PUCKLECHURCH

Design Guidance and Codes

Final Report

August 2023

AECOM

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Quality information

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Revision History

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Contents

Introduction

01

Through the Department for Levelling Up, Housing and Communities (DLUHC) Neighbourhood Planning Programme led by Locality, AECOM was commissioned to provide design support to Pucklechurch Neighbourhood Plan Group and the Parish Coucil in support of the Pucklechurch Neighbourhood Plan. The support is intended to provide design guidance and codes based on the character and local qualities of the parish to help ensure future development, particularly forthcoming housing, coheres with and enhances Pucklechurch Parish.

1.1 About this document

The Design Codes are written in order to support the design aims of the Neighbourhood Plan. They support the main document by providing design guidance and codes for development in Pucklechurch.

The Design Codes do this by understanding the existing character of Pucklechurch and setting out the Pucklechurch Neighbourhood Plan Steering Group's analysis of character areas. The Design Code sets out codes and guidance for the whole of the parish, and for the identified character areas.

F.1

Figure 01: Steps undertaken to produce this document

F.2 **Figure 02:** Map showing the Pucklechurch Neighbourhood Area (source: Bing Maps)

1.2 Overview of Pucklechurch

Pucklechurch is a village and civil parish located in South Gloucestershire and approximately 11 miles northeast of Bristol sitting on the urban fringe. Also within the parish are the small settlements of Parkfield and Shortwood.

Being so close to the major city of Bristol means that Pucklechurch has the potential to be a well connected settlement. The nearby primary roads include the Avon Ring Road (A4174) and the M4 which connects the area with other large settlements including Swindon, Reading and London. Bristol Parkway is the closest major railway station which offers routes to London, Cardiff, Birmingham, Glasgow and SW England.

Pucklechurch is situated on a prominent landscape ridge that sits above Bristol and below the backdrop of the Cotswold escarpment. The earliest human activity in this area dates to the prehistoric period and evidence suggests it was inhabited during Roman times. It was a substantial Saxon settlement by the mid AD 900s, being situated on the edge of the Kingswood Forest, and according to the Anglo Saxon Chronicle, the site of a royal hunting lodge. Aside from scheduled monuments, there is an abundance of listed buildings, as well as the remains of industrial activity relating to coal mining and clay works.

The parish, which is predominantly Green Belt, is characterised by undulating fields with mature trees and hedgerows. It contains a mixture of land uses, including those for agricultural, equestrian, residential and industrial purposes. Other significant features including a landfill site, an underground reservoir, an industrial estate and HMP Ashfield. Residents have access to 3 pubs, 2 clubs, a recreation ground, 2 churches, a primary school, Spar, cafe and bakery.

Figure 03: View up Abson Road towards the village centre.

Figure 04: St Thomas a Becket Church and churchyard.

1.3 Signpost to other documents

National and local policy documents can provide valuable guidance on bringing about good design and the benefits accompanying it. Some are there to ensure adequate planning regulations are in place to ensure development is both fit for purpose and able to build sustainable, thriving communities. Other documents are more technical and offer specific design guidance which can inform design codes and masterplanning activities.

Applicants should refer to these key documents when planning future development in the Pucklechurch Neighbourhood Area. The following documents have informed the design guidance within this report.

NATIONAL LEVEL

2021 - National Planning Policy Framework

DLUHC

Development needs to consider national level planning policy guidance as set out in the National Planning Policy Framework (NPPF) and the National Planning Policy Guidance (NPPG). In particular, NPPF Chapter 12: Achieving well-designed places stresses the creation of high-quality buildings and places.

2021 - National Design Guide

DLUHC

The National Design Guide (Department for Levelling Up, Housing and Communities, 2021) illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice.

2020 - Building for a Healthy Life

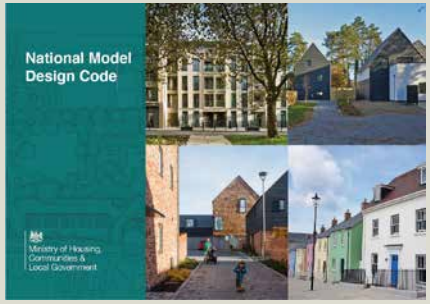
Homes England

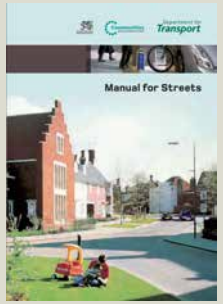
Building for a Healthy Life (BHL) is the new (2020) name for Building for Life, the government-endorsed industry standard for well-designed homes and neighbourhoods. The new name reflects the crucial role that the built environment has in promoting wellbeing. The BHL toolkit sets out principles to help guide discussions on planning applications and to help local planning authorities to assess the quality of proposed (and completed) developments, but can also provide useful prompts and questions for planning applicants to consider during the different stages of the design process.

2007 - Manual for Streets

Department for Transport

Development is expected to respond positively to the Manual for Streets, the Government's guidance on how to design, construct, adopt and maintain new and existing residential streets. It promotes streets and wider development that avoid car dominated layouts and promote active travel.





DISTRICT LEVEL

(2013) South Gloucestershire Core Strategy

South Gloucestershire Council

This document provides a high-level strategic plan for South Gloucestershire between the years 2006 – 2027. The plan sets out the development vision, spatial strategy and the policies needed to achieve sustainable development within the Core Strategy,

Pucklechurch is specified as an area safeguarded for economic development and making a significant contribution to the character and quality of the East Fringe of Bristol.

(2017) South Gloucestershire Policies, Sites and Places Plan

South Gloucestershire Council

The PSP Plan supports the Core Strategy and provides clearer, more specific policies with the aim to deliver sustainable communities, improve health and well-being, and mitigate and adapt to the impacts of climate change. Policies PSP1 – 5 set out an approach towards promoting high quality design that responds to its context, the distinctive assets of the district and creates 'sense of place' and civic pride.

(2007) The South Gloucestershire Design Checklist

This 'checklist' is taken into account as a material consideration by the Council as it provides additional planning guidance on design matters covered by the South Gloucestershire Local Plan.

(2014) Landscape Character Assessment Areas - Pucklechurch Ridge and Boyd Valley

The Landscape Character Assessment provides a statement of the existing character of the landscape of South Gloucestershire and its distinctive attributes and features; Pucklechurch is one of these areas. It provides guidance towards potential future changes including for built development.

This document is due to be updated in 2023.

(2021) Householder Design Guide

This householder design guide supplementary planning document (SPD) seeks to further clarify and expand on the design guidance and policy requirements set out under policy PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted 2017). The design guidance contained within this SPD will also help underpin the Council's policy on promoting local distinctiveness as set out within policy PSP1. This SPD also seeks to set out in more detail the relevant tools that will be used to assess the impact of any development proposal on the existing levels of residential amenity as required as part of the assessment of any scheme under policy PSP8.

1.4 How to use this document

The Design Guidelines will be a valuable tool in securing context-driven, high quality development within Pucklechurch. They will be used in different ways by different actors in the planning and development process.

What follows is a list of actors and how they will use the Design Guidelines:

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

Good design in Pucklechurch, including wide area codes

02

2. Good design in Pucklechurch, including area wide codes

This section outlines the positive physical, historic and contextual characteristics of Pucklechurch.

2.1 Historic character

Pucklechurch parish is rich in archaeological and historic assets, with everything from a Bronze Age barrow cemetery on Shortwood Hill, to a World War II barrage balloon depot. It was of national importance in the Anglo Saxon world, as a Royal administrative centre with a minster church. The Anglo Saxon Chronicle records that King Edmund was murdered here in AD 946.

There are 44 listed buildings across the parish including St. Thomas a Becket Church, as well as 3 scheduled monuments including the 19th century Brandy Bottom Colliery site.

Code

HC1: New development must avoid or fully mitigate any potential negative impact on Pucklechurch's heritage.

HC2: Timber fenestration on street addressing facades will be preferable in new developments.

HC3: Openings in the facades of new developments should consider or reflect the symmetry of existing buildings, especially within the historic centre of Pucklechurch.

HC4: New developments which are prominent and in proximity to historic assets should reflect the fine grained and street facing nature of the surrounding context.

Figure 05: St Thomas a Becket Church.

Figure 06: Glebe Cottage on Parkfield Road in Pucklechurch.

2.2 Attractive natural environment

Pucklechurch is set entirely with the Green Belt, which either surrounds or washes over each settlement - this has preserved the rural nature of the parish and its incredibly rich natural environment. There are several SNCI designated areas including ancient woodland at Shortwood, as well as areas of lowland meadow and mixed deciduous woodland, natural ponds and trees of veteran status. Areas of arable farmland and pasture are typically defined by hedgerows.

As well as this there is woodland scattered throughout the parish. Most of this is designated as deciduous woodland. The distinctive feature of deciduous woodlands is deciduous trees, which shed their leaves annually. As well as this, there is a small area of ancient woodland in the southwest of the parish next to the Coach House.

Residents of Pucklechurch have panoramic views across the ridge to the west and towards the edge of the Cotswolds Area of Outstanding National Beauty to the east.

Code

NE1: New development at the edge of the settlement must not impede the quality of the existing outward views to the South Gloucestershire countryside and the Cotswolds AONB. Please see the South Gloucestershire LCA (Area 6 Pucklechurch Ridge and Boyd Valley) for views both within and surrounding Pucklechurch that are already protected.

NE2: New development at the edge of the settlement must avoid hard boundary treatments such as railings or walls above eyeline at road edges.

NE3: New developments on the outskirts of the town should include green verges and must show consideration for appropriate landscaping, such as trees and hedgerows.

Figure 07: View towards the Cotswolds AONB.

Figure 08: Pucklechurch recreation ground.

2.3 Distinctive palette and design details

There is a large variety of architectural details and materials within the Neighbourhood Area. Architectural features are also rich and varied. Vertically proportioned sash and casement windows are most common in Pucklechurch. Future developments should seek to reflect this character by adhering to the following codes:

In pre-modern built stock, front doors are usually solid wood, painted in a variety of colours, and many with transom windows. Some historic buildings diverge from this, displaying unique period features. Another frequent architectural feature is the inclusion of decorative pargetting.

Services such as gutters are generally slim and understated, and do not detract from the facade of the buildings. The different materials of each settlement are shown on the next page:

Code

DD1: New developments should seek to reflect the existing outlined material palette across Pucklechurch.

DD2: Rooflines in new developments should generally reflect the surrounding roof angles.

DD3: Vertically articulated windows will be encouraged in Pucklechurch. Where dormer windows are included, they should be vertically aligned to the openings below.

DD4: New developments should seek to provide architectural interest where possible by including detailed features on facades.

F.9

Figure 09: Historic building in the Conservation Area with local Gloucester Stone brick walling.

Pucklechurch Village

The principal building stone of the village is the White and Blue Lias limestone. Roofs are often moderately pitched open gable form and either red, grey or black pantiles. However, in the Oaktree Avenue estate buildings have much more shallow Scandinavian style roofs, many of which have dormers.

Parkfield

Painted render is the most common material in the Parkfield area where most of the buildings are of a terraced typology. Roofs are often pitched with concrete tiles coloured grey and red. Dormer windows are also a common feature on the roofs of properties that provide views across the greenbelt.

Shortwood

Shortwood is predominantly made up of semi-detached properties facing onto the street using local Blue Lias Limestone and coloured render as building materials.

Code

DD5: Services such as gutters, security systems, and satellites should be designed unobtrusively where possible and should not detract from surrounding context.

DD6: Where colour is applied to a building facade, a muted tone should be used which takes reference from the existing colour palette.

DD7: When solar panels are applied to a structure, they should be unobtrusive as far as possible and should not detract from the surrounding street scene where possible.

DD8: Facade materials should be consistent with the greater area or need particular justification, non vernacular finishes will be discouraged.

Figure 10: One type of housing within the Oaktree Avenue area.

2.4 Connectivity

There are many roads and public rights of way that criss-cross the parish, including a national cycle route and the Community Forest Path. The M4 is a significant feature but there is no direct access either to or from it. The B4465 runs from the Avon Ring Road (A4174) to the centre of the village of Pucklechurch and then turns north towards Westerleigh. The Abson Road runs south from the centre and provides access to the A420 at Wick. The Feltham Road runs eastwards through Dyrham and Hinton to the A46 and provides access to M4 J18.

Pucklechurch makes the most of its rural setting by providing many public footpaths both into the countryside and towards the settlements of Shortwood and Parkfield. On the other hand, some of these routes are not usable in the winter months due to damp terrain. Pedestrian walkways adjacent to open plan gardens are a key design feature in the Oaktree Avenue 'Radburn estate' and prove green links throughout the neighbourhood.

Code

C1: When a new development involves the creation of new streets and routes, it must prioritise active transport by providing direct, safe, and attractive routes for pedestrians and cyclists.

C2: New developments should show consideration for wayfinding and signage in their design.

C3: Developments should faciliate direct routes to key places of travel such as towards bus stops and local amenities.

C4: New developments should be laid with a clear street hierarchy and facilitate multiple modes of transit.

Figure 11: Main node in the centre of Pucklechurch

Figure 12: Public footpath with grass verges on either side.

2.5 Built form

Pucklechurch has a variety of build forms spread throughout the different character areas. In the historic core there is a tight urban grain with mainly 2 storey terraced dwellings. This and the consistent setbacks create for a uniform and higher density feel to this part of the village. The terrace layout is also very common throughout the Oaktree Avenue which has a very distinctive radburn layout. On the other hand, places towards the edge of the village such as the Homefield Road estate is made up of single storey detached houses with front and back gardens which creates a much more open feel to the area.

Parkfield is almost exclusively made up of terrace housing that was originally designed as miners cottages. They heavily influence the streetscape of Parkfield and therefore it is important that any future development in the area reflects this existing massing and form.

Shortwood has a linear feel to it particularly along Main Road. Many of the buildings in this area are of a semi-detached typology.

Code

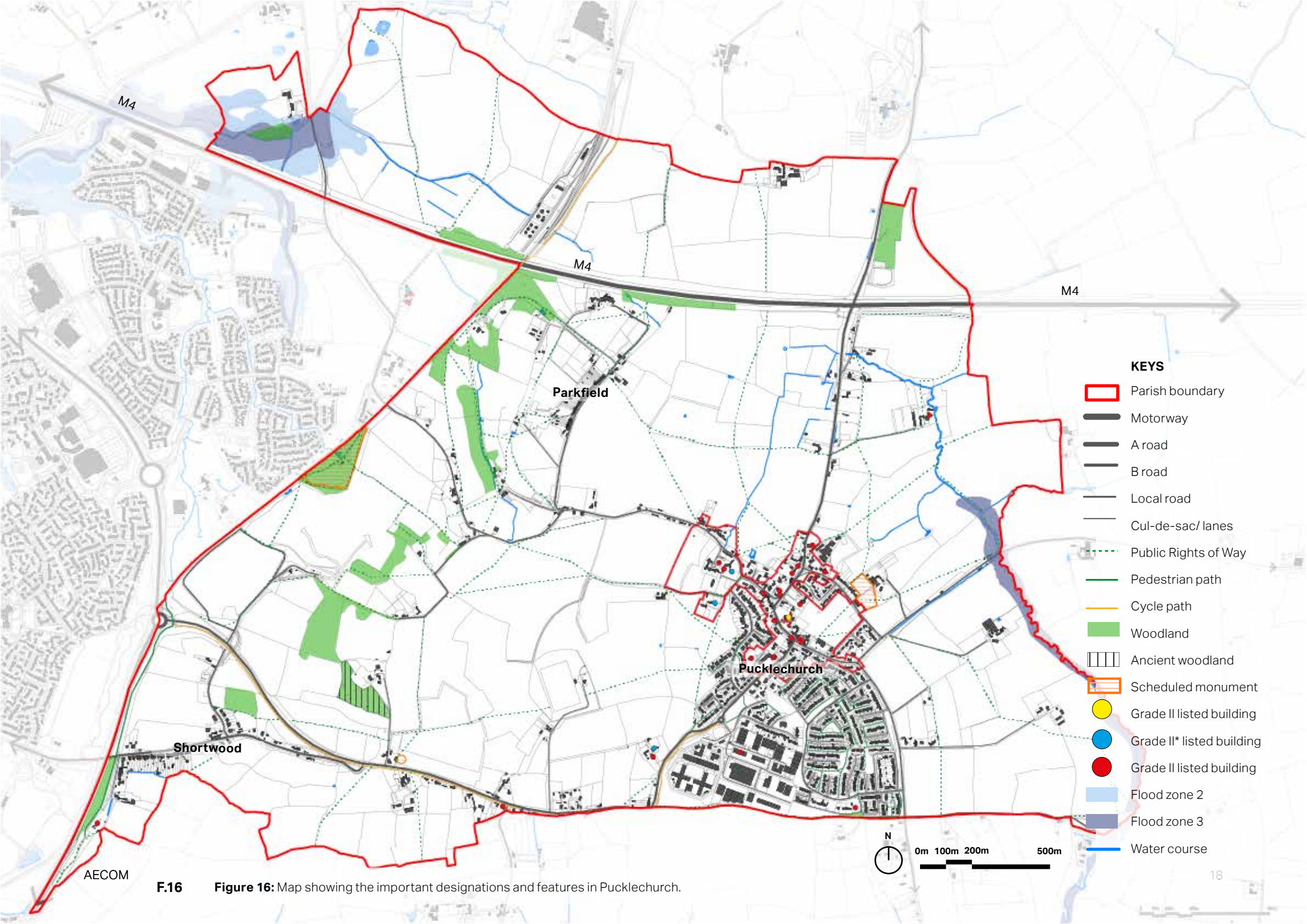
BF1: Any development within the parish should be in keeping with the build form surrounding the site that it is situated in.

BF2: Any development bordering the greenbelt should be no more than 2 storeys in height and have a form of green buffer where possible.

Figure 13: Large detached property towards the edge of Pucklechurch.

Figure 14: Higher density terrace houses in the Oaktree Avenue area.

Figure 15: SIngle storey detached dwelling example on Homefield Road.



F.16 **Figure 16:** Map showing the important designations and features in Pucklechurch.

Design guidance and codes for Pucklechurch's character areas

03

3. Design guidance and codes for Pucklechurch's character areas

This section provides design principles which are specific to the individual character areas demarcated across the parish of Pucklechurch. These codes aim to provide highly context specific guidance.

3.1 Introduction

The following section outlines a set of design codes that have been put together based on the distinct character areas of Pucklechurch.

These codes will aim to guide any changes or development within the Neighbourhood Area to ensure the local character is respected whilst still allowing space for innovation within the built environment.

The design codes are applied by area based on their relevance to the prominent features, opportunities, and issues of their associated character area.

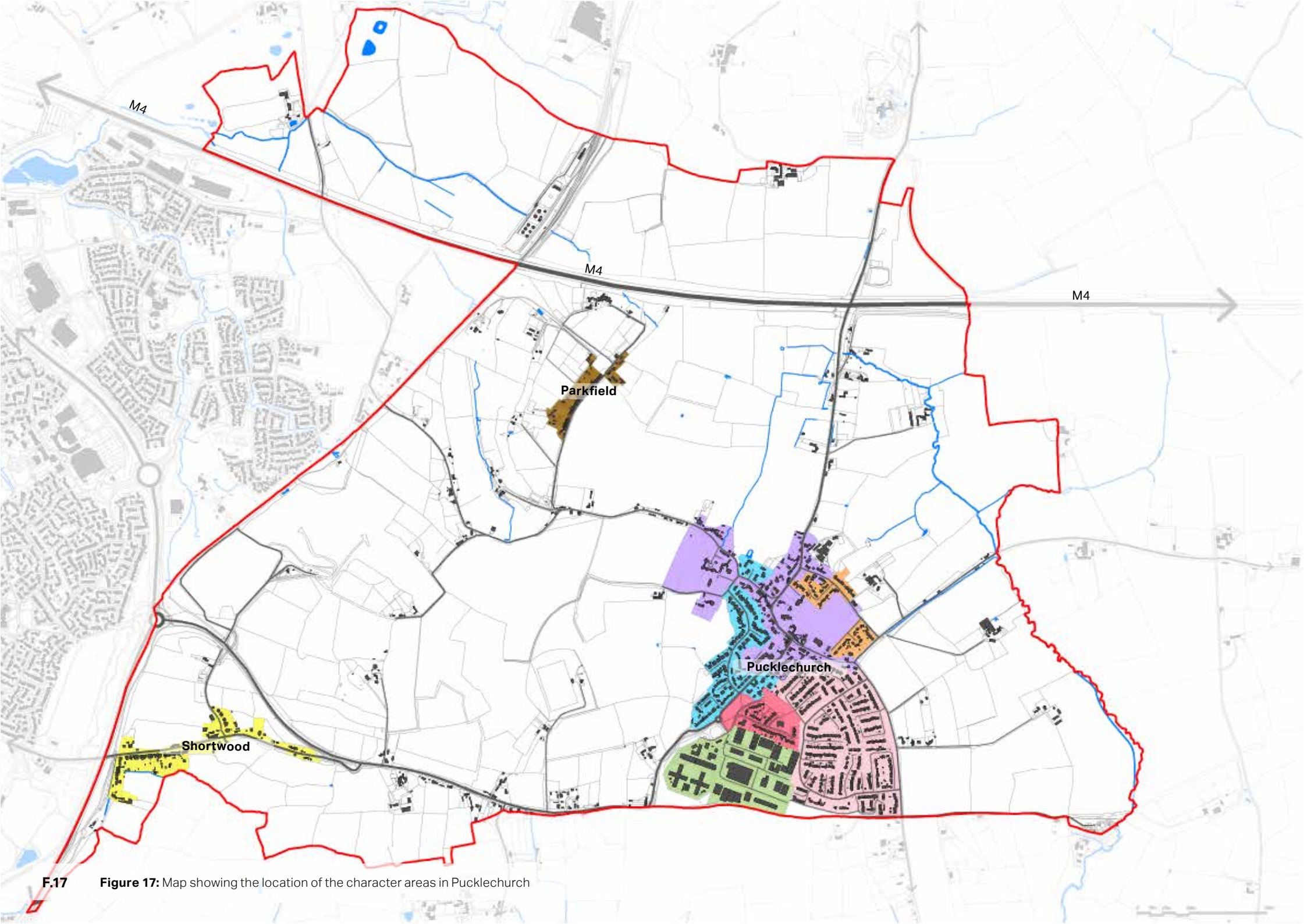
3.1.1 Character area codes

Overview

The character area codes are designed to provide specific guidance to areas within Pucklechurch. The specific guidance builds upon the general design codes outlined in the previous section and highlights guidelines that will both preserve and enhance the existing character of the area. These should be read jointly with the previous codes.

Applicants seeking to develop in these areas should refer to these sections when considering the street layout, placemaking and architectural features of new development.

The character area descriptions have been provided by members of the Pucklechurch community.



F.17 **Figure 17:** Map showing the location of the character areas in Pucklechurch

CA1: The Conservation Area

Introduction

The oldest remaining building in Pucklechurch is the St Thomas a Becket Church in the centre of the village, and historic maps suggest that the settlement has spread out since from that area. The Conservation area is centred around the central node, the church and the recreation ground. There is a Scheduled Monument that sits to the rear of Castle Road and is likely to be Iron Age. It was originally designated in 1975 as a way of safeguarding its special architectural and historic character. More information on the Conservation Area can be found in the 'Pucklechurch Conservation Area SPD' online.

Layout

The Conservation Area is mostly made up of buildings with little setbacks fronting onto the road in a linear style. It is centred on the church and the junction where Shortwood Road, Abson Road and Westerleigh Road all meet. The narrow, winding nature of the streets in the area creates an organic feel which makes the area feel distinctive.

Heights

Buildings in the Conservation Area are most commonly 2 storeys in height with relatively steeply pitched or gabled roofs. This allows for streets to not feel too enclosed on a pedestrian level and for trees to dominate the skyline, creating a rural feel to the village. There are a couple of buildings that are taller such as the Church tower and the former White Hart Inn which both create a focal point.

Figure 19: T junction with the vestige of a village green.

Figure 18: Lias Limestone walling in the centre of Pucklechurch.

Figure 20: Varying roofline along Castle Road.

Streets

The main roads within the Conservation Area are Shortwood Road, Abson Road, Westerleigh Road, Parkfield Road and Castle Road. These all meet outside the former White Hart Inn, and this is the centre of the village. For this reason, the main roads are typically quite busy within the Conservation Area.

The street is typically lined with narrow footpaths on either side of the road within the conservation area and buildings typically have short setbacks leading to active edges as well as a good level of natural surveillance.

Buildings

The principal building stone of the village is the White and Blue Lias limestone of the Lower Jurassic period and can be found used as both random rubble and squared, well coursed rubble. The use of brick tends to be limited to the 19th century buildings such as those along Parkfield Road and was probably sourced locally from Shortwood Brickworks.

Roofs are predominantly covered in natural clay pan tiles and double Romans although plain-tiles are occasionally used. Natural slate is infrequently used and tends to be limited to the higher status dwellings and 19th century properties.

There is a range of different window types in the Conservation Area reflecting the different periods and mix of properties in the area.


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Figure 21: Cottage with typical pitched roofs.

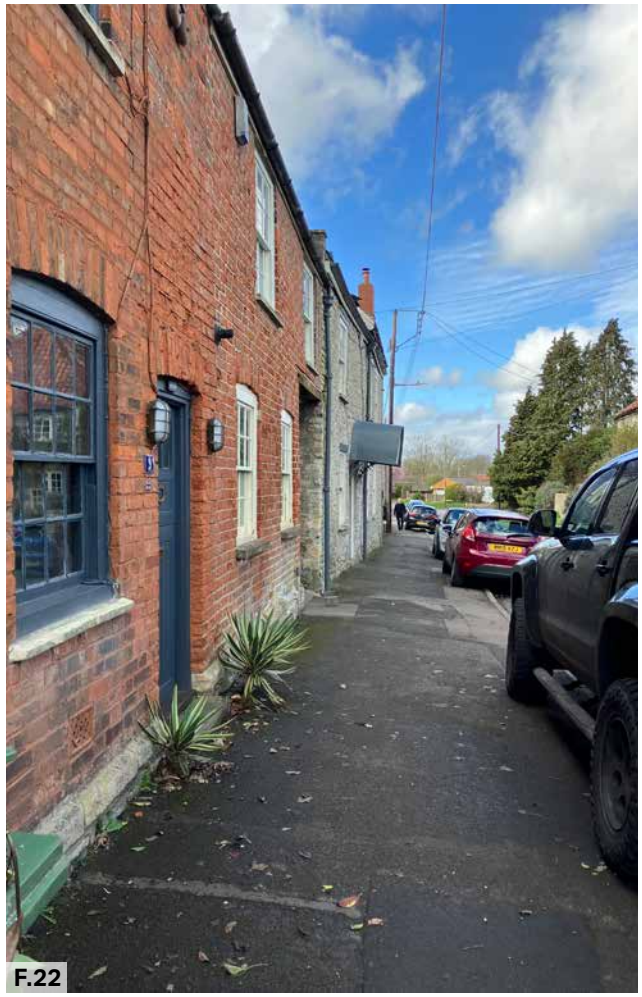
F.22

Figure 22: Red brick property on Parkfield Road.

Conservation Area Character Areas

The Pucklechurch Conservation Area Supplementary Planning Document by South Gloucestershire Council separates the area into 4 different character areas. These are: (1) Moat House and The Grey House; (2) Commercial Core - Abson Road and Shortwood Road; (3) Westerleigh Road, Parkfield Road and Castle Road; (4) The Recreation Ground. For in depth analysis of these character areas please see the Pucklechurch Conservation Area Supplementary Planning Document online via: https://consultations.southglos.gov.uk/connect.ti/Pucklechurch_Conservation/consultationHome.

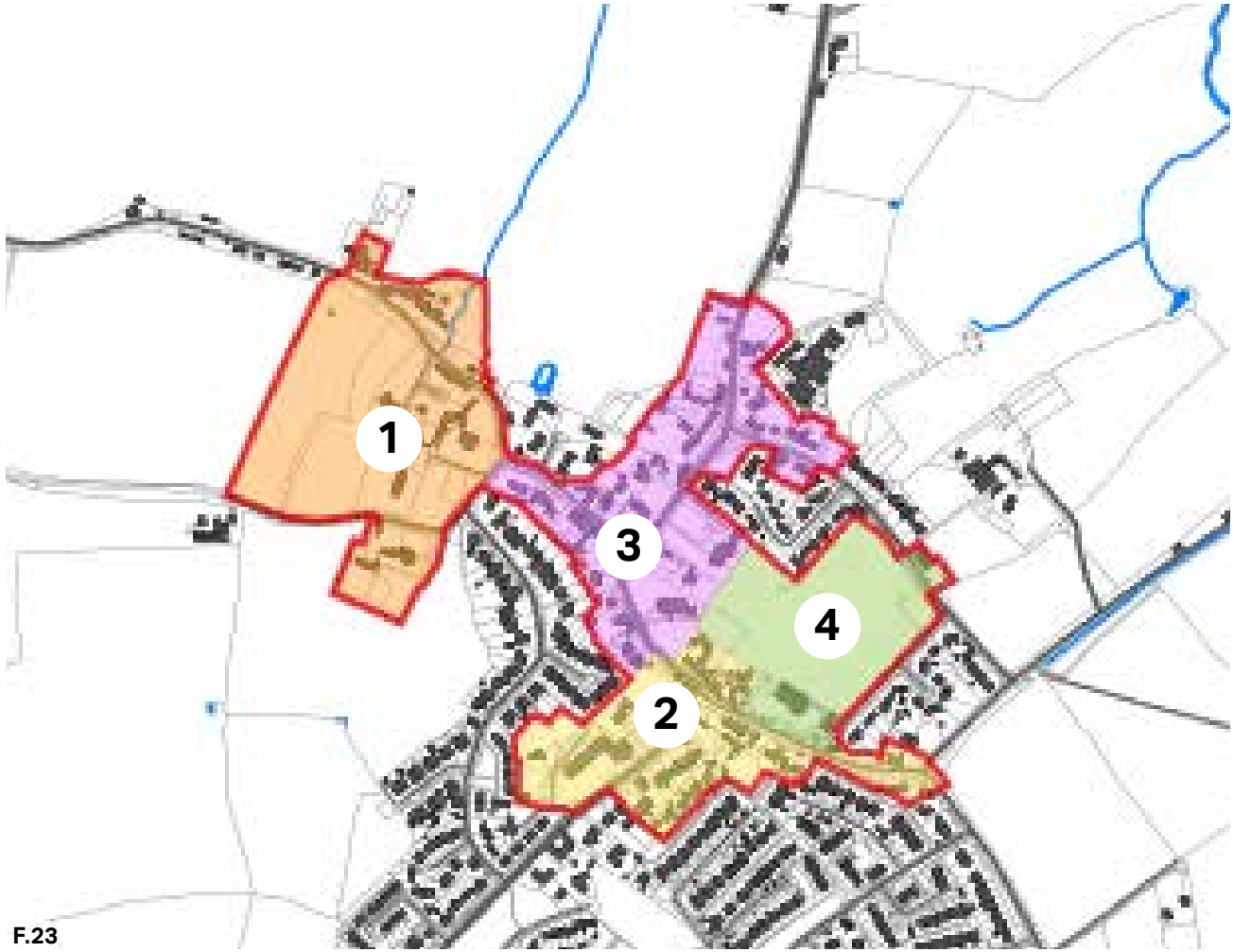

Figure 23: Map showing the distinct character areas within the Conservation Area as identified in the Pucklechurch Conservation Area Supplementary Planning Document.

Figure 24: Grade II listed building on Westerleigh Road.

Figure 25: St Thomas a Becket Church.

CA1: Conservation Area Codes

Code	Rationale	Implementation
CA1.1 Consider immediate context	*The Conservation Area core acts as a focal point for Pucklechurch, the area is rich in built heritage and is successful in relaying the area's historic context.*	• New development must demonstrate an understanding of immediate context and design proposals must respect the existing historic character and listed buildings of the area. The new development on Shortwood Road is a poor example of this.
CA1.2 Views and sight lines	*The landmarks and historic assets of the Conservation Area help to assist in creating memorable routes, allowing users to orient themselves.*	• New development must be positioned in a way to retain and enhance valuable sight lines through the area. • Proposals must respect the prominence of nearby landmarks.
CA1.3 Enclosure and building line	*The Conservation Area is made up of fine grain development with a continuous building line. This creates a sense of enclosure and dictates a direction of flow through the area.*	• Generally, façades should face the street and reinforce the existing building line. • New developments should have subtle variations to improve visual interest but follow the building line.
CA1.6 Scale and massing	*Buildings are often clustered close together with small or no gardens in areas.*	• Scale and massing should be informed by adjacent and nearby plots.

Code	Rationale	Implementation
CA1.4 Materials and architectural detail	*The Conservation Area core benefits from a sense of architectural unity and cohesion due the established material palette.*	• New development should provide a sympathetic response to the existing character and architectural details. • New development should utilise the traditional materials, red brick, stone or white render, which contribute to the local vernacular. • Rooflines should be pitched with the use of traditional pantiles and slates. Windows should be sash on facades or dormer on rooflines.
CA1.5 Windows and doors	*The Conservation Area core has a restrained language of architectural detail. This is evident across the fenestration of conservation area buildings.*	• New developments should have high quality fenestration, UPVC should be discouraged on street facing elements. • Fenestration on new developments should show consideration for rhythm and layout, potentially taking reference from surrounding context.
CA1.6 Shop front design	*Pucklechurch is an area with various retail spaces and therefore shop fronts should often be enhanced or protected in order to retain the character of the area.*	• The design of shop fronts should take account of rhythm and character of the street such as the width of building, the horizontal or vertical emphasis, the variety of style and architecture of the building itself.

Figure 26: Typical street scene within the Conservation Area.

Figure 27: Telephone box within the Conservation Area.

Code	Rationale	Implementation
CA1.7 Density and Build Form	*The Conservation Area core has a relatively higher density compared to the other parts of the parish, with tight plots which front directly onto the road. However in the outer parts of the Conservation Area the density is lower and the build form is of a much larger urban grain. It is important that this density and form is repeated within any new development in the Conservation Area in order to preserve the local character.*	• New development should replicate the existing density of approximately 15dph in the Conservation Core and 10dph towards the edge of the settlement. • New development should incorporate suitable build forms and typologies for the density and the character of the area that it is in. For example, semi-detached 2 storey houses with short setbacks would be expected in the case of any development in the core of the Conservation Area.

CA2: The Homefield Road area

Introduction

The Homefield Road estate is a part of the village that is characterised by low density bungalow housing. The lower density and heights allow for Pucklechurch to step-down in overall scale, which is respectful to the surrounding countryside. Front gardens and the low density of the character area create an open plan suburban feel to the street which is welcoming to the pedestrian. As well as this there are 2 small cul-de-sac areas and the houses that run along the top of Shortwood Road.

Figure 28: Streetscape on Homesfield Road.

Figure 29: Open plan suburban streetscape.

Layout

Homefield Road runs from Kings Lane to Shortwood Road and has an open feel to it which is created by wide roads and generous front gardens for the bungalows within the estate. There are also a couple of infill cul-de-sac developments, one example being Poplar Drive.

The building line along Shortwood Road is relatively consistent with buildings fronting onto the street creating a linear feel.

Heights

The majority of the buildings in the character area are bungalows and most of these are within the Homefield Road estate. There are some 2 storey properties however these are closer to the centre of the village, with the bungalows creating a soft boundary with the countryside. Given the ageing population of Pucklechurch, it is positive that the village has a good number of bungalows that allow people to have more accessable housing. However the often generous size of many of these bungalows means they often do not provide an opportunity for downsizing.

Figure 30: Example of a typical bungalow in the area with on-plot car parking.

Streets

There are three different types of roads within the character area. Firstly, there is Shortwood Road which is one of the primary through roads in the parish and therefore is wide and dominated by traffic, however the grass verge and green space opposite somewhat soften an otherwise harsh urban environment.

Homefield Road connects Shortwood Road with Kings Lane and has an open plan suburban feel to it. This feeling is created by the wide roads, wide pavements, and generous front gardens.

Finally, there are a few examples of infill cul-de-sac developments that have happened over time. This is something that is typical in British villages.

Buildings

As before mentioned, the most common building typology within the character area is the bungalow however there are some 2 storey detached houses that are found within the infill cul-de-sac developments and facing onto Shortwood Road.

Typical building materials include: yellow stone brick, red brick, lightly coloured render, weatherboarding and dark coloured modern tiles.


F.31

Figure 31: The 2 storey housing down Queens Road.


F.32

Figure 32: Car parking solution in the local area.


F.33

Figure 33: Grass verge between properties and the road.

Figure 34: Bungalows facing onto Shortwood Road.

Figure 35: Designated local green space opposite the exit of Homefield Road onto Shortwood Road.

CA2 Homefield Road area codes

Code	Rationale	Implementation
CA2.1 Form and massing	*The Homefield Road area is made up of large plots with generously spaced buildings. Generally rooflines are of shallow pitch and do not rise above two storeys in height.*	• The scale and pitch of the roof should reflect the surrounding roofscapes. • New dwellings should be laid out in a manner which reflects the surrounding typologies.
CA2.2 Density	*CA2 is of low density with generous spacing in-between buildings.*	• New developments should respect the surrounding density, higher densities will not be accepted.
CA2.3 Rural character	*The informal and open layout of the area generates a distinct charm and contributes to placemaking.*	• New developments should have subtle variations in frontage and large setbacks to retain rural character.
CA2.4 Connection to landscape	*The area is defined by its relationship to the surrounding landscape, which is enriched by broad views and soft planted boundary treatments.*	• New development must be positioned in a way to retain and enhance valuable sight lines through the area. Given this, 2 storey development should be within the development and not on the edge. • New developments should have low and natural boundary treatments such as trees and hedges.

Code	Rationale	Implementation
CA2.5 Boundary treatment	*CA2 benefits from architectural unity and cohesion due the established material palette and a restrained language of architectural detail.*	• New development should provide a sympathetic response to the existing character and architectural details. • New development should utilise the traditional materials, red brick or white render, which contribute to the local vernacular. • Rooflines should be pitched with the use of traditional pantiles. Windows should be sash on façades or dormer on rooflines.
CA2.6 Green approaches	*The Homefield Road area acts as one of the arrival points for Pucklechurch. The area's green and open landscape contribute to the rural atmosphere on approach to the village.*	• New developments should not overwhelm the green and open nature of the area. • New development must not impede views outwards to the surrounding landscape.
CA2.7 Density and Build Form	*The Homefield Road area has an open feel to it with low building heights and density. This creates a more rural feel which is important as the village phases out towards the countryside.*	• New development should replicate the existing density of approximately 15dph and replicated the build form of the existing buildings surrounding it.

Figure 36: Generous footpath lining either side of Homefield Road.

Figure 37: Overspilling car parking in the area.

CA3: Oaktree Avenue area

Introduction

Originally Pucklechurch Gardens Estate mostly built in the mid-late 1960s, comprising of 'chalet style' semi-detached houses and rows of terraced housing, with open plan gardens and pedestrian walkways to the front, and access roads, garages and parking to the rear. It incorporates some housing originally associated with the RAF base and prison. In part the estate sits alongside the industrial estate as well as the edge of the Conservation Area and an ancient green way.

This is a 'Radburn' style development which separates pedestrian and vehicle traffic to create a safer living environment. Oaktree Avenue is the main arterial road which provides access to a series of cul-de-sacs and the rear of each of the properties that sit along them.

Figure 38: Green corridors at the front of properties in the Oaktree Avenue area.

Layout

Oaktree Avenue itself is a loop road that adjoins with Abson Road. The Radburn style development means that coming off Oaktree Avenue is a series of cul-de-sacs which are service and parking roads at the back of properties.

The area is well connected by a network of footpaths that are set in green spaces out the front of properties. This encourages active travel throughout the character area and even those who live in the far south of the area have easy walkable access to the village centre.

Heights

Building within the Oaktree Avenue area are typically 2 storeys in height, however in the 2 recent developments there are 3 storey apartments. As well as this, dormer extensions are very popular within the character area.

Figure 39: Typical dormer extension seen in the area.

Public realm

There are green networks and walkways that create a pleasant space in front of properties that encourages active transport and unplanned play. Oaktree Avenue also has lots of mature trees and green planted areas alongside the road, some of which are designated. On the other hand, there are the backs of properties where the public realm is dominated by on street car parking and storage of sorts.

Oaktree Avenue itself is quite a wide road that has pavement on either side to aid pedestrian movement.

Buildings

There is a mixture of designs in the Oaktree Avenue area with most of the properties being either terraced or semi-detached. Roofs are shallow pitched, and dormers are frequent. Typical materials in the area include red brick, yellow brick, hung tiles, weatherboarding, and light colours of render.

Figure 40: Recently developed 3 storey flats.

Figure 42: Parking and servicing area in the radburn estate.

Figure 41: Parking and waste storage in roads at the back of properties.

Figure 43: Pocket park in the Oaktree Avenue area.

Figure 44: Newly developed terrace properties on Oaktree Avenue.

Figure 45: Image showing the topography of the character area.

CA3 Oaktree Avenue area codes

Code	Rationale	Implementation
CA3.1 Housing mix and variety	*The Oaktree Avenue area is defined by its rich variety in building form, style, scale, and typology. Dwellings are a mix of terraced houses and semi detached scandinavian style homes.*	• New development proposals should provide a variety of house types, sizes, and tenures to support the area's architectural variety. • Building form and style should be varied by design to reflect the current juxtaposition of building types in the area.
CA3.2 Frontage	*Dwellings within the Oaktree Avenue area sometimes do not create an active frontage, which should be avoided in future developments.*	• New development proposals should be oriented toward the street edge to produce active frontages and create passive surveillance.
CA3.3 Connection and permeability	*The Oaktree Avenue estate benefits from an extensive footpath network. However, there is a poor bus service at the moment.*	• Where possible, given the local topography and existing road infrastructure, new developments should encourage active modes of transport such as walking and cycling by facilitating direct connections along desire lines. Appropriate pedestrian and cycle infrastructure must be included.

Code	Rationale	Implementation
CA3.4 Parking	*Congestion and vehicular clutter due to parking has become an issue in the Oaktree Avuenue area, particulary at the back of properties.*	• New developments should provide visually attractive on-plot parking allocation in line with the SGC parking standards.
CA3.5 Boundary treatment	*Boundary treatment in the area contributes to a green and open atmosphere.*	• Boundary treatments in new developments should include planting such as trees and hedges, as well as green verges. • Elements such as high walls and railings should be avoided.
CA3.6 Front gardens	*Planted front gardens help to maintain the suburban feel of the Oaktree Avenue area.*	• New development should incorporate an open plan garden to the front garden that is not dominated by car parking.
CA3.7 Density and Build Form	*The Oaktree Avenue estate has the highest density of the character areas at approximately 45dph. This is partly down to the radburn layout which is backed up by more recent development which reaches 3 storeys in height. The area still manages to provide a good amount of green space despite this higher density.*	• New development should replicate the existing density of approximately 25dph to satisfy the housing need in the area. • While a higher density is achievable in this area, it should be in keeping with the existing style of the buildings surrounding it in order to not take away from the character of the street scene.

Figure 46: Public footpath linking the area with the rest of the village.

Figure 47: Public footpath on the perimeter of the development.

CA4: Industrial Estate

Introduction

The industrial part of Pucklechurch is located in the south west of the settlement. Within the industrial estate there is a historic balloon shed where balloons were made and stored during the second world war.

Also within the character area is HM Ashfield Prison which is a Category C male training prison.

Layout

Blocks are typically larger in the Industrial Estate compared to the other character areas because of the size of the buildings within them. Warehouse buildings are set back from the internal roads within the estate with large parking courts and delivery bays either at the front or at the side of the building.

Heights

The industrial and prison buildings are on average taller than the rest of the buildings in the village, ranging between 2 and 4 storeys. This is to satisfy the needs of the uses of the particular buildings.

Streets

Roads are typically quite wide in this area, to allow for large heavy vehicles such as lorries to pass. The widest part of which is the entrance to both the industrial and the prison. They will need access for both supply and sometimes the delivery of stock.

Buildings

Buildings within the industrial area are often large and well set back from the street allowing for parking and delivery space. In terms of building style there is no real consistency industrial estate. They vary in size and style depending on the use of the building. Materials vary from yellow brick with white render to metal and cladding and this likewise is dependent on the use that the building was built for.

F.48

Figure 48: Historic balloon shed.

F.49

Figure 49: The Prison and car park.

CA4 Industrial Estate area codes

Code	Rationale	Implementation
G.1 Height and roofline	*The Industrial areas on the outskirts of Pucklechurch are both characterised by the nature of their use. Buildings in these areas do not reach higher than four storeys and have large footprints with generous spacing in-between.*	• New development proposals in these areas should reflect the existing typology and roofline and avoid overwhelming the rural scale of Pucklechurch, for example, by introducing tall or obtrusive industrial units.
G.2 Boundary treatment	*CA4 benefits from mature planted boundary treatments consisting of trees and hedgerows. This acts to screen the industrial buildings from the road as well as adding to biodiversity net gain via habitat creation.*	• New developments should have well considered boundary treatments which are visually attracted and screen industry from sight lines. This protects the rural character of the area.
G.3 Car parking	*Industrial units generate high volumes of traffic congestion and are required to be accessible to heavy goods vehicles.*	• New development proposals should provide sufficient parking and vehicular access to each unit, preventing on-street parking and vehicular clutter on nearby streets, or HGV movements on inappropriately narrow roads. • Parking should be to the rear or side of building where possible.

CA5: Parkfield

Introduction

Parkfield is located northwest of Pucklechurch towards the edge of the parish, close to the M4. It was originally built as a mining settlement for Parkfield colliery. The area has a rural feel to it. This is down to the appropriate scale of the built environment and views towards the countryside.

It is made up of a line of houses at the top of Coxgrove Hill leading on to a short stretch of north-south Roman road.

Figure 50: View from houses towards the open countryside in the Parkfield area.

Figure 51: 2 storey housing with roof dormers in the Parkfield area.

Layout

Properties line one side of Parkfield Road with views over the facing farmland. There is a linear feel to the area as there is a consistent set back and building line.

The cottages in Parkfield were built to house a 19th century mining community and do not therefore benefit from private parking amenities. As a result of this there is parking clutter on the side of the road.

Heights

Buildings are typically 2 storeys in height with steeply pitched roofs. This has allowed for loft conversions throughout the settlement and as a result, dormers and skylights are visible from the street level.

This settlement is washed over by the Green Belt with panoramic views to the rear. Many have been extended to the rear to provide additional living accommodation. The heights of the built environment are respectful to the surrounding countryside and allow the trees to dominate the skyline.

Figure 52: On-street car parking on Parkfield Rank.

Streets

Parkfield Road is the main road within the character area and has most of the buildings lining it in a linear style. Parkfield Road also provides access to other settlements via Coxgrove Hill which further along becomes Roman Road. The street scene suffers from cluttered parking and there is only pavement on one side of the road. This makes pedestrian movement in the area dangerous and challenging.

Buildings

Flat faced terraces with front porches are the prominent building typology in Parkfield. Buildings have steeply pitched roofs which provide space for possible roof conversions if the owner wants to do so. Typical building materials include pebble dash and painted render.

Many of these properties have been extended to the rear to provide additional living accommodation.

Figure 53: Car parking dominating the streetscape on Parkfield Rank.

Figure 54: Consistent building line with a wide colour pallete.

CA5 Parkfield area codes

Code	Rationale	Implementation
CA5.1 Setback and building line	*Dwellings in the Parkfield area are generally two storeys in height with a prominence of semi-detached and terrace dwellings which follow a linear development pattern. This creates an overall sense of harmony and cohesion.*	• New development proposals should appropriately reference the height and typology of adjoining dwellings, not exceeding two storeys.
CA5.2 Parking	*Congestion and vehicular clutter due to parking could become an issue in the Parkfield area.*	• New developments should provide on-plot parking allocation for all new developments, preferably to the side of dwellings and in line with SGC parking standards. • Developments of multiple dwellings should include visitor parking spaces as per SGC parking standards.
CA5.3 Housing mix and variety	*The Parkfield area is defined by its uniform building line created by the terraced layout of cottages.*	• Backland development should be avoided in the Parkfield area as it will both create accessability problems and detract from the street scene.
CA5.4 Density and Build Form	*The cottages in Parkfield are tightly packed in a terraced typology which leads to a relatively high building density in the area. The buildings are all 2 storeys in height and have a fine urban grain which creates a uniform roofline facing onto the greenbelt.*	• Any future housing development in Parkfield should be of approximately 25 dph and conform with the existing massing in the area.

CA6: Shortwood

Figure 55: Streetscape on Shortwood Hill.

Introduction

Shortwood is located west of Pucklechurch sitting lower in the landscape topography against Pucklechurch ridge opposite Emerson's Green and Mangotsfield. This makes the area susceptible to high levels of traffic at peak times of day. The settlement is predominantly made up of residential uses, surrounded by arable farmland. Despite Shortwood being a small settlement, it has its own public house (The Bridge Inn) which is well used by the local community. As well as this there are several farm buildings on the outskirts of the settlement.

Layout

The development in Shortwood had organically occurred over time along Shortwood Hill/Main Road and Cattybrook Road. Buildings line this road in a linear manner, allowing for natural surveillance on along the streets. Many properties have uninterrupted views of the open countryside to the rear, however Main Road has buildings on either side which obstructs views towards the same countryside from the street.

Figure 56: Traffic calming measure in the Shortwood area.

Heights

Buildings in Shortwood are almost exclusively 2 storeys in height (some have roof extensions and window dormers), however the changes in topography within the settlement creates breaks in the roofline, adding interest to the streetscape.

The relatively low building heights allow for the trees surrounding to dominate the skyline of the area.

Figure 57: Gloucester stone semi-detached house.

Streets

The roads in Shortwood are narrow which encourages slower traffic movement. Traffic priority junctions have also been put in place to slow traffic movement even further. This, the generous pavements, and the presence of vegetation create a street scene which is welcoming and safe for pedestrians. On-plot car parking keeps the roads in Shortwood tidy.

At the lower end of Shortwood there is on-street car parking

Buildings

Buildings in Shortwood are most of the time, flat facing, semi-detached and 2 storeys in height. Building materials include local Gloucester stone, white render, pebble dash and red clay pantiles.

Buildings are well set back from the road allowing for on-plot parking which prevents clutter on the street, however it has been at the expense of front gardens and hedges.

Figure 58: Example of the views towards the countryside from the bottom of Main Road.

Figure 59: The Bridge Inn.

F.60

Figure 60: The entrance to the village from the top of Shortwood Hill.

CA6 Shortwood area codes

Code	Rationale	Implementation
CA6.1 Mobility	*The Shortwood area is located close to Bristol. Mobility looks to improve connections by making them safer and more attractive to create direct and memorable routes.*	• New developments in this area should seek to improve mobility towards Pucklechurch as well as to Bristol. • Active transport, such as pedestrian and cycling infrastructure should be prioritised.
CA6.2 Material and detail	*The CA6 area uses materials that are that are specific to the area such as Gloucestershire stone and painted render.*	• New development should seek to reference the material palette of neighbouring properties to strengthen the sense of a cohesive local material palette.
CA6.3 Parking	*The Shortwood housing area is characterised by winding and narrow roadways which are not capable of supporting on-street parking which leads to congestion.*	• New developments should provide visually attractive on-plot parking allocation in line with the SGC parking standards. • Developments of multiple dwellings must include visitor parking spaces in line with SGC parking standards.
CA6.4 Density and Build Form	*Shortwood is washed over by the greenbelt and therefore has a very rural feel to it which is supported by the low density. This is created by gaps between buildings as well as large plots with front and rear gardens.*	• Any housing development in Shortwood should not go over 10dph in density, be respectful to the surrounding build form and not be obtuse in relation to the greenbelt.

Code	Rationale	Implementation
CA6.5 Views and green gap	*The Shortwood area is defined by its location on the parish's fringe and the fact that it is washed over by the greenbelt which has prevented urban sprawl. This is achieved through its layout which allows for viewpoints to the predominantly agricultural countryside.*	• New development proposals should ensure that setbacks and distances between buildings are sufficient to allow for views through the development. • New development proposals should avoid blocking existing outward views into the countryside.
CA6.6 Accessible and attractive footpath network/ access to the countryside	*Shortwood is the gateway between Pucklechurch, Bristol and the countryside. Therefore it is important that the people are provided with routes into the countryside to enjoy the surrounding natural beauty.*	• Where possible, new proposed footpaths should link up green spaces and the ancient woodlands to create a network of green walking routes and promote biodiversity. • Strategically placed signposts can assist pedestrians and cyclists with orientation and increase awareness of publicly accessible paths beyond the parish.
CA6.7 Biodiversity	*Any development in the CA6 area could have a negative impact on biodiversity and therefore should be protected.*	• Gardens and boundary treatments should be designed to allow the movement of wildlife and provide habitat for local species. For that reason, rich vegetation and plantation is suggested.

CA7: Hill View Road, Castle Road and Lansdown Road area

Introduction

This area is largely characterised by post-war social housing development with some significant listed buildings. Part of this area is incorporated into the Conservation area and covered by the SPD. The area benefits from long range views across open countryside towards the Cotswold Edge.

Layout

The typical street layout in the character area is of a cul-de-sac typology. As well as this, frontages face onto the street which allows for active edges and natural surveillance.

Heights

All of the buildings in the character area are 2 storeys in height which allows the trees in the park to dominate the skyline.

Streets

There are generous street widths which creates and open feel to the streetscape. While some properties have on-plot car parking, there are still issues with on-street car parking causing clutter in the area.

Buildings

Buildings are typically semi-detached, flat faced 2 storey houses and the most common roof style in the area is the pitched roof. Common building materials include yellow brick, light colours of render and lightly coloured pebble dash.

Many properties in Lansdown Rd were improved with yellow brick facing. The building density in the area is about 20dph.

Design Codes

For the codes applicable to this area please see the area wide codes in Chapter 2.

Figure 61: Semi-detached houses with pitched roofs in the character area.

Figure 62: View from the top of Lansdown Road.

CA8: St Aldams Drive area

Introduction

In the centre of Pucklechurch bordering the industrial estate is St Aldams Drive which is a residential estate. Much of the character area is bordered by green spaces which as well as being a nice area to get outside for a short walk, add a softness to the urban environment. The village Sport & Social Club which is well used by the community is also located on St Aldams Drive.

Layout

St Aldams Drive has a cul-de-sac style layout however there is onward pedestrian connectivity towards the Oaktree Avenue area. This means that the roads are less busy with cars and the streetscape has more of a tranquil feel about it.

Heights

All of the buildings within the area are 2 storeys in height and the majority of them have pitched roofs which has led to a uniform roofline, particularly down Aldams Drive where houses are semi-detached.

Streets

Streets in the character area are typically narrow with pavement on one or both sides. St Aldams does suffer from street clutter as a result of a lot of on-street car parking.

Buildings

Buildings are typically 2 storey semi-detached houses that front onto the road, providing natural surveillance to the surrounding area. Typical materials include red brick, weatherboarding and brown tiles. The building density in the area is about 20dph.

Design Codes

For the codes applicable to this area please see the area wide codes in Chapter 2.

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Figure 63: The village Sports and Social Club.

F.64

Figure 64: Typical streetscape in the St Aldams Drive area.


Checklist
04

4.1 Checklist

Because the design guidelines and codes in this chapter cannot cover all design eventualities, this section provides a number of questions based on established good practice against which design proposals in Pucklechurch 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 questions are for the parish council to use to help ensure that good design practice is followed by developers.

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 all proposals.

These are listed under 'General design guidelines for new development'. Following these ideas and principles, a number of questions are listed for more specific topics.

1

General design guidelines for new development:

- Integrate with existing paths, streets, circulation networks and patterns of activity;
- Reinforce or enhance the established settlement character of streets, greens, and other spaces;
- Harmonise and enhance existing settlement in terms of physical form, architecture and land use;
- Relate well to local topography and landscape features, including prominent ridge lines and long-distance views;
- Reflect, respect, and reinforce local architecture and historic distinctiveness;
- Retain and incorporate important existing features into the development;
- Respect surrounding buildings in terms of scale, height, form and massing;
- Adopt contextually appropriate materials and details;
- Provide adequate open space for the development in terms of both quantity and quality;
- Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;
- Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other;
- Positively integrate energy efficient technologies;
- 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;
- Ensure that places are designed with management, maintenance and the upkeep of utilities in mind; and
- Seek to implement passive environmental design principles by, firstly, considering how the site layout can optimise beneficial solar gain and reduce energy demands (e.g. insulation), before specification of energy efficient building services and finally incorporate renewable energy sources.

2

Local green spaces, views & character:

- 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?
- Is there opportunity to increase the local area biodiversity?
- Has the proposal been considered within its wider physical context?
- Has the impact on the landscape quality of the area been taken into account?
- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?

3

Building line, access and boundary treatment:

- What are the characteristics of the building line?
- How has the building line been respected in the proposals?
- Has the appropriateness of the boundary treatments been considered in the context of the site?
- What is the arrival point, how is it designed?
- Does the proposal maintain or enhance the existing gaps between settlements?
- Does the proposal affect or change the setting of a listed building or listed landscape?
- Is the landscaping to be hard or soft?

4

Street grid and layout:

- Does it favour accessibility and connectivity? 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?

5

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?
- Will the roof structure be capable of supporting a photovoltaic or solar thermal array either now, or in the future?
- Will the inclusion of roof mounted renewable technologies be an issue from a visual or planning perspective? If so, can they be screened from view, being careful not to cause over shading?

6

Building materials & surface treatment:

- What is the distinctive material in the area?
- Does the proposed material harmonise with the local materials?
- 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?
- Are recycled materials, or those with high recycled content proposed?
- Has the embodied carbon of the materials been considered and are there options which can reduce the embodied carbon of the design? For example, wood structures and concrete alternatives.
- Can the proposed materials be locally and/or responsibly sourced? E.g. FSC timber, or certified under BES 6001, ISO 14001 Environmental Management Systems?

7

Buildings layout and grouping:

- Subject to topography and the clustering of existing buildings, are new buildings oriented to incorporate passive solar design principles, with, for example, one of the main glazed elevations within 30° due south, whilst also minimising overheating risk?
- Can buildings with complementary energy profiles be clustered together such that a communal low carbon energy source could be used to supply multiple buildings that might require energy at different times of day or night? This is to reduce peak loads. And/or can waste heat from one building be extracted to provide cooling to that building as well as heat to another building?
- 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?

8

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 extensions, 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?

8 (continues)

Household extensions:

- 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?
- Does the extension offer the opportunity to retrofit energy efficiency measures to the existing building?
- Can any materials be re-used in situ to reduce waste and embodied carbon?

9

Car parking:

- 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?
- Have the needs of wheelchair users been considered?
- Can electric vehicle charging points be provided?
- Can secure cycle storage be provided at an individual building level or through a central/ communal facility where appropriate?
- If covered car ports or cycle storage is included, can it incorporate roof mounted photovoltaic panels or a biodiverse roof in its design?

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