



Menheniot Parish Design Guidelines

May 2019

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INTRODUCTION

1. Introduction

Through the Ministry of Housing, Communities and Local Government (MHCLG) Neighbourhood Planning Programme led by Locality, AECOM has been commissioned to provide design support to Menheniot Parish Council Neighbourhood Plan Steering Group.

This report establishes a series of design principles to guide future change and development within the parish of Menheniot in the District of Caradon, Cornwall. It has been prepared by consultants at AECOM on behalf of Locality, working with the Menheniot Parish Council Neighbourhood Plan Steering Group. These design principles recognise that the area is likely to evolve over time. This is as a result of changes to the climate, alterations to existing buildings, the introduction of new buildings, and careful and positive changes to the streetscape and public realm. However, certain aspects of the area are sensitive to small, successive changes that may cumulatively erode its character.



Entrance to the village from the south

1.1. Objective

The main objective of this report is to describe the context and character of Menheniot and to define design guidelines that future development within the town should follow to retain and protect the historic, tranquil character and scenic beauty of the area. In particular:

- Any development should conserve and protect heritage assets and their settings;
- Proposals to alter historic buildings should demonstrate a thorough understanding of the history and distinct qualities of the host buildings and provide a clear rationale for how this has been considered in the design of the proposed alterations, without limiting originality and innovation;
- The design of new buildings and future housing development should respond to the scale, density and character of existing buildings in the settlement and should enhance local distinctiveness without limiting originality and innovation;
- Development proposals should enhance the green infrastructure network (network of natural and semi-natural features) within the Parish and any development that would result in the loss of trees or woodland should provide a clear commitment to replace this vegetation;
- Proposals for new development will need to take into consideration the rural setting of the settlement; and
- The parish of Menheniot forms part of the wider Cornwall and West Devon mining landscape that was transformed in the 18th and 19th centuries. Although the landscape in Menheniot is not designated, it contributes to the local distinctiveness of the area and sense of place. New developments should demonstrate a thorough understanding of the site and its wider context.

2. Approach

The National Planning Policy Framework (NPPF) encourages local authorities to consider using design codes or in this case guidelines 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, 2018).

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, creates better places in which to live and work and helps make development acceptable to communities' (NPPF, 2018). It is therefore important that planning policies and decisions should address the connection between people and places and how any new development will integrate successfully into the natural, built and historic environment.

The Parish of Menheniot has many positive aspects that contribute to its historic and rural character, which should be sustained, reinforced and enhanced. The general design guidelines set out here are supported by a high level character assessment of the area to draw out its key characteristics and forces for change and are intended to support and guide positive change across the area, to contribute to and reinforce local distinctiveness.

Each site will have specific strengths, weaknesses, opportunities and challenges that should be understood and addressed through design. The structure of these design guidelines are intended to be flexible such that other building types and design principles for specific areas or site allocations may be developed in the future. They are intended to guide developers and home owners to help them understand how to apply the policies set out in the Menheniot Neighbourhood Plan with respect to the design, layout, materials and landscape in the preparation of planning applications.

2.1. Process

Following an inception meeting and a site visit, AECOM and members of the Menheniot Parish Council Neighbourhood Plan Steering Group carried out a high-level assessment of the town. The following steps were agreed with the group to produce this report:

- Initial meeting and site visit;
- Character assessment and urban design analysis;
- Preparation of design principles and guidelines to be used to assess future developments;
- Draft report with design guidelines; and
- Final report.



Site visit

3. Context

This section of the report describes the location and context of the Menheniot area and summarises current planning policies which are relevant to the study.

3.1. Location

Menheniot is a rural parish located in the Caradon District of South-East Cornwall. Surrounding settlements include Liskeard, 2.5 miles (4km) to the north west and the coastal city of Plymouth is 17.5 miles (28km) to the south east. The Parish is accessed via the A38 dual carriageway from the south and the A390 from the north via a network of rural lanes. The Menheniot railway station is located in the south of the Parish and is serviced by the Cornish mainline from Penzance to Plymouth and on to London Paddington. The parish is physically defined by the River Tiddy along the north-east boundary; the River Seaton and its smaller tributaries are located in the south of the Parish.

Cornwall has a diverse geography that has evolved from being a peninsula and the proximity of the sea. Activities such as mining, agriculture, fishing and tourism have influenced Cornwall's landscape including its countryside, villages and towns. These influences provide Cornwall with a strong local identity and a unique heritage.

The village of Menheniot is surrounded by agricultural heartland, with farming settlements documented before the 17th century AD. The field patterns here are morphologically distinct from the generally straight-sided fields of later enclosure. The agricultural character of the countryside changed significantly in the 18th and 19th centuries when industrial activities, mainly mining for lead occurred.



Figure 1: Location of Menheniot Parish

3.1. Planning Policy Context

3.1.1. National Planning Policy

National Planning Policy Framework (NPPF), 2018

The NPPF sets out that a key objective of the planning system is “to contribute to the achievement of sustainable development”, which will be achieved through three overarching objectives including “*an environmental objective- to contribute to protecting and enhancing our natural, built and historic environment...*” (Ministry of Housing, Communities and Local Government, 2018).

Part 12, Achieving well-designed places, states 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. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development*”. Part 12 goes on to state: “*policy and decisions should ensure that developments... are visually attractive... (and) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change*” (such as increased densities). An understanding of history and heritage is therefore important in developing neighbourhood plans to explain how this should inform future development.

Part 16, Conserving and enhancing the historic environment, states that “*Plans should set out a positive strategy for the conservation and enjoyment of the historic environment... (taking) into account: ...the desirability of new development making a positive contribution to local character and distinctiveness; and opportunities to draw on the contribution made by the historic environment to the character of place.*”

Planning Practice Guidance, 2014

Planning Practice Guidance was reviewed, catalogued and published on the internet by the government in 2014 (DCLG, 2014). The section on design includes guidance on promoting landscape character (Paragraph: 007Reference ID: 26-007-20140306). It states that “*development should seek to promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development*” and that the “*successful integration of new development with their surrounding context is an important design objective*”.

3.1.2. Local Planning Policy

Cornwall Local Plan, Cornwall Council, 2016

Policy 12: Design. This policy focuses on achieving high quality, safe, sustainable and inclusive design in all developments. Development proposals should ensure distinctiveness relative to its location in Cornwall and should maintain and enhance its distinctive natural and historic character. As part of a comprehensive place-shaping approach, proposals will be judged against fundamental design principles of:

- a. character
- b. layout
- c. movement
- d. adaptability, inclusiveness, resilience and diversity
- e. engagement

Policy 13: Development standards. This policy sets out design standards that new development must achieve including (but not restricted to) criteria for space, flexibility, public open space, parking and adverse impacts such as noise.

Policy 16: Health and wellbeing. This policy aims to improve the health and wellbeing of Cornwall’s communities, residents, workers and visitors by ensuring that development protects people from unsafe environments such as pollution etc and encourages healthy choices and physical activity through design.

Policy 23: Natural environment. This policy ensures development proposals ‘*sustain local distinctiveness and character and protect and where possible enhance Cornwall’s natural environment and assets according to their international, national and local significance.*’ (Cornwall Council)

Policy 24: Historic environment. This policy advises that ‘*development proposals will be permitted where they would sustain the cultural distinctiveness and significance of Cornwall’s historic rural, urban and coastal environment by protecting, conserving and where appropriate enhancing the significance of designated and non-designated assets and their settings.*’ (Cornwall Council)

Policy 25: Green infrastructure. This policy states that development proposals ‘*should contribute to an enhanced connected and functional network of habitat, open spaces and waterscapes.*’ (Cornwall Council)

A Green Infrastructure Strategy for Cornwall, a Strategic Framework (2012)

Cornwall Council

This strategy was produced to guide and shape the delivery of Cornwall's green infrastructure up to 2030. The report aims to provide a positive and proactive approach to the future management and enhancement of Cornwall's natural assets in line with the growth identified in the Core Strategy.

Cornwall Design Guide (2013) Cornwall Council

The Cornwall Design Guide was produced to reinforce the Council's commitment to securing the highest quality new development. The guide is to assist householders, professionals, developers and communities in designing and assessing proposals. It promotes the importance of a robust design process and good design practice. The design guide also encourages and promotes creativity and innovation without being prescriptive in terms of design style.

Caradon Design Guide

Although now superseded by the Cornwall Design Guide, the Caradon Design Guide is a useful resource to increase awareness of the existing character of the landscape and local building styles.



3.2. Townscape Designations

Listed Buildings

Listed Buildings are buildings of special architectural and historic interest. They are assessed by Historic England and designated by the Secretary of State. Development can cause harm to the significance of listed buildings through inappropriate design, form, materials and scale.

If listed buildings are located within a development site or adjacent to a proposed development, an applicant is required to submit a Heritage Statement so that the significance of the listed building is identified and the impact of the development on that significance is assessed.

Local Lists

A locally listed heritage asset is a building, structure or designed space which is deemed to be of local architectural or historic interest and is included on the local heritage list drawn up by the Council. It is a local designation and completely separate from national listing which is undertaken by the Historic England on the Government's behalf.

Local lists play an essential role in reinforcing a sense of local character and distinctiveness in the historic environment, as part of the wider range of designations. They enable the significance of any building or site on the list (in its own right and as a contributor to the local planning authority's wider strategic planning objectives), to be better taken into account in planning applications affecting the building, site or its setting.

Whilst local listing provides no additional planning controls, the fact that a building or site is on a local list means that its conservation as a heritage asset is an objective of the NPPF and a material consideration when determining the outcome of a planning application.

Currently, there is no local list for Menheniot, however the group have expressed an interest to produce one.

3.3 Existing Character Assessments and Design Guidance

National Character Assessment (2014), Natural England

Existing character assessments and design guidance documents have been reviewed to provide some context to this assessment. The study area falls within National Character Area (NCA) 152. Cornish Killas as defined by Natural England (Natural England, 2014). This NCA is broad but provides some context to the character of the study area. The key characteristics of this area which are of particular relevance to this assessment are:

- *An undulating shillet (shale) plateau, with open vistas and a characteristic network of stone-faced earthen banks (Cornish hedgebanks), many enclosing fields in use since medieval times. From higher ground there are long views across a rather uniform landscape of mixed farming, with small villages and market towns.*
- *Renewable energy structures, such as wind and solar farms, which are a recent addition to the landscape.*
- *Broadleaved wooded valleys, dominated by internationally important western oak woodland habitat, which dissect the plateau and lead to the south coast.*
- *Important industrial archaeological sites, including hard rock mining with its distinctive engine houses and quarrying sites, some of which form part of the Cornwall and West Devon Mining Landscape World Heritage Site.*
- *A dispersed settlement pattern of hamlets, farmsteads, historic mining villages and small fishing villages, often formed of simple, austere buildings, with nonconformist chapels and wayside crosses, and located where steeply incised valleys meet the coast.*
- *A number of market towns such as Liskeard, Camborne, Redruth and Truro located between the higher moorland and the coast.*
- *Lowland heath, wet woodland, wetland, scrub and unimproved grassland complexes, which are common and are sometimes associated with areas of past industrial activity.*

Regional Character Assessments

The Cornwall and Isles of Scilly Landscape Character Assessment Study is a detailed assessment of the character of the county which defines the Menheniot Parish. Cornwall and the Isles of Scilly are made up of a range of diverse landscapes with a rich diversity of heritage and natural assets. There are 40 Landscape Character Areas within Cornwall; Menheniot Parish lies within three of these and are described below with key characteristics which are of relevance to this assessment:

Character area 22: South East Cornwall Plateau

- *Open, medium to large scale gently rolling plateau with pattern of low irregular Cornish hedges with hedgerows and sparse tree cover.*
- *Mix of improved pasture on plateau with some arable, with Cornish hedges or post and rail fencing.*
- *Trees occasional, on boundaries, around farmyards and farm entrances, generally only on lower land.*
- *Gently sloping and undulating stream valleys with very small patches of woodland in lower-lying areas.*
- *Heavy recent settlement along transport corridors.*
- *Isolated farms and large modern houses scattered throughout.*

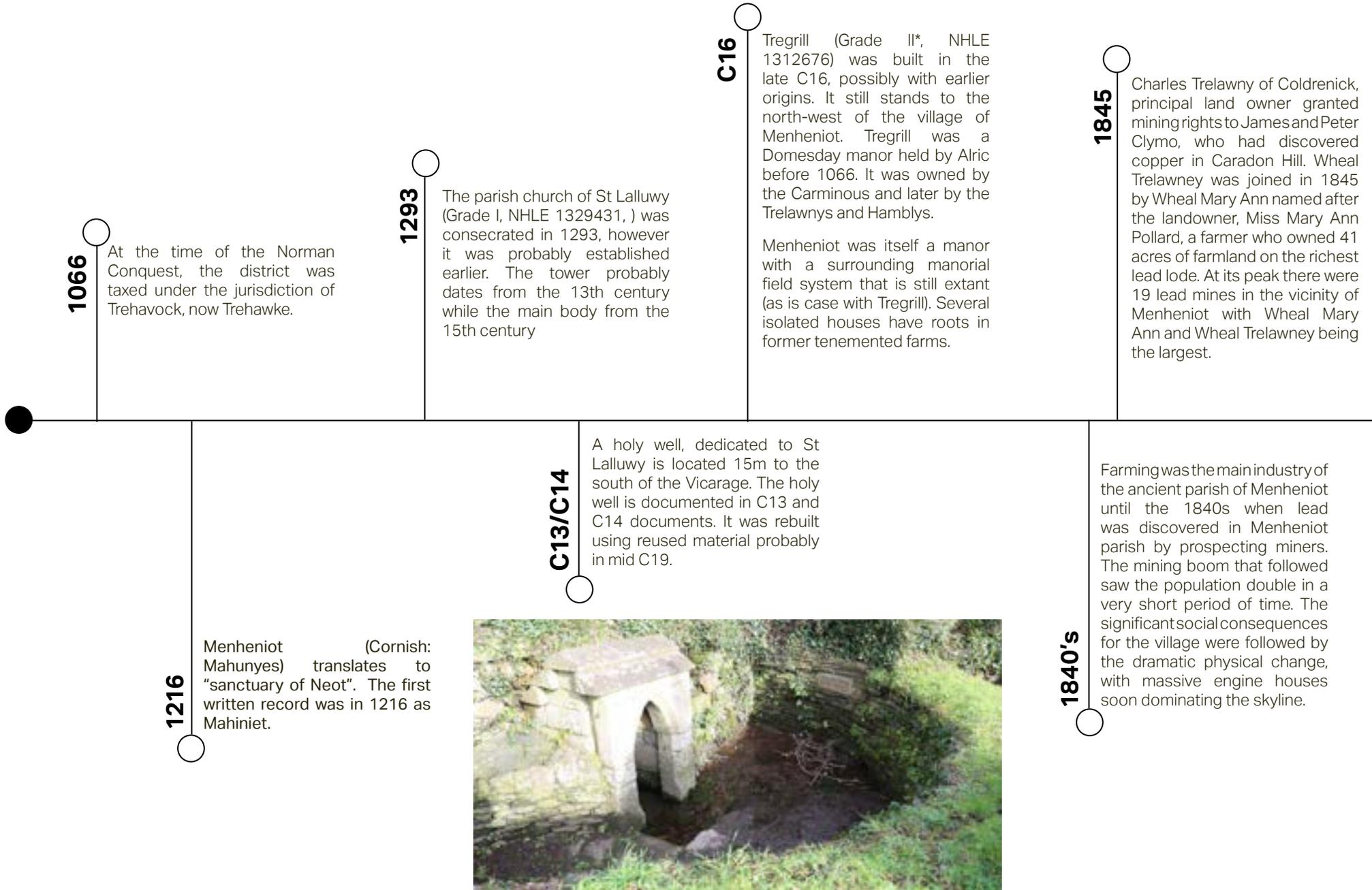
Character area 24: Seaton River Valley

- *Steep-sided, tight, valley system, well wooded throughout with more extensive woodland to south and some pasture farmland.*
- *Ancient Woodland with Upland Oakwood, Upland Mixed Ashwood's and Lowland Mixed Deciduous on the valley slopes.*
- *Intimate, remote, small scale and secret. Small lanes enclosed by tall Cornish hedges, dense with flowering vegetation.*

Character area 25: Lynher and Tiddy River Valleys

- *Small steep-sided upper river valleys inland with mix of farmland and woodland, with mature trees on network of Cornish hedges adding to wooded feel.*
- *Farmland is a mix of pasture, arable, fruit and flower growing, with estate land.*
- *Maze of narrow enclosed winding lanes throughout, with many trees on boundaries.*

3.4. Historical Timeline



Holy Well



Agricultural landscape within the parish

1870's

By the 1870s, the thriving industry of mining started to decline. That was the result of the lead ores running out but also the price of lead going down. The miners moved away causing the village to return to agriculture.

C20

During the twentieth century, agriculture once again became dominant with tourism replacing mining as the main economic influence. During this period changes also occurred to the settlement with people being drawn by the attractive rural landscape. New housing was established, extending to the north-east and south-east.

1860's

A new vicarage was established to the south-east of the church. The building, now Woodlands Manor (Grade II, NHLE 1140029), still stands.



Woodlands Manor

AECOM

1880s

The First Edition Ordnance Survey map shows the extent of a number of mines north of Menheniot including Wheal Mary Ann; Wheal Trellane; and Wheal Hony Trellawny. The mines included engine houses, shafts, reservoirs and chimneys. Nowadays, the Wheal Hony Stack (Grade II, NHLE 1140023) survives to the north of the village of Menheniot. This comprises a mine chimney that dates from the middle C19, constructed of rubblestone and brick.

Dr Gully established clinics at Hollyrood and Tudor House, both of which stand today and have been converted to residential apartments.



Further information on the historic buildings of Menheniot and mining in the area can be found on *Menheniot Heritage* information board in the centre of the village.



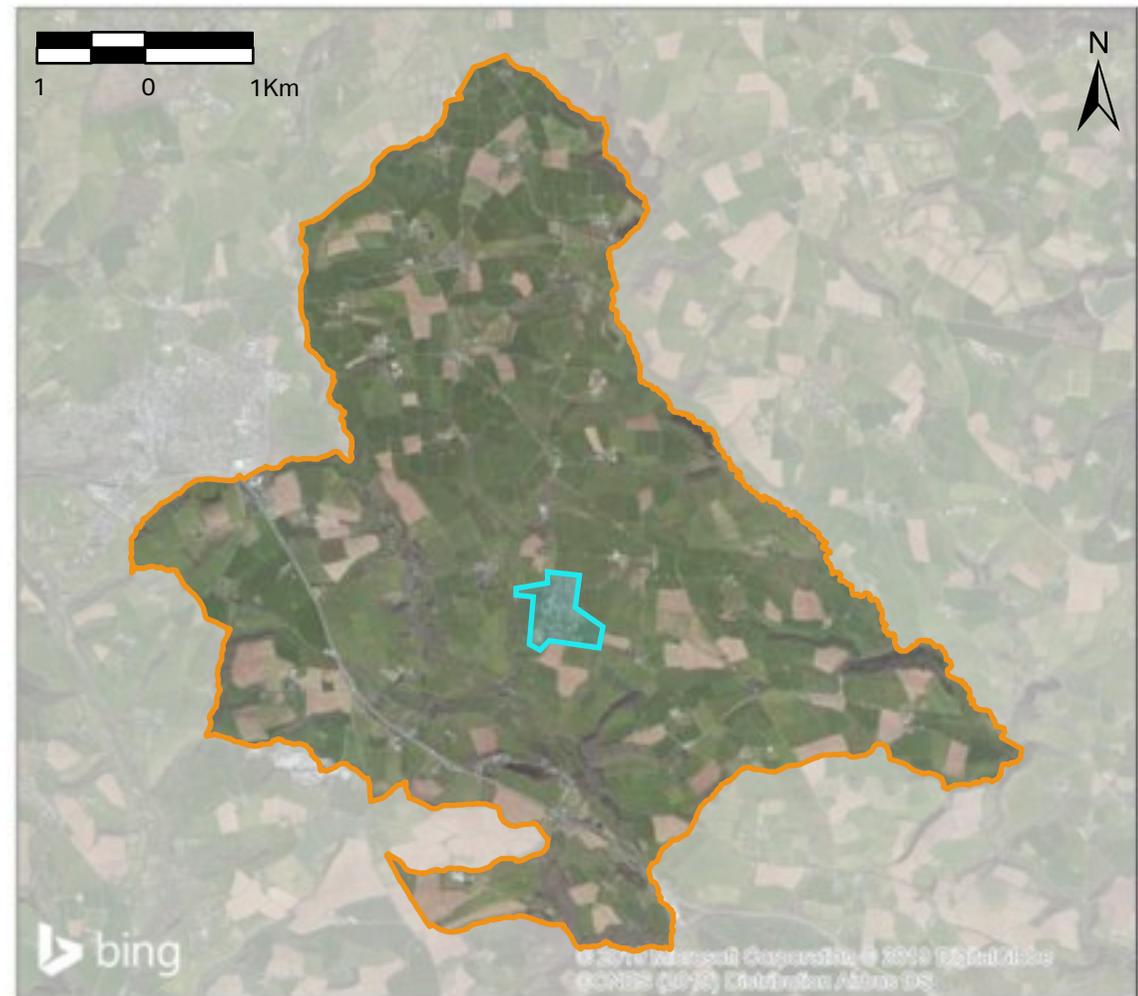
Character Assessment

04

4. Character Assessment

This section outlines the broad physical, historical and contextual characteristics of the Menheniot Parish. The features introduced in this section are later used as the basis for the design guidelines.

Character assessment is used to describe and articulate what is special and distinctive about a place and the elements that contribute to its character and distinctiveness. It is used to identify recognisable patterns of elements or characteristics that make one place different from another. This report is focussed on the character of the urban townscape and its rural landscape context. Two distinct character areas have been identified within the Menheniot Parish, as shown in Figure 2.



Character Areas

- Menheniot
- Rural Settlements

Figure 2: Character areas

4.1 Menheniot

4.1.1. Character Assessment

Landscape/Townscape structure or Settlement pattern

Historically, the north-south routes of Mine Street and east-west of East Road have defined the urban form of the centre of the village. The origins of the settlement lie in it being a medieval manor and farmstead, later influenced by mining development. The settlement was development around the Church of St Lallawy (Grade I, NHLE 1329431) that was established in the 13th century. The church stands to the east of the village within a churchyard enclosing a number of historic features and monuments. The church with its spire is dominant in views within and towards the village and provides a focal point to the settlement pattern. A number of historic buildings surround the church and together form the historic core of the village. These mostly date to the 19th century however, a few 18th century examples also survive. Such areas formed a distinct precinct with the Church as its focus, and which are often referred to as 'churchtowns' or treneglos in Cornish. Prominent building materials comprise local rubblestone, left untreated or rendered, and slate while details and dressings are mainly of brick, ashlar or granite.

Beyond its historic core, Menheniot experienced relatively extensive residential development throughout the 20th century - focused mainly to the north-east and south-east of the historic core. The more historic parts of the village tend to exhibit a strong character and locally distinctive architecture; many of the more recent developments have a more suburban feel bringing greater emphasis on the garden as a softening feature. This has incrementally diluted some of the qualities of the historic village identity and 'sense of place'. Some of the principle characteristics of the historic village core include:

- Built form defines the streetscape; the historic core achieves this in part through unity of building line, with the built form often accommodating varied architectural styles / typologies;
- The churchtown layout of the village with the Church of St Lallawy as the focal point characterising the principal thoroughfare (Mine Street) in a traditional manner with buildings sited to the front of plots, facing the street and the church; to the west of the church frontages are set back from the road, separated by long front gardens;
- A comfortable variation in the size and scale of buildings - from two storey terraced properties to larger detached properties - which enhances its character and adds interest;

- Building materials and detailing used within the historic core are a complimentary mix of local stone, red brick and slate which provides balance to the streetscape;
- A mature landscape framework, comprising of street trees and planting within the curtilage of properties including the church yard;
- A range of setback space between the back of the footway and the building line and historic boundary treatments, providing variation to privacy levels, yet generally maintaining a good relationship between buildings and street / public realm;
- The alignment of roads is characterised by a sequence of buildings, landmarks, open spaces and changes in topography;
- The historic settlement has also developed along the road network away from the church such as East Road and Mine Hill; and
- Outside the historic core, development during the 20th century and early 21st century has departed from this traditional pattern towards more peripheral 'cell' housing estates.



Terraced properties with long front gardens facing the church

Pattern and layout of buildings

The most frequent typologies include a typical mix of detached, semi-detached and terraced houses. The historic core of Menheniot exhibits greater variety of building typology, including several examples of residential buildings, as well as civic buildings and mixed-use buildings.

Pockets of terraced housing have generally developed in close proximity to employment, or services, for example in the historic area surrounding the church and north along Mine Hill. Along Mine Hill is a small group of terraced properties built in the early 19th Century that belong to the Poads Trust to provide permanent accommodation to the 'poor and deserving people of Menheniot' (Menheniot Parish, 2019). Contemporary former miner's cottages, comprising approximately 4 units of infill development, can be found at Central Villas adjacent to the Poads Trust properties. Most of these terraces are located against the pavement edge creating a dominant streetscape that is relieved by the churchyard. In contrast, to the west and south of the church, historic properties sit within spacious plots. The plots to the south are defined by boundary walls of local rubblestone.

20th and 21st Century detached and semi-detached buildings and bungalow developments are prevalent throughout much of the north eastward and south eastward expansion of Menheniot. As one would expect, the development layout varies according to the planning approach and style of its time. There are numerous late 20th century self-contained housing estates terminating in cul-de-sacs, comprising largely detached dwellings and bungalows. More recent developments, particularly around William Laundry Close, have seen two storey semi-detached detached properties built within smaller plot sizes.

There are isolated examples of large detached historic houses in the settlement including Woodland Manor, the former vicarage on East Road. Additionally, there are several large, detached farm buildings on the fringe of the settlement most notably Pool Hall which is an indication of the village origins.



Settlement has developed around Church Menheniot historic core



Linear development in Menheniot historic core

Building line and boundary treatment

Historic boundary treatments are typically built with local stone; reflective of examples found across Cornwall; some of these walls particularly surrounding the Church and at the southern extent of the historic core adjacent to Woodlands Manor are relatively high (over 2 metres) and provide a distinctive element of character.

On the northern extent of Mine Hill building frontages typically face directly onto the street, with little or no pavement. However, heading north after Trewint Road there is a steep grass verge, retained by a low level stone wall and pavement, separating the existing village from more recent development.

On the rural fringe of the village, new developments are bounded by Cornish hedgebanks in places to integrate development into the rural setting. Within the modern estate's, boundary treatments are more suburban with fences, small decorative hedges and brick walls.

Building heights and roofline

Across the majority of the settlement building heights vary mainly between one and two storeys, especially within 20th-21st century housing estates. Isolated examples of three storey buildings can be found within the historic core of the village including a renovated property on Mine Hill which has been converted into flats.

Typically, the rooflines in Menheniot are gabled or hipped with most buildings having chimneys. However, other roof types are also present particularly within the historic core of the village, albeit less common, such as the mansard roof on Woodlands Manor.



Grass verge with stone retainin wall



Stone boundary wall with detailing round door entrance



Stone boundary wall retaining church grounds



Cornish hedgebanks

Green spaces, public realm and streetscape

The village benefits from a range of high quality public open spaces and opportunities for recreation including sports pitches, recreation ground, allotments and quality children's playgrounds. The village also benefits from a network of public rights of way and numerous passageways through the residential areas, particularly in the east of the area.

Within the historic core there is an area of high quality, designed public open space in front of the Church used by the community for gatherings including carol services, wedding congregations, a meeting point and bus stop.

The setting of the village within a rural location results in a framework of mature trees and vegetation where the village has grown organically over time. In areas where development has been built in estates, tree cover is reduced. There is a row of three mature Beech trees along Mine Hill which have Tree Preservation Orders.

Land use, levels of activity and parking

Much of the core settlement of Menheniot is residential with other complimentary land uses including community facilities, primary school and sports clubs. There is a public house and convenience store and hairdressers in the centre of the village along Mine Hill.

There are two churches in the village, The Church of St Lallaw (CofE) the landmark in the centre of the village and Menheniot Methodist church on East Road which is now redundant.

There are different approaches to car parking within the village. A characteristic of the village is parking on the street, a trend which may be increasingly problematic as car numbers increase. Other parking modes include garage parking either on the plot or adjacent to the plot shared with other properties and parking in the front garden.



Recreation ground adjacent to Menheniot Primary School



There are numerous community facilities in Meheniot including the Menheniot Primary School

Architecture





Building of local rubblestone with brick details and modern casement windows

Views and landmarks

The spire of the Church of St Lallaw C of E forms a landmark within the settlement and is particularly visible from areas of higher ground in the north and within the surrounding landscape.

Due to the sloping topography, views of the settlement and the surrounding agricultural landscape are afforded from public open space such as Menheniot Cricket Ground and residential development on higher ground to the north of the settlement including Cowling Gardens that result in an elevated and tranquil setting. Views of the valley to the west of the village form an integral part of part of the village setting.



Views of the surrounding rural landscape from the Menheniot and Looe Cricket Club



Views of the spire of the Church of St Lallaw C of E from residential estates in the east of Menheniot



4.1.2. Managing Change

Positive aspects of character

Positive aspects of the character area as described above which should be sustained reinforced or enhanced in the design guidelines include:

- The historic core of the churchtown village is arranged around the Church of St Lallaw from which the settlement expanded;
- The church provides a key landmark and centre to the churchtown settlement. This is evident not only from within the village itself, but also from the wider landscape with the spire a key feature of the landscape. The present church has origins in the 13th century with the current building reflecting the 15th century rebuilding. However, it is surmised that the church was established in the Norman times (Menheniot Parish Council);
- The centre of the settlement has a high proportion of quality civic and historic buildings, a number of which are identified through designation;

- The location of properties and public space located on high points in the landscape such as the Menheniot Cricket Club, afford panoramic views of the extensive rural countryside;
- The character of the settlement is enhanced by the good survival of vernacular architecture which reflect the importance of the mining industry to the evolution of the area and add to the historic character;
- The survival and quality of architectural detailing on the historic buildings is high, adding interest and variety to the streetscape;
- The irregular street pattern and historic buildings provide intrigue and diversity and create a sense of place;
- Vernacular cottages and houses of 18th-19th century are located along Mine Hill and surrounding the Church contribute to the historic character of the townscape;
- The quality of architectural detailing on the surviving historic buildings is high;
- Mature trees and gardens strongly contribute to the leafy and rural character of this area;

- The raised topography in the north of the settlement provides a sense of openness and draws the rural landscape into the townscape; and
- Historic boundary treatments such as stone walls and properties set against the pavement edge, both typical arrangements of a Cornish village, contribute to the historic character and appearance of the area while they create a sense of place.

Issues to be addressed in design guidelines

Issues to be addressed within the design guidelines and through new development or active management:

- Twentieth century housing developments that lack local distinctiveness are dominant particularly in the east of the settlement;
- Traffic and on-street parking reduces the quality of the area;
- Shop frontages with modern additions and materials such as plastic signage reduce the quality of the area;
- Incremental modern developments and properties with little or no reference to the local vernacular reduce the quality of the area;
- Unsympathetic alterations and extensions to historic properties that do not respect the host buildings, such as replacement of historic windows and doors with modern uPVC; and
- Lack or loss of architectural detailing and references to local architecture in modern development or alterations of historic buildings.



High quality architecture and streetscape in the historic core of the village

4.2 Rural Settlements

4.2.1. Character Assessment

Landscape/Townscape structure or Settlement pattern

This area forms the setting of Menheniot and prevents the coalescence of the village with other rural settlements such as Liskeard. The area is populated by small, dispersed settlements set within the rural, agricultural landscape outside of Menheniot village. Field boundaries within the rolling, open, agricultural landscape are enclosed by Cornish hedgebanks. There are a number of historic farmsteads dispersed in the landscape as well as remains of the industrial past of the area. In addition, there are 20th century residential and industrial buildings.

Pattern and layout of buildings

There are four key settlements within this area each described briefly below:

Merrymeet

Merrymeet is a small nucleated settlement in the north of the area. The village was developed around the Church of St Mary the Virgin (Grade II, NHLE 1136852) and a number of terraced houses around it. These historic terraces were constructed of stone and are rendered or whitewashed, characteristic of the vernacular tradition in the area. The village was subsequently extended in the 20th century. The Kingswood Estate is a 20th Century housing development of detached bungalows set on large plots with



Rubblestone terraced cottages, painted white, Merrymeet

front gardens. Houses show reference the local vernacular with the use of local stone in boundary treatments and as a building material on the properties.

Pengover Green

Pengover Green is a small residential hamlet in the north of the area. There is a development of terraced cottages, set against the pavement edge, creating a continuous frontage along the rural lanes connecting the centre of the settlement. Cottages to the south face the main street with individual gardens at the rear; cottages to the west face the rear gardens to the rear with only small windows facing the street. Cottages are built in traditional stone, left exposed, whitewashed or rendered and contribute to the traditional character of the hamlet. There are additional residential properties and farms in the hamlet located along the road network.



Terraced stone cottages set on a curve, Pengover Green

Doddycross

Doddycross is a small hamlet of high quality detached, semi-detached and terraced cottages in the east of the area. The majority of properties are located on the two roads that intersect in the centre of the settlement and built in traditional stone and render, contributing to the traditional character of the hamlet.



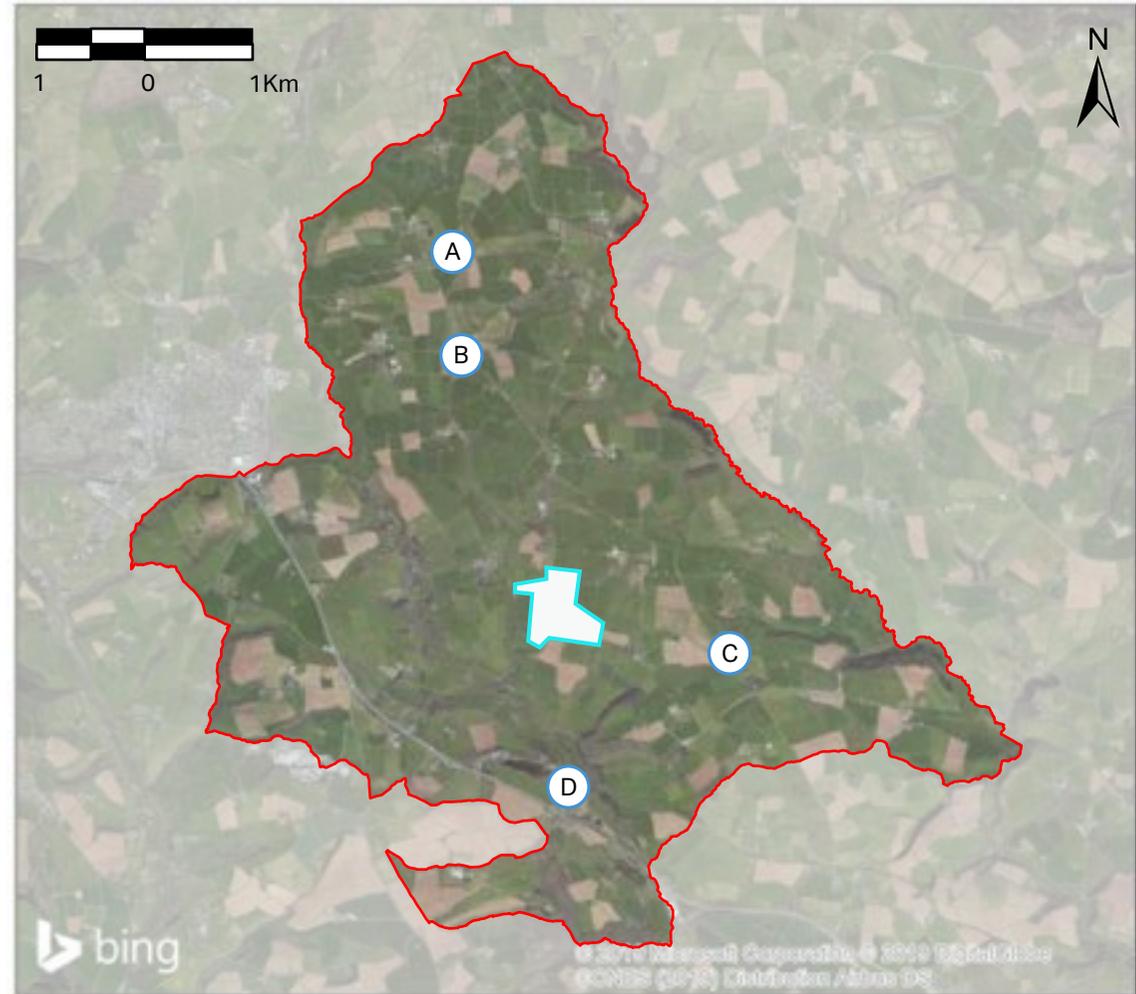
Cottages with slate tile cladding, Doddycross

Lower Clicker

Lower Clicker is a small, linear hamlet located in the south of the area between the A38 and the Cornish Mainline Railway. The settlement includes the Menheniot Railway Station and the Sportsman’s Arms Hotel (Public House) and Hayloft Restaurant. The majority of properties are groups of terraces set along Lower Clicker Road. Clicker Tor Quarry is a disused and flooded quarry located in Lower Clicker that now functions as an outdoor activity centre. Along the railway approaching Menheniot station is the Coldrennick viaduct; a deep valley viaduct with tall buttressed masonry piers. The Viaduct is dominant and contributes to the local historic setting.



Low quality, rendered terraced properties, Lower Clicker



Legend

- Menheniot Character Area
- Menheniot Parish Boundary
- A Merrymeet
- B Pengover Green
- C Doddycross
- D Lower Clicker

Green spaces, public realm and streetscape

Mature trees are dispersed and often isolated within the agricultural landscape. Larger groups of trees adjacent to settlements provide screening. Both the eastern and southern boundaries are dominated by wooded riparian landscapes.

The parish is physically defined by the River Tiddy along the north-east boundary; the River Seaton and its smaller tributaries are located in the south of the Parish.

There is a children's playground located off Trehawke Lane in Merrymeat, with natural timber structures and views across the rural landscape.

Remains of the 19th century mining activity and a number of historic farmsteads are dispersed in the landscape illustrating the agricultural and industrial history of the area.



Community garden Trelawny Road

Land use, levels of activity and parking

This area is a patchwork of large open arable fields divided by Cornish hedgebanks and a complimentary mix of further land uses dispersed throughout the landscape. There are a number of small, rural uses distributed throughout the area that include farms, small industrial estates and disused or converted mining buildings and structures.

Renewable energy is also present in the area, the Trehawke Solar Farm is in the east of the area adjacent to Trehawke Farm; and Trevartha Solar Farm just south of the settlement of Trevartha in the north of the area. There is a quarry located in the area at Lower Clicker located within the area, used as an outdoor adventure centre.

Additional tourism and leisure enterprises are located within the area such as the Adrenaline Quarry at Lower Clicker. The Cornish Mainline Railway runs across the area from east to west adjacent to the A39.



Trehawke solar farm

These smaller settlements and particularly Pengover Green suffer from un-managed car parking which dominates the public realm. Additionally, overhead wires can reduce the quality of the streetscape.

Building line and boundary treatment

Many of the small settlements have properties directly fronting the street with little or no pavement.

Estates in larger settlements such as Merrymeat, have a street pattern typical of modern housing estates with pavements either side.

Views and landmarks

Due to the open nature of the area there are many long ranging views that extend outwards to the surrounding rural landscape.

There are views across the rural landscape from properties on the edge of settlements such as Trehawke Lane, Merrymeat.



Outward views from Trehawke Lane, Merrymeat

Architecture





Remnants of the 19th century mining activities in the area that define the historic growth of the area and provide links to the wider Cornish landscape

4.2.2. Managing Change

Positive aspects of character

Positive aspects of the character area as described above which should be sustained reinforced or enhanced in the design guidelines include:

- This area of countryside forms the setting of Menheniot Parish's settlements and prevents their coalescence with each other and with Liskeard;
- Rural views across the rolling agricultural landscape;
- Discrete rural settlements with residential properties built in a simple vernacular style including stone, render and slate;
- The openness of the higher ground contrasts with urban character of Menheniot and allows long distance views across the surrounding countryside;
- A network of designated public rights of way crosses the area;
- A number of historic farmsteads survive in the area and illustrate its agricultural history and break up the monotony of fieldscapes;
- Remnants of the 19th century mining activities in the area that define the historic growth of the area and provide links to the wider Cornish landscape;
- Good survival of historic buildings which illustrate the historic development of the settlements and add interest to the streetscape;
- Historic boundary treatments comprising stone walls of various heights;
- Areas of enclosed, lower lying land have a tranquil, remote and rural character; and
- Roads and lanes lined with distinctive Cornish hedge banks.

Issues to be addressed in design guidelines

Below are issues to be addressed within the design guidelines and through new development or active management. These include quality of open space, large solar farms, derelict or vacant sites as described below:

- Cornish hedgebanks, vegetation and road surfaces are in a poor state of repair in places and this reduces the quality of the area;
- Signage and advertisements for local businesses, particularly close to settlements such as Lower Clicker, are incongruous to the rural setting and reduce the quality of the area;
- There are several derelict farm and mining buildings dispersed across the area;
- Lanes within rural settlements are unsurfaced which limits access; and
- Twentieth century housing developments that lack local distinctiveness reduce the quality and setting of the rural landscape; and
- These smaller settlements and particularly Pengover Green suffer from un-managed car parking which is dominates into the public realm. Additionally, overhead wires dominate and reduce the quality of the streetscape.



Twentieth century housing with little or no reference to the local vernacular, Lower Clicker



Design guidelines

05

5. Design Guidelines

5.1 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 design guidance setting out the expectations of the Menheniot Parish Neighbourhood Development Plan.

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

The guidelines developed in this document focus on residential development, considering the character of the immediate neighbouring buildings and the townscape and landscape of the surrounding area. 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 relevant.

5.2 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:

- Harmonise with and enhance the existing settlement in terms of physical form, movement pattern and land use.
- Relate well to local topography and landscape features, including areas of higher ground and long-distance views.
- Reinforce or enhance the established character of streets and other spaces.
- Integrate with existing paths, streets, circulation networks and patterns of activity.
- Provide adequate open space for the development in terms of both quantity and quality.
- Reflect, respect and reinforce local architecture and historic distinctiveness with consideration being given to the different settlements located across the parish.
- Retain and incorporate important existing landscape and built form features into the development.
- Respect surrounding buildings in terms of scale, height, form and massing.
- Adopt contextually appropriate materials and details.
- 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 (including facilities for kerbside collection, waste separation and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours.
- Sensitively integrate energy efficient technologies within the scheme at the start of the design process.

5.2.1 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 a number of questions related to the design guidelines which should be used to evaluate the quality and appropriateness of development proposals.

Landscape/townscape structure or settlement pattern

- 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?
- Does the proposal maintain or enhance the existing gaps between settlements?
- How will the new design or extension integrate with the existing street arrangement?
- Does it favour accessibility and connectivity over cul de- sac models? If not, why?
- Are the new points of access appropriate in terms of patterns of movement?
- Do the new points of access and street layout take regard for all users of the development; in particular pedestrians, cyclists and those with disabilities?
- Do the points of access conform to the statutory technical requirements?

Green spaces, public realm and street scape

- Does the new proposal respect or enhance the existing area or adversely change its character?
- Does the proposal maintain or enhance the existing landscape features including trees on or adjacent to the site?
- How does the proposal affect the character of a rural or edge of settlement location?

- In rural and edge of settlement locations does the development impact the tranquillity of the area and has this been fully considered?
- Has the impact on the landscape quality of the area been considered?
- Does the proposal positively contribute to the quality of the public realm and streetscape?
- Is there adequate amenity space for the development?
- Does the new development respect and enhance existing amenity space?
- Have opportunities for enhancing existing amenity spaces been explored?
- Will any communal amenity space be created? If so, how this will be used by the new owners and how will it be managed?
- Have all aspects of security been fully considered and integrated into the design of the buildings and open spaces?

Pattern and layout of buildings

- What is the pattern and layout of existing buildings and have these been respected in the proposal?
- Does the proposal maintain the character of existing building layouts and their relationship with the main 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, scheduled ancient monuments, registered landscapes and registered battlefields.)
- Does the proposal affect or change the setting and significance 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?
- Are new landmarks to be formed within the proposals?

Building line and boundary treatment

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

Building heights and roofline

- Does the proposed development compromise the amenity of adjoining properties?
- Does the proposal overlook any adjacent properties or gardens?
- Has careful attention been paid to height, form, massing and scale of new buildings? Is it appropriate to reflect the adjacent scale or could a taller development be considered?
- If a proposal is an extension, is it subsidiary to the existing property so it does not compromise its character?

Architectural details and materials

- Has the local architectural character and precedent been demonstrated in the proposals?
- If the proposal is a contemporary design, are the details and materials a sufficiently high enough quality and does it relate specifically to the architectural characteristics and scale of the site?
- What are the distinctive materials in the area, if any? Do the proposed materials harmonise with the local vernacular?
- Does the proposal use high quality materials?
- Have the details of the windows, doors, eaves and roof been addressed in the context of the overall design?

Parking and utilities

- Has adequate provision been made for car and cycle parking both private and public?
- Do the proposed private car and cycle parking locations complement the existing provision or introduce new approaches? If new, do these new approaches change the character of the street?
- Has adequate provision been made for bin storage including facilities for waste separation and recycling?
- Is the location of the bin storage facilities appropriate in relation to the travel distance from the collection vehicle?
- Has the impact of the design of bin storage facilities been considered, including quality of materials and location on the whole development? Could additional measures be incorporated to help integrate facilities into the development?
- Has the location of utilities including appropriate maintenance access been integrated into the proposal?
- Is the use of energy saving/efficient technologies encouraged and maximised? Are these technologies integrated into the proposal and not 'bolt on'?
- Has the lighting scheme been designed to avoid light pollution?

5.2 Design Guidelines

The guidelines in this section should be applied as a starting point to all new development, regardless of where it is in the parish. These guidelines advocate the use of context for design cues. It is context that provides the design process with elements that can make their way to a design proposal. In order to reflect the character and local distinctiveness of an area, proposals should draw from specific references and these should be reflected in their entirety, rather than drawing design cues from a plethora of different styles or eras. Otherwise this can create a confused mixture of pastiche development which blurs styles and undermines the character of the settlement. Contemporary solutions that are in harmony with the surroundings are also encouraged. This guide will provide a general approach to layout and other built elements that apply to future development.

Landscape / Townscape structure or Settlement pattern

- Streets to be defined by adjacent built form, and the character of the buildings around them. In historic areas, new development should relate to and show consideration to the pattern and layout of its setting.
- Street pattern for new development should relate to the individual settlements within the parish and become part of the settlement rather than an obvious addition.
- Routes that bypass traffic from the historic core of the settlements should be encouraged.
- Streets must meet technical requirements as well as be considered as a 'space' to be used by all, not just vehicles. The design of new development should include 'streets for all' that incorporate the needs of pedestrian, cyclists and public transport users.
- Streets must be identified by a hierarchy of movements (primary, secondary and tertiary roads) and have a specific character linked to the scale of the development.
- Streets should be gently meandering - providing interest and evolving views. The length of streets is an important consideration; long straight sections of road tend to encourage higher speeds and should be avoided.
- Routes should provide a permeable and street connected pattern, creating different travel options, particularly for pedestrians. Several residential developments in Menheniot do not have convenient pedestrian and cycle linkages and present cul-de-sacs prevent permeability. If cul-de-sacs are proposed, it is recommended that they should include connections for onward pedestrian links.
- It is suggested that new developments provide attractive and direct walking and cycling connections to the existing neighbourhood and local facilities and the surrounding countryside



Pedestrian links through existing residential development



Built form has been used to define the street and subtly change the direction of travel



Meander in the street provides interest and encourages slower traffic speed

Pattern and layout of buildings

- Whilst contemporary design is encouraged, local heritage and setting must be considered; development should relate to the character of the individual settlement within the parish where it is being built.
- The layout of new development should follow the arrangement of adjacent buildings where possible and relevant.
- New development should encourage a variety of housing typologies that reflect the existing fabric of the village/settlement and provide for a mix of tenures including terraced properties.
- Building type, layout and density should reinforce the character and hierarchy of the street. Densities should be used to transition sensitively between more central areas / primary streets to settlement edge / tertiary streets.
- In case of new development, buildings should be designed in harmony and proportional to each other; enhancing or complementing the overall street character.
- The historic core of Menheniot is characterised by an interesting roofscape created by alternating pitches and gables as well as chimneys.



Dry stone wall and grass verge boundary treatment

Boundary Line and Boundary Treatment

- Buildings should be aligned along the street with their main facade and entrance facing it, where this is in keeping with local character. The building line should have subtle variations in the form of recesses and protrusions but form a unified whole.
- Boundary treatments should reinforce the sense of continuity of the building line and help define the street, appropriate to the rural character of the area. For example, walls made of stone, and hedgerows are typical in Menheniot Parish.
- Details such as pointing, coursing and the manner in which stonework is used is key to a successful boundary treatment.
- Front gardens or small 'pocket parks' should be included in new development where this is characteristic of the area, such as to the east of the Parish Church in Menheniot.
- If placed on the property boundary, waste storage should be integrated as part of the overall design of the property. Landscape areas could also be used to minimise the visual impact of bins and recycling containers. Such containers are to be visible only when required for collection.
- Properties should have rear gardens and, in most cases, a front garden - although this may vary depending on the street hierarchy and streetscape character - and be sympathetic with surrounding properties.



Stone wall to define the boundary of properties directly to the street

Building heights and roofline

- Heights of new buildings should generally not exceed two storeys, which is generally the maximum for residential property within the parish.
- The heights and roof forms should allow for glimpses of long-distance views where appropriate.
- The existing roofline of adjoining properties should be respected to create a consistent roofline and rhythm along the street. Roof pitches should match existing/adjacent roof pitches (considering variation because of the materials used).
- New development should be designed with balanced composition; this does not necessarily mean a symmetrical design.
- The scale, massing and heights of new development should relate to the width of the street or open space. A well-balanced ratio should be achieved that works with the road hierarchy to create a positive environment that balances place and movement.



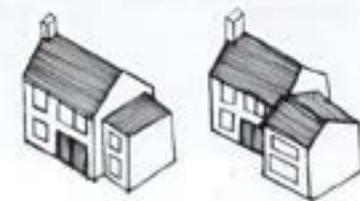
Positive examples of staggered rooflines

Building modifications, extension and plot infill

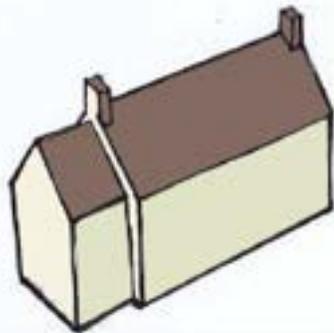
- Infill development can be integrated provided the design and layout of the new buildings respect the traditional street scene and character of the settlement.
- In historic locations including the historic core of the settlements, replacement dwellings can alter the character of a settlement if not carefully designed.
- Regarding replacement dwellings and infill development, care should be taken to ensure:
 - The scale of development is in keeping with the street and appropriate to the size of the plot;
 - There is a positive relationship between the building and the street; and
 - Reference should be taken from the local vernacular to determine the most appropriate proportions for the replacement dwelling.
- Extensions to existing dwellings can alter the character of a street if not carefully designed. Reference should be taken from the local vernacular to determine the most appropriate proportions for the extension.
- Care should be taken to ensure:
 - The scale of development is in keeping with the existing property and appropriate to the size of the plot;
 - There is a positive relationship between the building and the existing property; and
 - Proposed extensions should not exceed the height or footprint of the original building.



Good example for side extensions, respecting existing building scale, massing and building line.



Both extensions present a negative approach when considering how it fits to the existing building. Major issues regarding roofline and building line.



The extension has an appropriate scale and massing in relation to the existing building.

Design treatment in case of loft conversion:



Loft conversion incorporating skylights.



Loft conversion incorporating gabled dormers.



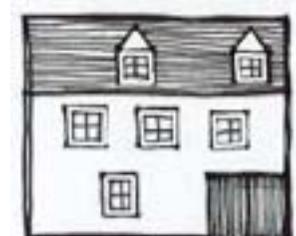
Loft conversion incorporating a long shed dormer which is out of scale with the original building.



Original roofline of an existing building.



Loft conversion incorporating gabled dormers.



Loft conversion incorporating gabled dormers which are out of scale and do not consider existing window rhythm nor frequency.

Green spaces, public realm and streetscape

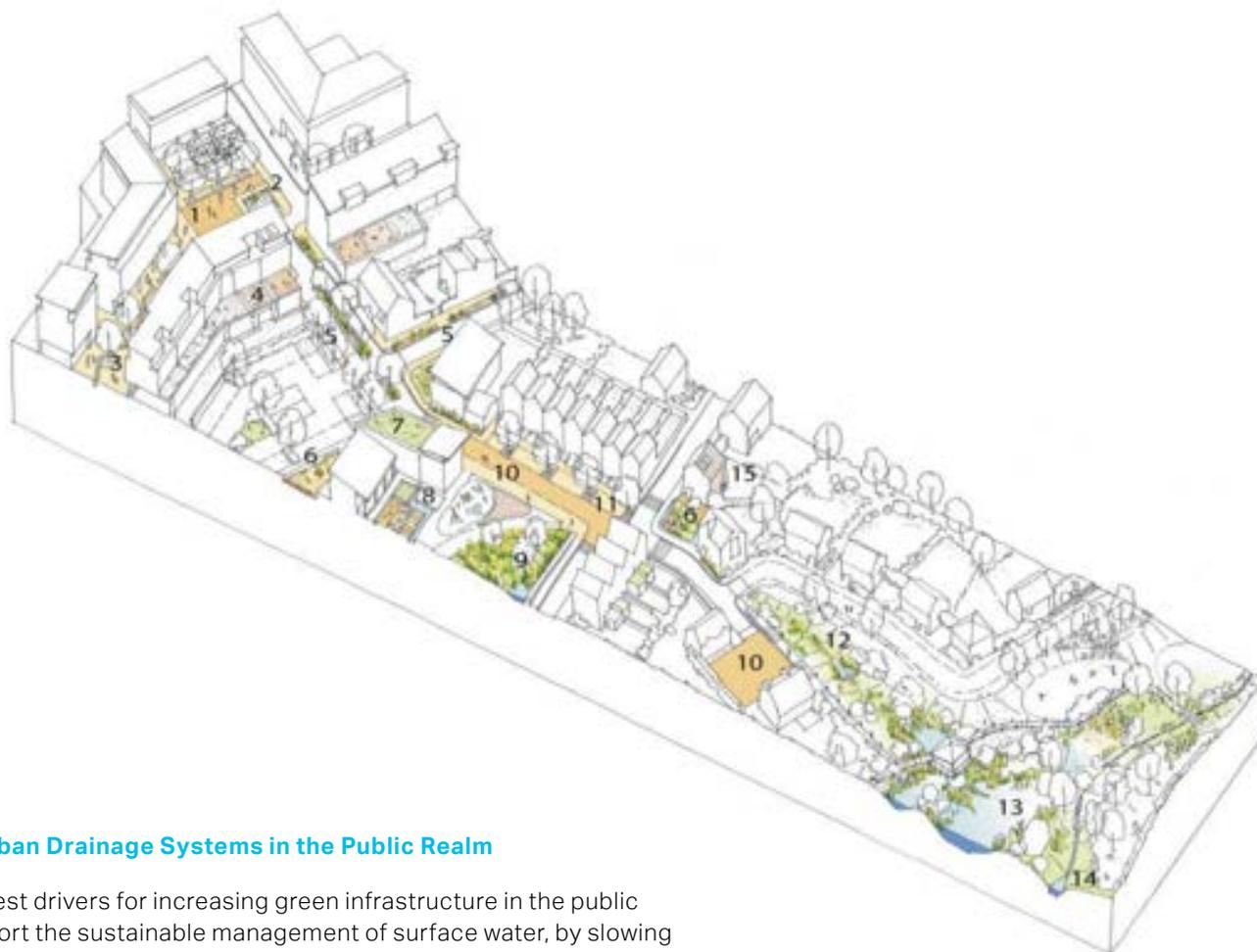
- Development adjoining public open space should enhance the character of the space by arranging main building façades and entrances facing onto them. This helps create a sense of place, improves natural surveillance and fosters social interaction.
- Open spaces should offer a variety of uses related to the surrounding activities and buildings. Where play areas are required, ensure that they are not isolated, locate them within short walking distances of housing and promote natural surveillance with buildings overlooking them.
- Materials used in the public realm should be selected to complement the character of the building and street, keeping the number and type of materials to a minimum. Selected materials must be locally characteristic, durable and easy to maintain.
- Streetscapes should be free of unnecessary clutter to improve accessibility and enhance character.
- Loss of trees or woodland because of development, should first be avoided where feasible. If losses are unavoidable, trees or woodland must be replaced with new planting that meets or exceeds the spatial extent and quality that has been lost.
- Where relevant and feasible, new development should allow for views of the open countryside to reinforce a sense of place.
- Landscape schemes, promoting native species and the principle of 'right tree, right place' should be designed and integrated with the open fields. This can help to reinforce rural character and transition between urban / rural areas.

- Ensure that tree and landscape planting have enough space to grow and adequate provision is made for future maintenance. Use green features as focal points in the wider townscape.
- Boundary walls are prominent within the historic core of the settlements defining plots of detached properties. In the centre of the settlements, historic buildings have small or no front gardens, creating a sense of enclosure. Boundary treatments should reflect historic examples within the area.
- Preserve the rural character of the roads where possible by retaining grass verges, hedgerows and trees.
- Space for play should be incorporated at appropriate locations within the streetscape to encourage play and social interaction. The location of play spaces should be determined by:
 - Needs based assessment;
 - Age of children and size of facility; and
 - Proximity to existing residential development.
- Design of play spaces should consider:
 - Accessibility;
 - Inclusivity;
 - Learning and development; and
 - Imaginative play



Timber playground Merrymeat





Sustainable Urban Drainage Systems in the Public Realm

One of the biggest drivers for increasing green infrastructure in the public realm is to support the sustainable management of surface water, by slowing the flow of water to the sewerage network and cleaning the surface water before discharging into the natural environment through Sustainable Urban Drainage Systems (SUDS). There are a wide variety of different types of SUDS including those that promote infiltration into groundwater, attenuation to slow the flow of movement and conveyance in order to move water around. SUDS can also be delivered on almost all sites through careful design. Including steep or shallow gradient sites and even contaminated sites. Ideally SUDS should be used in conjunction with each other. This is known as the 'SUDS train' and improves the performance of the overall network.

The illustration above from CIRIA's 'Planning for SUDS' highlights how SUDS can be integrated into the urban environment.

1. Urban square and permeable paving
2. Retention pond with integrated seating
3. Rill within pedestrianised street
4. Brown Roof
5. Planted road-side bioretention strips
6. Retention basin/infiltration trench
7. Green Roof
8. Micro-wetland
9. Filter strip and retention
10. Permeable paving and residential street.
11. Roadside bioretention tree pits
12. Large naturalised swale
13. Wetland
14. Natural waterway
15. Water butt

Building Frontage

Feature	What we are looking for
Decoration	<p>New development that has considered the local context will be encouraged. The traditional buildings of Cornwall tend to be very simple, and built of a limited range of local materials.</p> <p>Proposals will be encouraged that show the design and materials used, the amount and type of decoration and functional elements such as the position and type of doors and windows, flues, chimneys, gutters and flashings have been considered to complement the simplistic local vernacular of Cornwall.</p>
Design	<p>Design proposals should reflect key aspects such as elevations, symmetrical layout and proportions and should be of a simple design.</p> <p>Avoid complex roof shapes, exaggerated and random changes in ridgelines and complex plan forms.</p>
Facade	<p>Building façades should be considered in the design of new developments. Building façades should be arranged simply with windows and doors vertically aligned.</p> <p>Contemporary interpretations of local traditional architectural forms should be explored.</p>
Doors	<p>Doors are noticeable features and, as with windows, they can have a dramatic impact on the appearance of a property. Doors as part of new or existing proposals should be chosen to complement the local vernacular.</p> <p>Use doors that reflect the design approach. Doors should be simple and well-proportioned; pastiche of historical designs should be avoided.</p>

Feature	What we are looking for
Entrances	<p>Entrances should contribute to the legibility of the streetscape and should relate to the function they provide. Building entrances should be welcoming and identifiable.</p> <p>The scale and design of entrances should represent the function; municipal and commercial properties will be grander in design than residential properties. Entrances for new properties should be integral to the design proposal rather than a later addition.</p>
Openings	<p>Traditionally openings are vertical and small compared to the overall wall area. All openings in stonework should have a visible lintel made out of timber, granite or brick.</p>
Porches	<p>Porches in Menheniot vary from simple slate door hood to fully enclosed stone or glazed porches. Porches should always be in scale with the house or cottage. Generally the smaller and less obtrusive the better. A porch should look as if it has 'always been there', rather than an element that is stuck on.</p>
Windows	<p>Windows in new houses should complement the vertical pattern and scale of windows reflected in local architectural detailing. In more traditional designs, the positioning of windows within their reveals is important to add visual interest.</p> <p>Sash windows are common to Menheniot. Traditional vertical sliding sash windows include the outer frame on the sides of the sash being wider than the central meeting rail and the bottom row of the lower sash is the thickest of all. There is a shadow where the two sashes meet.</p>

Feature	What we are looking for
Detailing	<p>Architectural detailing in new development shall typically display elements that balance with those of existing traditional buildings in terms of interest, scale, texture and form.</p> <p>Architectural detailing is rich with a variety of different styles and decoration used in buildings across the area; the design of extensions and new buildings should reflect this level of detailing to ensure that the development is in context with its surroundings.</p> <p>Traditional elements in Menheniot often include:</p> <ul style="list-style-type: none"> • Rubblestone walls • Render • Examples of sandwashed walls • Slate roofs • Slate hanging • Sash and casement windows • Some examples of timber frame windows with stained glass details • Stone, brick and granite dressings • Some examples of timber and granite lintels • Quoins, string courses, plinths • Pitched and hipped roofs • Gabled or sloped elevations • Details and dressings: Stone, red brick and granite • Brick or rendered chimney stacks • Ridge tiles; • Boundary walls of rubblestone or properties against the pavement edge • Stone boundary walls • Some modern pitched porches have been added to historic properties.

Feature	What we are looking for
Detailing	<p>Attention to high quality architecture and architectural detailing which avoids pastiche is encouraged.</p> <p>Existing period detailing should be retained and the covering over or removal of such elements should not be encouraged.</p> <p>Proposals for new developments must demonstrate a respect for the existing level of detailing displayed in the original adjacent buildings whilst allowing for contemporary architectural detailing.</p>
Roofscape	<p>Simple ridgelines, with subtle breaks along an uninterrupted length, or between adjoining properties are encouraged.</p> <p>Utilities, services, downpipes and guttering within the roofscape should be integral to the design to avoid the addition of elements as an afterthought.</p>
Chimneys	<p>Chimneys are a traditional feature in the architecture within the area.</p> <p>Developments should be encouraged to use chimneys that reference the form and scale of examples in surrounding properties.</p>
Dormers	<p>Dormers are traditional features of architecture within the area.</p> <p>Dormers can be used in modern development. However, care should be taken to ensure the design and proportions reflect the local vernacular</p>

Architectural details

It is beyond the scope of this report to provide a comprehensive set of architectural detail solutions. Yet it is expected that the future development will refer to historic buildings, traditional materials and details.

It is recommended that contemporary architectural solutions should be considered, but they must be well considered, high-quality designs which use local materials, forms, massing and detailing to reflect the existing built fabric of Menheniot.

These are examples of building materials and details that contribute to the local vernacular architecture of Menheniot and could be used to inform future development.



Curved buildings



Porches



Hipped and gabled roof



Mansard roof



Typical sash windows with masonry detailing





Masonry detailing



Subtle plinths



Granite Lintels



String course



Granite quoins



Brick quoins



Modern stone wall



Vegetated stone wall



Granite kerb

Materials

The materials and colour palette used throughout Menheniot contributes to the rural character of the area and the local vernacular.

It is essential that the proposed developments are of a high quality and reinforce the local distinctiveness of the area. The palette of materials should be selected based on an understanding of the surrounding built environment.

It should be noted that these materials are not prescriptive and there is opportunity for innovative and creative material suggestions in new buildings, restorations and extensions that may complement what already exists. However, when buildings are designed, local heritage of building materials should be taken into consideration.

Example facade materials



Natural stone



Dry stone



Slate



Render

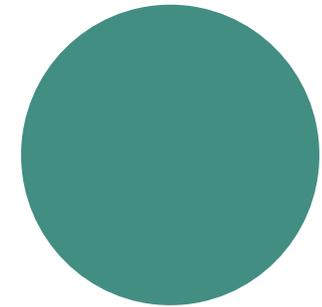
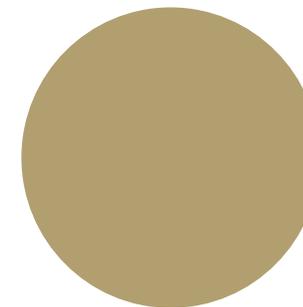
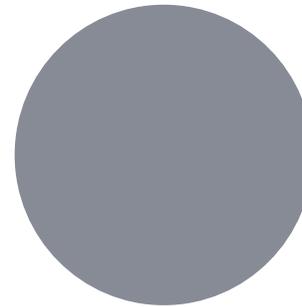
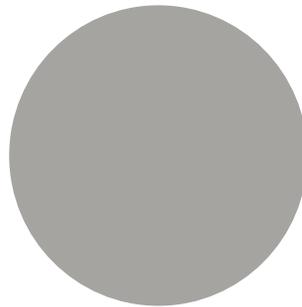
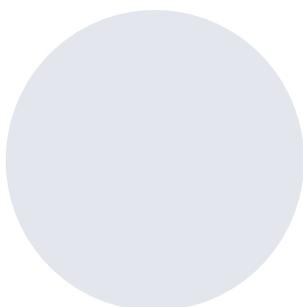


Painted stone



Red brick detailing

Example colour ranges





Local building materials

Granite lintels, quoins and gateposts are used throughout the settlement.

Throughout the Parish it is fairly common for stone buildings to be painted (traditionally-lime washed), or rendered or painted.

Grey slates are used throughout the Parish for roofing and hanging.

Sandstone rocks in varying colours from warm pale greys to dark brown ironstones provided building stone which was usually walled as roughly coursed random rubble, often with brick detail around doors and windows.

Local natural stone should generally be used in favour of artificial or reconstituted stone.



Render

Cement, lime, sand render with a wood float finish to create a finely textured render. Avoid a hard, smooth texture.

Traditional lime washes with natural pigments are more subtle and 'chalky' than modern paint finishes.



Slate hanging

Slate hanging is distinctive in Cornwall and contributes to the distinctive character of the county.

Reconstituted slates of a pale grey colour may be suitable, but cement fibre slates create a dark, brittle shiny effect and should be avoided.



Brick

Brick should generally be avoided as a walling material. Due to the lack of widespread clay deposits and wood for firing, brick buildings are uncommon.

Engineering bricks and artificially rusticated bricks are unsuitable.

Brick was commonly used to form the lintels, window openings and quoins in stone-built Victorian properties. These details used simply are appropriate throughout the Parish.

Gateway and access features

- Gateway features, such as built elements and high-quality landscape features, that reflect the local rural character should be used to highlight access to and 'arrival' at Menheniot.
- Gateways should act as visual guides and make the place unique and recognisable.
- Proposed buildings should be designed to respond to view corridors and reinforce existing views.
- Access to new development sites should be improved creating a barrier free environment considering change of levels, openings and boundaries.

Views and landmarks

- Developments should make the most of existing features and views. New development that respects existing views and draws the rural setting of Menheniot into the townscape should be encouraged.
- Development should enhance important views, groups of buildings and/ or skylines.
- Development height and location should be designed to allow space between a landmark, significant feature or building and should not appear behind or mar the silhouette of a specific landmark, significant feature or building.
- Retain the gaps between existing buildings and provide gaps in new development to secure through views towards the rural landscape.
- Make use of outward views across the rural landscape particularly from areas of public open space.

Car parking solutions

- High quality street design should be the focus of proposals.
- Parking can be accommodated on plot and on street according to the location and typology of buildings.
- Car parking solutions on plot should be designed to minimise visual impact using landscape and planting elements to keep a sense of enclosure.
- Good practice guidance e.g. Manual for Streets, advocates a combination of solutions that complement each other and enhance design quality of development overall.



Stone wall provides a traditional gateway to a modern development



Off street parking solution integral to the design

Heritage assets

- Development in sensitive areas, such as the village centre of Menheniot, should use a similar design language realised with high quality materials to integrate with the surrounding townscape.
- Masterplans should integrate heritage assets into the townscape, to reinforce a strong sense of place.
- Redevelopment of historic buildings should be completed to a high standard, to preserve and enhance heritage assets.
- Alterations and extensions of historic buildings should respect the host building. Replacement of historic and traditional features, such as timber windows and doors with uPVC and other modern non-traditional building materials should be avoided. Extensions should be appropriate to the mass, scale and design of the main buildings.
- Statutory listed buildings and their setting should be preserved and where possible enhanced.
- Surviving industrial buildings and their setting should be considered in any future proposals.
- Surviving historic farmsteads, the setting of the historic farmsteads and their relationship should be considered in any future development proposals.
- The Cornwall Farmsteads Guidance, including Cornwall Farmstead Assessment Framework and Cornwall Farmsteads Character Statement, available at <https://www.cornwall.gov.uk/environment-and-planning/strategic-historic-environment-service/guidance/technical-guidance/cornwall-historic-farmsteads-guidance/> and other relevant Historic England guidance should be consulted before any alterations to historic farmsteads in the area.

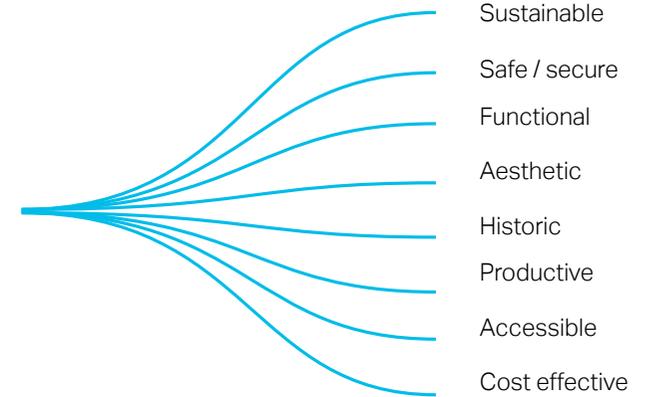


Derelict Chapel later used as a residential property, East Road

4.1.1. Sustainable Design and Use of Energy

- Sustainability should be considered throughout the design and construction process for all proposed developments (including suitable, sensitive retrofits) employing technology in energy generation and renewable and low carbon energy.
- Steps should be taken to improve efficiencies and reduce waste such as systems that use grey water recycling systems, maximising rainwater harvesting opportunities and movement sensitive internal lighting.
- All commercial development should achieve a BREEAM 'excellent' standard.
- Major development should be connected to district Combined Heat and Power and energy networks with smaller developments encouraged to do likewise.
- In locations where connectivity to energy networks is not possible, development should be required to provide site-wide decentralised energy generation with the potential to be extended to serve other development sites in the area.

High Performance Buildings



Sustainability and Eco Design

The following section elaborates on energy efficient technologies that could be incorporated in buildings. The use of these technologies is not compulsory, but their use should be encouraged in order to contribute to sustainability aims as well as to lower consumption of energy. This section elaborates on the main principles of what is known as “green building”, as well as the main features that tend to influence design issues.

A high performance, energy efficient home may include features like geothermal heating, wind power and solar panels, but these are not the only features that make a house a green building. Research has shown that these features come in second, and some may not be essential to contribute towards achieving a green building. However, what is essential for a building to be a green home starts with being well-designed, well-insulated, and possibly, has glazing oriented to the south for passive heat gain.

The following points represent the core principles of green building:

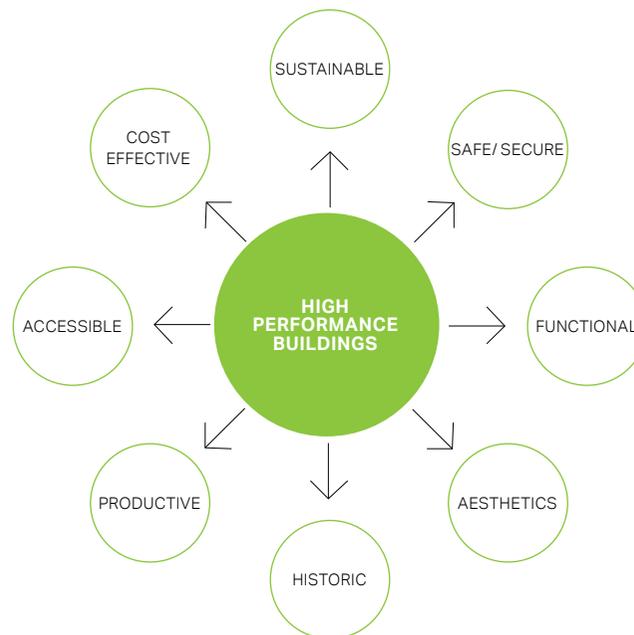
- Energy efficiency, insulation and orientation;
- A reasonably-sized house;
- A flexible house (fit for alternative functions);
- Water recycling and water management;
- Using reclaimed and local materials;
- Waste reduction;
- Mechanical systems; and
- Appliances and electrical.

The following pages elaborate on energy saving, sustainable systems and their design implications and appearance of buildings.

High Performance Residential Buildings

Energy efficient or eco homes combine all around energy efficient construction, appliances, and lighting with commercially available renewable energy systems, such as solar water heating and solar electricity. Starting from the design stage there are strategies that can be incorporated towards passive solar heating, cooling and energy efficient landscaping which are determined by local climate and site conditions.

The aim of these interventions is to reduce overall home energy use as cost effectively as the circumstances allow for. Whereas, the final step towards a high performance building would consist of other on site measures towards renewable energy systems.



Green Roofs

A green or living roof is a roof of a building that is partially or completely covered with vegetation and a growing medium, planted over a waterproofing membrane. It may also include additional layers such as a root barrier and drainage and irrigation systems. Container gardens on roofs, where plants are maintained in pots, are not generally considered to be true green roofs, although this is debated. Rooftop ponds are another form of green roof which are used to treat greywater. Vegetation, soil, drainage layer, roof barrier and irrigation system constitute a green roof. Green roofs serve several purposes for a building, such as absorbing rainwater, providing insulation, creating a habitat for wildlife, increasing benevolence and decreasing stress of the people around the roof by providing a more aesthetically pleasing landscape, and helping to lower urban air temperatures and mitigate the heat island effect.

However the aesthetics of green roofs might not always be positive. If not planned correctly, an unsightly, overgrown appearance could result. Also, the organic nature of plants needs to be acknowledged in that seasonal fluctuations and periods of severe drought and heat will be reflected in the look of the plants themselves. Therefore, colours, heights, and plant density will most likely change with the seasons. Some people may feel organic architecture is inappropriate or “unnatural” for any building, and that is their own aesthetic value. If no or low maintenance is desired, then the design must dictate the correct choice and placement of plant material. A hands-off program may result in a wild and overgrown look.



Waste Collector/Bin Storage

Consideration should be taken to provide an aesthetic solution for the waste collectors themselves which are located either at the front, side or the rear of properties. Various examples show, that there are discreet and contemporary takes regarding the design and camouflage of these large waste collectors as shown in the below images.



Solar roof panels

Solar panels work by converting the sun's light into electricity which you can use to power your home with free energy. Solar panels capture the sun's energy using photovoltaic cells. One solar panel is made up of many small solar photovoltaic cells.

From the design perspective, the aesthetics of solar panels over a rooftop can be a matter of concern for many homeowners. Homeowners often hesitate buying a solar panel because they think solar panels diminish the home aesthetics. Especially in the case of historic buildings and home associations, there has been a lot of objection for setting up solar panels on visible roof areas.

Yet, when designed from the start, roof panels can form part of the intended aesthetic of the roof. It is therefore suggested that designing this feature from the start would produce better results.

Building Integrated Photovoltaic (BIPV) systems are a solution for reducing the visual impact of solar panels. They combine PV cells with roofing materials hence becoming a part of the roof. Some attractive options in BIPVs are: Solar shingles and Photovoltaic slates.

Solar shingles and PV slates are aesthetically better versions of asphalt shingle and slate roofs respectively, and are designed to emulate them. There has been increased interest in black panels due to their enhanced attractive features. Black solar panels with black mounting systems and frames can be an appealing alternative to blue panels.



Advantages of Solar Photo-voltaic Systems

- Are a great investment because they substantially lower the electric bill (cost efficiency).
- They work on daylight so they will work on days when the sun is not shining, all they need is light to create energy.
- They can generate up to 40 percent of the electricity used on an annual basis.
- Low level of maintenance required.
- Available in sleek contemporary design which complements the aesthetics of the roof.
- Protects the environment by switching from fossil fuels to green energy usage.



Rainwater Harvesting

Refers to the systems allowing to capture and store rainwater as well as those enabling the reuse in-situ of grey water. These systems involve pipes and storage devices that could be unsightly if added without an integral vision for design. Therefore some design recommendation would be to:

- Conceal tanks by cladding them in complementary materials;
- Use attractive materials or finishing for pipes;
- Combine landscape/planters with water capture systems;
- Underground tanks; and
- Utilise water bodies for storage.



Permeable Pavement

Permeable pavement has a porous surface that is composed of concrete, open pore pavers or asphalt with an underlying stone reservoir. Also considered as green pavement, it allows water to run through it rather than accumulate on it or run off of it. The precipitation and water get stored in the reservoir from where it slowly infiltrates the soil below or is drained via a drain tile. The stone or gravel acts as a natural filter and clears the water of pollutants.

There are three common types of permeable pavements:

- **Traditional Concrete/Asphalt:** The standard mix minus the fine particles which are left out to make it more porous.
- **Plastic Pavers:** The plastic grids have a honeycomb shape that allows vegetation, such as grass, to grow through the holes.
- **Concrete Pavers:** There are spaces between the concrete blocks which aid better drainage and water permeability.

Using these different types of pavement could result in attractive paving solutions whilst contributing to sustainable water management.



Wind turbines

By harnessing the power of the wind to generate electricity, it's possible for homeowners to run their appliances on renewable energy and export excess electricity to the grid, saving money on household bills and earning cash as part of a government-initiated renewable energy feed-in tariff scheme. From the aesthetic point of view, there are two main types of domestic wind turbine to consider, pole mounted and building mounted. Pole-mounted turbines are large, free-standing units that can be erected in a suitably exposed position, allowing them to take advantage of the highest available wind speeds on your property (the faster the wind, the faster the blades of the turbine will spin, generating more kinetic energy and, as a result, more electricity).

Building-mounted turbines are generally smaller than pole-mounted turbines. Due to their limited size and the fact that nearby obstructions can affect the air flow that reaches them, building-mounted turbines tend to operate at a lower efficiency than the pole mounted variety.



6. Deliverability

6.1. Delivery Agents

The Design Guidelines will be a valuable tool for securing context-driven, high quality development in Menheniot. 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	<p>As a guide to 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.</p> <p>Where planning applications require a Design and Access Statement, the Statement should explain how the Design Guidelines have been followed.</p>
Local Planning Authority	<p>As a reference point, embedded in policy, against which to assess planning applications.</p> <p>The Design Guidelines should be discussed with applicants during any pre-application discussions.</p>
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.

6.2. Deliverability

The National Planning Policy Framework (paragraph 35) emphasises that a proportionate evidence base should inform plans. Based on *'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, place-making 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 in order to help interpret and apply the statutory policies within the Neighbourhood Plan. Good design is not an additional cost to development and good place-making can result in uplifts in value.

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