

CANNINGTON NEIGHBOURHOOD PLAN

2016-2032

APPENDIX 1: CANNINGTON DESIGN GUIDE



**GUIDING THE FUTURE DEVELOPMENT, REGENERATION AND CONSERVATION OF
CANNINGTON**

March 2021



Background

Cannington Village is located four miles from Bridgwater in open countryside in an exceptional setting at the foot of elevated land and escarpment which separates the village from the flood plain to the north. The village is surrounded by fields and belts of mature trees and is entirely rural in overall character. The urbanised forms of development which may be acceptable in the Main Town of Bridgwater would be completely inappropriate in this rural village setting.

With the exception of the agricultural college, which lies outside of the village development boundary, the village is entirely two-storey in form, with no three and four storey residential buildings or flatted complexes. This specific feature more than anything else is what local residents wish to preserve and this formed the main observation to a recent outline planning application for 73 houses, (13/18/00040) which was granted permission. Reserved matters (13/20/00026) are currently being considered.

Residents of Cannington accept the need for growth and new building but wish to ensure that such development is in keeping with the character of their settlement and its specific local identity.

Form

The residential areas of Cannington contain a range of detached and semi-detached two storey housing and single storey bungalows. The housing stock is mostly two-storey, the majority with traditional, balanced pitched roofs. There is a complete absence of three or four storey buildings. Asymmetrical roof designs or flat roofed structures are fortunately only rarely represented.

Urban forms such as blocks of flatted accommodation and flats above garages are not present. Such forms would appear alien and inappropriate to the rural village.

New development should respect the established street scene, in terms of height, mass materials and detailing. Successful schemes often include design detailing already present in the street scene and immediate area. Alien and urban forms such as patio doors, conservatories and balconies should be avoided on front elevations facing the village street.

Diversity of rural house styles and types within the street scene should be encouraged, along with local features such as open or enclosed porches, chimneys, bay windows, forecourt walling and suitable planting. Front elevations to streets should contain a front door.

Enclosures

In rural villages such as Cannington, many cottages are located on shallow building lines providing a continuous enclosure to the street. Larger cottages with more space are often set back a little

further but the street enclosure is maintained by forecourt walling. This is very much a characteristic of Cannington.

Materials found include mostly Old Red Sandstone, some Limestone or forms of render.

Brick has been used on more modern estate style developments.

Hedging is also traditional, often used in combination with forecourt walling.

Timber lap fencing as a front enclosure in the street scene can be particularly alien and has a considerable adverse effect on the visual amenity of the area.

Where front enclosures have been removed this appears discordant, unfinished and ugly.

Open plan is not traditional to Cannington and looks distinctly out of place.

External Materials

All external materials should be complementary with the local village vernacular.

Materials found in Cannington include smooth sand and cement or roughcast render

Old Red Sandstone, roughly brought to course, with red sand mortar

Orange engineering bricks on Council Housing and red multi bricks on estates and infill's.

Traditional Roofing materials include slate or double Roman or Norfolk pantiles.

Materials on rural houses are often very simple and can be just one material.

The modern practice of the addition of multiplicity of disparate materials unrelated to the locality or the building to which they are being attached, is not readily evident in rural Cannington and is to be discouraged.

The simple rule is try to match the materials already on the property or in the street.

Correct combinations can in certain circumstances look effective e.g. stone and render. Brickwork can also be used with a rendered finish.

Traditional stone walls were never constructed next to brickwork walls and look very odd.

Footways and Cycleways

Comprehensive provision for pedestrians and cyclists should be integral to all overall layouts, along

with safe connections to the existing footway/cycleway network.

This should preferably be provided by raised segregated routes, away from the carriageway.

Such provision to be available for use before any buildings are occupied

Parking

There is a widely recognised shortage of on-street parking opportunities within village.

Demand greatly exceeds supply.

It is essential that all new developments are accompanied by on site provision in accordance with the parking standards specified by Sedgemoor District Council.

Where possible, such provision should be at the side of the new building or to the rear.

Rear parking courts can also be useful.

However lines of cars side by side in front of building line can have a particularly adverse effect on the rural street scene and will rarely be acceptable.

Trees

Cannington is blessed with belts of mature trees and extensive new planting areas in the areas surrounding the village and particularly in connection with the southern and western bypasses. Policies to protect these are listed elsewhere in the plan. However, within the built-up area of the village, tree cover is not so extensive and visual amenity is dictated by the size or prominent location of a few number of trees. It is essential that these limited special trees are protected and maintained and not removed from the streetscape. New developments within the village built up area will be required to include appropriate tree planting.

New developments on the periphery of Cannington should seek to enhance the rural setting of the village by including belts of new trees at focal points in their layouts. Such planting should preferably be directed to focal points of new Public Open Space which should dominate the development and not be consigned to an unused area in a remote corner of the site.

Conservation Area

All developments within the Cannington Conservation Area should respect the historic environment and the prevailing architectural styles and features found there, particularly the use of Old Red

Sandstone as the dominant building material and the widespread use of high natural stone boundary walls and enclosures. Open plan layouts, the urban styled buildings and plastic-coated materials could not be successfully integrated into this historic fabric.

Developers are strongly encouraged to consult the Cannington Conservation Area Appraisal (SDC) which sets out in detail the special character and qualities that have led to the statutory designation of this historic conservation area in the core of the village.

Listed Buildings

Cannington contains a number of fine listed buildings and these are the cornerstones that impart the specific historic character and local identity that is Cannington. Parties should always be guided by the statutory listing which sets out those features which, due to their historic importance, has led to the building being statutorily protected. There is the overwhelming presumption that such features and the historic fabric in general should be protected and preserved. Repairs to the historic fabric are to be encouraged.

Additional advice is available from Government documents in The National Planning Policy Framework and the superseded but still relevant Planning Policy Guidance Note No 5

Extensions to existing buildings

Where alterations and extensions are required to existing buildings, these should be complementary in style and subordinate in size and mass to the main building to which they will be attached. The extensions should follow the style and character of the original building and use matching materials

New buildings

In cases where new buildings are being inserted into an existing street scene, developers should take their design cues from the form, size, character and local features and materials that are found within the area. New buildings should seek to complement their neighbours and not seek to impose alien forms of development, or excessively sized buildings upon the prevailing pattern of housing.

The setting of the village within the wider landscape

This village of Cannington is surrounded by attractive rural landscapes of different character, and quality. New development within the three areas of rising and elevated land to the north, west and north west of the village would be highly detrimental to the setting of the village and the landscape

quality of the wider area and should be strictly controlled, as set out elsewhere in this plan. New development should be directed away from these environmentally sensitive areas and in particular skyline development.

In accommodating new development it is important for all residents that existing traditional views from within the village into the wider landscape beyond are retained and not obscured. Short views of surrounding fields and longer views of hills beyond are equally relevant and will need to be included within planning application details.

Any future developments on the periphery of the village must relate well to the countryside within which it will lie and not result in major earthmoving to create residential units on raised finished floor levels sitting above the surrounding countryside.

Abrupt demarcations caused by the urban fringe should be avoided and softened by extensive hedgerows generous landscaped belts of indigenous trees.

The following photographs seek to illustrate the principal aspects of the Design Guide.



Uninterrupted stretches of local natural stone (Old Red Sandstone) are found throughout the village and impart considerable character and local identity. These should be retained and repaired.



Timber fences are not traditional enclosures to village streets and are especially inappropriate at prominent locations immediately alongside busy main roads.



Simplicity is best.

One external material and roof type.

Using design features to create interest.



Shallow building line.

Varied eaves height and roof pitches.

Traditional external finish.



Good proportions, traditional external materials, complemented by rural features such as porch, bay windows and chimneys, all orientated to show the principle elevation to the street.



Rural villages like Cannington are low rise dominated by single and two-storey housing.

Urban forms of two and a half, three and four storey blocks would be wholly inappropriate alien features.