

THE CARADON *DESIGN* GUIDE

SECTION E

RESIDENTIAL DEVELOPMENT

GARDENS, DRIVEWAYS
AND BOUNDARIES



Supplementary Planning Guidance

July 2000

G A R D E N S , D R I V E W A Y S
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GARDENS, DRIVEWAYS
AND BOUNDARIES

The District has a wide variety of walling patterns, influenced by the character of the local geology. Choose a walling pattern to suit your locality.

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 Cornwall, especially its traditional towns and villages. This factsheet is concerned with Gardens, Driveways and Boundary treatment. Other sections of the Design Guide will provide valuable background information.

- *Section A* Explores the concept of local distinctiveness.
- *Section B* Provides information on Design within the Planning System.
- *Section C* Looks at fitting development into the landscape.
- *Section D* Looks at Buildings in context.

GARDENS, DRIVEWAYS
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However well a house or bungalow is designed and built, inappropriate treatment of the external spaces can ruin the effect, this factsheet provides guidance on general landscape matters.

DESIGN PRINCIPLES

The garden design should reflect the character and age of the house. Old-fashioned cottage gardens would be appropriate for rural cottages. More formal geometric gardens with lawns, clipped hedges and gravel walks would be suitable for larger Georgian or late Victorian houses and vicarages.

Avoid 'suburbanism' - ornamental gardens which are appropriate to urban settings are out of place in a farm or village setting. A few species of old-fashioned shrubs and herbs, informal lawns, wild flower meadows, native shrubs and heathers, woodland copses and orchards are much more in keeping.

Cornish gardens have a traditional range of plants which suit the climate and soil conditions and have become a distinctive feature.

- Mop-headed Hydrangeas*
- Escallonia hedges*
- Heaths and heathers*
- Clipped Beech hedges in sheltered areas*
- Fuschia hedges*
- Clumps of Montbretia or Crocosmia*

- Rhododendrons and Azaleas (on acid soils)*
- Thrift and primroses (Armeria and Primula sp.)*
- Hebe species*
- Ferns grow well in damp shade and hedge banks*
- Corsican Pine and Macrocarpa*
- Yuccas and Cabbage Palms*



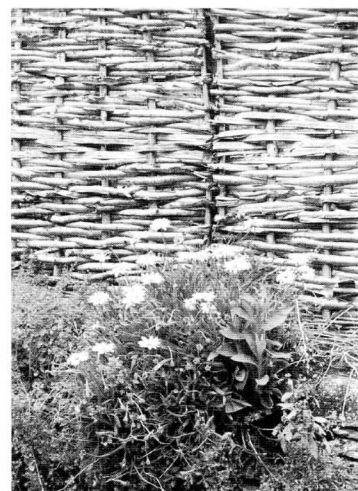
Cornwall has many distinctive species that thrive in its climate. Here, Hydrangeas and Cordylines make a lovely grouping.



A wild flower meadow can provide a delightful setting for a rural building.



Pines on the horizon are typical features on the more sheltered south coast.



Campanula, Aubretia and Dimorphotheca growing on a wall. The wattle fence provides a visually pleasing boundary in rural areas.

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- Avoid the use of Leylandii hedges, they quickly become far too large and greedy of soil nutrients.
- Wall shrubs and creepers enhance the appearance of a house and create an established air. Unless causing structural damage, retain well established plants.
- Avoid large areas of tarmac or concrete. The appearance of tarmac can be much improved by the application of a 'tack-coat' with gravel rolled in. Slate slabs, self binding gravel (with fines), pea gravel or granite setts are suitable materials. Tumbled (textured) grey concrete blocks are very effective and weather well.
- Tightly packed cobbles are a traditional paving and are especially effective as a 'deterrent' strip for properties opening straight onto the pavement.
- Avoid red or brown concrete block paving, the colour and character is alien to the District. Natural grey blocks would be more suitable. Avoid blocks laid in herringbone pattern except for heavily trafficked areas - running bond is more restful on the eye.
- Retain and repair old garden walls and banks.
- Avoid the use of long lengths of timber boarded fences, especially where visible from roads. They have a very suburban appearance and are susceptible to wind damage. Hedges and banks are far more ecologically and visually appropriate, and change with the seasons.



Large granite slab paving in Liskeard.



Riven slate and granite setts are a good combination of typically Cornish materials.



Tumbled concrete setts (grey) make a good modern alternative to granite. Avoid herringbone laying patterns.



Stone slabs and cobble paving creates contrast and interest.

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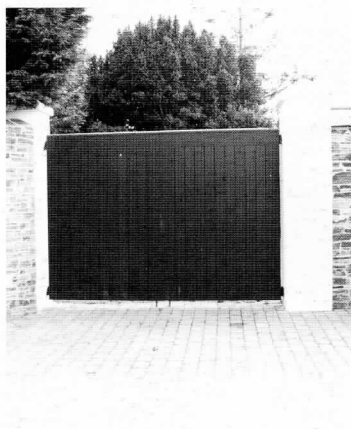
- Use natural materials whenever possible. New concrete can be 'weathered' by thorough washing and the application of liquid manure or live yoghurt!
- Design the house and garden to make the most of your views!
- Traditionally, boundaries were clearly marked. This segregates private and public space, and provides privacy and a feeling of security. Private space should be appropriately delineated wherever possible. Rear gardens will generally require privacy and screening. Front boundary treatments should be clearly defined but allow residents to 'keep an eye' on the neighbourhood.
- Boundary treatment should be appropriate to its location. Hedges are effective in most situations. Clipped hedges are more formal, and suitable for village settings. Laid hedges of native species (hawthorne, beech, blackthorn) are appropriate for rural boundaries where hedges are an existing feature. Earthbanks and traditional walls suit rural or suburban properties. Metal park (horizontal) railings would be suitable for formal rural boundaries. Simple painted metal vertical railings would be suitable for formal village or urban front boundaries.
- Avoid white ranch style, concrete post and rail or concrete post and panel fencing. Plastic fencing in general should be avoided.
- Site sheds and greenhouses unobtrusively.



These traditionally detailed white timber painted fence and gate provide an appropriate boundary treatment to a Georgian country house.



A simple picket gate painted a soft khaki green provides a charming entrance to this country cottage.



Simple well designed dark stained timber gates, with rendered gate posts and kyllas stone walls creates a very visually pleasing entrance way.



Simple concrete sett paving and planting compliment these modern cottages, which clearly reflect the Cornish vernacular.

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CORNISH HEDGES

There is a wide variation in construction and pattern of the traditional Cornish hedges and hedgebanks. These patterns were generated by the availability and type of local stone, and indigenous traditions in laying patterns.

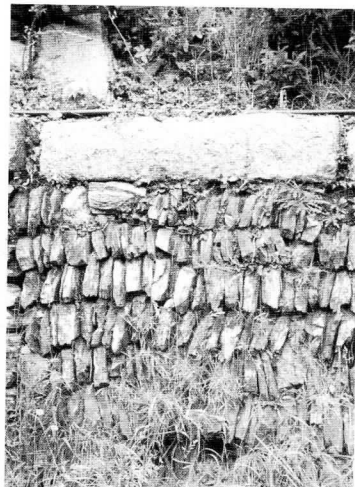
Hedgebanks provide distinctive habitats and are often rich in different grass, flower and fern species. Avoid the use of herbicides and fertilisers in their management. Avoid trimming hedges during nesting season i.e. between April and July. The photographs below illustrate some local varieties.

Design Principles

- Study the existing hedges in your area and employ local wallers to carry out the work to suit the walls in your locality.
- Avoid the use of timber close boarded fences on top of hedgebanks. Either build a taller wall, or plant a hedge of native species on top to provide privacy. Hedgebanks incorporating hedges and trees need to be the same width at the base as the height of the hedge.
- Except in garden locations, use locally occurring native hedge species in rural areas.



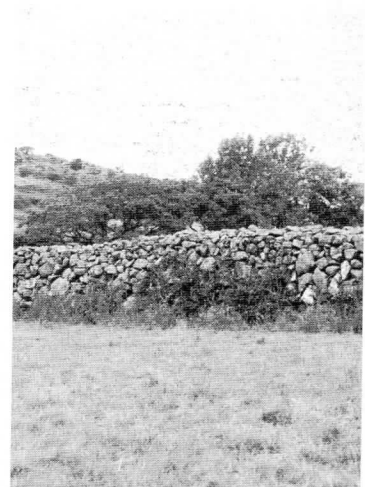
Herringbone walling near Lansallos.



Traditional walling patterns vary with location.



Earth bank walls are typical in some areas.



Granite moorstone walls on Bodmin Moor. The rounded boulder shapes are distinctive.

