

3/ The Design Guide:

* This is an estimate based on total residential occupation of the upstairs units in this area. We calculate densities by measuring the number of units/dwellings on a site and dividing it by the site area.

(i) Layout and Density

The layout of streets and buildings varies enormously across Ilminster. Most streets are curved, sometimes follow contours enabling views and vistas. New developments should avoid formal street grid patterns.

Site coverage is an important factor, described here as a percentage of the amount of building covering a plot. Plot coverage should be around 30% and not exceed 60%.

The depth of front gardens has a significant affect on how well an area functions. Whilst central Ilminster functions well without front gardens, front gardens of at least 3 metres is recommended.

Densities can be a useful way of determining the impact of development on the immediate area, however they are a fairly crude method and only one factor when considering layout. All the character areas have a fairly low density, even the Historic pre 19th Century Centre. Low densities are appropriate for most of Ilminster given various constraints and should generally not exceed 36 Dwellings Per Hectare (DPH).

ILMINSTER DESIGN PRINCIPLE 1.
 Development should reflect the predominant building line, plot layout and rhythm of development in the vicinity of the site, whilst maximising passive solar gain. The fronts of buildings must relate to the adjacent public realm. Backs of dwellings should relate to other backs, to create private amenity spaces. Forms of development must respect their location, the size of the site and the character of the area.

The layout and density of new large greenfield developments should be varied and reflect the layout and density of one of more identified character areas in Ilminster.

Historic Pre 19th Century Centre
 Density: 36 DPH
 Footprint to plot ratio: 18% - 65%
 Typical depth front garden: 0m
 Typical depth rear garden: 13-85 metres



The historic centre of Ilminster, is clearly defined by prominent mixed use buildings of various scales with organic layouts. Plot coverage varies but generally these properties abut the street to the front. There are some deep and narrow medieval plot widths and narrow footways. Formal public and private open spaces are defined by the tight urban grain. The densities are relatively high which provides for a high level of social interaction. The streets and plots are not designed for cars or parking.

Terraces
 Density: 21 DPH
 Footprint to plot ratio: 31%
 Typical depth front garden: 3 metres
 Typical depth rear garden: 20 metres



Edwardian and Victorian terraces are found in clusters in the North and South of Ilminster. Shorter terraces dating from the Seventeenth and Eighteenth Century can be found nearer the centre. Some comprise extensive linear groups of built form, containing up to 20 dwellings. Some are generous homes with L shaped plan form. Most have small front gardens providing defensible space and room for bin and bike storage. There are long narrow gardens providing valuable amenity space. Parking is mainly on-street at the front however some have rear service roads with more contemporary garages and vehicular access at the rear. Approximately 23% of the plots are built on.

Villas
 Density: 23 DPH
 Footprint to plot ratio: 21%
 Typical depth, front garden: 6 metres
 Typical depth, rear garden: 16 metres



Villas are located predominantly to the North of the town centre and some have undergone considerable change into flats or B&Bs, probably all having originally been built as single dwellings. They are set within spacious grounds with front and back gardens. Detached and semi-detached, generally in small groups under 10 dwellings, set on hill-sided and prominent positions. Front and rear gardens are slightly larger than terraces providing space for bin and bike storage and generous gardens. Parking is mainly on-street.