

Modification Document

Minor (non-material) Modifications made to the Blandford + Design Guidance and Codes Document

The minor (non-material) modifications are displayed as follows:

Additional text is presented in **bold** and underlined, and any text which has been deleted is ~~struck through~~.

Page/Section	Minor (non-material) Modification made
Page 11, Section 1.3, Local Design Guidance	The year in the grey box at the top of the page has been changed to read: ' 2019 6 '
Page 11, Section 1.3, North Dorset Guide to Shopfront Design	The second sentence in the first paragraph has been changed to read: 'It was produced in partnership with the Blandford Forum Town Council.'
Page 12, Section 1.3, Conservation Area Appraisal	The fourth sentence has been changed to read: 'The appraisal is focused on the historic town centre including the area to the south of the town bridge within Blandford St. Mary together with 19th century suburbs to the north.'
Page 25, Key on Figure 20	The titles of the Character Areas CA1., CA2., and CA3. in the key on Figure 20 were not consistent with the titles of the character areas on page 24 and other pages of the document. The titles have been changed to be consistent and correct. 'CA1. Blandford Forum and Approaches Conservation Area' has been changed to 'CA1. Blandford Forum and Approaches' 'CA2. Blandford Conservation Area' has been changed to 'CA2. Blandford Town' 'CA3. Bryanston Conservation Area' has been changed to 'CA3. Bryanston'
Page 26, CA1. Blandford Forum and Approaches, Pattern Of Development	The first sentence has been changed to read: 'Development has growth grown along two main roads in the Character Area: Market Place and Salisbury Street.'
Page 27, Figure 23 caption	The caption has been changed to read: 'Pump House, a Grade I listed, acts as a landmark just in front of St Peter and St Paul's Churchyard on Market Place'
Page 28, CA2. Blandford Town, Public Realm	The first sentence has been changed to read: 'The public realm has narrow streets and footpaths, and in some areas, no footpaths.'

Page 29, Figure 26 caption	The caption has been changed to read: ‘ Two-storey and half storey buildings with courtyard parking on Salisbury Road/Fairfield Road Junction.’
Page 30, CA3. Bryanston	The map was incorrect as it identified the character area titled ‘CA8. Bryanston Rural Area’ rather than the character area titled ‘CA3. Bryanston’. The map has been amended. The second paragraph under the map has been amended to read as follows: ‘The land within the Bryanston Conservation Area Character Area is part of the former extensive Portman estate, comprising Bryanston School in the former Portman mansion and the historic estate village of Bryanston. The River Stour flows along the eastern and northern edges of the character area, with extensive ancient woodland rising above the western edge of the river. This comprises Bryanston School in the former Portman mansion, the historic estate village of Bryanston, and the Crown Meadows and Deer Park on the opposite side of the River Stour. Extensive ancient woodland rises above the western edge of the river. ’
Page 30, CA3. Bryanston, Land Use	The first sentence has been changed to read: ‘Bryanston School and the Blandford Tennis Club The Old Powerhouse are located to the north of the Character Area, and St Martin’s Church to the north-east.’
Page 30, CA3. Bryanston, Heights & Roofline	The first sentence has been changed to read: ‘Buildings are typically two storeys in height, which maintains the human scale of the narrow streets.’
Page 30, CA3. Bryanston, Public Realm	The second sentence has been changed to read: ‘The area also includes open spaces along the River Stour, such as the Crown Meadows and the Deer Park. ’
Page 30, CA3. Bryanston, Material	The first sentence has been changed to read: ‘Red brick and white render facades and boundary treatments are most prevalent in the Portman (western) section of the Character Area.’
Page 38, CA7. Blandford St Mary Residential, Land Use	The sentence has been changed to read: ‘The Character Area is primarily residential, with the exception of the Blandford St Mary (a) Primary sSchool , St Mary’s Church and Stour Inn.’
Page 40, CA8. Bryanston Rural	The sentence has been changed to read:

Area, Heights & Roofline	'Building heights in the Character Area is <u>are</u> mostly consistent at two storeys and below the tree line.'
Page 40, CA8, Bryanston Rural Area, Pattern of Development	The sentence has been changed to read: 'Small groups of detached, semi-detached and terraced housing are scattered sparsely within the rural landscape close to connecting roads, namely New Road, Walnut Avenue and Quarele <u>st</u> on.'
Page 40, CA8, Bryanston Rural Area, Heights & Roofline	The sentence has been changed to read: 'Building heights in the Character Area is <u>are</u> mostly consistent at two storeys and below the tree line.'
Page 42, CA9. Countryside of Blandford St Mary, Pattern of Development	The sentence has been changed to read: 'The small residential area is established on a loop road joining the A350 are <u>at</u> both ends.'
Page 50, Figure 64 caption	There was an editing error in the document regarding the caption to Figure 64. This has been corrected.
Page 73, CODE 11. RESPECT MASSING, ROOFSCAPE AND HEIGHT, 2 nd bullet point	The first sentence under the second bullet point has been changed to read: 'Roofs in the village <u>area</u> tend to be pitched, with some hipped examples, which should be reflected by new development.'
Page 77, Figure 114 caption	The caption has been changed to read: 'Pump House, <u>a</u> grade I listed building, just next to St Peter and St Paul's Church which is a focal point on Market Place'
Page 80, CODE 14. INFILL DEVELOPMENT, SCALE AND MASSING	The reference to CODE 8 at the end of the second paragraph was incorrect as CODE 8 is concerned with street lighting and dark skies. 'CODE 8' has been changed to read 'CODE 10'.
Page 82, Figure 129 caption	The caption has been changed to read: 'A positive example of infill development which respects the architecture and use of materials used in adjacent developments on Salisbury Street <u>Road</u> /Fairfield Road (Source: Blandford Plus NP Steering Group)'
Page 84, CODE 15. ARCHITECTURE DETAILS, MATERIALS AND COLOUR PALETTE	The third paragraph has been changed to read: 'The building typologies include a very high density of historic buildings, post-medieval suburb, locally rare surviving 17 th century buildings, large houses and grounds, <u>and</u> mid-19 th century suburban villas.'

Page 103, Key on Figure 159	<p>The titles of the Character Areas CA1., CA2., and CA3. in the key on Figure 159 were not consistent with the titles of the character areas on page 102 and other pages of the document. The titles have been amended to be consistent and correct.</p> <p>‘CA1. Blandford Forum and Approaches Conservation Area’ has been changed to read ‘CA1. Blandford Forum and Approaches’</p> <p>‘CA2. Blandford Conservation Area’ has been changed to read ‘CA2. Blandford Town’</p> <p>‘CA3. Bryanston Conservation Area’ has been changed to read ‘CA3. Bryanston’</p>
Page 104, CA1. Blandford Forum and Approaches Conservation Area	<p>The title of the character area on this page has been changed to read:</p> <p>‘CA1. Blandford Forum and Approaches Conservation Area’.</p>
Page 105, Figure 163 caption	<p>The caption has been changed to read:</p> <p>‘The row of well-built detached and semi-detached houses with red brick, patterned brick and slate on Salisbury Street Road’</p>
Page 110, CA7. Blandford St Mary Residential	<p>References to ‘CODE 8’ have been changed to ‘CODE 10’.</p>
Page 110, CA7. Blandford St Mary Residential, CODE 11	<p>The description ‘hipped roofs’ has been changed to ‘pitched roofs’.</p>
Page 111, CA8. Bryanston Rural Area	<p>The reference to ‘CODE 8’ has been changed to ‘CODE 10’.</p>
Page 112, CA9. Countryside of Blandford St Mary	<p>References to ‘CODE 8’ have been changed to ‘CODE 10’.</p>
Page 112, CA9. Countryside of Blandford St Mary, CODES 1 & 6	<p>References to the A354 have been changed to the A350.</p>
Page 112, Figure 174 caption	<p>The caption has been changed to read:</p> <p>‘Houses along Littleton Drive Drove set on long plots and setback from the road (Source: Google Earth)’</p>