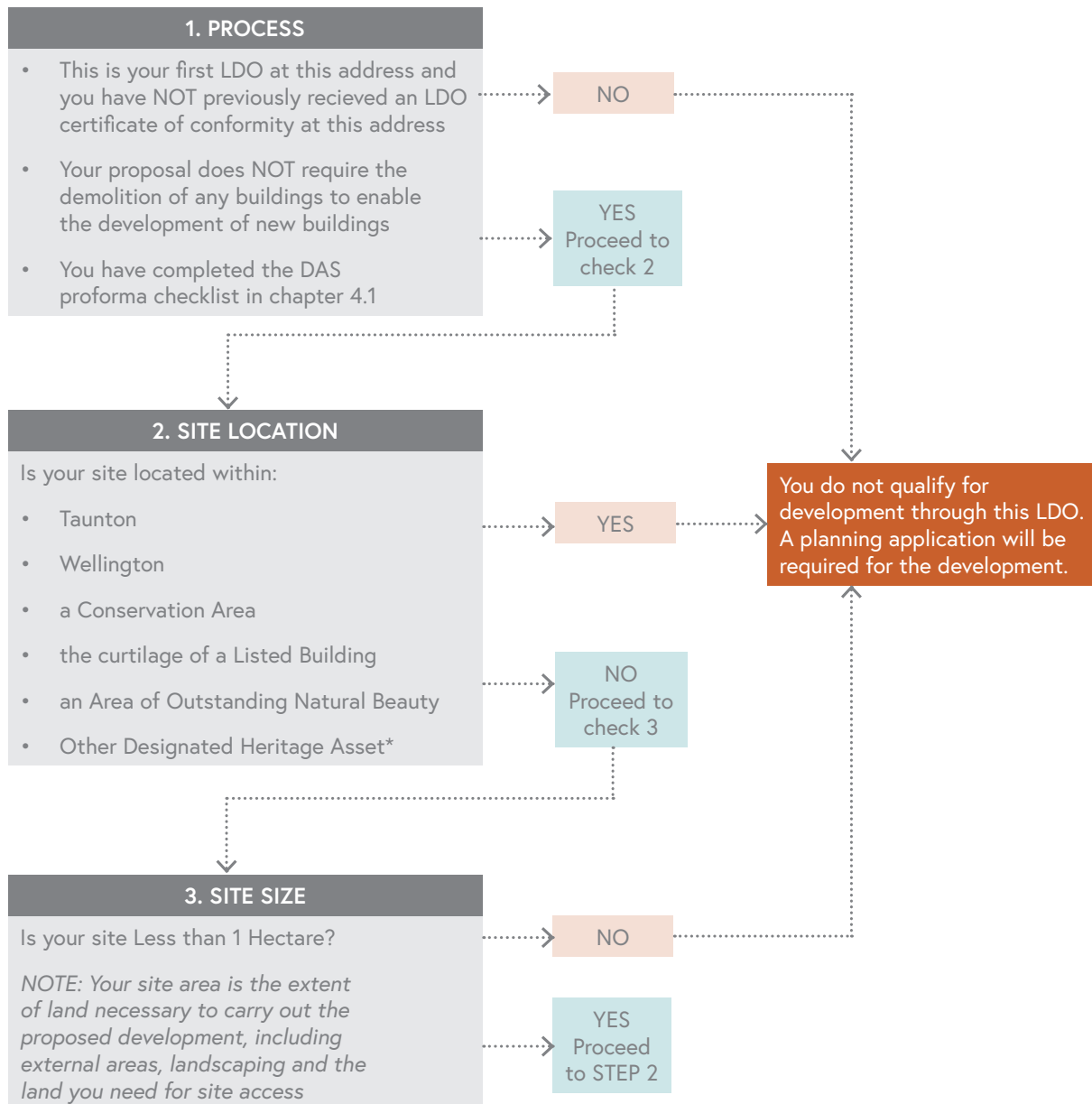
OTHER EXCLUSIONS NOT VISIBLE AT THIS SCALE INCLUDE:

- Listed Buildings (and within the curtilage of a listed building)
- Scheduled Monuments
- Registered Parks & Gardens
- Registered Battlefields
- SACs, SPAs and Ramsar Sites



1.2 CAN YOUR DEVELOPMENT BE CONSIDERED?

STEP 1 Check: Process, Location & Size



* Heritage Assets include - Conservation Areas, Listed Buildings (and within the curtilage of a listed building), Registered Parks & Gardens; Registered Battlefields; Scheduled Monuments. Further information on specific sites can be found on Magic [here](#)

STEP 2 Check: Technical Matters

SUPPORTING TECHNICAL INFORMATION

To support your application, you are required to demonstrate consideration of the technical matters which are described over the following pages.

The nature of the technical information you demonstrate will depend on the individual circumstances of your site's location.

TECHNICAL MATTERS

- Highways and Access Requirements
- Flood Risk and Drainage Requirements
- Ecological Requirements
- Ground Contamination Requirements
- Heritage Requirements

Demonstrating compliance with some matters could be shown on drawings or text within the Design and Access Statement, whilst in other cases, supplementary technical information or specific reports will be required as part of your application.

Please note that where Somerset West and Taunton judge there is insufficient information provided to make a decision, they may request further information on this basis.

HIGHWAYS AND ACCESS REQUIREMENTS

INTRODUCTION

Access to the site must be achievable via a highway route which is safe and appropriate for the increase in traffic and all sizes of vehicles that the proposals will generate to protect the safety of those travelling to the site and all existing users of the road. Furthermore, the site itself needs to be laid out in such a way that vehicles do not have to stop or park on the public highway in a location that may result in the safety of other road users being compromised.

It is therefore necessary to check certain aspects of the proposals to determine if they are of a suitable standard and are in an appropriate location to support the proposals via the LDO process, or whether a further detailed check with the highway authority (Somerset County Council) is necessary. This Highways and Access section sets out the process for determining how approval for the proposals should be sought and what evidence is required to be submitted alongside an LDO application.

The following assessment process determines:

- a) whether your proposals are suitable for approval via an application for compliance through this LDO
- b) the level of further evidence required to be included with (or within) your Design and Access Statement submission, or
- c) whether the LDO route is not possible and a planning application is required instead

LEVEL 1 ASSESSMENT

If the Level 1 assessment set out in the table below confirms that no further assessment is required, then it is appropriate to submit an LDO compliance application without further evidence to support the site in terms of highways and access. If the Level 1 assessment suggests further assessment is required, then progress to the Level 2 assessment to determine if the proposals are suitable for approval via the LDO compliance application route or whether you would be required to submit a planning application instead.

Table 1. Is further evidence required?

Parameter	No Further Assessment is required	Step 2 Assessment Required
Proposals are for sole Office (B1(a)) use with a GFA less than 50m ² with an existing access and at least one additional parking space dedicated to the new development.	✓	
Proposals are for any combination of Office (B1(a))/ Research and Development (B1(b))/ Industrial (B1(c)) uses off an existing access with a total GFA of less than 200m ²		✓
Proposals are for sole Research and Development (B1(b)) or Industrial (B1(c)) use off an existing access with a total GFA of less than 200m ²		✓

*GFA = Gross Floor Area

**In addition to these requirements, if a Public Right of Way route is affected by the proposals then the applicant must consult with the local PROW officer*

LEVEL 2 ASSESSMENT

Table 2 sets out the parameters which would need to be met in order to allow approval to be sought via an LDO compliance application. For each parameter in Table 2, evidence should be provided in plan form to show that the requirement is met.

Table 2. Site eligibility and access evidence required

Parameter	Evidence of Required through D&A Statement	Is the site eligible for an LDO compliance application?
<i>Route to Main Site Access – to ensure employees and service vehicles can access the site via a safe and appropriate highway route</i>		
Main site access is located on a classified road (A, B or C)	✓	✓
Main site access is located on an unclassified road but within 100m* of a classified road	✓	✓
Main site access is located on an unclassified road but within 100m* of a site with existing consented industrial or commercial use	✓	✓
Main site access is located on an unclassified road, without access within 100m* to a classified road or existing industrial/commercial site	X	X
<i>* Distance measured by road rather than crow fly</i>		
<i>Main site access - to ensure vehicles can enter/exit the highway in a safe manner</i>		
Existing access of standard set out in line with parameters detailed on page 14	✓	✓
Existing access located on a private road	X	X
Existing access which does not meet standard set out on page 14	X	X
A new access junction is required	X	X
<i>Internal Layout – to ensure that site layout is appropriate for access to the proposals</i>		
Every point of each new building is to be accessible within 45m of the adopted highway to ensure adequate emergency access	✓	✓
Servicing is possible from the highway (in the same location as is currently used for servicing the residential dwelling) or the site layout can accommodate turning of the largest anticipated vehicle (large refuse truck as a minimum) such that vehicles can enter and leave the site in a forward gear.	✓	✓
Parking provision on site is provided in accordance with the standard set out within the urban design parameters of your site typology	✓	✓
Site layout does not meet one or more of the other requirements under internal layout heading	X	X

HIGHWAYS AND ACCESS REQUIREMENTS

MAIN ACCESS SPECIFICATION

The main site access junction must meet the specification set out below:

- Visibility must be provided looking both directions out of the site in accordance with the requirements set out below. This must be achievable using only land within the applicant's control or highway verge / footway. Key parameters for showing visibility splays for this can be seen in figure 7.18 of the Manual for Streets guidance document which is available [here](#). For all speeds, an 'x' distance of 2.4 metres is applicable. The 'y' lengths are listed below:
 - If the speed limit is 20mph, 25 metres visibility must be provided
 - If the speed limit is 30mph (indicated by speed limit signs or street lighting in a built-up area), 43 metres visibility must be provided
 - If the speed limit is 40mph, 90 metres visibility must be provided
 - If the speed limit is greater than 40mph and the access is onto a classified road, the 'y' distance should be provided in line with the length given for Stopping Sight Distance in Tables 2 and 3 within the Design Manual for Roads and Bridges (DMRB) which can be found [here](#).
- Minimum width of 6 metres over a length of at least 15 metres at the junction with the adopted highway.
- The road onto which the site access connects shall have a minimum carriageway width of 4.8 metres in the location of the site access junction.
- Surface water from the site shall not drain onto the public highway. Therefore, if the site levels fall towards the highway, the provision of a suitable drainage system will be required by Somerset County Council.
- Gradient of access shall not exceed 1 in 10, for at least the first 15 metres from the edge of the adopted highway.
- Access must be consolidated or surfaced (not loose stone or gravel) for at least the first 15 metres, as measured from the edge of the adjoining carriageway.
- Entrance gates will be hung to open inwards and be set back a minimum distance of 6 metres from the carriageway edge if large vehicles will not enter the site. However, a minimum set back distance of 15 metres is required if the applicant expects large vehicles to enter the site.
- Access to the new building from the adopted highway should be appropriate for shared use between pedestrians, cyclists and vehicles.
- Where there is an existing pedestrian footway extending across the site frontage, the internal site layout needs to provide a connection (or connections) to it.

PARKING SPECIFICATION

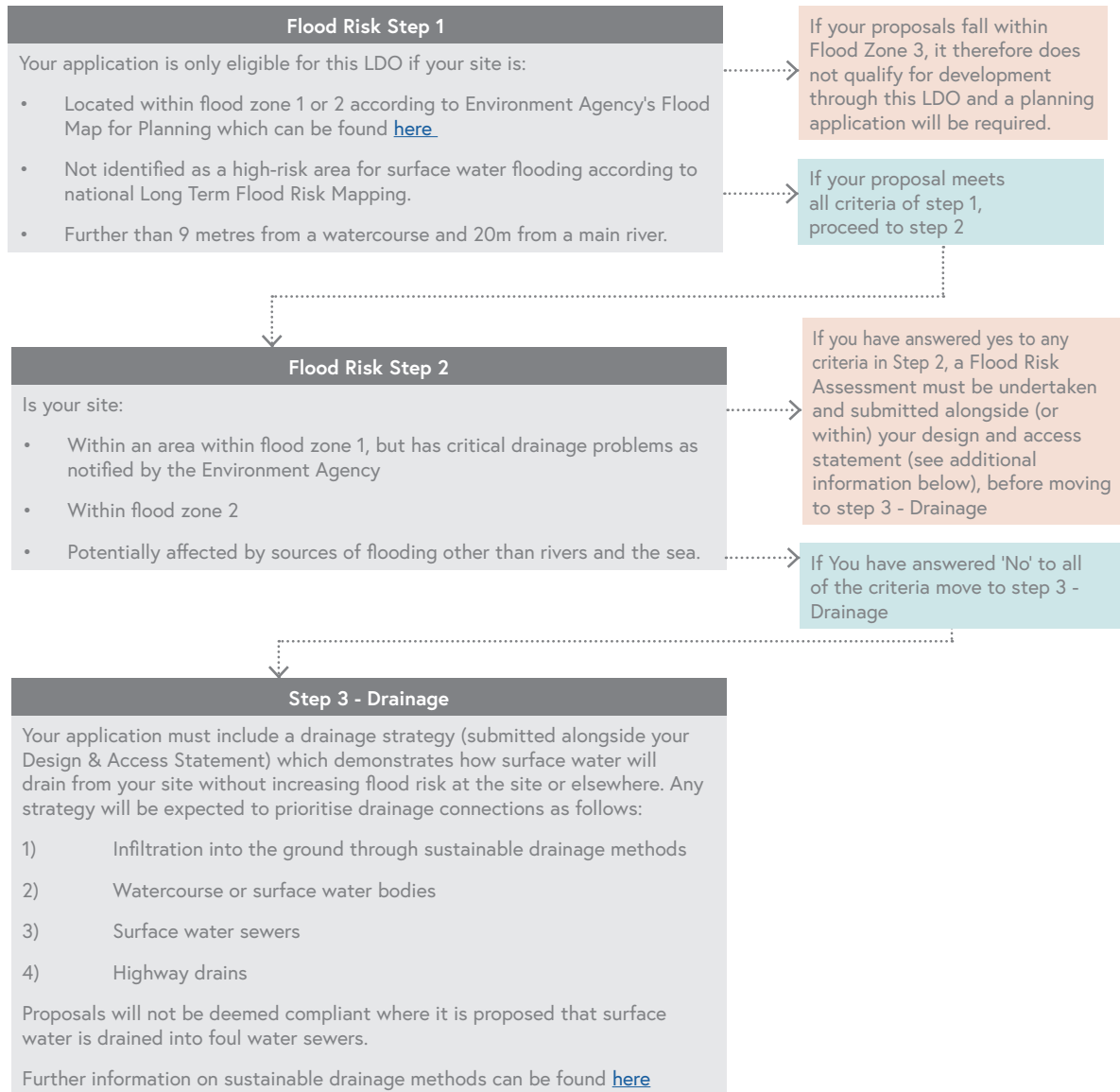
The parking provision for the new development will be as set out below, with numbers rounded up to the next whole number. In doing so it will need to be demonstrated that there will still be an appropriate level of parking provision serving the existing residential development at the site.

A facility to allow electric charging of one vehicle shall be available for employees. The specification for this shall accord with the Somerset County Council's Electric Charging Policy current at the time of the application submission. This will need to be obtained from the Somerset County Council website.

Cycle parking will be covered, secure and in close proximity to the building entrance.

FLOOD RISK AND DRAINAGE REQUIREMENTS

Development within this LDO has the potential to be subject to flood risk. To understand whether your proposal would qualify for the use of this LDO and whether further flood risk assessment and drainage information will be required to be submitted alongside your application, follow the following three steps.



ADDITIONAL INFORMATION

The development uses included within this LDO are considered as 'less vulnerable' to flooding and is therefore appropriate for consideration through this process.

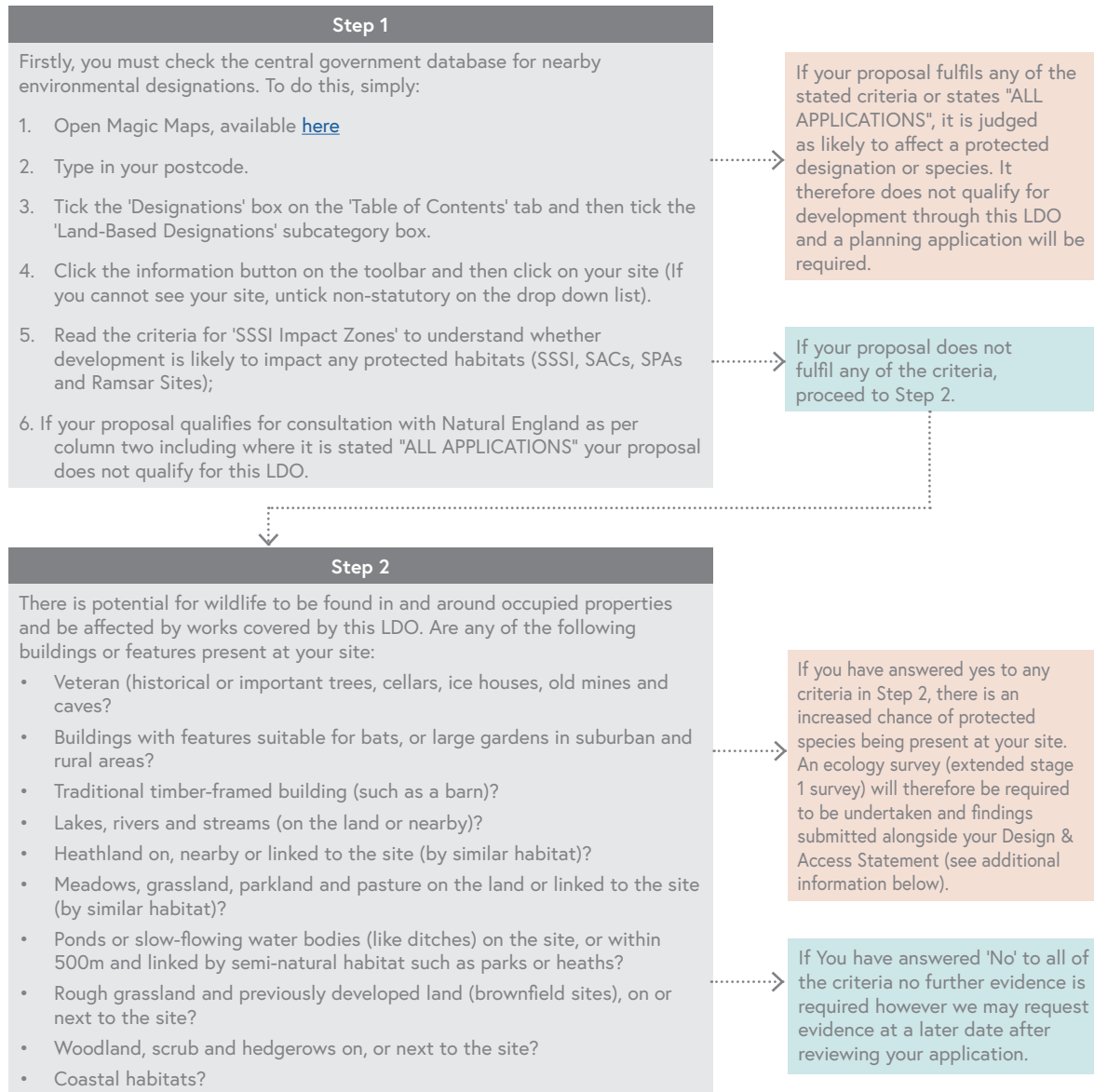
Development will provide less than 200m of new floorspace and be set within an overall site coverage of less than 1Ha. This means proposed development through this LDO is minor in nature and therefore will not require a sequential or exception test.

Information to support undertaking a suitable Flood Risk Assessment is available through the Environment Agency's National Standing Advice. It is likely you will need a flood risk specialist to carry out the flood risk assessment for you and make the necessary step 3 recommendations.

You do not need to submit your Flood Risk Assessment as a separate submission. This information should be submitted alongside the rest of your Design and Access Statement.

ECOLOGICAL REQUIREMENTS

Development within this LDO has the potential to impact environmental designations and local habitats. To understand whether your proposal would qualify for the use of this LDO and whether further ecological information will be required to be submitted alongside your application, follow the following two steps.



ADDITIONAL INFORMATION

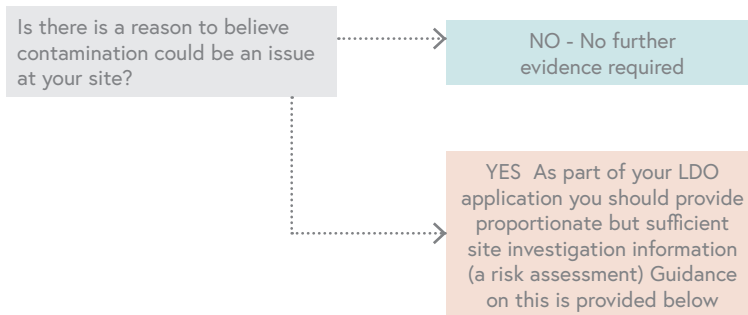
If evidence of habitation is found at your site during the ecological survey, you must also include a summary of your ecologists "recommended mitigation" which will be need to be implemented prior to any development at the site.

Any ecology survey must be undertaken by a qualified ecologist at the appropriate time of year in accordance with Natural England Standing Advice, available [here](#). The chosen ecologist will be able to advice on necessary avoidance, enhancement and mitigation measures.

To find a suitably qualified ecologist to complete a survey and suggest mitigation measures, you can search [here](#).

If species are discovered following the commencement of development, you must stop immediately and consult your chosen ecologist.

GROUND CONTAMINATION REQUIREMENTS



ADDITIONAL INFORMATION

If there is a reason to believe contamination could be an issue, applicants should provide proportionate but sufficient site investigation information (a risk assessment) prepared by a competent person to determine the existence or otherwise of contamination, its nature and extent, and the risks it may pose and to whom/what (the 'receptors') so that these risks can be assessed and satisfactorily reduced to an acceptable level.

HERITAGE REQUIREMENTS

The site location exceptions and design expectations in this LDO are tailored to avoid impact on our heritage assets and their setting. However, a minority of applications may be affected by archaeological remains which are not readily apparent. To aid decision making, your Design and Access submission must make reference to a review the Somerset Historic Environment Records (SHER) and list any details of assets on or within 200m of your site. SHER online mapping can be accessed simply through the South West Heritage Trust website.

A small number of proposals will also have the potential to be affected by the presence of archaeological remains which may not be apparent on SHER. We therefore suggest contacting South West Heritage Trust directly before submitting your LDO application. The South West Heritage Trust will be a consultee on all LDO applications and can be contacted directly for pre submission advice at historicenvironment@swheritage.org.uk and by phone on 01823 278805. Please title any pre submission requests with "SWT LDO Pre Application Request" and your site address.

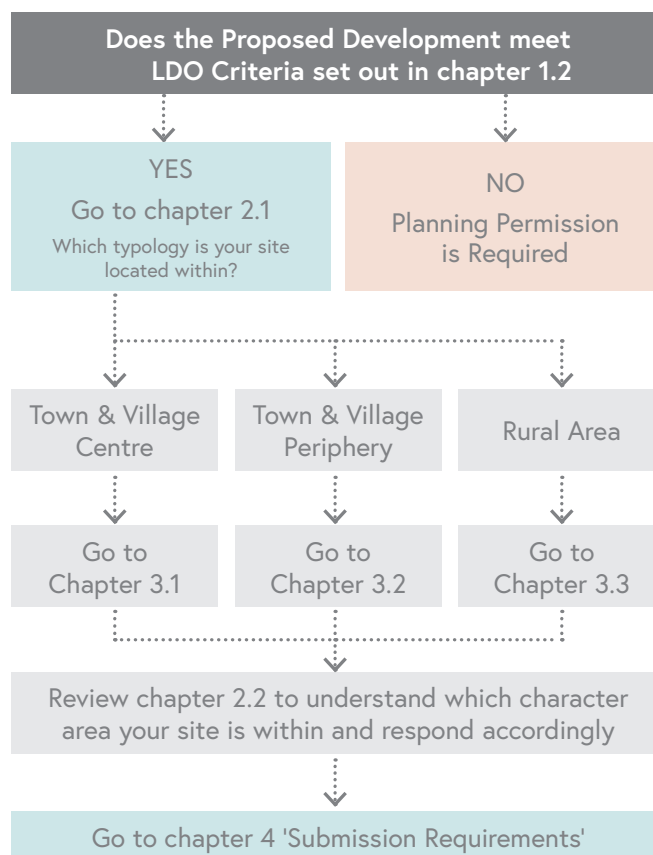
1.3 HOW TO USE THE DESIGN CODE

HOW TO USE THE CODE

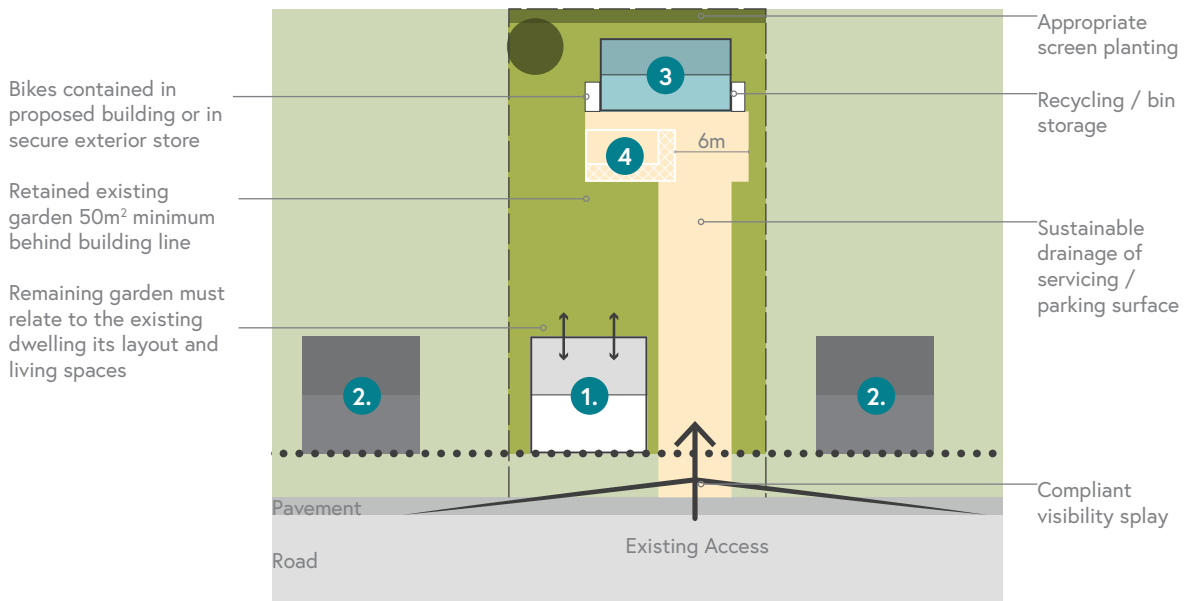
Please refer to the flow diagram below which illustrates how to use the Design Code and prepare the supporting information to accompany your Application for Compliance Form.

The Code is divided into sections, starting with the site and context, before focusing in on urban design, landscape and building proposals. Within each section individual 'Codes' are highlighted, covering specific design requirements and parameters.

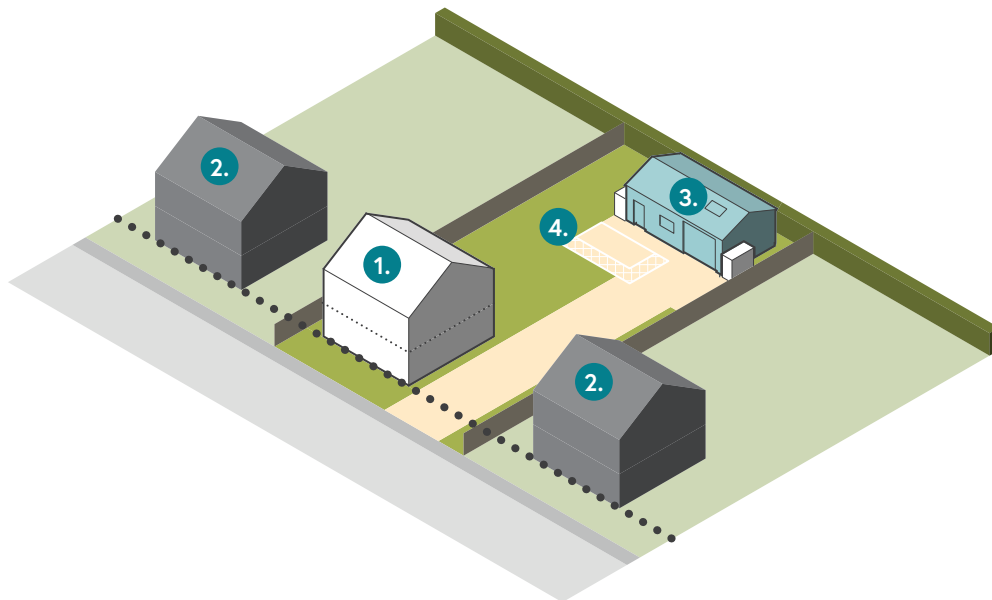
HOW TO USE THE DESIGN CODE FLOW DIAGRAM:



LANGUAGE & DEFINITIONS:



BLOCK AND BUILDING DESIGN CODE DIAGRAM:



- 1. Your Dwelling
- 2. Neighbouring Properties
- 3. Proposed LDO Unit
- 4. Parking Space for Proposed LDO Unit
- Building Line

UNDERSTANDING THE SITE

2.0

2.0 UNDERSTANDING THE SITE

2.1 Site Location

- *Site Typologies*
- *Town & Village Centres*
- *Town & Village Peripheries*
- *Rural Areas*

2.2 Landscape Setting

- *Landscape Character Areas*

2.1 SITE LOCATION

SITE TYPOLOGIES

This Design Code covers a number of area Typologies which are seen throughout the District. The Code is divided into 3 sections, which covers each Typology: Town and Village Centres, Town and Village Peripheries and Rural Areas. Prospective applicants should use the guidance in this chapter to identify which typology their site lies within.

Any proposed site should be considered in relation to the appropriate section within chapter 3 of this document. Each section will set out the simple parameters which the proposed development should conform with.

THE 3 TYPOLOGIES ARE:

1. Town and Village Centres
2. Town & Village Peripheries
3. Rural Areas

Once you have established your site typology, review Section 2.2 (Landscape Setting) before proceeding to the relevant typology section within Chapter 3.0.



ABOVE: AERIAL VIEW OF SETTLEMENT HIGHLIGHTING LOCATION OF EACH TYPOLOGY

1. TOWN & VILLAGE CENTRES

The site:

- Is bordered on all sides by neighbouring development
- Would have limited impact on wider landscape views due to proposed buildings being seen within the existing context
- Could be adjacent to but not within a Conservation Area



2. TOWN & VILLAGE PERIPHERIES

The site:

- Is bordered on 2 or more sides by existing development
- Has views to the open countryside
- Could be adjacent to but not within a Conservation Area



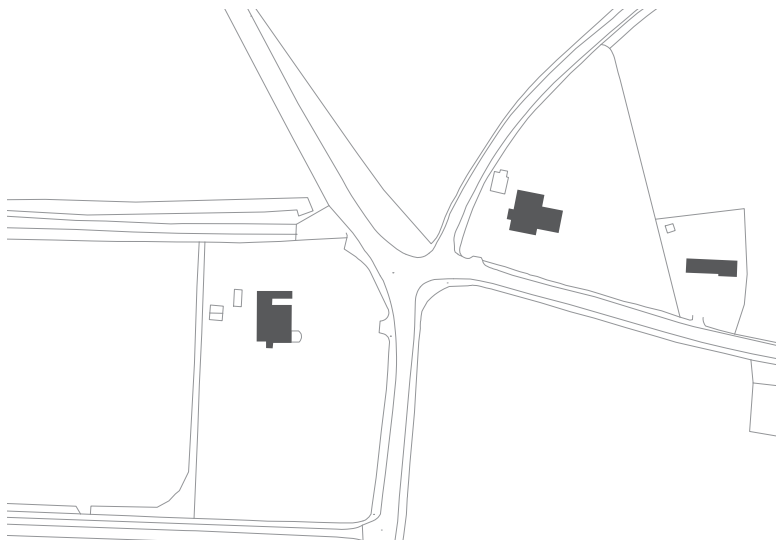
3. RURAL AREAS

The site:

- Is within an isolated cluster of buildings made up of a dwelling and existing agricultural buildings in the open countryside

OR

- Is an isolated dwelling or within a small group of isolated dwellings in the open countryside




2.2 LANDSCAPE SETTING

LANDSCAPE CHARACTER AREAS

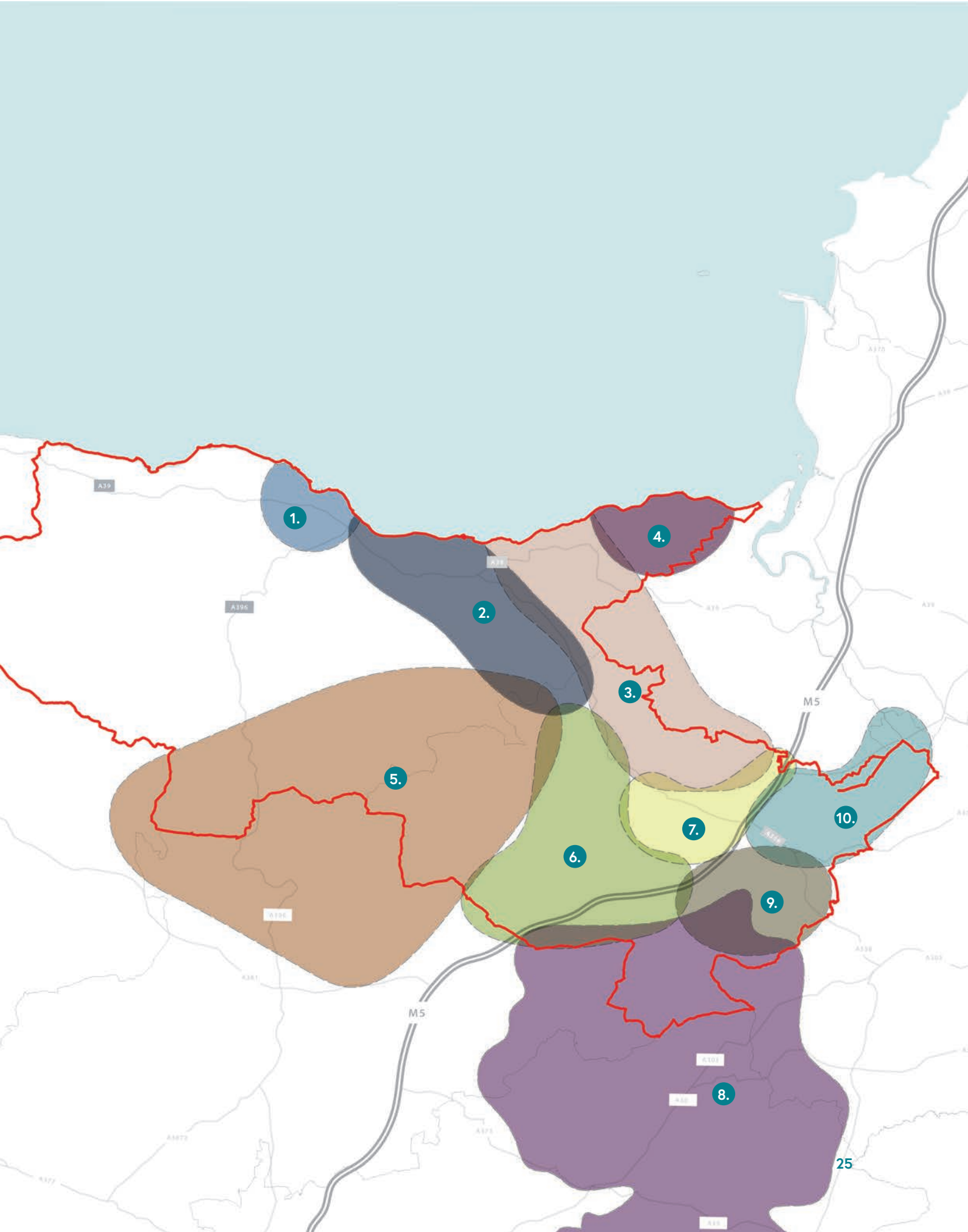
The proposed development should respond positively to the surrounding landscape in order that any change does not adversely affect local character.

The Somerset West and Taunton Design Guide sets out principles for each Landscape Character Area. The relevant parameters for each area, relating to landscape, architectural design and materials are summarised in this Design Guide.

The Landscape Character Areas identified within the Design Guide are demonstrated on the diagram opposite.

- 
1. Minehead Environs
 2. Central West Somerset
 3. Quantocks
 4. Quantock Vale
 5. Exmoor Fringes
 6. Vale of Taunton Deane
 7. Taunton (urban)
 8. Clay Plateau (Churchinford)
 9. Fivehead Vale
 10. Sandstone Ridge

OPPOSITE: CHARACTER AREAS & BOUNDARIES EXTRACTED FROM SWT DESIGN GUIDE



DESIGN CODE

3.0

3.0 DESIGN CODE

3.1 Proposed Developments in Town and Village Centres

- *Urban Design & Landscape Parameters*
- *Building Parameters*

3.2 Proposed Developments in Town and Village Peripheries


- *Urban Design & Landscape Parameters*
- *Building Parameters*

3.3 Proposed Developments in Rural Areas

- *Urban Design & Landscape Parameters*
- *Building Parameters*

3.0 DESIGN CODE

3.1 PROPOSED DEVELOPMENTS IN TOWN & VILLAGE CENTRES

- 
-
-
- Are bordered on all sides by neighbouring development
 - Would have limited impact on wider landscape views due to proposed buildings being seen within the existing context
 - Could be adjacent to but not within a Conservation Area

3.1.1 URBAN DESIGN & LANDSCAPE PARAMETERS

ACCESS & PARKING REQUIREMENTS

- The site **must** have existing vehicular access to the proposed employment unit - if a new access is required then planning permission will need to be obtained.
- The **existing** access arrangements **must** comply with the requirements set out in Chapter 1.2. Please note, access requirements will differ dependent on proposed building use and size.
- The design of and access to the new building **must** comply with Building Regulations Document M Volume 2 (Buildings other than dwellings).
- The parking provision for the proposed employment building **must** be as set out in the table below. This should not compromise parking for the existing building:

Type	Town and Village Centres
Cycle	1 per 50m ² of gross floor area
Vehicle	1 per 40m ² of gross floor area
Disabled	1 of the vehicle spaces provided should be sized for disabled use.
Motorcycle	1 space

Parking bays should be sized as follows:

- Perpendicular - 2.4m wide x 5m long
- Parallel - 2.4m wide x 6m wide
- Disabled - as above with a 1.2m buffer on the offside and rear of the space
- Bays should have a minimum of 6m perpendicular distance to the rear of the space to allow adequate manoeuvring area for vehicles entering/exiting spaces.

BUILDING SIZE & LOCATION REQUIREMENTS

- The building **must not** protrude in front of the building line (the front elevation of the existing dwelling)
- The building footprint **must** be no larger than 10% of rear garden area (curtilage behind existing building line minus the existing dwelling area and any outbuilding areas) up to a maximum of 50m² for office (B1a) and 200m² for research & development and light industrial (B1 b and c)
- The remaining garden behind the building line **must not** be less than 50m²
- The remaining garden **must** relate to the existing dwelling and its layout and living spaces.
- The location of the proposed building on the plot **must not** cause detriment to the amenity of existing dwelling.

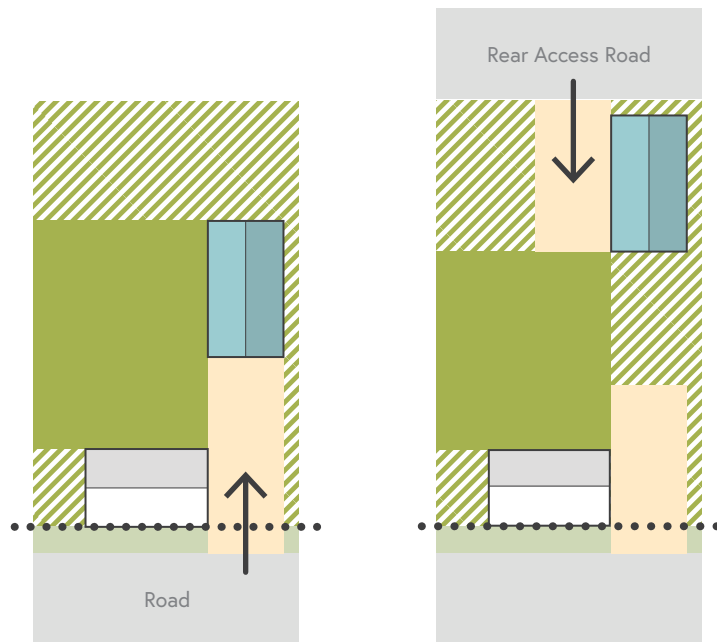
LANDSCAPE STRUCTURE & POTENTIAL VISUAL IMPACT REQUIREMENTS

- Landscape proposals should be submitted that illustrate how appropriate planting (and/or other landscape works) could help integrate the development in its setting. Please refer to the Somerset and West Taunton Design Guide for guidance.

EXAMPLE SCENARIOS:

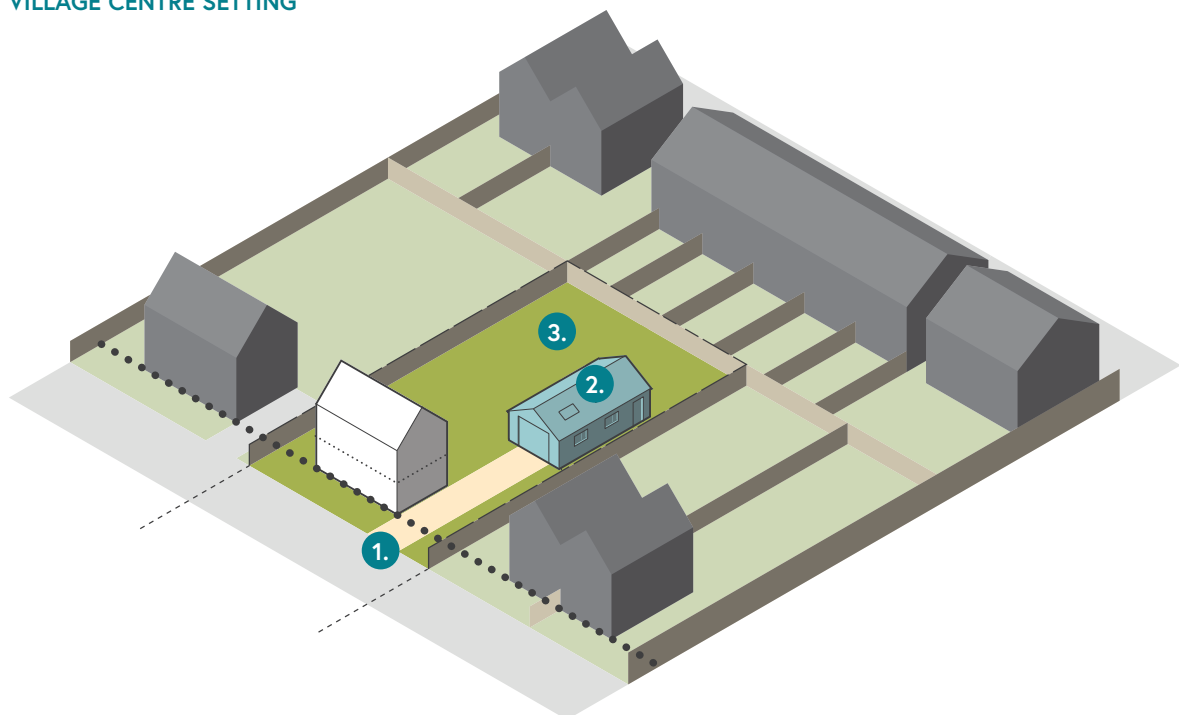
PROPOSED UNIT OFF EXISTING ACCESS AT THE FRONT & REAR

- Proposed Unit (footprint to be no larger than 10% of rear garden area behind building line up to maximum areas)
- Existing Dwelling
- Building Line
- Existing Access
- Garden Area Behind Building Line
- Retained Existing Garden (50m² minimum)



** NOTE: This scenario is only applicable to Office (B1(a)) use where the requirement for existing access could be less than an area of 6m x 15m*

PROPOSED UNIT IN A TOWN OR VILLAGE CENTRE SETTING



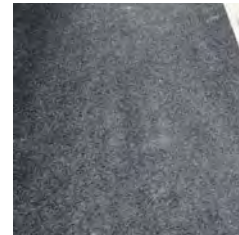
- 1.** Existing access
- 2.** Proposed unit set behind the building line
- 3.** Usable amenity space which relates well to existing dwelling

3.1.2 URBAN DESIGN & LANDSCAPE DETAILS

SURFACING MATERIALS

Any new paving or surfacing material must be permeable to allow sufficient drainage. This includes materials such as:

- Gravel
- Permeable concrete block paving
- Porous asphalt



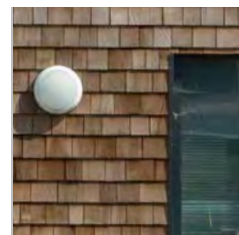
REFUSE & CYCLE STORAGE

- Secure covered bike storage must be provided unless they are provided internally (1 space per 50m²)
- External bin storage should be provided on plot behind the front elevation of the proposed building (unless provided internally). Bins must not be stored at the front of the site facing onto the street
- Adding a green roof to your cycle or bin store can help provide useful foraging habitat for birds. This can be as simple as a sedum mat which is rolled out across the roof and secured.



EXTERNAL LIGHTING

- Private external lighting must be designed to minimise light pollution on neighbouring properties (i.e. directional light spread)
- All external lighting (space and security lighting) must be provided by energy efficient fittings with appropriate control systems and daylight cut-off sensors.



TOWNSCAPE/ LANDSCAPE CHARACTER AREAS

Refer to Principles in the Somerset West and Taunton Design Guide Document for guidance on the distinctive character of your area.

NATURAL BOUNDARIES & TREES

Where appropriate planting (and/or other landscape works) are required to integrate the development into its setting, applicants should use a mix of species that supports wildlife, including insects and birds.

TREES

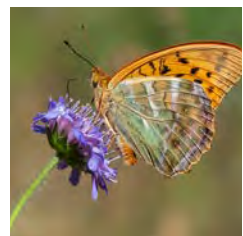
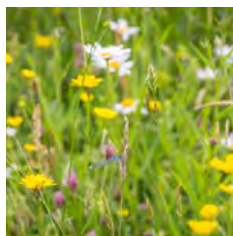
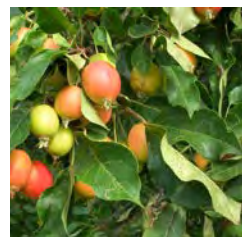
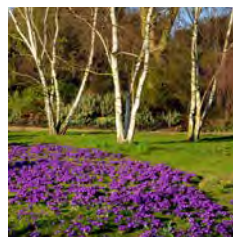
Trees provide an abundance of benefits, from absorbing harmful gases and creating oxygen, to providing food and shelter for many species of wildlife.

Tree planting should include native species (or varieties of native species) e.g: *Acer campestre* (Field maple), *Betula pendula* (Silver Birch), *Sorbus aucuparia* (Rowan), *Prunus padus* (Bird cherry), *Malus sylvestris* (Crab apple), *Quercus robur* (English Oak), *Sorbus aria* (Whitebeam)

HEDGEROWS

As well as providing screening and natural shelter, hedgerows are very important for wildlife as they act as movement corridors as well as feeding and nesting areas.

Consider using a mix of native species for new hedges e.g: *Mixed Native Hedge* (bee and butterfly friendly): *Corylus avellana* (Hazel), *Crataegus monogyna* (Common Hawthorn), *Ilex aquifolia* (Holly), *Malus sylvestris* (Crab apple), *Prunus padus* (Bird Cherry), *Prunus spinosa* (Blackthorn), *Rosa canina* (Dog Rose), *Sorbus aucuparia* (Rowan), *Viburnum lantana*, *Viburnum opulus* (Guelder Rose).



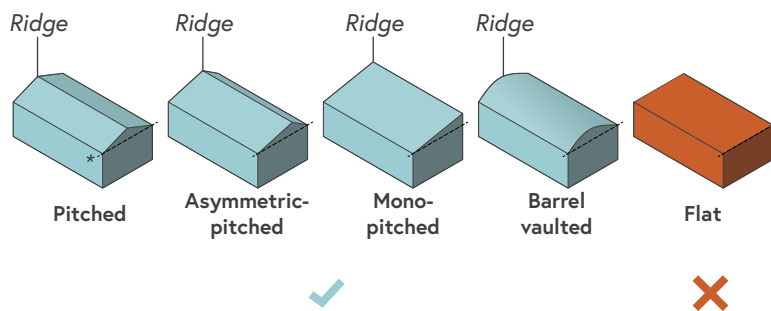
3.1.3 BUILDING PARAMETERS

BUILDING REQUIREMENTS

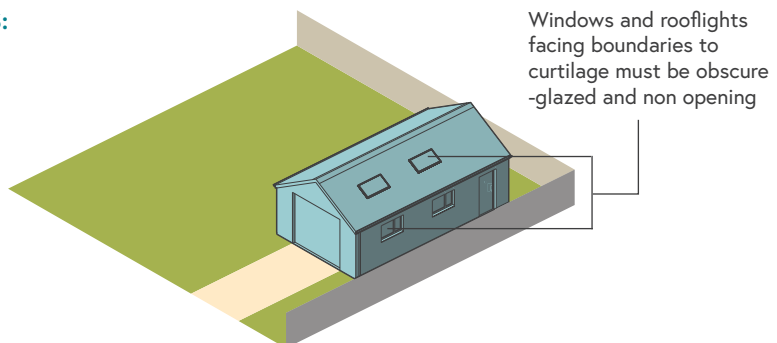
- Only single storey buildings are permitted
- Mezzanine structures are **not** permitted
- Flat roofs are **not** permitted
- The maximum ridge height of a building is 4 metres
- **Unless** within 2 metres of the boundary of the curtilage of the dwelling, where the maximum ridge height for any roof form is 2.5 metres
- The maximum eaves height for any roof form is 2.5 metres
- Simple roof forms that express the building form should be used (e.g. pitched, asymmetric pitch, mono-pitch or barrel vaulted)
- A roof form and pitch angle which matches the 'host' dwelling is preferable, providing it complies with the maximum ridge and eaves heights, and permitted roof forms, as stated above
- The ridge of a mono-pitched structure **must not** face the boundary of the curtilage of the dwelling
- The height of the building **must** be measured from the highest ground level immediately adjacent to the building
- Any window (or rooflight) inserted on a wall or roof slope forming a side elevation of the building **must** be obscure-glazed, and non-opening.
- There must be no surface water connections from new buildings to the foul sewer network. Surface water connections from new impermeable areas increases the risk of sewer flooding and pollution.

POTENTIAL ROOF FORMS

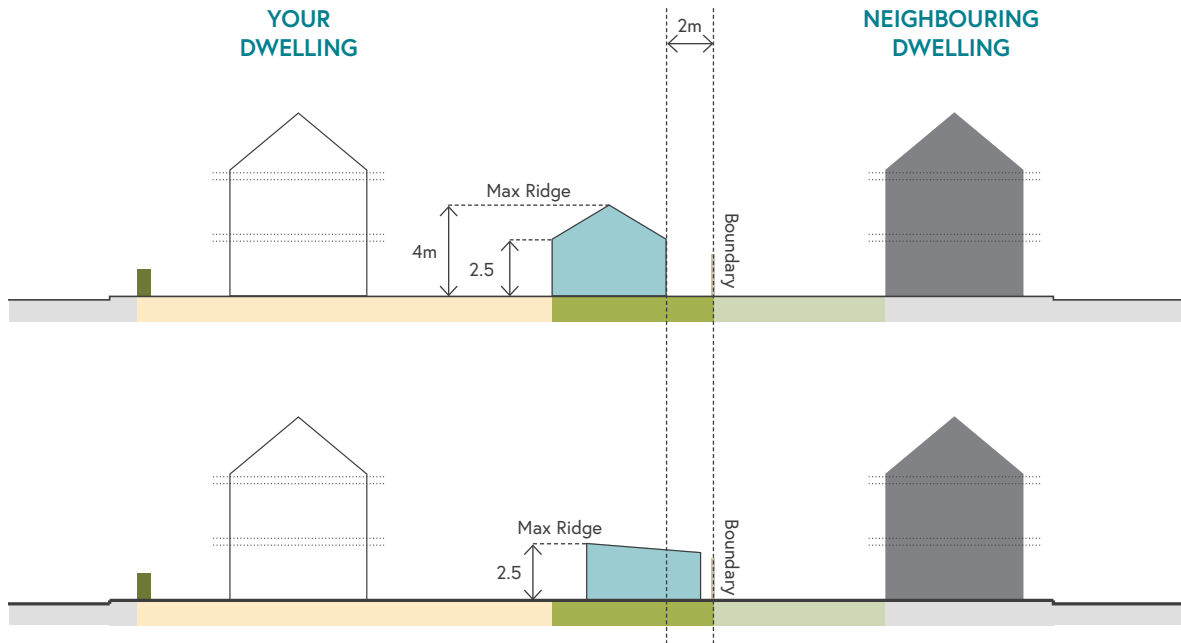
*Eaves



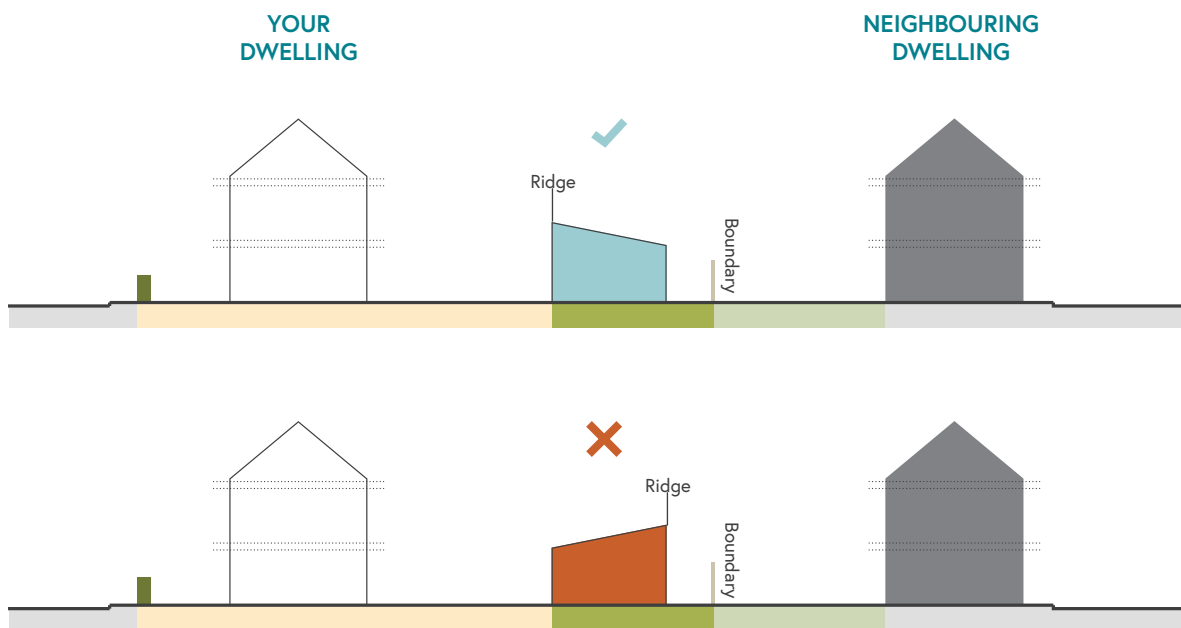
OBSCURE GLAZING REQUIREMENTS:



MAXIMUM RIDGE & EAVES HEIGHT IN RELATION TO YOUR SITE BOUNDARY



PERMITTED RIDGE POSITION ON A MONO-PITCHED BUILDING



3.1.4 BUILDING ELEMENTS

The building should appear subservient to the main dwelling and demonstrate its B1 function through its form, façades and detailing. The building should use a subdued pallet of contextual materials which are simple and fit for purpose.

WALL MATERIALS

Wall materials should be either:

Of a similar appearance to those used in the construction of the existing dwelling

E.g.

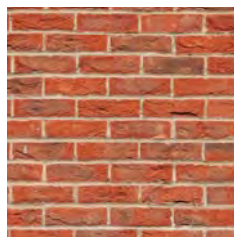
- If predominantly brick, then a matching brick should be used for new building
- If predominantly local stone, then a matching stone should be used for new building
- If predominantly render, then a similar tone of render should be used for new building
- The reuse of local stone or brick is encouraged to reduce the use of new materials, increasing the sustainability of the building.

OR

Of a contemporary appearance to complement those used in the construction of the existing dwelling

Permitted contemporary wall materials include:

- Good quality timber cladding detailed to a high standard. Timber should have a natural appearance and should not be unnaturally stained or varnished
- Profiled metal cladding in a natural, subdued colour detailed to a high standard



ROOFLIGHTS

Rooflights should be positioned so as not to cause any adverse glint/ glare and light pollution when it is dark outside. Rooflights should match the colour of the roof finish.

ROOF MATERIALS

The chosen roof material should be appropriate to the designed roof pitch. Roof materials must not be reflective or cause any glare throughout the day. Roof materials should be either:

Of a similar appearance to those used in the construction of the existing dwelling

E.g.

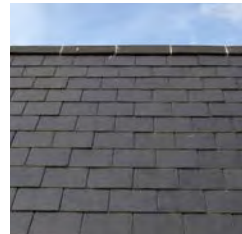
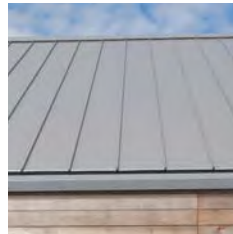
- If slate, then a matching slate should be used for new building
- If tile, local tile then a matching tile should be used for new building
- The reuse of roof materials is encouraged to reduce the use of new materials, increasing the sustainability of the building.

OR

Of a contemporary appearance to complement those used in the construction of the existing dwelling

Permitted contemporary roof materials include:

- Grey metal standing seam roof
- Profiled metal roofing in a natural, subdued colour detailed to a high standard
- Green roof detailed to a high standard



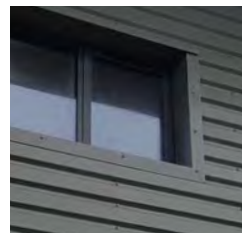
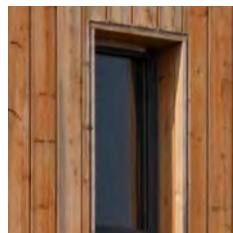
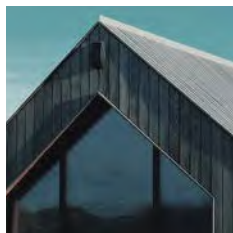
WINDOWS & DOORS

- Windows and doors should be simple, well-proportioned and suit the function of the building.
- Domestic proportioned openings should be avoided.
- Where large format doors are required, they should be in a complimentary material and colour tone to the material palette of the wider building.
- Windows and doors should be recessed within the walls and not flush with the external face.
- Blinds to all windows and rooflights to minimise light pollution.

Windows and doors of a standard size should be of a similar material and colour tone to those used in the construction of the existing dwelling.

OR

If a contemporary approach is taken to the building, windows and doors should be simple and crisp in profile and be of a colour tone which complements the contemporary material palette of the wider building.



3.1.5 BUILDING DETAILS

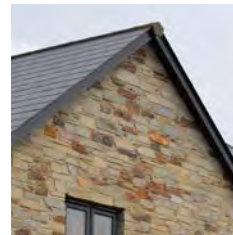
GUIDANCE NOTES

- Buildings should generally have one material used on the walls and one material used on the roof to ensure a clean, simple building and avoid ad-hoc pepper-potting of materials, or stark contrasts of material.
- Where a cladding material is used on the walls a visible masonry 'plinth' may be used in which must be of a similar appearance to masonry used in the construction of the existing dwelling, or of a complementary contemporary appearance to the cladding material above.
- Eaves and verges should be tight and simple to suit the simple form and of the building and its function.
- Simple trim details should be used to produce uninterrupted eaves lines.
- The use of standard box shape eaves and projecting fascia and bargeboards should be avoided unless already on the existing dwelling.
- Downpipes should be integrated into the design of the roof and façades of the building to minimise impact of pipes on the overall design.
- Rooflights should be used sparingly and purposefully and have a maximum upstand of 150mm from the roof plane. Rooflights should match the colour of the roof finish.

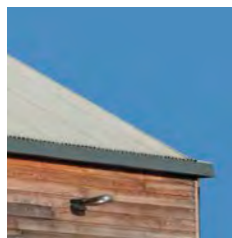
Masonry 'plinth'



Neat verge detail



One material to walls & roof



Clean lines to eaves



Simple trim details



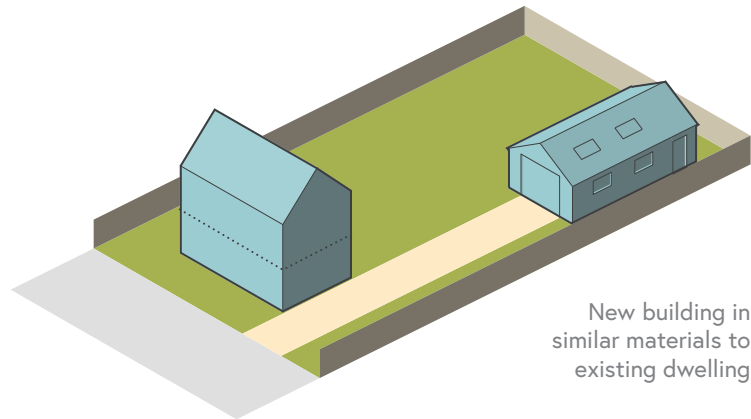
Simple roof form

MATERIALS

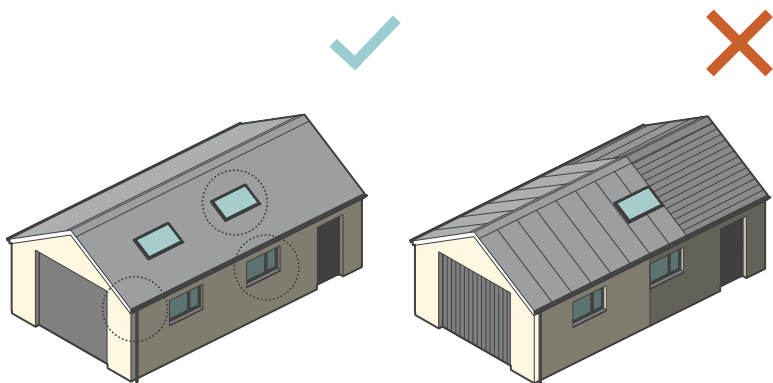
Building materials should either:
 Be of a similar appearance to those used in the construction of the existing dwelling

OR

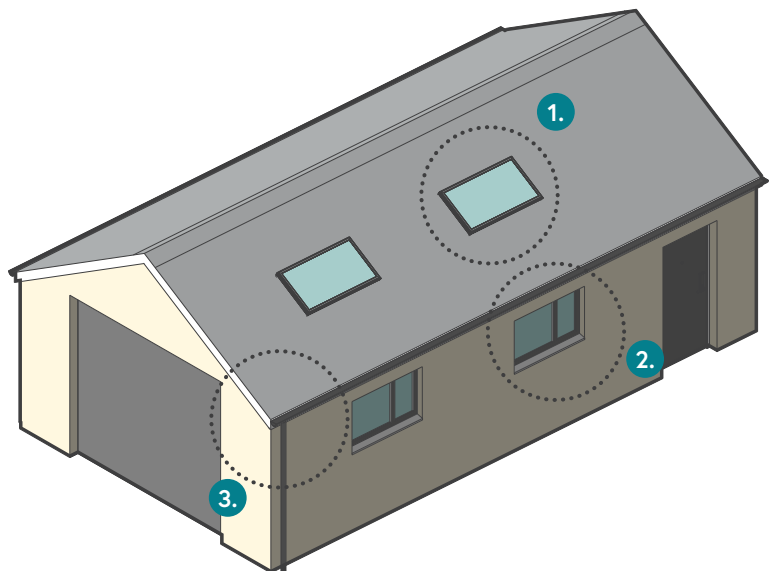
Be of a contemporary appearance to complement those used in the construction of the existing dwelling



Buildings should generally have one material for the walls and one material for the roof




BUILDING DETAILS



- 1. Rooflights should be used sparingly and purposefully and have a maximum upstand of 150mm
- 2. Windows and doors should be recessed within walls and not flush with the external face
- 3. The position of downpipes should be well considered and eaves and verge details should be simple

3.0 DESIGN CODE

3.2 PROPOSED DEVELOPMENTS IN TOWN & VILLAGE PERIPHERIES

- 
-
-
- Are bordered on 2 or more sides by existing development
 - Have views to the open countryside
 - Could be adjacent to but not within a Conservation Area

3.2.1 URBAN DESIGN & LANDSCAPE PARAMETERS

ACCESS & PARKING REQUIREMENTS

- The site **must** have existing vehicular access to the proposed employment unit - if a new access is required then planning permission will need to be obtained.
- The **existing** access arrangements **must** comply with the requirements set out in Chapter 1.2. Please note, access requirements will differ dependent on proposed building use and size.
- The design of and access to the new building **must** comply with Building Regulations Document M Volume 2 (Buildings other than dwellings).
- The parking provision for the proposed employment building **must** be as set out in the table below. This should not compromise parking for the existing building:

Type	Town and Village Peripheries
Cycle	1 per 50m ² of gross floor area
Vehicle	1 per 40m ² of gross floor area
Disabled	1 of the vehicle spaces provided should be sized for disabled use.
Motorcycle	1 space

Parking bays should be sized as follows:

- Perpendicular - 2.4m wide x 5m long
- Parallel - 2.4m wide x 6m long
- Disabled - as above with a 1.2m buffer on the offside and rear of the space
- Bays should have a minimum of 6m perpendicular distance to the rear of the space to allow adequate manoeuvring area for vehicles entering/exiting spaces.

BUILDING SIZE & LOCATION REQUIREMENTS







- The building **must not** protrude in front of the building line (the front elevation of the existing dwelling)
- The building footprint **must** be no larger than 10% of rear garden area (curtilage behind existing building line minus the existing dwelling area and any outbuilding areas) up to a maximum of 50m² for office (B1a) and 200m² for research & development and light industrial (B1 b and c)
- The remaining garden behind the building line **must not** be less than 50m²
- The remaining garden **must** relate to the existing dwelling and its layout and living spaces.
- The location of the proposed building on the plot **must not** cause detriment to the amenity of existing dwelling.

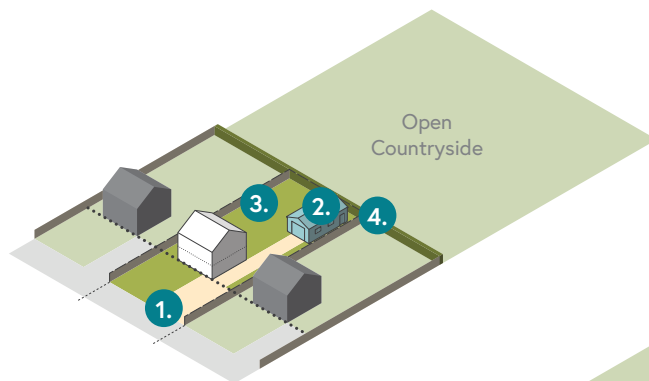
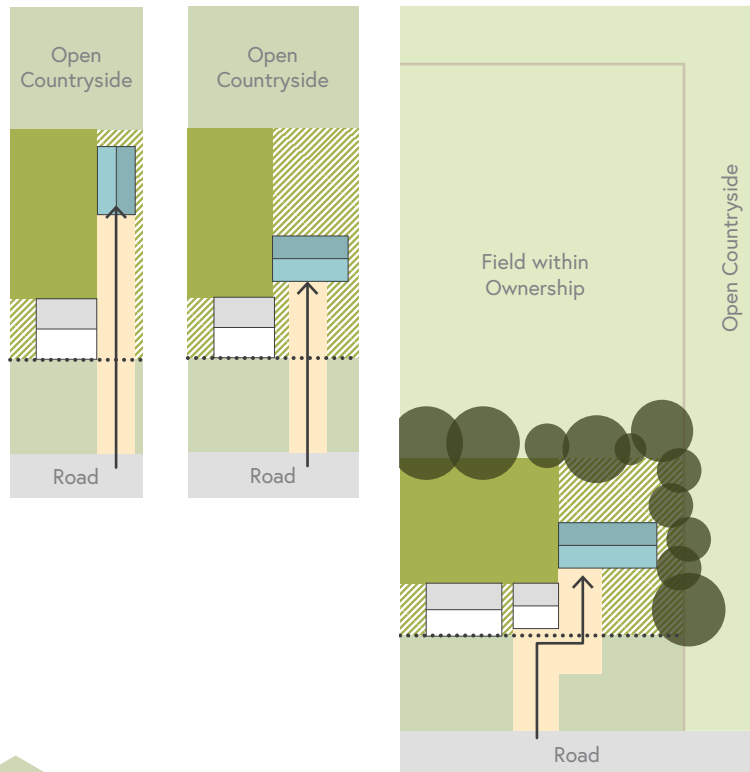
LANDSCAPE STRUCTURE & POTENTIAL VISUAL IMPACT REQUIREMENTS

- Where the site lacks existing mature boundaries around the proposed new building the submission **must** include a strategy to illustrate how appropriate planting (and/or other landscape works) could help integrate the development in its setting.
- New buildings **must not** protrude outside of the defined built up area/landscape features which define the edge of a town or village

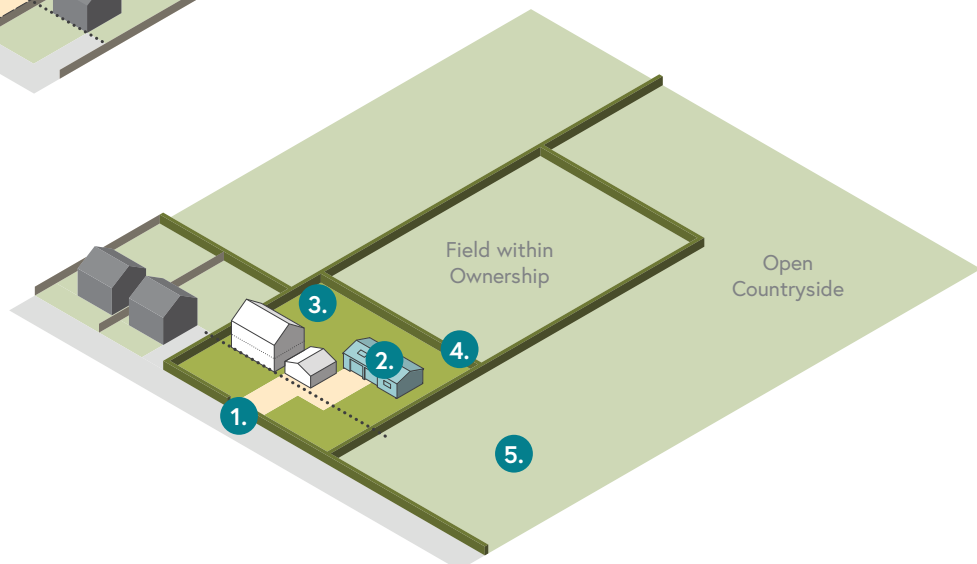
EXAMPLE SCENARIOS:

PROPOSED UNIT POSITIONS OFF EXISTING ACCESS

-  Proposed Unit
-  Existing Dwelling
-  Building Line
-  Existing Access
-  Garden Area Behind Building Line
-  Retained Existing Garden (50m² minimum)



PROPOSED UNIT IN TOWN OR VILLAGE PERIPHERY SETTING



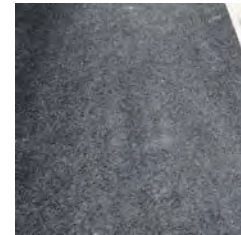
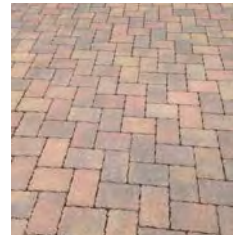
- 1.** Existing access
- 2.** Proposed unit set behind existing building line
- 3.** Usable amenity space which relates well to existing dwelling
- 4.** Settlement edge (not necessarily owner's boundary)
- 5.** Open countryside

3.2.2 URBAN DESIGN & LANDSCAPE DETAILS

SURFACING MATERIALS

Any new paving or surfacing material must be permeable to allow sufficient drainage. This includes materials such as:

- Gravel
- Permeable concrete block paving
- Porous asphalt



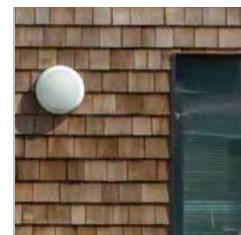
REFUSE & CYCLE STORAGE

- Secure covered bike storage must be provided unless they are provided internally (1 space per 50m²)
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- Private external lighting must be designed to minimise light pollution on neighbouring properties (i.e. directional light spread)
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Refer to Principles in the Somerset West and Taunton Design Guide Document for guidance on the distinctive character of your area.

NATURAL BOUNDARIES & TREES

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TREES

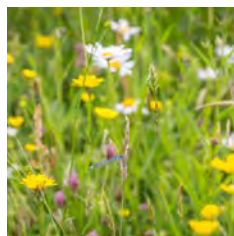
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Tree planting should include native species (or varieties of native species) e.g: *Acer campestre* (Field maple), *Betula pendula* (Silver Birch), *Sorbus aucuparia* (Rowan), *Malus sylvestris* (Crab apple), *Quercus robur* (English Oak), *Sorbus aria* (Whitebeam)

HEDGEROWS

As well as providing screening and natural shelter, hedgerows are for very important for wildlife as they act as movement corridors as well as feeding and nesting areas.

Hedgerow planting should include native species (or varieties of native species) e.g: *Mixed Native Hedge* (bird friendly): *Corylus avellana* (Hazel), *Crataegus monogyna* (Common Hawthorn), *Malus sylvestris* (Crab apple), *Prunus padus* (Bird Cherry), *Prunus spinosa* (Blackthorn).



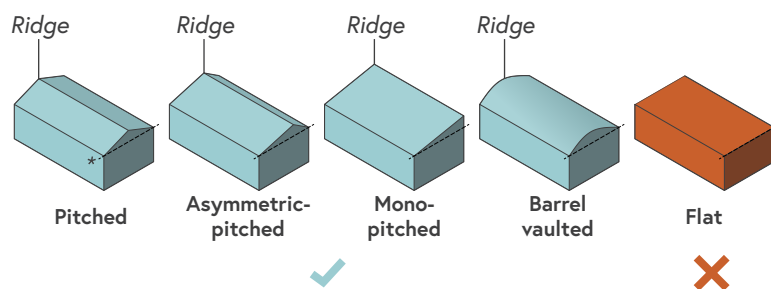
3.2.3 BUILDING PARAMETERS

BUILDING REQUIREMENTS

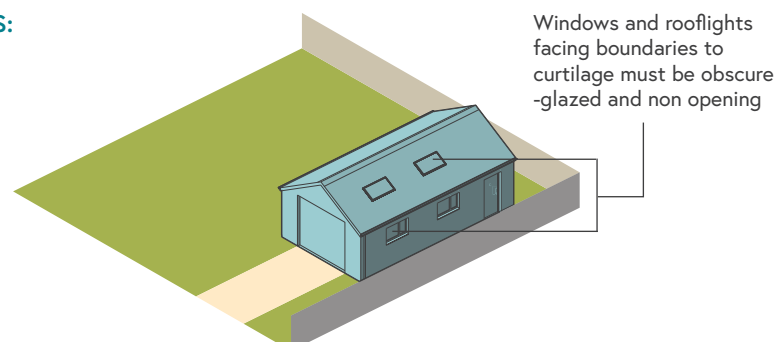
- Only single storey buildings are permitted
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- Flat roofs are **not** permitted
- The maximum ridge height of a building is 4 metres
- **Unless** within 2 metres of the boundary of the curtilage of the dwelling where the maximum ridge height for any roof form is 2.5 metres
- The maximum eaves height for any roof form is 3 metres
- Simple roof forms that express the building form should be used (e.g. pitched, asymmetric pitch, mono-pitch or barrel vaulted)
- A roof form and pitch angle which matches the 'host' dwelling is preferable, providing it complies with the maximum ridge and eaves heights, and permitted roof forms, as stated above.
- The ridge of a mono-pitched structure **must not** face the boundary of the curtilage of the dwelling.
- The height of the building **must** be measured from the highest ground level immediately adjacent to the building
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POTENTIAL ROOF FORMS

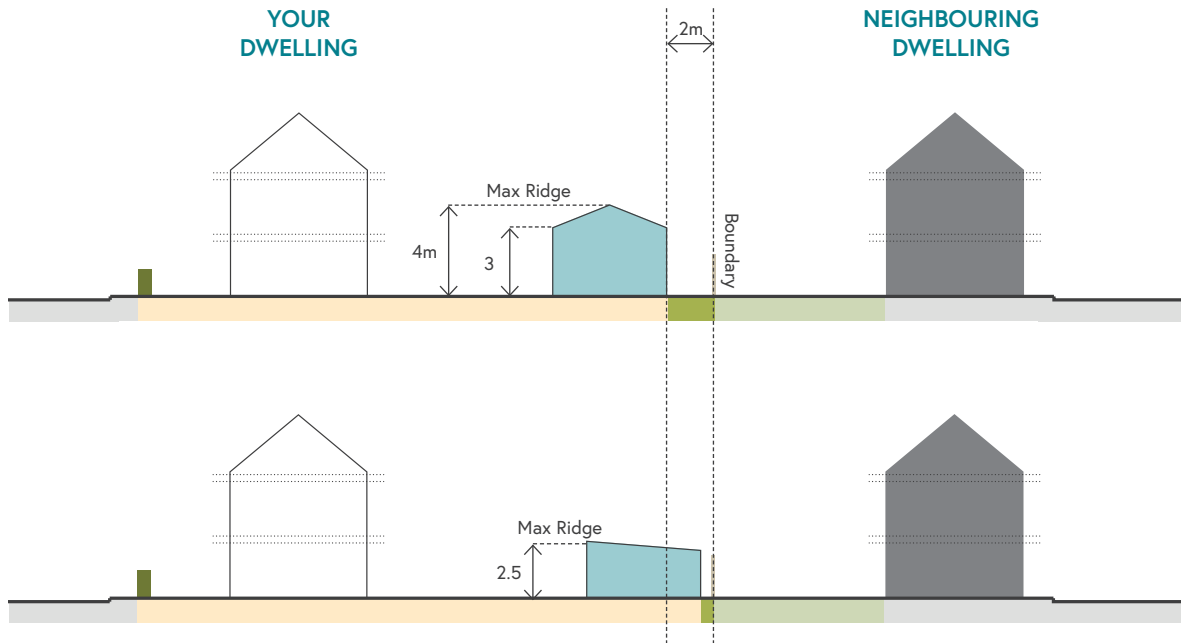
*Eaves



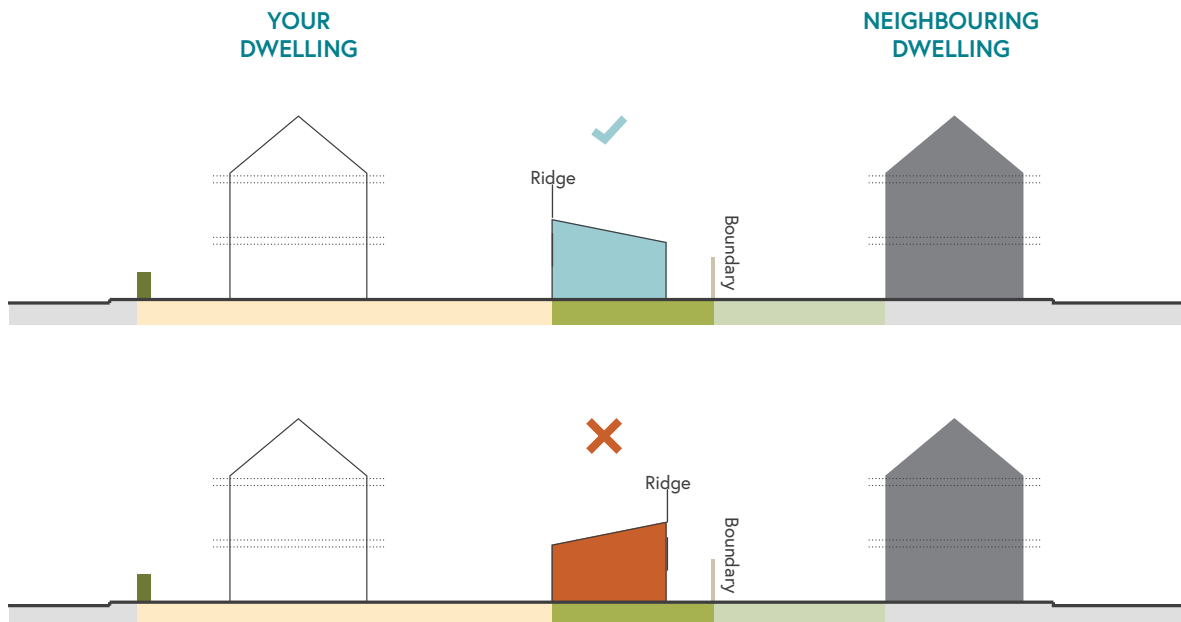
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PERMITTED RIDGE POSITION ON A MONO-PITCHED BUILDING



3.2.4 BUILDING ELEMENTS

The building should appear subservient to the main dwelling and demonstrate its B1 function through its form, façades and detailing. The building should use a subdued pallet of contextual materials which are simple and fit for purpose.

WALL MATERIALS

Wall materials should be either:

Of a similar appearance to those used in the construction of the existing dwelling

E.g.

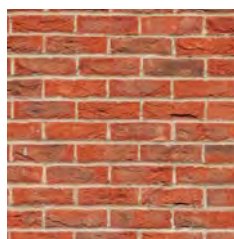
- If predominantly brick, then a matching brick should be used for new building
- If predominantly local stone, then matching stone should be used for new building
- If predominantly render, then a similar tone of render should be used for new building
- The reuse of local stone or brick is encouraged to reduce the use of new materials, increasing the sustainability of the building.

OR

Of a contemporary appearance to complement those used in the construction of the existing dwelling

Permitted contemporary wall materials include:

- Good quality timber cladding detailed to a high standard. Timber should have a natural appearance and should not be unnaturally stained or varnished
- Profiled metal cladding in a natural, subdued colour detailed to a high standard



ROOFLIGHTS

Rooflights should be positioned so as not to cause any adverse glint/glare and light pollution when it is dark outside. Rooflights should match the colour of the roof finish.

ROOF MATERIALS

The chosen roof material should be appropriate to the designed roof pitch. Roof materials must not be reflective or cause any glare throughout the day. Roof materials should be either:

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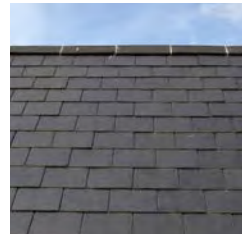
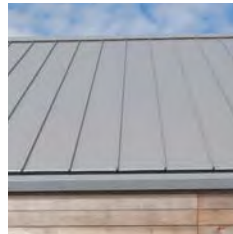
- If slate then a matching slate should be used for new building
- If tile local tile then a matching tile should be used for new building
- The reuse of roof materials is encouraged to reduce the use of new materials, increasing the sustainability of the building.

OR

Of a contemporary appearance to complement those used in the construction of the existing dwelling

Permitted contemporary roof materials include:

- Grey metal standing seam roof
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- Green roof detailed to a high standard



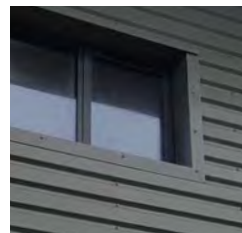
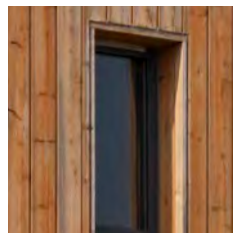
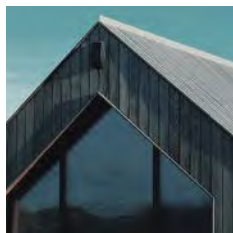
WINDOWS & DOORS

- Windows and doors should be simple, well-proportioned and suit the function of the building.
- Domestic proportioned openings should be avoided.
- Where large format doors are required, they should be in a complimentary material and colour tone to the material palette of the wider building.
- Windows and doors should be recessed within the walls and not flush with the external face.
- Blinds to all windows and rooflights to minimise light pollution.

Windows and doors of a standard size should be of a similar material and colour tone to those used in the construction of the existing dwelling.

OR

If a contemporary approach is taken to the building, window and standard sized doors should be simple and crisp in profile and be of a colour tone which complements the contemporary material palette of the wider building.

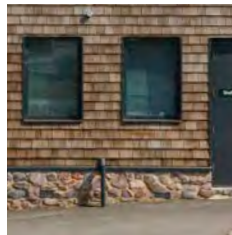


3.2.5 BUILDING DETAILS

GUIDANCE NOTES

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- Simple trim details should be used to produce uninterrupted eaves lines.
- The use of standard box shape eaves and projecting fascia and bargeboards should be avoided unless already on the existing dwelling.
- Downpipes should be integrated into the design of the roof and façades of the building to minimise impact of pipes on the overall design.
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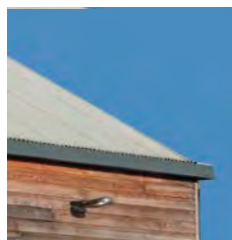
Masonry 'plinth'



Neat verge detail



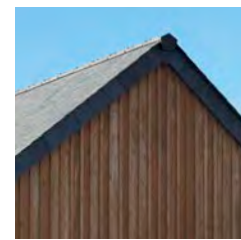
Simple trim details



Clean lines to eaves



Simple trim details



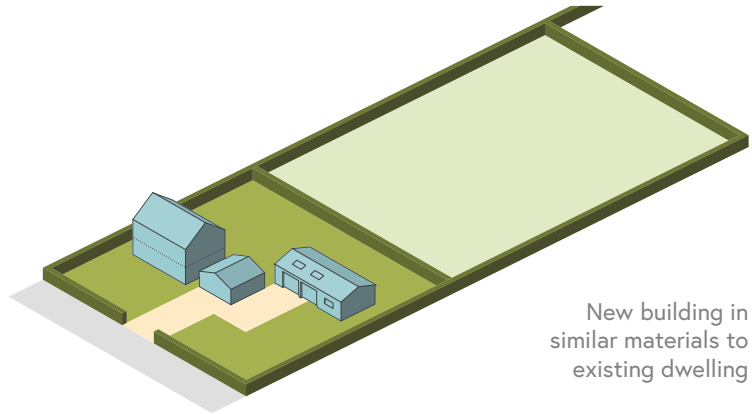
Simple roof form

MATERIALS

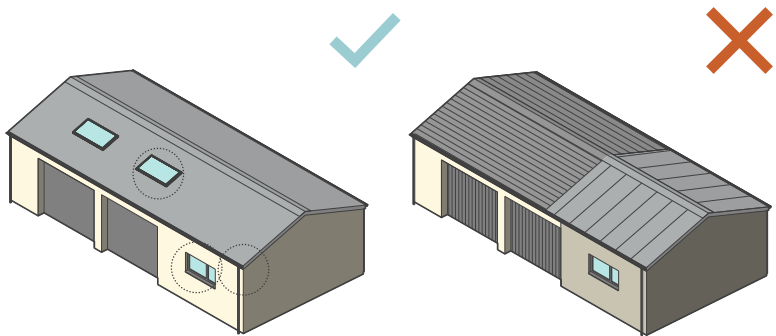
Building materials should either:
 Be of a similar appearance to those used in the construction of the existing dwelling

OR

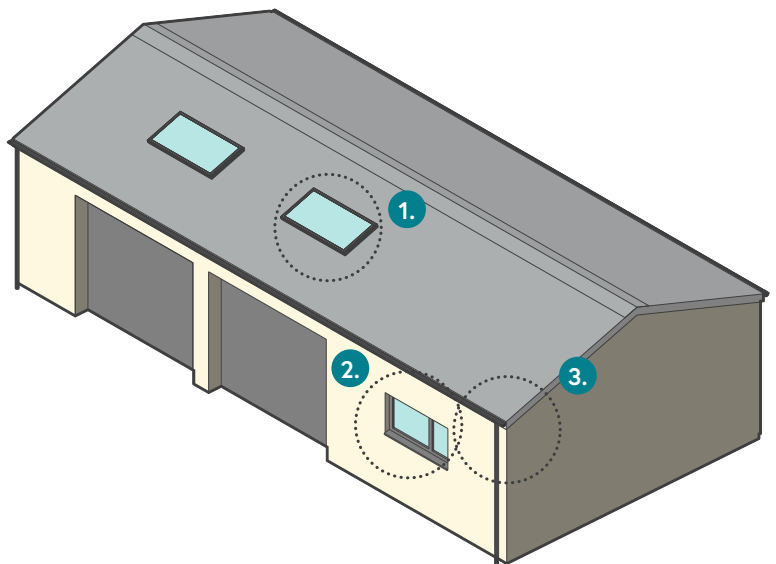
Be of a contemporary appearance to complement those used in the construction of the existing dwelling



Buildings should generally have one material for the walls and one material for the roof



BUILDING DETAILS




- 1. Rooflights should be used sparingly and purposefully and have a maximum upstand of 150mm
- 2. Windows and doors should be recessed within walls and not flush with the external face
- 3. The position of downpipes should be well considered and eaves and verge details should be simple

3.0 DESIGN CODE

3.3

PROPOSED DEVELOPMENTS IN RURAL AREAS

- 
-
- Is an isolated cluster of buildings made up of a dwelling and existing agricultural buildings
- OR**
- Is an isolated dwelling or within a small group of isolated dwellings in the open countryside

3.3.1 URBAN DESIGN & LANDSCAPE PARAMETERS

ACCESS & PARKING REQUIREMENTS

- The site **must** have existing vehicular access to the proposed employment unit - if a new access is required then planning permission will need to be obtained.
- The **existing** access arrangements **must** comply with the requirements set out in Chapter 1.2. Please note, access requirements will differ dependent on proposed building use and size.
- The design of and access to the new building **must** comply with Building Regulations Document M Volume 2 (Buildings other than dwellings).
- The parking provision for the proposed employment building **must** be as set out in the table below. This should not compromise parking for the existing building:

Type	Rural Areas
Cycle	1 per 200m ² of gross floor area
Vehicle	1 per 30m ² of gross floor area
Disabled	1 of the vehicle spaces provided should be sized for disabled use.
Motorcycle	1 space

Parking bays should be sized as follows:

- Perpendicular - 2.4m wide x 5m long
- Parallel - 2.4m wide x 6m long
- Disabled - as above with a 1.2m buffer on the offside and rear of the space
- Bays should have a minimum of 6m perpendicular distance to the rear of the space to allow adequate manoeuvring area for vehicles entering/exiting spaces.

BUILDING SIZE & LOCATION REQUIREMENTS

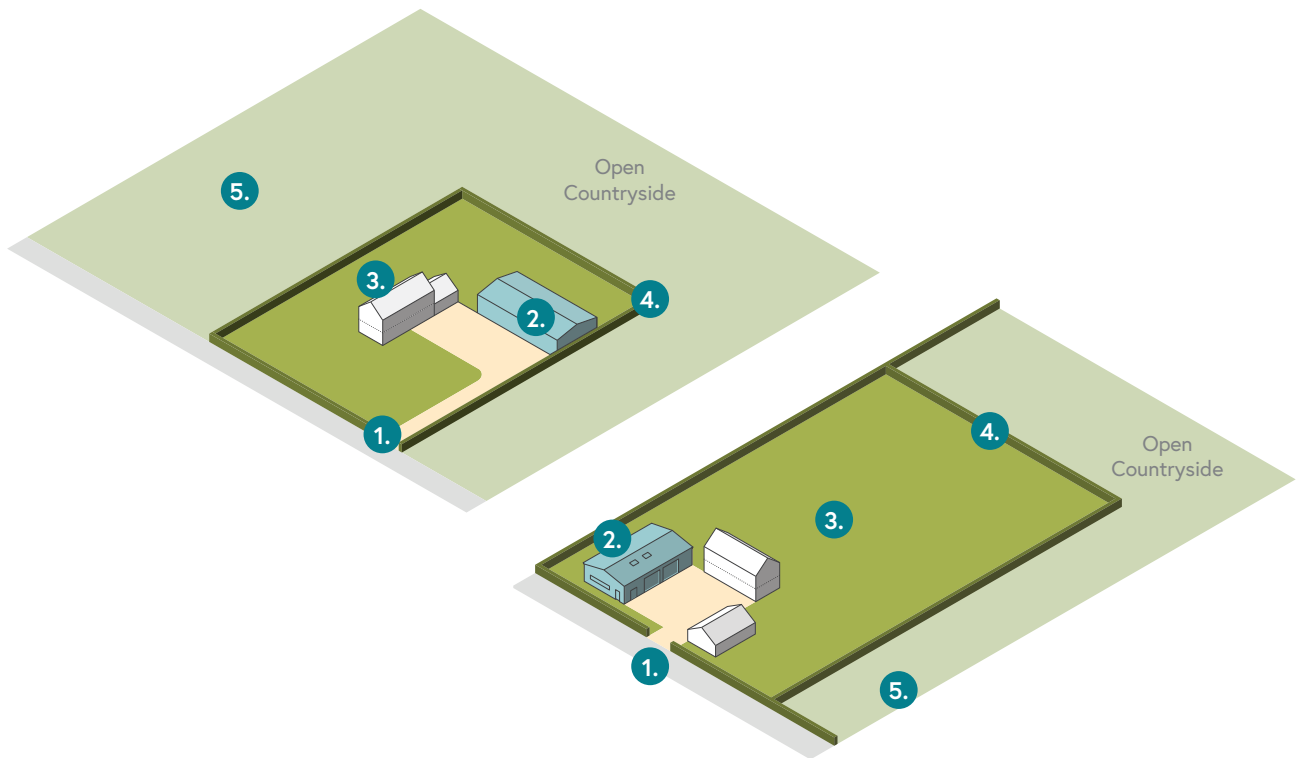
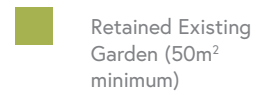
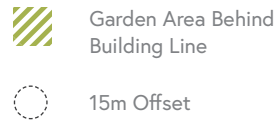
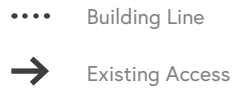
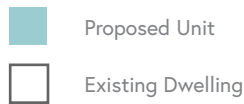
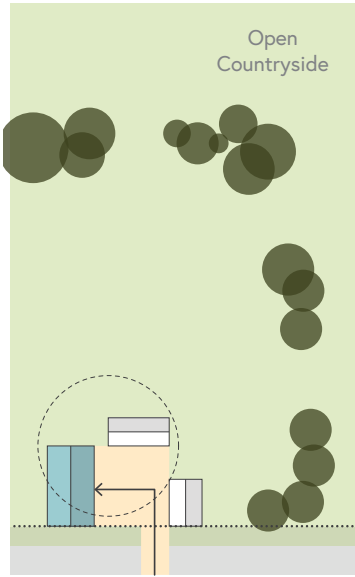
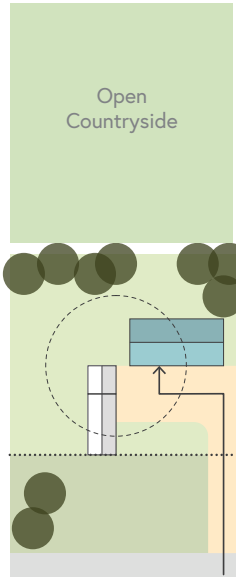
- The proposed building **must** be no larger than 10% of rear garden area (curtilage behind existing building line minus the existing dwelling area and any outbuilding areas) up to a maximum of 50m² for office (B1a) and 200m² for research & development and light industrial (B1 b and c)
- The primary entrance to the proposed building **must** be no further than 15m from the edge of an existing dwelling/outbuilding
- The remaining garden behind the building line **must not** be less than 50m².
- The remaining garden **must** relate to the existing dwelling and its layout and living spaces. The location of the proposed building on the plot must not cause detriment to amenity of existing dwelling.
- Where existing farm buildings already protrude in front of the main dwelling building line, no proposed building should protrude in front of these.
- Proposed buildings **must not** obscure main dwelling's principal elevation
- Where possible, proposed buildings should aim to create a courtyard feel as is common within rural development, whilst utilising existing access areas.

LANDSCAPE STRUCTURE & POTENTIAL VISUAL IMPACT REQUIREMENTS

- Where the site lacks existing mature boundaries around the proposed new building the submission should include a strategy to illustrate how appropriate planting (and/or other landscape works) could help integrate the development in its setting. Please refer to the Somerset West and Taunton Design Guide for guidance.
- New buildings **must not** protrude outside of the defined built up area/landscape features i.e. existing hedgerows or tree belts.

EXAMPLE SCENARIOS:

PROPOSED UNIT POSITIONS OFF EXISTING ACCESS



- 1. Existing access
- 2. Proposed unit set behind existing building line, creating a courtyard feel

- 3. Usable amenity space which relates well to existing dwelling

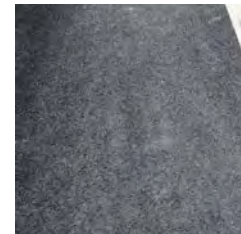
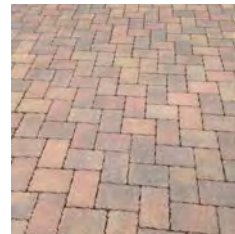
- 4. Settlement edge (not necessarily owner's boundary)
- 5. Open countryside

3.3.2 URBAN DESIGN & LANDSCAPE DETAILS

SURFACING MATERIALS

Any new paving or surfacing material must be permeable to allow sufficient drainage. This includes materials such as:

- Gravel
- Permeable concrete block paving
- Porous asphalt



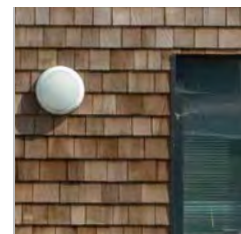
REFUSE & CYCLE STORAGE

- Secure covered bike storage must be provided unless they are provided internally (1 space per 50m²)
- External bin storage should be provided on plot behind the front elevation of the proposed building (unless provided internally). Bins must not be stored at the front of the site facing onto the street
- Adding a green roof to your cycle or bin store can help provide useful foraging habitat for birds. This can be as simple as a sedum mat which is rolled out across the roof and secured.



EXTERNAL LIGHTING

- Private external lighting must be designed to minimise light pollution on neighbouring properties (i.e. directional light spread)
- All external lighting (space and security lighting) must be provided by energy efficient fittings with appropriate control systems and daylight cut-off sensors.



TOWNSCAPE/ LANDSCAPE CHARACTER AREAS

Refer to Principles in the Somerset West and Taunton Design Guide Document for guidance on the distinctive character of your area.

BOUNDARY TREATMENT & DETAILS

Where appropriate planting (and/or other landscape works) are required to integrate the development into its setting, applicants should use a mix of species that supports wildlife, including insects and birds.

TREES

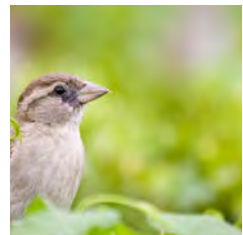
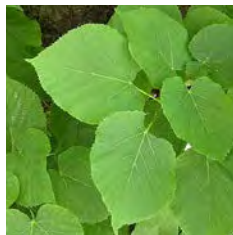
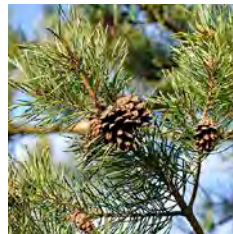
Trees provide an abundance of benefits, from absorbing harmful gases and creating oxygen, to providing food and shelter for many species of wildlife.

Tree planting should include native species (or varieties of native species) e.g: *Acer campestre* (Field maple), *Betula pendula* (Silver Birch), *Fagus sylvatica* (Beech), *Quercus robur* (English Oak), *Sorbus aria* (Whitebeam), *Tilia x europaea* (Common Lime), *Pinus sylvestris* (Scots pine)

HEDGEROWS

As well as providing screening and natural shelter, hedgerows are for very important for wildlife as they act as movement corridors as well as feeding and nesting areas.

Hedgerow planting should include native species (or varieties of native species) e.g: *Mixed Native Hedge (traditional)*: *Acer campestre* (Field Maple), *Corylus avellana* (Hazel), *Crataegus monogyna* (Common Hawthorn), *Prunus spinosa* (Blackthorn), *Malus sylvestris* (Crab apple), *Rosa canina* (Dog Rose).



3.3.3 BUILDING PARAMETERS

BUILDING REQUIREMENTS

- Flat roofs are **not** permitted
- Mezzanine structures are permitted but their area must be included as part of the permitted overall internal area.
- Simple roof forms that express the building form should be used (e.g. pitched, asymmetric pitch, mono-pitch or barrel vaulted)
- A roof form and pitch angle which matches the 'host' dwelling is preferable, providing it complies with the maximum ridge and eaves heights, and permitted roof forms, as stated above.
- Any window inserted on a wall or roof slope forming a side elevation of the building **must** be obscure-glazed, and non-opening.
- There must be no surface water connections from new buildings to the foul sewer network. Surface water connections from new impermeable areas increases the risk of sewer flooding and pollution.

RIDGE

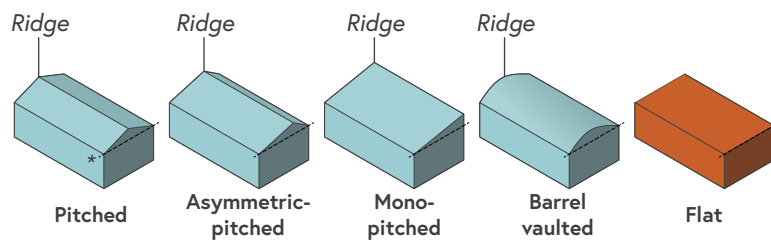
- The maximum ridge height of a building is 5.5 metres
- **Unless** within 10 metres of the boundary of the curtilage of the where the maximum ridge height for any roof form is 4.5 metres
- The ridge of any mono-pitched building should **not** face the boundary of the curtilage of the dwelling.

EAVES

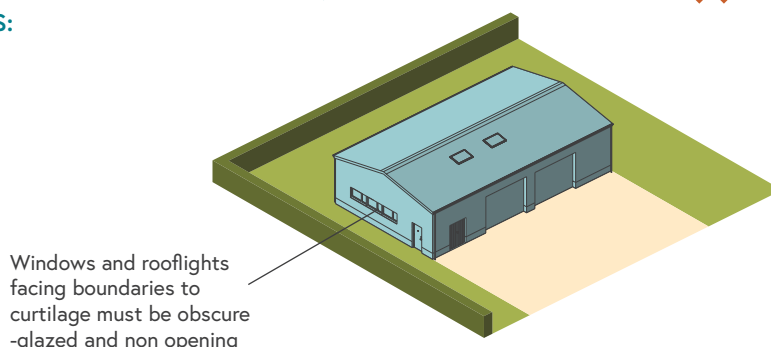
- The maximum eaves height for any roof form is 5 metres
- **Unless** within 10 metres of the boundary of the curtilage of the dwelling where the maximum eaves height for any roof form is 4 metres
- The height of the building **must** be measured from the highest ground level immediately adjacent to the building

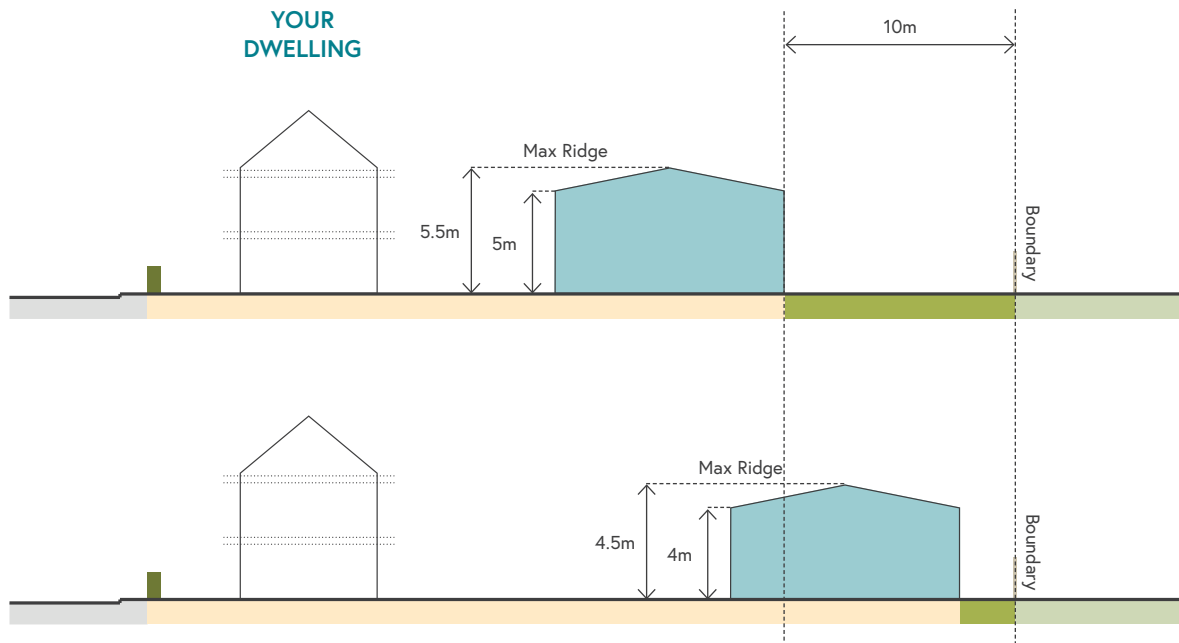
POTENTIAL ROOF FORMS

*Eaves

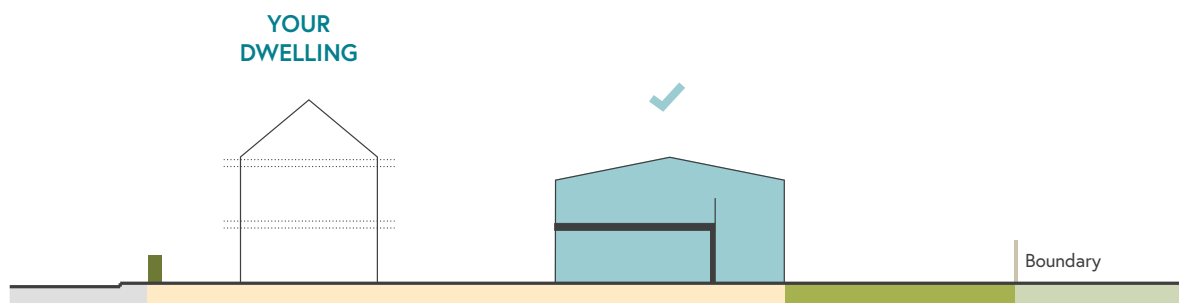


OBSCURE GLAZING REQUIREMENTS:





MEZZANINE PERMITTED AS PART OF TOTAL FLOOR AREA:



Note: If a neighbouring dwelling is within 10m of the proposed new building then the maximum ridge and eaves height must adhere to the building parameters set out in the building requirements list in section 3.3.4

3.3.4 BUILDING ELEMENTS

The building should appear subservient to the main dwelling and demonstrate its B1 function through its form, façades and detailing. The building should use a subdued palette of contextual materials which are simple and fit for purpose.

WALL MATERIALS

Wall materials should be either:

Of a similar appearance to those used in the construction of the existing dwelling

E.g.

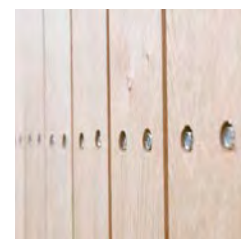
- If predominantly brick, then a matching brick should be used for new building
- If predominantly local stone, then matching stone should be used for new building
- If predominantly render, then a similar tone of render should be used for new building
- The reuse of local stone or brick is encouraged to reduce the use of new materials, increasing the sustainability of the building.

OR

Of a contemporary appearance to complement those used in the construction of the existing dwelling

Permitted contemporary wall materials include:

- Good quality timber cladding detailed to a high standard. Timber should have a natural appearance and should not be unnaturally stained or varnished
- Profiled metal cladding in a natural, subdued colour detailed to a high standard



ROOFLIGHTS

Rooflights should be positioned so as not to cause any adverse glint/glare and light pollution when it is dark outside. Rooflights should match the colour of the roof finish.

ROOF MATERIALS

The chosen roof material should be appropriate to the designed roof pitch. Roof materials must not be reflective or cause any glare throughout the day. Roof materials should be either:

Of a similar appearance to those used in the construction of the existing dwelling

E.g.

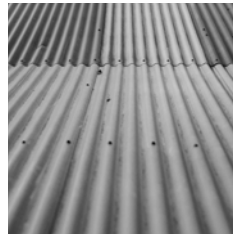
- If slate then a matching slate should be used for new building
- If tile local tile then a matching tile should be used for new building
- The reuse of roof materials is encouraged to reduce the use of new materials, increasing the sustainability of the building.

OR

Of a contemporary appearance to complement those used in the construction of the existing dwelling

Permitted contemporary roof materials include:

- Grey metal standing seam roof
- Profiled metal roofing in a natural, subdued colour detailed to a high standard
- Green roof detailed to a high standard



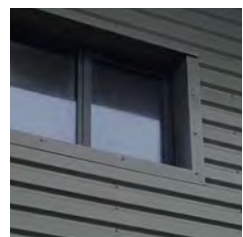
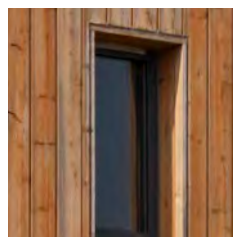
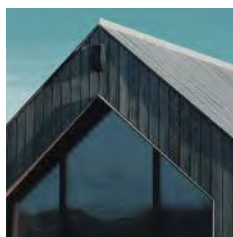
WINDOWS & DOORS

- Windows and doors should be simple, well-proportioned and suit the function of the building.
- Domestic proportioned openings should be avoided.
- Where large format doors are required, they should be in a complimentary material and colour tone to the material palette of the wider building.
- Windows and doors should be recessed within the walls and not flush with the external face.
- Blinds to all windows and rooflights to minimise light pollution.

Windows and doors of a standard size should be of a similar material and colour tone to those used in the construction of the existing dwelling.

OR

If a contemporary approach is taken to the building, window and standard sized doors should be simple and crisp in profile and be of a colour tone which complements the contemporary material palette of the wider building.

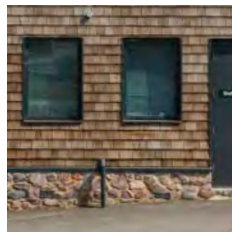


3.3.5 BUILDING DETAILS

GUIDANCE NOTES

- Buildings should generally have one material used on the walls and one material used on the roof to ensure a clean, simple building and avoid ad-hoc pepper-potting of materials, or stark contrasts of material.
- Where a cladding material is used on the walls a visible masonry 'plinth' may be used in which must be of a similar appearance to masonry used in the construction of the existing dwelling, or of a complementary contemporary appearance to the cladding material above.
- Eaves and verges should be tight and simple to suit the simple form and of the building and its function.
- Simple trim details should be used to produce uninterrupted eaves lines.
- The use of standard box shape eaves and projecting fascia and bargeboards should be avoided unless already on the existing dwelling.
- Downpipes should be integrated into the design of the roof and façades of the building to minimise impact of pipes on the overall design.
- Rooflights should be used sparingly and purposefully and have a maximum upstand of 150mm from the roof plane. Rooflights should match the colour of the roof finish.

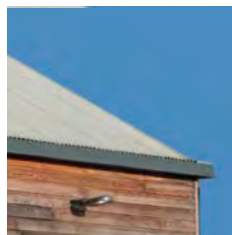
Masonry 'plinth'



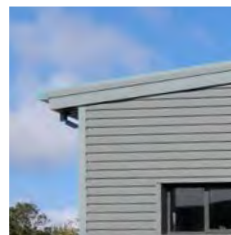
Neat verge detail



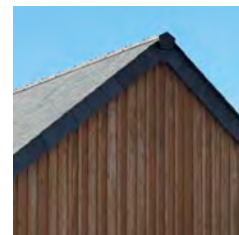
Simple trim details



Clean lines to eaves



Simple trim details



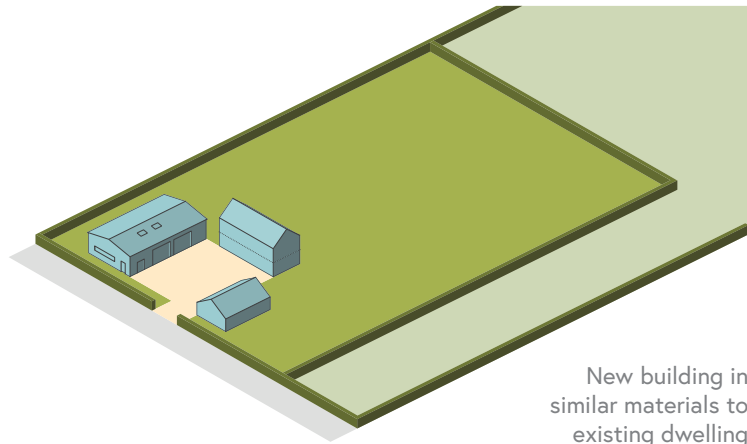
Simple roof form

MATERIALS

Building materials should either:
 Be of a similar appearance to those used in the construction of the existing dwelling

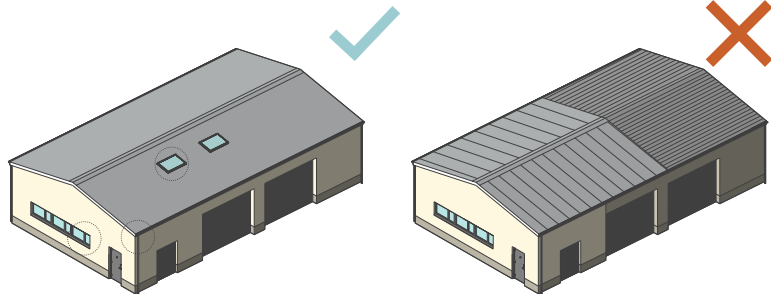
OR

Be of a contemporary appearance to complement those used in the construction of the existing dwelling

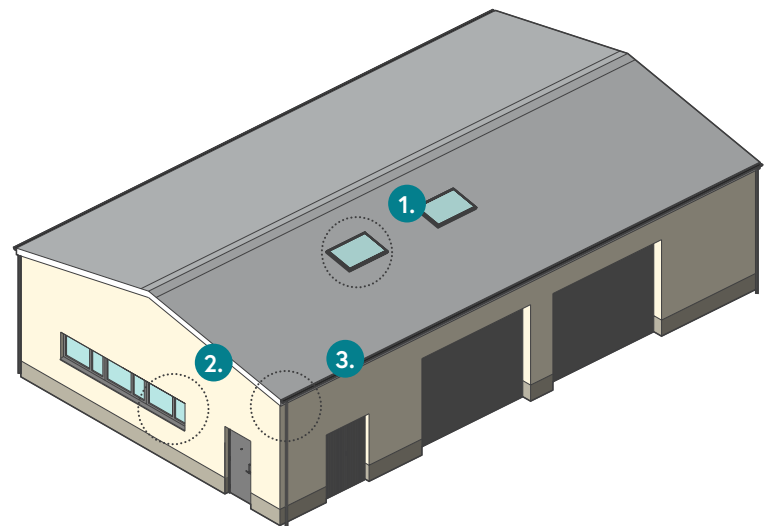


New building in similar materials to existing dwelling

Buildings should generally have one material for the walls and one material for the roof



BUILDING DETAILS



- 1. Rooflights should be used sparingly and purposefully and have a maximum upstand of 150mm
- 2. Windows and doors should be recessed within walls and not flush with the external face
- 3. The position of downpipes should be well considered and eaves and verge details should be simple

SUBMISSION REQUIREMENTS

4.0

4.0 SUBMISSION REQUIREMENTS

- 4.1 Design and Access Statement Pro Forma
- 4.2 Example Drawings

4.1 DESIGN AND ACCESS STATEMENT PRO FORMA

A Design and Access statement is a short report to explain and justify your proposal and gives you an opportunity to demonstrate your commitment to achieving good design and compliance with the technical criteria set out in chapter 1.2

The Design and Access Statement is a short report which **MUST**:

- State the use of the proposed building in real terms (rather than solely stating the use class)
- Include with or within any further evidence you are required to provide following review of the technical matters in Chapter 1.2
- Include all of the Drawings/ Information listed below (a - h)

(NOTE: All drawings must be to a metric scale and any figured dimensions given in meters and a scale bar and direction north arrow must be included).

a) Site Location Plan / Existing Site Plan (1:1250/ 1:2500)

This drawing should show nearby named roads. The properties shown should be numbered or named to ensure that the exact location of the application is clear.

The application site must be edged clearly with a red line. It should include all land necessary to carry out the proposed development (including the existing access from a public highway, visibility splays, open areas around buildings).

A blue line must be drawn on the plan around any other land owned by the applicant, close to or adjoining the site.

b) Existing Site Plan (e.g. 1:200)

This drawing must show the layout of your existing site in relation surrounding buildings and open spaces.

c) Proposed Site Plan (e.g. 1:200)

This drawing must show the layout of your proposed development on the site in relation to other buildings and open spaces. Any required visibility splays should be demonstrated here.

d) Proposed Building Plan (1:50/ 1:100)

This drawings must show the amount of floor space proposed and the uses which will be undertaken within the building.

e) Proposed Elevations (1:50/ 1:100)

These drawings must show the scale of the proposed building, i.e. its height, width and length in relation to its surroundings.

f) Proposed Landscaping and External Details

Details of planting, boundary details, lighting and proposed hard landscaping must be provided. The foul and surface water drainage strategy should be indicated and must be compliant with building regulations requirements.

Note: for smaller schemes this information could be illustrated on the site plan. For larger more complex proposals, a separate landscape plan should be provided.

g) Proposed Materials

Details of the proposed materials to be used on the outside of the building must be provided.

Note: this information could be illustrated on the building elevations.

h) Arrangements of access for pedestrian, cycle, vehicular and other modes of transport

The access section of the Design and Access statement refers only to access to the development and not to the inside of individual buildings.

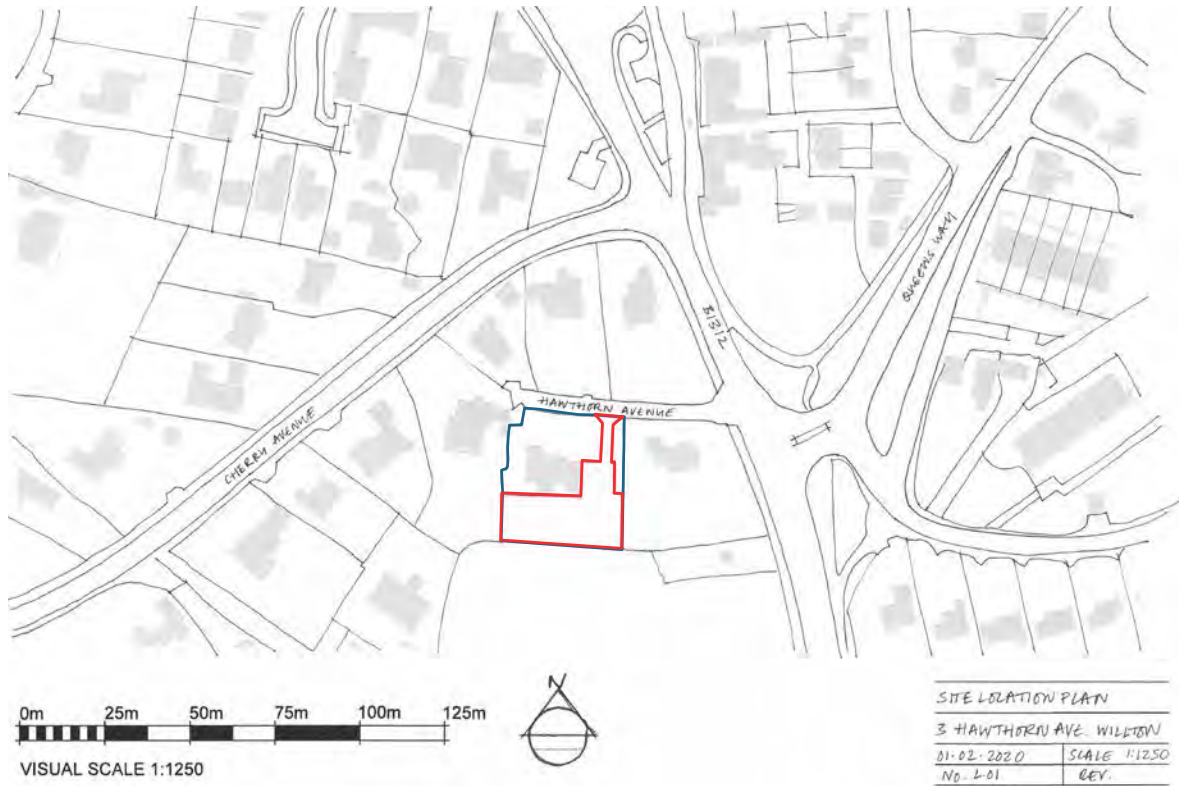
This needs to describe how the proposed building will be accessed and demonstrate compliance with the technical matters set out in chapter 1.2.

The information and drawings within the Design and Access Statement should all demonstrate compliance with this LDO Design Code

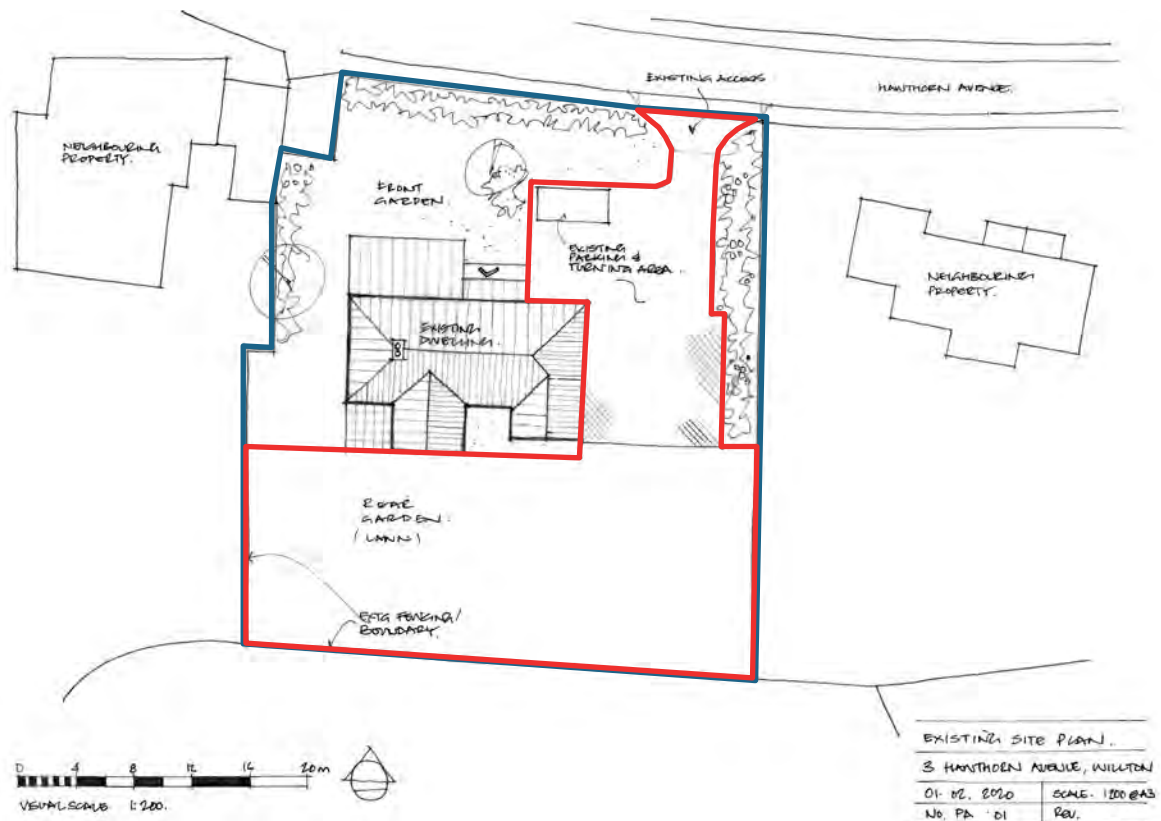
4.2 EXAMPLE DRAWINGS – B1(a) USE

KEY

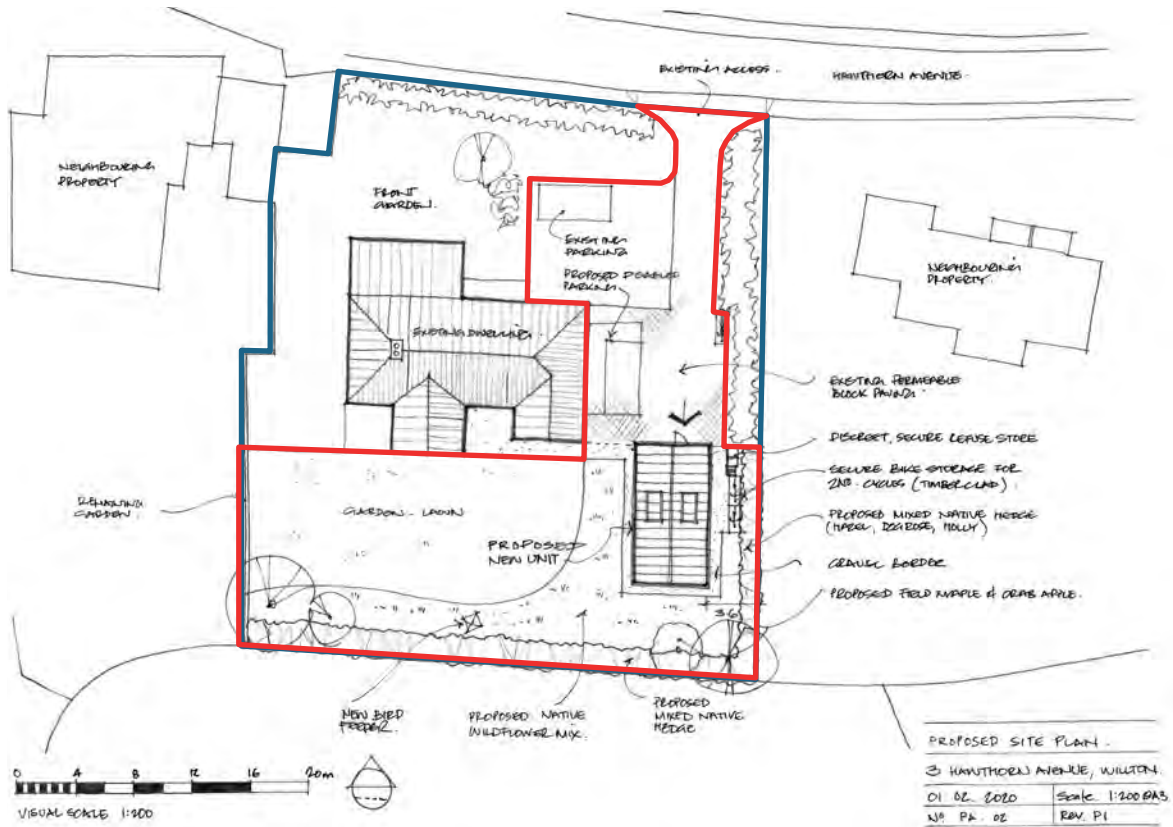
- Proposed Application Area
- Other land within applicants ownership



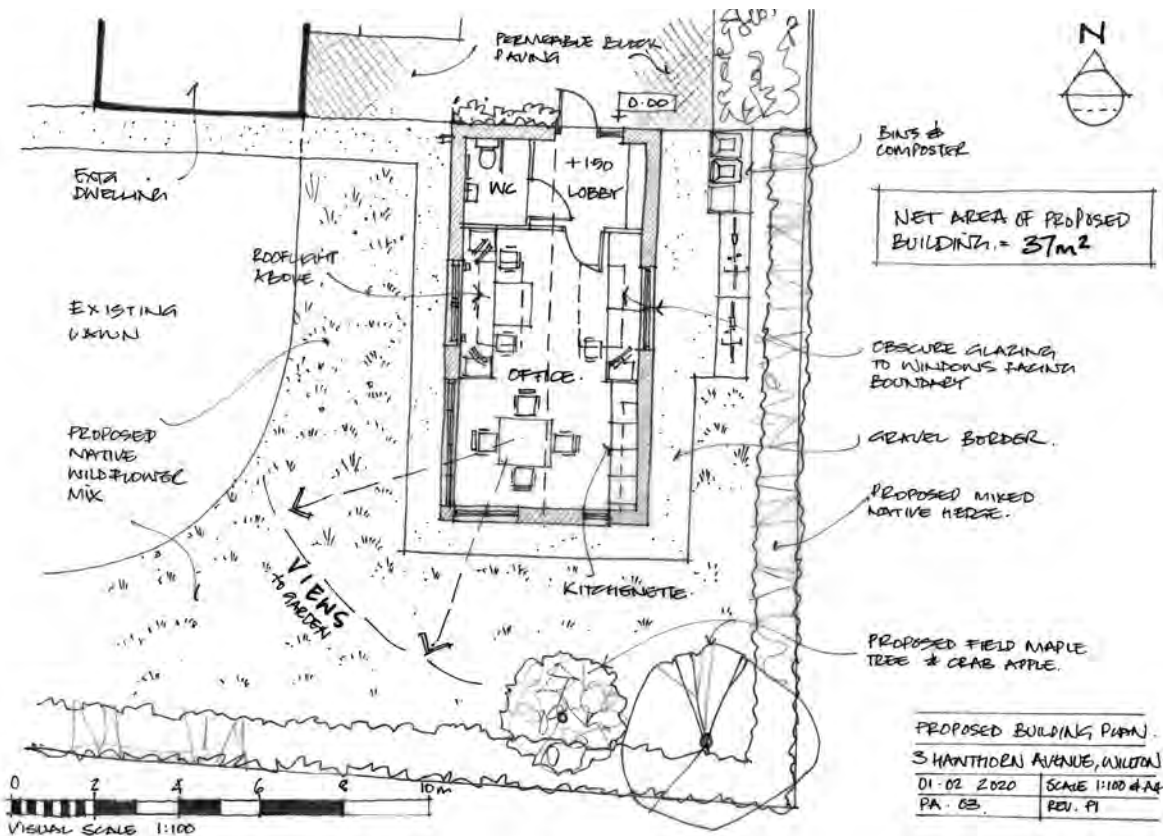
SITE LOCATION PLAN



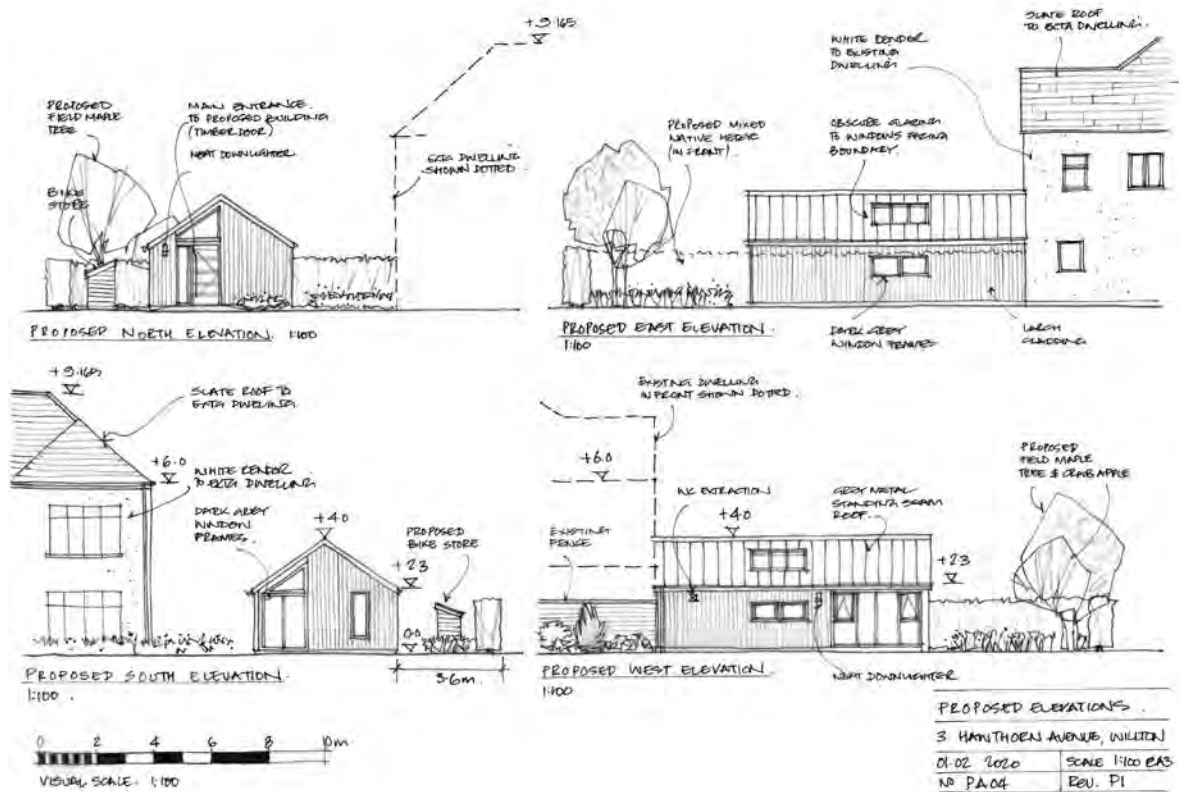
EXISTING SITE PLAN



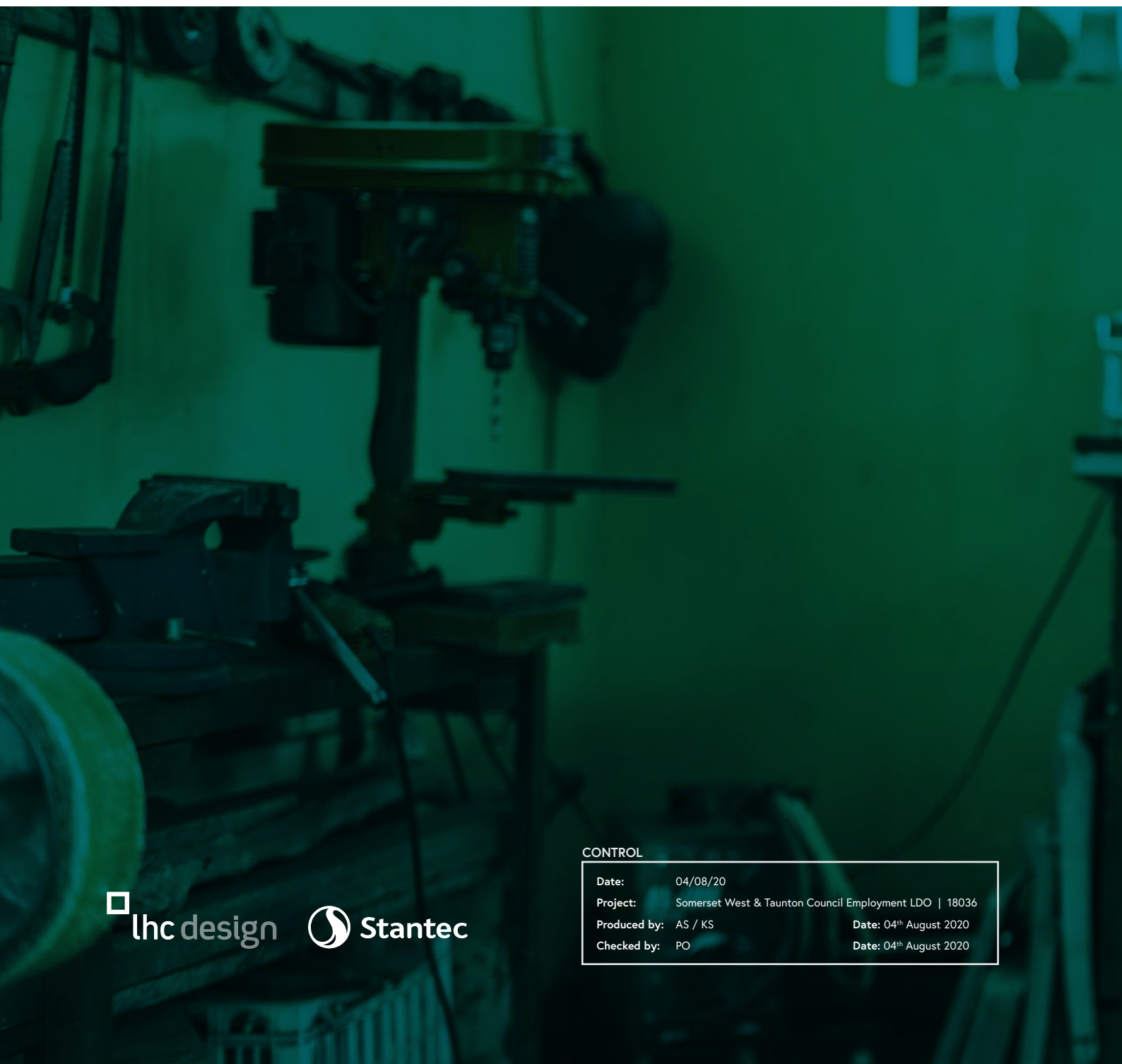
PROPOSED SITE PLAN



PROPOSED BUILDING PLAN



PROPOSED ELEVATIONS



CONTROL

Date:	04/08/20
Project:	Somerset West & Taunton Council Employment LDO 18036
Produced by:	AS / KS
Checked by:	PO
Date:	04 th August 2020
Date:	04 th August 2020