

St Stephen in Brannel

Neighbourhood Area
Design Codes and Guidelines

FINAL report
November 2022

Quality information

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Introduction

01

1. Introduction

This section provides context and general information to introduce the project and its location.

AECOM has been commissioned to provide design support to the St Stephen in Brannel Neighbourhood Plan Steering Group through the Department for Levelling Up, Housing and Communities (DLUHC) - funded Neighbourhood Planning Programme, led by Locality. This document has been produced to inform new residential (only) development proposed within the St Stephen in Brannel Neighbourhood Area. It presents a summary of the key characteristics which make this a special place to live and visit and this information is used to inform specific Design Codes and Guidelines which promote sustainable development and guide best practice.

The approach set out here is supported by the National Planning Policy Framework (NPPF), which encourages local authorities to consider using design codes, to help deliver high quality outcomes for new development.

It is important however, that guidance finds the balance between promoting and reinforcing local distinctiveness and allowing for innovation and originality. The NPPF suggests that 'design policies should be developed with local communities, so they reflect local aspirations and are grounded in an understanding and evaluation of each area's defining characteristics' (NPPF, 2021).

The NPPF also emphasises that 'the creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creating better places in which to live and work helps make development acceptable to communities' (NPPF, 2021). It is therefore important that planning policies and decisions should address the connection between people and place and how any new development will respond to, and integrate successfully into the natural, built and historic environment.

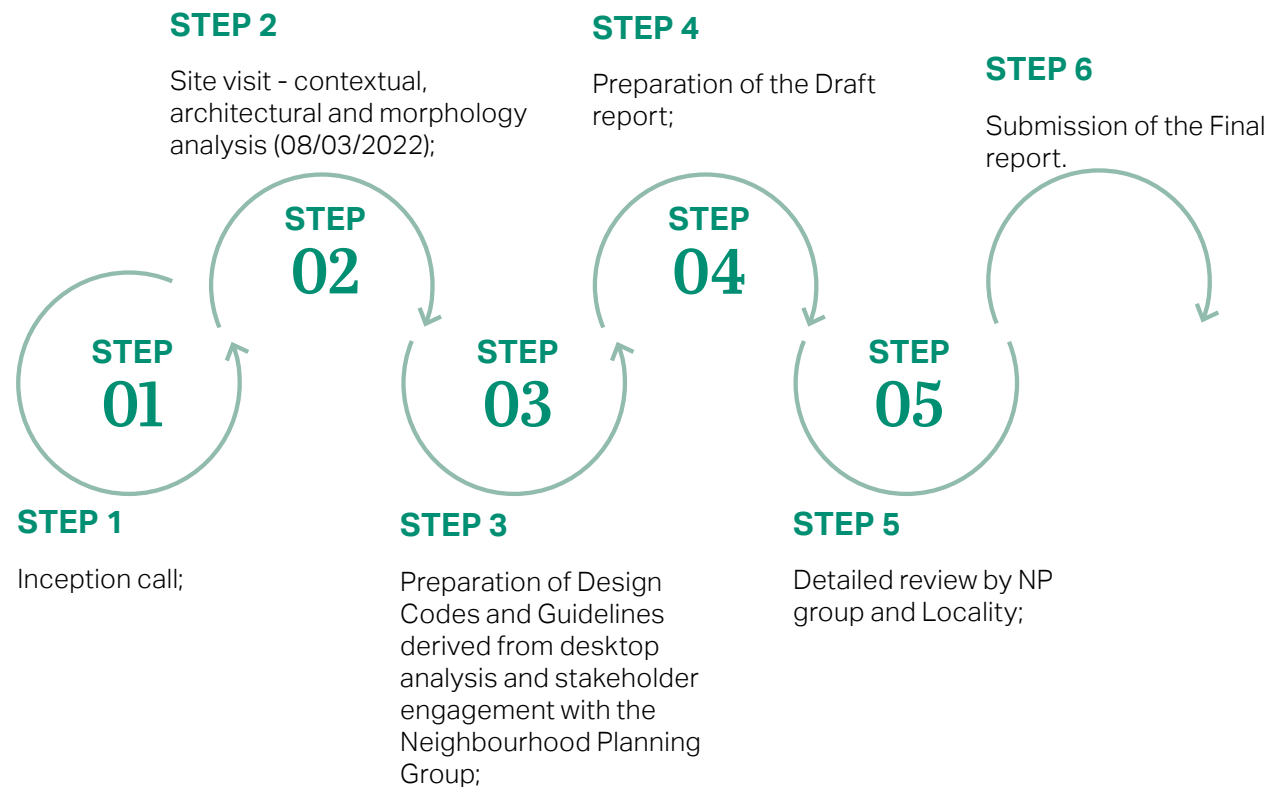
1.1 Objectives

The main objective of this document is to establish principles to ensure new development is designed and planned according to existing character and the context of St Stephen In Brannel. It sets out a series of Design Codes and Guidelines related to residential development.

The document initially provides context 'character assessment' to the Design Codes and Guidelines including strategic issues identified by the Neighbourhood Planning Group together with the aspirations of the community, as although not strictly design issues, these must be considered in the context of any design proposal.

1.2 Process

The following steps were undertaken to produce this document:





**Neighbourhood Area
context analysis**

02

2. Neighbourhood Area context analysis

2.1 Location and area of study

The St Stephen in Brannel Neighbourhood Area (Map 01) covers an area of approximately 3829 hectares and is situated in the County of Cornwall. The Neighbourhood Area is located 4km west of St Austell and 11.5km north-west of Truro.

Vehicular access to this area of Cornwall is provided by the A390 which runs south west from St Austell towards Truro and the A30 Bodmin and Redruth. These roads align almost parallel albeit approximately 9km in distance apart. The Neighbourhood Area is located centrally between the A390 & A30 and bisected by the A3058 & B3279. These roads combined with a network of minor roads and rural lanes, such as Trethosa Road, Coombe Road and Currian Road provide vehicular connectivity throughout the Neighbourhood Area to reach residential neighbourhoods and industrial sites. The Neighbourhood Area has no train station, however the railway line does pass through the area, the closest train stations are located at St Austell, Bugle, Roche and St Columb. There are currently no designated cycling routes throughout the St Stephen in Brannel Neighbourhood Area, and the

closest National Cycleway (No. 2) is located at the western periphery of St Austell which connects it with Plymouth. A small network of PRow serve the area.

The Neighbourhood Area's landscape displays the significant visual legacy of the china clay industry's excavations and white tipped spoil heaps. Many of these heaps demonstrating natural and man-made recolonisation of tree and plant species, helped with the support of DEFRA, Natural England, Forestry Commission and local landowners. The Neighbourhood Area is landlocked containing some legacy water bodies residual of the mining activity and also tributaries of the River Fal.

Comprising eight main settlement villages, a variety of supporting amenities including: hotels, campsites, public houses and restaurants, shops/retail, industry and churches that serve as local landmarks, including Treviscoe Methodist Church, Whitemoor Methodist Church and Nanpean St George's Church, Church of St Stephen, Clays Community Church and Coombe Methodist Chapel.



Figure 01: Waymarker, Neighbourhood Area

There are also several schools across the Neighbourhood Area, such as St Stephen Churchtown Academy, Brannel School, Foxhole Learning Academy, Nanpean Community Primary School and Whitemoor Community Primary School & Pre-School.

Away from the main settlements, agriculture is the predominant land-use type, formed within small to medium sized field parcels enclosed by tree and hedge boundaries. Tregargus Wood is located to the immediate north-east of the St Stephen settlement. This, together with stretches of open fields and farmlands across the Neighbourhood Area, contribute towards a rural and picturesque landscape setting. To the north, the china clay industry dominates, creating an industrial landscape with a distinct character.

Areas of renewable technology also feature within the landscape comprising solar farms and stand alone wind turbines.

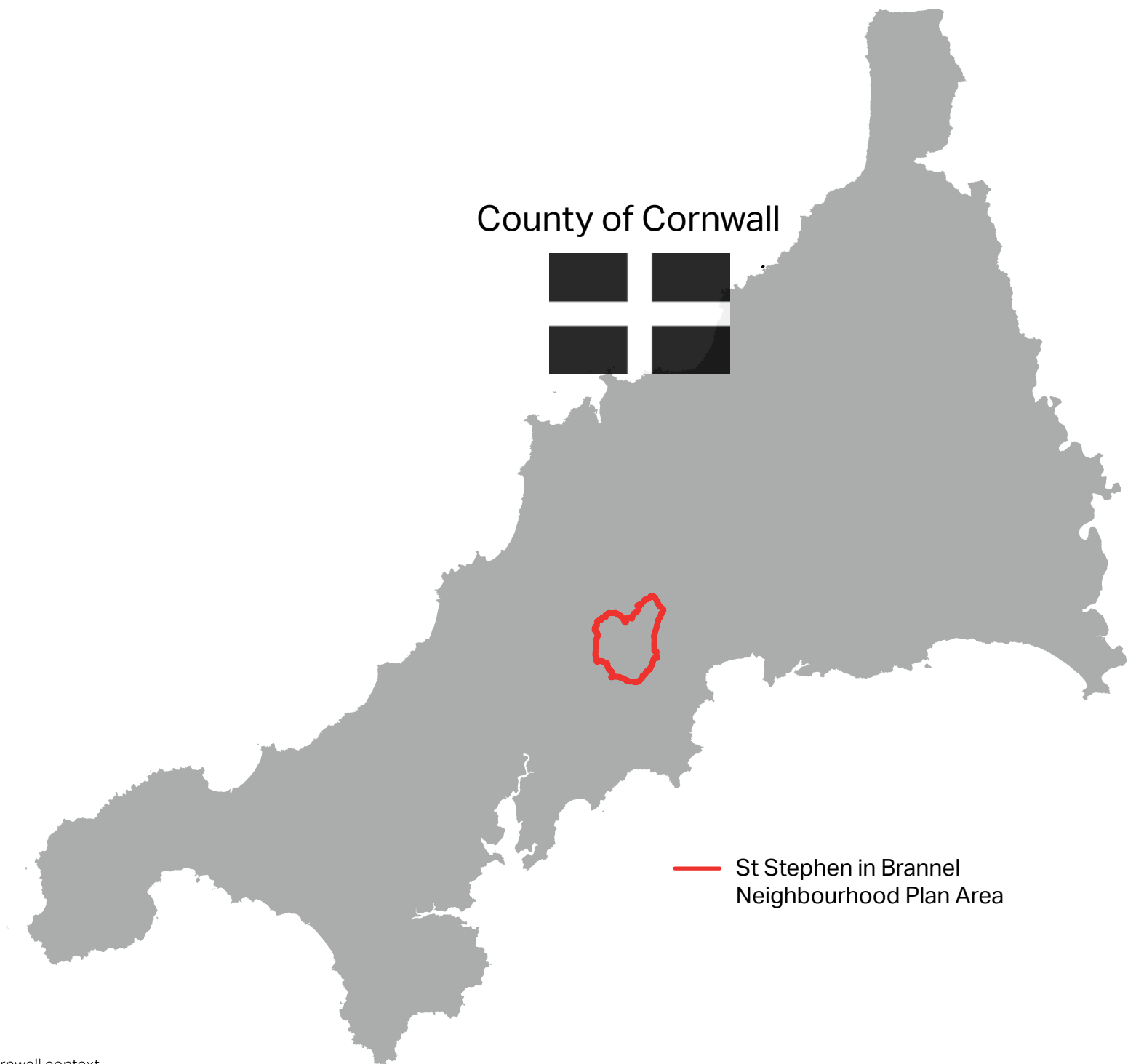
The Neighbourhood Area lies within the Hensbarrow National Character Area (154), within a landscape shaped by the extraction of china clay and metal ores.

The southern part of the Neighbourhood Area falls within the Cornish Killas National

Character Area (152), a landscape which is more gently sloped with 'open character' and limited tree cover, opening up and providing long views across the landscape.



Figure 02: Treway Farm - local industry

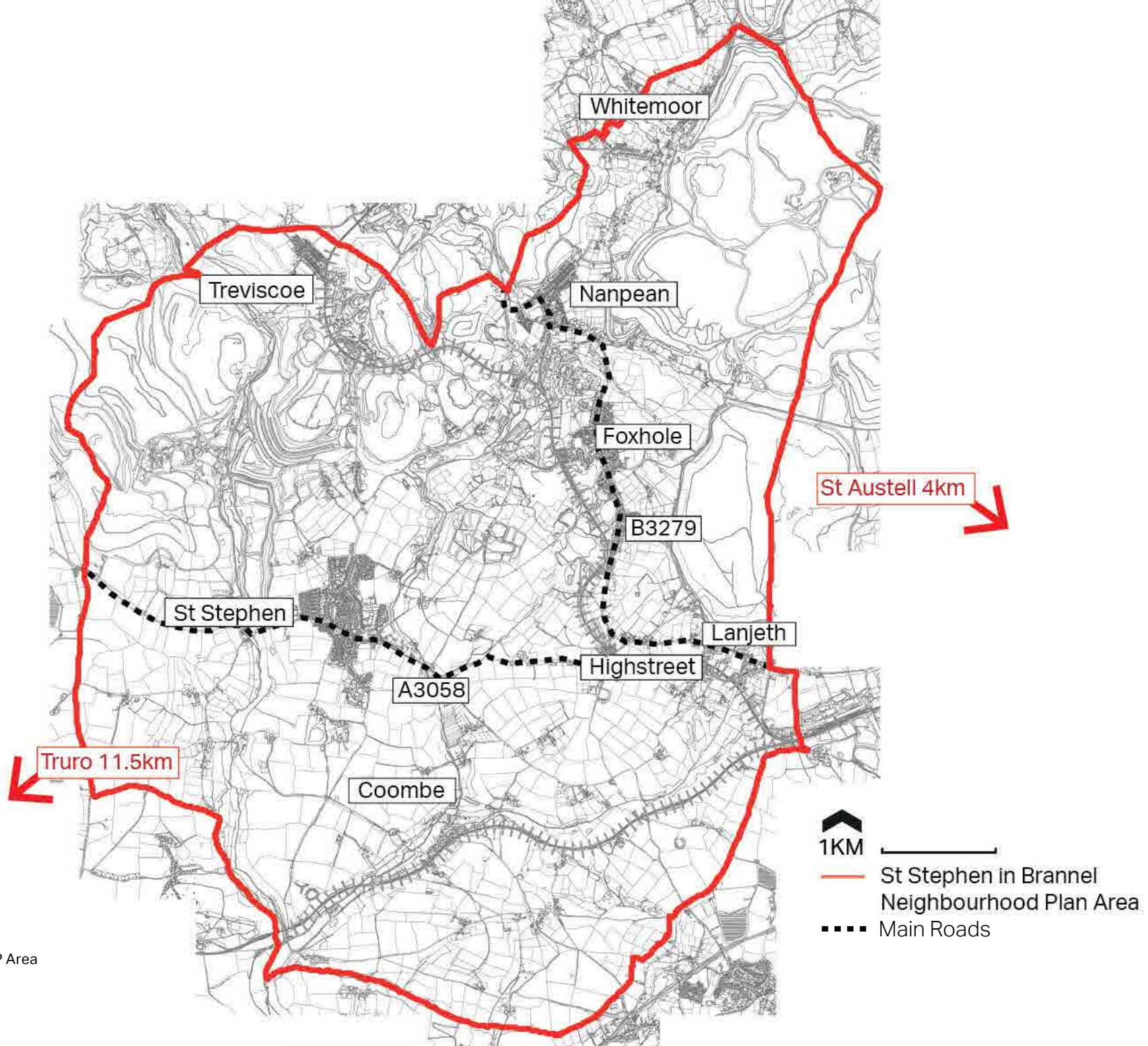


County of Cornwall



— St Stephen in Brannel
Neighbourhood Plan Area

Figure 03: Cornwall context



Map 01: Map showing NP Area

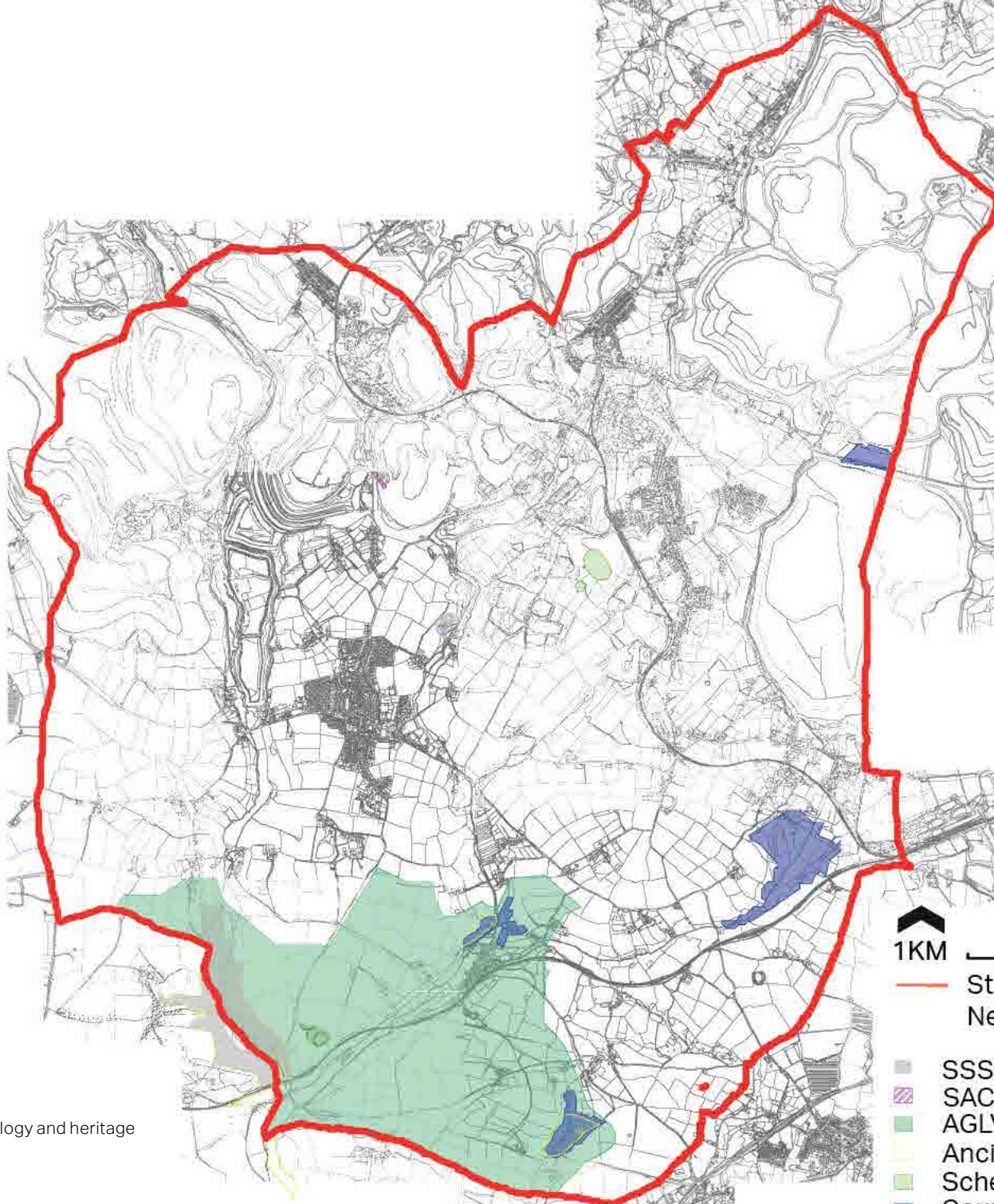
2.2 Landscape, ecology and heritage designations

Within Neighbourhood Area:

- Four **Sites of Specific Scientific Interest** (SSSI) most associated with legacy mining industry: St Austell Clay Pits SSSI (Ref.1007376), Tregargus Quarries SSSI (Ref.1000625), South Terras Mine SSSI (Ref.1000995) and Crowhill Valley SSSI (Ref.1001325);
- A **Special Area for Conservation** (SAC) St Austell Clay Pits SAC (Ref. UK0030282);
- An **Area of Great Landscape Value** (AGLV) The Fal Valley;
- Four **County Wildlife Sites** (CWS) Bodinnick Wood (R29), Harvose & Ventonwyn Wood (R32), Lanjeth Heath (R50) and Longstone Downs (R35);
- There are three '**Ancient Woodlands**' Bodinnick Wood (Ref.1114016), woodlands close to Crow Hill (Ref.1417675) and Harvose/Ventonwyn Woods (Ref.1114017), alongside various stretches of "Deciduous Woodlands" and two "Traditional Orchards" at Bodinnick Farm (Ref.SW9497152026) and Court Farm (Ref.SW9533752392) - identified in the Priority Habitat Inventory;
- Several **designated buildings and structures** of Grade I, II and II* listed status. The Church of St Stephen is the only Grade I listed structure (Ref.1137033). One notable Grade II* listing is the Goonvean China Clay Works (Ref.1136944) and an example of a Grade II listed structure is the Tregargus Mill (Ref.1327465) which is a stone-grinding mill from the early-mid 19th century, located in the Tregargus Wood; and
- **Scheduled Monuments** within the Neighbourhood Area include the aforementioned Tregargus stone-grinding mill at Tregargus Wood (Ref.1003101), the Wayside cross and shaft in the St Stephen's churchyard (Ref.1018694 and 1018695), the prehistoric hillfort and round cairn at St Stephen's Beacon (Ref.1003091), a round east of Carloggas Moor Farm (Ref.1007291) and the Resugga Castle hillfort (Ref.1017685).

Outside the Neighbourhood Area:

- The Mid Cornwall Moors **Sites of Specific Scientific Interest** SSSI (Ref.1468007) is located approximately 1.2km north of Treviscoe, whilst the St Mewan Beacon SSSI (Ref.1001559) is located approximately 1.2km east of Hornick in the NP Area;
- The Goss Moor **National Nature Reserve** (Ref.1006062) is located approximately 1.4km north of Whitemoor;
- Trenowth Area of **Great Landscape Value** (AGLV) across the Fal valley and Arrallas Farm (AGLV) located 3.5km west;
- Numerous **Ancient Woodlands**, including those just west of the River Fal and further afield close to Ladock;
- Several **County Wildlife Sites** (CWS);
- **Special Areas for Conservation** (SAC) Breney Common and Goss & Tregoss (Ref: UK0030098), a very small area at Stepside;
- A **Scheduled Monument** of a Longstone (Ref.1004343) at Longstone Downs at the border between St Stephen in Brannel NP area and St Mewan's parish to the east, another nearby scheduled monument is located to the immediate south-west of the NP Area in Ladock parish – which is a round barrow 530m north west of Carnwinnick (Ref.1020751); and
- Trewithen in Probus parish is a Grade II* **Registered Park and Garden**, located approximately 4km south-west of the NP Area.



- 

 1KM 
-  St Stephen in Brannel Neighbourhood Plan Area
 -  SSSI
 -  SAC
 -  AGLV
 -  Ancient Woodland
 -  Scheduled Monument
 -  County Wildlife Sites

Map 02: Map showing landscape, ecology and heritage designations in St Stephen in Brannel

2.3 Water and flood risk

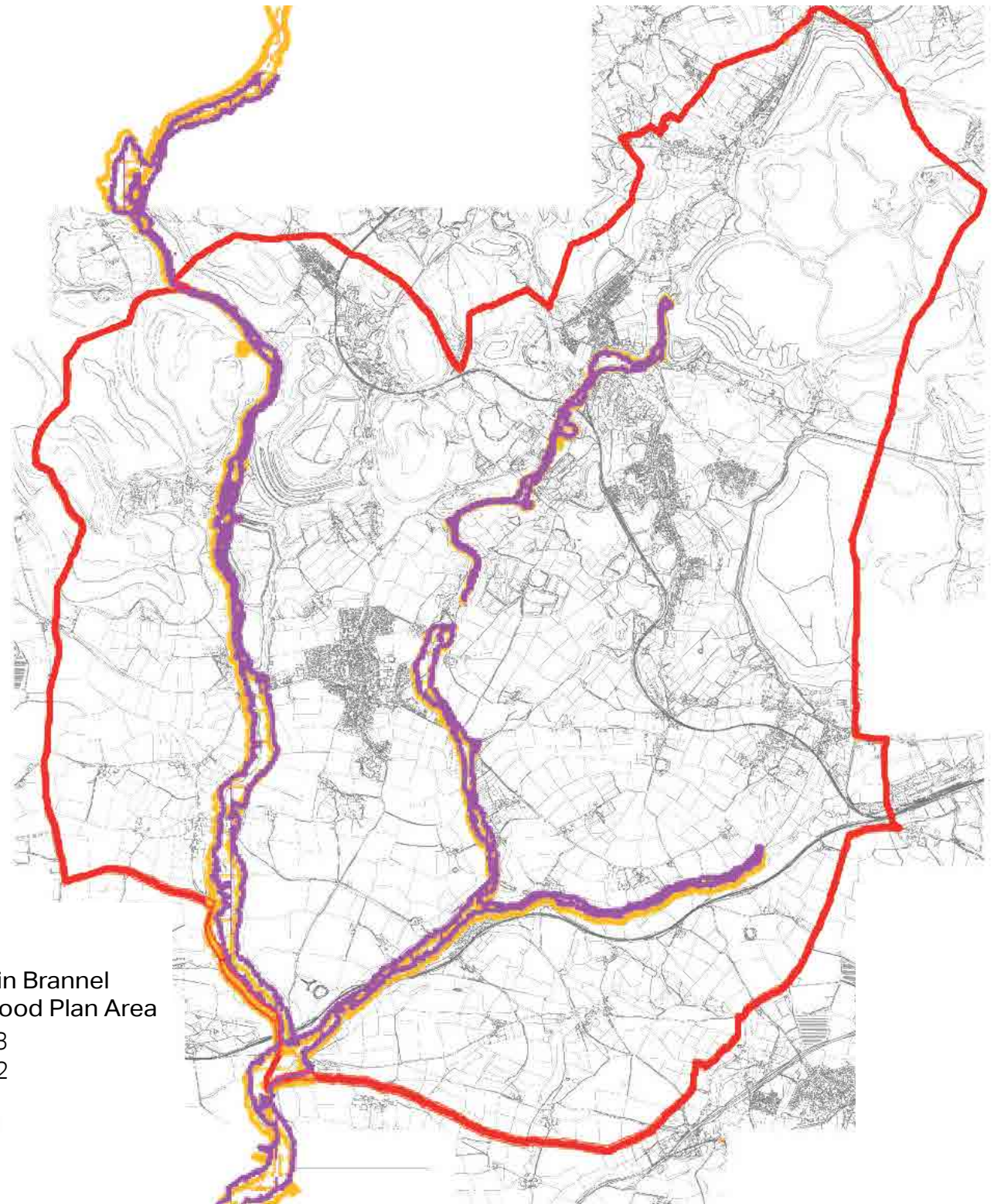
Flood risk shown through St Stephen in Brannel is caused by river flooding of low lying areas and river valleys including tributaries of the River Fal.

The presence of clay and china clay workings has significantly impacted surface water drainage leading to flooding issues across northern areas.

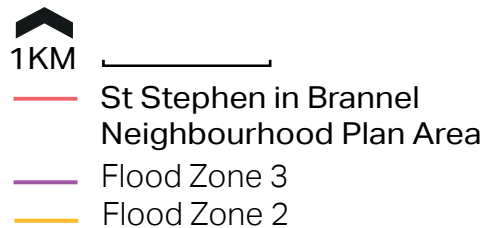
Flood Zone 3 and Flood Zone 2 are illustrated as follows:

Purple highlights the flood extent of Flood Zone 3: 1-in-100 year fluvial and 1-in-200 year tidal.

Yellow highlights flood extents of Flood Zone 2: 1-in-1000 year fluvial and tidal flood zone events.



Map 03: Flood risk mapping



2.4 Historic development

The tithe map of 1839 shows the landscape is mostly comprised of agricultural land parcels organised as rectilinear fields, which buffer a number of small settlements and farmsteads. Much of the land within the NP Area was in use as arable fields, with several fields of pasture, orchard and meadow. A number of china clay works were recorded in the NP Area by this time, such as those near Nanpean, Treviscoe, and at the north-east and western sides of the NP Area. The settlements in the early 19th century were all small; the largest settlement at this time was St Stephen, which was concentrated around the church.

The 1888 Ordnance Survey map indicates some change to the landscape throughout the 19th century. By 1888, the china clay works had expanded with numerous clay works recorded, notably within the Tregargus Valley. For example, Goonamarris and Bloomdale china clay and stone works are recorded, and include quarries, clay pits, pools and associated buildings such as engine houses and chimneys.

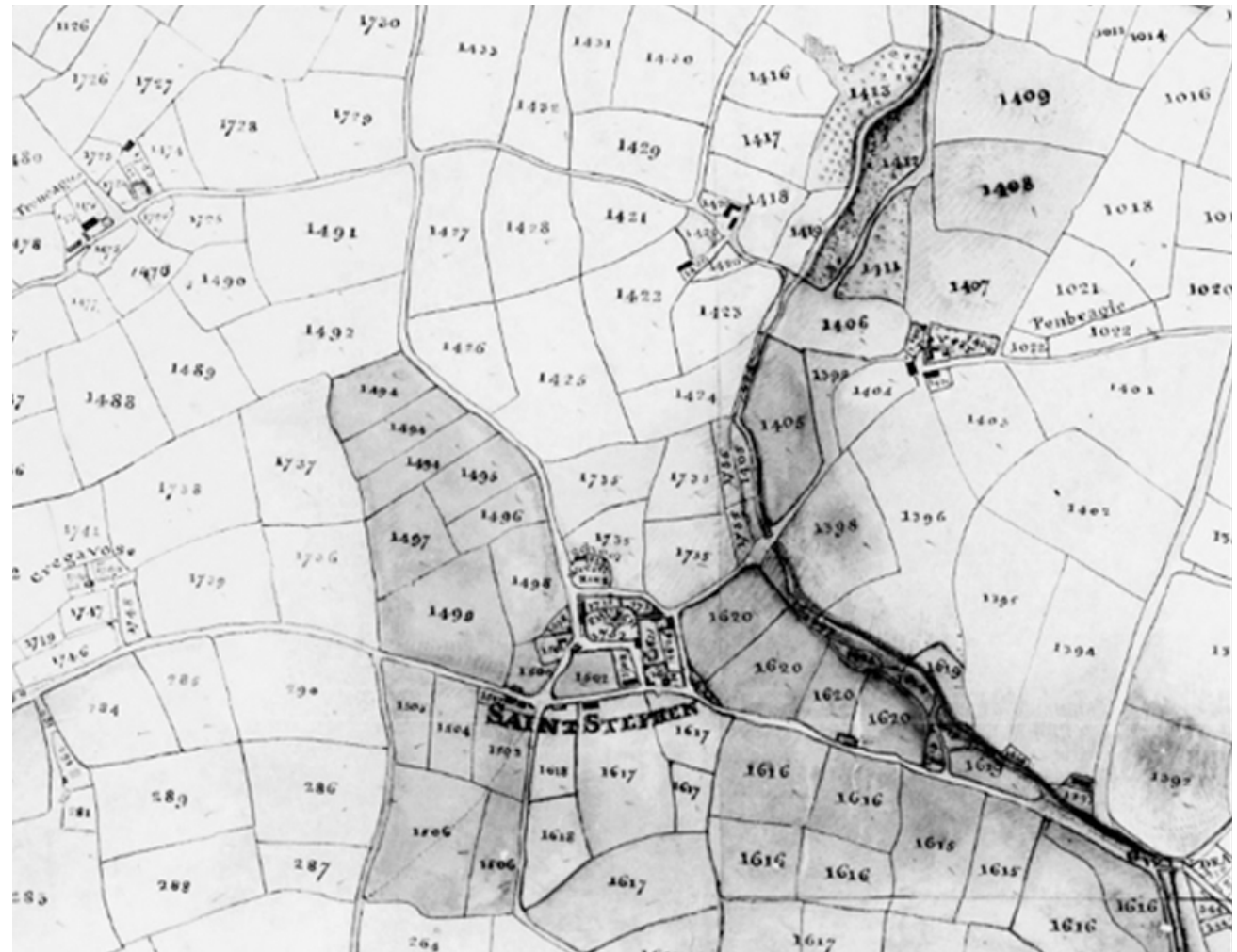


Figure 04: Tithe map 1839

Great Western Railway is recorded as running roughly north-south through the area, with smaller railway lines throughout connecting the various works and quarries.

The village of St Stephen remained mostly unchanged, including the road layout and the concentration of buildings around the central church. Buildings recorded in the village on the 1888 OS map include an inn, public house, smithy and school. Further settlements record a number of buildings concentrated along a main road, such as High Street and Nanpean, both of which record an inn, smithy and Methodist chapel by this time. Other settlements such as Treviscoe were not present by this time, although a number of buildings are recorded to the south of the modern settlement, recorded as 'Great Treviscoe'. The land surrounding the settlements remained dominated by agricultural fields, many of which retained their field boundaries from the tithe map, although with some amalgamation of small fields.

The development of the china clay industry is visible through the changes in the OS mapping. A number of the works expanded in the early 20th century and new quarries were also recorded by 1908, while other quarries were marked as disused. By this time (1908), a number of buildings had been constructed in Treviscoe along the main road, close to the Central Treviscoe china clay and stone works, likely developed as workers housing. Several further settlements expanded in the early 20th century. For example, a number of additional buildings were recorded around the edges of the villages of St Stephen and Nanpean on the 1908 OS map, while other settlements such as High Street remained unchanged.

By 1932 the settlements had further expanded, such as St Stephen which had further expanded to the north and south, as had the surrounding clay works. By the mid-20th century, many of the settlements continued to expand, while many of the clay works and stone mills closed in the mid-late 20th century.



Figure 05: Cornwall XLI.SW Ordnance Survey map 1888



Figure 06: Cornwall L.NW Ordnance Survey map 1908



Figure 07: Cornwall XLI.SW Ordnance Survey map 1908



Figure 08: Cornwall L.NW Ordnance Survey map 1932



2.4.1 Historical timeline

A timeline has been produced to provide a summary of the historical development of the St Stephen in Brannel Neighbourhood Area.

1086

Settlement of Brannel recorded in the Domesday Book, which recorded a population of 40 households.

1261

St Stephen Parish church dedicated.

1801

Population of St Stephen in Brannel is 1738.

1200

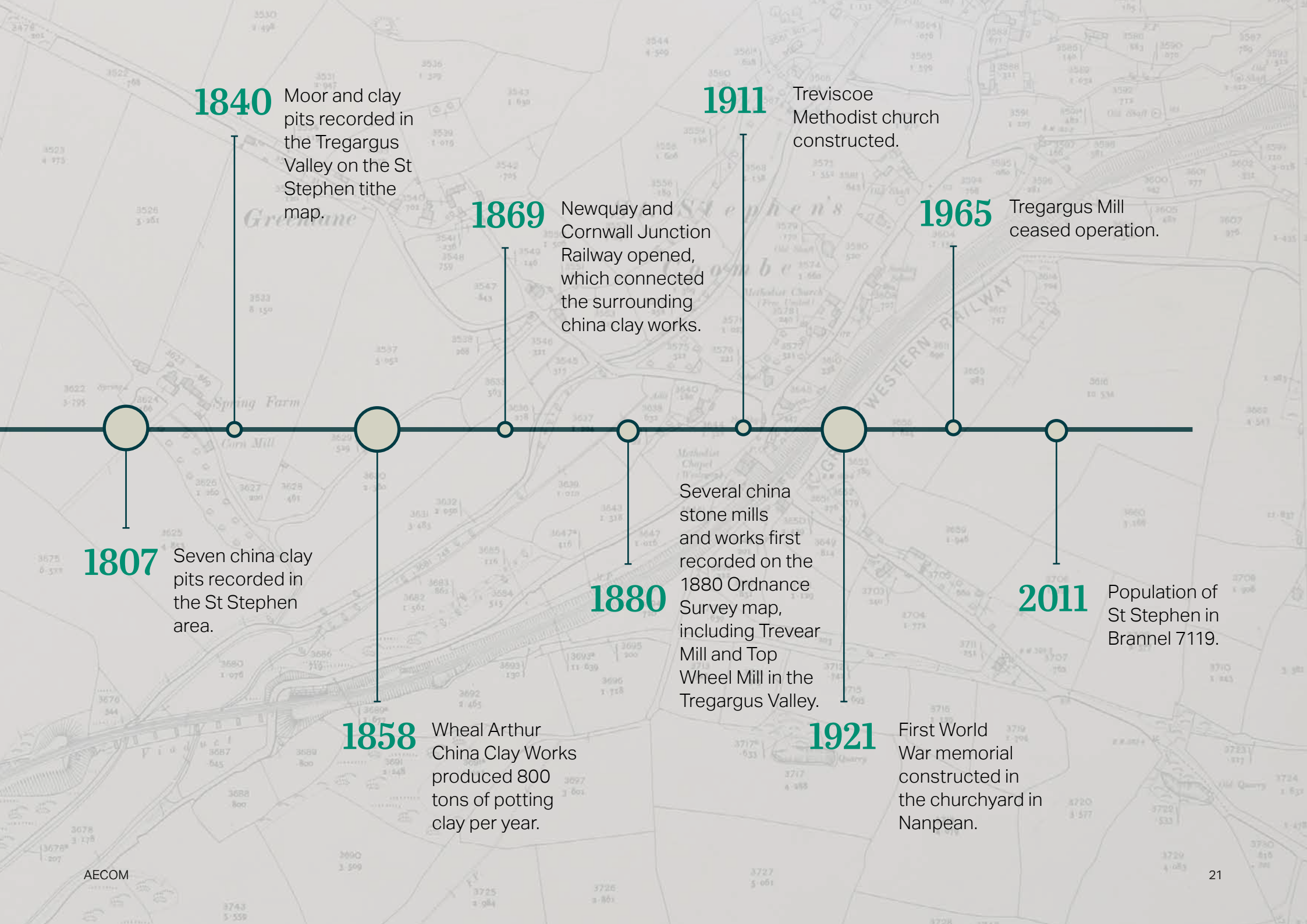
Village of St Stephen recorded; also known as Egloshellings at this time.

16th

References to tin mining in the parish.

1770s

Cookworthy and Pitt establish first clay pit near Foxhole.



1840 Moor and clay pits recorded in the Tregargus Valley on the St Stephen tithe map.

1869 Newquay and Cornwall Junction Railway opened, which connected the surrounding china clay works.

1911 Treviscoe Methodist church constructed.

1965 Tregargus Mill ceased operation.

1807 Seven china clay pits recorded in the St Stephen area.

1858 Wheal Arthur China Clay Works produced 800 tons of potting clay per year.

1880 Several china stone mills and works first recorded on the 1880 Ordnance Survey map, including Trevear Mill and Top Wheel Mill in the Tregargus Valley.

1921 First World War memorial constructed in the churchyard in Nanpean.

2011 Population of St Stephen in Brannel 7119.



Figure 09: Carpalla Farm 1937 (Bombed 1941).



Figure 11: Coombe, Blacksmith & Apprentice (Stan & Nanny)

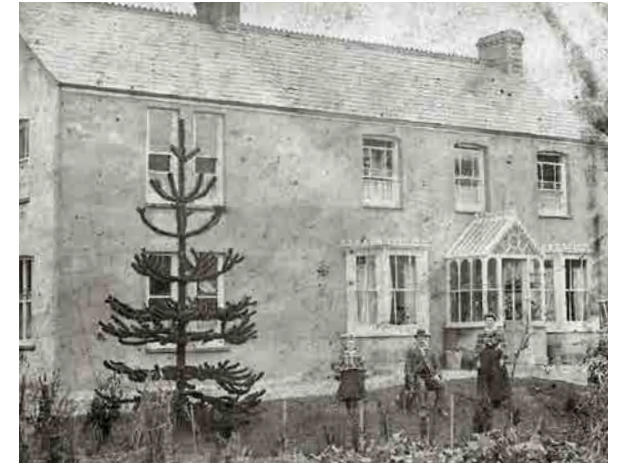


Figure 12: Coombe, Post Office now Lanyons (Inez Buckingham).



Figure 10: Foxhole, Main Street (Arthur Northey).



Figure 13: Foxhole, company houses, Main Street (CCHS 45746).



Figure 14: Karslake, (CCHS 1237.1).



Figure 15: Meledor Farm House (CCHS 123.2).



Figure 16: Nanpean, Currian Road (William Endean Archive).



Figure 17: Nanpean, Currian Road (William Endean Archive).



Figure 18: St Stephen's Churchtown, Sentry Terras Road (PC5638)



Figure 19: Terras, Victoria Terrace, (William Endean Archive).



Figure 20: Trethosa, Tellam House (Lorna Cocks).

2.5 Stakeholder engagement

Members of the St Stephen in Brannel Neighbourhood Planning Group were invited to share their knowledge and experience of the Neighbourhood Area during a site visit to discuss the stakeholders' requirements, key elements of settlement character areas and aspirations for the Neighbourhood Area.

Several key considerations and strategic issues emerged from the consultation, which have informed the preparation of the Design Code. These issues have been identified at a wider scale and represent the aspirations of the St Stephen in Brannel Neighbourhood Planning Group that can be achieved through design and masterplanning.

These are summarised below:

Themes:

- Historic rural parish community;
- Strong historical and cultural associations with mining and agriculture industry;
- Lack of built-heritage conservation area designations;
- The influence of the surrounding landscape context; and
- Attractive place to live, work and study.

3. Character assessment

This section outlines the broad physical, historic and contextual characteristics of the St Stephen in Brannel Neighbourhood Area.

3.1 Introduction

Character assessment is used to describe and articulate what is special and distinctive about a place. It is used to identify recognisable patterns of elements or characteristics that make one place different from another. This guidance is focused on the residential character of townscape and the landscape setting, informed by the work of the Neighbourhood Plan Steering Group and the site visit by the AECOM consultant. Features introduced in this section are later used to inform the Design Codes and Guidelines.



Figure 21: Trethosa School

3.1.1 Existing policy, character assessments and design guidance

The following National level character assessments, management strategies and design guidance documents are relevant to the St Stephen in Brannel Neighbourhood Area:

2014 National Character Assessment

NCA Profile:152 Cornish Killas

NCA Profile:154 Hensbarrow

NCA profiles are guidance documents which can help communities to inform their decision-making about the places that they live in and care for. The information they contain will support the planning of conservation initiatives at a landscape scale, inform the delivery of Nature Improvement Areas and encourage broader partnership working through Local Nature Partnerships

2021 - National Planning Policy Framework MHCLG

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 as being fundamental to what the planning and development process should achieve.



2019 - National Design Guide MHCLG

The National Design Guide (Ministry of Housing, Communities and Local Government, 2019) illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice.

2021 National Model Design Code MHCLG

Provides detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on 10 characteristics of good design set out in the National Design Guide.

2020 - Building for a Healthy Life Homes England

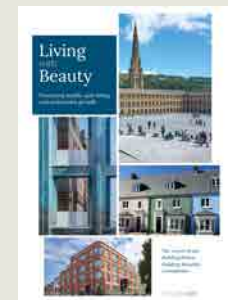
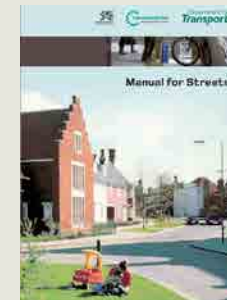
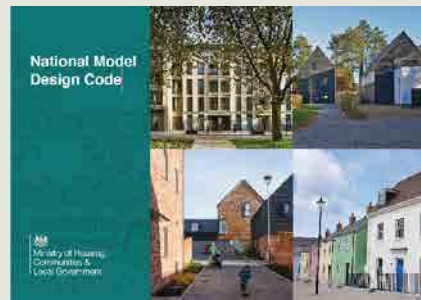
Building for a Healthy Life (BHL) is the new (2020) name for Building for Life, the government-endorsed industry standard for well-designed homes and neighbourhoods. The new name reflects the crucial role that the built environment has in promoting wellbeing. The BHL toolkit sets out principles to help 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.

2020 - Living with Beauty MHCLG

This independent report introduces guidelines on how to promote and increase the use of high-quality design for new build homes and neighbourhoods.

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 but that do place the needs of pedestrians and cyclists first.



3.1.2 Existing policy, character assessments and design guidance

The following local level policy character assessments, management strategies and design guidance documents are relevant to the St Stephen in Brannel Neighbourhood Area:

2021 - Cornwall Design Guide Cornwall Council

Adopted in December 2021, The Cornwall Design Guide aims to support the Cornwall Local Plan by providing a guide to delivering high quality places in Cornwall.

2016 - Cornwall Local Plan Cornwall Council

Adopted in November 2016, it provides a planning policy framework for Cornwall up to 2030.

Cornwall and Isles of Scilly Industrial Settlements Initiative reports

Reports available for Foxhole and Nanpean.



2008- Cornwall and Isles of Scilly Landscape Character Study

Cornwall Council

CA13 - Fal Ria, Truro and Falmouth

CA14 - Newlyn Downs

CA17 - St Austell or Hensbarrow China Clay Area

CA40 - Gerrans, Veryan and Mevagissey Bays

Cornwall Council's Landscape Character Assessment explains the key characteristics which make each of the 40-character areas across the county distinct.

2018- Cornwall Planning for Biodiversity and Net Gain SPD

Cornwall Council

The Environment Act 2021 makes a 10% Biodiversity Net Gain (BNG) a mandatory rule in planning. Developments must achieve this net gain within 30 years. Cornwall Council is committed to environmental growth and introduced Net Gain in advance of the Environment Act 2021, with a 10% net gain requirement for all major applications since 1st March 2020.

This SPD supports delivery of BNG compliant development, for more information see <https://www.cornwall.gov.uk/biodiversitySPD>

Cornwall Climate Emergency Development Plan DPD

Cornwall Council

The emerging Cornwall Climate Emergency Development Plan Document (DPD) is part of Cornwall Council's response to the climate emergency and our commitment to reduce carbon as part of our post Covid-19 recovery. This response and growth need to use green, resilient and innovative ways to support economic recovery.



3.2 Character assessment

The character assessment is informed by the work conducted by the Neighbourhood Plan Steering Group and is structured around the main settlements within the St Stephen in Brannel Neighbourhood Area.

Illustrated on Map 4 are the nine distinct areas created by development evolution in St Stephen in Brannel.

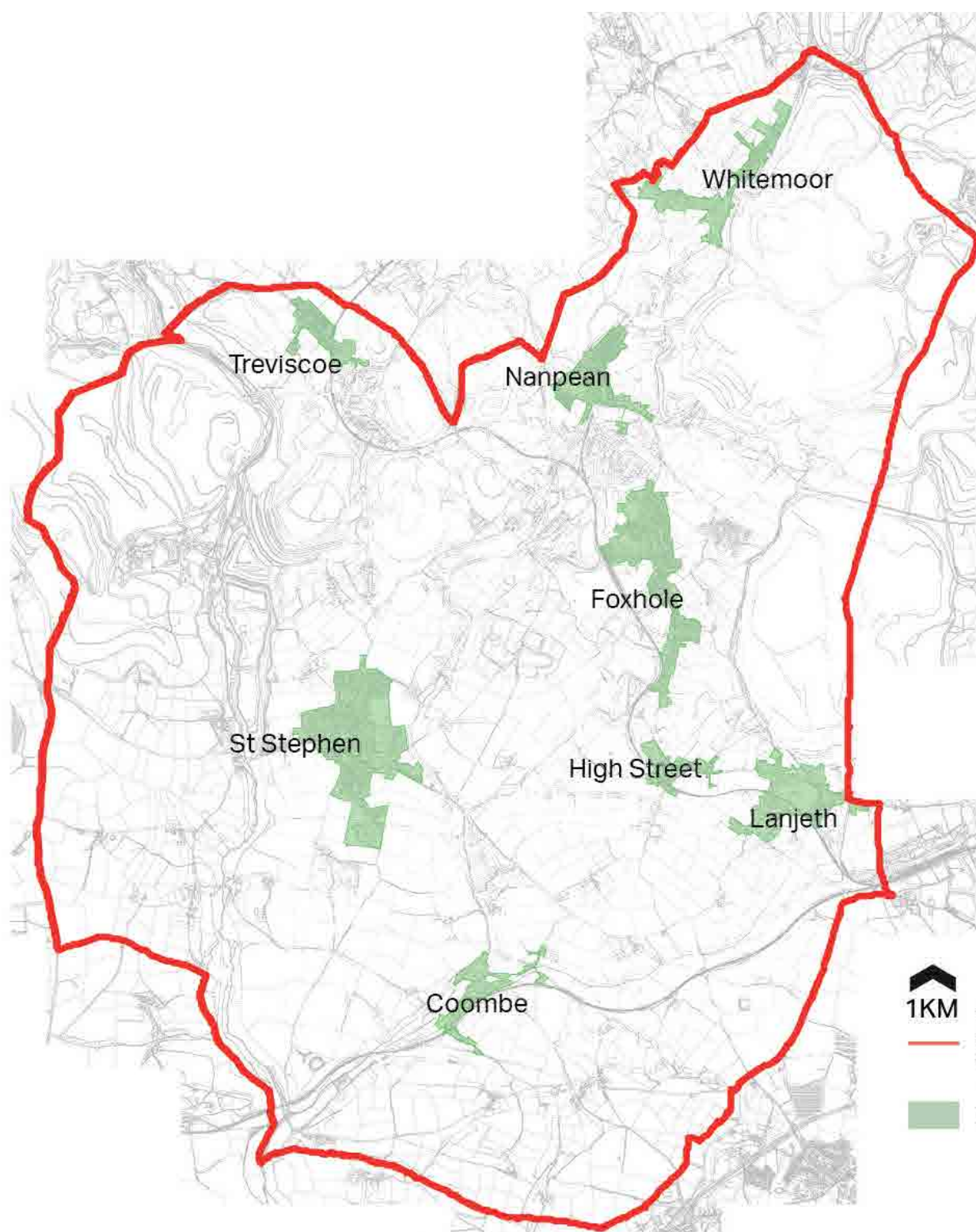
- **CA1 - Treviscoe;**
- **CA2 - St Stephen;**
- **CA3 - Coombe;**
- **CA4 - Lanjeth;**
- **CA5 - High Street;**
- **CA6 - Foxhole;**
- **CA7 - Nanpean;**
- **CA8 - Whitemoor;**
- **CA9 - Rural Settlements**

The elements that will be analysed for the character areas are:

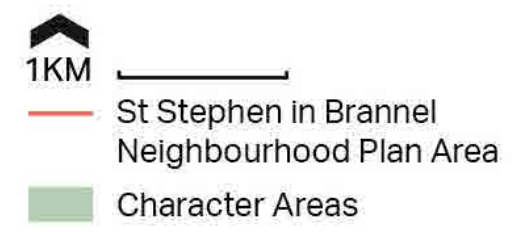
- Pattern and layout of buildings;
- Access, green infrastructure, active travel and open space ;
- Views and landmarks;
- Architecture and details;
- Materials;
- Building modifications, extension & conversion; and
- Sustainability and building performance, Waste, recycling and utilities



Figure 22: Stone construction with half-hipped (clipped) roof.



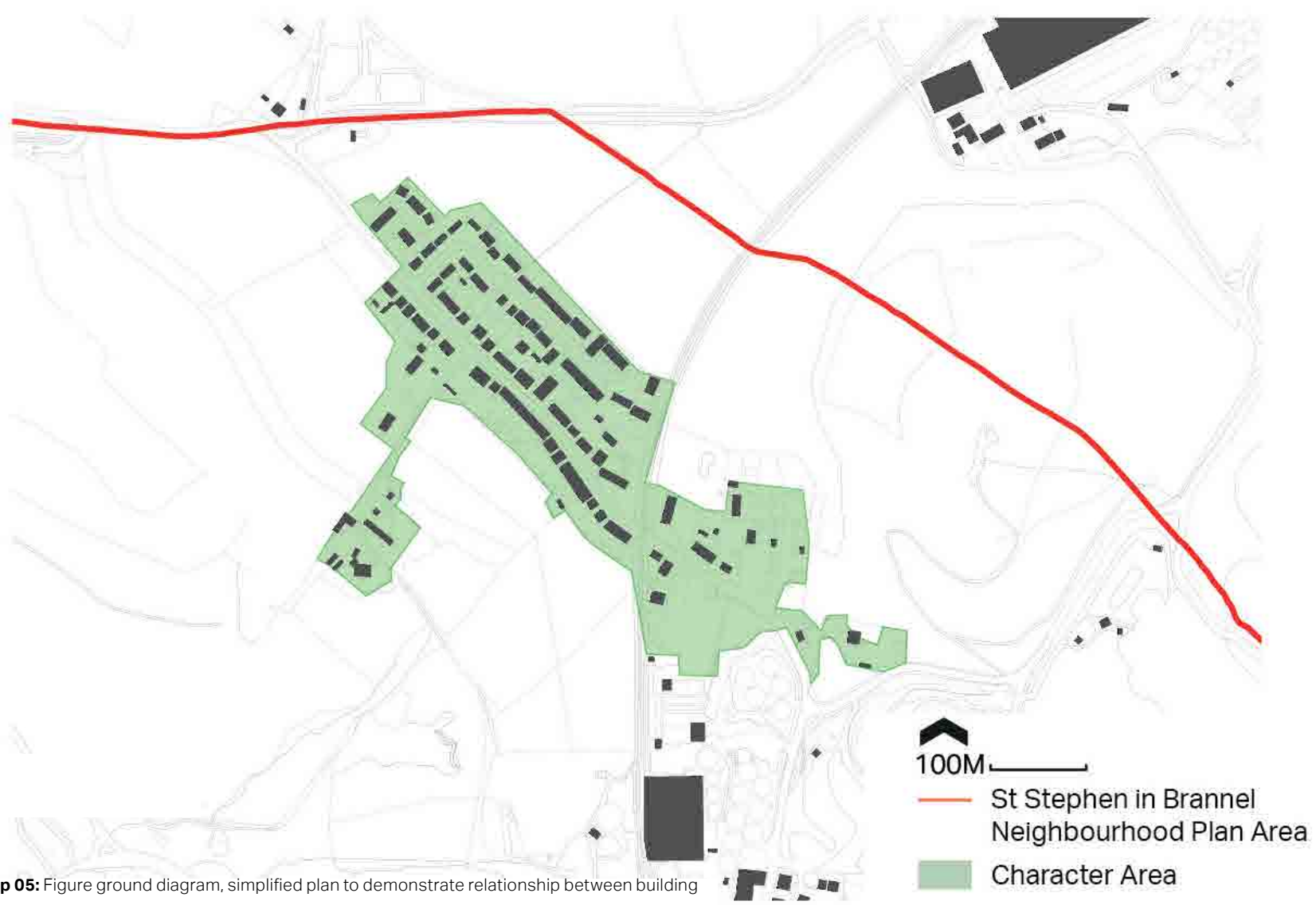
Map 04: Map showing Character Areas





CA1 - Treviscoe

| | |
|--|--|
| <p>Pattern and layout of buildings</p> | <p>The settlement of Treviscoe developed in the 20th century, predominately comprising short rows and detached houses, concentrated along the main settlement road connecting to the china clay works to the east. The village expanded to the west throughout the 20th century, with later two storey houses and bungalows along Barton Road and Barton Lane which run parallel to the main road. Central area dwellings align parallel to the main road access, facing with primary elevations. One successful exception is a single row of six dwellings just north of the railway bridge, arranged at approximately 45° to the road access. Terraces, semi-detached and detached dwellings are located beside one another and gaps between typologies provide opportunities for views. Some properties have rear access (Barton Lane) to garages behind back gardens, there are also some examples with housing built at the rear. East of the railway bridge, which acts as a gateway feature to the settlement, settlement amenities including a Village Hall and Playing Field are situated on higher ground. Barton Lane marks the transition in settlement evolution, with the introduction of post war bungalows and a secondary access road 'Barton Road' in behind. Spatially road widths begin to increase (21m) with larger garden frontages and fewer terraced typologies. Additionally, there is greater variance in frontage depth and building line is more informal. This combines with the bungalow typologies to reduce enclosure and provide a more expansive character.</p> |
| <p>Access, green infrastructure, active travel and open space</p> | <p>Barton Road development access is spatially wider to include garages/garage blocks in view from the street, parking courts and pavements on both sides. More cars are visible. Front gardens contribute to the street greening, but there is a lack of tree planting. Open space is provided by the playing field and there is no cycle provision, limited to non-segregated carriageway access. The area has a bus service with bus stops.</p> |
| <p>Views and landmarks</p> | <p>Treviscoe is located close to mining excavations and significant spoil heaps now naturally regenerated appear like hill forms. Indeed, much of the settlement in the 20th century was linked to the construction of workers houses for the nearby clay works. The dramatic landscape is the context to the settlement and views from the streets towards hill forms are omnipresent in the settlement. Treviscoe Church (de-commissioned) is a local landmark, situated in a prominent central village position, constructed of granite with red tile dressings and slate roof. The Cornwall Energy Recovery Centre (CERC) building with tall chimneys and red navigation lights half way up is also a local landmark.</p> |
| <p>Architecture and details</p> | <p>Traditional housing here is simple, but well proportioned. Elegant tall ridge heights combine with generous window sizing which is offset at first floor from fascias. A single or double stepped threshold is common, as too is the inclusion of chimneys at the gable or divide between properties. Pronounced sills are used and some string courses survive. Much of the earlier 20th century housing is located at the eastern end of the village, comprising rows of rendered two storey, two bay houses with slate roofs with brick chimney stacks, crested ridge tiles and flat segmental arch windows.</p> |



Map 05: Figure ground diagram, simplified plan to demonstrate relationship between building and surrounding space

| | |
|---|--|
| <p>Materials</p> | <p>Traditional housing is stone/rubble built, most façades are rendered with a rough cast finish, albeit some gables and elevations have stone exposed or slate hanging. Roofs are slate finished. Boundaries are stone. Colour tones are muted. Later development includes reconstituted stone slips and concrete pantiles.</p> |
| <p>Building modifications, extension & conversion</p> | <p>There are few examples of meaningful extensions within the settlement, most types of modification are limited to the construction of carports, uPVC porches, loft conversions with roof windows or dormer windows. Some plot infill has occurred in vacant plots that does not demonstrate contextual character.</p> |
| <p>Sustainability and building performance, waste, recycling and utilities</p> | <p>Earlier solid wall development, especially detached dwellings, with more exposed elevations will undoubtedly be positioned at the lower end of the building performance scale, with terraces benefiting from adjoined walls. Upgrades to windows seen throughout the main street will improve performance. Later development which incorporates insulated cavity construction will therefore have improved performance. There are few examples of properties with Photovoltaic (PV). There is no mains gas.</p> |



Figure 23: 45° Building to road alignment.



Figure 24: - Erosion of boundaries and front gardens.



Figure 25: - Treviscoe Chapel is a local landmark.



Figure 26: - Generous window proportions.



Figure 27: - Rendered façade, slate hanging to gable.



Figure 28: - Example of plot infill - materials out of character.



Figure 29: - Full solar array facing east.



Figure 30: - Diagram to demonstrate typical street dimensions and enclosure ratio.

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| <p>Enclosure</p> | <p>The central access is formed primarily of terraced and semi-detached dwellings, with primary elevations facing the access behind frontages. Modest gardens often with, or replaced by driveways, are bounded by low boundary walls. Typology variation including some bungalows set back behind front gardens create an openness to the street, at times with hills forming a backdrop and adding to the sense of space and place. The street enclosure ratio is 1:5.5, with the overall elevation to elevation distance 24 metres.</p> |
| <p>Character</p> | <p>There is a simple uniformity to the street, with common materials including slate roofs and stone boundaries. The low boundaries mean visible garden frontages contribute to the streetscene and help soften the visible continuation of development. Continuous pedestrian pavements are provided, one side has a public verge (no street trees). HGV traffic, has spatial implications on street parking.</p> |

* The example is indicative of a street arrangement within the settlement. Whilst the example does not represent the settlement in all areas, the enclosure ratios identified demonstrate the type of character seen within the settlement.



CA2 - St Stephen

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| <p>Pattern and layout of buildings</p> | <p>Settlement evolution is demonstrated by smaller sized, dense housing forming the historic core, centred around the Church of St Stephen, with spatially more generous later development further out. However, some examples of recent development are very small (Park Gwyn). A mixture of typologies are arranged predominantly with primary elevations facing the access road. As well as primary and secondary roads, there is an abundance of tertiary cul-de-sac estate roads, which inhibit settlement connectivity.</p> |
| <p>Access, green infrastructure, active travel and open space</p> | <p>Tertiary cul-de-sac developments are widespread throughout St Stephen, and the benefit of often quieter streets can impact settlement functionality and permeability. There is a lack of street trees and tree belts, albeit the presence of gardens, some with open frontages such as at Park Gwyn and street verges like those on the A3058 soften the streetscene. There is a green wedge formed by a continuous strip comprising a recreation ground with playing field, play space and sports pitches and cemetery. There is no provision for cycle access, limited to non-segregated carriageway access. There is a small network of PRoW and the town has a bus service.</p> |
| <p>Views and landmarks</p> | <p>Fore Street has a strong intact historic core and a picturesque settlement church landmark and is Grade I listed (NHLE 1137033) with origins in the 12th century and rebuilt in the 15th century. Views along meandering streets complimented by vernacular buildings provide characterful views, some, such as The Square with opportunities toward contextual agricultural land. Distant views west from the A3058 towards the white capped Scarecewater area are possible.</p> |
| <p>Architecture and details</p> | <p>A traditional core of exposed stone terraces with pitched roofs, transition to detached bungalow typologies on larger plots, some constructed of concrete solid panels (Darbyn Way) and others that are double bay fronted (Trethosa Road) properties, with the latter demonstrating better synergy with heritage character. Large houses on Creakavose Park integrate garages within a full-length bays, however the proportions at times between façade-to-windows areas do not appear balanced, presumably a result of the floor plan. Housing within the core generally has a lintel width offset between upper storey window lintel and fascia, although much of the later housing stock does not include the offset. Elsewhere examples of 19th century terraces comprise of two storeys in granite rubble with brick dressings, slate roofs, crested ridge tiles and brick chimney stacks. The houses range between two and three bays with segmental brick arches around the doors with casement windows.</p> |



Map 06: Figure ground diagram, simplified plan to demonstrate relationship between building and surrounding space

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| <p>Materials</p> | <p>Within the historic core there are more examples of traditional stone façades and rendered cottages roofed in slate with brick chimneys. Some of the render is textured. Stone and slate sills and brick window surrounds and lintels are common. Again, later development demonstrates minimal material lineage, with examples of masonry constructed bungalows with rendered smooth finishes, roofed in concrete profiled tiles, uPVC windows and at times uPVC cladding. Some include reconstituted stone slips, which lacks the character of local stone used on heritage dwellings. Indeed, it is difficult to identify any architectural lineage in wider development beside tokenistic Cornish hedgebanks, although it is positive to see new developments such as McCarthy Drive specifying slate roofs.</p> |
| <p>Building modifications, extension & conversion</p> | <p>Many terraced typologies lack external space making substantial modification difficult. Within the wider settlement, there is evidence of upper storey loft conversion to bungalows with large dormers such as on Rectory Road, examples of modern infill within the core and replacement windows to uPVC to give improved performance. uPVC frames and glazing bars are often wider than the original window, impacting the functional glazing area and therefore reducing internal daylighting and affecting the façade aesthetic.</p> |
| <p>Sustainability and building performance, waste, recycling and utilities</p> | <p>Recent insulated cavity constructed properties with high performing R-value uPVC windows, will outperform older solid stone wall buildings. Examples of concrete panel and Cornish units will have poor performance, albeit some have been upgraded with external insulation or an external insulated masonry skin retrospectively. There is a concentration of PV usage within Creakavose Park on properties with a southern aspect, however uptake across the settlement as a whole is limited. There is no mains gas.</p> |



Figure 31: - Period cottage fronting primary road.



Figure 32: - Long distance views west.



Access hierarchy
— Primary
— Secondary
— Tertiary

Figure 33: - Cul-de-sacs reduce settlement connectivity.



Figure 34: - Modern infill between heritage dwellings.



Figure 35: - Stone faced terrace with brick detail at lintel, window surround and door opening.



Figure 36: - Original Cornish unit beside upgraded version (brick).



Figure 37: - PV use at Creakavose Park.

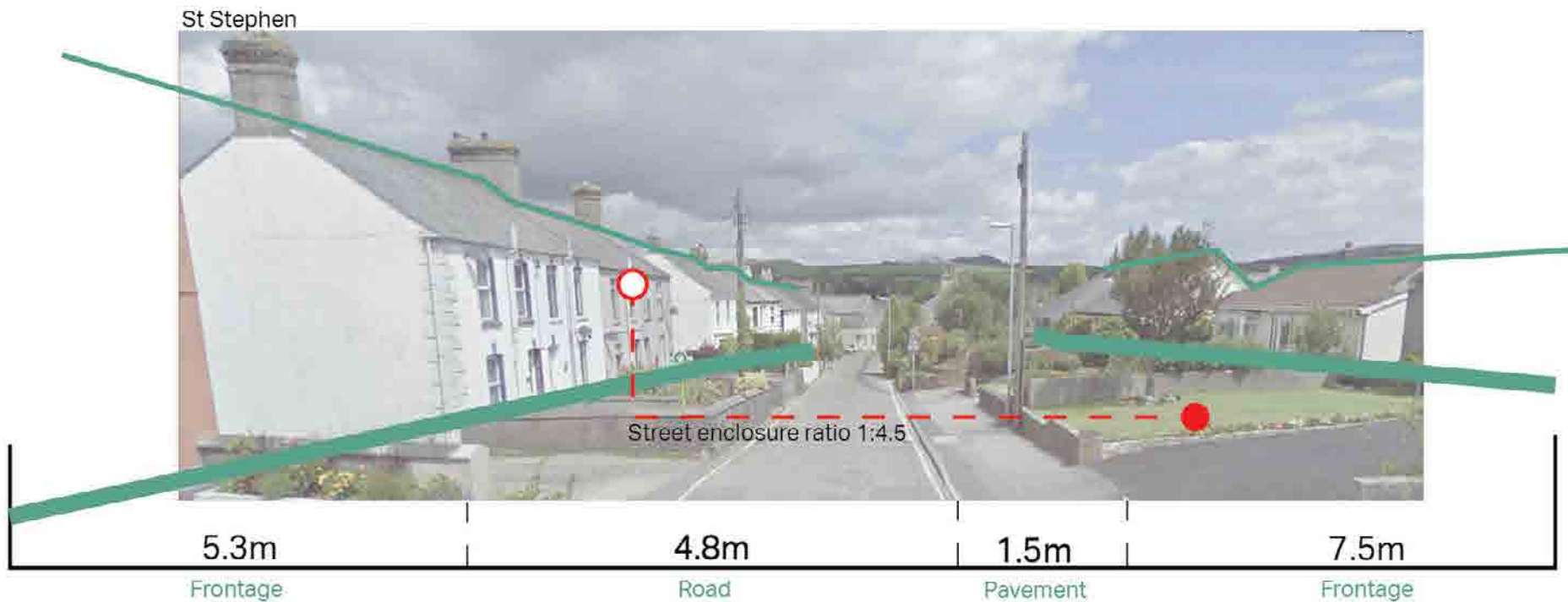
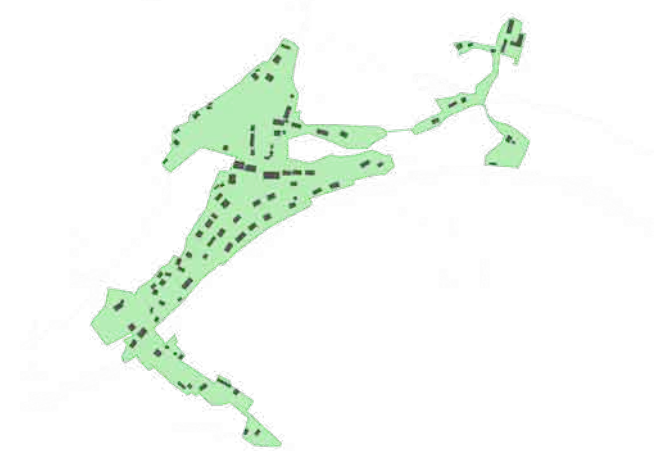


Figure 38: Diagram to demonstrate typical street dimensions and enclosure ratio.

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| <p>Enclosure</p> | <p>Varied typologies demonstrate settlement evolution combining staggered semi-detached properties with later detached bungalow development. Earlier semi-detached properties include some side access to property backs or further development. Detached bungalows contribute to a feeling of space in the street due to reduced height and wider frontages. All property garden frontages taper-off to the north, reducing in size towards A3058. The street enclosure ratio is 1:4.5, with the overall elevation to elevation distance 19.1metres.</p> |
| <p>Character</p> | <p>The street demonstrates settlement evolution with narrow street widths close to the A3058 (10.5m) and no pavement, widening out further south with post war bungalow development and pavements. There are no street trees, but views south over wider bungalow garden frontages and distant trees soften the streetscene and there are some examples of stone-faced Cornish hedges.</p> |

* The example is indicative of a street arrangement within the settlement. Whilst the example does not represent the settlement in all areas, the enclosure ratios identified demonstrate the type of character seen within the settlement.

CA3



CA3 - Coombe

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| <p>Pattern and layout of buildings</p> | <p>In the early 19th century, the village of Coombe consisted of a small collection of farmhouses and tenant farmer houses. The development of the mining industry and the associated railway led to the construction of further residential buildings for workers, although the village has remained small. Coombe is located within a river valley, with properties arranged in lowland areas following an east/west contour orientation. Heritage buildings are sometimes located directly beside the road with no frontage, whereas later development commonly includes frontages. Roof ridgelines follow the east/west linear settlement alignment, with only a few exceptions (north/south). Most development has occurred along the primary access road, but some secondary road development examples exist. Close to the centre three bungalows are set around, and front onto, a small green space. Spatially this represents a deviation in character not seen elsewhere within Coombe.</p> |
| <p>Access, green infrastructure, active travel and open space</p> | <p>The railway passes through the valley, as does the road and housing development, in an east/west trajectory. Severance created by the railway impacts the way the settlement has developed, but adds more emphasis to the arrival from the south at Coombe Hill. There is no cycle provision, but a small network of PRow. The settlement has a leafy feel, owing to its narrow linear form surrounded by countryside, hills and watercourse that provide a unique habitat and character, flowing beside the main road. There are designated tree protection orders close to the settlement centre, also a public play space and playing field. An agricultural field at the bottom of the valley and opposite Coombe Farm is used as a community asset to hold the gymkhana.</p> |
| <p>Views and landmarks</p> | <p>Higher-ground viewpoints provide opportunities for expansive views over/across the sunken valley where Coombe is located. Views towards the viaduct are possible from some areas of Coombe which acts as a local landmark. Access flanked by Cornish hedges and hedge boundaries restrict views left and right, but also frame and focus street views ahead.</p> |
| <p>Architecture and details</p> | <p>Earlier surviving buildings include the Grade II listed Woodlands and Trudgeon Farmhouse at the north-west edge of the village. Trudgeon Farmhouse (NHLE 1143996) was built in the early 19th century of granite with stone dressings and a hipped slate roof with ridge tiles. Woodlands (NHLE 1312535) is also of early 19th century date, constructed of granite rubble with brick dressings and a half-hipped slate roof. The building consists of two storeys with a symmetrical three bay front. The northern end of the village includes 20th century houses, comprising a mix of two storey houses and bungalows, most of which are rendered and have concrete tile roofs with gable ends.</p> |



Map 07: Figure ground diagram, simplified plan to demonstrate relationship between building and surrounding space

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| <p>Materials</p> | <p>Historic buildings within Coombe are stone built, with façades of exposed stonework, often with a yellow/grey hue. Bluff coloured bricks frame window and door openings and compliment the colouration of the construction stone. Roofs are in slate. 20th /21st century development is constructed in modern materials and in different forms. There is limited design lineage between historic and modern.</p> |
| <p>Building modifications, extension & conversion</p> | <p>Examples of modifications and building conversion mainly relate to heritage building stock. The Methodist Chapel now converted to residential accommodation, comprises a central round-arched doorway with a fanlight, approached by granite steps, tall round arched windows either side and three 19th century 12-pane sash windows with brick arches. Further north, at the junction with St Stephen is the former schoolhouse. The building is 19th century, comprising two storeys of granite rubble, with a central projected porch to the south, and gable tiled roofs with brick chimney stacks. The gables have barge-boards and beneath each is an oculus with granite dressings, although the oculus to the southern front is blind with a quatrefoil detail.</p> |
| <p>Sustainability and building performance, waste, recycling and utilities</p> | <p>Later properties built to a higher performance will improve the overall energy efficiency of Coombe. Heritage buildings must sensitively balance energy performance whilst maintaining heritage value. The area is serviced with fast fibre broadband. There is no mains gas.</p> |



Figure 39: - Village railway bridge gateway.



Figure 40: - Recently rendered property with smooth finish. Good fenestration rhythm.



Figure 41: - Central agricultural field



Figure 42: - Stone façade, yellow/grey hue.



Figure 43: - Property perpendicular to road.



Figure 44: - Modern property with stepped access, concrete.



Figure 45: - Stone wall, granite pier and traditional gate.

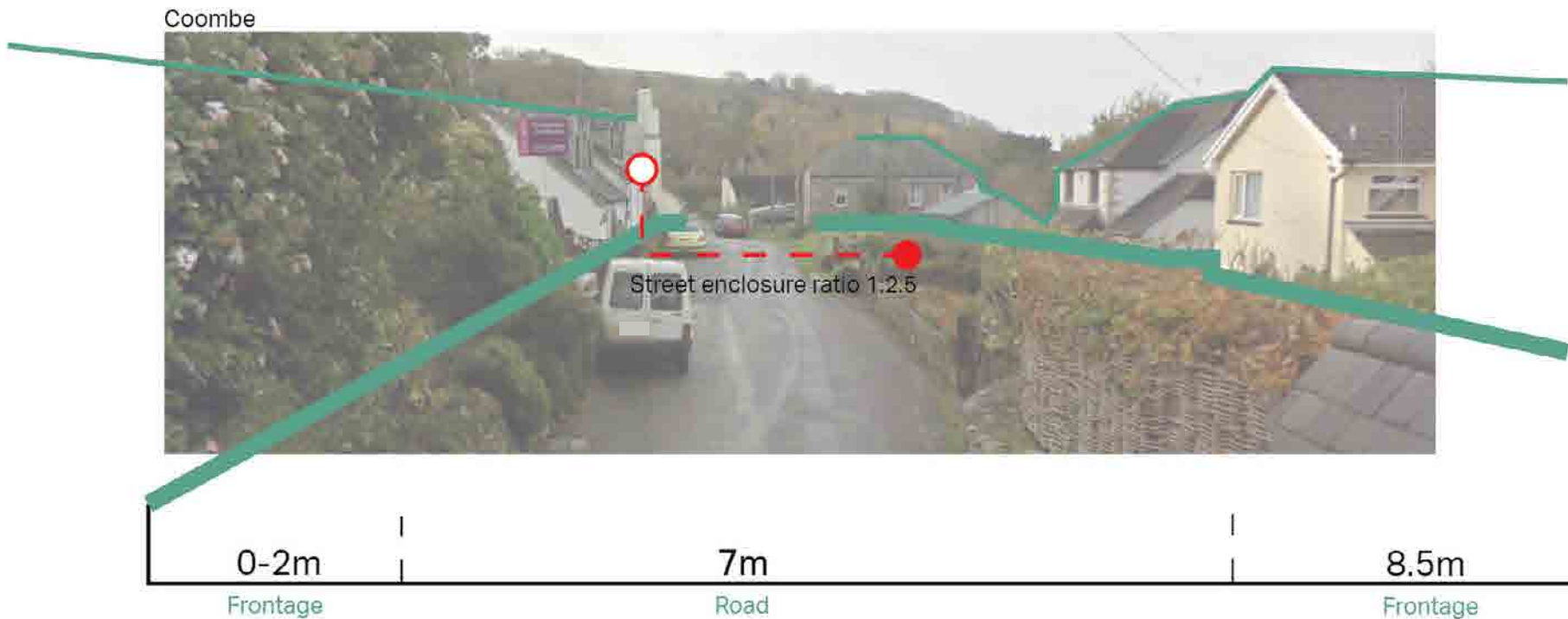


Figure 46: - Diagram to demonstrate typical street dimensions and enclosure ratio.

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| <p>Enclosure</p> | <p>Irregular non-uniform building placement responding to settlement topography means building line is informal. This attribute combines with typology variation and settlement evolution to demonstrate quite a varied settlement pattern. Linear in characteristic, but with some older properties placed perpendicular to the main access, therefore not facing the road with primary elevations. Typologies are predominantly detached. Street enclosure ratio is 1:2.5, with the overall elevation to elevation distance is approximately 15.5 -17.5 metres.</p> |
| <p>Character</p> | <p>The tranquil street setting follows the contoured valley with development located on either side of the street either stepped-up or steeped-down on upper and lower plots. Road offset variation and frontage size combined with garden frontages, vegetation boundaries the meandering road adds to the rural street characteristic.</p> |

* The example is indicative of a street arrangement within the settlement. Whilst the example does not represent the settlement in all areas, the enclosure ratios identified demonstrate the type of character seen within the settlement.

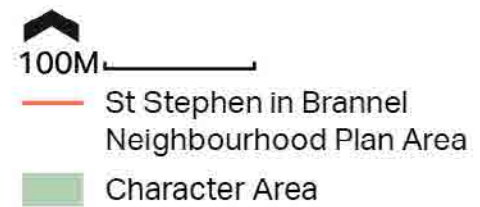


CA4 - Lanjeth

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| <p>Pattern and layout of buildings</p> | <p>Lanjeth is a small settlement which developed in the 20th century but has earlier origins. One of the earliest surviving buildings is Nanzeath Farmhouse (NHLE 1143990), a Grade II listed building, built in the 17th century at the south-western end of the settlement. By the 19th century, a number of further buildings were constructed including the Grade II listed house at Newgate (NHLE 1143989), a Methodist chapel at the south-east edge of the settlement and an old schoolhouse at the north-western edge of the settlement.</p> <p>Lanjeth includes an area known as Hornick, expanding out south and west from the A3058, along Coombe Road to School Hill and linking back to the A3058 again. The result is a settlement with a large internal core (approximately 4ha) of largely undeveloped agricultural land, which contributes to the space and rural character of the area. Building arrangement and pattern consist of properties aligned in an informal manner facing predominantly primary or secondary roads. Brookfield Close, an area to the south of Coombe Road on the eastern side of Lanjeth, with concrete panel buildings, and a new development west of School Hill, are some of the few exceptions arranged in cul-de-sac plan. A small number of infill developments have occurred behind existing roadside development.</p> |
| <p>Access, green infrastructure, active travel and open space</p> | <p>The A3058 has pavements on the northern side and some laybys used for parking and some uncontrolled crossing points with refuge islands. The inclusion of a grass verge on the A3058, tree and hedge boundaries and surrounding agricultural land contribute to the leafy character of the settlement. Public green space is limited to a play space at Lanjeth Nursery and allotments to the south. Active travel is limited to a small network of PRow and bus route access. Railway severance restricts pedestrian/vehicular movements north/south. Features of the 19th century settlement included the Wheal Louisa china clay works and the mineral railway (still operational) aligned roughly north-west to south-east through the centre of the settlement, the main road layout has remained unchanged.</p> |
| <p>Views and landmarks</p> | <p>The settlement in the north, is located at the foot of Watch Hill and gently slopes south toward a shallow valley east of Langerth Farm, which continues to Coombe. The sloping topography provides opportunities for distant views south, emphasised at road junctions along the A3058 with connecting roads to the south. Views north toward Watch Hill are omnipresent.</p> |
| <p>Architecture and details</p> | <p>Nanzeath farmhouse consists of two storeys of rendered stone rubble and cob with a slate half-hipped roof with ridge tiles. The building has a four-bay asymmetrical main front with 19th century sash windows with timber lintels. The house at Newgate (NHLE 1143989) is thought to be of early 19th century date and comprises two storeys of squared granite rubble with brick dressings.</p> |



Map 08: Figure ground diagram, simplified plan to demonstrate relationship between building and surrounding space



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| | 20th century houses include rows of two storey, two bay roughcast houses on Coombe Road and detached rendered houses and bungalows on the A3058 and School Hill. The terraces at the junction of Coombe Road and the A3058 are placed directly beside pedestrian access with no northern frontage and few windows. The main access and façade of the properties is south facing over rear gardens. Recent cul-de-sac development at Valley View Close demonstrates variation in roof pitch and lower storey façade finish. The development includes some stone walling. |
| Materials | Stone construction with slate roofs represent the area's vernacular, with some evidence of cob used in combination with stone rubble. Façades are left finished in stone, with some older properties rendered. Post war development demonstrates few of these attributes, with examples of smooth rendered masonry finishes, stone slips and weatherboarding. Concrete corrugated tiles are common on post war development, albeit slate usage has had a renaissance in more recent developments. |
| Building modifications, extension & conversion | Small quantities of infill style small developments occur behind primary roadside developments. Modifications include general property updates, uPVC conservatories, verandas, roof window and some solar panels. Some of the existing concrete panel buildings have been upgraded with additional outer skins and insulation or externally insulated. |
| Sustainability and building performance, waste, recycling and utilities | Recent insulated development will perform best in energy efficiency terms, however there are no specific developments that are outstanding for building performance. There is limited uptake of renewable energy installations on residential housing stock, with only a few examples of solar PV. There is no mains gas or sewerage. |



Figure 47: - Stone built, contrasting brick at openings.



Figure 48: - Views towards Watch Hill.



Figure 49: - The proximity of some housing to the A3058.



Figure 50: - Property directly beside road access.



Figure 51: - Cottages which back onto the A3058.



Figure 52: - uPVC conservatory and veranda.



Figure 53: - Simple bungalows Hornick Hill.

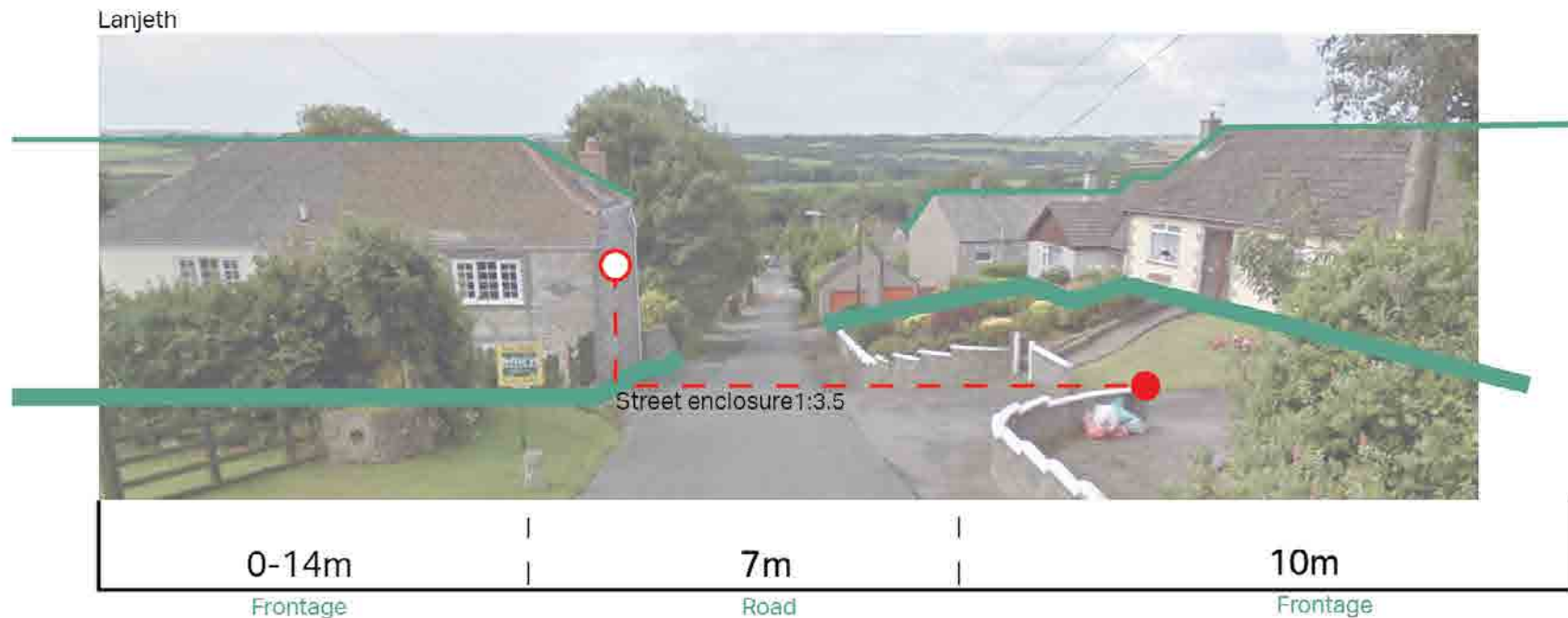


Figure 54: Diagram to demonstrate typical street dimensions and enclosure ratio.

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| <p>Enclosure</p> | <p>Variation in building typology, orientation and sporadic development morphology (influenced by small post medieval farmland plots) means building line and enclosure characteristics vary. Development mainly faces the street with primary elevations although the area contains examples of buildings placed perpendicular to the main access. Development is not continuous and not always developed on both sides of the street. The street enclosure ratio is 1:3.5, with the overall elevation to elevation distance 17 - 31 metres.</p> |
| <p>Character</p> | <p>Development roads branch off from the A3058 with areas to the north higher in topographic terms than areas to the south. The undulating nature of street context provides views towards peaks (north) and distant landscapes (south), which contribute both to space and street greening. Often streets do not have pavements or street trees, but large garden boundaries and garden vegetation soften the streetscene.</p> |

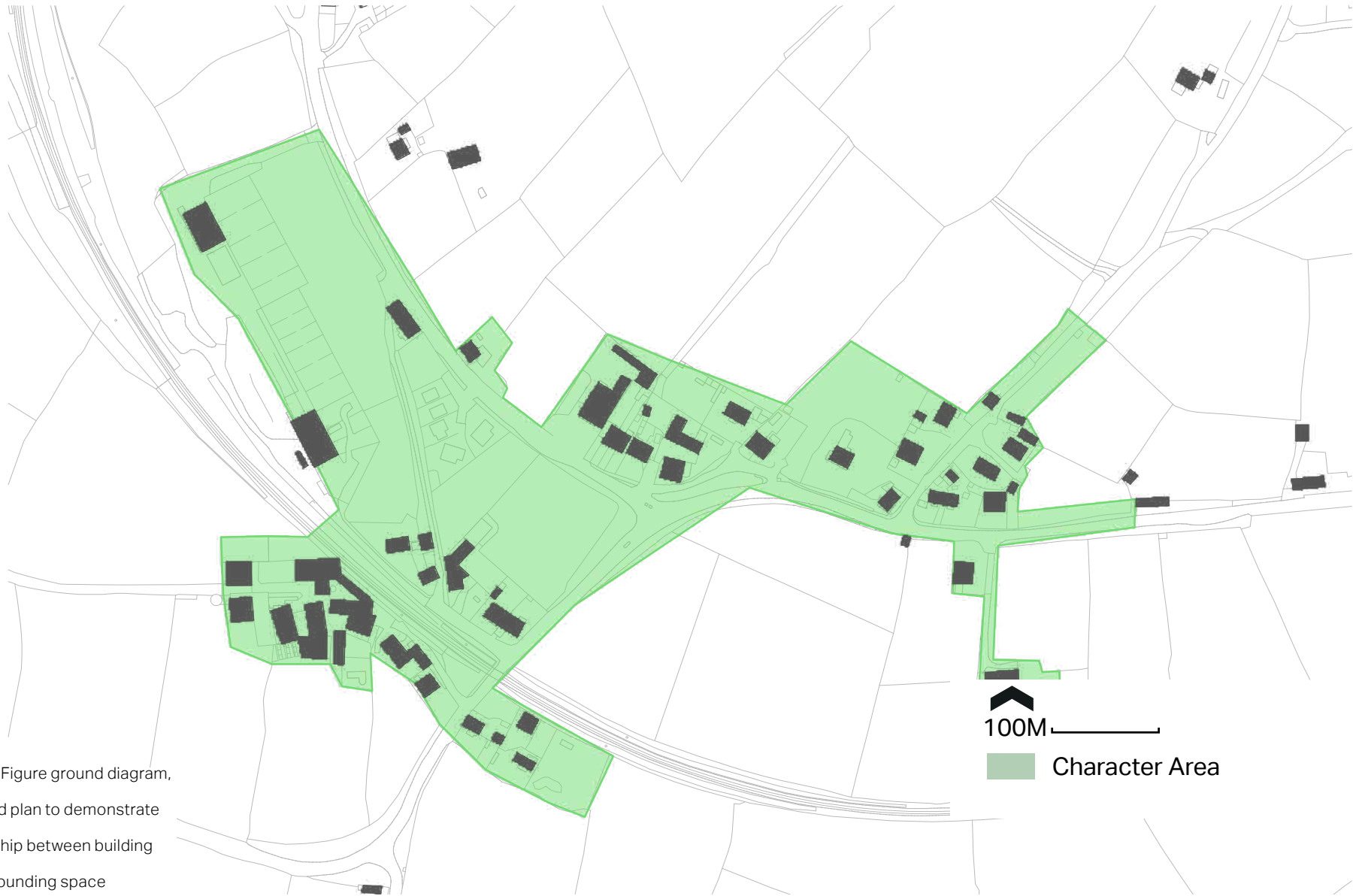
* The example is indicative of a street arrangement within the settlement. Whilst the example does not represent the settlement in all areas, the enclosure ratios identified demonstrate the type of character seen within the settlement.

CA5



CA5 - High Street

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| <p>Pattern and layout of buildings</p> | <p>High Street comprises a small settlement concentrated at the junction of the A3058 and B3279, consisting of sparsely built houses and farms formed into 3 distinct areas of development, Hensavisten Farm area, the main junction, and the junction of the A3058 and Peters Hill. Development clusters at these locations demonstrate varied character. At Hensavisten on Long Lane, detached dwellings are dotted down access tracks, which demonstrate farm typology character. At the main junction, stone terraces with large southerly aspect gardens align beside a commercial operation. At Peters Hill, a detached house and a short row of terraces transitions to post war bungalows higher up the hill and an old cottage, sited perpendicular to the access, with rear primitive extension and flat roof extension.</p> <p>Historically, the main road layout through High Street has remained unchanged and the area is still rural in nature although additional residential, commercial operations and farm buildings have been constructed in the 20th century.</p> |
| <p>Access, green infrastructure, active travel and open space</p> | <p>There is no public green space within the settlement, albeit the area is surrounded by countryside. There is one PRow that links to Hornick. The railway passes through the character area on an east/west trajectory. 'The unique location of High Street links the surrounding clay villages via bus connections to St Austell, Newquay, Truro and Bodmin. This area has valuable transport links.</p> |
| <p>Views and landmarks</p> | <p>High Street is located just southwest of Watch Hill, and sloping topography provides distant views south, emphasised at road junctions along the A3058 with connecting roads to the south. The back drop of Watch Hill is omnipresent.</p> |
| <p>Architecture and details</p> | <p>Historic 19th century development includes the Methodist chapel, smithy and boarding house. The Methodist chapel remains located at the north-west edge of the settlement comprising a single storey, L-plan building constructed of granite rubble, with three bays of round arched windows to the south-east face, and two bays to the north-west face. Simple stone built, slate roofed terraces at the junction between B3279 and A3058, have long south facing front gardens, and few, but generous windows openings. Recent cul-de-sac development at Valley View Close demonstrates variation in roof pitch and lower storey façade finish. The development includes some stone walling.</p> |



Map 09: Figure ground diagram, simplified plan to demonstrate relationship between building and surrounding space

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| <p>Materials</p> | <p>Material evolution but a lack of design lineage is apparent, with historic stone buildings with slate roofs transitioning to masonry-built bungalows with uPVC.</p> |
| <p>Building modifications, extension & conversion</p> | <p>Modifications are limited to building updates including the addition of porches and conservatories.</p> |
| <p>Sustainability and building performance, waste, recycling and utilities</p> | <p>Despite the open southerly aspect, few properties have renewable technology such as solar PV installed. Later development will be the best performing housing stock in the character area, with no known developments that are outstanding for building performance. There is no mains gas.</p> |



Figure 55: - Roof variation, smooth finish rendered façades.



Figure 56: - Recent development, roof pitch and façade variation.



Figure 57: - Junction of B3279.



Figure 58: - Stepped access to bungalow, roof dormer.



Figure 59: - Terraced development with long garden frontages.



Figure 60: - Primitive rear extension, flat roof dormer.



Figure 61: - Bungalow development at farm.

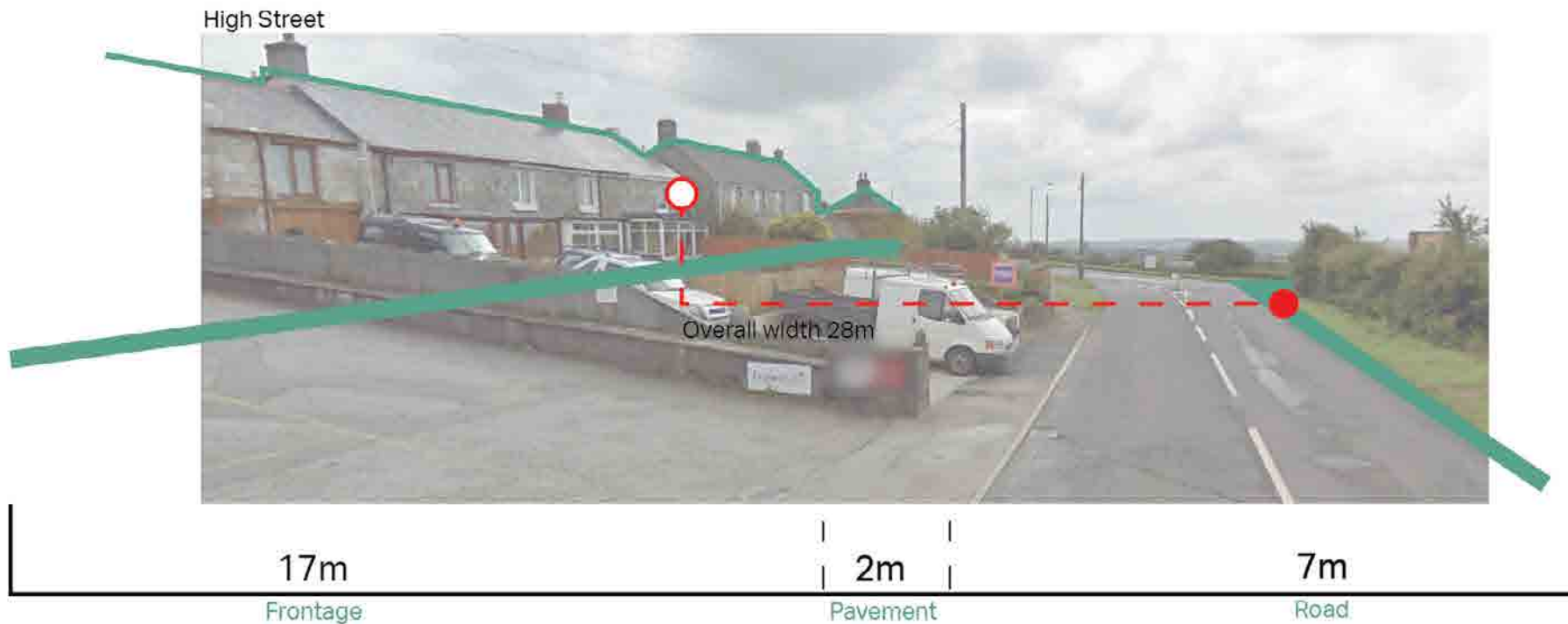


Figure 62: Diagram to demonstrate typical street dimensions and enclosure ratio.

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| <p>Enclosure</p> | <p>Development at High Street is limited and concentrated to an area close to the convergence of the B3279 and A3058. There is generally a lack of overriding enclosure ratio due to ranging typologies, building line and orientation. Higher ground north of the A3058 provides distant views south over agricultural land, and streets are often not developed on both sides. Whilst an overall enclosure ratio is not appropriate here, there is still relevance to the ratio between the street width and height of the buildings. Overall street width 28m.</p> |
| <p>Character</p> | <p>Residential dwellings are located beside businesses which make use of the large frontages for parking and are subsequently sealed surfaces. The large building set back combines with development on one side of the road to provide an expansive street feel. A pavement provides pedestrian access on one side.</p> |

* The example is indicative of a street arrangement within the settlement. Whilst the example does not represent the settlement in all areas, the enclosure ratios identified demonstrate the type of character seen within the settlement.



CA6 - Foxhole

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| <p>Pattern and layout of buildings</p> | <p>The linear form of Foxhole is concentrated along Carpalla Road, which developed alongside and was influenced by the surrounding china clay industry. Foxhole extends southward to also include the area known as Carpalla. The Methodist chapel is located at the junction between Chapel Road and Beacon Road, central to the village. Village structure has developed beyond dwellings facing the primary road (Chapel Road), with secondary and tertiary development roads. Beyond the initial enclosure close to the Methodist Chapel, and north of Foxhole Learning Academy, bungalow typologies combine with the Chegwyns development – which backs onto the main road, to give an expansive feeling to this part of Goverseth Road. Modern infill along Chapel Road, with incorporated frontages and driveways, gives the main street a varied building line and enclosure feeling. The alignment of buildings perpendicular to the main access, at times in short terraces, punctuates the linear form of the settlement, providing visual interest. Elsewhere, Hensbarrow Meadows is a recent development formed around a small communal green space in a series of branching development spurs.</p> |
| <p>Access, green infrastructure, active travel and open space</p> | <p>The area has quite good pedestrian PROW links to areas in the east close to Watch Hill. There is no cycle infrastructure. Hensbarrow Meadows, integrates pedestrian access through sections of pavement, greenspace and shared space raised tables. Car parking habits however, inhibit some pedestrian movement. Chapel Street includes pavements on both sides, speed bumps to slow traffic and pinch points, although there is a lack of crossing points. Elsewhere developments include pavement access, and combinations of on-plot, off-plot and on-street parking. There are two playing field facilities, one at Foxhole Village Green and another behind (west) properties on Goverseth Road.</p> |
| <p>Views and landmarks</p> | <p>The converted Methodist Chapel at the village centre is a local landmark. The surrounding backdrop of Watch Hill and clay industry activities perhaps controversially, add to the sense of the place.</p> |
| <p>Architecture and details</p> | <p>In the 20th century, the village expanded with the construction of workers housing for the nearby china clay works. The rows along Chapel Road in the central and southern sections of the village were located close to the former Carpalla United and Penbough china clay works. The terraces were constructed of granite rubble and slate roofs with crested ridge tiles and brick chimney stacks. In the north on Goverseth Road, there are several further rows of early 20th century houses, built close to the West of England and North Carloggas china clay works. The rows demonstrate a distinctive rhythm to the front elevations comprising two storey, two bay houses with slate roofs and gable ends and small gables above the right bay windows. The rows are set back from the road and are bordered by low stone walls. Post war development typologies and material usage lack design lineage from early vernacular, however recent development at Hensbarrow Meadow, demonstrates some characteristics of earlier development, with rows of housing with pitched porches and lower storey stone façades, albeit slips, reminiscent of the development on Goverseth Road (west).</p> |



Map 10: Figure ground diagram, simplified plan to demonstrate relationship

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| <p>Materials</p> | <p>Stone construction for buildings and boundaries is common in heritage buildings, some have been subsequently rendered and finished in rough cast render. uPVC windows are common upgrades to all heritage buildings, including the Methodist chapel. There is an even split of roofing material choice between slate and concrete tile. Slate is used on heritage buildings and recent development, although the post war period favoured concrete tile.</p> |
| <p>Building modifications, extension & conversion</p> | <p>The conversion of the Methodist chapel to residential use has been done tastefully and makes use of the prominent building within the village. At Chegwyns there is evidence of replacement brick façades, which indicate thermal upgrades to the Cornish unit construction type.</p> |
| <p>Sustainability and building performance, waste, recycling and utilities</p> | <p>Later development will be the best performing housing stock in the character area and there are no specific developments that are outstanding for building performance. Cornish units with thermally upgraded façades have improved the thermal performance of the buildings. There is no mains gas.</p> |



Figure 63: - Simple fenestration, large openings.



Figure 64: - Uniform terraces, with pitched dormer detail, creates distinctive rhythm to the front elevations.



Figure 65: - Modern development with parking blocks.



Figure 66: - Detached dwelling with cut stone façade.



Figure 67: - Lack of defined 'continuous' pedestrian access and front gardens.



Figure 68: - Passive surveillance, windows face pedestrian



Figure 69: - Unusual porch/balcony space.



Figure 70: Diagram to demonstrate typical street dimensions and enclosure ratio.

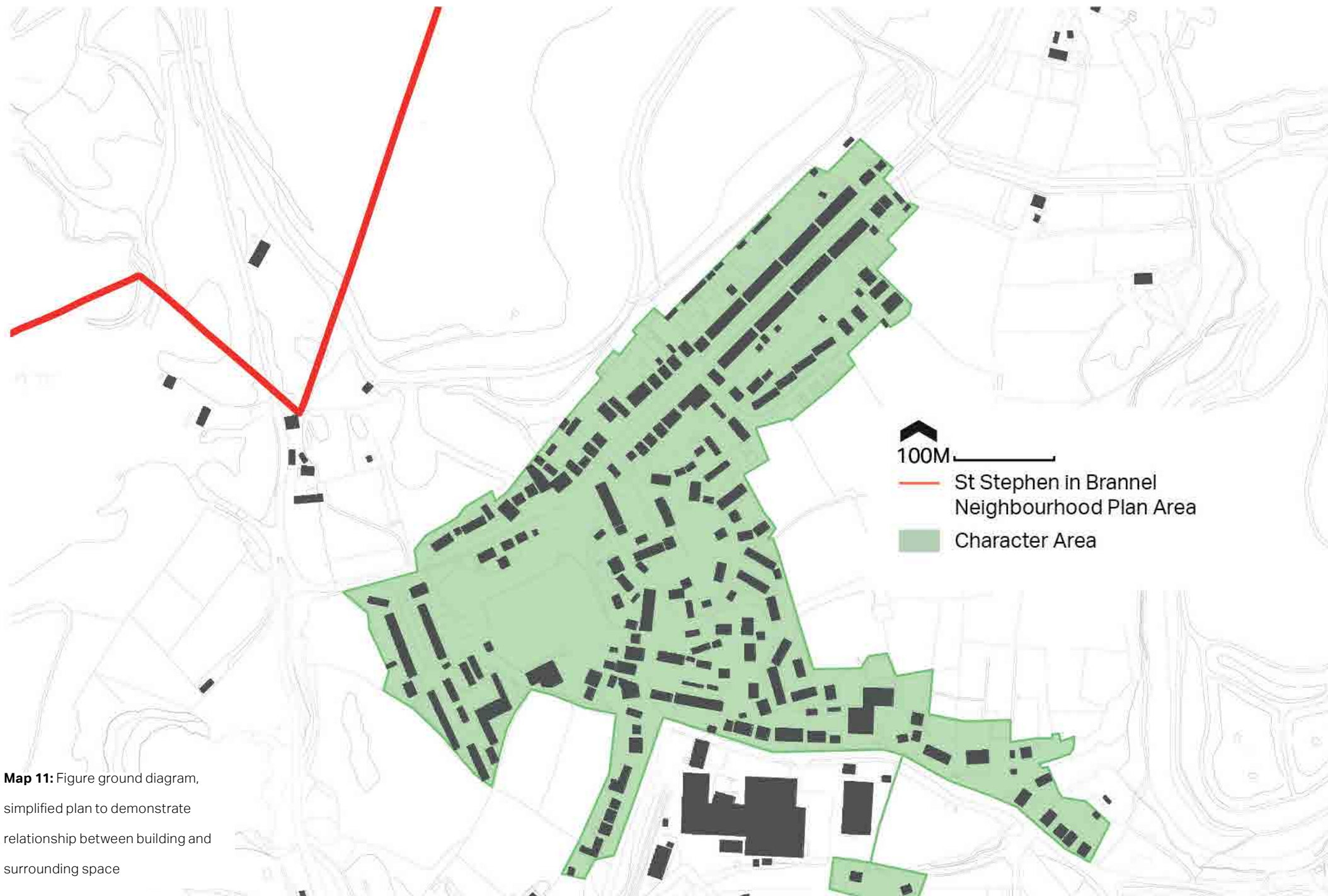
| | |
|------------------|---|
| Enclosure | This area contracts in spatial terms at this point due to the transition from semi-detached or detached dwellings with larger frontages, to this stretch of terraced properties and retail amenity. The street layout follows the topographical contour with higher (north) and lower (south) plots on each side of the B3279, producing stepped access to dwellings on the north side, with sloped access to the south. The street enclosure ratio is 1:2, with the overall elevation to elevation distance 11.6 metres. |
| Character | Narrow frontages and building typologies without parking mean street parking can impede vehicle flows. Pavements on both sides of the street provide good pedestrian access and amenities create a local hub area. There are no street trees in this section of the street and combined with small garden frontages the area is dominated by hard materials. |

* The example is indicative of a street arrangement within the settlement. Whilst the example does not represent the settlement in all areas, the enclosure ratios identified demonstrate the type of character seen within the settlement.



CA7 - Nanpean

| | |
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| <p>Pattern and layout of buildings</p> | <p>The village of Nanpean developed with the nearby china clay works in the 19th century. The importance of the industry to the settlement of Nanpean is highlighted by the Newquay and Cornwall Junction Railway, a goods railway opened in 1869, which ran from Newquay to Nanpean. The settlement is arranged either side of a meandering section of the B3279. Properties on the central access road relate well to the B3279 access spine, with strong enclosure characteristics, from the north until Drinnick Road, where frontages provide more spatial relief. Properties typically comprise a combination of primary façades and those placed perpendicular to access, facing the street, behind small, or at times located directly behind pavements. Some sections close to the post office, incorporate a level change over a metre, with sloped access and boundary walls which maintain street enclosure.</p> |
| <p>Access, green infrastructure, active travel and open space</p> | <p>Access to green/open space is possible at Victoria Bottoms Playing Field, the Nanpean Cemetery at St George's Mission Church and a small play area within the Grenville Meadows. There is no cycle access provision, other than road access and there is a bus service.</p> |
| <p>Views and landmarks</p> | <p>The B3279 provides evolving views through the alignment of buildings and picturesque backdrop in some locations. A Grade II listed memorial Celtic cross on a square plinth occupies a prominent roadside location at Nanpean St George Church. There is also a memorial space with public benches beside a car park at the junction of the B3279 and Currian Road. A large employment area in the southern part of the settlement and the Imerys refinery represents an extensive presence. Views are also possible toward the Hendra China Clay Works.</p> |
| <p>Architecture and details</p> | <p>Simple plain façades, with pitched roofs, sometimes hipped. Older terraces have few, but generous window openings. The public house, although no longer in use, is prominently positioned at the junction of Fore Street and Hallow Road, consisting of two storeys of granite, with three full-height bays with pitched roofs. Access is via a central doorway with a corniced canopy and granite lintel. The pitched full-height bay is replicated on the detached Pendennis property nearby, which also integrates a generous extended porch canopy. There are a small number of simple pitched fully enclosed porches, including one with a spectrum of coloured glass panes. At Parklands, steeply pitched porch canopies, with diminishing slate roof is an interesting architectural feature. Close to the Nanpean Methodist Church, a group of early 19th century bungalows are located with individual character, including bay windows, tall chimneys, and decorative door access points, which compliment surrounding typologies. The distinctive rhythm of Currian Road is harmed by inconsistent window, porch and extension treatment.</p> |



Map 11: Figure ground diagram, simplified plan to demonstrate relationship between building and surrounding space

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|---|---|
| <p>Materials</p> | <p>From the terraces of Currian Road to the mixed typologies of Fore Street, stone is used as the primary building material, at times with façades partially rendered. Stone boundaries are also common, and it is encouraging to see the use of stone at Grenville Meadows close to the public toilets block. Slate use for roofing is widespread, with Cul-Rain the only real development example of size that goes against this with concrete tiles instead, albeit the tiles are flat (not corrugated).</p> |
| <p>Building modifications, extension & conversion</p> | <p>This character area is popular and attracts building modification, updates and renovations, infill projects and small-scale developments such as close to the junction of Currian Road and Cul-Rian.</p> |
| <p>Sustainability and building performance, waste, recycling and utilities</p> | <p>Terraces on Currian Road are arranged in blocks with rear access utilised for car parking and waste bin storage. Solar PV use is quite limited. There is no mains gas.</p> |



Figure 71: - Terraces in blocks punctuated by rear access lanes.



Figure 72: - Uniform terraces, with pitched dormer detail.



Figure 73: - The best practice for installing PV on heritage dwellings is to keep to secondary elevations. Here PV and cabling detract from the primary elevation.



Figure 74: - Pitched porch with coloured glass panes.



Figure 75: - Street alignment incorporates contextual views.



Figure 76: - Grade II listed cross at Nanpean St George Church.



Figure 77: - Steeply pitched porch roof with diminishing slate courses.

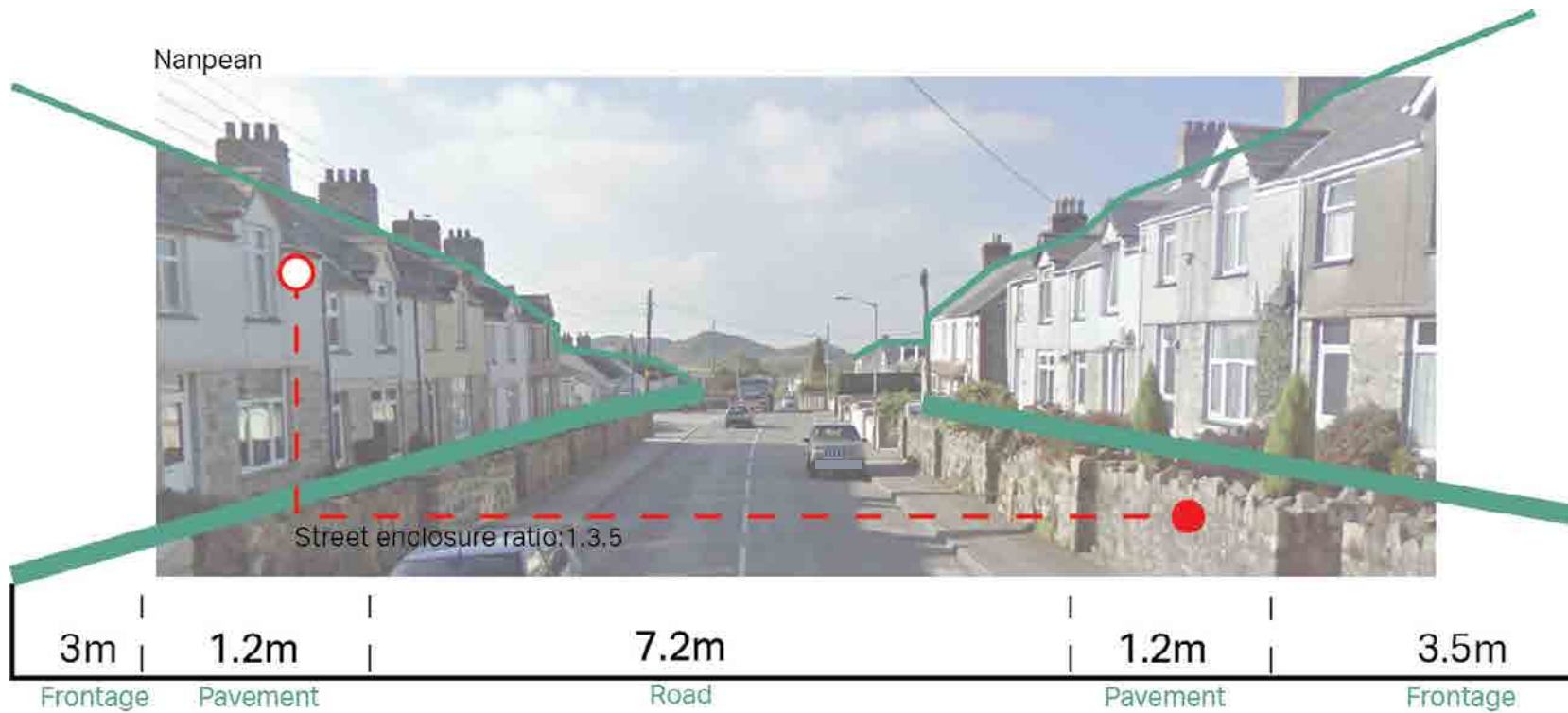


Figure 78: Diagram to demonstrate typical street dimensions and enclosure ratio.

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|-------------------------|---|
| <p>Enclosure</p> | <p>Continuous two storey terraced typologies form a strong building line and symmetrical quality with similar development reflected on both sides of the street. Again as in other areas, the street follows the contour with dwellings on the northern side accessed via steps and those on the south level in access. Lack of parking options means on-street parking is necessary which can impede traffic movement. Pavements on both sides provide good pedestrian access. Long views southbound toward vegetated spoil heaps soften the streetscene. The street enclosure ratio is 1:3.5, with the overall elevation to elevation distance 16.1 metres.</p> |
| <p>Character</p> | <p>Stone boundaries, similar building typologies and lack of driveway conversions means the street has a strong design unity and original quality. Focused distant views along streets evoke contextualisation and sense of place.</p> |

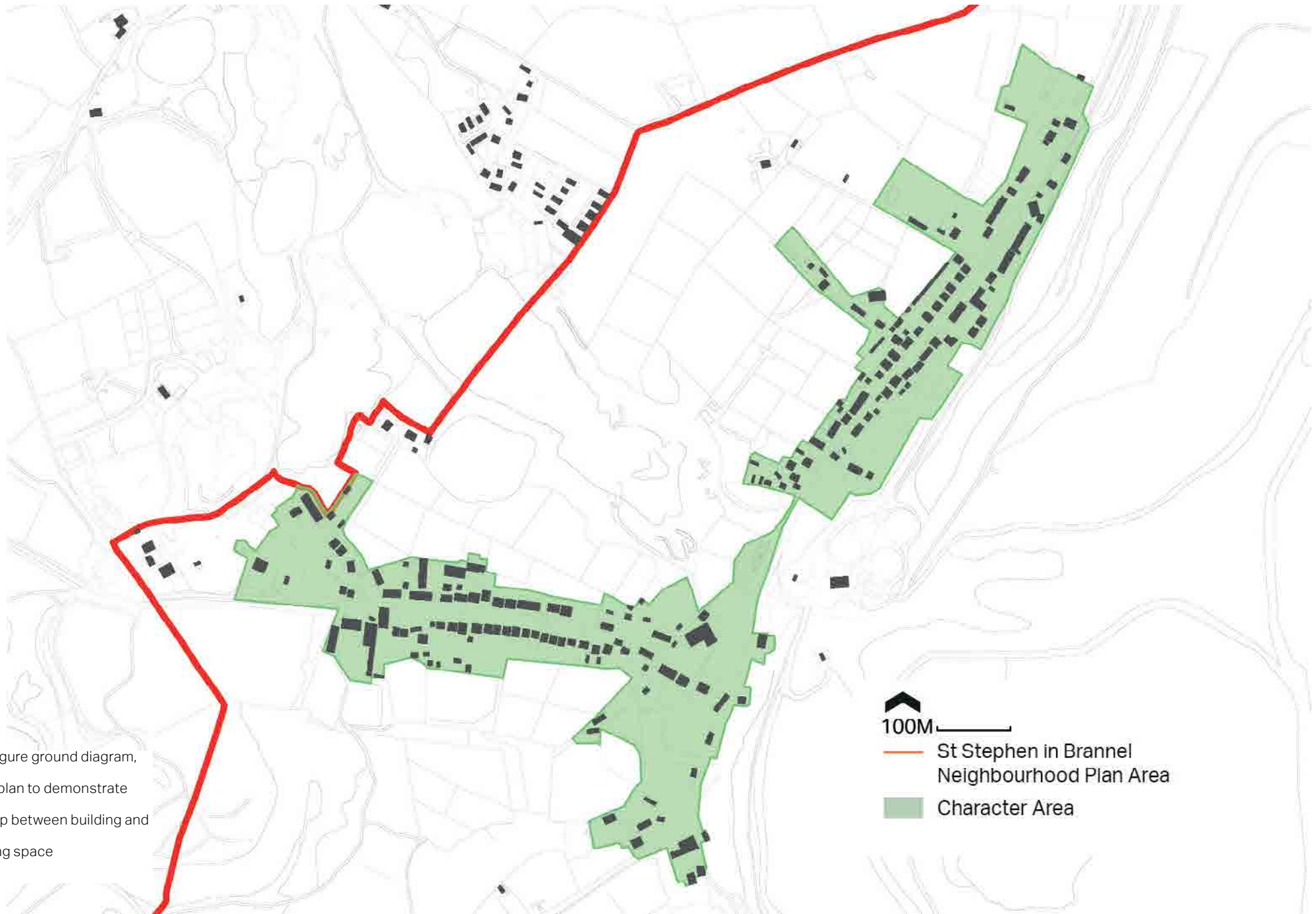
* The example is indicative of a street arrangement within the settlement. Whilst the example does not represent the settlement in all areas, the enclosure ratios identified demonstrate the type of character seen within the settlement.

CA8



CA8 - Whitemoor

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| <p>Pattern and layout of buildings</p> | <p>In the 19th century, Whitemoor consisted of a small collection of farmsteads and cottages with the early settlement concentrated around the junction at North Road and Crown Road, much the same as today. The village expanded throughout the 20th century along North Road to the north and south and Crown Road to the west. The settlement therefore is linear in form, albeit formed around the 90° main junction. Properties face the primary access roads with only a few examples set around secondary access such as Dorminack Close and Gunwin Court arranged in cul-de-sacs and a modern development west of North Road and opposite Gwendra Lane. Most properties include frontages, building line is quite formal, although there is some variance, such as at The Firs and Carn Bargas where a communal front access is set back from the main road creating a deeper frontage offset from North Road.</p> |
| <p>Access, green infrastructure, active travel and open space</p> | <p>Pedestrian access is quite continuous, and there are 3 PRoW which service the area. The scrub covered spoil heaps in the north provide a visible green character to the area, and private gardens trees combine with other elements such as the tree boundary at Whitemoor Primary School to soften the general streetscene. Opposite Frenton Farm Campsite there is a playing field and play space. There are no cycle lanes in the settlement, but there is a bus service.</p> |
| <p>Views and landmarks</p> | <p>At the northern gateway to the settlement the terraced residual form of mining spoil bookends the access road to the east. Views approaching from St Georges Road from St Dennis provide views the towards the clay works. The Whitemoor settlement sign is complimented by 3 standing granite stones. The linear form of streets provides distant street views and opportunities for contextual views.</p> |
| <p>Architecture and details</p> | <p>There are a few surviving late 19th and early 20th century houses within the village. These include several two storey detached granite buildings along Crown Road and North Road. A row of workers houses is also present on the west side of North Road, which were recorded on the 1908 Ordnance Survey map, close to the Gothers china clay works to the west. The row comprises six two storey, two bay houses, with rendered walls and slate roofs with crested ridge tiles and brick chimney stacks. The row has segmental arch windows, which are predominately modern casements, although the northernmost house has four-pane sash windows. Gwendra Farm at the north-west side of the village is an example of the surviving agricultural history of the area. Along North Road is a mix of two storey houses and bungalows, with varying architectural styles. The 20th century residential buildings along Crown Road mostly consist of rendered bungalows, set back from the road, and bordered by low stone walls.</p> |



Map 12: Figure ground diagram, simplified plan to demonstrate relationship between building and surrounding space

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| <p>Materials</p> | <p>Stone façades are less common in Whitemoor, with many rendered in rough cast render, some with stone quoin or lintel detail. Brick quoin detail is also included at Carn Bargas. Stone boundaries are widespread. Slate roofs are common throughout, including new development. Earlier dwellings include terracotta crested ridge tiles.</p> |
| <p>Building modifications, extension & conversion</p> | <p>There are no notable examples of modification, extensions or conversions, beyond that of regular updating projects.</p> |
| <p>Sustainability and building performance, waste, recycling and utilities</p> | <p>The development at Carn Bargas is displaying some signs of façade failure despite the recent construction, relating to an error in the use of Thermolite blocks on the external façade. Elsewhere in the settlement, there are limited examples of renewable technology, despite the lack of mains gas.</p> |



Figure 79: - Development with concrete tile and adjoining garage. **Figure 80:** - Generous road offset and large window apertures.



Figure 81: - Short terrace, stone construction with rendered gable.



Figure 82: - Standing stones and sign post.



Figure 83: - Carn Bargas construction defect.



Figure 84: - Heritage building with weatherboard-clad gable.



Figure 85: - Small bungalow units.



Figure 86: Diagram to demonstrate typical street dimensions and enclosure ratio.

| | |
|-------------------------|---|
| <p>Enclosure</p> | <p>Development frontages are common but can vary in size, with greater variance in the east close to North Road, and more consistency in the west – illustrative of settlement evolution. More consistent areas are those of post war bungalow development, with garden frontages circa 10m, lawns and parking areas. Low stone walls mark road boundaries and there is pavement access on the northern roadside, further east indicative pedestrian areas are marked on the road. The street enclosure ratio is 1:8, with the overall elevation to elevation distance 26.2 metres.</p> |
| <p>Character</p> | <p>Variation of typology including one and two storey dwellings, the expansion created at the school junction, the placement of the church restricting road width creates compression and the visual landmark of the church when viewed looking west along Crown Road all contribute to the character of the streetscene.</p> |

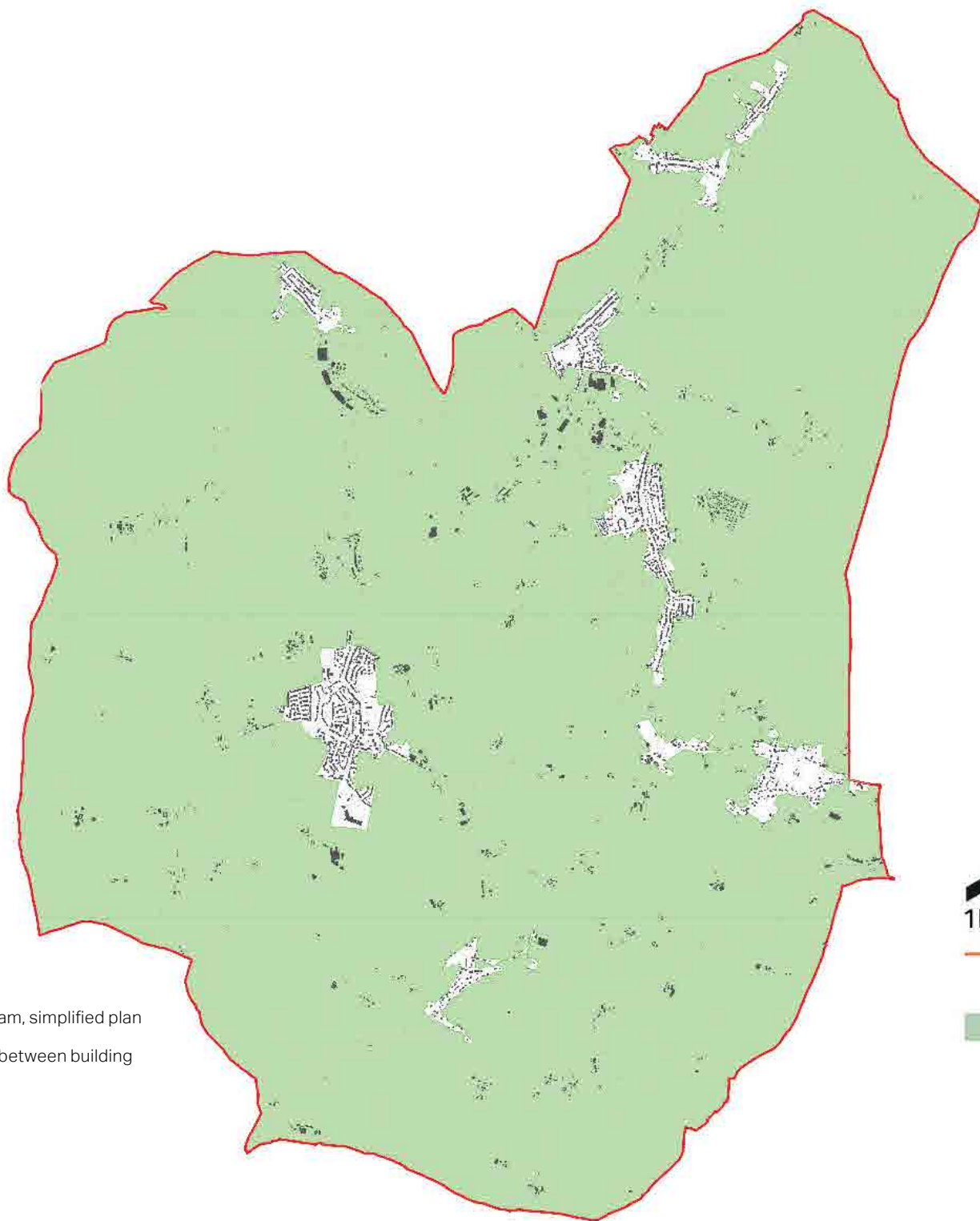
* The example is indicative of a street arrangement within the settlement. Whilst the example does not represent the settlement in all areas, the enclosure ratios identified demonstrate the type of character seen within the settlement.

CA9

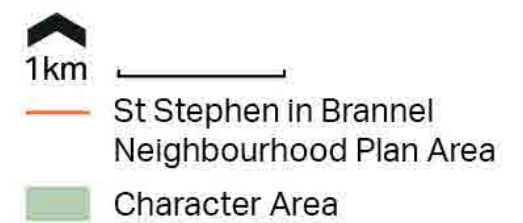


CA9 - Rural Settlements

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| <p>Pattern and layout of buildings</p> | <p>The rural landscape contains various small settlements, comprising houses and public buildings, mostly built in the 19th century. Generally there is distinction between the southern rural 'homeland' of mostly medieval field patterns and the much altered northern area of the clay landscape, the latter has been shaped by industry and includes small terraces of clay worker housing as well as remnant farmsteads. Land surrounding the settlements consists of agricultural land, processing sites, operational quarries, mica lakes and abandoned clay sites. Some including legacy clay sites that have been restored with wooded scrubland and acid grassland.</p> <p>Away from the main settlements building patterns comprise of isolated farmsteads beside the road, or either side of the road access. Building patterns often illustrate these agricultural origins, with a central courtyard and buildings set around the outside.</p> |
| <p>Access, green infrastructure, active travel and open space</p> | <p>The character area has a network of PRoW providing access to the surrounding countryside. Rural areas have very limited bus stop locations compared with urban/settlement areas, and with a lack of segregated or alternative cycle routes – active travel remains difficult.</p> |
| <p>Views and landmarks</p> | <p>The rural landscape of the Neighbourhood Area is intertwined with the development of the china clay industry in the 19th and 20th centuries. Indeed, much of the landscape reveals evidence of this history with large quarries, spoil heaps and excavations/pools visible. Despite the incongruent character of these man-made modifications, they have become symbolic of the area and thus reflective of 'place'. In some instances, natural regeneration has been assisted by planting initiatives, helping to re-green legacy sites.</p> |
| <p>Architecture and details</p> | <p>Across the rural area typical Cornish agricultural buildings rich in character and each uniquely constructed with vernacular materials; slate roofs and granite stone. Tregargus Mill was once a good example of this construction, but is now in a state of dereliction. The scheduled monument (Grade II listed building (1003101/ 1327465)) once grand Big Wheel is now stabilised with scaffolding. The mill comprised two rectangular mill houses with a wheel pit between the two. Each building has a symmetrical front, with two round-arched doorways at ground floor with keystones and window openings above. Some examples of early farm buildings in the area include the Grade II* listed Treveor Farmhouse (1312571) to the east of St Stephen and Meledor Farmhouse (1327463) at the western side of the Neighbourhood Area. The house comprises two storeys with an asymmetrical four window front with three-light hollow-chamfered granite windows and doorway to the passage with granite surround, two-centred arch, and a 19th century plank door. Meledor Farmhouse comprises two storeys with an asymmetrical three window front with 19th century 12-pane sash to the ground and first floors. The main front also has a chimney stack to the right, a stone bellcote and crocketed pinnacle.</p> |



Map 13: Figure ground diagram, simplified plan to demonstrate relationship between building and surrounding space



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| <p>Materials</p> | <p>Much of the construction within rural areas comprise local vernacular materials such as stone and slate at times with textured render/ rough render and brick chimneys. Examples of this include: Tregargus Mill – both mill houses comprise two storeys of granite rubble with granite dressings and quoins with a slate roof and slate hanging gable ends. Treveor Farmhouse is early 17th century of granite rubble with granite dressings and includes the farmhouse and attached front wall and gateway. Meledor Farmhouse is of late 16th or early 17th century date, constructed of granite rubble and cob, slate roof.</p> |
| <p>Building modifications, extension & conversion</p> | <p>Renovations and agricultural farm building conversions exist in rural areas.</p> |
| <p>Sustainability and building performance, waste, recycling and utilities</p> | <p>Renovation/upgrades subject to building regulation sign off, have improved the energy performance for some legacy farm buildings. There is no mains gas within rural areas.</p> |



Figure 87: - Modernised farm building. Stone with timber cladding.



Figure 88: - Beautiful stone cottage with the Grade II listed railway viaduct over the River Fal.



Figure 89: - Storey and a half typology with heavily textured render.



Figure 90: - Heritage dwelling, deeply recessed windows.



Figure 91: - Detached stone dwelling, long oval capped timber window at stairwell.



Figure 92: - Stone principle building with rendered side extension.



Figure 93: - Conical extension finished in slate with scalloped leadwork.

Rural settlements



Figure 94: Diagram to demonstrate typical street dimensions and enclosure ratio.

| | |
|-------------------------|---|
| <p>Enclosure</p> | <p>Throughout rural settlement areas housing clusters are located with a reduction in density and infrastructure. Here there is a level of enclosure provided by the linearity of the stone field boundary, however commonly in more rural areas, access roads are not framed by development. In this example above the housing benefits from expansive views westward.</p> |
| <p>Character</p> | <p>At times quite simplistic in character, these outlying areas are strongly influenced by the context. Further elements which contribute character includes meandering access roads which open and restrict views at times, and site location varying from valley to higher ground.</p> |

* The example is indicative of a street arrangement within the settlement. Whilst the example does not represent the settlement in all areas, the enclosure ratios identified demonstrate the type of character seen within the settlement.



Design guidance & codes

04

4. Design guidance & codes

This section sets out the principles that will influence the design of potential new development and inform the retrofit of existing properties in the Neighbourhood Area. Where possible, local images are used to exemplify the design guidelines and codes.

4.1 Introduction

This section is divided into two parts. The first is a set of key elements to consider when assessing a design proposal. These are presented as general questions which should be addressed by developers and their design teams who should provide clarification and explanation as necessary.

The second part is the design guidance and codes, setting out the expectations of the St Stephen in Brannel Neighbourhood Area. The elements that are more general are what we mean by design guidelines. Other elements that are more prescriptive or set out parameters are the design codes. The design codes are set out as 'Area-wide Design Principles' and 'Character Area Specific Design Principles' to ensure codes are adaptable to the unique characteristics of the Plan Area. Area-wide principles apply to the entire Plan Area. Images have been used to reflect good precedent and demonstrate design issues for consideration.

The guidance advocates for character-led design which responds to, and enhances the landscape and town/villagescape character. It is important that new development responds to local context and enhances the "sense of place" whilst meeting the aspirations of residents.

This document focuses on residential development only, considering the local pattern of streets, the spatial layout of buildings, the spaces around buildings, construction traditions, materiality and the natural environment. Highlighting these to help determine the character and identity of new development, whilst recognising that new construction technologies can deliver good design also with enhanced building performance.

4.2 General design considerations

This section sets out a series of general design principles followed by questions against which the development proposals should be evaluated.

As an initial appraisal, there should be evidence that development proposals have considered and applied the following general design principles:

- 1 Development should demonstrate synergy with, and be complimentary to, existing settlement in terms of physical form, movement/access and land use type;
- 2 Development should relate sensitively to local heritage buildings, topography/landscape features, countryside setting and long-distance views;
- 3 Development should reinforce or enhance the established character of the settlement;
- 4 Development should integrate with existing access; public rights of way (PRoW), streets, circulation networks and understand use;
- 5 Development should explore opportunities for new development to enhance access to public green space, to reflect settlement needs;
- 6 Development should reflect, respect and reinforce local architecture and historic distinctiveness, avoiding pastiche replication;
- 7 Redevelopment of heritage buildings including farms should aim to conserve as many vernacular features as is practicable;

8 Development should retain and incorporate important existing landscape and built-form features into the development which add richness;

9 Building performance in terms of 'conservation of heat and fuel' over-and-above building regulations, should be a key design driver for new development;

10 Development should respect surrounding buildings in terms of scale, height, form and massing;

11 Development should adopt contextually appropriate materials and construction details. Embodied carbon toolkits should be used to guide material specification;

12 Development should ensure all components e.g. buildings, landscapes, access and parking relate well to each other; to provide safe, connected and attractive spaces;

13 Net Zero aims should be integrated and development should adopt low energy and energy generative technologies within the development at the start of the design process; and

14 Development should use nature-based water management solutions/ SuDS to manage on-site water and boost biodiversity habitat.



4.2.1 Key points to consider when assessing planning applications

The aim is to assess all proposals by objectively answering the questions below. Not all the questions will apply to every development. The relevant ones, however, should demonstrate evidence to show how the design proposal or masterplan has responded to the context and provided an adequate design proposal.

The following fundamental questions should be used to evaluate the quality and appropriateness of development proposals within the St Stephen in Brannel Neighbourhood Area:

Pattern and layout of buildings

- What are the essential spatial characteristics of the existing development area and street pattern; are these reflected in the new proposed development?
- Are building densities appropriate for the development area?

- Is the plot to development ratio in-keeping/appropriate for the location?
- How will the new design or extension integrate with the existing street arrangement?
- Does the proposal respect, incorporate and enhance local landscape features including topographic features and hydrology?
- How does the proposal relate to its setting? Have important physical and visual assets been identified and does the design respect these assets?
- If the design is within or adjacent to a heritage/designated landscape asset, have all elements which contribute to their significance been considered and respected in the new proposal? And does the new proposal preserve or enhance the setting of the asset? (Heritage assets include listed buildings and designated landscape assets include Ancient Woodland and SSSI etc).

Access

- Does it favour accessibility, permeability and connectivity over cul-de-sac layouts? If not, why not?
- Does the development promote active travel opportunities via building layouts, links/routes and practical equipment/spatial requirements?
- Are new points of access appropriate in terms of visibility, patterns of movement, desire lines and road speed?
- Do the new points of access and street layout pay regard to all users of the development; pedestrians, cyclists and those with disabilities?

Building heights and roofline

- Is the proposed new development building height appropriate for the location? Does it reflect the proximate scale of development and respect local area assets, existing development and views?

Green spaces and street scape

- Does the proposed development height compromise the amenity/privacy of adjoining properties? Does the proposal overlook any adjacent properties or gardens?
- Does the height, form and massing of new buildings respond to contextual visual sensitivities, meaning views towards development from receptor areas?
- If the proposal is an extension, is it subordinate to the existing property?
- Has the biodiversity mitigation hierarchy been used to protect existing green infrastructure from development?
- Have adequate protection measures been put in place to protect existing green infrastructure during construction?
- Providing continuous green infrastructure linkages is vital for biodiversity. Do proposals enhance existing green corridors and biodiversity habitat networks?
- Have the Biodiversity Net Gain and canopy cover requirements of the scheme been considered in accordance with emerging Cornwall Policy for Climate Emergency DPD (Policy G2 & G3)?
- Will any communal amenity space be created? If so, has usage been considered? and are measures incorporated to successfully fund landscape maintenance work?
- Have aspects of active and passive security been fully considered and integrated with development?
- Is active travel promoted at street level, and does this connect to existing networks?

Building line and boundary treatment

- Does the proposal respect the existing building line/enclosure character and harmonise with the adjacent properties?
- Has the appropriateness of the boundary treatments been considered in the context of the site? Have traditional Cornish hedges been incorporated where possible?
- In rural and edge of settlement locations does the development negatively impact visual character or interrupt existing tranquillity and has this been fully considered with sufficient mitigation included?
- Is there adequate private/ communal amenity space for the development?
- What are the existing key views and visual landmarks in the area and have these been retained, incorporated or enhanced by the development proposal?
- Does the development fall within any areas of key settlement views? How are these respected in the design?
- Are new views of the existing settlement and surrounding area incorporated into the proposal?

Architectural details and materials

- Has the local geology and architectural character been reflected in contemporary or traditional design proposals?
- Do the proposed materials harmonise with the local vernacular and geology? Are the construction details and materials of sufficient high quality?
- Can local materials be specified to support local industry?
- Has material specification considered user maintenance? Have appropriate materials been considered which provide longevity and robustness? Have developments in areas at risk of render staining considered appropriate alternative material finishes?
- Does new development demonstrate strong design rationale, quality material specification and good detailing appropriate for the local climatic conditions?
- Is building performance a priority, relating to sustainability, running costs and user enjoyment? Do proposals align with emerging Cornwall Policy for Climate Emergency DPD (Policy SEC1)?
- Has a fabric first approach to energy efficiency been integrated as a primary design driver? Are there opportunities to improve the thermal performance of the building fabric and future proof development?
- Have window, door, eave, verge and roof details been refined and considered in response to microclimates?

Parking and utilities

- Has adequate provision been made for car and cycle parking?
- Has a combination of well-integrated on-street parking and on-plot parking been integrated in line with emerging Policy for Climate Emergency DPD (Policy T2)?
- For appropriate housing typologies, are there opportunities to accommodate

mobility vehicle storage areas?

- Does new development include fast internet speeds and space to work from home?
- Has adequate provision been made for bin storage, including areas for waste separation, holding and recycling?
- Is the location of bin storage facilities appropriate in relation to the travel distance from the collection vehicle?
- Has the design of bin storage facilities been fully considered; including the quality of materials and location?
- Does the installation of utilities include appropriate access for maintenance/ servicing?
- Is the use of renewable energy and energy saving/efficient technologies encouraged and maximised? Are these technologies well integrated?
- Does the lighting strategy reflect the strategy of the settlement for both private and public lighting applications?



Figure 95: - Coombe property stonework character

4.3 Design codes

Design Code 01

Pattern and layout of buildings

Area-wide Design Principles

1. Development should adopt the predominant enclosure and density characteristics demonstrated in the surrounding context or evolve the design to create spatial placemaking improvements;
2. New development should be designed to be permeable, with new development roads providing strategic function to settlement users. The use of cul-de-sacs which do not loop should be resisted;
3. Development should provide space to design-in non-vehicular permeable access such as pavements and access tracks which connect to existing PRowS or other active travel assets to provide route options;
4. Development building layouts should integrate contextual views where possible, and there should be adequate provision to create habitat corridors or nature-based engineering solutions for water management;
5. Development layouts should incorporate space to sort and store waste bins/recycling bins to prevent bins impacting the streetscene;



Figure 96: - Coombe, aerial view 1984.

6. Development masterplans should be considered strategically at settlement level, not in isolation. Contextual analysis should explore opportunities to integrate elements which improve settlement functions and placemaking for residents;
7. Edges of developments should be highly considered. Development should engage/mesh with existing development edges and building elevations should project an attractive and positive frontage;
8. Edge of settlement development should gradually transition to the surrounding landscape context;
9. New development layouts should respond to site specific microclimates to harness opportunities to improve thermal efficiency, reduce energy consumption and increase the environmental comfort for building users, both internally and externally; and
10. Masterplans should design-in passive surveillance for enhanced security, particularly relating to streets, pedestrian/bicycle access, play and parking areas.



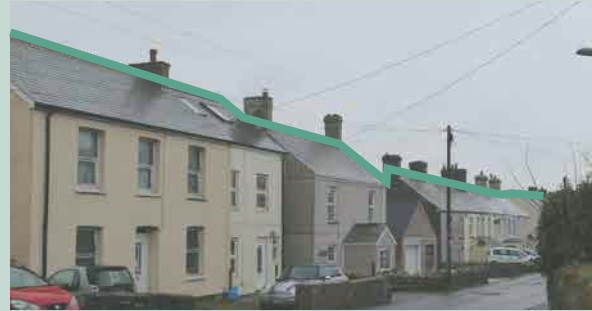
Figure 97: - Terrace row with on-street parking block. Parking location and design inhibits pedestrian access and blocks views from housing.

Pattern and layout of buildings

Character Area Specific Design Codes

CA1 - Treviscoe

1. Building lines should be formal and masterplans should mix housing typologies, comprising terraces in short rows (3-5 houses) beside semi-detached and detached bungalows and detached housing. Typology zones/areas or mono-typology developments should be resisted. Access lanes to rear garage areas would be in-keeping.



Example street composition, semi-detached houses beside detached house, beside a short row of 6 terrace houses.

CA2 - St Stephen

2. Current overuse of cul-de-sac development layouts inhibits settlement connectivity, creates busy streets elsewhere, can extend journey time and promote the use of cars. New developments should therefore favour settlement connectivity, by providing streets that offer connections and practicality for all users.



Example cul-de-sac with restricted onward connectivity and lack of pavements.

CA3 - Coombe

3. New development must retain the original enclosure ratio and building position proximity to the street, of heritage buildings. Later development lacks the relationship with the street, and the increased size of frontages and driveways are at odds with original character.



Example of how street enclosure/character could be maintained, siting non-accommodation at street frontage such as office/workshop, garage/storage, with fenestration rhythm to maintain street engagement.

Character Area Specific Design Codes

CA4 - Lanjeth

4. New development should follow the informal pattern of existing building character, resisting formal building lines and cul-de-sac development layouts.



Example informal building line and building-to-street offset variance.

CA5 - High Street

5. New development should be arranged in small clusters. Development areas should not be continuous and should be punctuated by open space (green wedges).



An example cluster at junction between B3279 and A3058 comprising residential development and employment use.

CA6 - Foxhole

6. New development building placements should be quite formal, with punctuation in building line created by aligning short terraces of dwellings perpendicular from the main access. Cul-de-sac developments should be resisted.



Example of new development without well integrated on-street parking options, compounded by misuse by residents, thus creating a vehicle dominant streetscene.

Character Area Specific Design Codes

CA7 - Nanpean

7. Strong enclosure character should be created by building presence and a visible relationship with streets, however there should be variance in alignment, building line and typology.



Example enclosure and building orientation variance.

CA8 - Whitemoor

8. New development should maintain a formal building line albeit with some variance. Cul-de-sac developments should be resisted. Crescent type arrangements similar to The Firs or Carn Bargas provide interesting precedent for building line variation.



Example of The Firs which could be improved with a double access.

CA9 - Rural Settlements

9. Agricultural building layouts should be used as precedent, with courtyard type arrangements and small junction cluster development with continuation across both sides of the access road. Clay industry terraces should also be used as important precedent.



Example courtyard arrangement and building placement proximity to road.



Figure 98: - Nanpean high quality bespoke gates.

Design Code 02

Access, green infrastructure, active travel and open space

Area-wide Design Principles

1. New development streets should be tree lined and boundaries bolstered to meet Cornwall Council tree canopy targets;
2. Developments should be informed by biodiversity habitat connectivity and Biodiversity Net Gain requirements, with masterplans developed around the retention of existing green infrastructure elements (mitigation hierarchy);
3. Biodiversity Net Gain requirements should be delivered on-site only;
4. Opportunities to integrate Cornish hedges which are a traditional feature of the Cornish landscape should be used as in-keeping boundaries which provide ecological networks;
5. Turf with plastic netting or artificial turf should not be specified;
6. Contextually appropriate species should be used, with schemes designed to thrive in Cornish micro-climates and soils specific to the St Stephens In Brannel Neighbourhood Area;



Figure 99: - BS 42021:2022 sets out requirement for Integral nest boxes.



Figure 100: - Development planting is limited, and species do not reflect Cornish palette.

7. New development planting should be cognisant of, and resilient to climate change;
8. Nature based solutions, including SuDS water management should be integrated and used to deliver new development;
9. Opportunities to connect development to existing PRoW should be explored to help boost settlement active travel options;
10. Any traffic calming measures should integrate SuDS or green infrastructure;
11. Development-to-plot ratios should reflect existing nearby ratios;
12. New development should incorporate bolt-on features to assist biodiversity including bat bricks, bird boxes (BS 42021:2022 Integral nest boxes) and hedgehog gravel boards; and
13. Open space, play spaces, community allotments or orchards should be explored and integrated to meet community needs.



Figure 101: - Opportunity missed for SuDS integrated planting.

Access, green infrastructure, active travel and open space

Character Area Specific Design Codes

CA1 - Treviscoe

1. New development should demonstrate a street enclosure ratio of approx. 1:5.5, with a combination of garden frontages, green infrastructure and strong linear boundaries used to soften the streetscene, and reduce the visible clutter of car parking.



Example of the erosion of garden frontages and removal of linear boundaries replaced by car parking.

CA2 - St Stephen

2. Development access permeability and route options must be prioritised for all new developments and steps should be taken to retrospectively daisy-chain existing cul-de-sac streets and new developments for non-vehicular movement.



Example development providing good passive surveillance arranged facing small green space and pedestrian access.

CA3 - Coombe

3. Key placemaking elements such as the central agricultural field, railway arch which acts as a settlement gateway and the tributary stream of the River Fal should be retained and not impacted by new development. Development should respond to these features, thus enhancing Coombe's sense of place.



Placemaking feature beside main street, a tributary stream of the River Fal.

Character Area Specific Design Codes

CA4 - Lanjeth

4. New development should resist recent precedent for small cluster cul-de-sac developments, and instead prioritise functional well-connected developments both vehicular and non-vehicular means that reflects the original settlement character. Nature based rainwater management should be prioritised here.



Agricultural field boundaries are a strong feature across the character area and new developments must retain these features and integrate new native species boundaries to bolster the existing network.

CA5 - High Street

5. Existing unofficial green gaps/wedges between development clusters should be respected and identified, potentially as new public green space to fill the shortfall in the character area, and used as an integral settlement feature.



Existing precedent for primary/secondary road development with large verge areas (road side), with access behind, could be precedent for future green infrastructure features, layouts and access.

CA6 - Foxhole

6. Opportunities to facilitate via development nature/ biodiversity improvements, contaminant removal, and where safe and possible to do so, better public access to disused mining areas, should be considered.



Views from Chegwins Hill towards playing field, illustrates the green buffer which wraps around.

Character Area Specific Design Codes

CA7 - Nanpean

7. New development should integrate stone boundaries as demonstrated at terraced development on Currian Road. High quality strategic public street planting which reflects rural Cornwall should be used to soften streets.



Such formal (terraced) building line may not be appropriate everywhere, however the quality of stone boundary is a key feature within the character area.

CA8 - Whitemoor

8. A combination of low stone wall boundaries (900 – 1200mm) and Cornish hedges for anything taller should be used to maintain settlement character and integrate green infrastructure.



Example of a Cornish hedge boundary constructed too short. Boundaries should have sufficient stature to reflect the character of the area and geology.

CA9 - Rural Settlements

9. Vernacular stone boundaries should be used for all new development. Boundaries should originate from the principal building, thus demonstrating materiality lineage. Building placement should also be used to form boundaries.



Example of building aligned to provide boundary and enclosure to property.



Figure 102: - *Gunnera manicata*, Coombe.

Design Code 03

Views and landmarks

Area-wide Design Principles

1. New development should be carefully sited to minimise negative impacts on surrounding contextual views;
2. New development should respect existing views of landscape or heritage assets and integrated as placemaking elements within new development;
3. New development should demonstrate robust visibility analysis, and use this to inform development masterplans which aim to blend development within its surroundings;
4. Settlement edges should transition gradually using mitigation planting, development layouts and materiality to break-up development massing;
5. Densification at strategic and appropriate urban 'gateways' should be encouraged, thus preserving greenfield areas from development sprawl;
6. Resident privacy should be designed into new development and care should be taken to maintain the privacy of existing developments; and
7. Passive views can provide natural surveillance and security for development. Designers should use this concept, particularly towards streets, pedestrian access,



Figure 103: - Development edge along an exposed horizon, poorly considered.

Views and landmarks

Character Area Specific Design Codes

CA1 - Treviscoe

1. Tree and scrub regenerated spoil heaps provide landscape features which enhance residential areas. Development masterplans should be planned to incorporate these views, combined with street trees and frontage planting to help create verdant linking views.



Residential area with limited planting helped with borrowed views towards regenerated spoils heaps.

CA2 - St Stephen

2. St Stephen has a strong mix of contextual views and historic architectural street interest which can be built upon and fused into modern development. Entry points and backdrops should be carefully considered to maximise sense of place.



Example of unfolding views characteristic of historic areas within St Stephen.

CA3 - Coombe

3. Coombe's quaint human scale and valley setting provide a verticality and layering of views and viewpoints. The relationship between built form and streets are key to this, and new development streets should follow the linear contoured settlement character arrangement and settlement depth to maintain this character. Cul-de-sacs in behind should be resisted.



Example of enclosure and street layered views.

Character Area Specific Design Codes

CA4 - Lanjeth

4. The location of Lanjeth settlement, especially development along the A3058 is in a prominent location above sprawling agricultural land to the south. Development here should therefore be cognisant of the area's visibility, and utilise subtle forms and massing, mitigation planting and low-key lighting.



Example of distant views and the visibility of the settlement from certain areas.

CA5 - High Street

5. High Street has a similar settlement location quality to Lanjeth and therefore the same approach to subtle forms and massing, mitigation planting and low-key lighting should be integrated within new development



Example of settlement visibility and dwelling views which much be balanced.

CA6 - Foxhole

6. Settlement views along the B3279 together with contextual agricultural views and historic landmark views, should be used and enhanced where possible as part of new developments.



Example of unfolding settlement visibility.

Character Area Specific Design Codes

CA7 - Nanpean

7. A strong relationship between functional streets and built form, with evolving views enhanced by architectural interest, should be preserved and integrated within new development. Residential areas should be used by settlement users, thus streets should be well connected and provide onward connections.



Example functional street with strong relationship between built form and dwellings.

CA8 - Whitemoor

8. The linearity of the settlement is now part of its principal character. Streets and dwellings are framed by a backdrop of spoil heaps or agricultural land, with a narrow quality to development width. New development should therefore integrate these qualities and provide gaps for views.



Omnipresent spoil heap backdrop to settlement.

CA9 - Rural Settlements

9. Areas of the rural landscape and built heritage should be preserved. New development within the Rural Settlements character area should be scrutinised to ensure a sensitive response to place. New developments should be well screened from roads, incorporating existing or new high quality vernacular walling or native planting to preserve lanes and landscape context.



Typical rural lane with limited presence of residential development along it well buffered by vegetation.



Figure 104: - Treviscoe Tip from Barton Road 1989 (CCHS 30624).

Design Code 04

Architecture and details

Area-wide Design Principles

1. New development should respond to the scale and form of existing buildings, with internal sizing generous and appropriate for modern use;
2. Architectural design should demonstrate design lineage derived from existing high-quality vernacular examples;
3. Architectural variety should be integrated, demonstrated as forms respond to areas of site topography, features and microclimates;
4. Internal fit-out should be robust with consideration for the passage of sound between internal rooms and neighbouring properties;
5. Buildings sited perpendicular to access should be used to mark boundaries, create 'gateways', create enclosure and accord with settlement character;
6. Frontage variation (set back) should be used and designed as an urban design control tool, providing enclosure and focus or creating expansion and space where appropriate;



Figure 105: - Good example of an architectural response to topography as property steps down at the rear.

7. Traditional two storey pitched roofed houses should continue to be the predominant typology, however developments should comprise mixed typologies. Bungalows should not be built within single typology estates;
8. Flat roofs for buildings, extensions, garages, dormer windows and porches should be avoided. However, flat roofs with ecological green/brown roofs may be acceptable;
9. Net Zero building efficiency focused on the conservation of heat and fuel should be a key development design driver;
10. Chimney inclusion should be cognisant of Net Zero and sustainability targets. If chimneys are included, chimney height should be proportionate to the dwelling. Chimney position and height should consider neighbouring property window locations and prevailing winds; and
11. Buildings should be constructed along contours to minimise the reliance on large retaining walls.



Figure 106: - Example of diminishing course slate roof and stone construction.

Architecture and details

Character Area Specific Design Codes

CA1 - Treviscoe

1. Architectural design must be simple, unfussy, and generously proportioned. Roof ridge heights should be tall and elegant and window sizing large with balanced fenestration.



Good example of subtle building line variation, well-proportioned dwellings with generous window sizing.

CA2 - St Stephen

2. New development must demonstrate design lineage derived from the architectural character of St Stephen's historic core.



The example does not represent a lack of quality, but a lack of identity and representation of place.

CA3 - Coombe

3. New development must demonstrate improved lineage with the architecture of the historic core, including the spatial arrangement on plots, frontage relationship to street, form, and materiality, to prevent further settlement character erosion.



Example characterful corner dwelling. Note arrangement to street, front boundary, front elevation extension and gated access to rear.

Character Area Specific Design Codes

CA4 - Lanjeth

4. New development should demonstrate generous proportions and balanced fenestration in combination with quality materials. The character area is represented by façades finished in rough cast render, natural stone or both, reflecting the area's geology. Reconstituted or imitation stone use should be resisted.



Example of dwelling constructed in local stone opposite reconstituted stone wall with concrete capping.

CA5 - High Street

5. All roofs of the primary and subordinate parts of the dwelling must be pitched, unless a flat ecological green/brown roof is specified;



Recent precedent for flat roof extensions is a good opportunity to improve design quality, water management, thermal performance and habitat, via specification of green or brown ecological roofs.

CA6 - Foxhole

6. Short rows of terraced storey-and-a-half typologies, with a lower storey constructed in stone and a first floor with pitched dormer would accord with settlement character.



Nice detail that creates street rhythm and interest.

Character Area Specific Design Codes

CA7 - Nanpean

7. New development should be simple and well detailed, with generous window apertures. Full-height bays and pitched porches could be used to provide added variation.



Example with full-height bay and elegant full-width porch overhang.

CA8 - Whitemoor

8. New development which includes a combination of dwellings with double fronted bays or simple rendered façades with arched window and door lintels, would accord with settlement character.



Example of double bay fronted house.

CA9 - Rural Settlements

9. Architectural lineage developed from the farming/ agricultural aesthetic, articulated by a combination of vernacular and well considered high quality modern materials would be appropriate.



Some examples of agricultural details include courtyards, outbuildings, corrugated roofing and stock gates.

“Sense of place”... what does it all mean?

To create successful meaningful places, which are representative of the people that live there, settlements must evoke a “sense of place”. These three words are regularly used by designers to describe the unique and special qualities of settlement character, but this is not easy to recreate. Settlement character has evolved slowly over centuries, as a coalescence of everyday practices, shaped by people and place. Settlement buildings are one aspect that documents this history, with architectural building styles and materials illustrative of the unique relationship and response people have to their environment.

It is paramount therefore, that new development must rise to the challenges of the future, whilst carrying the legacy of settlement character and design new places that are richly identifiable and capture the “sense of place” of the settlement.

This does not mean that new development should copy or recreate buildings from the past, but the design must demonstrate a firm understanding of the principal aspects of settlement character and express this through the architectural style and material specification of new buildings, this is what is referred to as design lineage.

The following images taken from outside of the parish, have been included to show a successful example of new development that incorporates the settlement character of the existing settlement, illustrating the expectations of the St Stephen in Brannel Neighbourhood Area.



Figure 107: - Example of clear design lineage (new development).



Figure 108: - Example of original dwellings.



Figure 109: - Attention to detail. Beautiful air brick, Coombe.

Design Code 05

Materials

Area-wide Design Principles

1. The residential inhabitant should be considered to ensure the ease of maintenance/longevity of materials accord with the inhabitant group;
2. On exposed building elevations subject to prevailing winds and rain, materials should be considered carefully and appropriate façade treatments specified to provide resilience;
3. Materials should be specified that ensure longevity and locally sourced materials should be encouraged;
4. Net Zero should be a key specification consideration. Green guides should be used to source sustainable products and calculate emissions;
5. Stone construction is seen across the Neighbourhood Area and stone should continue to be specified which reflects the local geological character. Reconstituted stone or stone slips should be avoided;
6. Traditional/innovative ways of building with cob or the use of straw bale construction should be encouraged;



Figure 110: - Erosion of façade character through use of large uPVC porch additions.

7. The use of alternative materials and the reduction in use of concrete retaining walls and structural walls for housing should be promoted;
8. Slate tiles accord with local character;
9. Innovation which explores the integration of green/brown roofs should also be encouraged;
10. Windows size should be generous and façades should have balanced fenestration rhythm;
11. Contextually appropriate boundaries, including Cornish hedges or stone walls should be used. Front garden or development boundaries should be at least 900mm high;
12. Traditional or natural materials are most appropriate for soffits or verge cappings; and
13. If composite or uPVC cladding is used, recycled plastic products must be specified.



Figure 111: - Rendered façade with severe staining, development lacks materiality variation.

Materials

Character Area Specific Design Codes

CA1 - Treviscoe

1. Development façades should be finished in the principal materials of natural stone, rough cast, or slate hanging. Preferably there should be a combination of finishes used to provide street interest. Roofs should be finished in slate or a dark-coloured flat concrete tile. Variation to these materials is acceptable providing substitutions are high quality and at least one principal material is used.



Example short terrace finished in stone and render with common slate roof.

CA2 - St Stephen

2. New development must demonstrate material specification lineage with the historic core. Evolution is acceptable providing lineage is demonstrated and alternative materials are high quality. Development must specify at least one principal material either natural stone or slate for all or part of the building's façade. Slate or flat dark-coloured concrete tiles must be specified for main roofs. Development variation is encouraged.



Example shown does not demonstrate any material synergy with St Stephens.

CA3 - Coombe

3. New development must maintain material synergy with the heritage core. Natural stone, buff bricks inserts at window and door lintels and slate roofs accord with settlement character. Evolution is acceptable providing lineage is demonstrated and alternative materials are high quality.



Example of nature stone grey and yellow hues in Coombe.

Character Area Specific Design Codes

CA4 - Lanjeth, CA5 - High Street

4. New development must maintain material synergy with the heritage core. Natural stone façades, either part of full, and accents such as boundary walls should be specified. Reconstituted or imitation stone use should be resisted. Render is also in-keeping, rough cast is common. Window opening size should be generous with good fenestration rhythm. Development principal roofs should be finished in slate. Evolution is acceptable providing lineage is demonstrated and alternative materials are high quality.



Post war example with corrugated concrete roof tile and reconstituted quoins and door accents lacks synergy with character area's vernacular material palette.



Example development with rough cast render with subtle hue, door surround plasterwork and slate roof. Basic house typology but with material synergy.

CA6 - Foxhole

5. Façades should comprise a combination of natural stone or render in varying proportions. Roofs should be slate or dark concrete non-corrugated/profiled roof tiles. Boundaries and other accents should be used to incorporate natural stone or slate. Evolution is acceptable providing lineage is demonstrated and alternative materials are high quality.



Example of varying façade treatments comprising of core materials. Continuous boundary and roofing material specification helps to unify the street.

Character Area Specific Design Codes

CA7 - Nanpean

7. Façades should be finished predominantly in natural stone and render in varying combinations. Frontage boundaries should reflect building façade specification. Roofs should be slate. Evolution is acceptable providing lineage is demonstrated and alternative materials are high quality.



Lack of synergy. Foreground shows traditional stone cottage with stone boundary and slate roof. In the background, new build with smooth render and weather-board composite cladding and featheredge boundary.

CA8 - Whitemoor

8. Development façades should be rendered with rough cast and with slate roofs. Plaster accents at quoin, window and door openings are in-keeping with settlement character. Boundary's should be constructed of stone, Cornish hedge or masonry rendered with rough cast and capped. Evolution is acceptable providing lineage is demonstrated and alternative materials are high quality.



Example of window and door surround embellishment.

CA9 - Rural Settlements

9. Vernacular materials should be specified such as stone, cob or slate, decorated at times with textured or rough cast render. Legacy agricultural materials such as timber and corrugated sheet metal could also be tastefully integrated when detailed correctly and specified well. Evolution is acceptable providing lineage is demonstrated and alternative materials are high quality.



Simple rural settlement material palette.



Figure 112: - Vernacular materials. Boundary is an extension of the property.

Design Code 06

Building modifications, extension & conversion

Area-wide Design Principles

1. An extension can transform a property's appearance and increase its functionality. The design of extensions should therefore be used as an opportunity to enhance dwellings, and therefore extension type, position and materials should be considered robustly;
2. Extensions should always be subordinate and the original building should remain the dominant element regardless of the number of extensions;
3. The architectural style of an extension should accord with the host building, using the same or complimentary design language;
4. Modifications to existing buildings should preserve and if possible, enhance the existing building's architectural style;
5. The renovation of agricultural derelict or degrading properties should be encouraged as re-use is more sustainable and often provides more characterful development;



Figure 113: - Adapted barn example façade unfinished.

6. Extensions and plot infill should not cause unacceptable detriment to the privacy of neighbouring dwellings, the design should be cognisant of window position and rights to light;
7. Mortars and renders should be specified carefully to ensure their suitability for use with all construction types;
8. Existing precedent for EWI (External Wall Insulation) application to Cornish units should be encouraged across the Neighbourhood Area;
9. The thermal upgrading of heritage assets is an important stage in renovation. Details should be cognisant of interstitial condensation risk;
10. Modern design with contrasting high-quality materials is often the best approach for extensions to listed or heritage buildings of significance, with clear definition between old and new. For more information see: <https://www.spab.org.uk/advice/alterations-and-extensions-listed-buildings>; and
11. External working from home office spaces should be well designed, provide enough natural light, be thermally efficient and secure.



Figure 114: - Barn/outbuildings renovated and re-purposed as characterful addition to principal dwelling.

Building modifications, extension & conversion examples:

Building updates can provide home flexibility for residents to meet growing family or other spatial /adaptation requirements, without the inconvenience of moving.

Here are examples from the Neighbourhood Area that have been carried out successfully:



Figure 115: - Full renovation with stonework reinstated.



Figure 116: - Well detailed pitched dormer in slate hanging.



Figure 117: - Sensitive adaptation.



Figure 119: - Well updated property.



Figure 121: - Converted chapel, Beacon Road, Foxhole.

Design Code 07

Sustainability and building performance, Waste, recycling and utilities

Area-wide Design Principles

1. St Stephen in Brannel as a rural parish has specific waste and recycling requirements, and appropriate areas for the processing and holding of waste and recycling should be considered and integrated within the development design;
2. The general lack of mains gas in St Stephen In Brannel, means there is an interesting energy dynamic and renewable technology/low carbon options should be explored first and integrated where site conditions provide practical opportunities;
3. Passive design principles should be applied to all new development first, with opportunities sought to harness gains and reduce losses by passive or natural means;
4. All services/utilities specified should ensure cables and ducting etc are well integrated. PV, solar thermal or other building mounted services should be located discretely. For heritage or listed buildings, installation should respect key elevations of the historic asset and not be street facing;
5. Simple rainwater harvesting facilities such as water butts should be integrated within scheme design to reduce water consumption;



Figure 122: - Poorly placed utilities box impacts building façade.

6. Opportunities for grey water harvesting and reuse for non-potable requirements should be explored;
7. Metre boxes can clutter building façades, therefore maintenance and meter reading should be considered, and utility metres boxes located discreetly and not on primary façades;
8. Sensitive lighting design should accord with the light strategy of the Neighbourhood Area. Development lighting design should consider ambient lighting levels and identify sensitive receptors to artificial lighting. Incorrect lighting specification can impact neighbouring properties and be harmful to wildlife; and
9. Electric vehicle charging and mobility vehicle charging should be considered and integrated where there are developmental requirements.



Figure 123: - LPG connections on-street, presents safety risk.



Figure 124: - Air source heat pump, would benefit from subtle enclosure. Vegetation screen growth could foul intake.

Sustainability and building performance, Waste, recycling and utilities examples:

Here are examples from the Neighbourhood Area that have been carried out successfully:



Figure 125: - Renewable energy PV array.



Figure 126: - Permeable paving.



Figure 127: - Subtle porch enclosure.



Figure 128: - Rainwater collection.



Figure 129: - Differing energy strategies. Oil tank in foreground, beside neighbouring property using solar PV.

A photograph of a stone building with a green circular overlay. The building has a stone facade, a white window with shutters, and a dark door. A small blue sign with the number '3' is visible next to the door. The green circle contains the text 'Deliverability' and '05' in white.

Deliverability

05

5. Deliverability

5.1 Delivery Agents

The Design Code will be a valuable tool for securing context-driven, high quality development in the St Stephen in Brannel Neighbourhood Area. It will be used in different ways by different actors in the planning and development process, as summarised here:

Applicants, developers and landowners

As a guide to the 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.

Where planning applications require a Design and Access Statement, the Statement should explain how the Design Code has been followed.

Local Planning Authority

As a reference point, embedded in policy, against which to assess planning applications.

The Design Code should be discussed with applicants during any pre-application discussions.

Parish Council

As a guide when developing neighbourhood planning policy and commenting on planning applications, ensuring that the Design Code is followed.

Community 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 is not an additional cost to development and good placemaking can result in uplifts in value.

The National Planning Policy Framework (paragraph 35) emphasises that a proportionate evidence base should inform plans. Based on a 'positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings' (see paragraph 15). Policies should be 'underpinned by relevant and up-to-date evidence. This should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned, and take into account relevant market signals' (paragraph 31). Crucially planning policies 'should not undermine the deliverability of the plan' (paragraph 34).

Neighbourhood Plans need to be in general conformity with the strategic policies in the corresponding Local Plan. Where new policy requirements are introduced (that carry costs to development) over and above Local Plan and national standards it is necessary to assess whether development will remain deliverable.

The principles and guidance set out in this

document and within the Neighbourhood Plan's policies are aligned with national policy and non-statutory best practice on design.

The values and costs of construction will vary based on location, situation, product type, design (architecture, placemaking etc.) and finish; and the state of the market at the point of marketing the properties. The guidelines herein constitute place making principles and guidance to help interpret and apply the statutory policies within the Neighbourhood Plan.

6. References

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7. Glossary

Building line: The line formed by the frontages of buildings along a street.

Built form: Buildings and structures.

Design lineage: To demonstrate a continuation of design character through design evolution that is visibly traceably in appearance to the original building.

Enclosure: The use of buildings and structures to create a sense of defined space.

Enclosure ratio: The enclosure ratio details the spatial character of a street, calculated as the ratio between building façade height and width of street (elevation to elevation distance).

Gateway: The design of a building, site or landscape to symbolise an entrance or arrival to a specific location.

Historic Environment Record: A record held by the local authority of known archaeological sites, historic buildings, and designed landscapes.

Land Cover: The surface cover of the land, usually expressed in terms of vegetation cover or lack of it. Related to but not the same as land use.

Land Use: What land is used for, based on broad categories of functional land cover, such as urban and industrial use and the different types of agriculture and forestry.

Landscape: An area, as perceived by people, the character of which is the result of the action and interaction of natural and/or human factors.

Landscape Character: A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.

Listed Building: A listed building is one that has been placed on the Statutory List of Buildings of Special Architectural or Historic Interest. There are three categories of listed buildings in the United Kingdom:

Grade I buildings, which are of exceptional interest and make up 2.5% of all listed buildings in the United Kingdom.

Grade II* buildings, which are particularly important buildings of more than special interest and make up 5.5% of all listed buildings in the United Kingdom.

Grade II buildings, which are of special interest and make up 92% of all listed buildings in the United Kingdom.

National Character Area (NCA): A National Character Area is a natural subdivision of England based on a combination of landscape, biodiversity, geodiversity and economic activity. There are 159 NCAs and they follow natural, rather than administrative, boundaries.

PRoW: Public right of way

Rural: Relating to, or characteristic of the countryside rather than the town.

Setting: The context or environment in which something sits.

SuDS: Sustainable urban drainage. Used to slowdown the passage of water and often improve water quality.

Tree Preservation Order (TPO): A Tree Preservation Order is an order made by a local planning authority in England to protect specific trees, groups of trees or woodland in the interests of amenity.

Vernacular: The way in which ordinary buildings were built in a particular place, making use of local styles, techniques and materials and responding to local economic and social conditions.

Views: Views that can be seen from an observation point to an object (s) particularly a landscape or building.

