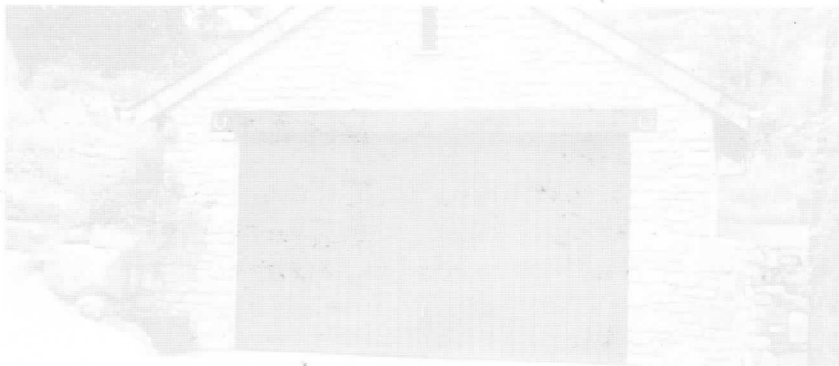


THE CARADON *DESIGN* GUIDE

SECTION I

HOUSEHOLDER DEVELOPMENT



Supplementary Planning Guidance

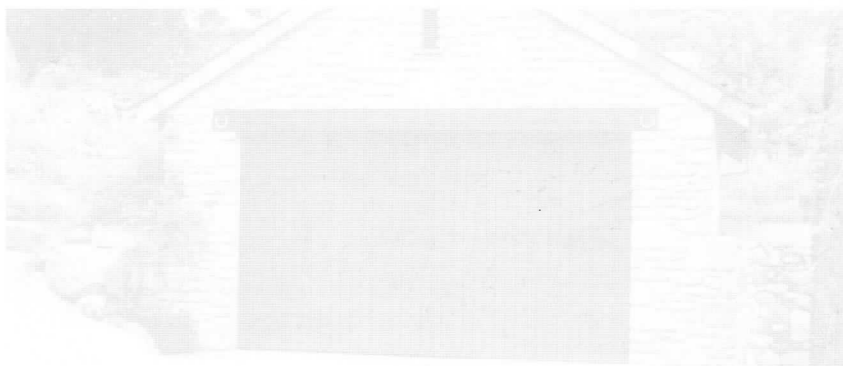
July 2000



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A good example of a detached garage using local materials and detailing. Although the use of two single vertically boarded doors would have been more appropriate.

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 section is concerned with extensions, garages and outbuildings. 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* Focuses on the local context.
- *Section E* Promotes good bungalow and house design. The factsheets provide further information on building details and materials.

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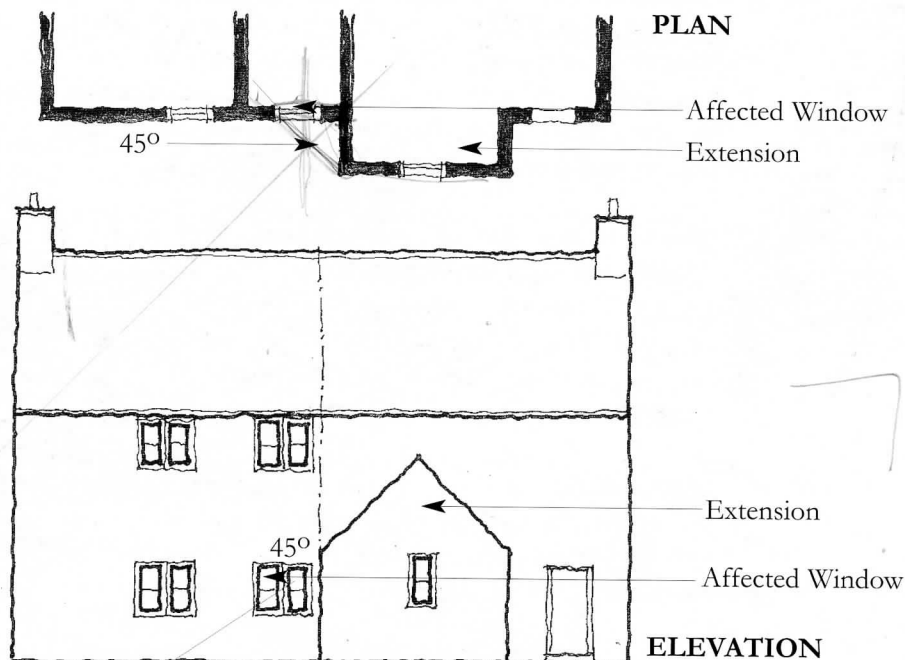
EXTENSIONS

Building an extension is not just a matter of enclosing additional floor space. External appearance and the effect on your neighbours also has to be considered. It is wise to commission a qualified, well-experienced designer, and also to talk to their previous clients and visit an example of their work. A list of architects is available from the Planning reception. Discussions with a planner at an early date is always recommended.

Neighbourliness

- The District Council will take into account any objections from your neighbours when assessing a planning application. It is advisable to discuss proposals with any neighbour who will be affected.
- Your neighbours' permission will be required if foundations and eaves encroach on their property. You may also require permission to gain access for construction, or future decoration and maintenance. A legal Deed may have to be drawn up to cover these issues.
- Extensions may intrude on the privacy of your neighbours. The design should avoid overlooking your neighbours garden or views into adjacent or nearby property.

In order to prevent loss of outlook, overlooking or overshadowing to a significant degree, extensions will not normally be granted permission if they exceed the 45 degree guidelines in the diagram below in relation to the centre of a neighbour's window. (This does not apply to bathrooms or utility rooms.) Useful advice on how to avoid undue loss of daylight is provided within the Building Research Establishment publication IP 5/92 'Site Layout Planning for Daylight' on which the diagram below is based.



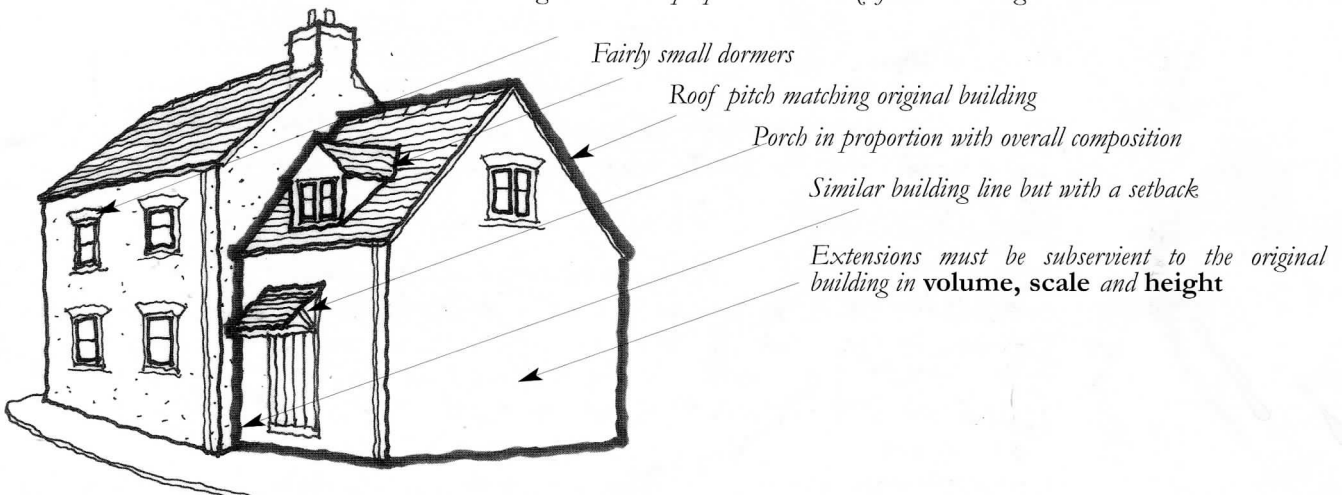
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Residential extensions which might be permitted elsewhere may be unacceptable in Conservation and other Designated Areas. Any alteration/extension/outbuilding to a Listed Building will require special consent. Anything which compromises the interior fittings, setting or fabric of a Listed Building is not acceptable.

Design Principles

Avoid large extensions which 'swamp' the original building - as a general rule extensions in excess of 25% of the volume of the original house will prove visually unacceptable. Remember, an unsuitable extension will destroy the quality and composition of your existing property, which affects its value.

Original window proportions and size followed through on extension



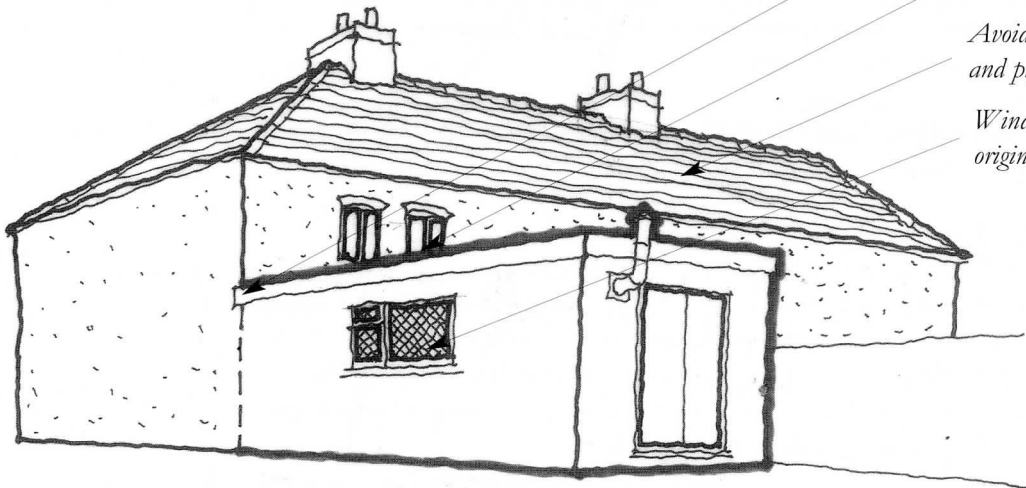
*Extensions must be subservient to the original building in **volume, scale and height***

Extensions and additions should complement the style, details, proportions and materials of the original house. An extension may be traditional or contemporary in design but, in either case, it should not detract from the original building, but be architecturally attractive in its own right. Aim for simple uncomplicated additive forms, constructed from good quality, natural materials.

The scale and size of the extension must always be **visually COMPATIBLE with and SUBSERVIENT to the original house**. This is especially important when extending small traditional farms or cottages. This may require lower floor to ceiling heights than usual in modern housing. Raised-tie roof trusses can help reduce eaves heights.

Extensions into the roof space make the most of a building's volume, but great care is required if dormers and roof lights are to be sympathetic to the original house. See DORMERS AND ROOFLIGHTS factsheet in Section E.

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No set back - difficult to construct and match original

Avoid flat roofs

Avoid untidy and visually obtrusive flues and pipe work

Windows should reflect size and style of original dwelling



Avoid big boxy extensions with flat roofs.

Flat roofs will not normally be acceptable. Roof pitches should match the existing roof. New roof ridge heights should be lower than the original house. Set back and stepped ridges are preferred. Avoid roof spans greater than the original roof. Traditionally building widths were between 3-5m.

Slightly set back new walls from the face of the original building. This helps retain the integrity of the original house and simplifies construction.

Extensions to the front of buildings are to be avoided. Porches of an appropriate design may be acceptable. See Section E for further guidance.

CONSERVATORIES

The present vogue for conservatories is understandable, but the ever increasing numbers of 'off the peg' products respect neither local distinctiveness or authentic architectural styles.

Design Principles

Avoid the addition of 'off the peg' conservatories to front or side elevations which are visible from the public domain. Well proportioned and designed, painted, purpose-made conservatories are generally more suitable. Dark green is a less obtrusive colour than bright white. The use of timber from sustainably managed forests is strongly encouraged.

Avoid adding fussy 'Victorian style' PVCu conservatories to simple cottages or modern houses. It creates a jarring clash of styles. PVCu and polycarbonate 'glazing' are not appropriate materials for Listed Buildings.

Conservatories are more successful and usable when positioned on a south or west facing wall. Some tree or shrub planting to provide shading on the southern side may help prevent overheating in the summer. Double or even triple glazing will conserve energy and increase comfort and usage.

A well designed painted or stained timber structure with patent-glazed roofing creates a more robust and visually attractive structure with unobscured views of the sky.

Avoid panels of self adhesive 'stained glass effect' - it seldom looks like the real thing. One panel incorporating genuine leaded stained-glass would be much more effective.



New conservatories on period properties need special design care.



An older conservatory at Lerryn which avoids looking 'stuck-on' and fits well into the composition of the house.

GARAGES AND OUTBUILDINGS

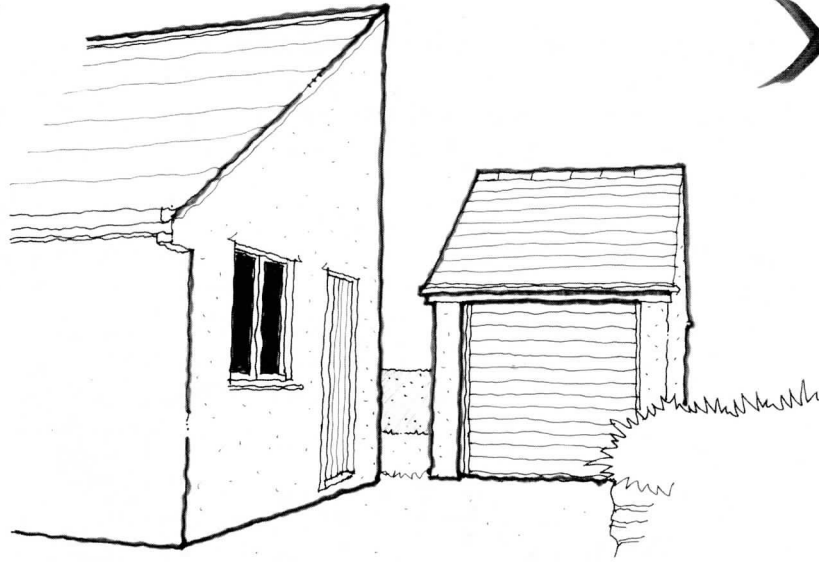
Design Principles

Garages and outbuildings should be designed to complement and relate to the appearance of the house and be built of similar materials.

New garages and outbuildings should be carefully sited so as not to spoil the setting of the main building. With care they can be used to create attractive and usable external spaces and picturesque groupings, especially when used with traditional walls, hedges and hedgebanks.

Aim for simple, additive forms constructed with good quality locally appropriate materials.

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Avoid single detached garages. The shape and scale is visually jarring.

- Avoid white or brightly coloured garage doors, darker tones are less obtrusive. A painted finish is more appropriate for town or village centre locations. Dark brown/black timber stain would be appropriate in rural locations. Avoid 'mahogany' coloured wood stains.
- Set back garage doors at least 100mm, a strong shadow line will create a more traditional and substantial appearance.
- Consider open fronted car-ports which reflect the design of the traditional lincay.
- Avoid double width garage doors, two single width doors with substantial end and mid piers are more appropriate.
- Choose garage doors of a simple design with vertical emphasis. Vertically boarded timber doors are generally suitable.
- See Section E for further information regarding details and materials.



A well designed garage with associated stone walls and planting; it could be improved by the use of a vertically boarded door, rather than the chevron pattern.



A large detached garage - simple and unobtrusive. The whole effect is softened by the good use of planting.



A car port based on a traditional lincay or cartsbed, is very suitable for rural areas. Note the use of natural slate and stone in this example.