

THE CARADON *DESIGN* GUIDE

SECTION E

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RESIDENTIAL DEVELOPMENT

B U N G A L O W S



Supplementary Planning Guidance

July 2000

B U N G A L O W S



C O N T E N T S



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BUNGALOWS



*Well designed group of bungalows at St. Germans that sit well within the pattern of the village.*

I N T R O D U C T I O N

*Caradon District Council has produced the Design Guide to help conserve and strengthen the special character of the built environment in Caradon, especially its traditional towns and villages. This factsheet is to help you design a single storey house that will fit comfortably in the context of Caradon District. Other sections of the Design Guide will provide valuable background information.*

- *Section A*      Explores the concept of local distinctiveness.
- *Section B*      Provides information on the Planning System.
- *Section C*      Looks at fitting Development into the Landscape.
- *Section D*      Focuses on the local context.

## BUNGALOWS

Bungalows have become very much part of the scene in Caradon district, but they are not traditional dwellings in this region. The word 'bungalow' is Gujarati in origin and refers to the single-storey houses of Bengal!

Living on a single-storey has distinct advantages for the elderly or disabled, and is aesthetically appropriate where a modern two storey house would be too dominant on an exposed site.

The nearest local equivalent in building-form to bungalows are the single storey stores and outbuildings found grouped around traditional Cornish farmyards or mills. This factsheet provides guidance on how bungalows can be more appropriately designed in the context of rural Cornwall, inspired by the traditional buildings of the District.

**DESIGN PRINCIPLES**

- Bungalows are too small in scale to fit comfortably in most village or town centre settings, except in special circumstances, e.g. within walled gardens or mews.
- Consider the external appearance and character of the bungalow at the earliest stage. The form, elevations and the internal room layout need to be developed hand in hand.
- Consider commissioning a professional architect or designer, especially on sensitive sites such as in Conservation Areas or Areas of Outstanding Natural Beauty. They can steer you through the regulations, the design constraints and generally speed up the process of building your new bungalow.



*Old people's housing at Menbeniot*



*A modern single storey building but with a traditional feel*



*The simple long low shape of this bungalow echoes traditional building forms.*

## LEARNING FROM TRADITION

Single storey farm buildings were built following some basic principles which gives them a traditional appearance. These can provide some guidelines for designing new bungalows which respect and develop our local cultural heritage.

- Buildings were laid out to create a sheltered or enclosed space, to protect people and stock from the prevailing weather. This principle is worth considering when designing a garden or patio space.
- Windows were tucked up under the eaves, or had some form of visible lintel - either segmental brick, stone, granite blocks or untreated hardwood.
- North facing windows were very few and small, which prevents heat loss.
- Building materials were of local origin, and therefore suited their landscape setting. Roofs were of slate or thatch, walls of stone or cob, either rendered or limewashed.
- Colours were generally muted.
- A lack of large building timbers in Cornwall generated a narrow span roof with a long ridge. Spans were typically 4-6m wide. Attempt to keep spans to these dimensions. Where a wider span is desired, break down the plan form so that the width of the most visible is within this range.



*A single storey dwelling enclosing a sheltered courtyard garden.*



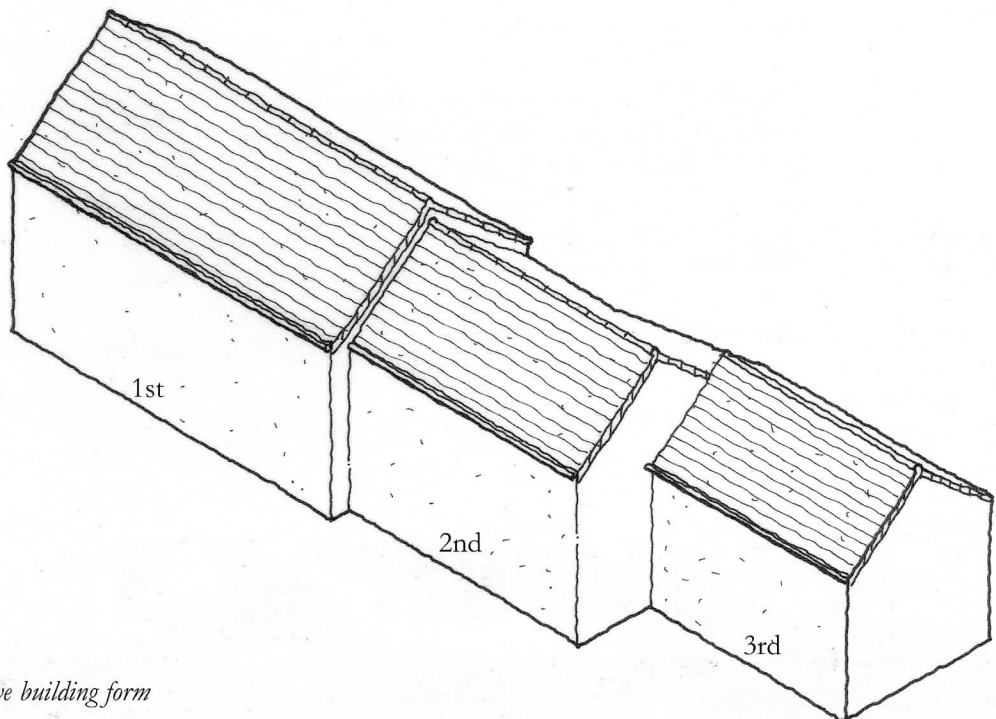
*A pleasing group of traditional single storey buildings.*



*Good materials and simplicity of design are often most effective.*

## BUNGALOWS

- The difficulty of creating weather-proof roof valleys meant that roofs tended to be separate, and this is a good principle to follow today.
- Materials were of local origin - this should apply today whenever possible.
- Roof pitches were generally 35-37°. Consider using raised tie or attic trussed rafters to allow for future flexibility.
- Roofs were a simple gable or hipped shape, with slate verges and mitred hips. Ridges were usually red terracotta tiles.
- Plan forms were generally additive. Most farmyards were developed one building at a time, added one to the next sequentially. It is usually obvious which is the main roof, and which are secondary. This is a very useful device in breaking up the apparent mass of a modern bungalow.



*Additive building form*

BUNGALOWS

