

APPENDIX X - NP EVIDENCE BASE VILLAGE DESIGN STATEMENT

The purpose of a Village Design Statement is primarily to manage change in both buildings and landscape, in a way that reflects and harmonises with the local character of its buildings, spaces and landscape setting. It should mark and retain the local distinctiveness of the place, especially its character areas.

It is not about whether or not a development should take place - that is a matter to be considered in the context of the policies in the Neighbourhood Plan and Local Authorities' Plans. The aim is to guide future developments by setting out the distinctive qualities and characteristics that people value in their parish.

This document provides clear and simple guidance on the design and setting of any scale of development, either within the village itself, or within the wider context of the Parishes as a whole. It identifies typical and special features within the landscape that it is desirable to preserve, restore, enhance or create.

1.1. Who should use the Village Design Statement?

The Village Design Statement has been written for planning applicants, developers, their architects and designers so that they can incorporate the principles in their planning applications. It is also important for residents, by giving guidance to enable alterations and extensions to harmonise with the distinctive character of their area of the village. It is intended that Planning Officers and Councillors will use it to guide their consideration of relevant planning applications, and anybody else who wishes to promote development or alteration of the environment, including local authorities and statutory undertakers.

The Village Design Statement includes guidelines on the following:

1. The landscape setting of the villages and surrounding hamlets
2. The shape and grain of settlement
3. The nature of the buildings themselves
4. Design principles based on the distinctive local character

1.2. Village character

The character of Lamerton village is as much established by its landscape setting and relationship with surrounding countryside as by its buildings.

The overall impression is of fairly low density building, enhanced by numerous trees, and substantial hedgerows and banks that form the boundaries of many properties.

The village has as its backdrop river valley slopes and combes - these play a key role in establishing the visual character as does the surrounding countryside.

The narrow, winding and often sunken roads that radiate throughout the parish is defined by substantial hedges and banks, in most instances representing old field boundaries. These extensive hedges and banks add significantly to the distinctive character of the villages and the surrounding area, and need to be protected, properly maintained, and extended where necessary.

Lamerton Parish

The parish of Lamerton has a small village located centrally within the parish boundaries with 5 other hamlets/settlements scattered throughout the rest of the parish.

The village of Lamerton originally grew around the ancient church and the area known as Hilltown. However, another community grew up around the public house on the Tavistock to Launceston road and ribbon development has connected the two areas.

The isolated hamlets and settlements are particularly important because they are small separated groups, whose character could be easily damaged by insensitive nearby development. [Review M P comments](#)

The growth of the village has not always been harmonious, with some developments being widely regarded as unsympathetic to village character and setting.



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Key: ■ = grade I, ■ = grade II, ■ = grade II*

1.3 Guidelines for new building in Lamerton

Guideline 1 - Patterns of Development

Any new development should respect the established patterns of isolated buildings, clusters and settlements.

The community questionnaire revealed a strong desire to preserve the villages' character; setting out simple design guidelines will help achieve this. Establishing a broad consistency in the design of new buildings will, with time, progressively strengthen existing local character whilst allowing the needs of particular areas of the village to be met.

Note: Whilst these policies do not specifically address the hamlets and rural areas, the principles embodied here are intended to apply equally outside the main villages themselves.

Size of new developments

Guideline 2 – Size

In considering new developments, the scale proposed should reflect the gradual incremental historical growth of the village that has formed part of its special character. New development should not be prominent in scale, visually dominate or significantly change the character the village. Any proposals for new development should reflect the grain, density, quality, materials etc. of the immediately surrounding area.

The varied grain of Lamerton's built environment is very much part of the villages' character. Large areas of homogenous new development are therefore out of character with the gradual historic growth that characterises the village.

Views and vistas

Guideline 3 – Views

Any new building should be of a height, mass and appearance that does not adversely affect key distinctive views into and out of the village. Particular attention should be given to views to and from listed buildings, conservation areas, important building groups and key landscape features.

Inward and outward views and vistas are an integral part of the character of Lamerton. New developments could detract from or block views into or out of the village. New buildings on the periphery of the villages can dramatically change its rural or historic setting and so must demonstrate sensitive design.

Boundary of villages

Farmland is at the core of the village; the existing edge of the village is loosely defined. Mature trees, substantial hedges and banks only give way gradually to village settlements. These soft edges are an important part of the rural quality that characterises the perimeter of the village.

Local distinctiveness

There are five other hamlets in addition to the settlement of Lamerton village, but there is no proposal to for new development outside the existing settlement due to the unsustainable nature of the hamlets.

Style

The proposed guidelines for new building support the use of simple rural building forms with slated pitched roofs and rendered external walls; characteristics traditional to Lamerton and found in buildings of all ages across the village.

The guidelines provide some continuity with the past by influencing the design of Lamerton's future buildings.

The design of new buildings should respect and reflect their setting rather than using an off-the- shelf standardised style such as is found on many housing estates.

These guidelines should not stifle innovative design which should be judged on its merits as long as it does not dominate or undermine the character of neighbouring buildings.

(i) Form

Guideline 4 – Form

When considering proposals for appropriate development within the built envelope of the village and immediately on its edge, the use of simple rural building forms or a combination of simple rural building forms will be encouraged.

New buildings may detract from the quality and rural character of the village through the use of alien building forms.

(ii) Height

Guideline 5 – Height

Height of buildings should not normally exceed that of neighbouring buildings, and a vertical emphasis may be achieved through the proportioning and positioning of windows and entrances.

In order to encourage consistency the height of new buildings should not exceed those of neighbouring properties. There will be possible exceptions to this, but such circumstances will be few and will need to be justified on visual grounds.

(iii) External walls

Guideline 6 – Walls

Walls should be faced in local stone, rendering, or a mixture of stone and rendering. The recommended palette for painted render is white or cream. Use of facing brickwork should be avoided and will need to be justified on visual grounds.

The most commonly used wall facing materials found in the village for both old and new buildings is painted render (mostly white or cream) and natural stone. Facing brickwork is not commonly used.

(iv) Roof Coverings

Guideline 7 – Roof coverings

Roof coverings should where possible be sympathetic to existing neighbouring buildings. Older buildings have Delabole slates and the majority of newer buildings have either local or overseas slate or synthetic slate products.

The most commonly used roof coverings comprise local materials of dark grey, black colouring. Concrete tiles especially coloured is not commonly used and should be avoided.

Guideline 8- Impact on residents

New development must not have a negative impact on the amenity of existing residents or future occupants of land or buildings.

Guideline 9 - Car Parking

All new development should provide an appropriate level of off street parking i.e. provide 2 parking spaces for 2 or 3 bedroom houses and 3 spaces for larger houses, subject to viability and, where possible, include additional off road visitor parking spaces. Proposals should not add to on-street parking.

Safe environments

Guideline 9 - Safe communities

All new development should reference the following CPTED attributes in Design and Access Statements, demonstrating how and where they have been implemented in the design and layout of that development:-

Access and movement - Places with well-defined and well used routes with spaces and entrances that provide for convenient movement without compromising security.

Structure - Places that are structured so that different uses do not cause conflict.

Surveillance - Places where all publicly accessible spaces are overlooked.

Ownership - Places that promote a sense of ownership, respect, territorial responsibility and community.

Physical protection - Places that include necessary, well- designed security features as laid out in Secured by Design Guidance - Homes 2016, Commercial 2015, School's & Hospitals.

Activity - Places where the level of human activity is appropriate to the location and creates a reduced risk of crime, fear of crime and a sense of safety at all times.

Management and maintenance - Places that are designed with management and maintenance in mind, to discourage crime and disorder.

Crime Prevention Through Environmental Design (CPTED) is defined as a multi-disciplinary approach to deterring criminal behaviour through environmental design. The attributes will also assist in ensuring compliance with national planning policy requirements:-

In Paragraph 91 of NPPF 2018 *'Planning policies and decisions should aim to achieve healthy, inclusive and safe places which: are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion . '*