

# STANTON ST QUINTIN

## Design Guidelines



**GLEBE FARM**

Build in the year of our Lord  
in 1881 as part of Ord's  
Estate.

"The estate, with the house  
and the land by the bridge  
and the old mill's remains."  
It is noted in the 1881 p.

"The house and the land  
and the old mill's remains."  
It is noted in the 1881 p.

Gifted to 1881

Quality information

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A landscape photograph of a golden wheat field. In the foreground, a thin, dark plant stem with small, dried flower heads rises from the bottom right. The field is filled with mature, golden wheat stalks. Several rectangular hay bales are scattered across the middle ground. In the background, a line of dark green trees separates the field from a distant horizon. The sky is a clear, pale blue with a few wispy clouds. The overall scene is bright and sunny, suggesting a late summer or early autumn setting.

**Introduction**

**01**

# 1. Introduction

## 1.1. Introduction

Through the Ministry of Communities and Local Government (MHCLG) Neighbourhood Planning Programme led by Locality, AECOM has been commissioned to provide design support to Stanton St Quintin Parish Council.

The Steering Group is making good progress in the production of its Neighbourhood Plan and has requested to access professional advice on design guidelines for future development within both villages in the parish. This document should support Neighbourhood Plan policies that guide the assessment of future development proposals and encourage high quality design. It advises on physical development helping to create distinctive places integrated with the existing villages.

## 1.2. Objective

The main objective of this report is to develop design guidelines that future development in Stanton St Quintin and Lower Stanton St Quintin should follow to retain and protect the rural, tranquil character and scenic beauty of the area. In particular:

- The design of new buildings should respond to the scale, density and position of existing buildings in relation to the streets and plots and should enhance local distinctiveness without limiting originality and innovation;
- Development proposals that would result in the loss of trees or woodland should provide a clear commitment to replace this vegetation;
- Any development should conserve and protect heritage assets and their settings;

- Where new domestic access points are required, small-scale features such as fencing, walls, entrance gates and hedgerows should respond to the local vernacular to promote and enhance local distinctiveness;
- Proposals to alter historic buildings should demonstrate a thorough understanding of the history and design qualities of the buildings and provide a clear rationale for how this has been taken into account in the design of the proposed alterations, without limiting originality and innovation.

## 1.3. Process

Following an inception meeting and a site visit, AECOM and Stanton St Quintin Neighbourhood Plan steering group members carried out a high level assessment of the villages. The following steps were agreed with the group to produce this report:

- Initial meeting and site visit;
- Urban design analysis;
- Preparation of design principles and guidelines to be used to assess future developments;
- Draft report with design guidelines; and
- Final report.



Figure 1: Terraced house in Stanton St Quintin.



Figure 2: Family house along Church Lane.



Figure 3: Glebe Farmhouse, Grade II listed building.

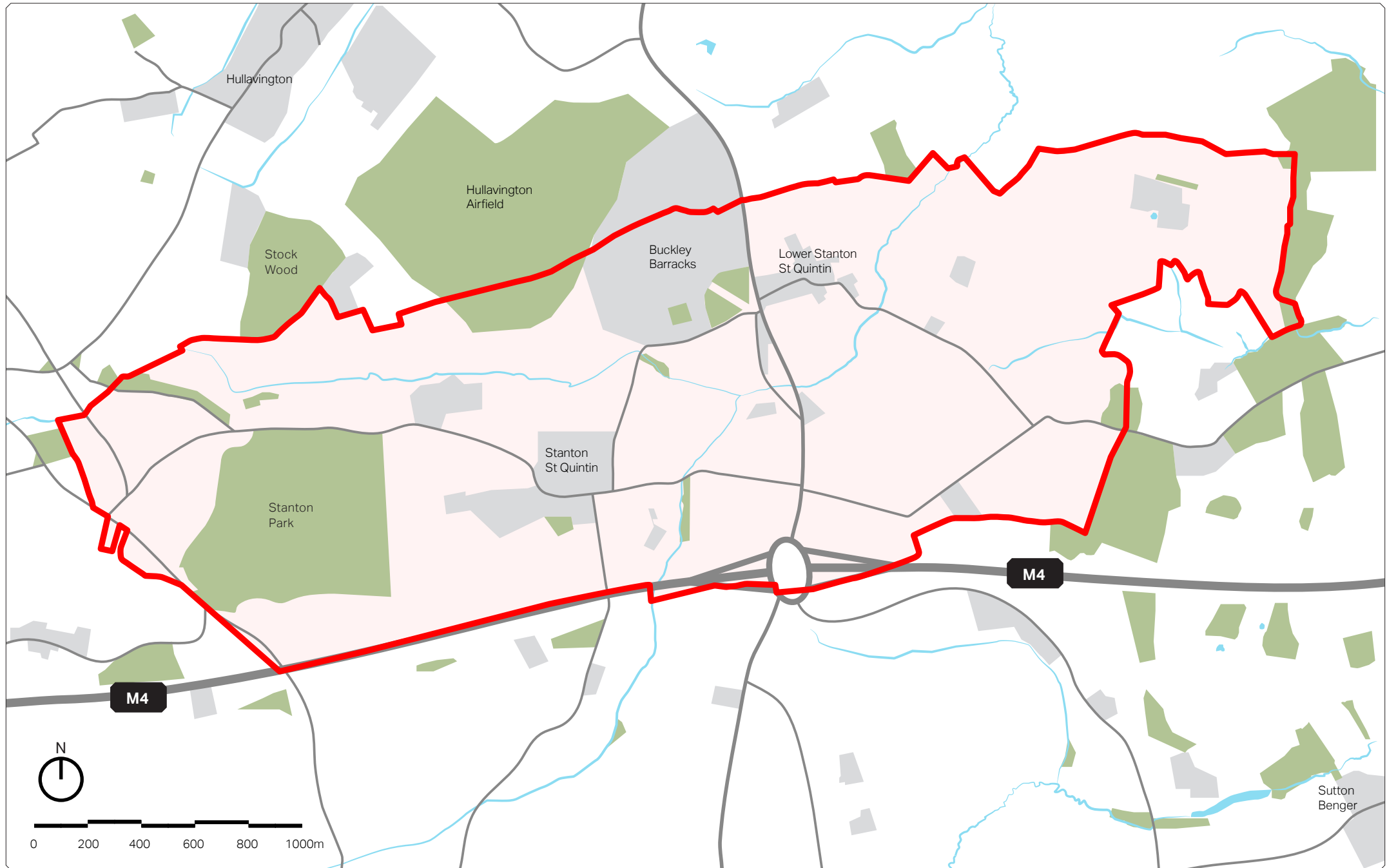


Figure 4: Neighbourhood Plan/Parish area.



## 1.4. Area of Study

### Location

The Wiltshire parish of Stanton St Quintin lies about 4 miles north of Chippenham and 5 miles south of Malmesbury. The parish includes two main villages - Stanton St Quintin and Lower Stanton St Quintin, which are slightly more than half a mile apart, and the hamlet of Clanville.

The villages lie on fairly flat land. The geology is a mixture of Cornbrash and clay of the Forest Marble and Kellaway beds.

### Population

At the 2011 census the population of Stanton St Quintin was 851.



Figure 5: Typical stone building in Lower Stanton St Quintin.



Figure 6: Stanton Manor in Stanton St Quintin.



Figure 8: St Giles' Church, Grade II\* listed building in Stanton St Quintin.



Figure 9: Long views from northern parts of Stanton St Quintin.









## Local Character Analysis

02



## 2. Local Character Area

This section outlines the broad physical, historical and contextual characteristics of Stanton St Quintin and Lower Stanton St Quintin. It analyses the pattern and layout of buildings, hierarchy of movements, topography, building heights and roofline, and parking. Images in this section have been used to portray the built form of Stanton St Quintin and Lower Stanton St Quintin.

### 2.1. Introduction

The large number of listed buildings clustered around St Giles’ Church reflects the architectural and historic quality of Stanton St Quintin’s village centre.

Within the parish boundaries of Stanton St Quintin there are 29 listed buildings, of which 28 are Grade II listed buildings and 1 building is a Grade II\* listed building. The majority of the listed buildings can be found in the Upper village, only 5 listed buildings are in the Lower village.

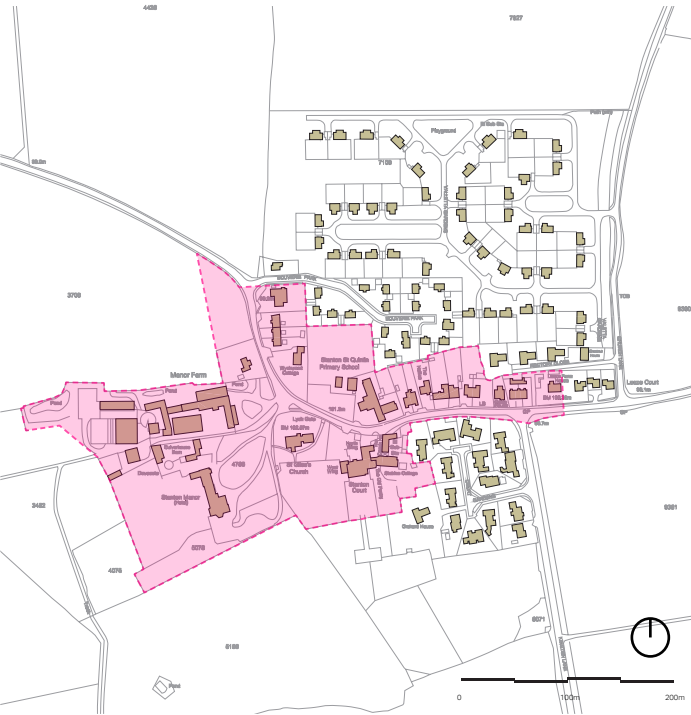


Figure 10: Stanton St Quintin Conservation Area.



Figure 11: Two storey house along Avil’s Lane.



Figure 12: Typical terraced stone house in Stanton St Quintin.

### Conservation Area

Figure 10 shows highlighted the Stanton St Quintin Conservation Area which was designated in 1990.

During the late 1930's, Lower Stanton St Quintin had its core around the junction of Avil's Lane and Seagry Road. Also it had two 'satellite' developed parcels which during the 1970's were connected to the core through Newbourne Gardens.

During the late 1930's, Stanton St Quintin was developed as compact structure along two joining street segments.



Figure 13: Aerial map of late 1930s showing both parts (villages) of Stanton St Quintin.



- ..... village boundaries
- ..... showing direction of growth

Figure 14: Stanton St Quintin aerial map , late 1930s.

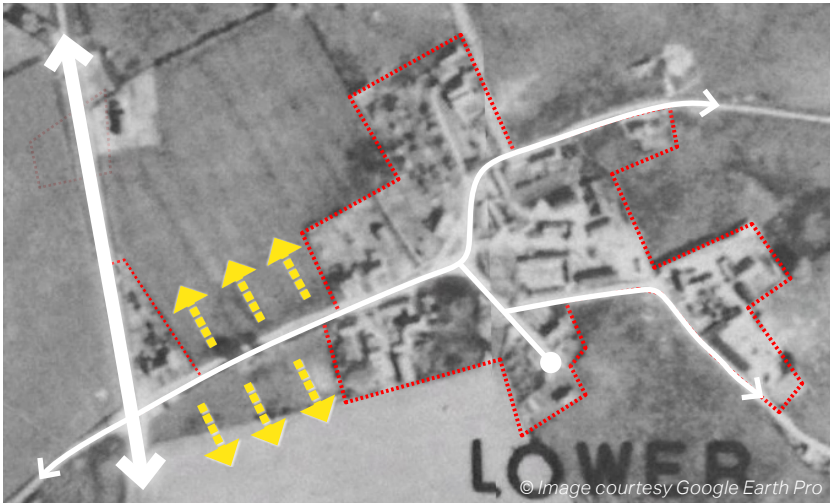


Figure 15: Lower Stanton St Quintin aerial map , late 1930s.



2.2. Local Character Analyses

	Stanton St Quintin
<b>Streets and Public Realm</b>	The main street is organic in nature and seemingly evolved from historic route, natural features and topography. More recent developments are cul-de-sac developments that tend to have strong linear arrangements of buildings facing the streets or organic arrangements of buildings creating residential enclaves.
<b>Pattern and Layout of Buildings</b>	There is a good mix of house typologies spread in Stanton St Quintin. These show a degree of agricultural influence in their architecture. Most frequent of the house typologies present is certainly the detached typology and at lower frequencies there can be found semi-detached and terraced houses. The later two building typologies are present in the historic core of the village. As shown in Figure 17, the newer parts of the village are Valletta Gardens (RAF married quarters), Bouverie Park and Court Gardens, which all are cul-de-sac developments.
<b>Building Heights and Roofline</b>	Building heights typically vary between one and two storeys.  Typically the roofline is either pitched or hipped and most buildings have chimneys and on the roofs gabled dormers are frequently present.
<b>Car Parking</b>	There are different approaches to car parking within the village. A characteristic of the village is garage parking either on the plot or on adjacent plot shared with other properties. It is common that these garages have three or four parking spaces. Other parking modes include: parking in the front garden, parking on the side of the house and also parking on the street.

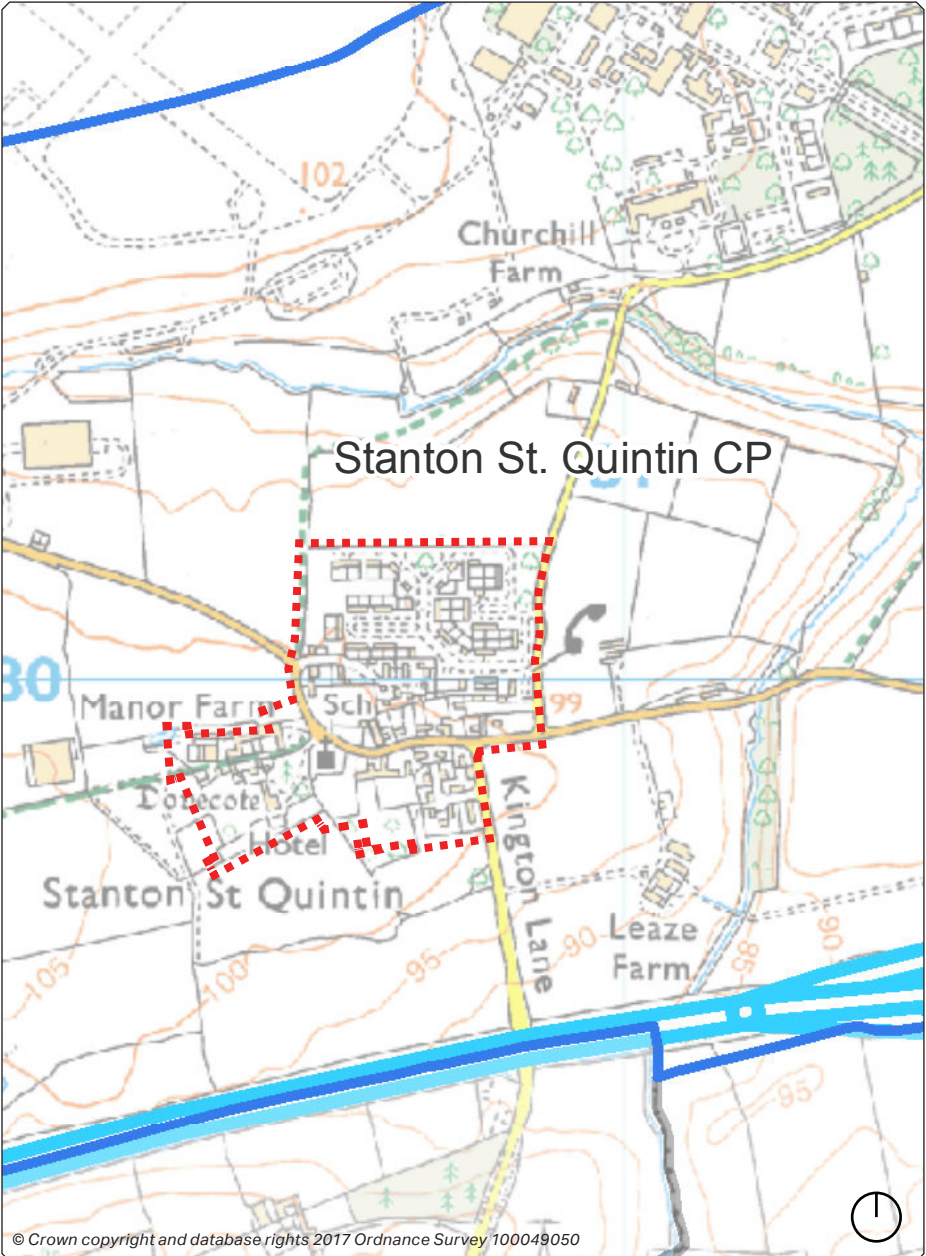


Figure 16: Stanton St Quintin.

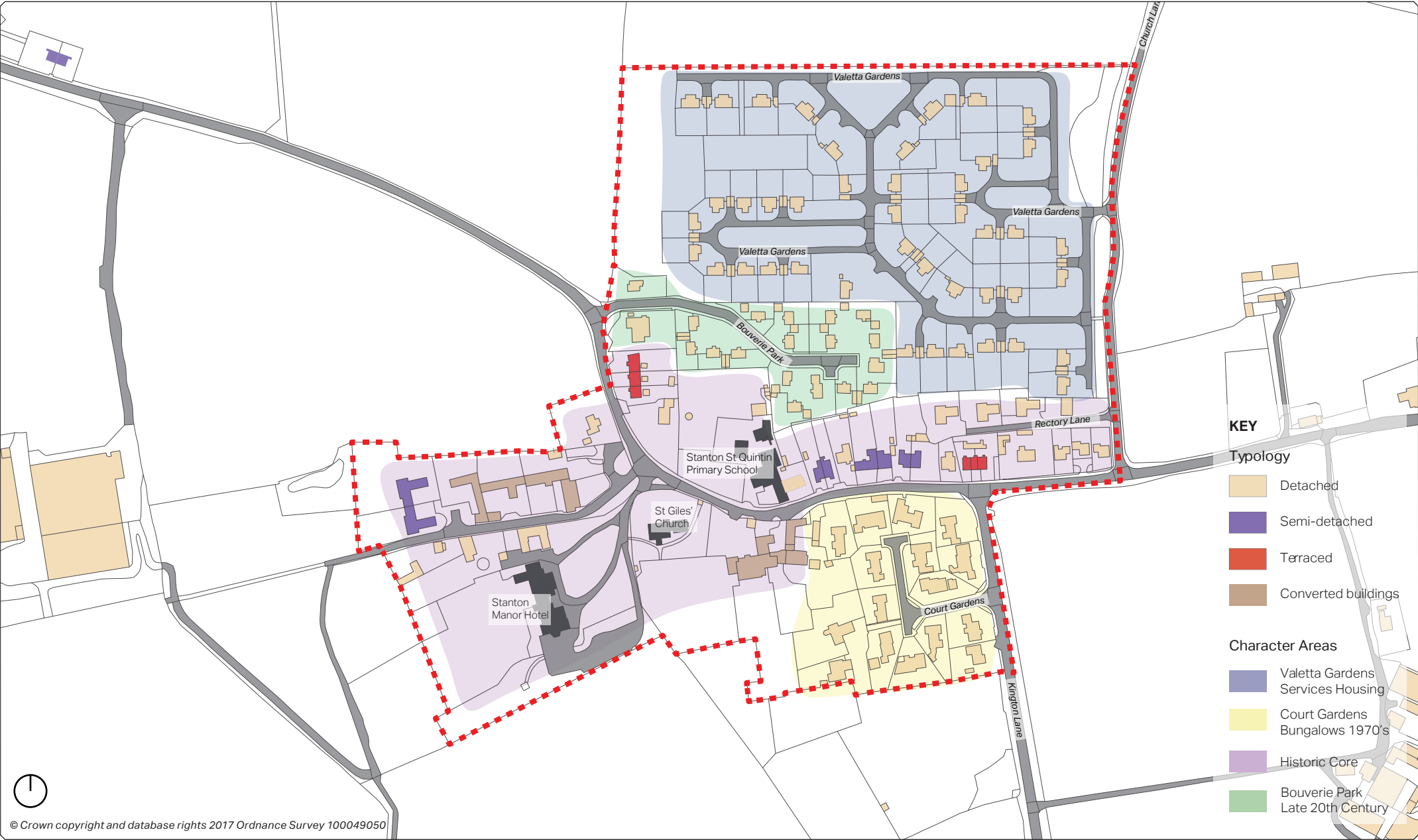


Figure 17: Character areas and building morphological typologies in Stanton St Quintin.

	<div>Lower Stanton St Quintin</div>
<div>Streets and Public Realm</div>	<p>The street pattern is organic in nature and seemingly evolved from historic routes, natural features and topography. The arrangement can be described as ‘ribbon’ development. Buildings tend to front streets and spaces, thus creating a strong frontage and enclosure. Stemming from main streets, cul-de-sac arrangements can be found; in these, buildings show two main patterns: strong linear arrangements of buildings facing the streets; or organic arrangements of buildings creating small residential enclaves.</p>
<div>Pattern and Layout of Buildings</div>	<p>There is a good mix of house typologies spread in Lower Stanton St Quintin. These show a degree of agricultural influence in their architecture and mainly are coach houses or cottages. Most frequent of the house typologies present is the detached typology and at lower frequencies there can be found semi-detached and terraced houses. The later two building typologies are present in older parts of the town. As shown in Figure 19, the newer developments of the village are The Forge, Newbourne Gardens, the modernist houses built to the south of Seagry Road and some late 20th century houses.</p>
<div>Building Heights and Roofline</div>	<p>Building heights vary between one and two storeys.</p> <p>Typically the roofline is either pitched or hipped and most buildings have chimneys and on the roofs gabled dormers are frequently present.</p>
<div>Car Parking</div>	<p>There are different approaches to car parking within the village. A characteristic of the village is garage parking either on the plot or on adjacent plot shared with other properties. It is common that these garages have three or four parking spaces. Other parking modes include: parking in the front garden, parking on the side of the house and also parking on the street.</p>

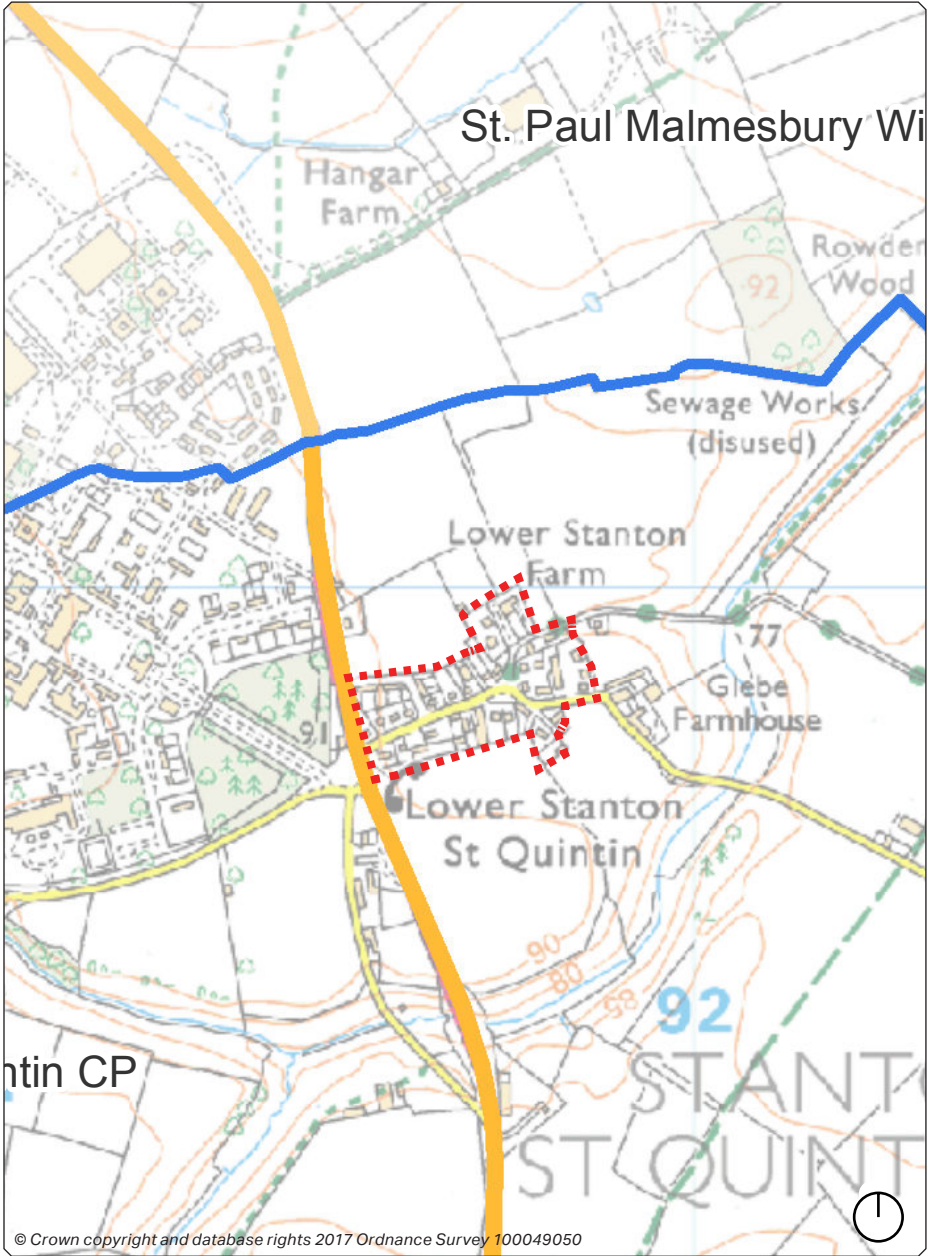


Figure 18: Lower Stanton St Quintin.



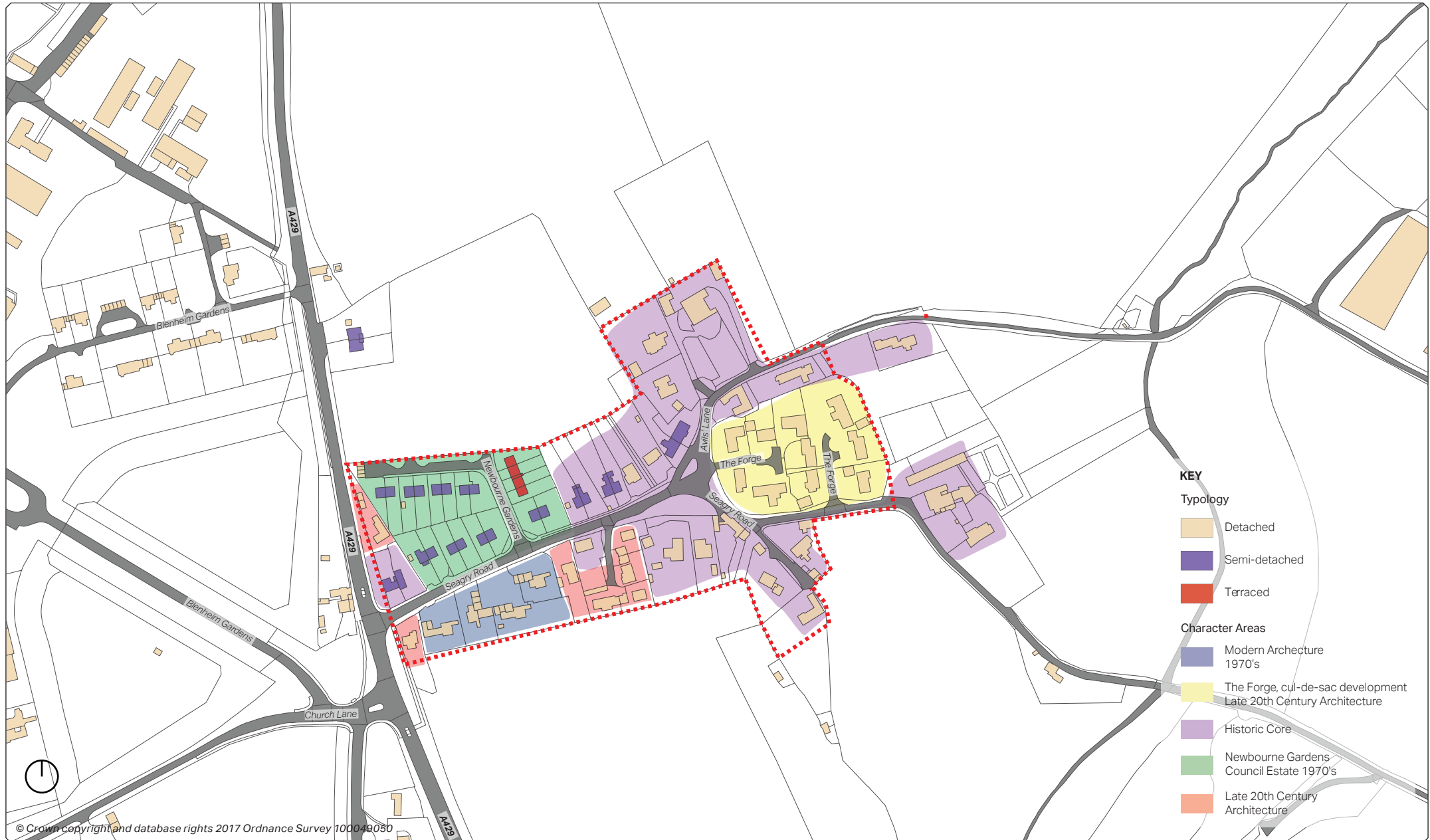


Figure 19: Character areas and building morphological typologies in Lower Stanton St Quintin.

## 2.3. Architectural Details

The following section showcases a good amount of local building details which should be considered as positive examples.



Gabled dormer.



Hipped roof.



Old stone building with two different porch details.



Wood and glass front door.



Triple window with cornice treatment.



Chimney as architectural focal point of the building.



St Giles' Church window details.



Dry stone wall.



Dry stone wall, with engraved building name. Drewman House, Lower Stanton St Quintin.



Dry stone wall with concrete cap, and timber gate.





Sage painted front doors and garage door.



Detailed stone work on gable end.



Double timber gate.



White painted timber gate on stone wall.



Variety in rendering materials and surface treatment.



Positive treatment for gateway building.



Matching cladding to camouflage bins.



Positive example of boundary treatment.







A photograph of a stone building entrance. The building is constructed from light-colored, irregular stone blocks. The entrance features a double door with a light-colored frame and a dark interior door. The left door has a decorative glass panel with a diamond pattern. Above the door is a small arched window. To the left of the door is a window with a white frame and a small arched opening above it. To the right of the door is a window with a white frame. Two black lantern-style light fixtures are mounted on the wall, one on each side of the door. Two potted plants are placed on either side of the door. The overall style is traditional and elegant.

Design Guidelines

03



## 3. Design Guidelines

### 3.1 General questions to ask and issues to consider when presented with a development proposal

Based on established good practice, this section provides a number of questions against which the design proposal should be evaluated. The aim is to assess all proposals by objectively answering the questions below. Not all the questions will apply to every development. The relevant ones, however, should provide an assessment as to whether the design proposal has taken into account the context and provided an adequate design solution. As a first step there are a number of ideas or principles that should be present in the proposals. The proposals or design should:

- a) Integrate with existing paths, streets, circulation networks and patterns of activity;
- b) Reinforce or enhance the established village character of streets, greens and other spaces;
- c) Respect the rural character of views and gaps;
- d) Harmonise and enhance existing settlement in terms of physical form, architecture and land use;
- e) Relate well to local topography and landscape features, including prominent ridge lines and long distance views.
- f) Reflect, respect and reinforce local architecture and historic distinctiveness;
- g) Retain and incorporate important existing features into the development;
- h) Respect surrounding buildings in terms of scale, height, form and massing;
- i) Adopt contextually appropriate materials and details;
- j) Provide adequate open space for the development in terms of both quantity and quality;

k) Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;

l) Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other;

m) Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours;

n) Positively integrate energy efficient technologies

Following, there are number of questions related to the design guidelines outlined later in the document.

#### Street Grid and Layout

- Does it favour accessibility and onnectivity over cul-de-sac models? If not, why?
- Do the new points of access and street layout have regard for all users of the development; in particular pedestrians, cyclists and those with disabilities?
- What are the essential characteristics of the existing street pattern; are these reflected in the proposal?
- How will the new design or extension integrate with the existing street arrangement?
- Are the new points of access appropriate in terms of patterns of movement?
- Do the points of access conform to the statutory technical requirements?

#### Local Green Spaces, Views and Character

- What are the particular characteristics of this area which have been taken into account in the design; i.e. what are the landscape qualities of the area?
- Does the proposal maintain or enhance any identified views or views in general?
- How does the proposal affect the trees on or adjacent to

the site?

- Has the proposal been considered in its widest context?
- Has the impact on the landscape quality of the area been taken into account?
- In rural locations, has the impact of the development on the tranquillity of the area been fully considered?
- How does the proposal affect trees on or adjacent to the site?
- How does the proposal affect on the character of a rural location?
- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- Can any new views be created?
- Is there adequate amenity space for the development?
- Does the new development respect and enhance existing amenity space?
- Have opportunities for enhancing existing amenity spaces been explored?
- Will any communal amenity space be created? If so, how this will be used by the new owners and how will it be managed?

#### Gateway and Access Features

- What is the arrival point, how is it designed?
- Does the proposal maintain or enhance the existing gaps between villages?
- Does the proposal affect or change the setting of a listed building or listed landscape?
- Is the landscaping to be hard or soft?

#### Buildings Layout and Grouping

- What are the typical groupings of buildings?
- How have the existing groupings been reflected in the proposal?
- Are proposed groups of buildings offering variety and texture to the townscape?

- What effect would the proposal have on the streetscape?
- Does the proposal maintain the character of dwelling clusters stemming from the main road?
- Does the proposal overlook any adjacent properties or gardens? How is this mitigated?

#### **Building Line and Boundary Treatment**

- What are the characteristics of the building line?
- How has the building line been respected in the proposals?
- Have the appropriateness of the boundary treatments been considered in the context of the site?

#### **Building Heights and Roofline**

- What are the characteristics of the roofline?
- Have the proposals paid careful attention to height, form, massing and scale?
- If a higher than average building(s) is proposed, what would be the reason for making the development higher?

#### **Household Extensions**

- Does the proposed design respect the character of the area and the immediate neighbourhood, and does it have an adverse impact on neighbouring properties in relation to privacy, overbearing or overshadowing impact?
- Is the roof form of the extension appropriate to the original dwelling (considering angle of pitch)?
- Do the proposed materials match those of the existing dwelling?
- In case of side extension, does it retain important gaps within the street scene and avoid a 'terracing effect'?
- Are there any proposed dormer roof extensions set within the roof slope?
- Does the proposed extension respond to the existing pattern of window and door openings?

- Is the side extension set back from the front of the house?

#### **Building Materials and Surface Treatment**

- What is the distinctive material in the area, if any?
- Does the proposed material harmonise with the local material?
- Does the proposal use high quality materials?
- Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design?
- Does the new proposed materials respect or enhance the existing area or adversely change its character?

#### **Car Parking Solutions**

- What parking solutions have been considered?
- Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place?
- Has planting been considered to soften the presence of cars?
- Does the proposed car parking compromise the amenity of adjoining properties?

#### **Architectural Details and Contemporary Design**

- If the proposal is within a conservation area, how are the characteristics reflected in the design?
- Does the proposal harmonise with the adjacent properties? This means that it follows the height massing and general proportions of adjacent buildings and how it takes cues from materials and other physical characteristics.
- Does the proposal maintain or enhance the existing landscape features?
- Has the local architectural character and precedent been demonstrated in the proposals?
- If the proposal is a contemporary design, are the details and materials of a sufficiently high enough quality and does it relate specifically to the architectural characteristics and scale of the site?



## 3.1. Design Guidelines

### 3.1.1. Street Grid Layout

- Streets must meet the technical highways requirements as well as be considered a 'space' to be used by all, not just motor vehicles. It is essential that the design of new development should include streets that incorporate needs of pedestrians, cyclists and if applicable public transport users.
- Streets should tend to be linear with gentle meandering - providing interest and evolving views. Routes should be laid out in a permeable pattern allowing for multiple connections and choice of routes, particularly on foot. Any cul-de-sacs should be relatively short and include provision for onward pedestrian links.
- Access to properties should be from the street where possible.
- The distribution of land uses should respect the general character of the area and road network, and take into account the degree of isolation, lack of light pollution and levels of tranquillity.
- Pedestrian paths should be included in new developments and be integrated with the existing pedestrian routes.

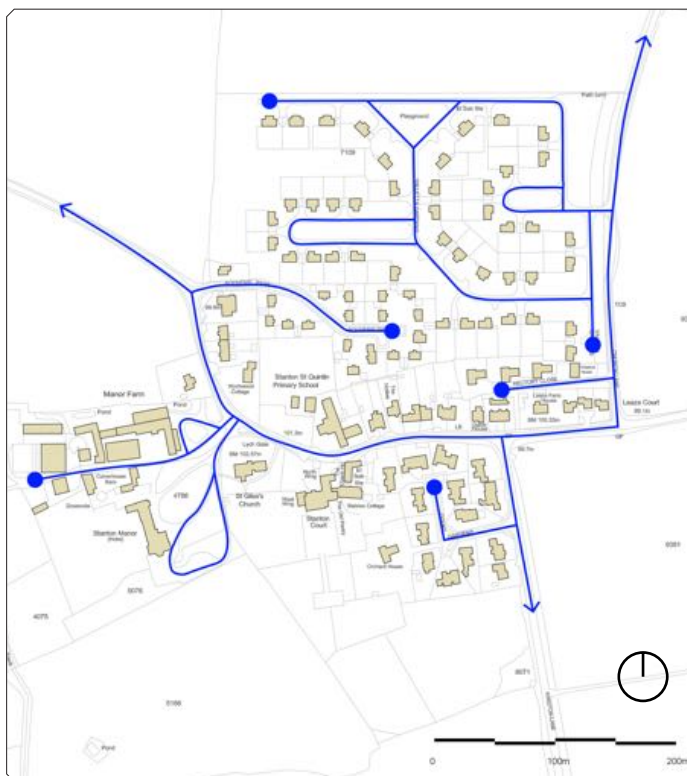


Figure 20: Street grid in Stanton St Quintin.



Figure 22: Newbourne Gardens, semi-detached houses facing the main street.



Figure 23: The Forge, cul-de-sac development in Lower Stanton St Quintin.



Figure 21: Streetscape and views in Stanton St Quintin.



Figure 24: Bouverie Park, cul-de-sac development in Stanton St Quintin.

### 3.1.2. Local Green Spaces, Views and Character

- Development adjoining public open spaces and important gaps should enhance the character of these spaces by either providing a positive interface (i.e. properties facing onto them to improve natural surveillance) or a soft landscaped edge.
- Any trees or woodland lost to new development must be replaced.
- The spacing of development should reflect the rural character and allow for long distance views of the countryside from the public realm. Trees and landscaping should be incorporated in the design.
- The existing quiet and peaceful atmosphere of Stanton St Quintin and Lower Stanton St Quintin should be preserved.
- Landscape scheme should be designed and integrated with the open fields that currently border the village.
- Native trees and shrubs should be used to reinforce the rural character of the village.



Figure 25: Typical street view in Stanton St Quintin.



Figure 26: St Giles' Church graveyard.



Figure 27: Open green space in Lower Stanton St Quintin.



3.1.3. Gateway and Access Features

- In the case of any future development, the design proposals should consider placing gateway and built elements highlighting the access or arrival to the new developed site.
- The gateway buildings should reflect local character. This means larger houses in local materials with emphasis on the design of chimneys and fenestration, as well as well laid and cared for landscape.
- Besides building elements acting as gateways, high quality landscaping features could be considered appropriate to fulfil the same role.



Figure 28: Public realm details acting as access features.



Figure 29: Stone and timber porch as good quality access feature.



Figure 30: St Giles' Church, Grade II\* listed building.



Figure 31: Stanton Manor.



Figure 32: Landscaping detail acting as gateway feature.



### 3.1.4. Pattern and Layout of Buildings

- The existing rural character must be appreciated when contemplating new development, whatever its size or purpose.
- Where an intrinsic part of local character, properties should be clustered in small pockets showing a variety of types. The use of a repeating type of dwelling along the entirety of the street should be avoided.
- Boundaries such as walls or hedgerows, whichever is appropriate to the street, should enclose and define each street along the back edge of the pavement, adhering to a consistent building line for each development group.
- Properties should aim to provide rear and front gardens or at least a small buffer to the public sphere where the provision of a garden is not possible.



**Figure 33: Family house along Seagry Road with main access from the side of the building, facing away from the main street.**



**Figure 34: Modernist Architecture houses along Seagry Road in Lower Stanton St Quintin. Set back from main road with deep front private land.**



**Figure 37: Court Gardens, 1970's bungalows, cul-de-sac development in Stanton St Quintin.**



**Figure 35: Bouverie Park, cul-de-sac development in Stanton St Quintin.**



**Figure 36: The Forge, cul-de-sac development in Lower Stanton St Quintin.**



### 3.1.5. Building Line and Boundary Treatment

- Buildings should be aligned along the street with their main facade and entrance facing it, where this is in keeping with local character. The building line should have subtle variations in the form of recesses and protrusions but will generally form a unified whole.
- Buildings should be designed to ensure that streets and/or public spaces have good levels of natural surveillance from buildings. This can be ensured by placing ground floor habitable rooms and upper floor windows overlooking towards the street.
- Boundary treatments should reinforce the sense of continuity of the building line and help define the street, appropriate to the rural character of the area. They should be low walls made of dry stone with concrete cap on top or lined with dry stones standing perpendicular to the wall. The use of panel fencing, metal or brick walls in these publicly visible boundaries should be avoided. Also, boundary treatments should not impair natural surveillance.
- Front gardens should be included where this is characteristic of the area.
- If placed on the property boundary, waste storage should be integrated as part of the overall design of the property. Landscaping could also be used to minimise the visual impact of bins and recycling containers.



Figure 38: Deep front gardens along Seagry Road, Lower Stanton St Quintin.



Figure 39: Forest marble stone wall.



Figure 40: Good landscaping as boundary treatment.



Figure 41: Dry stone wall and highlight features along boundary wall.



### 3.1.6. Building Heights/ Roofline

Creating a good variety in the roof line is a significant element of designing attractive places. There are certain elements that serve as guideline in achieving a good variety of roofs:

- Scale of the roof should always be in proportion with the dimensions of the building itself;
- Monotonous building elevations should be avoided, therefore subtle changes in roofline should be ensured during the design process;
- Locally traditional roof detailing elements should be considered and implemented where possible in cases of new development; and
- Dormers can be used as design element to add variety and interest to roofs.



Figure 42: Pitched roof in two storey house with attached 1 storey garage in Lower Stanton St Quintin.



Figure 43: Varied roofline of historic buildings in Stanton St Quintin. A combination of pitched and hipped roof with gabled dormers.



Figure 44: Bouverie Park, cul-de-sac development in Stanton St Quintin with two storey houses. Simple pitched roofs.



3.1.7. Household Extensions

- The original building should remain the dominant element of the property regardless the amount of extensions. The newly built extension should not overwhelm the building from any given point.
- Extensions should not result in a significant loss to the private amenity area of the dwelling.
- Designs that wrap around the existing building and involve overly complicated roof forms should be avoided.
- The pitch and form of the roof used on the building adds to its character and extensions should respond to this where appropriate.
- Extensions should consider the materials, architectural features, window sizes and proportions of the existing building and recreate this style to design an extension that matches and complements the existing building.
- In case of side extensions, the new part should be set back from the front of the main building and retain the proportions of the original building. This is in order to reduce any visual impact of the join between existing and new.
- In case of rear extensions, the new part should not have a harmful effect on neighbouring properties in terms of overshadowing, overbearing or privacy issues.



Figure 45: Successful side and front extension in Lower Stanton St Quintin.

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

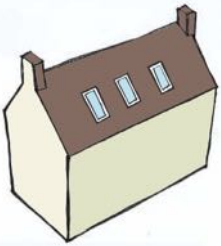
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Both extension present a negative approach when considering how it fits to the existing building. Major issues in regarding roofline and building line.

☒

The extension has an appropriate scale and massing in relation to the existing building.

### Design treatment in case of loft conversion:



Loft conversion incorporating skylights.



Loft conversion incorporating gabled dormers.



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



Original roofline of an existing building.



Loft conversion incorporating gabled dormers.



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



Figure 46: Positive design for extension on existing coach house.



Figure 47: Positive design for side building.



Figure 48: Positive design for side extension, habitable space and garage amenity.



3.1.8. Materials and Building Details

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

This section includes examples of building material that contribute to the local vernacular of Stanton St Quintin and Lower Stanton St Quintin which could be used to inform future development.



FOREST MARBLE/ COTSWOLD STONE



STONE PORCH WITH FRONT DOOR



FOREST MARBLE STANDSTONE



RED BRICK/MASONRY DETAIL ON WINDOW



DRY STONE



RED BRICK QUOINS AND COTSWOLD STONE WALL



STONE PORCH



WHITE PAINT ON STONE



TIMBER GATE



PAINTED TIMBER CLADDING



GABLED DORMER



FRONT GREEN SPACE



SOLAR PANELS



TRIPLE TIER BASE STONE CHIMNEY



TIMBER PORCH



GREEN WALL



CORNICE WINDOW TREATMENT



BRICK AND STONE CHIMNEY



### 3.1.9. Parking

- Car parking solutions should be a mix of on plot and garage parking.
- For family homes cars should be placed at the front or side of the property. For flats and small pockets of housing a front or rear court is acceptable. Also, multiple garage parking is encouraged.
- Car parking design should be combined with landscaping to minimise the presence of vehicles.
- When placing parking at the front, the area should be designed to minimise visual impact and to blend with the existing streetscape and materials. The aim is to keep a sense of enclosure and to break the potential of a continuous area of car parking in front of the dwellings by means of walls, hedging, planting and use of differentiated quality paving materials.



Figure 49: Triple garage building with high quality finish.



Figure 50: Front parking on plot.



Figure 51: Front parking on plot.



Figure 52: Shared quadruple garage building with high quality finish.



Figure 53: Double garage building, with high quality finish.



### 3.1.10. Public Realm and Streetscape

- High quality building and surface materials should be used across the new development. Care should be taken when selecting the materials that will be used for the paved areas.
- High quality stone, gravel, granite and bricks can provide durable and attractive hard surface throughout the public realm.
- Expensive materials such as sandstone and limestone could also be used to further enhance more the quality of particular spaces.





### 3.1.11. Traditional Architecture

The gradual evolution of the village over the centuries has resulted in an organic character to development. Each building has its own individuality resulting in variations in height, the pattern of openings and detailing. This variety is balanced in several ways; through the proximity of each property to each other and broad similarities in scale, width, design and materials. Buildings are predominantly 2 storeys and the change in roof heights and the presence of chimneys contribute to the visual interest of the historic core.



Figure 58: Good variety in rooflines and heights.



Figure 59: Lower Stanton Farmhouse, Grade II listed building.



Figure 60: School Cottage, Grade II listed building.



### 3.1.12. Contemporary take on Traditional Architecture

Within the parish there are a few examples of contemporary architecture among the latest dwellings. Most new builds are heavily informed by traditional building forms. These buildings are either refurbished agricultural buildings with a contemporary touch or completely new buildings that have been built utilising local high quality building materials.

It is suggested that this trend continues to further expand with additional eco design features incorporated in future developments.



Figure 61: Converted farm building with dark grey timber cladding and local stone rendering.



Figure 62: New building reflecting character of the surrounding converted buildings.



Figure 63: New building along Avil's Lane, incorporating a number of traditional features and using local high quality building materials.







A photograph of a stone wall with a concrete top, set against a backdrop of lush green trees and a house with a red-tiled roof. The wall is constructed from irregular, light-colored stones. The concrete top is a smooth, greyish-brown surface. The background features a variety of trees, including a large evergreen and several deciduous trees with green foliage. A house with a red-tiled roof is visible on the left side of the image. The sky is a clear, pale blue.

**Next steps and  
Recommendations**

**04**





## 4. Next steps

The recommended next steps for how to use the outcomes of this design options study are to:

- Embed the guidelines in the Neighbourhood Plan; and
- Engage with Wiltshire Council to develop policies supporting the guidelines.

### 4.1. Embed the masterplan and guidelines in the Draft Neighbourhood Plan

The objective of this report is to develop a series of design guidelines for development possibilities in Stanton St Quintin.

The report can be used as evidence to support the forthcoming neighbourhood plan (and its draft policies) where the analysis highlights relevant issues and opportunities that can be influenced by land use planning interventions.

The focus of this report has primarily been on important local character assets and urban design guidelines to be considered in future development proposals. These suggestions should be considered alongside other non-design interventions, such as exploring opportunities for supporting or restricting certain types of development/land uses and allocating the key sites identified for development. Any policies put forward must be capable of meeting the basic conditions (e.g. having regard to national policies and general conformity with the strategic policies contained in the development plan).

### 4.2. Engage with the Council to develop policies supporting the proposals

The inputs from the Council's policy and development management specialists would be invaluable in advance of formal consultation and submission. The steering group should consider how our recommendations can be transposed into policy through discussions with Wiltshire Council and use the best practice guidance from Locality to prepare draft policies for consultation. Locality's 'Writing Planning Policies' guidance sets out how different planning policies are designed to achieve different things. The guide describes the three most common as:

**Generic** – a simple policy which applies universally to development across the entire neighbourhood plan area;

**Criteria based** – a policy with a series of requirements that should be met by development proposals. These can be set out as separate bullet points; and

**Site specific** – this is where a policy applies to particular areas of land. One of the most powerful tools for a neighbourhood plan is to allocate land for a particular type of development. As well as allocating land you can use your plan to set out the principles which need to be followed in developing a particular site. This might include specifying what needs to be covered in a design brief to accompany any planning application. If you have site specific policies then you need to include a clear map showing the location and boundaries.

Site specific allocations are the hardest to do well. They would normally include associated policy related to land uses, quantum of development, configuration and design.

The steering group should check with the Local Planning Authority that their emerging preferred options are planning matters (i.e. suitable for inclusion as land use planning policy). Those that are not can be considered as community projects or neighbourhood infrastructure to be included within a delivery and implementation section of the Neighbourhood Plan.



