

THE CARADON *DESIGN* GUIDE

SECTION J

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AGRICULTURAL  
BUILDINGS



Supplementary Planning Guidance

July 2000



A G R I C U L T U R A L  
B U I L D I N G S

C O N T E N T S

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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 the design of Agricultural Buildings. Other sections of the Design Guide will provide valuable background information.*

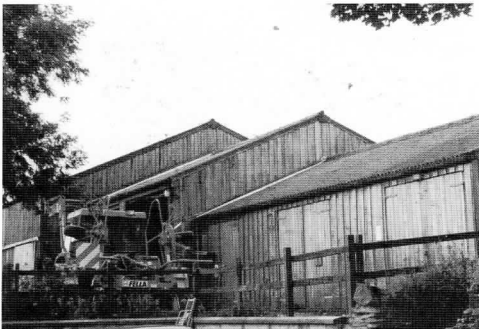
- *Section A*      Explores the concept of local distinctiveness.
- *Section B*      Provides information on Design within the Planning System. (See B8 for specific policy issues relating to agricultural buildings).
- *Section C*      Looks at fitting development into the landscape.

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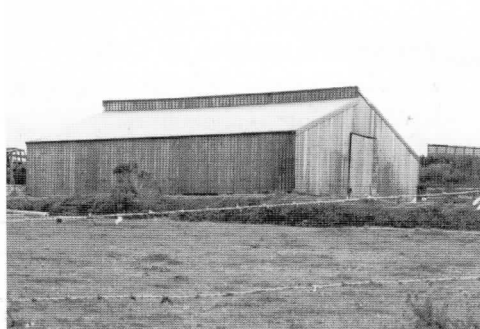
The design of farm buildings evolved over hundreds of years in response to local climatic conditions, landscape, the farming system and locally available building materials. Farms were carefully sited and orientated, and tended to harmonise with the surrounding landscape. However, today's farming techniques and technology have often broken with past practices, and some traditional building forms are no longer appropriate. Nevertheless new buildings should respect traditional influences, and their landscape setting.

**SITING**

- The siting of new agricultural or forestry buildings and access roads can have considerable impact on the surrounding landscape, as can excavations and waste deposits.
- Consider the impact of new building from a number of view points and distances.
- Impact can be reduced by relating the size and colour to existing buildings.
- New buildings look best forming part of a group, rather than standing in isolation, although it is recognised there are occasions where it is necessary for them to be in isolation e.g. for animal welfare purposes. Siting of large modern buildings need careful consideration in relation to traditional farmyards, to minimise visual conflict.
- Consider siting new buildings in folds of landform to provide shelter and screening.
- Make use of existing roads and yards.
- Avoid locating buildings on the crest of hills. Where this is unavoidable tree planting in belts, or groups, both screens and breaks the silhouette on the skyline. This is especially important of large scale buildings in exposed rolling countryside.



*The additive form and stepped ridge helps to break up the silhouette of these barns at a farm near Lansallos.*



*This asymmetrical ridge provides ventilation at high level, but also helps to reduce the apparent bulk of the building.*



*Siting large structures below the skyline helps to reduce their impact.*

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- On sloping sites align buildings parallel with the contours, and use cut and fill and bunding to reduce visual impact.
- Consider siting in relation to residential properties - smell and noise are particular issues.
- New large buildings can look out of scale with older buildings, consider providing the accommodation in two or more smaller units.
- Retain existing trees, hedges and hedgebanks and respect the existing field boundary pattern. In some parts of the District field boundaries are very ancient, and an important part of our local heritage.
- Note the presence, of any natural or manmade features on site such as archeological remains. Contact the District Council to find out the location of any SSSIs or Listed Buildings.
- Consider site drainage and existing field drainage runs.



*Holly trees growing in a hedgebank near Lerryn.*

### DESIGN AND APPEARANCE

- Cornwall has traditional vernacular building techniques which create a distinctive regional style. Stone or cob walls, slate roofs and simple additive building form. Modern standardised techniques have produced cheaper larger buildings, which are often out of scale with older farmsteads. The apparent size can be reduced by **careful design**.
- Avoid locating a large building close to a small one. Consider the use of 'L' or 'T' shaped plans to break up the apparent mass.
- Reduce the overall roof height, and create a more interesting roofscape by the use of **multispan** buildings. Single spans can have an overbearing monumental quality.



*The 'breaking up' of planes of roof help to reduce the apparent bulk of this barn in the surrounding landscape.*

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- Consider siting smaller units in front of larger ones to reduce apparent scale.
- Match roof pitches to existing buildings where possible, especially in small farmyard groups.
- Break up large areas of roof and walls with well designed and positioned elements such as doors, downpipes, timber boarding.
- Additional care and better quality materials will be required where new buildings relate directly to the public domain, and in Areas of Outstanding Natural Beauty.
- Where new buildings are adjacent to existing farmsteads consider the complex as a whole, using colour and materials to link new and old.

**COLOUR AND CLADDING**

Except in some coastal villages, Cornwall is a county of subtle and muted colours. Silvery grey Delabole slate roofs, peaty brown/grey granite and killas walls, and rendered cob painted white or colour washed. Timber was often left to weather, or painted black, grey or dark red. Today, however, there is a wide range of pre-coloured cladding materials which can have immense impact on the landscape, sometimes over several miles!

- Whenever possible choose natural materials which will weather well over time. Natural stonework and vertical timber cladding can be very effective.
- Avoid bright intense colours.



*Landform and planting can help reduce the impact of new agricultural buildings in the landscape.*

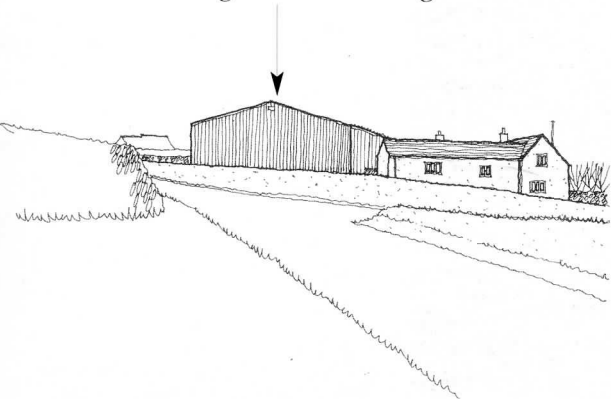
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- Use a limited colour palette. Several tones of grey, grey green, dark green and black and white may be appropriate.
- Consider using different profiles of sheeting, of the same colour, to break up large areas.
- Dark grey roofs are generally acceptable, except where buildings are unavoidably set against the skyline, when a paler grey would be less obtrusive.
- Roofs should generally be darker than the walls.
- Consider the colour most suitable for each site and its location. Subtle tones of green may be more appropriate where a new building sits against a hillside.
- Use a limited range of materials and colours in one building. Subtle harmonies of colour may be acceptable in a grouping.
- While building take the opportunity to remove redundant machinery and repair older buildings.

**LANDSCAPE CONTEXT**

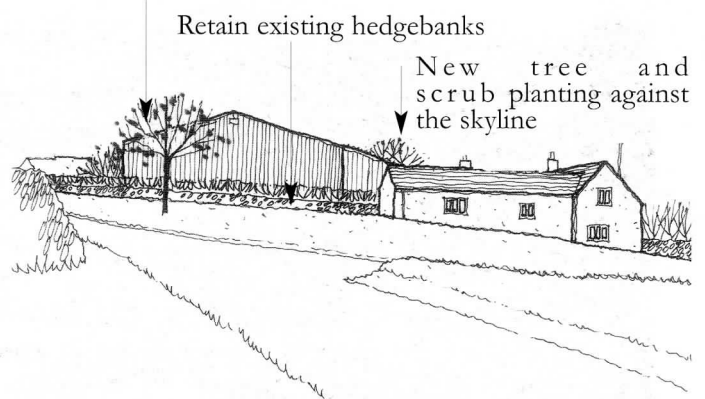
- Care and consideration is required to integrate new buildings into their surroundings. New areas of hardstanding, fences, hedges, walls and planting are an important part of the overall design.
- Retain and reinforce existing belts and groups of trees. Trees play an important part in screening and softening the outline of new buildings.

New agricultural building



A timber clad agricultural building within a village setting.

Tree of locally occurring species



Tree planting and hedgebanks can soften the impact of agricultural buildings.

