

THE CARADON *DESIGN* GUIDE

SECTION K

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INDUSTRIAL AND OTHER  
LARGE BUILDINGS



Supplementary Planning Guidance

July 2000



INDUSTRIAL AND OTHER  
LARGE BUILDINGS

C O N T E N T S

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## INDUSTRIAL AND OTHER LARGE BUILDINGS



*The new Millennium Hall at Pensilva uses contemporary materials, forms and colours.*

### 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 Industrial 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.
- Section C*      Looks at fitting development into the landscape.

## INDUSTRIAL AND OTHER LARGE BUILDINGS



*The edge of settlements are particularly visible in undulating landform. Large scale buildings such as this car showroom on the edge of Saltash become visible from long distances.*

Cornwall has always had a mixed economy - traditionally, fishing, farming and industry. Most significant in the past was the mining industry, especially for copper and tin. Developments in building and manufacturing techniques in the last 50 years has changed the form of industrial buildings considerably, resulting in a proliferation of large span, profiled - steel sheds. These are usually concentrated on Industrial Estates on the edges of towns, and often influence the initial impression of a place - sometimes from considerable distances across valleys or from major roads. Mindful of their impact on existing settlements and landscape settings, it is vitally important that the design of industrial buildings and other large buildings is well considered.

### SITING

- The siting of new industrial buildings and other large buildings and access roads can have considerable impact on the surrounding landscape.
- Consider the appearance and impact of new building from a number of view points and distances - because of their size, long distance views are important. From afar, size and outline may be more important than detail. Reflective surfaces can have an adverse impact from many miles away.

## INDUSTRIAL AND OTHER LARGE BUILDINGS

- Impact can be reduced by relating the size and colour to surrounding buildings. Design buildings to complement each other, as a group.
- Siting of large buildings needs careful consideration in relation to major roads and existing urban fabric, to minimise visual conflict.
- Avoid locating buildings on the crest of hills. Where this is unavoidable, tree planting in belts or groups create a screen and breaks the silhouette on the skyline. This is especially important for large scale buildings in exposed rolling countryside.
- On sloping sites align buildings parallel with the contours, and use cut and fill and bunding to reduce visual impact.
- Retain existing trees, hedges and hedgebanks. 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 man-made features on site such as archeological remains. Contact the District Council to find out the location of any SSSIs or Listed Buildings.

### 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 forms are typical. Modern standardised techniques have produced cheaper, large buildings, which are often out of scale with older settlements. The apparent size can be reduced by careful design.

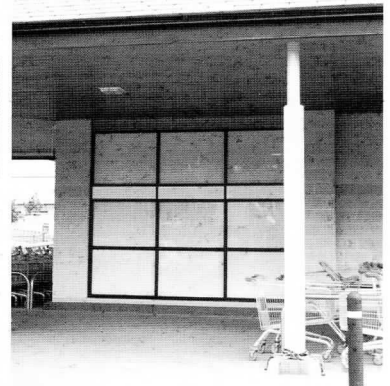
- Consider the use of 'L' or 'T' shaped plans to break up the apparent mass.



*An interesting roofscape can help reduce the apparent mass of a building.*



*The fish market at Looe. A series of simple large sheds using contemporary materials, but through sensitive handling of scale, materials and colour retains a strong local identity.*



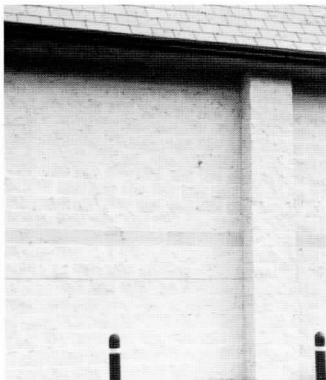
*The use of slate, concrete masonry blocks and etched glass create an appropriate contemporary aesthetic for this supermarket building.*

## INDUSTRIAL AND OTHER LARGE BUILDINGS

- 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.
- Consider siting smaller units in front of larger ones to reduce apparent scale.
- Match roof pitches to existing buildings where possible, especially for small units.
- Break up large areas of roof and walls with well designed and positioned elements such as doors, downpipes and 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 settlements consider the locality as a whole, using scale, colour and materials to link new and old.
- Always remember disabled worker access and car parking requirements.

### COLOUR AND CLADDING

Except in some coastal villages Cornwall is a county of subtle and muted colours. Silvery grey Delabole slate roofs, peaty brown and 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 and often highly damaging impact on the landscape, sometimes over several miles!



*Modern masonry blockwork can be an effective walling material as it echoes the colour and robustness of granite.*



*Timber is an appropriate cladding material in rural locations. Such as this Garden Centre near Lostwithiel.*



*Pale cladding colours are helpful in blending a building into the sky.*

## INDUSTRIAL AND OTHER LARGE BUILDINGS



*A small industrial unit built from natural materials sits comfortably in its village setting.*

- Whenever appropriate choose materials which will weather well. Timber, stone and slate are the traditional natural materials. However, some modern masonry blocks, reconstituted slate and glazing systems may be appropriate.
- Avoid bright intense colours.
- Avoid large brash signs and lettering.
- Limit the colour palette to several tones of grey, grey green, and black and white. In rural areas soft greens and buffs may be appropriate.
- Consider using different profiles of sheeting, of the same colour, to break up large areas. Well handled, this can give a prestigious impression.
- Dark grey roofs are preferred, 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.
- Limit the range of materials and colours in one building. Subtle harmonies of colour may be acceptable in a grouping.



# INDUSTRIAL AND OTHER LARGE BUILDINGS

## LANDSCAPE CONTEXT

- Care and consideration is required to integrate new industrial buildings into their context. New areas of hardstanding, fences, hedges, walls and planting are an important part of the overall design. The external areas provide the link with the surrounding landscape.
- Retain and reinforce existing belts and groups of trees. Trees play an important part in screening and softening the outline of new buildings.
- Repair and retain existing hedgebanks, walls and stone gateposts. New boundary treatments should match the traditional local patterns, which vary considerably throughout the district.
- Avoid tokenism - small lengths of stone wall etc. The landscape design should be of a complementary scale to the buildings.
- Use native tree and hedge species found in the locality. Avoid ornamental species with coloured or variegated leaves. Large blocks of native species are generally more effective. More ornamental species may be appropriate at main entrances or in close proximity to the building. Planting should be designed as part of the wider landscape.
- Avoid large exposed tarmac or concrete hard standings. Where possible screen, or break-up the apparent area with hedges, tree planting or changes in level.
- In order to create a tidy and unified impression boundary treatments should be of a consistent style, colour and height throughout an estate.



*Tree planting and lighting play an important part in softening the effect of large car parking areas.*



*Foreground planting helps to 'anchor' buildings.*



*Clipped hedges can subdivide large areas such as car parks, and create strongly defined spaces.*