St Stephen by Launceston Neighbourhood Development Plan

SUPPLEMENTARY DOCUMENTS

Parish Design Guide

November 2018

Contents

SECTION 1: INTRODUCTION
OVERVIEW

The overarching principle guiding our approach to design issues is embodied in Cornwall Council's *A Design Statement for Cornwall, 2001*:

"Good design enhances existing places and reinforces the underlying character of a place. It makes a positive contribution to its setting, whether landscape or townscape. While there are a wide range of building and landscape typologies in Cornwall, each is distinctive. Good design reflects this diversity. Distinctiveness in part is about under-standing the tradition, learning from it, and reinterpreting it for today."

In practical terms, the starting point for any neighbourhood development plan design guide is the Cornwall Council's Design Guide, adopted in March 2013. This states as its central objectives to:

- set out a design process to inform and improve the quality of design and development;
- set out principles of design which act as a set of criteria to design and assess development proposals;
- ensure sustainable development through the promotion and use of a sustainability checklist;
- encourage design and access statements which are submitted with planning applications to demonstrate a clear process for achieving good design;
- encourage and support early and proactive engagement between development teams, Cornwall Council, communities and funding agencies in achieving good design; and
- provide signposting to further relevant information and guidance.

The people of St Stephen by Launceston Parish have expressed their view that the parish should stay as far as possible as it is or developed as an integrated working community that reinforces local distinctiveness.

During the 2016 public surveys the quiet peaceful countryside feel of the parish was the highest (38%) component of what parishioners felt was special about the area. Retaining the rural character was raised as essential and concern was raised about inappropriate housing in style, position and quality.

Both national and local planning policy recognise the importance of high quality design that responds to the specific characteristics of the site, area and wider settings.

Through sensitive design, and taking into account the local context, new development can be sympathetic to the 'grain' of the landscape and most importantly inspired by, and expressive of, the best elements of local architecture traditions.

In order to fit in, new development should respond to the surrounding landscape character, the local pattern of streets and spaces, follow the natural topography and take account of traditional settlement form.

New buildings should be neighbourly in terms of their scale, height, volume, how much of the site they occupy and the distance from, and effect upon, adjacent buildings and landscape features.

The plot coverage of buildings should be appropriate to their scale and provide adequate garden space, while distances from other buildings should maintain adequate standards of privacy and daylight.

New buildings should express locally distinctive building traditions, materials, character and identity. That is not to say that all buildings should be the same or traditional in character but, by reference to these local details, new buildings should fit in and make a positive contribution to their surroundings.

Community engagement is also important. Fitting in is not simply about the physical character and structure of new build. Development that has involved the public and engendered a sense of 'ownership' is more likely to be respected and cared for by the community.

The Guide follows Government advice and supports strategic and local planning policies which seek to encourage new development that has regard to the character and appeal of its locality and provides a good quality environment for those who live and work in the area.

The objectives and arising tasks and policies detailed in this design guide provide direction and guidance to owners, developers and all involved in the planning, design and development of sites contained within the Neighbourhood Plan Area.

They should be read with the policies and guidance contained in the Cornwall Local Plan and other related policies, to inform design that complements and enhances the character, form and qualities of St Stephen by Launceston Parish. It is not intended to be restrictive, but to inform the design process.

SECTION 2: HOW TO USE THE GUIDE

The St Stephen by Launceston Parish Design Guide contains a number of <u>design tasks</u> for future development to respond to as directed through policy 9 of the St Stephen by Launceston Neighbourhood Development Plan.

It will be expected that each application submitted in the parish explains how it has been developed taking into account the following the design tasks highlighted in this guide by utilising the checklist at Appendix A.

<u>This is not intended to be a complicated requirement</u>, but simply a method by which projects are worked up and influenced by the local distinctiveness of the parish to ensure that good design is achieved.

A summary of the design tasks contained in this Guide are provided below:

Task 1: Making a positive contribution towards character.
Buildings must relate well to the site and its natural and built form surroundings.

Task 2: Appropriate building style.
Buildings should draw inspiration from local building traditions.

Task 3: Complementing and enhancing character.
Central role of the design and access statement.

Task 4: Visual impact.
Emphasis on creating, maintaining and enhancing open views towards and from the countryside.

Task 5: Reflecting the character of our public highways.
Streets and roads to be recognised as social spaces as well as channels for movement. Equal emphasis on all modes of transport.

Task 6: A sense of place.
Discourage standardised built 'products' in favour of individual buildings based on traditional styles and working with the grain of landscape e.g. trees, natural water, wildlife habitats.

Task 7: New building design.
Emphasis on high quality bespoke design and architectural features sympathetic to the surroundings, good quality open space and gardens.

Task 8: Complementary materials.
Preference to use natural and indigenous materials which will improve with age and weathering.

Task 9: A varied skyline.
Roofs should contribute to a varied and individual skyline.

Task 10: Traditional roofing materials. Preference to use materials complementary to the style of roofing in the surrounding area.

Task 11: Appropriate building scale and setting.
Building size, height and massing should be appropriate to the built environment and not overwhelm surroundings. Relationship of buildings to public highways and orientation should follow the characteristics of the place.

Task 12: Density of buildings.
Need for adequate amenity space, sufficient garden size, tree cover and space between buildings.

Task 13: Sustainable development.
Positioning of buildings to take advantage of solar gain, landscape and water features, and natural drainage systems.

Task 14: Design of boundaries.
Clear definition of boundaries between private and public space, avoidance of open frontage. Encouragement of hedges and traditional walling materials.

Task 15: Design in the detail.
Need to ensure additionals e.g. bins and recycling boxes, cycles stores, flues and vents, satellite dishes and telephone line, are designed in from the outset.

Task 16: Appropriate car parking design.
Provision for parking should ensure that cars should not to be visually intrusive.

Task 17: Enhancing biodiversity.
Provision for birds nesting and bat roosting, maintenance and extension of Cornish hedges, creation of shrubbery, undergrowth and ponds.

SECTION 3: DESIGN TASKS

KEY REQUIREMENTS OF THE DESIGN GUIDE

Development complements and enhances the character, form and qualities of St Stephen by Launceston Parish.

TASK 1

Making a positive contribution towards character

Development must make a positive contribution towards the distinctive character and form of the parish as a whole, and relate well to its site and its surroundings, views to important physical and landscape features in the parish should not be adversely impacted.

St Stephen by Launceston P a r i s h is a traditional agricultural community consisting of dispersed small settlements and isolated farmsteads with a distinct rural and open countryside character.

The design of new development w i t h i n o u r s m a l l s e t t l e m e n t s must be framed within the context of the parishes rural context and history supporting the evident sense of community within our settlements.

The same applies throughout the remainder of the parish, design of any new development must be complementary to its surroundings, drawing upon, and inspired by, its unique assets but importantly poor quality development should not be an excuse for further extending poor quality and unsympathetic development approaches.

Development must contribute to the character of St Stephen by Launceston Parish as a whole, incorporating design principles that reflect the historic and landscape character of the area.

This task does not seek to impose a particular architectural style, instead it aims to ensure that new development relates to its specific local context, character and form.

Different areas within the parish have different characteristics, each with their own local strengths and weaknesses. What may be right is one

settlement or location, maybe completely out of context in another area of the parish.

Whilst all of our settlements are small, the two larger settlements, Langore and Dutson have very different characteristics. A key example of this is the difference in how the built form in either if these settlements relates and orientates to public highways and the rural landscape.

Figure 1: a typical view out into the rural landscape. This is from the main highway at Dutson.

Rural character however is a prevailing feature throughout St Stephen by Launceston.

The parish is covered by one landscape character area (LCAs) CA31 the Upper Tamar and Otter Valley LCA which can be found at: http://map.cornwall.gov.uk/reports_landscape _chr/areaCA31.pdf

The Parish is also covered by two landscape description units (LDUs) which in effect split the parish into two differing landscape components, one being the hard rock uplands running along the plateau from east to west in the centre of the parish (LDU 212) and the second being the slopes down on either side to the north and south (LDU 316). These descriptions can be found at: http://map.cornwall.gov.uk/reports_landscape _chr/area212.pdf for LDU 212. http://map.cornwall.gov.uk/reports_landscape _chr/area316.pdf for LDU 316

The area is also covered by a number of Historical Landscape Characterisations, Please   refer   to: https://map.cornwall.gov.uk/website/ccmap/? zoomlevel=5&xcoord=231255&ycoord=86274

5

&wsName=ccmap&layerName=Historic%20Lands
cape%20Characterisation:Parishes

To retain the verdant landscape characteristics that make the parish so special, development proposals must respond to the unique character of the site and its surroundings, maintaining or enhancing its strengths, and seeking to address its weaknesses as highlighted through the above evidence base documents.

TASK 2

Appropriate building style

Building style must be appropriate to the context, but not use poorer development as an excuse not to achieve excellent design quality drawing on the best of the parish as a whole.

Buildings within the parish historically were typically simple, of good proportion and in harmony with their environment, built to withstand the extremes of climate or ground conditions. In general, building forms should be simple and draw inspiration from local building traditions.

The historic and landscape character of St Stephen by Launceston Parish is rich and varied, particularly reflecting the prevailing rural characteristics, topography and agricultural land use of the area. The design of new buildings should reflect the richness of character and form found across the area.

The quality of design must, therefore, ensure that new buildings contribute positively to the form, historic and landscape character a of the parish.

When a traditional design is followed it must be correctly proportioned and detailed and seek when possible to use historically correct scale, proportions and materials.

Figure 2: an example of a traditional building in the parish, showing typical proportions, detailing and characteristics. This property has rendered elevations which, as is stone and slate hanging, is a common feature in the area. Note how this property relates to the highway.

Any development proposal that may affect a listed building or its setting must be discussed with heritage officers at Cornwall Council and with the Parish Council at an early stage of the planning and design process. Layout design should follow historic patterns of development, responding to the topography of the site and context rather than modern 'estate' layouts.

Figure 3: the bungalows on the edge of Langore do not reflect what was originally a linear settlement. Whilst they do stagger slightly with the topography, it appears that the land was levelled and potentially raised in part to accommodate the development. Whilst single storey was a solution to reduce visual impact, this was not a feature of the area.

Contemporary, innovative design solutions that offer a fresh interpretation of local distinctiveness are also encouraged. The use of modern materials and finishes can be an acceptable alternative to traditional ones if they achieve the same degree of subtleness, sensitivity and responsiveness to their setting. Ultimately the landscape is the prevailing and dominant feature in the parish and new development will be required to follow this hierarchy.

TASK 3

Complementing and enhancing character

Developers must demonstrate through a Design and Access Statement and accompanying documents how any proposed development complements and enhances the character, form and qualities of the parish. The Statement and accompanying drawings must provide sufficient detail for proposals to be properly understood.

The Design and Access Statement must include an appraisal of the site in its immediate surroundings and identify the opportunities and constraints for development and design. Applications must explain clearly and concisely how the proposals have been informed and influenced by this appraisal.

The layout and positioning of buildings and access needs to reflect local patterns in order to 'fit in' effectively and to be responsive to the characteristics of the site and its setting.

For small scale development pre-application engagement should be sought with the Parish Council and Cornwall Council. Whilst it is not anticipated that the parish will be subject to new large scale developments, if such proposals are brought forward, comments should be sought at an early stage from an approved design review body (e.g. Design Council CABE) as well as with the Parish Council and Cornwall Council, and the community.

The Design and Access Statement must explain the design thinking and aspirations inherent in any development proposal. It provides an opportunity for the applicant to demonstrate commitment to achieving good and accessible design. Importantly it must also include reference to how the proposed development addresses the context on a community-wide scale, not just the immediate context.

ENSURE POSITIVE RELATIONSHIPS BETWEEN VILLAGE AND COUNTRYSIDE

TASK 4

Visual impact

The visual impact of new development on the countryside, and on views from the countryside, must be enhancing.

Connections with the countryside are intrinsic to the character and setting of settlements in St Stephen by Launceston Parish.

It is dominant feature throughout the parish and provides the inherent rural character and peacefulness.

This sense of connection, in its historic form through to how people appreciate it today, is defined by a combination of views (into and out from the settlements).

Open views towards the countryside, or across open spaces, must be maintained. For example, a view along an existing street can be maintained by continuing a new street along the same alignment.

Views along streets and/or open spaces to the surrounding countryside must be created within new development where there are opportunities to do so. Both panoramas and even glimpses of the countryside should be embedded in any design approach to new development.

New agricultural buildings are permitted in the countryside, and modern farming techniques means older buildings and styles are often no longer appropriate. However, new agricultural buildings should respect traditional influences and most importantly respect their landscape setting and be sited and designed sensitively to their wider landscape impact. Avoiding the breaking of skylines, siting next to existing built structures and using recessive materials commonly are the best solutions to achieving this goal.

Figure 4: This new agricultural building has done a lot of things right. It is located next to an existing complex, follows the same pattern and orientation and from the majority of viewpoints is imbedded into the landscape, however from this view from the public highway it is noticeable and draws the eye, due to the break of the skyline.

An assessment of views to and from the proposed development must be included in the Design and Access Statement. Visual impact should be enhanced through the design of the site layout, buildings and landscape. The approach to enhancing visual impact may include the positioning of soft landscape boundaries of native species between development and the countryside.

ACHIEVE HIGH QUALITY PUBLIC HIGHWAYS AND SPACES

TASK 5

How new development reflects the traditional public highways in the parish is key to landscape and visual integration. New development should also be designed to create pleasant places to be, recognising that they can be social spaces in the own right, as well as channels for movement.

Traditional communities like St Stephen by Launceston have grown up historically with clear, understandable routes and connectivity. Cul-de-sacs and tortuous routes should be avoided in preference to direct links and connections.

New development should recognise and respond to:

- Street dimensions – street widths and distance between junctions
- Pattern of public highways, the prevailing

character is of narrow routes with boundary Cornish hedgerows, limited footways and kerbing and street lighting
- Reduced visibility – research has identified that a reduction in forward visibility can have an effect on speed
- Psychology and perception – street features and human activity can have an influence on speed.

Figure 5: Examples of the nature of streets in the parish. No footpath, no lighting, rural in character.

REALISE HIGH QUALITY PLACE MAKING AND DESIGN

TASK 6

A sense of place

The form and structure of new development must ensure that a sense of place is retained and created, demonstrating the highest standards of design which respects its context, setting, local village scape and landscape character

St Stephen by Launceston Parish has a rich legacy of high-quality development that reflects traditional Cornish vernacular. Patterns of development were historically informed by the evolution of agricultural, industrial, social and religious needs and the landscape.

More recent development in nearby parishes too often lacks both physical and visual connections to their historic landscape character and is composed of largely standardised house builder 'products'. There is now the aspiration for a reassessment of this approach, not only in the siting of development but also in its character, form and quality, towards an alternative based upon and reflecting the timeless elements found locally to create a sense of place and character that is in harmony with the historic settlement pattern and character.

Development should work with the 'grain' of the landscape, rather than against it. Existing landscape features such as trees, shrubs, hedges, natural water features and other wildlife habitats are valuable assets that should be accurately surveyed and incorporated into the design of new development. Their removal should be justified through exceptional circumstances and mitigated through a replacement feature that results in visual, character and biodiversity enhancements.

The reintroduction of previously lost hedgerows will be welcomed from a landscape, visual and biodiversity perspective.

TASK 7

New building design

Design of new buildings should draw from and enhance the character, form and identity of the parish through high quality bespoke responses which are specific to the site

The parish's prevailing type of house is small scale cottages which are mostly terraced or detached, more substantial detached houses and farmsteads. The nature of these house types all predominately reflect traditional Cornish vernacular.

Many properties have good sized gardens, often including walled or Cornish hedge front gardens.

No stylistic preference is given in the design of new buildings but the range of buildings and materials incorporated in cottages through to larger, more formal houses provides references to achieve a quality within new design and development that is commensurate with the best of the community.

The rhythm of the buildings and houses in the parish, in terms of frontages, how they relate to the street and at a more detailed level, the ratio of solid (wall) to void (windows and door), materials, pre- dominance of pitched roofs and vertical emphasis to windows should be used to inform the way in which elevations are handled within new development.

The above is not intended to invoke stylistic preferences, merely to ensure that the design of new buildings is consistent with the quality of form and character in the best of the Parish.

The design of windows is one of the most important factors influencing the character and appearance of new buildings. Certain styles suit certain types of houses and traditional window designs will not be appropriate in all cases.

However, many of the typical proportions, details and means of opening which are characteristic of older properties can be adapted to suit new buildings and help them to fit in with their surroundings.

In general, window and door styles should be kept simple, well proportioned, and of a style that suits the character of the building, normally with a strong vertical emphasis to the openings and a deep (at least 50mm) reveal (i.e. the setback of windows and doors from the outer face of the wall).

TASK 8

Complementary materials

Materials within new development must complement the best architectural character and quality of the historic development styles of St Stephen by Launceston Parish

There is a preference for the design of new buildings to use natural and indigenous materials which have a natural harmony with the best buildings in the parish. Use of materials should be selected with care to ensure they improve with age and weathering.

The following are predominant materials in the parish and should be incorporated in the design of new buildings:

- Local Granite – care should be taken to use it in ways that reflect traditional usage, such as for lintels, quoins and openings. Mix stonework and render only where these distinct finishes are applied to distinct elements of the building, avoiding small or token areas of stonework.
- Natural Slate – is the prevailing traditional roofing material but is also used on elevations

Figure 6: A larger detached dwelling in Langore showing traditional proportions and slate-hanging

- Artificial/reconstituted stone – avoid these materials, as they are usually a poor match to local materials
- Render – there is a variety of rough and smooth finishes within the parish and the application of each should be considered as specific to the nature and character of each structure. Render, unless self-coloured, should be painted.
- Brick – brick buildings are not typical of the Parish and are discouraged. Brick dressings,
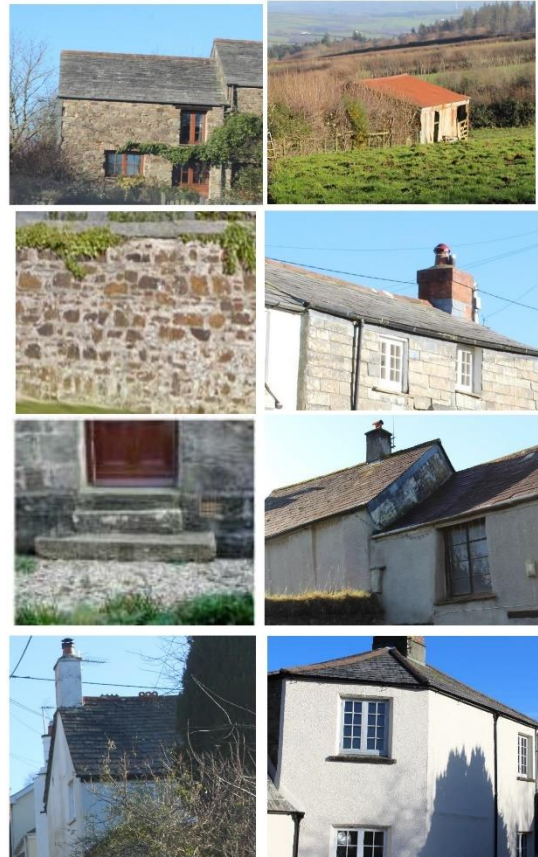
Figure 7: Examples of traditional materials and detailing found in the parish

- string or band courses etc. are equally discouraged.
- Timber Cladding – is not a characteristic commonly found on housing developments. It might be considered on a site specific basis for garages, outbuildings, rear or side single storey 'extensions Slate hanging is traditional as a way to prevent damp, especially on northern exposed walls.
- Wherever possible, consider using traditional materials and finishes for doors and windows, including using slate or stone for window sills in preference to timber.

A materials palette must be included and

illustrated within any Design and Access Statement and should be the subject of a design review.

Colour variation should re-inforce local distinctiveness through adherence to the palette of colours already evidenced within the historic buildings. The colour and tone of painted woodwork, especially window frames needs to be carefully considered in conjunction with the walling materials selected. The colour palette must be included and illustrated within any Design and Access Statement and should be the subject of a design review.

TASK 9

A varied skyline

Design of new buildings must incorporate a varied skyline

Subtle variations in the roofline of new development enhance its visual appeal and reflect the rich local design and building traditions. Designers and developers should adhere to local traditions to inform the creation of an interesting and varied skyline.

Langore village is a typical example of where in response to topography built form has stepped from plot to plot, providing a staggered roofline which is commensurate to the surrounding natural context and additionally is an attractive and characterful feature.

Figure 8: looking down the main street in Langore where properties drop from plot to plot with the lie of the land

Gables which break the eave line also help to articulate the roof-scape and add visual interest as does the use of chimney stacks. Designs should include roof pitches similar to those found locally.

TASK 10

Traditional roofing materials

Design of new buildings should incorporate roofing materials and patterns that complement traditional roofing materials in the parish

Roof shapes on traditional buildings within the parish are typically simple, with long, relatively low, pitched forms (30-35 degrees) and uncomplicated ridge lines on individual buildings.

Silver grey natural slate in diminishing courses is typical of roofs in the parish and contribute greatly to its character. Thus, there is a preference for natural slate to be incorporated within new development.

Avoid dark coloured slates as the effect can be very austere, and avoid cement fibre slates that create a dark, brittle and shiny effect and bland appearance. Ridge tiles are typically red or grey.

Figure 9 Silver grey natural slate in diminishing courses is typical of roofs in the Parish and contribute greatly to its character

Lead and zinc may be appropriate in exceptional situations for shallow pitched roofs which may be incorporated within an overall design methodology. An approach to roofing materials

11

must be included and illustrated within any Design and Access Statement.

TASK 11

Appropriate building scale and setting

The scale and massing of all new buildings must be informed by and sensitive to traditional local built character, and the wider setting of the development within the community.

The silhouette of buildings, local settlements, and views into and out from them rely upon sensitively scaled buildings. Proposed building heights should be guided by traditional building scale, form and grain locally, and the scale and massing of buildings should also be informed by the nature of the street or position they occupy and neighbouring development.

Look for how buildings in the context of the site relate to the street scene and the surrounding landscape.

As a general rule new buildings in St Stephen by Launceston Parish should not exceed 2 storeys.

TASK 12

Density of building

The residential density of new development must be informed by and be sensitive to local character, form and quality of the surrounding context as well as its site specific characteristics.

St Stephen by Launceston Parish, is typically low density, with houses usually provided with well sized gardens reflecting the agricultural traditions of the Parish.

The one exception is a couple of the more traditional components of Langore, where small cottages are clustered tightly together and front directly onto the highway.

A private outdoor garden amenity space must be provided for all new dwellings.

Densities and spacing should reflect these traditional forms – even terraced cottages should have well-proportioned gardens. Native tree cover is also important and provision for new native tree cover will be welcomed.

TASK 13

Sustainable development

The design of new development must reflect the increasing importance of the principles of sustainable development

The design of new development should contribute positively towards supporting sustainable design and construction techniques. For example, buildings and spaces within new development should be designed to be integrated with existing landforms to maximise the opportunities for solar gain and provide shelter in exposed areas, and sustainable urban drainage systems used to reduce run-off.

Wind can also be an important factor in the orientation of buildings. Traditionally buildings have been positioned to take advantage of any natural shelter and to avoid funneling effects. Gardens should ideally be south facing.

TASK 14

Design of boundaries

The design of boundaries and edges is critical to the sense of place and ownership

The presence and character of boundaries, especially along the frontage of properties, is an important factor influencing the streetscapes in the parish, which should be considered in new developments.

In general, properties should have a defined boundary which segregates private and public space, instead of the open frontage that characterises recent development in nearby parishes and which typically becomes dominated by parked cars.

Exceptions to this rule are where houses front onto open space or where set-back is less than 1 metre from the street or road.

The type of boundary should fit in with the character of the location and local traditions. Enclosing hedges and hedge-banks are a strong feature in rural locations and edges, and the dispersed settlements in the parish.

The use of timber boarding over hedge-banks should be avoided. In St Stephen by Launceston Parish local stone walling to front gardens is especially traditional. Where possible traditional walling techniques should be used with stone.

Close-boarded, larchlap, or woven timber fences and concrete and plastic fencing should generally be avoided where visible from the public realm.

TASK 15

Design in the detail

Design in the 'forgotten' elements from the start of the design process

The following items must be considered early in the design process and integrated into the overall scheme:

- Bin stores and recycling facilities
- Cycle stores
- Meter boxes
- Lighting
- Flues and ventilation ducts
- Gutters and pipes
- Satellite dishes and telephone lines.

These items are all too easily forgotten about until the end of the design process. By considering them early, it will be possible to meet the following requirements:

- Bin stores and recycling facilities should be designed to screen bins from public view, whilst being easily accessible for residents.
  - Meter boxes need not be standard white units: consider a bespoke approach that fits in with the materials used for the remainder of the building. Position them to be unobtrusive, better still incorporate 'smart meters'.
  - Carefully position flues and ventilation ducts, ensuring they are as unobtrusive as possible. Use good quality grilles that fit in with the approach to materials for the building as a whole.
  - Guttering and rainwater down pipes should be shown on application drawings (elevations) to ensure they fit into the overall design approach to the building and minimise their visual impact.
  - Satellite dishes and aerials should be incorporated within the roof where possible, and always sited to minimise visual impact.
  - Street lighting and security lighting is limited in the Parish and should be omitted unless absolutely necessary. Where it is justified for essential reasons this will be required to be explained and will be required to be designed to

13

minimise light nuisance and impacts on the night landscape and wildlife.

- The significant majority of the parish is unlit at night, and the need for street lighting should be as a justified exception and kept to the minimum necessary to fulfill its function.
- New or replacement lighting to existing or new build development will be expected to follow good practice by turning lights off when needed, using sensor options, pointing downwards, (down lighter), and selecting less bright and warmer colour bulbs
- Boundaries should be traditional where possible: Fencing should be carefully designed to complement the rest of the design and materials. Cornish Hedges or low stone walls are preferred for boundaries impacting the street scene and Cornish hedges for rural boundaries.

TASK 16

Appropriate car parking design

Design car parking that is not over dominant and that fits in with the character of the proposed development

The way in which car parking is designed into new residential development will have a major effect on the quality of the development. The following are guiding principles to designing parking:

- Accommodate the car within the development without being visually intrusive
- Create a high quality street which in-corporates the car without detracting from the sense of place
- Provide carparking arrangements which are convenient and safe to use
- Provide a well-balanced and practical design approach to the street scene without cars being a dominating feature
- Garages should be designed to be consistent in architectural style and character of the house they serve
- Garages should be set back from the street frontage

- Parking should be tucked discreetly between houses (rather than in front) so that it does not dominate the street scene and
- Where parking is located in front of houses, design the street and the landscaping to minimise their visual impact, e.g. incorporate planting between front gardens. In order to support the overarching design aims, garage(s) linking two separate properties, especially in a terrace situation will not be acceptable within new development.

Figure 10 A good example of modern, purpose built garages built using traditional materials

TASK 17

Enhancing biodiversity

Opportunities to incorporate biodiversity in and around developments should be taken.

This could include:

- Provision for bird nesting and bat roosting in all new buildings in line with the RIBA publication; Biodiversity for low and zero carbon buildings. A technical guide for new build. Swifts, swallows, house sparrows, house martins and starlings are particularly relevant for new developments, and also barn owls in rural building conversions.
- Where new developments require street lighting it should be designed in consultation with a bat ecologist to minimise impacts on light-sensitive species.
- Cornish Hedges should be retained as part of new developments and buffered where possible. Ideally they should not be left in the curtilage of gardens as this leads to over management and loss of function as wildlife corridors. Any loss of hedge

14

should be replaced elsewhere on the development by twice the length to ensure net-gain, or where this is not possible, built elsewhere in the Parish.

Fences should be constructed to allow movement of hedgehogs between gardens by leaving occasional small gaps at the base 13cm x 13cm square.

Open space provided as part of developments can be designed to maximise opportunities for wildlife including long grass areas, shrub planting and pond creation. These should be designed with neighbouring habitats in mind to try to connect sites to allow use as wildlife corridors.

Note 1 Extensions

Designing a house extension is not only a matter of adding space for the owner's domestic use. In particular, the effects of the extension on neighbours needs to be carefully considered, as well as the resultant appearance of the extension on the extended home itself and on the street scene.

A suitable design which respects the character of the existing building will not only look better but will also broaden the range of potential purchasers when the house is sold. Equally, a badly designed extension may not enhance the value of the property.

Particular care should be taken in the case of alterations or extensions to listed buildings, and traditional buildings.

In general, any extension will need to be respectful and subordinate to the parent building in terms of design, scale, siting, materials and finishes.

Many of the tasks described above for new development are also applicable to consider when designing an extension.

Note 2 Building conversions

There will inevitably be traditional buildings within the countryside and settlements of St Stephen by Launceston Parish which are no longer used for their original purpose but which make an important contribution to the landscape or settlement. Most commonly, these are farm buildings but they may also include, for example, chapels, buildings associated with

mining and processing minerals, school; former community buildings.

Their adaptation and re-use is an important principle of sustainable development, but this must be done with great care to ensure that the essential character of the original building is not lost.

Many of the tasks described above for new development are also applicable to consider when converting traditional buildings.

Figure 11: The images above highlight the prevailing rural characteristics found across the parish and highlight good principles to follow in approaching new development.

ST STEPHEN BY LAUNCESTON PARISH DESIGN GUIDE CHECKLIST

KEY REQUIREMENTS OF THE DESIGN GUIDE

Development complements and enhances the character, form and qualities of St Stephen by Launceston Parish.

This design checklist should be completed and submitted with all development proposals within St Stephen by Launceston Parish. It should be used in conjunction with the Design Guide to show how proposals meet the aspirations of the Parish and community. Applicants should use the comments section of this checklist to expand on the way in which development meets each of the criteria.

	Yes	No	NA	Comments
Task 1: Making a positive contribution towards character				
Does the development impinge on views to valued physical or natural features in the parish? If yes, how is this mitigated?				
Does the development relate well to its natural surroundings? Please explain.				
Is the development similar in style to adjacent and nearby buildings (e.g. single or double storey, layout of buildings, relationship to the street, and building styles, etc)? Please explain.				

	Yes	No	NA	Comments
Task 2: Appropriate building style				
Is the development traditional in style and use traditional local materials and finishes?				
Is the building design contemporary, using modern material and finishes?				
If the design affects a listed building, have conservation officers been consulted? Please explain how any comments are being addressed.				
Does the site layout reflect the existing historic settlement pattern?				

	Yes	No	NA	Comments
Task 3: Complementing and enhancing character				
Does your Design and Access Statement include a full appraisal of the site **and** its immediate surroundings?				
Do site constraints exist? Please explain what these are and how your design addresses these.				
Are there special opportunities/features presented by the site? If so, please explain briefly how your design will make the most of these?				
How will your proposals complement and enhance the best of the character of the immediate area and the wider parish?				

	Yes	No	NA	Comments
Task 4: Visual impact				
Will your proposals be clearly visible from open countryside? If so how will your design help to offset the visual impact?				
Have you addressed the visual impact your proposals may have on other areas such as within hamlets/ settlements, and if so please explain?				
Task 5: High quality public highways and places				
Do your proposals fit in well with the current streetscape? Please comment on how your design will enhance the area's local character.				
How do your proposals cater for traffic? Is the highway character reflective of the area? Please briefly explain.				

	Yes	No	NA	Comments
Task 6: A sense of place				
Does your design complement or enhance the quality of the immediate built environment? If yes, please explain how you have tried to match or enhance the quality of existing properties in the area.				
Have you retained existing landscape features such as trees, hedge boundaries, wildlife habitats etc? If you intend to remove any such features please explain how this loss will be mitigated.				
Have you considered how your development will look in 5 years and 10 years from now? If yes, please explain how will your design is intended to mature and stand the test of time.				

	Yes	No	NA	Comments
Task 7: New building design				
Does your new building/proposals draw from and enhance the character, form and identity of the parish? Please explain your approach.				
How well do the proportions of doors/windows to walls fit in with the best of other buildings in the area? If not traditional, explain how this will be better and enhance the location.				
Task 8: Complementary materials				
Have you completed an assessment of material types within the area of your proposed development? Please explain your material choices in this context.				
Have you considered how the materials you are planning to use compliment the materials used in existing buildings nearby? Please explain.				

	Yes	No	NA	Comments
Task 8: Complementary materials cont...				
Do your proposals include non-traditional materials? If so, please explain why you have chosen them.				
Task 9: A varied skyline				
Does your design incorporate a traditional roof pitch? If not, please explain why you have chosen a different roof form, and for developments in excess of three properties explain how will your proposals complement the traditional varied forms skyline?				
Chimney stacks are prevalent in many historic buildings in the area and help to create an interesting skyline. Will Chimney stacks feature in your design? If not why not?				
Task 10: Traditional roofing materials				
Silver grey natural slate is the predominant roofing materials used in historic buildings in the parish. Does your design incorporate this traditional material? If not please explain why you feel your choice of materials is better.				

	Yes	No	NA	Comments
Task 10: Traditional roofing materials cont...				
Does your design incorporate ridge tiles? If so what materials are you considering?				
Task 11: Appropriate building scale and setting				
How many stories does your building contain? If more than two storeys (or more than one in an area predominantly currently single storey) how will this fit within local character?				
Have you considered the silhouette of your building/s? Please explain what steps are you taking to ensure neighbouring properties are not overwhelmed by the scale of your design?				
Are you using the natural topography to ensure your proposals work with the landscape rather than against it? Please explain your approach.				

	Yes	No	NA	Comments
Task 12: Density of building				
Do your proposals take into account traditional building density within the immediate area? Please indicate the density per hectare. If your design is of a higher density than average in the immediate area, why is this, and how will it compliment local character?				
Does your design incorporate a good sized garden space for each individual property? If not what is the reason?				
Task 13: Sustainable development				
Would you describe your proposals as sustainable development? If so please explain with reference to construction techniques, materials and layout.				
Does your design incorporate energy saving materials/design? If so how does your design do so, including use of the natural topography to maximise energy gains?				

	Yes	No	NA	Comments
Task 14: Design of boundaries				
Does your proposal clearly define the boundary of the site? Please explain your approach here. How have you separated public and private outdoor space?				
Have you made efforts to incorporate existing boundaries or other natural features? If you intend to remove such features please explain why.				
New boundaries should be constructed of local materials and traditional forms where ever possible. Are you doing so? Please explain your approach?				

	Yes	No	NA	Comments
Task 15: Design in the detail cont...				
Have you considered design details such as bin screens, meter boxes, flues and ventilation ducts, satellite dishes etc. within your design proposals? Please explain your approach.				
Have the everyday necessaries such as those listed above been integrated into the overall design so as to be non-obtrusive? Please explain how.				
The parish is nestled within a largely rural setting. Have you eliminated/minimised light pollution from your design? Please explain your approach.				

	Yes	No	NA	Comments
Task 16: Appropriate car parking design				
Have you ensured that car parking solutions do not dominate your design and complement the existing character of an area? Please explain your approach to parking.				
Task 17: Enhancing bio-diversity				
With reference to boundaries, natural features, nesting sites, open spaces etc, does your design enhance opportunities for biodiversity? Please explain.				