

Materials within new development must complement the best architectural character and quality of the historic development styles of Gwennap Parish

There is a preference for the design of new buildings to use natural, sustainable and indigenous materials which have a natural harmony with the best buildings in the Parish. Use of materials should be selected with care to ensure they improve with age and weathering. The following are predominant materials in the Parish and should be incorporated in the design of new buildings (note that this should not preclude the use of innovative materials such as green roofs in appropriate settings):

- Local Granite – care should be taken to use it in ways that reflect traditional usage, such as for lintels, quoins and openings
- Mix stonework and render only where these distinct finishes are applied to distinct elements of the building, avoiding small or token areas of stonework.
- Natural Slate – is the prevailing traditional roofing material
- Artificial/reconstituted stone – avoid these materials, as they are usually a poor match to local materials
- Render – there is a variety of rough and smooth finishes within the Parish and the application of each should be considered as specific to the nature and character of each structure. Render, unless self-coloured, should be painted.
- Brick – brick buildings are not typical of the Parish and are discouraged. Brick dressings, string or band courses etc. are equally discouraged.
- Timber Cladding – is not a characteristic commonly found on housing developments in the Parish. It might be considered on a site-specific basis for garages, outbuildings, rear or side single storey extensions. Slate hanging is traditional as a way to prevent damp, especially on northern exposed walls.
- Wherever possible, consider using traditional materials and finishes for doors and windows, including using slate or stone for window sills in preference to timber.

A materials palette must be included and illustrated within any Design and Access Statement and should be the subject of a design review. Colour variation should reinforce local distinctiveness through adherence to the palette of colours already identified within the historic buildings. The colour and tone of painted woodwork, especially window frames, needs to be carefully considered in conjunction with the walling materials selected. The colour palette must be included and illustrated within any Design and Access Statement and should be the subject of a design review.

Principle 10 - A varied skyline

Design of new buildings must incorporate a varied skyline

Subtle variations in the roofline of new development enhance its visual appeal and reflect the rich local design and building traditions. Designers and developers should adhere to local traditions to inform the creation of an interesting and varied skyline. Gwennap and Frogpool villages are specific examples of where, in response to topography, built form has stepped from plot to plot, providing a staggered roofline which is commensurate with the surrounding natural context and additionally is an attractive and characterful feature. Gables which break the eave line also help to articulate the roof-scape and add visual interest as does the use of chimney stacks. Designs should include roof pitches similar to those found locally.

PRINCIPLE 11 - Traditional roofing materials

Design of new buildings should incorporate roofing materials and patterns that complement traditional roofing materials in the Parish. Roof shapes on traditional buildings within the Parish are typically simple, with long, relatively low, pitched forms (30-35 degrees) and uncomplicated ridge lines on individual buildings.

A grey natural slate in diminishing courses is typical of roofs in the Parish and contributes greatly to its character. Thus, there is a preference for natural slate to be incorporated within new development. Avoid cement fibre slates that create a dark, brittle and shiny effect and bland appearance. Ridge tiles are typically red or grey. Lead and zinc may be appropriate in exceptional situations for shallow pitched roofs which may be incorporated within an overall design methodology. An approach to roofing materials must be included and illustrated within any Design and Access Statement.

PRINCIPLE 12 - Appropriate building scale and setting

The scale and massing of all new buildings must be informed by and sensitive to traditional local built character, and the wider setting of the development within the community.

The silhouette of buildings, local settlements, and views into and out from them rely upon sensitively scaled buildings. Proposed building heights should be stated by traditional building scale, form and grain locally, and the scale and massing of buildings should also be informed by the nature of the street or position they occupy and neighbouring development. Look for how buildings in the context of the site relate to the street scene and the surrounding landscape. As a general rule new buildings in Gwennap Parish should not exceed 2 storeys. In settlements where there is a prevailing character of single storey, as detailed in the LLCA, single storey will be the preference.

PRINCIPLE 13 - Density of buildings

The residential density of new development must be informed by and be sensitive to local character, form and quality of the surrounding context as well as its site specific characteristics.

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The density of development varies across the Parish and attention is drawn to the LLCA and the description of densities across our settlements. New build development should show it has responded to the density of nearby built form and prevailing density of built development in the surrounding area. This does not justify an overly dense development that provides inadequate living environments, but requires development proposals to acknowledge what is found nearby, and to show how they are appropriately responding to this context with regard to visual integration. A private outdoor garden amenity space must also be provided for all new dwellings. Native tree cover is also important and provision for new native tree cover will be welcomed. Gwennap village is a good example of where landscape planting is prevalent, whereas Crofthandy's character is dominated by low density development, strong natural boundaries and mature trees. Frogpool and Cusgarne both have key natural landscape features that break up the continuity of built form and add to character.

PRINCIPLE 14 - Sustainable development

The design of new development must reflect the increasing importance of the principles of sustainable development. The applicant should also consider sustainable development principles including climate change mitigation measures, water management, biodiversity net gain, energy efficiency and the use of renewables where possible, future proofing the design for potential future uses.

Refer to Section 6 – Gwennap Parish Definition of Sustainable Development. The design of new development should contribute positively towards supporting sustainable design and construction techniques. For example, buildings and spaces within new development should be designed to be integrated with existing landforms to maximise the opportunities for solar gain and provide shelter in exposed areas, and sustainable urban drainage systems used to reduce run-off. Wind can also be an important factor in the orientation of buildings. Traditionally buildings have been positioned to take advantage of any natural shelter and to avoid funnelling effects. Gardens should ideally be south facing.

PRINCIPLE 15 - Design of boundaries

The design of boundaries and edges is critical to the sense of place and ownership

The presence and character of boundaries, especially along the frontage of properties, is an important factor influencing the streetscapes in the Parish, which should be considered in new developments. Where footpaths and streetlighting are not present, it appears significantly at odds to character when these are added. In general, properties should have a defined boundary which segregates private and public space, instead of the open frontage which typically becomes dominated by parked cars. The type of boundary should fit

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in with the character of the location and local traditions. Enclosing hedges and hedgebanks are a strong feature in rural locations and edges, and the dispersed settlements in the Parish. The use of timber boarding over hedgebanks should be avoided. In Gwennap Parish local stone walling to front gardens is especially traditional. Where possible traditional walling techniques should be used with stone. Close-boarded, larchlap, or woven timber fences and concrete and plastic fencing should generally be avoided where visible from the public realm.

PRINCIPLE 16 - Design in the detail

Design-in the 'forgotten' elements from the start of the design process

The following items must be considered early in the design process and integrated into the overall scheme:

- Bin stores and recycling facilities
- Cycle stores
- Meter boxes
- Lighting
- Flues and ventilation ducts
- Gutters and pipes
- Satellite dishes and telephone lines.

These items are all too easily forgotten about until the end of the design process. By considering them early, it will be possible to meet the following requirements:

- Bin stores and recycling facilities should be designed to screen bins from public view, whilst keeping them easily accessible for residents.
- Meter boxes need not be standard white units: consider a bespoke approach that fits in with the materials used for the remainder of the building. Position them to be unobtrusive, better still incorporate 'smart meters'.
- Carefully position flues and ventilation ducts, ensuring they are as unobtrusive as possible. Use good quality grills that fit in with the approach to materials for the building as a whole.
- Guttering and rainwater down pipes should be shown on application drawings (elevations) to ensure they fit into the overall design approach to the building and minimise their visual impact.
- Satellite dishes and aerials should be incorporated within the roof where possible, and always sited to minimise visual impact.
- Street lighting and security lighting is limited in the Parish and should be omitted unless absolutely necessary. Where it is justified for essential reasons this will be required to be explained and will be required to be designed to minimise light nuisance and impacts on the night landscape and wildlife.

- The greater part of the Parish is unlit at night, and the need for street lighting should be as a justified exception and kept to the minimum necessary to fulfil its function.
- Boundaries should be traditional where possible: Fencing should be carefully designed to complement the rest of the design and materials. Cornish hedges or low stone or rendered walls are preferred for boundaries impacting the street scene and Cornish hedges for rural boundaries.

PRINCIPLE 17 - Appropriate car parking design

Design car parking that is not over dominant and that fits in with the character of the proposed development

The way in which car parking is designed into new residential development will have a major effect on the quality of the development. The following are guiding principles to designing parking:

- Accommodate the car within the development without being visually intrusive
- Create a high quality street which incorporates the car without detracting from the sense of place
- Provide car parking arrangements which are convenient and safe to use
- Provide a well-balanced and practical design approach to the street scene without cars being a dominating feature
- Garages should be designed to be consistent in architectural style and character of the house they serve
- Garages should be set back from the street frontage and their design should also, as part of any future proofing, allow for the possible requirement for later conversion to a home office (given the advances of technology and the tendency for there to be more flexible and home working)
- Parking should be tucked discreetly between houses (rather than in front) so that it does not dominate the street scene and where parking is located in front of houses, design the street and the landscaping to minimise their visual impact, e.g. incorporate planting between front gardens. In order to support the overarching design aims, garage(s) linking two separate properties, especially in a terrace situation, will not be acceptable within new development.
- Parking for visitors should be considered and addressed.

PRINCIPLE 18 - Safeguarding and Enhancing biodiversity

Opportunities to incorporate biodiversity in and around developments should be taken wherever possible.

This could include:

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- Provision for bird nesting and bat roosting in all new buildings in line with the RIBA publication; Biodiversity for low and zero carbon buildings. A technical Statement for new build. Swifts, swallows, house sparrows, house martins and starlings are particularly relevant for new developments, and also barn owls in rural building conversions.
- Where new developments require street lighting it should be designed in consultation with a bat ecologist to minimise impacts on light-sensitive species.
- Cornish hedges should be retained as part of new developments and buffered where possible. Ideally, they should not be left in the curtilage of gardens as this leads to over management and loss of function as wildlife corridors. Any loss of hedge should be replaced elsewhere on the development by twice the length to ensure net-gain, or where this is not possible, built elsewhere in the Parish. If hedges need to be removed, the design needs to consider wildlife corridors/connectivity. Mitigation elsewhere should be a last resort, and only if retention is absolutely unachievable.
- Fences should be constructed to allow movement of hedgehogs between gardens by leaving occasional small gaps at the base 13cm x 13cm square.
- Open space provided as part of developments can be designed to maximise opportunities for wildlife including long grass areas, shrub planting and pond creation. These should be designed with occasional small gaps at the base 13cm x 13cm square or with neighbouring habitats in mind to try to connect sites to allow use as wildlife corridors.

Note 1 Extensions

Designing a house extension is not only a matter of adding space for the owner's domestic use. In particular, the effects of the extension on neighbours needs to be carefully considered, as well as the resultant appearance of the extension on the home itself and on the street scene. A suitable design which respects the character of the existing building will not only look better but will also broaden the range of potential purchasers when the house is sold. Equally, a badly designed extension may not enhance the value of the property. Particular care should be taken in the case of alterations or extensions to listed buildings, and traditional buildings. In general, any extension will need to be respectful and subordinate to the parent building in terms of design, scale, siting, materials and finishes. Many of the principles described above for new development are also applicable for consideration when designing an extension.

Note 2 Building conversions

There will inevitably be traditional buildings within the countryside and settlements of Gwennap Parish which are no longer used for their original purpose but which make an important contribution to the landscape or

settlement. Most commonly, these are farm buildings but they may also include, for example, chapels, buildings associated with mining and processing minerals, schools and former community buildings. Their adaptation and re-use are important principles of Sustainable Development, but this must be done with great care to ensure that the essential character of the original building is not lost. Many of the principles described above for new development are also applicable for consideration when converting traditional buildings.

Section 11 - Guidance to Applicants

Pre-application Protocol, Planning Performance Agreement, Pre-application Community Engagement Forum, PC involvement in Pre-apps/NMA's/Commercial in confidence and Design Review Panel.

[Pre-application Community Engagement guidance](#)

Gwennap Parish Council require all developers to be advised by a Cornwall Council Case officer as to which of the following pre-application options they should engage in:

- 1. Level 1 (Full Committee) Pre-application Community Engagement (PACE) Forum** – this level of pre-application forum is for strategic major schemes that would be considered by the Strategic Planning Committee. This is a full PACE Forum with all members of the Strategic Planning Committee, local Member(s), Local Council and residents. The fee for this facilitated community engagement forum is £1500 and is payable in addition to the pre-app fee or as part of a Planning Performance Agreement. Developers receive the formal notes of the Forum including the advice of Members of the Committee and local residents to inform a subsequent planning application.
- 2. Level 2 PACE Forum** – this level of engagement is suitable for items that would likely be considered by the Area Planning Committees or contentious smaller-scale schemes. Attendees at this forum would include the Committee Chair, Vice-Chair, local Member(s), Local Council and local residents. The fee for this forum is £500 and is payable in addition to the pre-app fee or as part of a Planning Performance Agreement. Developers receive the formal notes of the Forum including the advice of attendees to inform a subsequent planning application. This forum can be led by either a Lead officer (Case officer/Group Leader/Strategic Manager) or the local Member. Any costs for venue hire are rechargeable to the applicant/developer.
- 3. Community Engagement facilitated by the Local Council** – the case officer could recommend that community engagement led by Gwennap Parish Council would be appropriate for a proposal. The developer would need to approach Gwennap Parish Council to facilitate a community engagement event.

4. RTPI “Good Practice Guide to Public Engagement in Development Schemes”

The above names document should be consulted and used within Gwennap Parish. A brief synopsis is shown in the following diagrams.

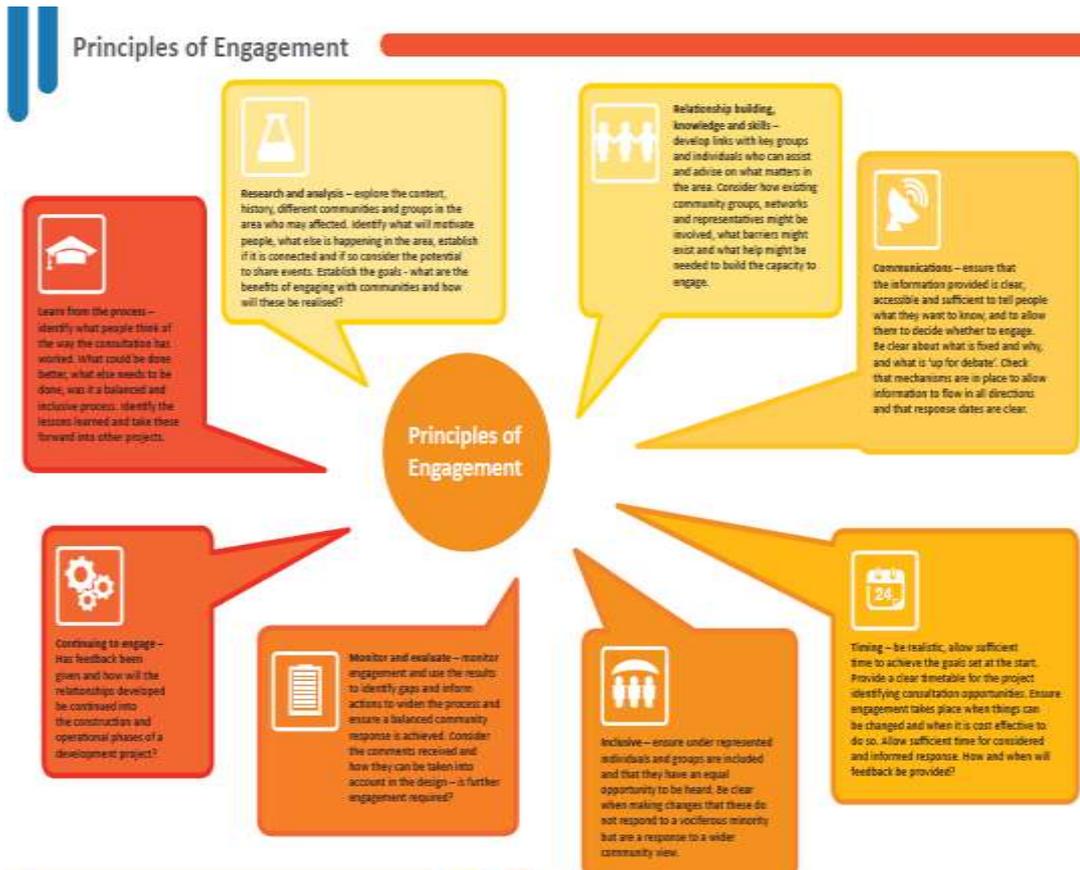


Figure 6 - Community Principles of Engagement



Figure 7 - Moving towards effective community engagement

Cornwall Design Review Panel

Gwennap Parish wants to increase the quality of built development and we seek better quality schemes at the pre-application stage and during the consultation process. We encourage any applicant with a development which we deem to be 'large' to be referred to the Cornwall Design Review Panel.

The Parish Council will refer to issues of design within our Consultation Responses on planning applications and if we feel particularly strongly about the design of a larger scheme, we will state that we would like to see the CDRP look at that particular case.

Section 12 - Governance and Performance Improvement – Planning Partnership.

The Planning Partnership is a group of Councillors and Clerks of various Town and Parish Councils from across Cornwall. The group has quarterly meetings, and in addition to these regular meetings, the group meet for workshops. The Partnership is keen to play an active role in getting involved with consultations, helping to shape policy and guidance for planning in Cornwall. The group is helping shape planning training and addressing problems/challenges that are brought to the attention of the group.

The work of the Planning Partnership includes for example;

- Economic growth
- Compliance by developers with obligations/ enforcement
- Training
- CIL (Community Infrastructure Levy) Delivery
- Environmental growth strategy
- Pre Application Community Engagement (PACE)
- Post decision opportunities for site monitoring
- Balance of affordable housing compared to open market

