

**St Wenn
Design Code**

Final Report

February 2019



Quality information

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Introduction

01

1. Introduction

This section provides context and general information to better introduce the project and its location.

1.1. Introduction

AECOM has been commissioned to provide design support to St Wenn Neighbourhood Group through the Ministry of Housing, Communities and Local Government (MHCLG) funded Neighbourhood Planning Programme, led by Locality.

The Neighbourhood Plan Group is making good progress in the production of its Neighbourhood Plan. The Cornwall Local Plan allocation of 52,000 homes (policy 2a) takes account of 36,500 built or with extant planning permissions, meaning a further 16,000 homes are required during the plan period (2010- 2030). Although the Local Plan does not allocate any new housing to the St Wenn Neighbourhood Plan Area, the NP Group have requested professional assistance with the production of a design code to be used for any potential new development within the Neighbourhood Plan Area. This Design Guide has been produced to inform new development proposed in the area and it presents a summary of the key characteristics of St Wenn Neighbourhood Plan Area which make this a special place to live and visit.

The approach set out here is supported by the National Planning Policy Framework (NPPF), which encourages local authorities to consider using design codes to help deliver high quality outcomes for new development. It is important however, that guidance finds the balance between promoting

and reinforcing local distinctiveness and allowing for innovation and originality. The NPPF suggests that 'design policies should be developed with local communities, so they reflect local aspirations and are grounded in an understanding and evaluation of each area's defining characteristics' (NPPF, 2019).

The NPPF also emphasises that 'the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, it creates better places in which to live and work and helps make development acceptable to communities' (NPPF, 2019). It is therefore important that planning policies and decisions should address the connection between people and place and manage how new development will respond and integrate successfully into the natural, built and historic environment.

1.2. Objective

The main objective of this document is to establish design principles to guide future development within the St Wenn Neighbourhood Plan Area to retain and protect the rural, tranquil character and scenic beauty of the settlement, focusing on:

- New buildings, building extensions and modifications should respond to the scale, massing, density, and position of existing buildings in relation to streets and plots. Enhancing local distinctiveness without limiting originality and innovation;
- The specification of quality materials and where possible the use of locally sourced materials;

- Development proposals should avoid the loss of trees, hedgerows, or woodland, and should provide a clear commitment to replace this vegetation should any loss occur;
- Development should conserve, protect and enhance heritage assets and their settings;
- Proposals to alter historic buildings should demonstrate a thorough understanding of the history and design qualities of the buildings and provide a clear rationale for how this has been taken into account in the design of the proposed alterations, without limiting originality and innovation; and
- External works landscape features such as hedgerows, walls, fencing, driveways and entrance gates should respond to the local vernacular to promote and enhance local distinctiveness.

1.3. Process

Following an inception meeting and a site visit, AECOM and the St Wenn Neighbourhood Plan Group members carried out a high level assessment of the Neighbourhood Plan Area. The following steps were agreed with the group to produce this report:

- Initial meeting and site visit;
- Urban design analysis;
- Preparation of design principles and code to be used to assess future developments;
- Draft report with design code; and
- Final report.



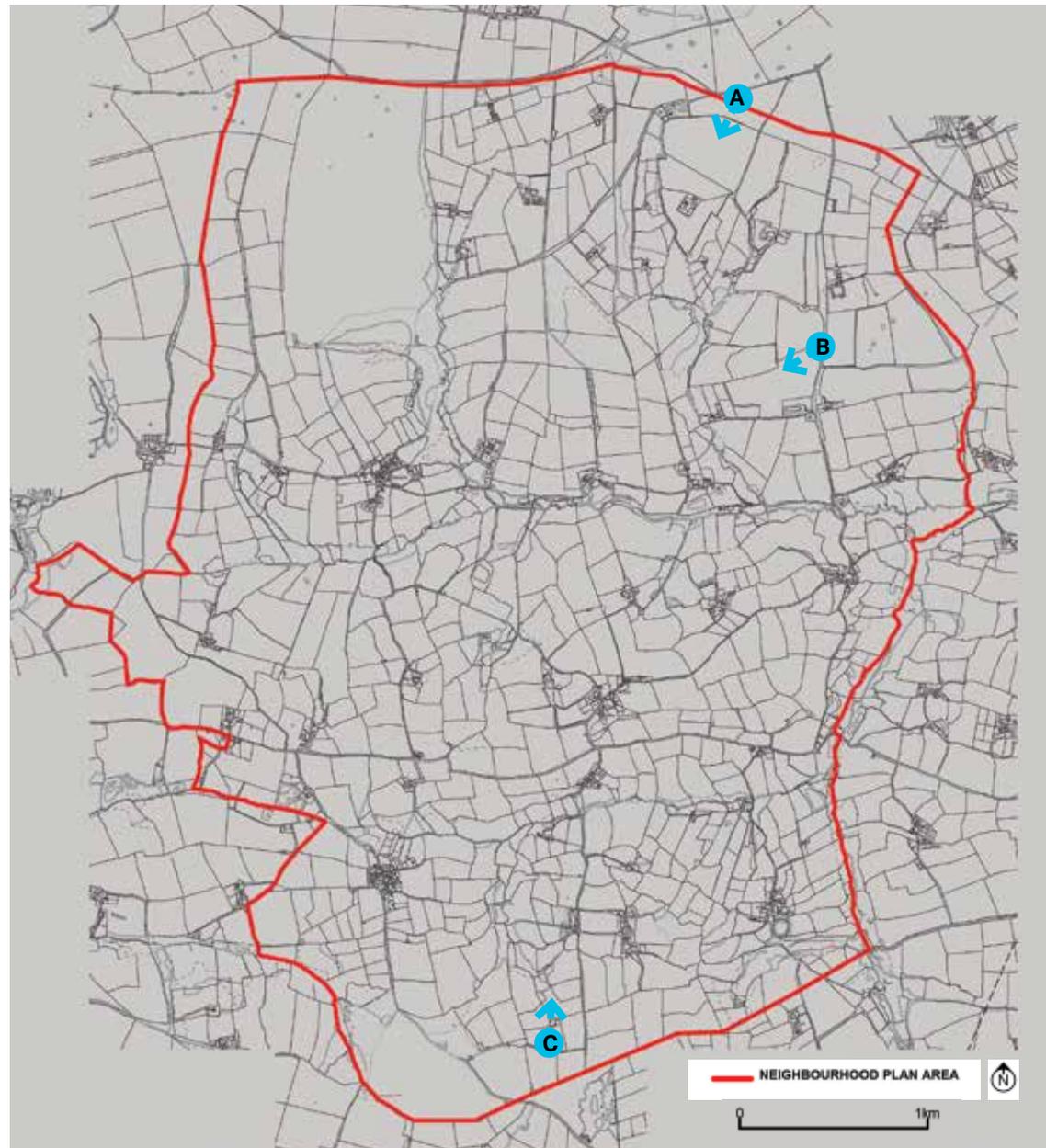
Views towards Roche (A)



Views south west from Chalket (B)



Views towards St Wenn (C)



1.4. Context

Location

The St Wenn Neighbourhood Plan Area is a rural farming-based parish within the heart of mid Cornwall comprising of three villages; St Wenn, Rosenannon and Tregonetha, several hamlets, and scattered satellite farmsteads. Agriculture forms the main source of employment within the parish, with additional employment sought by commuters in neighbouring towns. Primary vehicular access is provided by the A30, located 1.5km to the south of the Neighbourhood Plan Area. The B3274 dissects a south western section of the Neighbourhood Plan Area and connects Roche, Tregonetha and Winnard's Perch with access here to the A39. Bodmin is located approximately 8km to the east and Wadebridge approximately 4km to the north of the Neighbourhood Plan Area.

Settlement areas are surrounded by agricultural farmland enclosed by tree and hedge boundaries and traditional Cornish hedge banks.

There are several landscape designation within the Neighbourhood Plan Area, including:

- Rosenannon Bog and Downs SSSI;
- Borlasevath and Retallack Moor SSSI;
- Mid Cornwall Moors SSSI;
- River Camel Valley and Tributaries SSSI; and
- River Camel SAC.
- Camel & Allen Valleys Area of Great Landscape Value
- Tregonetha Downs Nature Reserve, Well Moor and Village Green Common Land
- Rosenannon Downs Common Land

The Neighbourhood Plan Area is situated within the National Landscape Character area 152: Cornish Killas and the followings Cornish Character Areas are represented within the Neighbourhood Plan Area:

- CA18 – St. Breock Downs;
- CA33 – Camel & Allen Valleys;
- CA14 – Newlyn Downs;
- CA20 Mid Cornwall Moors;

Amenities

There are no shops in the Neighbourhood Plan Area, although some businesses do operate within the area. St Wenn School is thriving within the village and it's wider context, supporting a six-mile catchment that extends beyond the Neighbourhood Plan Area. St Wenna Church and a Village Hall are located within St Wenn. There is also a church and meeting room in Rosenannon.



Views south of Hustyn Downs towards Bodmin

1.5. Existing strategy and design guidance

The following published strategies and guidance documents are relevant to the St Wenn Neighbourhood Plan Area:

The Cornwall Local Plan - <https://www.cornwall.gov.uk/localplancornwall>

Cornwall Environmental Growth Strategy - <https://www.cornwall.gov.uk/environment-and-planning/cornwall-and-isles-of-scilly-local-nature-partnership/cornwall-s-environmental-growth-strategy/>

Cornwall Biodiversity Planning Guidance - <https://www.cornwall.gov.uk/environment-and-planning/planning/planning-policy/adopted-plans/planning-policy-guidance/cornwall-planning-for-biodiversity-guide/>

The National Design Guide - https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/843468/National_Design_Guide.pdf

The Draft Cornwall Design Guide - <https://indd.adobe.com/view/0369a2c8-eeb7-42eb-b9dc-15c85a8fd066>





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Character assessment

02

2. Character assessment

This section outlines the broad physical, historical and contextual characteristics of the St Wenn Neighbourhood Plan Area. Character assessment is used to describe and articulate what is special and distinctive about a place. It is used to identify recognisable patterns of elements or characteristics that make one place different from another. It analyses the pattern and layout of buildings, hierarchy of movements, topography, building heights and roofline, and parking. Images in this section have been used to portray the built form of St Wenn Neighbourhood Plan Area. The features introduced in this section will inform the design code.

2.1. Introduction

Settlements within the Neighbourhood Plan Area are referenced within the Domesday book which reinforces the area's long settlement history, owned until relatively recently by a small number of wealthy landowners. Development within the Neighbourhood Plan Area's reflect these historical origins as well as the Cornish agricultural context in which they are located. Local material usage and an agricultural aesthetic and morphology underpin the Neighbourhood Plan Area's development character which is strongly linked to place.

Small scale incremental development through the years has resulted in a unified settlement character albeit with demonstrable instances of material evolution through the use of uPVC windows and examples of prefabricated concrete panel construction for farm workers housing. Built-form typologies within the Neighbourhood Plan Area consist of bungalows, 2 storey terraces, semi-detached dwellings and detached dwellings. The scale of built-form also varies across the Neighbourhood Plan Area from modest village terraced cottages on small plots to large farmhouses with substantial acreage.

There are 14 listed designations within the Neighbourhood Plan Area predominantly of Grade II status with 1 of Grade I status: St Wenna Church.



Farmhouse adjacent to working farm with evidence of repair to facade



Stone faced lower storey, slate hanging upper with rendered gables



Large Arts and Crafts styled mansion



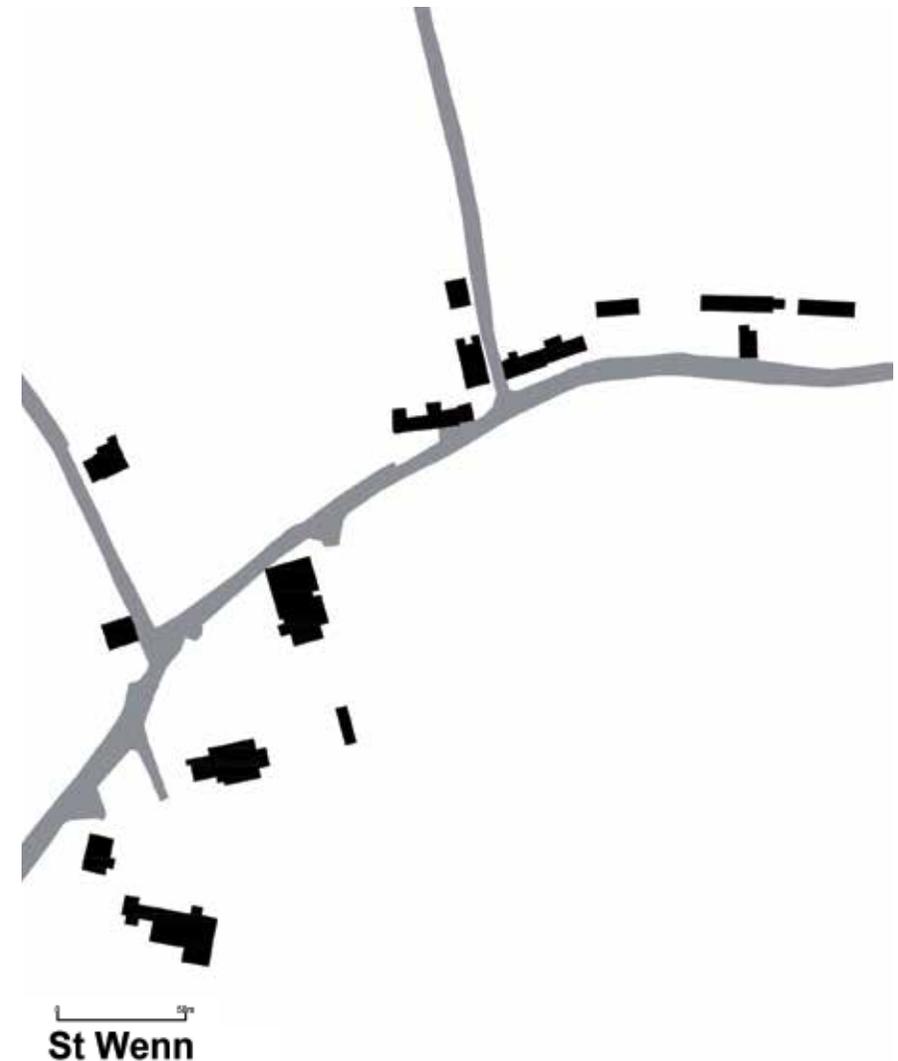
Interpretation at Tregonetha Downs



The Saints Way signage

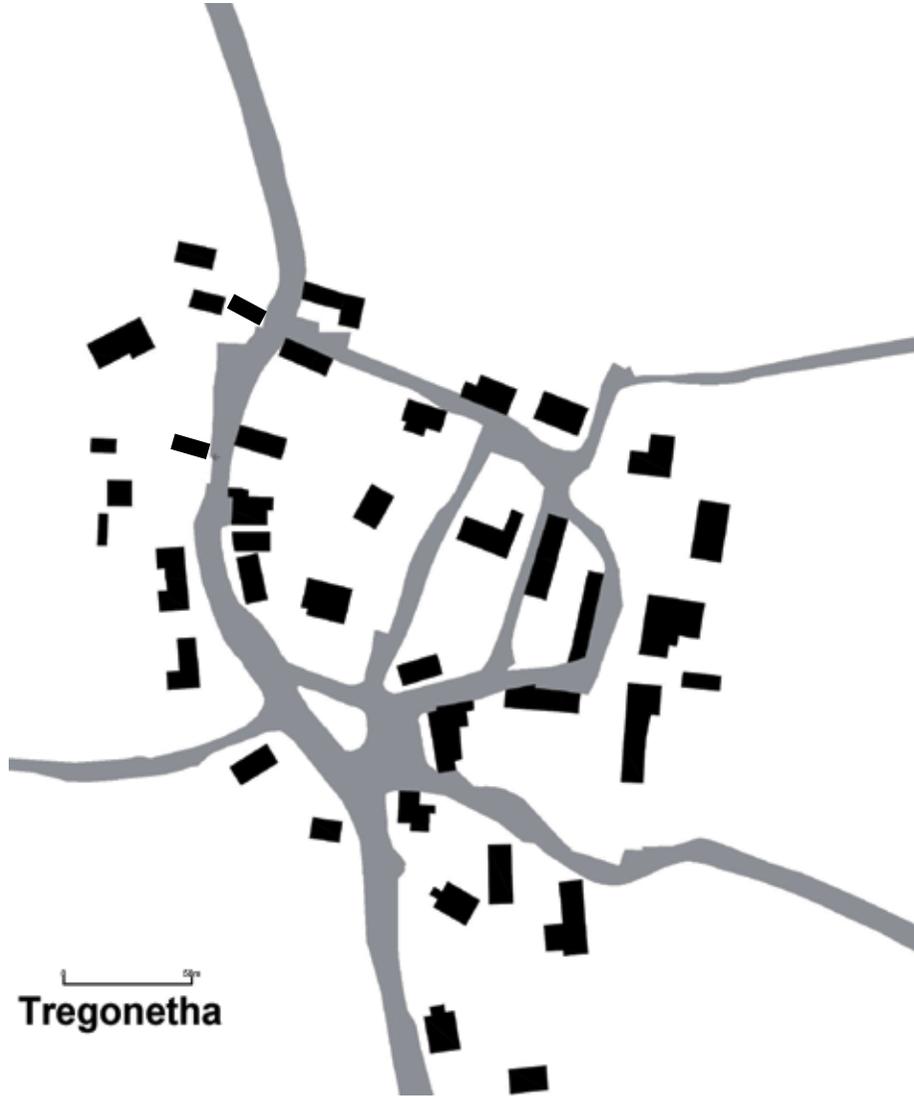
2.2. Local character analysis

<p>Pedestrian Access and Public Realm</p>	<p>There is no pavement access within the Neighbourhood Plan Area. The settlement characteristics of Tregonetha and Rosenannon lend themselves to better pedestrian access due to their nucleated form and secondary access network lanes and alleys. Lawned amenity areas beside the main access carriage provides further access for pedestrians. In Tregonetha, road markings are used to mark the edge of the carriageway, providing a shared surface at the carriage side, albeit the same level as the road. The linear characteristic of St Wenn constrains pedestrian access to the carriageway only. Limited streetlighting exists within these settlements.</p> <p>An extensive network of Public Rights of Way connect the wider Neighbourhood Plan Area.</p>
<p>Pattern and Layout of Buildings</p>	<p>Historic settlements are generally compact, with buildings often located within close proximity to access roads. Whilst this is the case for development within the Neighbourhood Plan Area, the arrangement and morphology of Tregonetha and Rosenannon ensures vehicular access to the settlement does not significantly impact the settlements character. The informal arrangement derived from the area's agricultural influence and farming heritage sees converted farms and outbuildings, combined with later development. Access is provided via a network of sub roads and alleyways, which provides depth to the small-scale settlements.</p> <p>St Wenn however demonstrates a more concentrated linear characteristic, with built-form within close proximity to the main road access, without the depth provided by sub roads. A noticeable feature of the settlement's built-form is the tendency to align front facades southward, presumably to maximise passive solar gains. St Wenn is also the location of a school, large car-park, church and cemetery (Grade I listed St. Wenna).</p> <p>Settlement characteristics are demonstrated within the following maps.</p>
<p>Building Heights and Roofline</p>	<p>Building heights typically vary between one and two storeys. Rooflines are pitched, however variation to standard forms include hipped roofs and curved roofs, predominantly used upon agricultural storage barns and mono-pitch lean to extensions. Chimneys are common throughout the Neighbourhood Plan Area, some project beyond the gable end.</p>
<p>Car Parking</p>	<p>The agricultural character of the Neighbourhood Plan Area means parking restrictions are limited to a requirement to not blocking the main access. Residential properties commonly include parking provision, however not all.</p> <p>At Tregontha, road markings used to mark the edge of the carriageway provide a shared surface commonly used as an area for car parking. At St Wenn, a large public car park provides a vital amenity to prevent congestion within the linear settlement.</p>
<p>Open Spaces & Landscape</p>	<p>The undulating agricultural landscape context of the Neighbourhood Plan Area means ranging views over surrounding land are possible and commonplace. The undulation and clustering of built-form within settlement areas, leads at times to a landscape which is slow to reveal itself, as settlement contraction and expansion restricts views.</p>



Linear in character all vehicular traffic must pass along the primary access road.

The concentration of residential development is located in the north western extents.



Tregonetha

The settlement layout at Tregonetha promotes pedestrian usage owing to the series of sub roads and alleys, which have evolved at a human scale.

The position of buildings in the north of the settlement combined with road alignment provides good traffic calming.



Rosenannon

Rosenannon shares a morphology evolution akin to that of Tregonetha, with qualities which promote pedestrian usage and provide a feeling of depth to the settlement.

Characteristics at both east and west settlement entry points provide traffic calming.

2.3. Architectural details

The materials, construction type and architectural detailing used throughout the St Wenn Neighbourhood Plan Area contribute to the area's local distinctiveness.

It is important high-quality materials which are locally sourced when possible are specified and that construction type and architectural details evoke the special attributes which underpin the Neighbourhood Plan Area's character.

Inspiration should be taken from good architectural precedent within the Neighbourhood Plan Area, with special attention given to the architectural/construction details as well as the arrangement of built-form it's relationship with roads and the surrounding context.

The following should not be read as a prescriptive list for inclusion within new development, but as a list of elements which help to underpin the special architectural character and quality of built-form within the St Wenn Neighbourhood Plan Area:

- Stone constructed/faced built-form;
- Stone constructed/faced lower stories with rendered or slate-hanging upper stories;
- Cob construction;
- Lime render;
- Slate roofs with contrasting ridge tile;
- The incorporation of chimneys, at times projecting beyond gable ends;
- Cornish hedge banks
- Stone walls and gate posts; and
- External surfacing, cobbles and gravels which match local precedent.



Dressed stone with contrasting elements entrance wall



Stone piers with pitched wall top



Informal arrangement around a courtyard space



Stone ground floor with rendered and slate hung upper storey



Cornish hedge with Jack and Jill courses



Building placement perpendicular to road



Facing stone lower course with lime rendered rubble upper



Stone facade with buff brick details at window and gable



Ashlar facade with hipped roof



Building located at road edge

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Design Code
03

3. Design code

3.1. Introduction

This section is divided into two parts. The first is a set of key elements to consider when assessing a design proposal. These are presented as general questions which should be addressed by developers and their design teams who should provide clarification and explanation as necessary. The second part is a design code setting out the expectations of the St Wenn Neighbourhood Pan Area.

It is important that full account is taken of the local context and that the new development responds to and enhances the “sense of place” and meets the aspirations of people already living in that area. The aim of this section is to produce a design code that helps to assess design quality and appropriateness in residential development proposals. Images have been used to reflect good examples of local architecture.

The document will focus on residential development, considering the character of the immediate neighbouring buildings townscape and the surrounding landscape. The local pattern of streets and spaces, building traditions, materials and the natural environment should all help to determine the character and identity of new development whilst recognising that new building technologies can deliver acceptable built forms and may sometimes be more appropriate.

New development should be future proofed, with an emphasis on the specification of appropriate materials for climatic conditions, sustainability, a reduction in heat losses and energy consumption.

3.2. General Design Considerations

This section sets out a series of general design principles followed by questions against which the development proposals should be evaluated.

As an initial appraisal, there should be evidence that development proposals have considered and applied the following general design principles:

- Development should reflect established building lines, massing and orientation characteristics;
- Respect surrounding buildings in terms of scale and height and form;
- Harmonise with and enhance the existing settlement in terms movement patterns, access and land use type.
- Integrate with existing public rights of way (PRoW), streets, circulation networks and patterns of activity;
- Relate well to local topography, landscape features and long-distance views. Ensure building densities respect the rural character with gaps between buildings to allow views to the surrounding context;
- Retain and incorporate important existing landscape and built-form features into development;

- Reinforce or enhance the established high-quality village character of streets and amenity spaces.
- Reflect, respect and reinforce local architectural characteristics and historic distinctiveness.
- Specify contextually appropriate materials and source locally where practicable.
- Demonstrate high-quality interpretation of local architectural influence and detailing.
- Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features.
- Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other; to provide a safe, attractive and cohesive environment.
- Make enough provision for sustainable waste management without adverse impact on the street scene, the local landscape or the amenities of neighbours.

3.2.1. Key points to consider when assessing planning applications

The aim is to assess all proposals by objectively answering the questions below. Not all the questions will apply to every development. The relevant ones, however, should provide an assessment overview as to whether the design proposal has considered the context and provided an adequate design proposal. Following these fundamental principles, there are number of questions related to the design guidelines which should be used to evaluate the quality and appropriateness of development proposals.

Townscape structure

- What are the essential characteristics of the existing settlement and street pattern; are these reflected in the proposal?
- Does the proposal respect local landscape features including topography and hydrology?
- What are the important landscape or historic features within and surrounding the site? Have these features, including existing trees been considered in the proposal?
- How does the proposal relate to its setting? Are there any important links both physical and visual that currently exists on and adjacent to the site?

Green spaces and street scape

- Do new proposals respect or enhance the existing area or adversely change its character?
- Does the proposal maintain or enhance existing landscape features including trees on or adjacent to the site?
- In rural and edge of settlement locations does the development negatively impact on visual character or interrupt existing tranquillity within the area, and has this been fully considered and sufficient mitigation included?
- Does new development put local amenity space at risk, and can alternative sites be used?
- Has the impact on landscape quality been considered?
- Does the proposal positively contribute to the quality of the streetscape?
- Providing continuous green infrastructure linkages is important for biodiversity. Have opportunities to provide green infrastructure links been considered and integrated within the scheme?
- Have opportunities for enhancing existing amenity spaces been explored?

- Will any communal amenity space be created? If so, how will this be used by the new owners and existing residents, and how will it be managed?
- Have all aspects of passive surveillance security been fully considered and integrated into development strategies?

Pattern and layout of buildings

- What is the pattern and layout of existing buildings and have these characteristics been demonstrated in new proposals?
- Does the proposal maintain the character of existing building layouts and their relationship with the main access roads through the settlement?
- If the design is within or adjacent to a heritage asset, have the elements which contribute to their significance been considered in the proposal? (Heritage assets include listed buildings and registered landscapes).
- Does the proposal preserve or enhance the setting of a heritage asset?

Views and landmarks

- What are the existing key views and visual landmarks in the area and have these been retained and enhanced in the proposal?

- Where long distance views exist, how are these respected in the design?
- Are new views and visual connections with the existing settlement and surrounding area incorporated into the proposal?

Building line and boundary treatment

- Does the proposal respect the existing building line and harmonise with the adjacent properties?
- Has the appropriateness of the boundary treatments and materiality been considered in the context of the site?

Building heights and roofline

- Does the proposed development height compromise the amenity of adjoining properties?
- Does the proposal overlook any adjacent properties or gardens?
- Has careful attention been paid to height, form, and scale of new buildings? Is it appropriate to reflect the proximate scale of development?

Architectural details and materials

- Has the local architectural character been reflected in both contemporary or traditional approaches to new development?
- Does new development demonstrate strong design rationale, quality material specification and good detailing appropriate for the context?
- What are the distinctive materials in the area? Do the proposed materials harmonise with the local vernacular? Are the details and materials of sufficient high-quality?
- Can local materials be specified and used? Can reclaimed materials be sourced and incorporated into proposed development.
- Have window, door, eaves and roof details been refined and considered in the context of the overall design?
- Has a fabric first approach to energy efficiency been integrated as a primary design driver? Are there opportunities to improve the thermal performance of the building fabric and future proof development?

- Has the same focus on design quality been demonstrated in external works such boundaries and surfacing?

Parking and utilities

- Has adequate provision been made for car parking?
- Has bicycle parking be considered and incorporated where appropriate?
- Has adequate provision been made for integrated bin storage including facilities for waste separation and recycling?
- Has the location of utilities including appropriate maintenance access been integrated into the proposal?
- Is the use of renewable energy technologies encouraged and maximised? Are these technologies well integrated?
- Does the lighting strategy reflect the strategy of the settlement for both private and public lighting applications?



3.3. Design code

Townscape structure

- The Neighbourhood Plan Area's settlement structure characteristics should be identified and new development should follow the precedent appropriate to the context;
- Townscape character should be enhanced by development, and new development should strive to knit with existing townscape character;
- New access routes should gently meander providing interest and evolving views, whilst promoting a reduction in road speed. This is demonstrated throughout the Neighbourhood Plan Area, where the organic settlement morphology contributes to traffic calming;
- New development should be laid out in a permeable manner allowing for connections to existing Public rights of way (PRoW) and access roads providing a choice of routes. Culs-de-sac should be avoided; and
- Development design should be cognisant of locally applicable supplementary planning documents (SPD) or design guidance documents.



Informal access road



Perpendicular building placement



PRoW access maintained through building plot



Proximity to road

Green spaces and street scape

- A landscape-led approach to masterplanning provides the best strategy for integration of new development into a settlement;
- Development should take a strategic, integrated approach to managing water that makes best use of green infrastructure led SuDS, and identify opportunities for water reuse;
- Amenity spaces and green infrastructure makes an important contribution to settlements and should be protected from development. Retention of existing landscape green infrastructure of value should be incorporated into development masterplans and the felling and removal of trees should be avoided;
- Where tree removal is unavoidable, a replacement strategy should be developed through consultation with the local planning authority. Further information can be found: <https://www.cornwall.gov.uk/environment-and-planning/planning/planning-advice-and-guidance/trees/>
- Tree and plant species specification should be appropriate for microclimate and application with consideration for management requirements and seasonal colour variation. Native trees and shrubs should be used to reinforce the Neighbourhood Plan Area's character and sympathetic non-native species should be employed to provide biodiversity and climate change resilience;
- Front gardens, where this is characteristic of the area, should incorporate planting and where possible include native hedgerows as a boundary treatment to soften the street scene; and
- Rear gardens should be considered as ecological corridor extensions and designed to connect with surrounding green infrastructure.
- Development should be aware of Cornwall Council's 10% biodiversity net gain target requirement for all major planning applications from 1st February 2020.



Informal streets Tregonetha



Amenity areas at Rosenannon and meadow behind church



Agricultural character at Lancorla Farm



Green infrastructure at Rosenannon

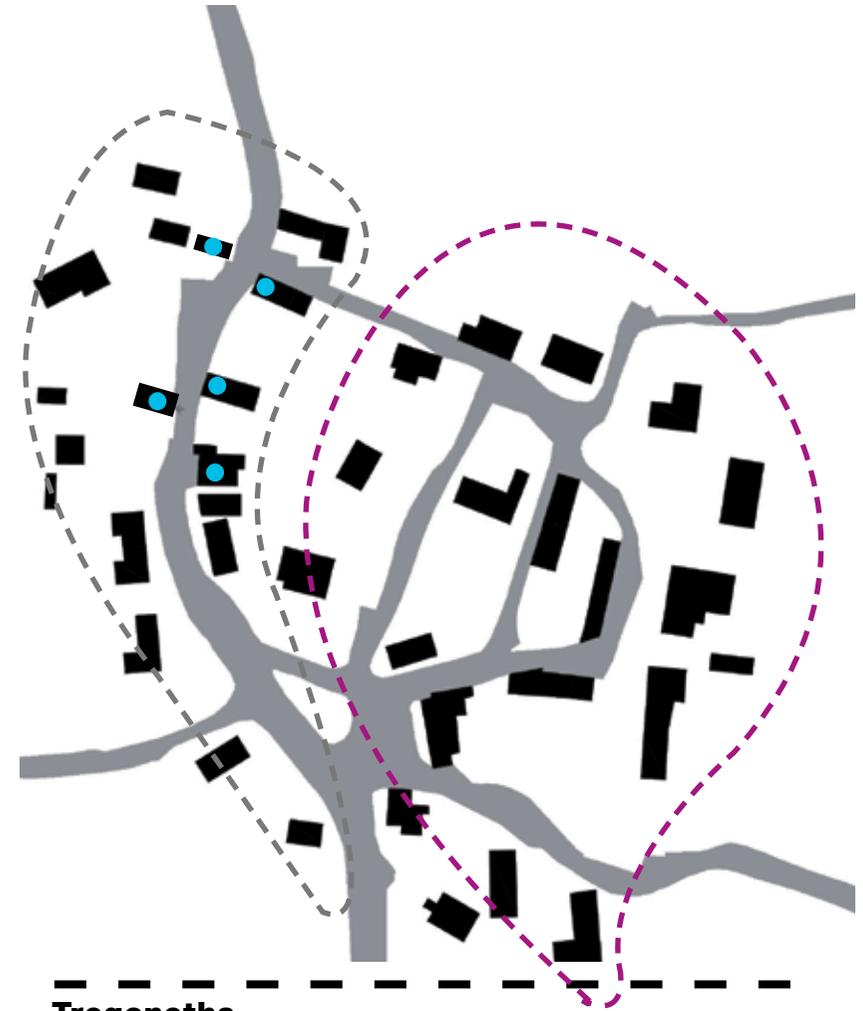
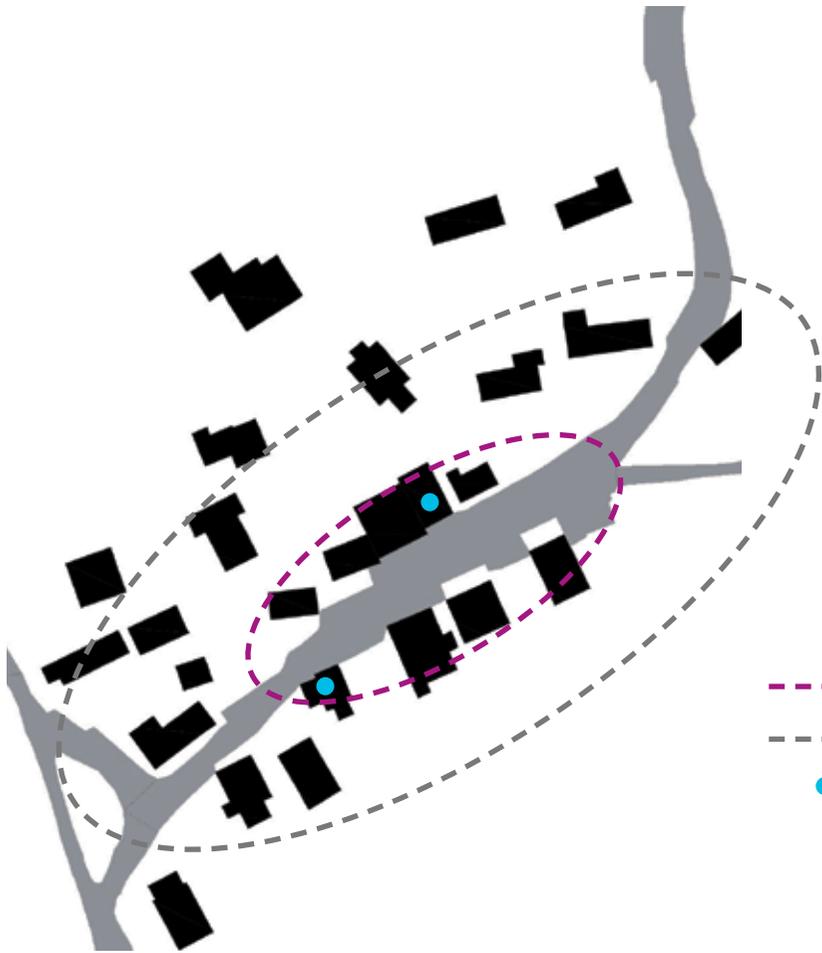


Development fronting on to amenity space at Rosenannon

Pattern and layout of buildings

- Careful pattern and layout analysis should be performed to identify settlement character, and examples such as the agricultural morphology prominent in Tregonetha and Rosenannon should be demonstrated where appropriate;
- Building placement attributes specific to context should be integrated within new development. Some examples of existing Neighbourhood Plan Area building placement precedent includes: perpendicular placement, oblique placement, built-form which wraps around corners well, and those located directly at the edge of the road; and
- Traffic calming attributed to building placement, which is a characteristic of the Neighbourhood Plan Area should be integrated within new development.





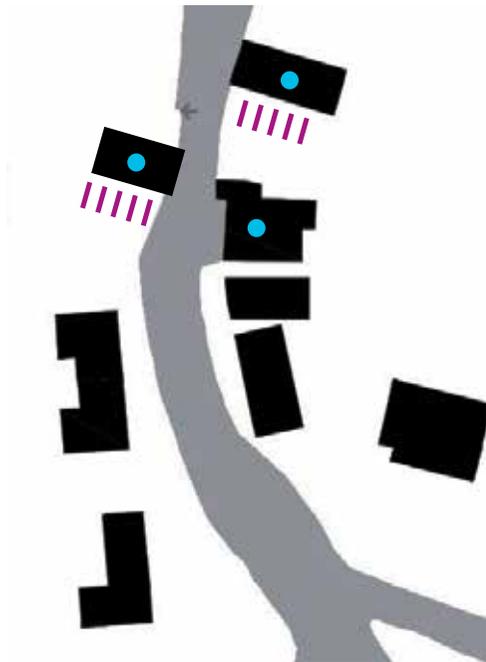
- Primary settlement
- Secondary settlement
- Perpendicular dwellings

Rosenannon

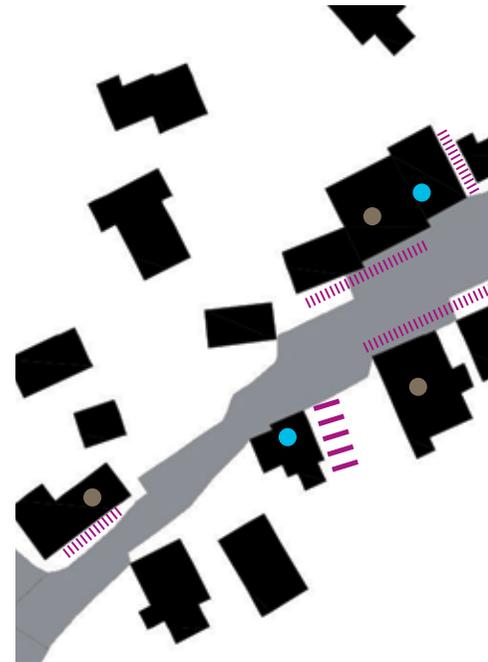
Demonstrated above are settlement morphology attributes which contribute to the character of both settlements. In both instances, settlements are served by a main access road with built-form arranged either side forming the primary settlement area. A secondary settlement area is served by a small and narrow network of secondary access.

Tregonetha

Frontage treatment within Tregonetha and Rosenannon is varied which is symbiotic of settlement character and access usage in both settlements. Tight access roads and properties sited directly perpendicular to it, reduces vehicular speed. This type of property alignment generally incorporates more generous front gardens. Properties with the primary elevation aligned with the road are generally limited to small garden frontages, either with boundaries or open verge treatment.



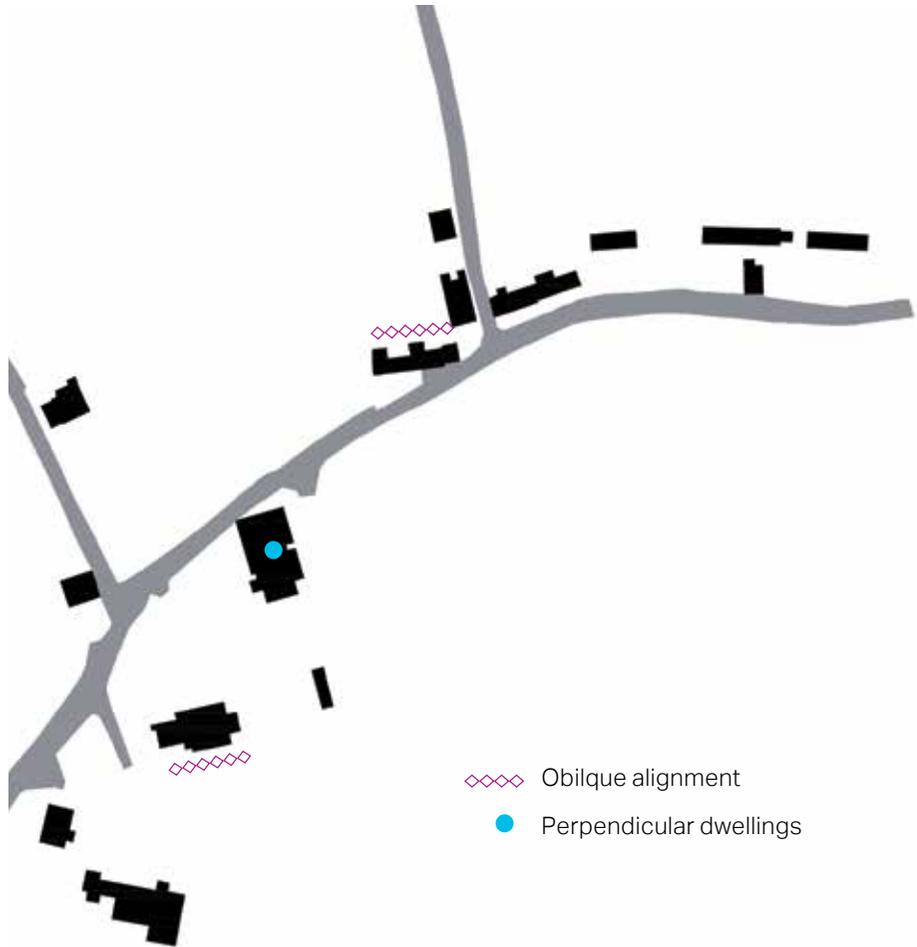
Tregonetha



Rosenannon

- |||| Frontage
- Perpendicular dwellings
- Primary elevation aligned with road

The following diagrams are provided as a guide to highlight frontage attributes.



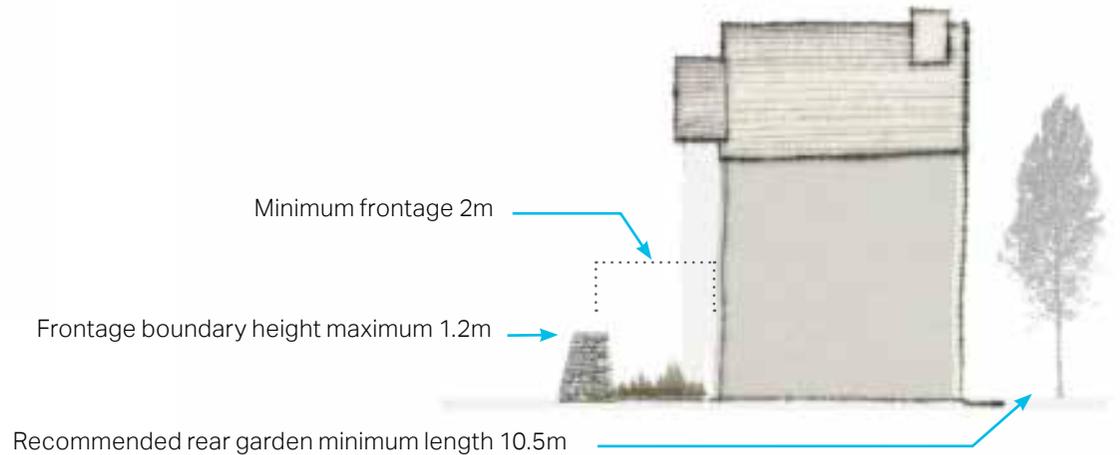
- ◇◇◇◇ Oblique alignment
- Perpendicular dwellings

St Wenn

Demonstrated above are settlement morphology attributes which contribute to the character of St Wenn. Here the linear settlement demonstrates built-form with perpendicular placement and slight oblique characteristics, with the latter aligned to maximise solar gains and not follow road alignment.

Front gardens or frontages incorporated into development, help buffer residents from roads and green infrastructure visually softens the streetscene, filters pollution and helps with water management.

In areas where front gardens or frontages are characteristic the following dimensions are provided as a guide:



Guide dimensions for development

Views and landmarks

- Important existing views of landscape or heritage significance should be maintained and incorporated into new development;
- The setting of the Neighbourhood Plan Area should be respected, and new development should incorporate breaks between housing to maintain visual links with the areas context;
- The impact on local landscape designations should be thoroughly assessed and the appropriate mitigation incorporated within a landscape led development strategy; and
- Trees and landscaping elements should be an integral part of development's design strategy, with appropriate species and material specification used to embed development within it's setting.



Building line and boundary treatment

- The precise Neighbourhood Plan Area building line characteristics specific to the settlement context should be reflected in all new building development;
- A variation in facade alignment should be designed into new development in keeping with local settlement character;
- Dwellings should maintain good levels of natural surveillance toward streets and/or public spaces;
- Boundary treatment should reinforce the continuity of building line and help define the street, appropriate to the rural character of the area;
- Boundaries should evoke the rural aesthetic of the Neighbourhood Plan Area, with Cornish hedge banks, native hedges, stone walls and open boundaries which reinforce amenity space typically demonstrated;
- The use of either panel fencing or smooth rendered masonry walls as publicly visible boundaries should be avoided. Also, boundary treatments should not impair natural surveillance; and
- The irregular approach to parking reliant on the characteristics and space available at each property, is an attribute of the Neighbourhood Plan Area and should be woven into new development. The incorporation of regular driveways is not representative of the Neighbourhood Plan Area context and should be avoided.



Building heights and roofline

- Building height should be representative of the Neighbourhood Plan Area context, and roof lines should respond to building alignment characteristics specific to the context;
- Roofing design should follow Neighbourhood Plan Area precedent. Standard pitched roofs and hipped roofs are the predominant Neighbourhood Plan Area type, albeit the agricultural influence of curved corrugated roofs can be seen throughout the Neighbourhood Plan Area;
- The scale of a roof should always be in proportion with the dimensions of the building;
- Ancillary buildings such as garages and additional elements such as porches should also adopt a pitched roof approach. Flat roofs are not representative of Neighbourhood Plan Area's character; and
- Locally traditional roofing materials and detailing elements should be considered and implemented in all new development.



Pitched roofing elements



Perpendicular to road building alignment



Pitched roof with hipped porch



Architectural details and materials

The materials and architectural detailing specified within the Neighbourhood Plan Area underpin the local vernacular and contribute to settlement character and setting. It is therefore of intrinsic importance that these elements are identified and materials proposed in new development are of a high-quality to reinforce local distinctiveness. Future development proposals should demonstrate material specification based on an understanding of the Neighbourhood Plan Area's built context and environmental conditions to ensure material longevity.

This section aims to highlight examples of architectural details and materials which contribute to the St Wenn Neighbourhood Area which should be used to inform future development.



Angular solid stone entrance piers



Tapered stone gate piers



Slate hanging



Dry stone wall with batter



Cornish hedge with Jack and Jill courses



Chimney projection from gable end



Cornish hedge with timber gate



Planted earth bank boundary



Window lintel brick detail



Slate for roofing



Stone colouration



Stone quoins



Slate sills



Hipped roof



Pitched roofing elements



Timber sash windows



Render articulation



Stone lower storey



Textured lime render



Stone lintels



Building alignment

Parking and utilities

- The diversity of parking layout across the Neighbourhood Plan Area helps contribute to the area's character, and new development should develop design cognisant of these attributes with on or off-plot parking layout designed to follow existing contextual precedent;
- Car parking should be designed as a mix of on-plot, off-plot and road frontage parking. In cases such as St Wenn, a central car park provides ample parking without the need for private parking, preserving historic character of terraces free from the detriment of vehicles and driveways;
- Garages are not a regular feature of the Neighbourhood Plan Area. The ad hoc re-use of outbuildings for garages reinforces settlement character. A standard suburban incorporation of garages is not representative of the Neighbourhood Plan Area character;
- The design of on-plot car parking, external utilities including utilities inspection facilities should be combined with landscaping elements to help minimise the presence of vehicles, gas bottles, oil tanks and similar;
- On-plot parking areas and gardens should be designed to the same high architectural standard. Walls, hedging, paving and plants should be specified in response to the Neighbourhood Plan Area's rural character; and
- External lighting should be designed to accord with existing settlement lighting strategies and dwelling lighting spill should be appropriately managed.



Road frontage parking



Private driveway



Historic cottage without parking

Public Realm, frontage and Streetscape

- High quality materials should be specified for landscaping elements of new development. Material specification should be resilient to Neighbourhood Plan Area weather conditions and usage requirements;
- The design of public realm, garden frontages and streetscape areas should be cognisant of Neighbourhood Plan Area aesthetic character and materials should be specified which accord with these qualities;
- The re-use of salvaged or sourcing of locally produced materials which are in keeping with Neighbourhood Plan Area character should be promoted;
- The garden frontage's and boundaries of new development contribute to the local streetscene, and should be designed to reflect contextual precedent. Panel fencing should not be used on primary elevations. High boundary treatments which interrupt/impair views into the street or natural surveillance should be avoided. New development should contribute to the settlement, not be separated from it by large/high boundary treatments;
- High quality stone, gravel, granite, cobbles and bricks can provide durable and attractive hard surface for use throughout the public realm areas;
- A combination of good quality native and non-native climate resilient planting should be specified for new development and public realm areas; and
- The use of locally traditional Cornish hedge banks should be encouraged.



Organically shaped granite bollards with metal rail



Granite kerbs



Stone wall with narrow grass verge



Metal railings

Farm buildings

Historic farm building architecture and arrangement have contributed hugely to the character and quality of the Neighbourhood Plan Area.

The same careful design consideration and material specification should be reinforced to ensure all new development including affordable farm housing is built to the same standard as historic farm building architecture. Any reduction of standard or deviation in material selection will lead to the degradation of settlement character.



Prefab dwelling with extension of limited character



Farm building with architectural character



Rough cast render, cement tiles, car port and conservatory does not reflect Neighbourhood Plan Area character



Local materials used at farmhouse

Traditional Architecture

Built-form of the Neighbourhood Plan Area demonstrates a strong rural and agricultural lineage through architectural character and the settlement spatial morphology.

Building design individuality, alignment and placement attributes combined with detailing and materiality give the St Wenn Neighbourhood Plan Area a strong sense of place which should be respected and interpreted for all new development.

The following images have been included to demonstrate the special architectural character and quality of built form within the Neighbourhood Plan Area:



Buildings arranged around a courtyard



Local stone, sash windows and slate hanging



Dwelling contributes to streetscene with open boundary



External gable end chimney and vernacular materials

Contemporary take on Traditional Architecture

Within the Neighbourhood Plan Area, there are successful contemporary dwellings and refurbishments worth highlighting as good precedent. These buildings offer synergy with vernacular precedent in design, external layout and materiality specification. Their design, although contemporary demonstrates an intelligent understanding of materials, massing, and locally traditional architecture fitting of the setting.

Inspiration should be taken from these images, and by the traditional architecture and building practices of the Neighbourhood Plan Area.



New build high quality stone work



Masonry extension with lime render



Well renovated terrace

St Breock Downs Monolith



4. Deliverability

4.1. Delivery Agents

The design guidelines will be a valuable tool for securing context-driven, high quality development in St Wenn Neighbourhood Plan Area. They will be used in different ways by different actors in the planning and development process, as summarised in the table below:

Actor	How they will use the design guidelines
Applicants, developers and landowners	As a guide to the community and Local Planning Authority expectations on design, allowing a degree of certainty – they will be expected to follow the Guidelines as planning consent is sought.
	Where planning applications require a Design and Access Statement, the Statement should explain how the design guidelines have been followed.
Local Planning Authority	As a reference point, embedded in policy, against which to assess planning applications.
	The design guidelines should be discussed with applicants during any pre-application discussions.
Parish Council	As a guide when commenting on planning applications, ensuring that the design guidelines are followed.
Community organisations	As a tool to promote community-backed development and to inform comments on planning applications.
Statutory consultees	As a reference point when commenting on planning applications.

4.2. Deliverability

The National Planning Policy Framework (paragraph 35) emphasises that a proportionate evidence base should inform plans. Based on a 'positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings' (see paragraph 15). Policies should be 'underpinned by relevant and up-to-date evidence. This should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned, and take into account relevant market signals' (paragraph 31). Crucially planning policies 'should not undermine the deliverability of the plan' (paragraph 34).

Neighbourhood Plans need to be in general conformity with the strategic policies in the corresponding Local Plan. Where new policy requirements are introduced (that carry costs to development) over and above Local Plan and national standards it is necessary to assess whether development will remain deliverable. The principles and guidance set out in this document and within the Neighbourhood Plan's policies are aligned with national policy and non-statutory best practice on design.

The values and costs of construction between new developments and within new developments will vary based on location, situation, product type, design (architecture, placemaking etc.) and finish; and the state of the market at the point of marketing the properties. The guidelines herein constitute place making principles and guidance to help interpret and apply the statutory policies within the Neighbourhood Plan. Good design is not an additional cost to development and good placemaking can result in uplifts in value.

5. References

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