DESIGNGUIDE

COMPENDIUM OF DISTRICT DESIGN

Mid
Devon
DISTRICT COUNCIL

Contents

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Introduction

This Compendium of District Design represents a study of features of the built environment throughout the Mid Devon District. Each feature is presented and analysed in a separate chapter.

The Compendium represents an evidenced and broad analysis of the context of Mid Devon according to the methodology outlined below. Such analysis should form a fundamental part of the design process for any project and this Compendium is prepared as a reference and guide for how to consider these features in the context of the rest of the Design Guide. Individual analysis relevant to each project may be wide reaching, or focussed more locally depending on the scale and nature of the proposed development. The Compendium, however, provides a broad basis of design from across the district to assist in the design process for all projects and particularly in cases where it is not proportional or feasible to carry out a District wide analysis. Although this Compendium suggests approaches that could be taken in each chapter, with recommendations of where these would be suitable, this is not intended as an exhaustive body of material and cannot be universally applied. It is more suitable that the Compendium is drawn on as a resource and reference for detailed and site specific analysis to inform good design. MDDC recommends Manual for Streets as a resource in the context of some design matters as well as other policy documents such

as the MDDC Parking SPD and Waste Storage SPD.

Methodology

This Compendium has been prepared following a rigorous and extensive district wide character analysis. This process included a desktop study to gain an understanding of the broader district, followed by visits to all of the 3 main towns and the 22 rural settlements identified in the Local Plan as well as gaining an appreciation of the surrounding countryside, and villages and hamlets outside of the defined settlement boundaries in the Local Plan. During these visits observations of features of the built environment were catalogued photographically for future reference. This material was then reviewed, drawing comparisons between settlements, and identifying underlying patterns and themes that contribute to the character of the district.

Structure

Each chapter includes a summary of the treatment of each feature and the contribution it can make to good design when carefully considered as part of a robust design process. This summary also covers a brief overview of how each feature has been used in examples across the district in both historical and more contemporary contexts.

A photographic survey of examples of each feature from across the district is presented to serve as both a resource in the design process and to set the

context for the suggested approaches in each chapter. This section of each chapter doesn't discriminate between positive and negative examples of each feature but simply presents a catalogue of examples of the many approaches evident across the district.

This section is followed by a brief list of notes categorising observations from the photographs and the different treatments of the relevant feature across the district.

Finally, each chapter concludes with a selection of suggested approaches to the treatment of each feature in new development. These recommendations relate to analysis of the typical treatments that are successful in the existing examples from across the District. Whilst these recommendations will typically represent good practice for new development and good design they do not cover all possible scenarios and are not intended to stifle innovation or individuality. Departures from these suggestions should be justified by following a similar site specific analysis and interpretation as is demonstrated in each chapter of this compendium.

Considered in isolation a single design feature may be justified in many ways, however, it is through the necessary balancing of technical and aesthetic priorities that a broader design rationale can be made which respects context, is innovative, and contributes to the commitment to a zero carbon district by 2030.

PUBLIC REALM
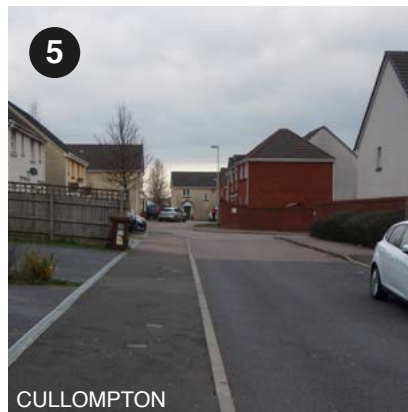

1 CREDITON

Formal town square.

2 SAMPFORD PEVERELL

Modern street as shared space.

3 THORVERTON

Large grass verge as open space.

4 BICKLEIGH

Small green breakout space.
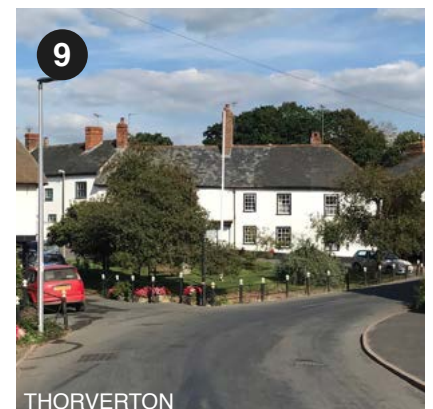

5 CULLOMPTON

Public realm in modern development.

6 CULMSTOCK

Informal street corner public space.

7 COPPLESTONE

Children's play area.

8 THORVERTON

Historic street as shared space.

9 THORVERTON

Larger green breakout space.

The design and detailing of the public realm has a significant impact on the character of a place. Throughout Mid Devon the historic nature of settlements dictates that the majority of the existing public realm has not been designed but has evolved over time. This often results in narrower streets with a variety of surfaces that historically provided public space and opportunities for social interaction, events and play as well as transport. These historic 'shared spaces', rather than highways, are characteristic of the Mid Devon District, especially in smaller settlements, and create an opportunity for streets to supplement other more formal public open space in contributing to a rich and well used public realm.


Within some settlements, including town and village centres, central public spaces (A) form a focal point within the public realm as referred to in the Settlement Typologies section of this guide. Where these are successful they are characterised by strong frontages (B) and overlooking from adjacent buildings (B) as well as serving a clear function within the settlement. The function of these spaces may have altered over time but a purpose is essential to ensure they remain inhabited, useful and cared for. The size and shape of open space should be suitable for its use.

Smaller pockets of open space within settlements (C) can provide break out space and a sense of openess as well as opportunity for informal use (4). There is a fine line between small spaces (4) that can contribute positively and large verges that don't serve a useful function.
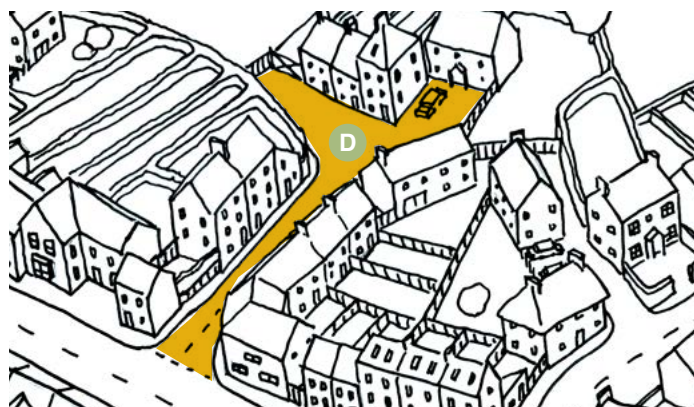
Alongside proportion and scale, finishes and detailing of streets should be designed to encourage their use as an extension of the public realm (D) where appropriate. This should be an early consideration in the design process as success is reliant on development layout.

PROPORTION & SCALE

1 SAMPFORD PEVERELL

Sense of enclosure.

2 BRADNINCH

Horizontal emphasis to proportions.

3 CHERITON BISHOP

Low density, low rise development.

4 CULLOMPTON

Vertical emphasis to proportions.

5 BRADNINCH

Varying proportions in the streetscene.

6 CULLOMPTON

Vertical emphasis to proportions.

7 UFFCULME

Low density, low rise development.

8 CREDITON
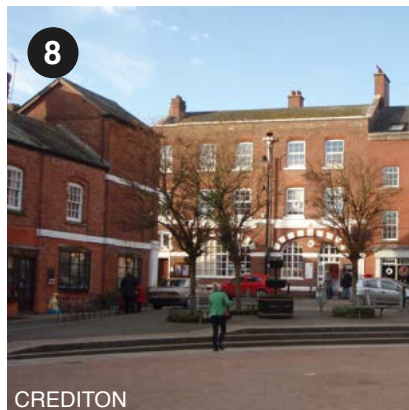
Taller buildings front larger public space.

9 MORCHARD BISHOP

Horizontal proportions with enclosure created by building form.

CROSS REFERENCES:
Makes particular contribution to:
Public Realm (page 3 this volume);

Site Situations (Volume 2):
Corner (page 51);

Thoroughfare (page 71);

Special Topic Sheets Volume 4:
Designing for Accessibility & Inclusiveness (page9).

The relationship between the height and width/ depth of buildings has a considerable effect on their appearance whilst the relationship between the heights of buildings and the spaces between them has a big influence on the character of the public realm. Both relationships need to be carefully judged to create quality development and desirable places to live. Throughout the district of Mid Devon patterns can be observed in the proportion and scale of successful development. These patterns are typical relationships that vary with location and building type. A close relationship between buildings across a street can help to create a sense of enclosure whilst more widely spaced buildings can create a feeling of openess and relief.
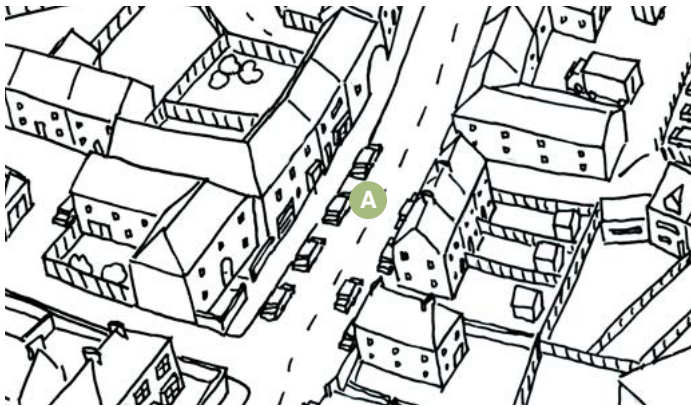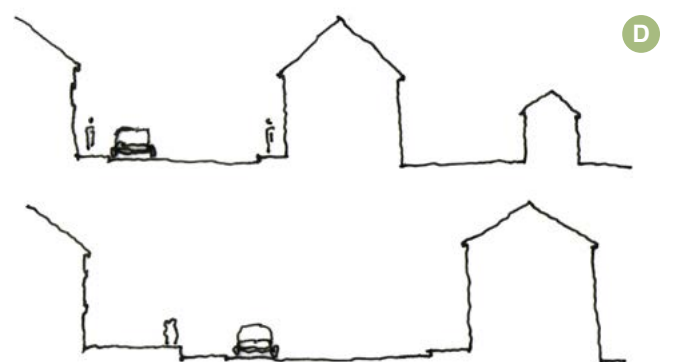

In the district's town centres buildings tend to have a more vertical emphasis and are relatively closely spaced (A), creating a sense of enclosure which is desirable in the open landscape setting of Mid Devon. The more vertical proportion of frontages is more suitable in these areas where the density of the settlement provides separation from the open countryside. In village centres and towards the edge of settlements the emphasis moves towards a more horizontal proportion with larger spaces between buildings (B). It is important in these scenarios to find a
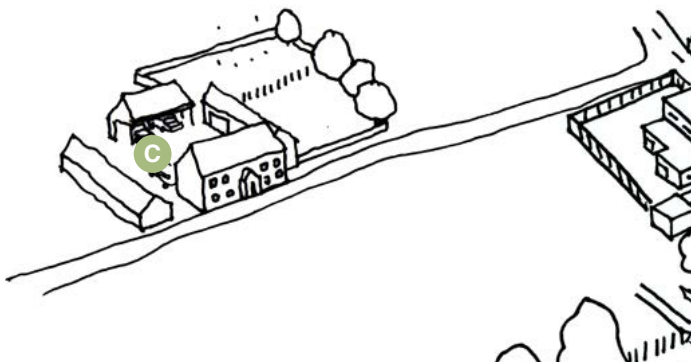
balance between the desirable sense of openness and an appropriate lower density whilst avoiding the potential suburban feel of low density, low rise development (3 & 7). Generally the building form, proportion and scale should be considered to create some sense of enclosure from the open landscape (C). Sectional studies (D) can be a useful tool for understanding existing successful relationships between heights of buildings and the space between them for any specific place. These can then be used as a reference for new proposals.

FRONTAGES & ELEVATIONS

SILVERTON

Rhythm to facades.

BRADNINCH

Principal elevations to public realm.

TIVERTON

Continuity and contrast in elevations.

TIVERTON

Repetition in elevations.

WOODLAND HEAD

Random openings.

SILVERTON

Classical, formal elevations.

MORCHARD BISHOP

Courtyard facing principal elevations.

SILVERTON

High ratio of void to solid.

COLDRIDGE

Low ratio of void to solid.

CROSS REFERENCES:
Makes particular contribution to:
Public Realm (page 3 this volume);
Coincides with:
Boundaries & Thresholds (page 9 this volume);

Relevance to all Site Situations (Volume 2): (pages 47-72);

The design of building elevations involves a variety of considerations: the orientation of principle and secondary elevations; the proportion and layout of fenestration; and choice of materials. Whilst there is no single style that defines the district there are common themes present in the treatment of elevation design. Principle elevations are typically orientated to address the street or key public spaces such as village greens. Elevations and street scenes tend to demonstrate a balance between continuity and contrast which creates an interesting yet coherent character. There is a huge range of styles across the district from very historic buildings, through classical 19th century architecture to more contemporary modern developments.


In village and town centres principle elevations typically front the street (A) or a public space (B). The elevations of individual buildings tend to have a strong rhythm with regular openings of consistent proportions. This creates a continuity to the street scene which makes a positive contribution to the character of the district. It is also typical of the character of the district that this continuity is broken up by variety in materials and the introduction of occasional features (C) such as porches, bay windows or ornamentation.

Away from village and town centres and on back lanes, it becomes more common for buildings to present a side elevation to the street (D) especially on corner plots. These side elevations usually feature a more varied pattern of fenestration with seemingly random placement of windows.
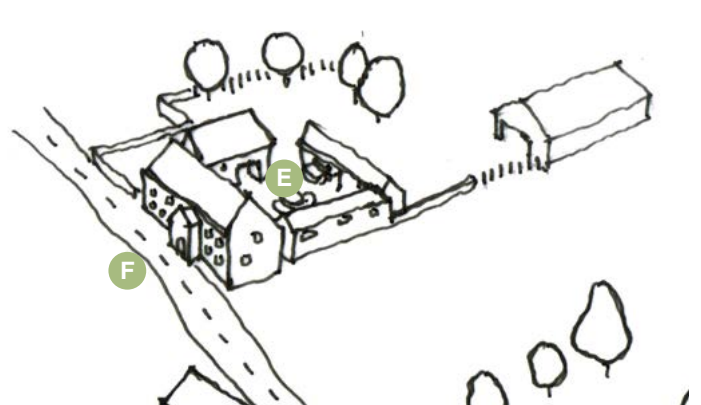
Traditional farm buildings commonly front a courtyard (E) rather than having a principal elevation to the street. Sometimes a larger building may be double fronted (F) addressing the public realm and the semi private courtyard. Fenestration again takes on a more varied pattern.

BOUNDARIES & THRESHOLDS

THORVERTON

No boundary or threshold.

COLDRIDGE

Knee - chest high walls.

ZEAL MONOCHORUM

High walls - eye level and above.

THORVERTON

Planting above low walls.

BRADNINCH

Rear boundary hedges.

HEMYOCK

Grass verges.

WESTLEIGH

Close boarded fencing.

THORVERTON

Picket fencing.

SILVERTON

Small enclosed front gardens.

CROSS REFERENCES:
Makes particular contribution to:
Public Realm (page 3 this volume);
Coincides with:
Frontages & Elevations (page 7 this volume);

Relevant to the majority of Site Situations
(Volume 2): (pages 47, 49, 53-63, 69);

Boundaries and thresholds play a key role in the relationship between buildings and the public realm. Material, height, continuity and position of these features all affect the character of a place and the experience and behaviour of people in each place. These features have an important role to play in managing privacy and security, creating a sense of arrival and enclosure whilst providing interest to, and interaction with, the public realm where appropriate. Throughout the district there are a range of treatments to boundaries and thresholds, both historic and more contemporary, and these are implemented with varying degrees of success. The treatment of these features tends to vary according to their location within a settlement.


In village centres low walls (A) with small front gardens or no threshold (B) to the public realm are generally appropriate approaches. On back lanes (C) high walls and hedges are often more suitable. A combination of these treatments in larger developments can help to create variety and interest in the street scene - an occasional small front garden (A) helps to create a sense of openness. At the edge of villages (D) hedges and planted boundaries create a soft edge to the open landscape, these can be successfully integrated with low fences but tall fences should be avoided.

In town centres buildings typically have no threshold to the street or other public realm (E) with doors and windows opening directly on to the street. This helps to provide a hard edge and a sense of enclosure whilst bringing life to the public space.
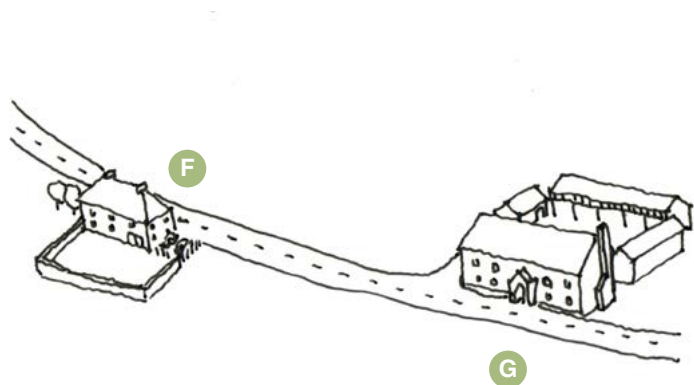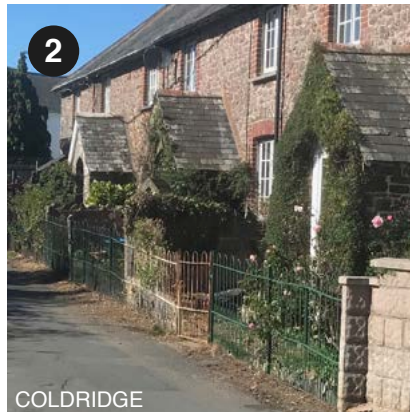

For isolated houses (F) and farm buildings (G) a combination of low walls, hedges and grass verges can all be used successfully. Some isolated buildings in the countryside may also have no threshold especially when fronting a courtyard.

DOORS & PORCHES

SILVERTON

Doors direct to street.

COLDRIDGE

Traditional enclosed porches.

COLDRIDGE

Shelter to front doors.

CHAWLEIGH

Traditional open porches.

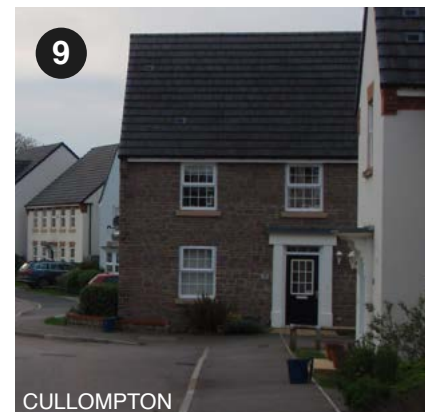CHERITON BISHOP

Contemporary enclosed porches.

WILLAND

Glazed doors.

THORVERTON

Solid doors.

CHERITON BISHOP

Repetitive features.

CULLOMPTON

Ornamental doors and surrounds.

CROSS REFERENCES:
Makes particular contribution to:
Frontages & Elevations (page 7 this volume);
Boundaries & Thresholds (page 9 this volume);
Relevant to the majority of Site Situations

(Volume 2): (pages 49, 51, 55, 57, 61-71);

Special Topic Sheets Volume 4:
Designing for Accessibility & Inclusiveness (page9).

In housing in particular, doors and porches can serve many roles alongside their function as a point of entry. The placement and detail of these features can be carefully considered to create rhythm and consistency in a street scene or to introduce contrast and individuality. Porches often represent an opportunity for personalisation of a property as well as serving a practical function and are common features across the district. Many front doors feature either enclosed porches, overhanging shelter or open porches. This trait is likely to be a product of the exposed landscape of the district with porches offering welcome shelter from the elements and a design driven by utilitarian concerns offering storage space for outdoor wear suitable for traditional agricultural land use and contemporary outdoor lifestyles.

Buildings in village centres demonstrate a variety of approaches to doors and porches and this variety contributes to the character of the villages of the district. Enclosed porches (A) are a common feature, successfully providing shelter, security and privacy. Regular unsheltered front doors (B) can help to introduce rhythm and continuity to a street frontage. The introduction of occasional porches (C) can balance this continuity with some contrast and help to create a focal point in the street scene.

Doors direct to the street (D) are generally an appropriate feature in town centres and porches are not often encountered. Overhanging canopies (E) can be successfully integrated to create an implied threshold and a sense of shelter at the entrance.

Open or enclosed porches (F) are traditionally common features of isolated houses and farm buildings where they offer functional use for shelter and storage. These requirements are still relevant for new development especially in these locations.
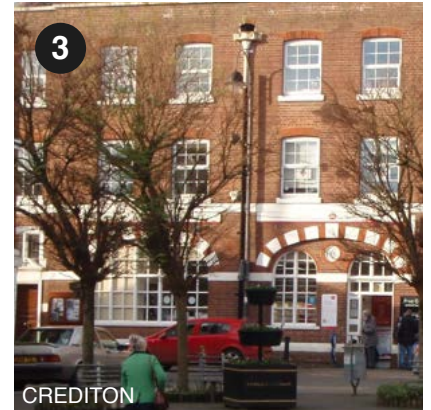
WINDOWS

SILVERTON

Larger Georgian style openings.

MORCHARD BISHOP

Historic small openings.

CREDITON

Georgian style windows with glazing bars.

BOW
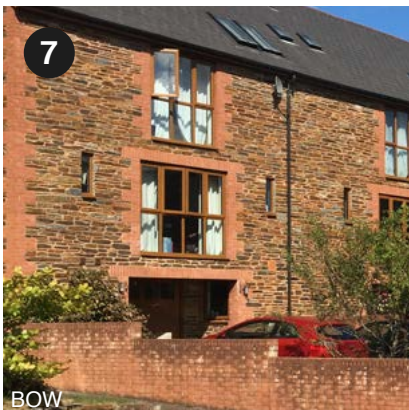
Contemporary windows.

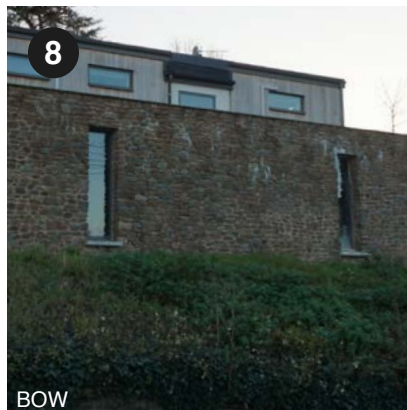BRADNINCH

Contemporary use of glazing bars.

THORVERTON

Bay windows create variation.

BOW

Large openings in natural stone wall.

BOW

Modern windows in natural stone wall.

KENNERLEIGH

Large frameless glazed link.

CROSS REFERENCES:
Makes particular contribution to:
Public Realm (page 3 this volume);
Frontages & Elevations (page 7 this volume);

Relevant to the majority of Site Situations
(Volume 2): (pages 49, 51, 55, 57, 61-71);

The most historic buildings in the district are characterised by small openings sub divided into small panes in a style dictated by the technology and materials available at the time of construction. More recently modern advances in construction have made large uninterrupted areas of glazing possible and there is an evident transition throughout the years between these two extremes with the advancement and availability of glass. The relationship between solid and void, the proportion of openings and the style of windows all make marked contributions to the character of a building and place. Feature windows such as bay windows, projecting windows or corner windows can be useful occasional features in a streetscene.
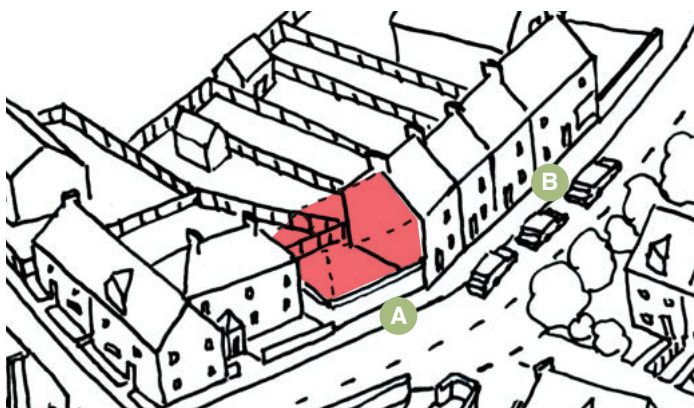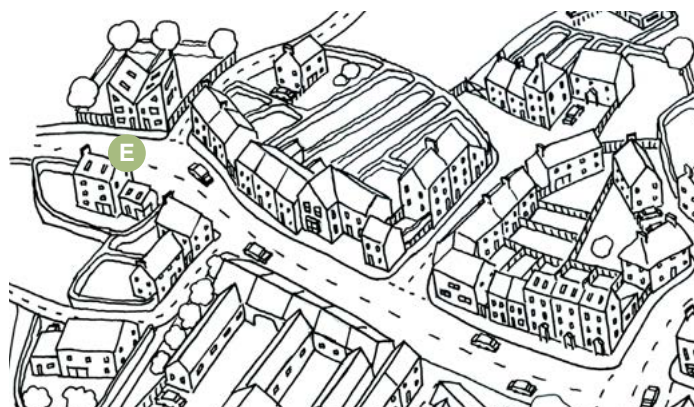

In smaller developments (A) it is often more important to consider the design of windows in relationship with the immediate context (B) to create continuity. The use of features (C) that depart from the pattern of the context can help to provide contrast when used sparingly in a more integrated composition. It is not necessary to mimic the style of historic windows (5) and sometimes more appropriate to make use of contemporary building methods. More important for a well integrated development is to consider the proportion of windows in relation to nearby buildings.

Larger developments (D) and more isolated buildings (E) create greater opportunity for innovation and individuality in window design. Traditional farm buildings tend to have more random window arrangements. The same principles apply, with a balance between contrast and continuity helping to create a more coherent design. Careful consideration should be given to framing materials, depth of reveals and subdivision of windows. Quality materials such as timber and aluminium frames and deep reveals are generally preferable.

MATERIALS

1 TIVERTON

Variation of materials in town centres.

2 WESTLEIGH

Horizontal variation in materials.

3 BRADNINCH

Colour creating contrast.

4 SILVERTON

Continuity in materials.

5 STOODLEIGH

Local stone in historic buildings.

6 TIVERTON

Contemporary and historic materials.

7 MORCHARD BISHOP

Variety of materials in outbuildings.

8 BRADNINCH

Contemporary continuity of materials.

9 BOW
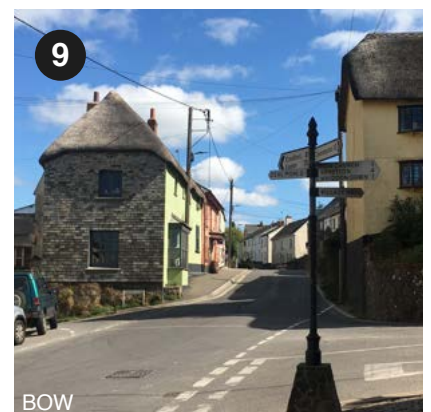
Vertical variation in materials.

CROSS REFERENCES:
Makes particular contribution to:
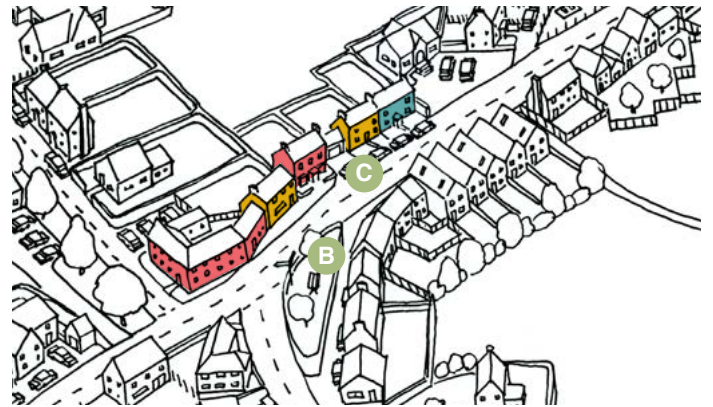Frontages & Elevations (page 7 this volume);

Relevant to Site Situations (Volume 2)
considering contrast: (pages 49, 51, 55, 61).

The varied character of Mid Devon owes a lot to the use of a range of different building materials and techniques. Historically this has been driven by availability: influenced by geography, economics and transportation. Whilst in some areas a particular material, such as red sandstone or cob, is a dominant feature the overriding pattern is the variety of materials that have been used in construction over the years. An accidental, but fine, balance between continuity and contrast has been created and this makes a significant contribution to the character of the district. It is unusual for a single building to use a wide variety of materials but it is equally unusual to have a long uninterrupted facade of streetscene with no variation in materials.
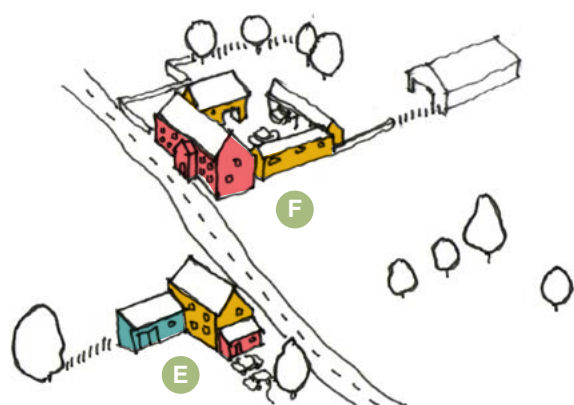

The balance between continuity and contrast is a fundamental part of the character of the district's towns and villages. In town and village centres (A) and (B) continuity is often a result of relatively consistent building heights, regular fenestration patterns and a hard edge to the street. The use of materials can help to introduce contrast to the street scene (C), breaking up regularity through occasional changes in finish, colour or style. It is rare for every building in a street to have either a completely different material treatment or an identical treatment.

Outside of town and village centres buildings often have larger frontages (D) offering less opportunity for contrasting materials. In buildings that have grown over time it is common for different parts of the building to have been built using different materials (E) thus introducing some variation in a manner that could provide precedent for new development. Likewise farm buildings and isolated buildings in the countryside tend to be of one material with outbuildings and extensions (F) in other contrasting materials.

ROOFS & DORMERS

CULLOMPTON

Typical varied Mid Devon roofscape.

MORCHARD BISHOP

Historic thatched roofs.

ZEAL MONOCHORUM

Retrofitted dormer windows.

NEWTON ST CYRES

Dormer features in historic thatched roof.

BOW

Slate and thatched roofs.

BAMPTON

Continuity of eaves and ridge heights.

HOLCOMBE ROGUS

Tightly clipped eaves and verges.

BICKLEIGH

Overhanging eaves and verges.

TIVERTON

Repetition of dormer windows.

CROSS REFERENCES:

Can assist with continuity in:
Proportion & Scale (page 5 this volume);
Frontages & Elevations (page 7 this volume);
Extensions & Alterations (page 21 this volume);

Particularly relevant to a variety of Site Situations (Volume 2) where new frontage is formed: (pages 47, 51, 55, 57, 61, 65, 67-71).

As with other building materials, roof finishes have varied through time with more historic buildings featuring thatched roofs whilst contemporary buildings use a variety of tiled finishes including slate and sometimes metal sheet roofing. The traditional thatch roofs of the district dictated steep roof pitches which are now characteristic of the area and still present on buildings where the thatch has subsequently been replaced with slate or other materials. Dormer windows feature in both historic and contemporary buildings as original features and additions. When sensitively designed and carefully detailed, dormer windows can add interest to the roofscape whilst being an efficient method of adding accommodation without raising eaves and ridge levels.


The predominant roof finish in town and village centres is now slate with occasional thatched roofs still remaining. Consistency in roof finish and eaves and ridge heights creates continuity in the streetscene (A). Unlike with other materials consistency in roof finish is characteristic
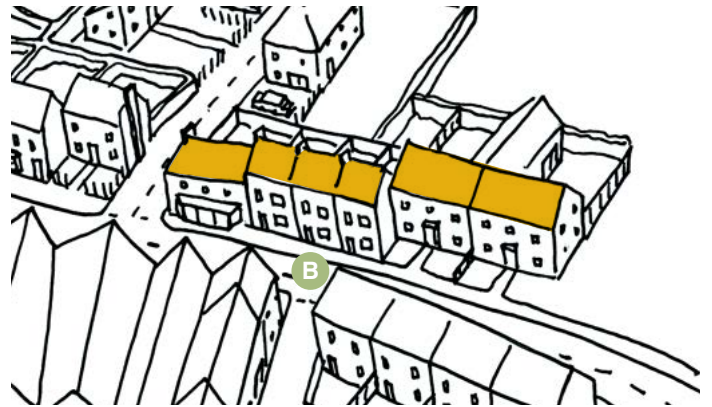
of the district but this can still be successfully balanced with occasional variation to add contrast. On sloping streets ridges and eaves tend to step with the slope (B), emphasising the topography and with ground to eaves heights remaining relatively consistent.

On the edge of settlements more variation becomes common both in terms of roof finish and heights of neighbouring properties (C). More isolated properties and farms also have greater variation often featuring a combination of single and two storey volumes (D).
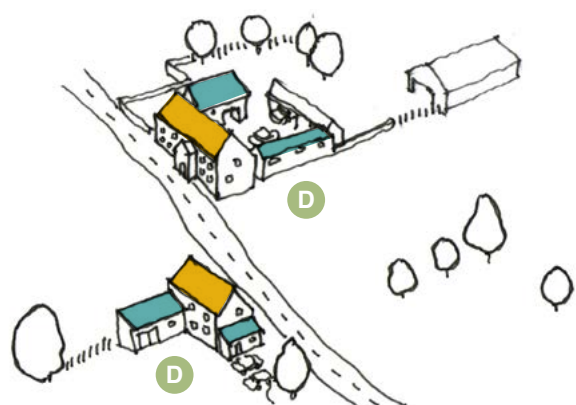
The detailing of roofs and dormers is important to create a high quality development. There are a variety of approaches across the district including tightly clipped eaves details and roofs with large overhangs. Roof detailing should be considered as a coherent part of the design approach.
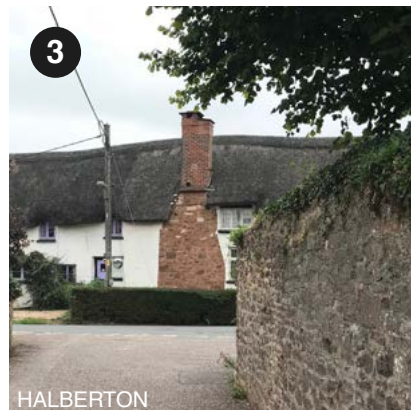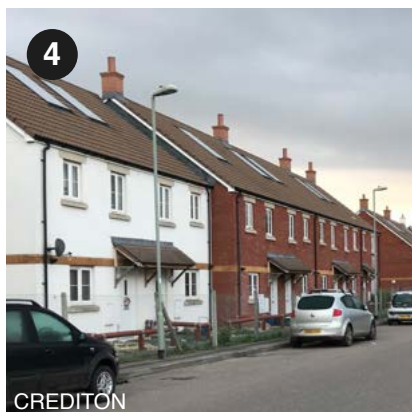
CHIMNEYS

THORVERTON

Regular chimneys breaking the roofline.

BAMPTON

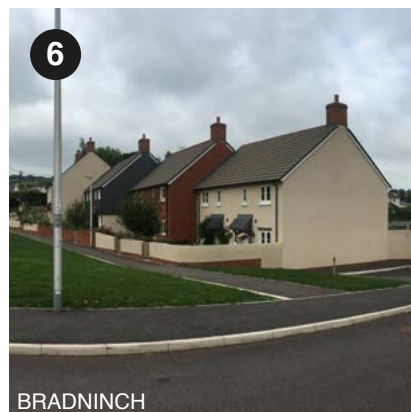Modern development with no chimneys.

HALBERTON

Chimney breast creating a feature.

CREDITON

Regular chimneys.

BAMPTON

Random placement of chimneys.

BRADNINCH

Regular chimneys.

CREDITON

Chimneys in town centres create rhythm.

ZEAL MONOCHORUM

Chimney breast as an integrated feature.

BAMPTON

Chimney creating a focal point.

CROSS REFERENCES:

Can assist with continuity in:
Proportion & Scale (page 5 this volume);
Frontages & Elevations (page 7 this volume);
Extensions & Alterations (page 21 this volume);

Particularly relevant to a variety of Site Situations (Volume 2) where new frontage is formed: (pages 47, 51, 55, 57, 61, 65, 67-71).

Throughout the district chimneys are a common feature, unsurprisingly so given the historic housing stock. Alongside their functional role in providing heating, chimneys can contribute to the character of a place. Regular chimneys can reinforce the rhythm of a street scene whilst also helping to break up the roof line. Elsewhere more seemingly randomly positioned chimneys can add interest to a building form and provide a significant architectural feature. Whilst the role of a chimney as part of a heating system is becoming less common they still have an important part to play in the aesthetic appearance of new development. If well considered, other features, such as flues or ventilation cowls, could contribute in a similar way in modern buildings.

Regular chimneys running along a ridge line (A) are a characteristic feature of Mid Devon town and village centres. The regular placement of these features creates rhythm to the streetscene whilst adding interest to, and breaking up, the continuous roof line. In smaller settlement centres this breaking up of the roof line can help to soften the hard edge between the building edge and the landscape/skyline (1). The heights and finishes of chimneys in these locations vary but the placement at, or close to, the ridge line tends to remain fairly consistent.
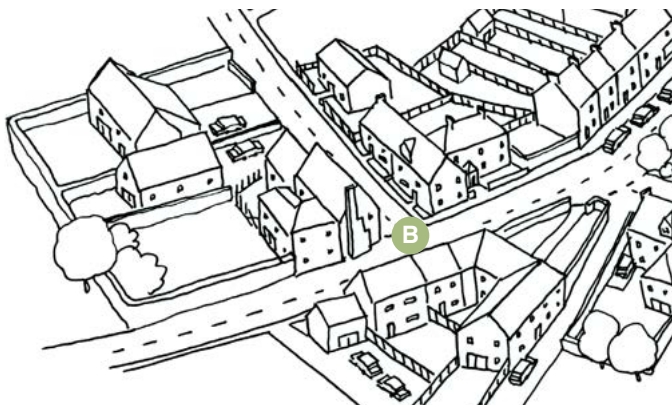
Away from the settlement centres, chimney placement becomes more random (B) and can add interest and variation to the character of a place (5). Elsewhere chimneys begin to form features or focal points on street facing elevations (3) with integrated design of windows.

Traditional chimneys may not be a functional necessity for new developments if open fires don't feature but could still be considered to accommodate other flues and stacks. Alternatively other features could be introduced (C) to break up the roof line and add interest to elevations.

EXTENSIONS & ALTERATIONS

1 KENNERLEIGH

Functional extension to historic building.

2 MORCHARD BISHOP

Sensitive alterations to historic barn.

3 HEMYOCK

Sensitive extension to historic building.

4 STOODLEIGH

Contemporary extensions.

5 KENNERLEIGH

Contemporary extension to listed cottage.

6 THORVERTON

Contemporary extensions to thatched cottage.

Extensions and alterations to existing buildings can make a significant contribution to the character of a place. Like anywhere in the country there are many examples of buildings that have been extended and altered in Mid Devon. These examples include both historic and contemporary buildings which have been adapted to suit the needs of their users. Approaches to extensions and alterations vary widely from attempts to reflect the style of the existing building, to very functional additions with little consideration to style, and contemporary additions that create a clear contrast with the original building. As well as referencing this chapter designs for extensions should draw upon the contents of other chapters of this Compendium and the Design Guide.
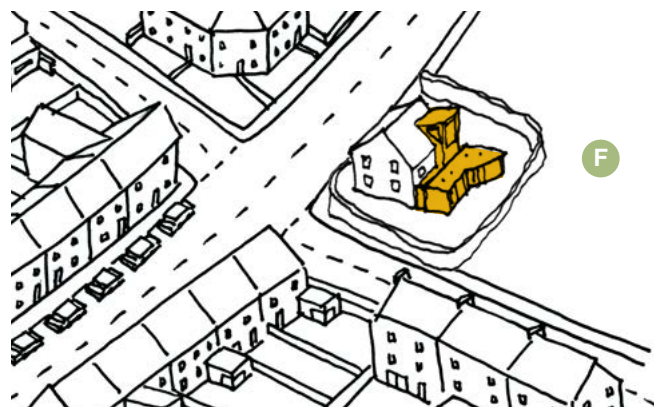

In town and village centres opportunities for extensions and alterations are often limited due to the existing high density of the settlement (A). Where these opportunities do arise they are often at the rear of properties (B) where their impact on the character of the settlement is limited.

Consideration should still be given to a suitable approach to design whether this be a well considered reflection of the style of the original building (C) or a high quality contemporary approach creating contrast (D). Both approaches can be appropriate if executed successfully.
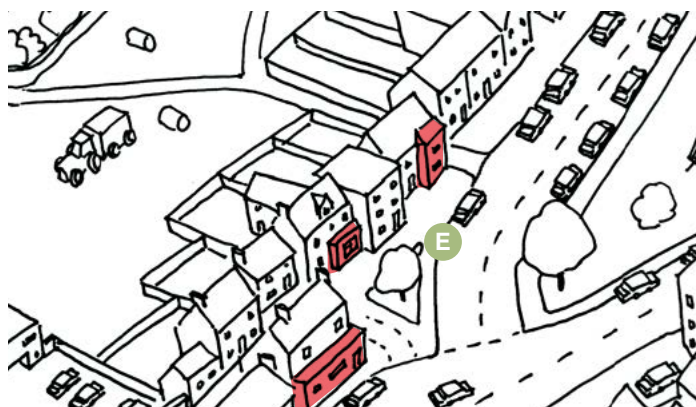
Where alterations will affect the streetscene (E) good design becomes yet more important. A contemporary, contrasting approach can have a significant impact in this setting and may only be appropriate if of sufficient scale to create its own identity. Outside town and village centres opportunities for extensions are more common and it is important to consider the relationship between the extension and the surrounding landscape. Depending on the host building, larger, more ambitious and creative additions (F) can be suitable.

PARKING & TRANSPORT

HOLCOMBE ROGUS

Ad-hoc street edge parking.

SILVERTON

Dominance of street parking.

SILVERTON

On plot and street parking.

CHAWLEIGH

Small car park.

ZEAL MONACHORUM

Well integrated parking courtyard.

MORCHARD BISHOP

Parking in a traditional courtyard.

TIVERTON

Integrated on plot parking.

SILVERTON

Street parking in settlement centres.

COLDRIDGE

Parking in a widened road/courtyard setting.

CROSS REFERENCES:
May influence approach to:
Frontages & Elevations (page 7 this volume);
Boundaries & Thresholds (page 9 this volume);
Particularly relevant in prominent Site

Situations (Volume 2): (pages 49, 61, 65, 71)

Special Topic Sheets Volume 4:
Designing for Accessibility & Inclusiveness (page9).

Good strategies for integrating parking are an important consideration for good development. Throughout Mid Devon parking is accommodated in what often appears to be an ad-hoc manner with a mixture of street parking, on plot parking and small parking courtyards or car parks. This, in fact, creates a desirable balance: avoiding a dominance of cars on the street but ensuring enough regular movements from cars to buildings to create an active street life. Parking provision should be proportional to location and the accessibility of alternative means of transport. When planning the provision of car parking it is also critical to consider future transport modes and make sufficient allowance for electric cars, pool cars and cycle storage (see Policy DM5 for minimum car & cycle parking standards).

In town and village centres the majority of parking provision is on the street (A) or in small car parks or parking courtyards (B) with little opportunity for on plot parking. This arrangement helps to encourage activity on the street in the town and village centres. Moving away from the village and town centres there is often a shift towards more on plot parking (C) although this is typically well balanced with street parking (D) and parking courtyards. This balance is important to avoid a sub-urbanisation of village and town edges.
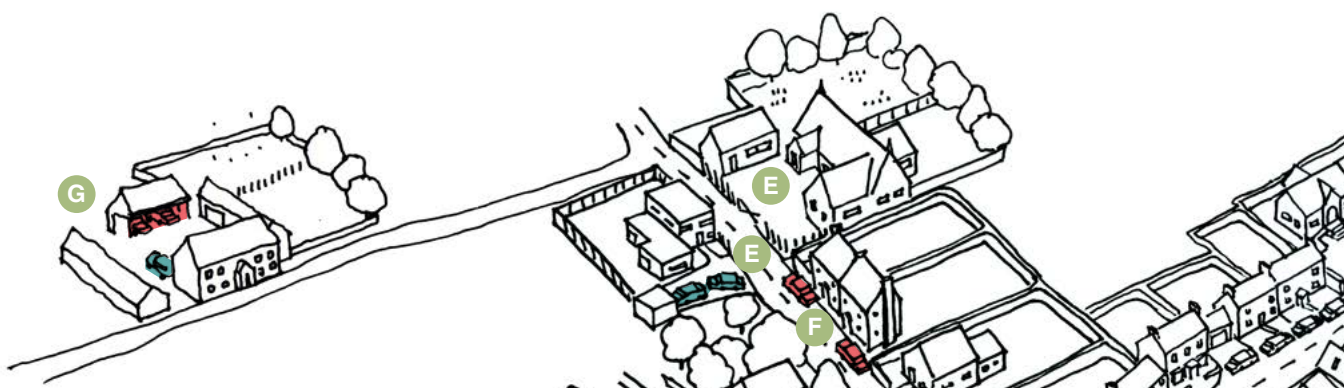
In the open countryside and settlement peripheries there is more scope for on plot parking (E) and this is often the main provision supplemented by ad-hoc road edge parking (F). Traditional farm courtyards often incorporate areas for car parking (G) and, along with isolated houses, often provide well integrated sheltered parking in outbuildings or car ports. All new development should make reasonable provision for alternative means of transport. The provision of well planned cycle storage can be a key factor in the use of cycle transport as an alternative to vehicles.

AGRICULTURAL & COMMERCIAL BUILDINGS

1 BAMPTON

Modern commercial buildings.

2 STOODLEIGH

Modern agricultural buildings.

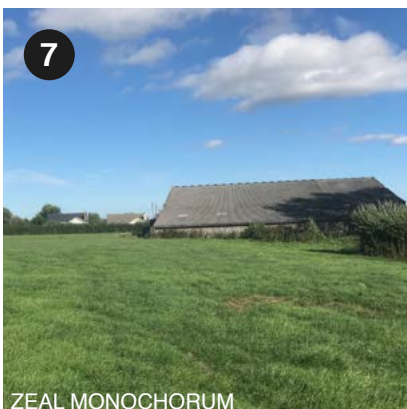**3** NYMET ROWLAND

Traditional farmyard buildings.

4 UFFCULME

Traditional commercial buildings.

5 BOW

Industrial aesthetic extension.

6 COLEBROOKE

Agricultural building in settlement context.

7 ZEAL MONOCHORUM

Agricultural building in open countryside.

8 BAMPTON

Modern commercial buildings.

**9** SAMPFORD PEVERELL

Traditional agricultural/workshop units.

Agricultural and commercial buildings demonstrate a wide variety of forms and typologies across the district. Ranging from traditional farm buildings and barns to modern agricultural barns and units located on larger industrial estates. Primarily agricultural and commercial buildings need to be fit for purpose but they can also be designed to be sensitive to their surroundings so as to have a positive impact on the character of the district. The importance of the design and appearance of these buildings is proportional to their location as there is more to consider in open countryside or an historic settlement than in the context of one of the district's existing industrial estates.
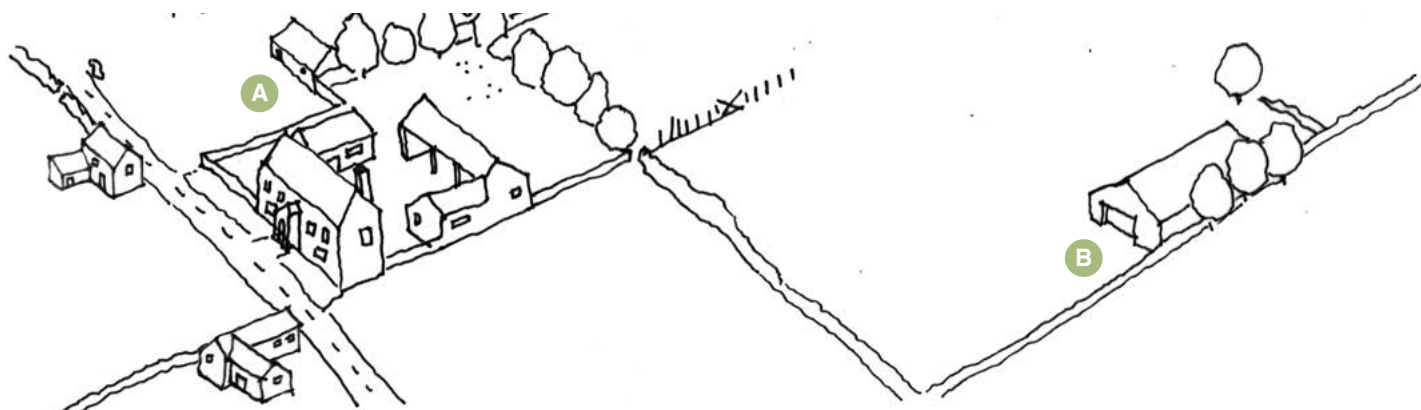
New agricultural buildings should, where practical, be grouped with existing farm buildings to reinforce the 'Farmyard Cluster' typology (A). If a number of new buildings are proposed and a relationship with existing farm buildings is not practical then a new 'Farmyard Cluster' within the open countryside could be created. Where stand alone agricultural buildings in the open countryside are essential these should be designed sympathetically to the existing topography, landscape and site features. Trees and planting can also be helpful for screening (B).

Many new commercial buildings will be sited within existing industrial settings (C) and replicate existing buildings and functions. Where it is appropriate to introduce commercial buildings into settlements and amongst other building uses (D) their design should be more carefully considered to compliment the immediate context following the guidance throughout this design guide. The creation of new business parks outside or on the edge of settlements (E) should also follow this guidance with particular reference to Volume 4, Special Topic: Employment & Commercial buildings.