

Landrake with St Erney Neighbourhood Development Plan

SUPPLEMENTARY DOCUMENTS

Parish Design Guide



September 2017

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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 understanding 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 Landrake with St Erney Parish have expressed their view that the parish should stay as far as possible as it is and have raised concerns about the quality of modern design in the village.

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.



Figure 1.1 - The community is concerned that new development fails to respond to context and the character and special qualities that make the Parish distinctive, See recent infill dwelling with dormers, windows proportions, form and scale paying little attention to the properties on either side.



Figure 1.2 – Aerial image showing the plot for the dwelling in figure 1.1 before it was developed. See gap to the left side of the image opposite the Church..

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 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.



Figure 1.3 new build development that respects the neighboring buildings in terms of form and general detailing. However, the stonework is lighter in colour and has an uncharacteristic smooth finish. The garage door is out of kilter with the appearance of the street scene and that of the new dwelling which has been well executed.

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.



Figure 1.4 - New development should use locally distinctive building materials and be designed to 'fit in' and complement the traditional character and identity of its older neighbours

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 the Parish. It is not intended to be restrictive, but to inform the design process.



Figure 1.5 – An example of the variation of traditional building styles in the main village. This property fronts onto and responds to the tight street pattern running through the central historic core.



Figure 1.6 – The traditional core of the village is dominated by more recent 20th Century developments that whilst following some core design principles are visually over dominant due to their failure to respond to the topography of the area.

Figure 1.7- The same development has crept over the ridgeline and is openly viewed on the skyline from the designated AONB. Again poor response to the topography of the site and context.



SECTION 2: HOW TO USE THE GUIDE

The Landrake with St Erney Parish Design Guide contains a number of **design tasks** for future development to respond to as directed through Policy 7 of the Landrake with St Erney 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.

This is not intended to be a complicated requirement, 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 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: A pleasant place to be.

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 design and 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.

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 additional 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 Landrake with St Erney 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, Landrake village in particular, especially the older parts of the village, and relate well to its site and its surroundings, views from and to Landrake Parish Church, important physical and landscape features in the parish should not be adversely impacted.



Figure 3.1 -The Parish Church is dominating physical feature that can be seen from a number of different locations across the Parish.



Figure 3.2: The Parish Church from within Landrake village

Landrake village, where most development will be centred, is an ancient community with a distinct character, form and qualities. The design of new development must be framed within the context

of the community's unique setting and history and supporting Landrake's evident sense of community.

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

Development must contribute to the character of Landrake with St Erney Parish as a whole, incorporating design principles that reflect the historic and landscape character of the area. In Landrake this should especially reflect the historic core of the Village.

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 Village and the parish have different characteristics, each with their own local strengths and weaknesses, with the historic areas being the most cherished for their character and form of development.

Therefore, 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.

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 character of the parish is rich and varied, particularly reflecting the incremental development of the area. The design of new buildings should reflect the richness of character and form of the historic areas.

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



Figure 3.3- Buildings within the Parish historically were constructed from local materials and were of simple design

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

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 rather than modern 'estate' layouts responding to the topography of the site and context.

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 sensitivity and responsiveness to their setting.

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 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. For new large scale developments, 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 Landrake with St Erney Parish, their growth patterns, economic raison d'être and the quality of life people enjoy throughout the Parish.

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), and from pedestrian and cycle access to the countryside.

Where possible, open views towards the countryside, or across open spaces, must be maintained from key existing routes. 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 developments where there are opportunities to do so. Both panoramas and even glimpses of the countryside through buildings are defining features throughout Landrake with St Erney Parish and 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. The siting next to existing built structures commonly is the best solution to achieving this goal.

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 open space and soft landscape boundaries between development and the countryside.

ACHIEVE HIGH QUALITY PUBLIC SPACES

TASK 5

A pleasant place to be

Streets within new development must be designed as pleasant places to be, recognising that they can be social spaces in the own right, as well as channels for movement.

New residential streets must be designed with an equal emphasis on all modes of transport, i.e. pedestrians and cyclists as well as vehicles. Pedestrian and cycle routes should share the same network as vehicular routes. Quieter streets should be designed to be suitable for a range of social activities, such as children's play. Buildings should be positioned and orientated to articulate, over-look and present active facades (provide 'eyes on the street') to public spaces and thorough-fares.



Figure 3.4 - Wherever possible children's play areas should be incorporated into new developments. It is important that play areas are clearly separated from vehicular and pedestrian traffic whilst remaining visible so that children can play safely

Traditional communities like Landrake with St Erney 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.

There should be clear links between new development and the existing settlement.

20mph will generally be the maximum design speed that is considered appropriate for new streets within residential developments.

Traffic calming features/measures may include the following:

- Street dimensions – street widths and distance between junctions
- 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.

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

Landrake with St Erney 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.



Figure 3.5 - High quality building design abounds in Landrake village and surrounding parish.

More recent development too often lacks both physical and visual connections to their historic landscape 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 wherever possible.

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 has a diverse palette of quality design inspirations to drawn upon, across a range of sizes and types of buildings. The pre- dominant type of house historically is terraced cottages, detached houses of traditional Cornish vernacular with a number of more modern post war developments.

Many properties have good sized gardens, often including walled 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 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 Landrake with St Erney 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 Stone – care should be taken to use it in ways that reflect traditional usage and appearance. In Landrake Parish the majority of older dwellings were constructed from slatestone, rubble and/ or cob. Mix stonework and render only where these distinct finishes are applied to distinct elements of the building, avoiding small or token areas of stonework.
- Artificial/reconstituted stone – avoid these materials, as they are usually a poor match to local materials

- Render – there is evidence 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, string or band courses etc. are equally discouraged.
- Timber Cladding – might be considered on a site specific basis, especially if used in a contemporary style building within a self-build area, on the outer edges of the settlement or for garages, outbuildings, rear or side single storey ‘extensions’.



Figure 3.7 Examples of the type of materials commonly found in traditional buildings in the Parish

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

TASK 9

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.

Variation may be achieved by incorporating a variety of building types within a street composition in new development.



Figure 3.8 – Varied rooflines add visual interest. The use of chimney stacks reflects features seen in many historic properties

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.

Alternatives which might be considered include artificial slate only if this has a similar colour, texture, variety of unit sizes and diminishing coursing per local slate roofs.

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 3.9
natural slate 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 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. As a general rule new buildings in Landrake with St Erney 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.

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

The exception to this is Landrake village, particularly in the historic core where buildings are terraced fronting directly onto the highway, nevertheless, most of these properties have well proportioned rear gardens.



Figure 3.10 -
Traditionally even terraced properties have been provided with decent rear garden space

A private outdoor garden amenity space or (where that is not possible) a shared amenity area must be provided for all new dwellings.

Densities and spacing should reflect these traditional forms – even terraced cottages should have well-proportioned gardens. Tree cover is also important in older areas of development, and provision for new 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 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.



Figure 3.11 - Some recent developments in the Parish have made laudable attempts to complement traditional stone wall hedging techniques. Great care should be taken to chose stone that fits in with the local area

The type of boundary should fit in with the character of the location and local traditions. Hedges and hedge-banks are typical in rural locations and edges, and the dispersed settlements in the parish.

The use of timber boarding over hedge-banks should be avoided. In Landrake with St Erney Parish stone of 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 should be designed to minimise light nuisance and impacts on the night landscape and wildlife.
 - The significant majority of the parish

outside of Landrake village 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.

- 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 or rendered 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 incorporates 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

On-street: The provision of on-street parking keeps the space active, and helps with reducing traffic speeds within new residential development. It is recognised that, in most, circumstances, at least some parking demand in residential and mixed-use areas is met with well-designed on-street parking. Visitor parking for cars, small vans and motorcycles should generally use shared public on-street parking (see Manual for Streets, 2007).

However, in some parts of Landrake village, on - street parking is overly dominant and has resulted in congested areas within the village core.



Figure 3.12 – An overly dominant presence of cars on the street scene due to limited off- street parking provision.



Figure 3.14 A good example of modern, purpose built garages built using traditional materials



Figure 3.13 – This new dwelling has accommodated in-curtilage parking in a compatible manner. Parking should ideally be provided between houses and well back from the street, however this is not always possible.

In-curtilage: On plot car parking will be considered acceptable only where it does not detract from the sense of place of a new development. For in curtilage parking, the following principles should be incorporated:

- 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.

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 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 Landrake with St Erney 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.

Acknowledgements:

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LANDRAKE WITH ST ERNEY PARISH DESIGN GUIDE CHECKLIST

KEY REQUIREMENTS OF THE DESIGN GUIDE

Development complements and enhances the character, form and qualities of Landrake with St Erney Parish.

This design checklist should be completed and submitted with all development proposals within Landrake with St Erney 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 Landrake Parish Church or other 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 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: A pleasant place to be | | | | |
| Do your proposals fit in well with the current streetscape? Please comment on how your design will enhance the area's local character. | | | | |
| Do your proposals cater for all forms of traffic within the area (road traffic, pedestrians, cyclists etc). Please briefly explain. | | | | |
| Do your designs enhance the experience of children and young adults growing up in the immediate area? Please explain how if yes (e.g. you provided play areas for example?). | | | | |

| | 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 | | | | |
| Natural slate is the predominant roofing materials used in historic buildings in Landrake with St Erney 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 historic 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 each individual property? 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 necessities such as those listed above been integrated into the overall design so as to be non-obtrusive? Please explain how. | | | | |
| Landrake village 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. | | | | |
| Does your design incorporate on-street visitor parking? | | | | |
| If your parking solutions are off-street have you incorporated design features (planting, boundaries etc) that will help to soften the visual impact? Please explain | | | | |
| 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. | | | | |

