

3/ The Design Guide:

(iii) Building Form

'Building Form' is the general scale, height, mass and bulk of a building. In Ilminster, there is a variety of building forms which include long terraces, groups of detached and semi-detached buildings and individual unique buildings such as The Minster and Market House.

In the conservation area different building forms exist side by side, providing an interesting and eclectic mix and a unique character, but in the newer areas more homogenised building forms are common and fail to provide such a strong sense of place. All new developments should provide a mix of building forms in terms of plot widths and building forms. For example, long terraces should be interspersed with detached buildings.

Most buildings are two storey and contain pitched roofs. Footprint is often broken up with irregular extensions, porches, outbuildings and garages. This form should be replicated in new developments.

New development in Ilminster must relate to the scale of adjacent buildings or the predominant form in the area. On larger development sites, building form should be organic.

ILMINSTER DESIGN PRINCIPLE 3:
 Building form should be appropriate and take inspiration from the existing surrounding development character. Given the heritage and rural location of many parts of Ilminster, building form should generally be organic with varied roofs, building depths and widths.

Historic Pre 19th Century Centre
 Predominant building types: ground floor shops with residential or office above
 Typical building height: 2.5 storeys
 Typical building width: 8.1
 Typical building depth: 14.8



Typical historic centre building

Street scene is hugely varied forming an eclectic and mixed character. Street lines are formed by either heritage building with no front gardens or low sets of painted railings, stone walls and/or hedgerow. The area consists namely of heritage buildings of 2 or 3 storeys which have rich and imposing characters. The variety creates a strong sense of place and well overlooked public realm. It is a very active area of the town due to the commercial nature of the ground floors.

Terraces
 Predominant building types: residential terraces
 Typical building height: 2 storeys
 Typical building width: 5.8
 Typical building depth: 15.2



Typical terraced houses

Terraces are characterised by their continuous form parallel to the street. Nearly all are two storey, some with third floor elements on the ends of rows or within roofs. They all have pitched roofs, mostly with gable ends. The depth varies depending on the age of buildings, the Edwardian terraces project to the rear whilst the earlier 17th/18th Century terraces have flat frontages. The terraces are of a human scale, common to workers cottages. The width of terrace homes vary but generally allow for one main room on the front of each floor and a hall/stairwell.

Villas
 Predominant building types: detached or semi-detached residential
 Typical building height: 2.5 storeys
 Typical building width: 8.26
 Typical building depth: 12



Typical Villa

The Villas are fairly large in scale, predominantly three storeys, with a mixture of pitched and gable ended roofs and varied vertical discharges. This has a rather imposing effect on the street scene. There are of course exceptions. Single villas can be found set back from the street within larger gardens. More contemporary villas can be found in the north of Ilminster on hill sides with very generous front gardens.

These are large detached and semi-detached properties and many have been successfully sub-divided into commercial properties/ flats and B&Bs.